



Residential / New Multi-Family Apartment Building (Building) Permit
Permit Set 902 E COTATI AVE P# BP24-249 R# 144-302-030

PERMIT INFORMATION

Address	Permit number	Date issued
902 E COTATI AVE	BP24-249	11/18/2024

REVIEWED BY

If you have any questions regarding the review of these drawings please contact:

Application in general
Carla Duncan
cduncan@cotaticity.org

INSTRUCTION AND ATTENTION

It is the responsibility of the applicant to print a full size copy of the entire approved permit package and provide it at the time of inspection.

TABLE OF CONTENTS

Cover page	1
Building Permit	2
Required Inspections	3-4
Plans	5-52
Plans	53-54
Structural calculations	55
Geotechnical report	56-83
Geotechnical report	84-85
Plans	86-135
Structural calculations	136-153
Smoke and Carbon Monoxide Form	154
Miscellaneous document	155-156
Miscellaneous document	157
Building Permit Application Form	158



CITY OF COTATI
Community Development Department
 201 W Sierra Avenue, Cotati, CA 94931
 (707) 665-3636 | permits@cotaticity.org



Residential / New Multi-Family Apartment Building (Building) Permit
 Permit Set 902 E COTATI AVE P# BP24-249 R# 144-302-030

LOCATION OF WORK

Address	Zoning	Legal description
902 E COTATI AVE	NM	

PERMIT INFORMATION

Permit number BP24-249	Date applied 04/23/2023	Date issued 11/18/2024
Status Issued		
Issuer Carla Duncan	Completion date -	
Reviewed by Carla Duncan		

GRANTED TO

Applicant, Designer JUANCHO ISIDORO 145 CORTE MADERA TOWN CENTER CORTE MADERA, CA 94925	General contractor STONEBRIDGE CONSTRUCTION INC 19 LINDA AVE SAN RAFAEL, California 94903 STONEBRIDGE CONSTRUCTION INC	Payer, Property owner DARHAL DEVELOPMENTS LLC 957 WILDWOOD AVE DALY CITY CA 94015
--	--	---

(N) MULTI-FAMILY BUILDING W/ (2) 2-BEDROOM APARTMENT UNITS AND (1) ADU APARTMENT UNIT (BUILDING 1 OF 2)

THIS PERMIT MUST BE POSTED ONSITE. THE PLANS AND SPECIFICATIONS REVIEWED AND ISSUED BY THE BUILDING AND DEVELOPMENT DEPARTMENT MUST ALSO BE KEPT ONSITE AND MADE AVAILABLE TO INSPECTORS AS REQUIRED BY LAW.



INSTRUCTIONS

Scan the QR code below or call (707) 665-3632 to schedule an inspection. Inspections are available on Mondays and Wednesdays from 9:00 AM to 12:00 PM and Thursdays from 1:00 PM to 4:00 PM.

The permit holder and/or property owner is responsible for ensuring that all required/applicable inspections are scheduled and that the permit is complete.

For all new builds, occupancy cannot be granted until all departments have finalized.



REQUIRED INSPECTIONS

Name	Description
Footing and rebar	Placement of all footing forms prior to pouring concrete. Geotechnical review may be required to confirm soil suitability.
Foundation wall	Construction of foundation wall including all external elements and perimeter drainage system. (Prior to Backfill)
Electrical underground/floor/slab	Coordinate conduit and wire size per plan.
Plumbing underground/floor/slab	Installation of all plumbing that will be covered by the concrete floor. A test for this portion of the plumbing system is required.
Mechanical underground/floor/slab	Coordinate duct size with plans.
Framing	Construction of all structural framing (floors, walls, roofs) and stairs. (Rough Plumbing and Heating passed and doors, windows & roofing installed.) Engineered drawings must be provided for roof trusses.
Rough plumbing (DWV/Water test)	Test drain waste and vent system with 10-foot water column or air test.
Rough mechanical	Installation of all mechanical supply air and return air duct work. Seal all joints in ducts. A HERS test for this system is required.
Rough electrical	Installation of electrical runs to switches, outlets, and appliance locations.
Insulation and energy requirements	Installation of the insulating material for floor, wall, and ceiling.
Interior shearwall	Inspect shearwall nailing and hardware placement.
Vapor barrier	Installation of a continuous vapor barrier. There are several options for providing an effective Vapor Barrier. Confirmation may require an inspection during several inspection stages.
Fire separation	Installation of all required fire separation including fire stopping components. Data sheets for the fire stopping components must be provided.
Drywall/Sheetrock	Check nailing.
Showerpan	Fill with water to top of curb (test 15 minutes).
Ufer ground	Verify Ufer ground is installed.

Name	Description
Gas test	Pressure test system (10 psi).
Water service	Installation of new water service. Water must be available and a tracer line is required if the water service is polyethylene.
Siding	Exterior covering installed per code.
Sanitary/Storm sewer	Installation of sanitary sewer from the property line to the interior of the building, and of the storm sewer from the property line and around the building. A test for this portion of the plumbing system is required.
Exterior Shearwall	Verify shearwall nailing and hold down placement.
Roof nail	Verify plywood thickness and nailing requirements (FOR RESIDENTIAL ONLY: NOT REQUIRED IF SELF-CERTIFICATION RE-ROOF FORM IS COMPLETED)
Firewall	Verify gypsum wall board thickness and type nailing according to approved assembly.
Gas meter release	Inspect gas appliance and confirm gas test completed.
Electric meter release	Ensure electrical equipment is labeled, grounded, and otherwise ready for meter release. Ufer ground is installed.
Interior accessibility	Verify path of travel for disabled persons.
Site accessibility	Verify path of travel, parking stall size, and parking stall sign height for disabled persons.
Final public works	Outstanding requirements of Public Works Department are satisfied.
Final planning	Outstanding requirements of Planning Division are satisfied.
Final fire	Outstanding requirements of Rancho Adobe Fire Protection District are satisfied.
Final landscaping	WELO measures satisfied
Final inspection	All work completed per approved plans. Smoke and CO detector form signed off.
Occupancy	Completion of ALL health and safety, Heating and Plumbing components. There must be no outstanding Building Code Orders.

902 E. COTATI AVE. COTTAGE HOUSING DEVELOPMENT

ABBREVIATIONS	SYMBOL LEGEND	GENERAL NOTES	PLANNING/ BUILDING DATA	SHEET INDEX																																																																																																																										
<p>A PROPERTY LINE</p> <p>CH CHANNEL</p> <p>AND AND</p> <p>∠ ANGLE</p> <p>@ AT</p> <p>CL CENTERLINE</p> <p>∅ DIAMETER OR ROUND</p> <p>⊥ PERPENDICULAR</p> <p># POUND OR NUMBER</p> <p>AB ABOVE</p> <p>ACCY ACCESSORY</p> <p>ACOUS ACOUSTICAL</p> <p>A.D. AREA DRAIN</p> <p>ADJ ADJUSTABLE</p> <p>AGGR ABOVE FINISHED FLOOR</p> <p>ADJSN ADJACENT</p> <p>ALUM ALUMINUM</p> <p>ANOD ANODIZED</p> <p>APPROX APPROXIMATE</p> <p>ARCH ARCHITECTURAL</p> <p>ASB ASBESTOS</p> <p>ASPH ASPHALT</p> <p>A.C. ASPHALTIC CONCRETE</p> <p>AWN AWNING (WINDOW)</p> <p>BA BATHROOM</p> <p>BAL BALANCE</p> <p>BSMT BELOW MARKET RATE</p> <p>BSEMT BASEMENT</p> <p>BD BOARD</p> <p>BITUM BITUMINOUS</p> <p>BLDG BUILDING</p> <p>BLK BLOCK</p> <p>BLKG BLOCKING</p> <p>BM BEAM</p> <p>BOT. BOTTOM</p> <p>BO BOTH</p> <p>BR BATHROOM</p> <p>BSMT BASEMENT</p> <p>BTWN BETWEEN</p> <p>B.U.R. BUILT-UP ROOFING</p> <p>CAB CABINET</p> <p>C.B. CATCH BASIN</p> <p>CEM CEMENT</p> <p>CER CERAMIC</p> <p>C.G. CORNER GUARD</p> <p>C.I. CAST IRON</p> <p>C.J. CONTROL JOINT</p> <p>CLG CEILING</p> <p>CLKG CALKING</p> <p>CLO CLOSET</p> <p>CLR CLEAR</p> <p>CLRM CLASSROOM</p> <p>CMU CONC. MASONRY UNIT</p> <p>C.O. CLEAN OUT</p> <p>COL COLUMN</p> <p>COMPT COMPACTOR</p> <p>CONC CONCRETE</p> <p>CONN CONNECTION</p> <p>CONSTR CONSTRUCTION</p> <p>CONT CONTINUOUS</p> <p>CORR CORRIDOR</p> <p>CNTR COUNTER</p> <p>CTR CENTER</p> <p>CTSK COUNTERSUNK</p> <p>CSMT CASEMENT (WINDOW)</p> <p>D DRYER</p> <p>DBL DOUBLE</p> <p>DEFLECT DEFLECTION</p> <p>DEPT DEPARTMENT</p> <p>DTL DETAIL</p> <p>D.F. DRINKING FOUNTAIN</p> <p>D.I. DRAIN INLET</p> <p>DIA DIAMETER</p> <p>DIN DINING ROOM</p> <p>DIM DIMENSION</p> <p>DISP DISPENSER</p> <p>DN DOWN</p> <p>D.O. DOOR OPENING</p> <p>DR DOOR</p> <p>DS DOWNSPOUT</p> <p>D.S.P. DRY STANDPIPE</p> <p>D.W. DISHWASHER</p> <p>DWR DRAWING</p> <p>DWR DRAWER</p> <p>E EXISTING</p> <p>E.A. EAST</p> <p>E.J. EXPANSION JOINT</p> <p>EL ELEVATION</p> <p>ELEV ELEVATION</p> <p>ELECT ELECTRICAL</p> <p>EMER EMERGENCY</p> <p>ENCL ENCLOSURE</p> <p>EP ELECT PANELBOARD</p> <p>EQ EQUAL</p> <p>EQUIP EQUIPMENT</p> <p>E.W.C. ELECT WATER COOLER</p> <p>EXPO EXPOSED</p> <p>EXP EXPANSION</p> <p>EXT EXTERIOR</p> <p>EXTR EXTRUSION</p> <p>F.A. FIRE ALARM</p> <p>FAU FORCED AIR UNIT</p> <p>F.B. FLAT BAR</p> <p>F.BLKT. FIRE BLANKET</p> <p>F.D. FLOOR DRAIN</p> <p>FDN FOUNDATION</p> <p>F.E. FIRE EXTINGUISHER</p> <p>F.E.C. FIRE EXTINGUISHER CAB.</p> <p>F.H.C. FIRE HOSE CABINET</p> <p>FIN. FINISH</p> <p>FL FLOOR</p> <p>FLASH FLASHING</p> <p>FLUOR FLUORESCENT</p> <p>F.O.C. FACE OF CONCRETE</p> <p>F.O.F. FACE OF FINISH</p> <p>F.O.P. FACE OF PLYWOOD</p> <p>F.O.S. FACE OF STUD</p> <p>FP FIREPLACE</p> <p>FRF FIREPROOF</p> <p>F.R. FIRE RETARDANT</p> <p>FRNH FRENCH</p> <p>FRTD FIRE RATED</p> <p>FRZ FREEZER</p> <p>F.S. FULL SIZE</p> <p>FT FOOT OR FEET</p> <p>FTG FOOTING</p> <p>FURR FURRING</p> <p>FUT FUTURE</p> <p>GA GAUGE</p> <p>GALV. GALVANIZED</p> <p>G.B. GRAB BAR</p> <p>GC GENERAL CONTRACTOR</p> <p>GL GLASS</p> <p>GND GROUND</p> <p>GR GRADE</p> <p>GSM GALV. SHEET METAL</p> <p>GYP GYPSUM</p> <p>H HB HOSE BIBB</p> <p>HC HANDICAP ACCESSIBLE</p> <p>HD HEADER</p> <p>HDWD HARDWOOD</p> <p>HDWE HARDWARE</p> <p>HT HEIGHT</p> <p>H.M. HOLLOW METAL</p> <p>HRZ HORIZONTAL</p> <p>HRZ HORIZONTAL</p> <p>H.S. HANGER STRIP</p> <p>H.W.D. HOT WATER DISPENSER</p> <p>I.D. INSIDE DIAMETER (DIM.)</p> <p>IDNT IDENTICAL</p> <p>INSUL INSULATION</p> <p>INT INTERIOR</p> <p>J JAN JANITOR</p> <p>JNT JOINT</p> <p>K K KITCHEN</p> <p>K.S. KNEE SPACE</p> <p>LAB LABORATORY</p> <p>LAM LAMINATE</p> <p>LAV LAVATORY</p> <p>LKR LOCKER</p> <p>LDNG LANDING</p> <p>L.P. LOW PARTITION</p> <p>LR LIVING ROOM</p> <p>LT LIGHT</p> <p>M MAT MATERIAL</p> <p>MAX MAXIMUM</p> <p>MB MASTER BATHROOM</p> <p>M.B. MACHINE BOLT</p> <p>MBR MASTER BEDROOM</p> <p>M.C. MEDICINE CABINET</p> <p>M.D.F. MEDIUM DENSITY FIBERBOARD</p> <p>MECH MECHANICAL</p> <p>MEMB MEMBRANE</p> <p>MTL METAL</p> <p>MFR MANUFACTURER</p> <p>MH MANHOLE</p> <p>MIN MINIMUM</p> <p>MIR MIRROR</p> <p>MISC MISCELLANEOUS</p> <p>M.O. MASONRY OPENING</p> <p>MOD MODULAR</p> <p>M.S. MACHINE SCREW</p> <p>MTD MOUNTED</p> <p>MTG MOUNTING</p> <p>MUL MULLION</p> <p>N (N) NEW</p> <p>N NORTH</p> <p>N.I.C. NOT IN CONTRACT</p> <p>NO. NUMBER</p> <p>NOM NOMINAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.A. OVERALL</p> <p>OBS OBSOLETE</p> <p>O.C. ON CENTER</p> <p>O.D. OUTSIDE DIAMETER (DIM.)</p> <p>O.F.C.I. OWNER FURNISHED CONTRACTOR INSTALLED OFFICE</p> <p>OFF OFFICE</p> <p>O.F.S. OUTSIDE FACE OF STUD</p> <p>OPP OPPOSITE</p> <p>OP OPENING</p> <p>OVN OVENS (DOUBLE)</p> <p>PAN PANTRY</p> <p>P.F.P. POLURED IN PLACE</p> <p>PLT PLATE</p> <p>PLN PLAN</p> <p>P.LAM PLASTIC LAMINATE</p> <p>PLAS PLASTER</p> <p>PLYWD PLYWOOD</p> <p>PAIR PAIR</p> <p>PRCST PRE-CAST</p> <p>P.T. PRESSURE TREATED</p> <p>P.T.D. PAPER TOWEL DISPENSER</p> <p>P.T.D./R COMBINATION PAPER TOWEL DISPENSER & RECEPTACLES</p> <p>PTN PARTITION</p> <p>P.T.R. PAPER TOWEL RECEPTACLES</p> <p>P.T.S. PNEUMATIC TUBE SYSTEM</p> <p>Q.T. QUARRY TILE</p> <p>(RE) RELOCATED EXISTING</p> <p>RS RISERS</p> <p>R.C. RECYCLING CONTAINER</p> <p>R RADIUS</p> <p>R.D. ROOF DRAIN</p> <p>RE: REFER TO / REGARDING</p> <p>RECEP. RECEPTACLE</p> <p>REFL REFLECTED</p> <p>REFR REFRIGERATOR</p> <p>REINF REINFORCED</p> <p>REQD REQUIRED</p> <p>RESID RESIDENTIAL</p> <p>RESIL RESILIENT</p> <p>RGSTR REGISTER</p> <p>R.H. ROBE HOOK</p> <p>ROOM ROOM</p> <p>R.O. ROUGH OPENING</p> <p>RDWD ROOF DRAIN</p> <p>R.W.L. RAIN WATER LEADER</p> <p>S SOUTH</p> <p>S.A.D. SELF-ADHESIVE FLASHING</p> <p>S.C. SELF-CURED</p> <p>S.C.D. SELF-CURED DWGS.</p> <p>SCHED SCHEDULE</p> <p>SCRN SCREEN</p> <p>S.D. SOAP DISPENSER</p> <p>SECT SECTION</p> <p>S.E.D. SEE ELEC. DWGS.</p> <p>SHL SHELF</p> <p>SHWR SHOWER</p> <p>SHT SHEET</p> <p>SHTH SHEATHING</p> <p>SHM SIMILAR</p> <p>SKLT SKYLIGHT</p> <p>S.M.D. SEE MECH DWGS.</p> <p>S.M.S. SHEET METAL SCREW</p> <p>S.N.D. SANITARY NAPKIN DISPENSER</p> <p>S.N.R. SANITARY NAPKIN RECEPTACLES</p> <p>S.NHN SINGLE-HUNG (WINDOW)</p> <p>SOFF SOFFIT</p> <p>SPEC SPECIFICATION</p> <p>S & P SHELF AND POLE</p> <p>S.P. STAND PIPE</p> <p>SQ SQUARE</p> <p>S.S.D. SEE STRUCT DWGS.</p> <p>SST STAINLESS STEEL</p> <p>S.SNK SERVICE SINK</p> <p>STA STATION</p> <p>STD STANDARD</p> <p>STL STEEL</p> <p>STOR STORAGE</p> <p>STR STRUCTURAL</p> <p>STRUCT STRUCTURE</p> <p>SUSP SUSPENDED</p> <p>SYM SYMMETRICAL</p> <p>T & G TONGUE AND GROOVE</p> <p>T.B. TOWEL BAR</p> <p>T.B.R. TO BE REMOVED</p> <p>TEL TELEPHONE</p> <p>TEMP TEMPERED GLASS</p> <p>TERR TERRAZZO</p> <p>THK THICK</p> <p>T.O. TOP OF</p> <p>T.O.C. TOP OF CURB</p> <p>T.O.P. TOP OF PAVEMENT/PARAPET</p> <p>T.A.D. TOP OF SLAB</p> <p>T.O.W. TOP OF WALL</p> <p>TOIL TOILET</p> <p>T.P.D. TOILET PAPER DISPENSER</p> <p>T.R. TRASH RECEPTACLE</p> <p>TS TREADS</p> <p>T.V. TELEVISION</p> <p>T.W.C. TACKABLE WALL COVERING</p> <p>TYP. TYPICAL</p> <p>U UNF UNFINISHED</p> <p>U.O.N. UNLESS OTHERWISE NOTED</p> <p>U.S.O. UNLESS SHOWN OTHERWISE</p> <p>UR URINAL</p> <p>V VERT VERTICAL OR VERTICALLY</p> <p>VEST VESTIBULE</p> <p>V.C.T. VENT COMPOSITION TILE</p> <p>V.I.F. VERIFY IN FIELD</p> <p>W W WASHER</p> <p>WB WET BAR</p> <p>WC WATER CLOSET</p> <p>W/C WINE COOLER</p> <p>WH WATER HEATER</p> <p>WD WOOD</p> <p>W/D STACKED WASHER & DRYER</p> <p>W.I. WROUGHT IRON</p> <p>WIN WINDOW</p> <p>WK WORK</p> <p>W.O. WHERE OCCURS</p> <p>W/O WITHOUT</p> <p>WP WATERPROOF</p> <p>W.PT WORKING POINT</p> <p>W.R. WATER RESISTANT</p> <p>WSCT WAINSCOT</p> <p>WT. WEIGHT</p> <p>W/ WITH</p>	<p>N NORTH ARROW</p> <p>1 COLUMN LINE / GRID LINE</p> <p>MATCH LINE</p> <p>WORK POINT CONTROL POINT OR DATUM POINT</p> <p>CENTER LINE (DIMENSION LINE)</p> <p>PROPERTY LINE</p> <p>ELEVATION ELEVATION NUMBER SHEET NUMBER</p> <p>SECTION SECTION NUMBER SHEET NUMBER</p> <p>DETAIL DETAIL NUMBER SHEET NUMBER</p> <p>ENLARGED DETAIL DETAIL NUMBER SHEET NUMBER</p> <p>INTERIOR ELEVATION ELEVATION GROUP NO. SHEET NUMBER ELEV. DESIGNATION</p> <p>ROOM NAME ROOM NUMBER</p> <p>SHEET NOTES</p> <p>APPLIANCE REFER. NO.</p> <p>REFLECTED CEILING PLAN / CEILING HEIGHT</p> <p>REVISION</p> <p>DOOR SYMBOL SEE DOOR SCHEDULE SHIT.</p> <p>(E) DOOR & DOOR FRAME</p> <p>(N) DOOR & DOOR FRAME</p> <p>WINDOW MARK</p> <p>PARTITION TYPE SEE PARTITION SHEET</p> <p>ALIGNMENT SYMBOL</p> <p>NEW SPOT ELEVATION</p> <p>EXISTING SPOT ELEV.</p> <p>FLUOR. LT. FIXTURE (SURFACE MOUNTED)</p> <p>FLUOR. RECESSED CAN LIGHT</p> <p>FLUOR. WALL SCONCE</p> <p>SUSPENDED PENDANT LIGHT FIXTURE</p> <p>WALL OUTLET DUPLEX</p> <p>WALL OUTLET FOURPLEX</p> <p>TELEPHONE / FAX / MODEM OUTLET</p> <p>NETWORK CABLE OUTLET</p> <p>EXHAUST FAN/LIGHT</p> <p>EXHAUST FAN / HEAT / LIGHT</p> <p>SWITCH</p> <p>OCCUPANCY SENSOR, WALL MOUNTED</p> <p>GAS LINE</p> <p>WATER LINE</p>	<p>1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.</p> <p>2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.</p> <p>3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.</p> <p>4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE COUNTY OF SONOMA AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.</p> <p>5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.</p> <p>6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNERS REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.</p> <p>8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.</p> <p>9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.</p> <p>10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.</p> <p>11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED - CONFIRM W/ THE COUNTY OF SONOMA RECYCLING SPECIALIST.</p> <p>12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.</p> <p>13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL.</p> <p>14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.</p> <p>15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GEN. CONTRACTOR LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.</p> <p>16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.</p> <p>17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNERS OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.</p> <p>18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTOR'S WORK.</p> <p>19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.</p> <p>20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.</p> <p>21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.</p> <p>22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.</p> <p>23. ALL GYP. WALL BOARD PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED & SANDED SMOOTH.</p> <p>24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCHITECT. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET (& CUSHION), CERAMIC TILE, ETC.</p> <p>25. DIMS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.</p> <p>26. ALL EXPOSED GYP. WALL BOARD EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.</p> <p>27. ALL WORK SHALL BE ERRECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.</p> <p>28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCLUDING, BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQUIREMENTS FOR FIRE-RATED DOORS.</p> <p>29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.</p> <p>30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.</p> <p>31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.</p> <p>32. ALL STRUCTURAL (AMONG OTHER) DWGS. SHALL BE THOROUGHLY CROSS-REFERENCED AGAINST ARCHITECTURAL DWGS. PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.</p> <p>33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETS, COUNTERS, AND SUPPORT OF TRIM. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.</p>	<p>PROJECT ADDRESS: 902 E. COTATI AVE., COTATI, CA 94931</p> <p>ASSESSOR'S PARCEL NO.: 144-302-030</p> <p>JURISDICTION: CITY OF COTATI</p> <p>LOT SIZE/ AREA: 10,000 FT²</p> <p>ZONING: NM ZONE</p> <p>LAND USE: RESIDENTIAL MEDIUM DENSITY</p> <p>YARD REQUIREMENTS:</p> <p>FRONT YARD: 20 FT</p> <p>STREET SIDE YARD: 10 FT</p> <p>INTERIOR SIDE YARD: 5FT; 10 FT FOR MULTIFAMILY STRUCTURES;</p> <p>REAR YARD: 20 FT</p> <p>LOT COVERAGE: 55% MAX.</p> <p>MAIN BUILDING HEIGHT: 28 FT MAX.</p> <p>ACCESSORY BLDG. HEIGHT: 12 FT MAX., OTHER THAN A DETACHED GARAGE</p> <p>PARKING REQ.: 1.75 PARKING SPACES FOR EA. UNIT 700 FT² OR LESS</p> <p>2 PARKING SPACES FOR EACH UNIT 701 FT² OR MORE</p> <p>GUEST PARKING REQ.: ADDITIONAL 15% FROM TOTAL REQUIRED PARKING SPACES</p> <p>ADU PARKING REQ.: 1 UNCOVERED PARKING PER ADU; NOT REQUIRED IF CONSISTENT W/ ADU PARKING EXCEPTIONS PER SEC. 17.42.170.D</p> <p>EXISTING USE: 1-STORY SINGLE-FAMILY DWELLING</p> <p>PROPOSED USE: APARTMENT w/ 4 (FOUR) TOWNHOUSE UNITS, & 2 (TWO) ACCESSORY DWELLING UNITS</p> <p>CONSTRUCTION TYPE: V-B</p> <p>OCCUPANCY: R-2</p> <p>FIRE SPRINKLERS: EXISTING: NONE PROPOSED: NFPA-13R</p>	<p>A0.0 COVER SHEET</p> <p>A0.1 CONDITIONS OF APPROVAL</p> <p>A0.2 CONDITIONS OF APPROVAL - CONT.</p> <p>1 TOPOGRAPHIC SURVEY</p> <p>A1.0 EXISTING SITE/ DEMOLITION PLAN</p> <p>A1.1 PROPOSED SITE PLAN</p> <p>A1.2 PROPOSED GROUND FLOOR</p> <p>A1.3 PROPOSED SECOND FLOOR</p> <p>A1.4 PROPOSED ROOF PLAN</p> <p>A1.5 PROPOSED GROUND FLOOR POWER & SIGNAL PLAN</p> <p>A1.6 PROPOSED SECOND FLOOR POWER & SIGNAL PLAN</p> <p>A1.7 FIRE DEPARTMENT ACCESS & FIRE EQUIPMENT SITE PLAN</p> <p>A1.8 TRAFFIC CONTROL PLAN</p> <p>A2.0 PROPOSED EXTERIOR ELEVATIONS 1</p> <p>A2.1 PROPOSED EXTERIOR ELEVATIONS 2</p> <p>A2.2 PROPOSED SECTIONS 1</p> <p>A2.3 PROPOSED SECTIONS 2</p> <p>A3.0 TYPICAL WALL AND ROOF DETAILS</p> <p>A3.1 TYPICAL MISC. DETAILS</p> <p>A5.0 DOOR & WINDOW SCHEDULE</p> <p>CG1 CALGREEN CHECKLIST</p> <p>BMP1 BEST MANAGEMENT PRACTICES</p> <p>BMP2 BEST MANAGEMENT PRACTICES</p> <p>T-24a T-24 ENERGY COMPLIANCE - UNIT #1</p> <p>T-24b T-24 ENERGY COMPLIANCE - UNIT #2</p> <p>T-24c T-24 ENERGY COMPLIANCE - UNIT #3</p> <p>T-24d T-24 ENERGY COMPLIANCE - UNIT #4</p> <p>T-24e T-24 ENERGY COMPLIANCE - ADU #1</p> <p>T-24f T-24 ENERGY COMPLIANCE - ADU #2</p> <p>5000 GENERAL NOTES</p> <p>5100 UPPER ROOF FRAMING PLAN</p> <p>5101 LOWER ROOF FRAMING PLAN</p> <p>5102 SECOND FLOOR FRAMING PLAN</p> <p>5103 FOUNDATION PLAN</p> <p>5500 CONCRETE DETAILS</p> <p>5501 STAIR FRAMING DETAILS</p> <p>5502 FLOOR FRAMING DETAILS</p> <p>5503 SHEARWALL FRAMING DETAILS</p> <p>L101 LANDSCAPE SITE PLAN</p> <p>L200 PLANT SPECIFICATION + IRRIGATION CALCS.</p> <p>L201 IRRIGATION ZONES</p> <p>L202 DETAILED PLANTING PLAN</p> <p>L700 FIXTURE SPECIFICATION</p> <p>L701 LANDSCAPE DETAILS</p>																																																																																																																										
<p>NOV 07 2024</p> <p>Phillips Seabrook Associates</p> <p>PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP</p>			<p>AREA/ LOT COVERAGE CALCULATIONS</p> <p>LOT COVERAGE CALC.:</p> <p>MAX. LOT COVERAGE ALLOWED: 10,000 FT² x 55% = 5,500 FT² (55%)</p> <p>EXISTING LOT COVERAGE:</p> <table border="1"> <tr> <td>RESIDENTIAL</td> <td>1,055.9 FT²</td> </tr> <tr> <td>ATTACHED GARAGE</td> <td>474.8 FT²</td> </tr> <tr> <td>TOTAL</td> <td>1,530.7 FT²</td> </tr> </table> <p>PROPOSED LOT COVERAGE:</p> <table border="1"> <tr> <td>APARTMENT UNIT 2&4</td> <td>1,546.1 FT²</td> </tr> <tr> <td>UNIT 2&4 ENTRY PORCHES</td> <td>171.0 FT²</td> </tr> <tr> <td>APARTMENT UNIT 1&3</td> <td>1,546.1 FT²</td> </tr> <tr> <td>UNIT 1&3 ENTRY PORCHES</td> <td>171.0 FT²</td> </tr> <tr> <td>TOTAL</td> <td>3,434.2 FT² (34%)</td> </tr> </table> <p>NOT INCLUDED IN LOT COVERAGE:</p> <table border="1"> <tr> <td>ADU UNIT #1</td> <td>500.0 FT²</td> </tr> <tr> <td>ADU UNIT #1 ENTRY PORCH</td> <td>30.0 FT²</td> </tr> <tr> <td>ADU UNIT #2</td> <td>500.0 FT²</td> </tr> <tr> <td>ADU UNIT #2 ENTRY PORCH</td> <td>30.0 FT²</td> </tr> <tr> <td>TOTAL</td> <td>1,060.0 FT²</td> </tr> </table> <p>GROSS FLOOR AREA:</p> <p>EXISTING SINGLE FAMILY DWELLING</p> <table border="1"> <tr> <td>GROUND FLOOR:</td> <td>RESIDENTIAL</td> <td>1,055.9 FT²</td> </tr> <tr> <td></td> <td>ATTACHED GARAGE</td> <td>474.8 FT²</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>1,530.7 FT²</td> </tr> </table> <p>PROPOSED MULTI-FAMILY RESIDENTIAL</p> <table border="1"> <tr> <td>APARTMENT UNIT 1 (2BD/ 2BA)</td> <td>GROUND FL RESIDENTIAL</td> <td>61.6 FT²</td> </tr> <tr> <td></td> <td>SECOND FL RESIDENTIAL</td> <td>1,141.0 FT²</td> </tr> <tr> <td></td> <td>GROUND FL 2-CAR GARAGE</td> <td>368.0 FT²</td> </tr> <tr> <td></td> <td>SUBTOTAL</td> <td>1,570.6 FT²</td> </tr> <tr> <td>APARTMENT UNIT 3 (2BD/ 2BA)</td> <td>GROUND FL RESIDENTIAL</td> <td>549.5 FT²</td> </tr> <tr> <td></td> <td>SECOND FL RESIDENTIAL</td> <td>577.5 FT²</td> </tr> <tr> <td></td> <td>GROUND FL 2-CAR GARAGE</td> <td>354.6 FT²</td> </tr> <tr> <td></td> <td>SUBTOTAL</td> <td>1,481.6 FT²</td> </tr> <tr> <td>APARTMENT UNIT 2 (2BD/ 2BA)</td> <td>GROUND FL RESIDENTIAL</td> <td>61.6 FT²</td> </tr> <tr> <td></td> <td>SECOND FL RESIDENTIAL</td> <td>1,141.0 FT²</td> </tr> <tr> <td></td> <td>GROUND FL 2-CAR GARAGE</td> <td>368.0 FT²</td> </tr> <tr> <td></td> <td>SUBTOTAL</td> <td>1,570.6 FT²</td> </tr> <tr> <td>APARTMENT UNIT 4 (2BD/ 2BA)</td> <td>GROUND FL RESIDENTIAL</td> <td>549.5 FT²</td> </tr> <tr> <td></td> <td>SECOND FL RESIDENTIAL</td> <td>577.5 FT²</td> </tr> <tr> <td></td> <td>GROUND FL 2-CAR GARAGE</td> <td>354.6 FT²</td> </tr> <tr> <td></td> <td>SUBTOTAL</td> <td>1,481.6 FT²</td> </tr> <tr> <td>TOTAL FLOOR AREA</td> <td>RESIDENTIAL</td> <td>4,659.2 FT²</td> </tr> <tr> <td></td> <td>RESIDENTIAL GARAGE</td> <td>1,445.2 FT²</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>6,104.4 FT²</td> </tr> </table> <p>ACCESSORY DWELLING UNITS</p> <table border="1"> <tr> <td>ADU</td> <td>ADU #1 GROUND FL RESIDENTIAL</td> <td>500.0 FT²</td> </tr> <tr> <td></td> <td>ADU #2 GROUND FL RESIDENTIAL</td> <td>500.0 FT²</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>1,000.0 FT²</td> </tr> <tr> <td>COMMON AREA</td> <td>GROUND GUEST PARKING</td> <td>345.0 FT²</td> </tr> <tr> <td></td> <td>TRASH ROOM</td> <td>40.0 FT²</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>385.0 FT²</td> </tr> <tr> <td>TOTAL BUILDING AREAS:</td> <td>TOTAL RESIDENTIAL + GARAGE</td> <td>6,104.4 FT²</td> </tr> <tr> <td></td> <td>TOTAL ADU</td> <td>1,000.0 FT²</td> </tr> <tr> <td></td> <td>TOTAL COMMON AREA</td> <td>385.0 FT²</td> </tr> <tr> <td></td> <td>TOTAL BUILDING AREAS</td> <td>7,489.4 FT²</td> </tr> </table>	RESIDENTIAL	1,055.9 FT²	ATTACHED GARAGE	474.8 FT²	TOTAL	1,530.7 FT²	APARTMENT UNIT 2&4	1,546.1 FT²	UNIT 2&4 ENTRY PORCHES	171.0 FT²	APARTMENT UNIT 1&3	1,546.1 FT²	UNIT 1&3 ENTRY PORCHES	171.0 FT²	TOTAL	3,434.2 FT² (34%)	ADU UNIT #1	500.0 FT²	ADU UNIT #1 ENTRY PORCH	30.0 FT²	ADU UNIT #2	500.0 FT²	ADU UNIT #2 ENTRY PORCH	30.0 FT²	TOTAL	1,060.0 FT²	GROUND FLOOR:	RESIDENTIAL	1,055.9 FT²		ATTACHED GARAGE	474.8 FT²		TOTAL	1,530.7 FT²	APARTMENT UNIT 1 (2BD/ 2BA)	GROUND FL RESIDENTIAL	61.6 FT²		SECOND FL RESIDENTIAL	1,141.0 FT²		GROUND FL 2-CAR GARAGE	368.0 FT²		SUBTOTAL	1,570.6 FT²	APARTMENT UNIT 3 (2BD/ 2BA)	GROUND FL RESIDENTIAL	549.5 FT²		SECOND FL RESIDENTIAL	577.5 FT²		GROUND FL 2-CAR GARAGE	354.6 FT²		SUBTOTAL	1,481.6 FT²	APARTMENT UNIT 2 (2BD/ 2BA)	GROUND FL RESIDENTIAL	61.6 FT²		SECOND FL RESIDENTIAL	1,141.0 FT²		GROUND FL 2-CAR GARAGE	368.0 FT²		SUBTOTAL	1,570.6 FT²	APARTMENT UNIT 4 (2BD/ 2BA)	GROUND FL RESIDENTIAL	549.5 FT²		SECOND FL RESIDENTIAL	577.5 FT²		GROUND FL 2-CAR GARAGE	354.6 FT²		SUBTOTAL	1,481.6 FT²	TOTAL FLOOR AREA	RESIDENTIAL	4,659.2 FT²		RESIDENTIAL GARAGE	1,445.2 FT²		TOTAL	6,104.4 FT²	ADU	ADU #1 GROUND FL RESIDENTIAL	500.0 FT²		ADU #2 GROUND FL RESIDENTIAL	500.0 FT²		TOTAL	1,000.0 FT²	COMMON AREA	GROUND GUEST PARKING	345.0 FT²		TRASH ROOM	40.0 FT²		TOTAL	385.0 FT²	TOTAL BUILDING AREAS:	TOTAL RESIDENTIAL + GARAGE	6,104.4 FT²		TOTAL ADU	1,000.0 FT²		TOTAL COMMON AREA	385.0 FT²		TOTAL BUILDING AREAS	7,489.4 FT²	<p>VICINITY MAP</p> <p>NOT TO SCALE</p> <p>PROJECT SITE 902 E. COTATI AVE.</p>
RESIDENTIAL	1,055.9 FT²																																																																																																																													
ATTACHED GARAGE	474.8 FT²																																																																																																																													
TOTAL	1,530.7 FT²																																																																																																																													
APARTMENT UNIT 2&4	1,546.1 FT²																																																																																																																													
UNIT 2&4 ENTRY PORCHES	171.0 FT²																																																																																																																													
APARTMENT UNIT 1&3	1,546.1 FT²																																																																																																																													
UNIT 1&3 ENTRY PORCHES	171.0 FT²																																																																																																																													
TOTAL	3,434.2 FT² (34%)																																																																																																																													
ADU UNIT #1	500.0 FT²																																																																																																																													
ADU UNIT #1 ENTRY PORCH	30.0 FT²																																																																																																																													
ADU UNIT #2	500.0 FT²																																																																																																																													
ADU UNIT #2 ENTRY PORCH	30.0 FT²																																																																																																																													
TOTAL	1,060.0 FT²																																																																																																																													
GROUND FLOOR:	RESIDENTIAL	1,055.9 FT²																																																																																																																												
	ATTACHED GARAGE	474.8 FT²																																																																																																																												
	TOTAL	1,530.7 FT²																																																																																																																												
APARTMENT UNIT 1 (2BD/ 2BA)	GROUND FL RESIDENTIAL	61.6 FT²																																																																																																																												
	SECOND FL RESIDENTIAL	1,141.0 FT²																																																																																																																												
	GROUND FL 2-CAR GARAGE	368.0 FT²																																																																																																																												
	SUBTOTAL	1,570.6 FT²																																																																																																																												
APARTMENT UNIT 3 (2BD/ 2BA)	GROUND FL RESIDENTIAL	549.5 FT²																																																																																																																												
	SECOND FL RESIDENTIAL	577.5 FT²																																																																																																																												
	GROUND FL 2-CAR GARAGE	354.6 FT²																																																																																																																												
	SUBTOTAL	1,481.6 FT²																																																																																																																												
APARTMENT UNIT 2 (2BD/ 2BA)	GROUND FL RESIDENTIAL	61.6 FT²																																																																																																																												
	SECOND FL RESIDENTIAL	1,141.0 FT²																																																																																																																												
	GROUND FL 2-CAR GARAGE	368.0 FT²																																																																																																																												
	SUBTOTAL	1,570.6 FT²																																																																																																																												
APARTMENT UNIT 4 (2BD/ 2BA)	GROUND FL RESIDENTIAL	549.5 FT²																																																																																																																												
	SECOND FL RESIDENTIAL	577.5 FT²																																																																																																																												
	GROUND FL 2-CAR GARAGE	354.6 FT²																																																																																																																												
	SUBTOTAL	1,481.6 FT²																																																																																																																												
TOTAL FLOOR AREA	RESIDENTIAL	4,659.2 FT²																																																																																																																												
	RESIDENTIAL GARAGE	1,445.2 FT²																																																																																																																												
	TOTAL	6,104.4 FT²																																																																																																																												
ADU	ADU #1 GROUND FL RESIDENTIAL	500.0 FT²																																																																																																																												
	ADU #2 GROUND FL RESIDENTIAL	500.0 FT²																																																																																																																												
	TOTAL	1,000.0 FT²																																																																																																																												
COMMON AREA	GROUND GUEST PARKING	345.0 FT²																																																																																																																												
	TRASH ROOM	40.0 FT²																																																																																																																												
	TOTAL	385.0 FT²																																																																																																																												
TOTAL BUILDING AREAS:	TOTAL RESIDENTIAL + GARAGE	6,104.4 FT²																																																																																																																												
	TOTAL ADU	1,000.0 FT²																																																																																																																												
	TOTAL COMMON AREA	385.0 FT²																																																																																																																												
	TOTAL BUILDING AREAS	7,489.4 FT²																																																																																																																												
<p>ALL DEFERRED FEES SHALL BE PAID PRIOR TO OCCUPANCY / FINAL BUILDING INSPECTION</p> <p>Approved 09/05/2023 8:48:10 AM Permit #</p>			<p>CITY OF COTATI APPROVAL</p> <p>Building: C.Duncan for CBO 2/8/2024</p> <p>Planning: C.Duncan for JP Harries 9/26/2023</p> <p>Public Works: C.Duncan for C.Scott 11/17/2023</p> <p>Fire: C.Duncan for H.Henneberger 8/29/2023</p> <p>Integra: C.Duncan for M.Cook 10/13/2023</p>																																																																																																																											
<p>HERS REQUIRED INSPECTIONS</p> <p>TITLE 24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTIONS: (ITEM THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER:)</p> <p>BUILDING</p> <ul style="list-style-type: none"> CF2R-MCH-20-H HERS - DUCT LEAKAGE (IB58) CF2R-MCH-26-H HERS - VERIFIED EER OR SEER (IB27) CF2R-MCH-27-H HERS - IAQ (IB63) CF3R-MCH-20-H HERS - DUCT LEAKAGE TEST (VB49) CF3R-MCH-26-H HERS - VERIFIED EER OR SEER (VB21) CF3R-MCH-27-H HERS - IAQ (VB54) <p>PLUMBING</p> <ul style="list-style-type: none"> CF2R-PLB-02-E DHW NON-HERS - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION (IP5) CF3R-PLB-22-H DHW HERS - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION (VP3) <p>HERS RATER OF RECORD: FERGUS O'SULLIVAN - #RCN 13668</p>			<p>APPLICABLE BUILDING CODES</p> <p>THE 2022 CALIFORNIA BUILDING CODES ADOPTED BY THE CITY OF COTATI</p> <p>THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 24:</p> <p>PART 1 THE 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)</p> <p>PART 2 THE 2022 CALIFORNIA BUILDING CODE (CBC), INCL. APP. A, G, H, I AND J</p> <p>PART 3 THE 2022 CALIFORNIA ELECTRICAL CODE (CEC)</p> <p>PART 4 THE 2022 CALIFORNIA MECHANICAL CODE (CMC)</p> <p>PART 5 THE 2022 CALIFORNIA PLUMBING CODE (CPC)</p> <p>PART 6 THE 2022 CALIFORNIA ENERGY CODE (CEC)</p> <p>PART 9 THE 2022 CALIFORNIA FIRE CODE (CFC)</p> <p>PART 11 THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL Green)</p> <p>INCL. APP. A4 & A5 FOR NEW CONSTRUCTION ONLY</p> <p>PART 12 THE 2022 CALIFORNIA REFERENCED STANDARDS CODE (CRSC) 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE</p>																																																																																																																											
<p>JOBSITE COPY ISSUED 11/18/2024</p>			<p>PERMITS TO BE ISSUED SEPARATELY</p> <p>FIRE SPRINKLER PERMIT ELECTRICAL PERMIT PLUMBING PERMIT</p>																																																																																																																											

04.20.23 BUILDING PERMIT
05.10.23 BUILDING COMMENTS
10.03.23 BUILDING COMMENTS
11.19.23 CIVIL COMMENTS

LEGISLATIVE ARCHITECT
JUANCHO C. ISIDORO, JR., A.I.A.

RESOLUTION NO. 2023 - 12
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI GRANTING APPROVAL OF DESIGN REVIEW AND A COTTAGE HOUSING DEVELOPMENT PLAN FOR A PROPOSED COTTAGE HOUSING PROJECT LOCATED AT 902 EAST COTATI AVENUE (APN 144-302-030 / PA# 22/05)

WHEREAS, on July 27, 2021, the City Council of the City of Cotati adopted a cottage housing ordinance that allows for increased density in order to promote the development of housing that emphasizes smaller residential units and certain site development characteristics; and

WHEREAS, on April 7, 2022, the applicant submitted an application for a proposed cottage housing project located at 902 East Cotati Avenue consisting of four residential units and two accessory dwelling units (ADUs) to be contained within two structures; and

WHEREAS, on January 17, 2023, the Planning Commission held a duly noticed public hearing to consider public testimony and the merits of the project and unanimously recommended City Council approval of design review and the cottage housing development plan; and

WHEREAS, notices of the February 14, 2023, City Council meeting for consideration of the proposed project were sent to all neighboring property owners within a 500-ft. radius of the outer boundaries of the project site and were published in a newspaper of general circulation in the City in accordance with law; and

WHEREAS, the City Council held a duly noticed public hearing on February 14, 2023, to consider public testimony and all other relevant documents and evidence which are part of the record of proceedings; and

WHEREAS, the City Council finds that the health, safety, and welfare of the citizens of Cotati will not be jeopardized by approval of this project.

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF COTATI FINDS AS FOLLOWS:

1. That the above recitals are true and correct and constitute a part of the findings made by the City Council in support of this Resolution; and
2. The City of Cotati has reviewed the project in full accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines. Pursuant to CEQA Guidelines Section 15183, the project may tier from the program level analysis prepared for the City of Cotati General Plan and its EIR. The project is consistent (pursuant to CEQA Guidelines Section 15168) with the program level EIR (City of Cotati General Plan), which anticipated development of this site in the form presented. Furthermore, the proposed Project is an urban infill development project

The development is accessed by a single shared driveway constructed with pervious materials and the project conforms to the city's parking standards that require two parking spaces per primary residential unit and at least one guest parking space.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Cotati does hereby approve design review and the cottage housing development plan for 902 East Cotati Avenue, subject to each of the following conditions:

Planning Division

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated November 4, 2022.
3. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the City Council. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
4. All project details shall be in accordance with the restrictions and limitations of the city's zoning and Uniform Building Codes.
5. Construction plans submitted for issuance of a building permit shall include the following:
 - a. EV charging units for the guest parking area and at least two of the residential units.
 - b. Final landscape and irrigation plans that demonstrate full compliance with the City's WELO requirements.
 - c. All exterior lighting. All lighting shall be directed toward the subject property and away from adjacent properties.
 - d. Roof-top solar photovoltaic system(s) with sufficient capacity to support at least 50% of the total anticipated electrical demand generated by the project.
 - e. The design of all fencing, enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and as shown on the approved plans. Any design modifications must be approved by the Planning Division prior to issuance of a building permit.
6. All required landscaping and irrigation must be installed prior to occupancy.
7. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

Building Division

8. The project is required to conform to current building codes. The current codes 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Energy Efficiency Standards Code (CEES), 2022 California Fire Code (CFC), 2022 California Green Building Standards Code (CGBS or CALGreen).
9. The proposed building is stated to be Single Family Dwellings (SFD) which would make the units an R-3 occupancy and property lines will be required between each unit. Clarify the occupancy classification of the units (apartments or SFD's).
10. Plans will be required to be in compliance with the currently adopted Disabled Access requirements of CBC chapters 11A and 11B.
11. Provide complete structural plans and calculations coordinated with the architectural plans.
12. Provide Electrical plans showing and Load Calculations.
13. Provide Title 24 Energy Documentation for Lighting, Building envelope, Heating, and cooling.
14. Provide water supply, building drain and gas supply sizing calculations for the building in accordance with the California Plumbing code.
15. Units shall be provided with fire rated construction separating unit to unit for vertical and horizontal conditions. Sound transmission ratings of not less than 50 is require between units. All assemblies are required to be approved by a recognized testing agency. Provide construction details, assemble source, and reference number.
16. The project requires a Geotechnical Report. The report shall provide design recommendations based upon the engineer's findings and shall comply with CBC Section 1803. [§107.2 CBC]
17. The project is required to comply with current CALGreen requirements. Mandatory Measures level. The worksheets are to be printed on plan sheets in the plan set.
18. The project Soils Engineer shall confirm that the grading plans, foundation plans, and associated details and specifications have been reviewed and that it has been determined that the recommendations in the soil report are properly incorporated in the plans. [§1803.6 CBC]
19. Before approval of the foundation inspection: A licensed Land Surveyor or Civil Engineer with proper certification shall conduct a survey of the (front, sides, rear, all) property lines and install property line markers that can be readily verified by Building Inspection staff to verify setbacks and submit a written (stamped) confirmation to the Building Department that the staking of the property lines has been completed.
20. Indicate the location and route of connections to public utilities for water and sewer and electric. No part of these systems shall be located on or cross over any lot other than the lot that is the subject of this permit application, unless plans clearly show a legally dedicated easement for such purpose.

21. Provide complete building data on the cover sheet of the plans to include, building Data, occupancy classification, "R3" for one- and two-family dwellings R-2 -apartments) and "U" (garage and or accessory structure), type of construction (usually type "VB"), floor area per story and total floor area per occupancy classification, building height.
22. Provide in the plans on a plan sheet(s) all conditions of approval from all departments.

Engineering/Public Works Department

23. The developer shall prepare and submit improvement plans for the construction of all public improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, detached sidewalks, parkway strips, signing, striping, streetlights and demolition showing all items to be removed such as buildings, well system, septic system, etc. All design and construction shall conform to the latest edition of the City of Cotati Design and Construction Standards. The submittal shall include an Engineer's Estimate for the public improvements.
24. The Improvement Plans shall include an approval line for the Geotechnical Engineer to sign off on the plans based on their Geotechnical Investigation Report.
25. Improvement Plans must be approved and signed by the City Engineer, Community Development Director, Police Chief and Rancho Adobe Fire District prior to the issuance of an Encroachment Permit, Grading Permit or Building Permit.
26. The applicant shall enter into a deposit agreement with the city to assure all city project review and inspection costs are reimbursed by the project proponent. A plan check and inspection fee deposit shall be paid prior to the signature of the Improvement Plans.
27. Mailbox plans and locations shall be approved by the Cotati Postmaster prior to Improvement Plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Cotati Postmaster approving mailbox locations.
28. A letter of service from the refuse company will be required noting where refuse pickup will occur.
29. Existing curb, gutter and sidewalk along the project frontage that are in disrepair shall be removed and replaced as part of the improvements for this project. As well, all nonconforming pedestrian ramps and driveway approaches shall be brought up to current accessibility standards. All as determined by the City Engineer.
30. Deviations from city standards shall require the approval by the City Engineer. The applicant's engineer shall request all design exceptions in writing.
31. Project benchmark shall be based on a city approved USGS benchmark.
32. A "dry" Utility Plan shall be submitted for review and approval by the City Engineer, prior to Improvement Plans approval.

consultation by the City's arborist prior to approval of trench location. Failure to comply with these requirements may result in an immediate order to stop work, as well as incurrence of civil penalties as provided by city ordinance.
 NOTE: Soil shall not be treated with lime or other cementitious material without prior express permission by the City Engineer.

Frontage Improvements

37. Sidewalk widths shall be provided to allow a clear five-foot walkway at all locations, including but not limited to areas where mailboxes, streetlights, street signs and fire hydrants are to be installed.

Drainage Improvements

38. One-inch chases shall be installed to all parkway strips from adjacent parcels to allow for the installation of irrigation lines.
39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Control Design Criteria. Public and private drainage improvements (including Storm Water Management Plans) shall be shown on the improvement plans and shall be submitted to and approved by the City of Cotati and/or Sonoma County Water Agency (SCWA) prior to approval by the City Engineer.

40. Plans and engineer of record certifications shall be provided by the developer to demonstrate compliance of all improvements, including building pads and finished floor elevations, with the City's Flood Plain Ordinance, to the satisfaction of the Building Official and City Engineer. Pad elevations shall be constructed at a minimum of 1 foot above the 100-year Floodplain/Hydraulic Grade Line as determined by the city and certified by the project engineer.

Grading Improvements

41. The developer's engineer shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to the street, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
42. The grading plan shall clearly show all survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
43. The applicant shall submit to the city for review and approval, a detailed Soils Report/Geotechnical Investigation prepared by a Civil Engineer registered in the State of California and qualified to perform soils work. The grading plan shall incorporate the recommendations of the approved Soils Report and be signed by the project Geotechnical Engineer.
44. Where soil or geologic conditions encountered during grading operations that are different from those anticipated in the Soils Report, or where such conditions warrant

meeting the provision of Categorical Exemption Class 32, as set forth in CEQA Guidelines Section 15332; and

3. The project is consistent with the design and site development requirements necessary to approve a cottage housing development plan as provided in Section 17.42.125 of the Cotati Municipal Code; and

4. That the following findings to approve Design Review can be made:

- a. The project complies with Section 17.62.040 of the Land Use Code; and
- b. Provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community; and
- c. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.; and
- d. Provides efficient, safe, and visually attractive public access, circulation and parking;
- e. Provides appropriate open space and landscaping, including the use of water-efficient landscaping, and native plants where appropriate; and
- f. Addresses impacts on city services, traffic flows and patterns, and environmental considerations in a manner that ensures maximum protection, efficiency and enhancement for the immediate area and the city as a whole; and
- g. Is consistent with the General plan; and
- h. Complies with any applicable city design guidelines, design standards, and/or design review policies.

As conditioned, the proposed project conforms to all design and development standards for housing projects located in the NM (Neighborhood, Medium Density) zoning district, as provided in the Cotati General Plan and Cotati Municipal Code, including all requirements for cottage housing projects set forth in Section 17.42.125 of the municipal code. No variances are required to approve the project.

The layout of the site has been developed with the goal of achieving a well-designed development that maximizes the number of allowable housing units while incorporating the cottage housing design requirements for private and common open space, porches, shared amenities, energy efficiency, lot coverage, and pervious surfaces. The architectural style is like that of neighboring developments (primarily multifamily and small-lot single-family), and is comparable in density, structure massing, and height. The project includes an attractive landscape and irrigation plan composed of native and predominantly low-water plants.

California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Energy Efficiency Standards Code (CEES), 2022 California Fire Code (CFC), 2022 California Green Building Standards Code (CGBS or CALGreen).

9. The proposed building is stated to be Single Family Dwellings (SFD) which would make the units an R-3 occupancy and property lines will be required between each unit. Clarify the occupancy classification of the units (apartments or SFD's).
10. Plans will be required to be in compliance with the currently adopted Disabled Access requirements of CBC chapters 11A and 11B.
11. Provide complete structural plans and calculations coordinated with the architectural plans.
12. Provide Electrical plans showing and Load Calculations.
13. Provide Title 24 Energy Documentation for Lighting, Building envelope, Heating, and cooling.
14. Provide water supply, building drain and gas supply sizing calculations for the building in accordance with the California Plumbing code.
15. Units shall be provided with fire rated construction separating unit to unit for vertical and horizontal conditions. Sound transmission ratings of not less than 50 is require between units. All assemblies are required to be approved by a recognized testing agency. Provide construction details, assemble source, and reference number.
16. The project requires a Geotechnical Report. The report shall provide design recommendations based upon the engineer's findings and shall comply with CBC Section 1803. [§107.2 CBC]
17. The project is required to comply with current CALGreen requirements. Mandatory Measures level. The worksheets are to be printed on plan sheets in the plan set.
18. The project Soils Engineer shall confirm that the grading plans, foundation plans, and associated details and specifications have been reviewed and that it has been determined that the recommendations in the soil report are properly incorporated in the plans. [§1803.6 CBC]
19. Before approval of the foundation inspection: A licensed Land Surveyor or Civil Engineer with proper certification shall conduct a survey of the (front, sides, rear, all) property lines and install property line markers that can be readily verified by Building Inspection staff to verify setbacks and submit a written (stamped) confirmation to the Building Department that the staking of the property lines has been completed.
20. Indicate the location and route of connections to public utilities for water and sewer and electric. No part of these systems shall be located on or cross over any lot other than the lot that is the subject of this permit application, unless plans clearly show a legally dedicated easement for such purpose.

33. Developer shall follow recommendations provided in Geotechnical Investigation Report by PJC & Associates, dated September 19, 2022.

34. An Encroachment Permit is required for all improvements, work activities, and staging or storage of equipment and materials within the public right-of-way subject to the approval of the Director of Public Works / City Engineer. Information on our Encroachment Permit process can be found at: http://www.cotaticity.org/city_hall/departments/public_works_and_engineering/encroachments

35. Because the project will involve movement of greater than 50CY, a Grading Permit is required prior to commencement of earthwork. Information on the Grading Permit application can be found at: https://www.codepublishing.com/CA/Cotati/#!/Cotati14/Cotati1434.html#_14.34.050

36. Improvement Plans shall include the following required Improvement Plan Notes:
 - a. "Any excess materials shall be considered the property of the contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "All existing overhead utilities (of 26,000 volts or less) and proposed utilities, both on-site and along project frontages, shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, which are required to be screened by means acceptable to the city."
 - c. "If hazardous materials are encountered during construction, the contractor will halt construction immediately, notify the City of Cotati, and implement remediation (as directed by the City or its agent) in accordance with any requirements of the North Coast Regional Water Quality Control Board."
 - d. "The contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The contractor shall be required to follow traffic safety measures in accordance with the Cal Trans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Cotati emergency service providers shall be notified of proposed construction scheduled by the contractor(s). The project specifications shall require that the contractor(s) notify emergency service providers in writing at least 24 hours in advance of its proposed schedule of work. A Traffic Handling Plan shall be provided to the City for City Engineer approval prior to any work occurring within the public right of way."
 - e. The following note shall be added to the cover of the plans in bold: **IMPORTANT NOTICE TO DEVELOPER AND ALL CONTRACTORS:** Utility joint trench location shall be field staked and approved by the City PRIOR TO INITIATION OF ANY TRENCHING. This required approval by the city is independent of any authorization granted by the Utility Company, the Developer and/or Contractor. Trench locations within the tree protection zones of any protected trees may not be approved by the city. The city's inspector may require

changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

45. All existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Sonoma County Environmental Health or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.
46. Improvements plans shall include an erosion control (winterization) plan. The plan must include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.

Utility Improvements

47. All existing overhead utilities (of 26,000 volts or less) and proposed utilities, both on-site and along project frontages, shall be placed underground. All proposed utilities are to be placed underground per Chapter 17.30.100 of the City's Municipal Code.
48. The existing water service lateral shall be abandoned per City Design Standards and shall note: "For all abandoned water services up to and including 2-inch, remove the valve and saddle and install a full circle clamp on main under Public Works Department inspection."
49. An increase in water supply and meter size will require payment for the incremental increase in Connection fees for water and sewer.
50. Irrigation and fire sprinkler service connections shall be added and detailed.

Sanitary Sewer and Water Improvements

51. The applicant shall submit for city review and approval the domestic water use calculations and meter sizing.
52. The applicant shall submit for city review and approval the fire protection water use calculations and sizing.
53. The applicant shall submit for city review and approval the sanitary sewer use study.
54. All private storm drain, potable water, fire service and sanitary sewer mains, laterals, and appurtenances, must be located within the private property and clearly identified as private on the design drawings.
55. All irrigation water mains, service laterals, plumbing, valves, pipes, appurtenances, irrigation parts, vaults and boxes must be purple.

Permit Requirements

56. It is the Applicant's responsibility to obtain and provide proof of all permits necessary from other local, state and federal agencies. Applicant shall provide evidence of these permits at the time of grading plan submittal.

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP





BUILDING
PERMIT SET

CONDITIONS OF APPROVAL - CONTINUED

Other / Landscape Parcels

57. Landscape and irrigation plans for plantings shall be submitted at the time of the Improvement Plan submittal package. All landscaping and irrigation shall comply with the City Water Efficient Landscape Ordinance (WELO). Said plan is subject to review and approval by the City Engineer.

58. The landscape plans shall show underground utilities and no trees shall be planted over any existing or proposed underground utilities.

Grading Permit

59. Prior to Issuance of a Grading Permit the following Conditions shall apply:
a. The Improvement Plans shall be approved by the City Engineer.
b. Submittal of copies of required permits and/or agreement from resource agencies.

Encroachment Permit

60. Prior to Issuance of an Encroachment Permit the following Conditions shall apply:
a. A Traffic Control and Work Plan shall be submitted to the City Engineer for review and approval.
b. An Encroachment Permit shall be required prior to performing work on public utilities or work within public rights-of-way or public easements.

Construction Operations

61. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as found necessary by the City Engineer.

62. The developer shall be responsible for all damage to existing city streets during construction and shall repair all damaged facilities at no cost to the city.

63. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire District the Police Department, and the city inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

64. During construction, the contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles in compliance with all city codes relating to noise and idling equipment. City code includes but is not limited to Section 17.30.050. Failure to do so may result in the issuance of an order to stop work.

65. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.

66. The following minimum Best Management Practices (BMPs) shall be required during construction:

- a. Construction crews shall be instructed in preventing and minimizing pollution on the job.
- b. Stabilize construction entrance/exit to prevent tracking onto roadway. Only one stabilized construction entrance/exit will be allowed per site. Vehicles entering and leaving construction sites spread pollutants such as sediment, gravel, and other loose particles onto adjacent roads. Pollutants are washed into roadside ditches and are a nuisance to drivers and may cause damage to vehicles.
- c. Protect exposed slopes from erosion through preventative measures. Cover slopes to avoid contact with storm water by hydro-seeding, mulch, use of plastic sheeting or other approved means.
- d. Use brooms and shovels, when possible, to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
- e. Designate a concrete washout area, if needed, to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
- f. Establish a vehicle storage, maintenance, and refueling area, if needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
- g. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
- h. Be prepared for rain and have the necessary materials onsite before the rainy season.
- i. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.

Acceptance of Public Improvements and Bond Exoneration

67. The following Conditions of Approval shall be satisfied:
a. All improvements shown on the Improvement Plans shall be completed and accepted by the City.
b. Prior to acceptance of improvements or occupancy of buildings, existing curb, gutter and sidewalk to remain shall be inspected by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced.
c. The developer shall provide a written statement signed by his or her engineer verifying that the grading and/or drainage improvements are completed in accordance with the plans approved by the City Engineer, and the Building Official.
d. A complete set of As-Built or Record improvement plans, showing all constructive changes from the original plans, shall be provided to the Public Works Department prior to final acceptance of the public improvements.

Rancho Adobe Fire District

68. AFSS required. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in locations described in this section. Additional local requirements are described in Section 903.2.1 through 903.2.19.1.2 and may supersede the following requirements. The most restrictive requirements shall apply. CFC 903.

Installation of the fire sprinkler system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a

permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with NFPA-13R and/or NFPA-13.

69. Sprinkler system supervision and alarms. Valves controlling water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. CFC 903.4

Installation of the fire alarm system, or sprinkler monitoring systems, must be conducted with approved plans and permit obtained from the Fire Prevention Bureau prior to work commencing. The fire alarm submittal shall include a permit application with three (3) sets of plans, cut sheets, and calculations for review. The system shall comply with NFPA-72.

70. Fire Alarm System where required. Where required in new buildings (or modifications). An approved fire alarm system shall be installed in accordance with the provisions of the California Fire Code and NFPA-72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provided occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Installation of the fire alarm system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with NFPA-72.

71. Fire Department Access. Fire Apparatus Access Roads shall be constructed and provided prior to construction of any buildings on the site. Fire apparatus access roads shall be a minimum of 26 feet in width. Fire apparatus access roads shall be maintained for fire department operations at all times during the construction process. Closure or changes of fire apparatus access roads shall be reviewed and approved by the Rancho Adobe Fire Protection District prior to closure or changes. CFC 503

Fire apparatus access roads shall be constructed per the requirements of CFC D102.1 or submit for a written request for approval for alternate materials and methods (specifically for the use of turf pavers). Delineation between alternate materials (turf pavers) and natural vegetation shall be provided where alternate materials and methods are approved.

72. Fire Hydrants. All required fire hydrants shall be installed and accepted by the Petaluma Fire Prevention Bureau prior to loading of any combustibles on site or construction of the building. CFC Appendix D.

73. Fire Flow Analysis. The fire flow analysis shall be updated to reflect the currently adopted edition of the California Fire Code upon submittal of construction documents.

74. Key Boxes. Where access to or within a structure or an area is restricted because of secured opening or where immediate access is necessary for life-saving or fire-fighting

purposes, the fire code official is authorized to require a key box be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official.

Installation of the key boxes requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with CFC Section 506.

75. Emergency Responder Radio Coverage. All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication system of the jurisdiction at the exterior of the building. The owner/project shall conduct appropriate testing and/or provide emergency responder radio coverage approved by the Fire Prevention Bureau.

Installation of the emergency responder radio coverage system requires approved plans and permit from the Fire Prevention Bureau prior to work commencing. The owner/contractor shall submit a permit application with three (3) sets of plans, cuts sheets and calculations. This system shall comply with CFC Section 510.

76. Building Addressing. New and existing buildings shall be provided with approved illuminated address numbers or letters. They shall be contrasting with the background and be plainly visible from the street or road fronting the property. Address numbers shall be Arabic numerals or alphabetic letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other approved sign or means shall be used to identify the structure. Address identification shall comply with Fire Department Standards. FMC 17.20 505.1

Added By City Council 02/14/2023

77. Applicant shall modify the project to include a total of ten parking spaces (one for each bedroom) and shall utilize open carports instead of enclosed garages.

78. The applicant and the city shall work with Recology to minimize potential impacts to bicycles, pedestrians, and traffic flow associated with trash, recycling, and compost bins. This includes considering options for onsite pick-up instead of bin placement on East Cotati Avenue.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular meeting of the City Council of the City of Cotati held on the February 14th, 2023, by the following vote, to wit:

RESULT: ADOPTED [UNANIMOUS]
MOVER: Kay Rivers, Councilmember
SECONDER: Sylvia Lemus, Councilmember
AYES: Harvey, Sparks, Ford, Lemus, Rivers
Approved: *Diana A. Hoover*

Attest: *Kevin Patterson* Mayor
Kevin Patterson, Deputy City Clerk

Approved as to form:
[Signature]
City Attorney

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



CONSTRUCTION BEST MANAGEMENT PRACTICES

- SCHEDULE CONSTRUCTION ACTIVITIES DURING DRY WEATHER. KEEP GRADING OPERATIONS TO A MINIMUM DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). YOU CAN PROPERLY PROTECT AN EXPOSED SLOPE ONCE BEFORE RAIN ARRIVES OR SEND OUT A CREW TO REPAIR A WET, MUDDY AND SLIPPERY SLOPE EVERY TIME IT RAINS.
- PROTECT AND ESTABLISH VEGETATION. THE ROOT STRUCTURES OF PLANTS AND TREES HELP KEEP SOIL IN PLACE WHILE LEAVES AND CANOPES HELP DISSIPATE RAINFALL ENERGY TO PREVENT DISLODGING AND TRANSPORTING OF SOIL.
- TRAIN AND EDUCATE CONSTRUCTION CREWS AND PERSONNEL TO BETTER UNDERSTAND THE EFFECTS OF STORM WATER POLLUTION FROM CONSTRUCTION PROJECTS AND LEARN WAYS TO PREVENT OR MINIMIZE POLLUTION ON THE JOB.
- STABILIZE CONSTRUCTION ENTRANCES AND EXITS TO PREVENT TRACKING ONTO ROADWAYS. AS VEHICLES ENTER AND LEAVE CONSTRUCTION SITES, POLLUTANTS SUCH AS SEDIMENT, GRAVEL AND OTHER LOOSE PARTICLES ARE SPREAD ONTO ADJACENT ROADS. THOSE POLLUTANTS CAN GET WASHED INTO ROADSIDE DITCHES AND ARE A NUISANCE TO DRIVERS WHEN DAMAGE TO VEHICLE PAINT OR WINDSHIELDS OCCURS.
- PROTECT EXPOSED SLOPES FROM EROSION THROUGH PREVENTATIVE MEASURES. COVER THE SLOPES TO AVOID CONTACT WITH STORM WATER BY HYDROSEEDING, APPLYING MULCH OR USING PLASTIC SHEETING.
- INSTALL STRAW WATTLES (FIBER ROLLS) AND SILT FENCES ON CONTOUR TO PREVENT CONCENTRATED FLOW. STRAW WATTLES SHOULD BE BURIED 3 TO 4 INCHES INTO THE SOIL, STAKED EVERY 4 FEET, AND LIMITED TO USE ON SLOPES THAT ARE NO STEEPER THAN 3 UNITS HORIZONTAL TO 1 UNIT VERTICAL. SILT FENCES SHOULD BE TRENCHED 6 INCHES BY 6 INCHES INTO THE SOIL, STAKED EVERY 6 FEET, AND PLACED 2 TO 5 FEET FROM ANY TOE OF SLOPE. AVOID THE USE OF HAY BALES AS SEDIMENT CONTROL DEVICES. THEY HAVE HIGH FAILURE RATES AND THE HAY IS BETTER SUITED AS GROUND COVER.
- USE BROOMS AND SHOVELS WHENEVER POSSIBLE TO MAINTAIN A CLEAN SITE INSTEAD OF A HOSE. INTRODUCING MORE WATER THAN NECESSARY ONLY ADDS TO WATER POLLUTION.
- DESIGNATE A CONCRETE WASHOUT AREA TO AVOID WASH WATER FROM CONCRETE TOOLS OR TRUCKS FROM ENTERING GUTTERS, INLETS OR STORM DRAINS. MAINTAIN WASHOUT AREA AND DISPOSE CONCRETE WASTE ON A REGULAR BASIS.
- ESTABLISH A VEHICLE STORAGE, MAINTENANCE AND REFUELING AREA TO MINIMIZE THE SPREAD OF OIL, GAS AND ENGINE FLUIDS. THE USE OF OIL PANS UNDER STATIONARY VEHICLES IS STRONGLY RECOMMENDED.
- PROTECT DRAINAGE INLETS FROM RECEIVING POLLUTED STORM WATER THROUGH THE USE OF FILTERS SUCH AS FABRICS, GRAVEL BAGS OR STRAW WATTLES.
- PROTECT DRAINAGE INLETS FROM RECEIVING POLLUTED STORM WATER THROUGH THE USE OF FILTERS SUCH AS FABRICS, GRAVEL BAGS OR STRAW WATTLES.
- CHECK THE WEATHER FORECAST AND BE PREPARED FOR RAIN BY HAVING NECESSARY MATERIALS ON SITE BEFORE THE RAINY SEASON.
- INSPECT ALL BMPs BEFORE AND AFTER A STORM EVENT. MAINTAIN BMPs ON A REGULAR BASIS AND REPLACE AS NECESSARY.
- ALL RECOMMENDED BMPs ARE SUGGESTIONS ONLY. EACH CONSTRUCTION PROJECT SHOULD EMPLOY SITE SPECIFIC BMPs. PROPERTY OWNERS AND PROJECT APPLICANTS ARE ENCOURAGED TO ENLIST PROFESSIONAL SERVICES TO ENSURE APPROPRIATE AND EFFECTIVE BMPs ARE USED DURING AND AFTER THE CONSTRUCTION PROCESS.

SITE GENERAL NOTES

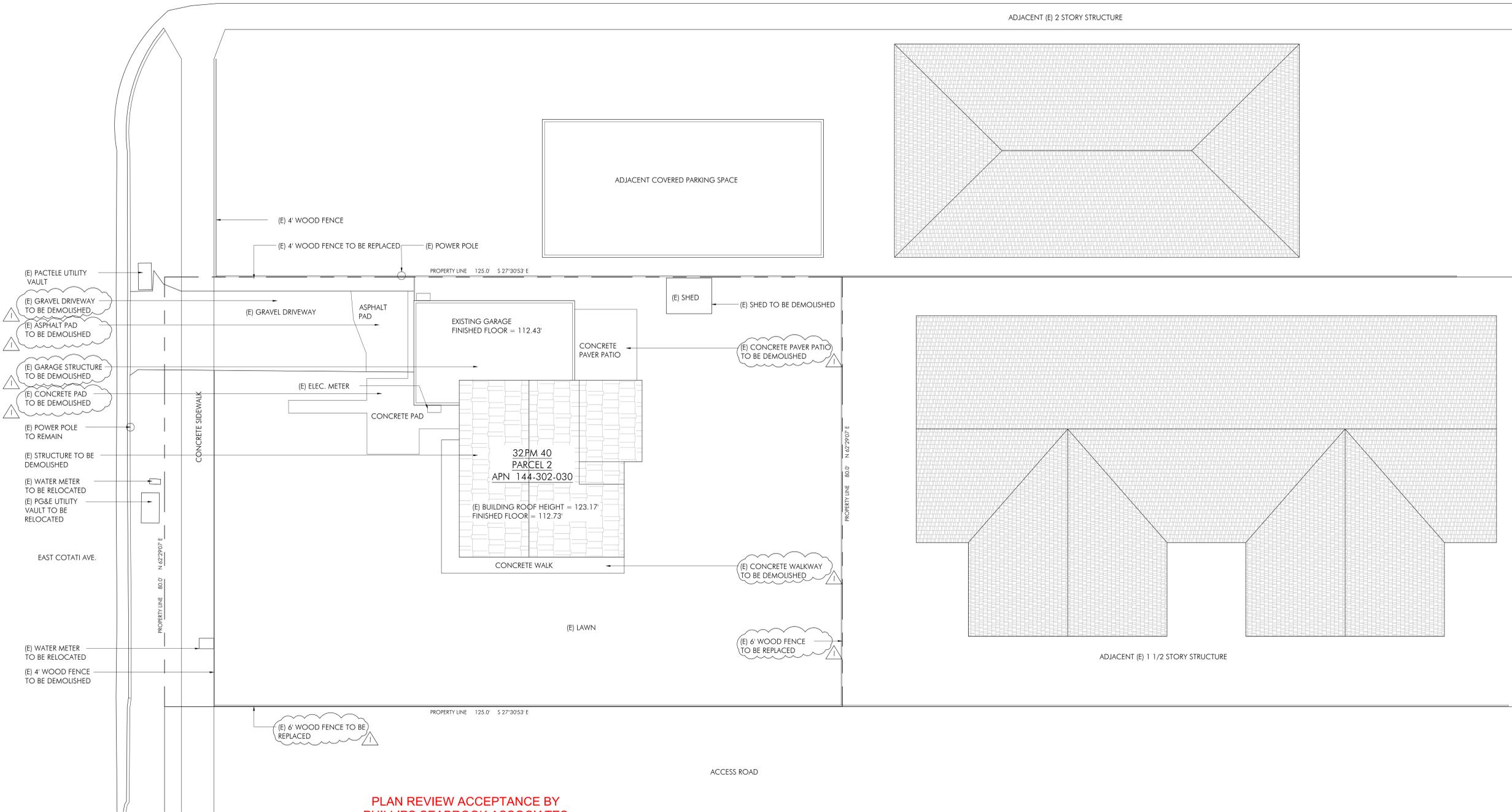
- CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
- WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
- DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
- ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
- MAKE ALL REPAIRS WITH MATERIAL EQUAL KIND AND QUALITY TO MATCH EXISTING ADJACENT SURFACES.
- REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.
- CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
- DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.
- GENERAL CONTRACTOR SHALL FOLLOW THE CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED THROUGHOUT THE DURATION OF THE CONSTRUCTION.
- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS TITLE 24 INCLUDING, 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ENERGY EFFICIENCY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN), SONOMA COUNTY FIRE SAFETY ORDINANCE, AND ALL COUNTY CODES AND ORDINANCES.
- GENERAL CONTRACTOR TO REFER TO SHEET CBMP - CONSTRUCTION BEST MANAGEMENT PRACTICES DURING DEMOLITION, SITE CLEAN-UP, AND PREPARATION.
- ANY EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM THE JOB SIDE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



BRLEEN WAY

ADJACENT (E) 2 STORY STRUCTURE

ADJACENT COVERED PARKING SPACE



**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**

EXISTING SITE / DEMOLITION PLAN

1/4" = 1'-0"

902
E. COTATI AVENUE
COTATI, CA 94931

04.20.23 BUILDING PERMIT
08.10.23 BUILDING COMMENTS

LESEGA ARCHITECTURE
JUANCHO C. LISIBORO, JR., A.I.A.
145 CORE MADRAA TOWN CENTER, #228
CORE MADRAA, CALIFORNIA 94926-1711
(415) 747-4776



BUILDING PERMIT SET

EXISTING SITE / DEMOLITION PLAN

A1.0



CONSTRUCTION BEST MANAGEMENT PRACTICES

- SCHEDULE CONSTRUCTION ACTIVITIES DURING DRY WEATHER. KEEP GRADING OPERATIONS TO A MINIMUM DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). YOU CAN PROPERLY PROTECT AN EXPOSED SLOPE ONCE BEFORE RAIN ARRIVES OR SEND OUT A CREW TO REPAIR A WET, MUDDY AND SLIPPERY SLOPE EVERY TIME IT RAINS.
- PROTECT AND ESTABLISH VEGETATION. THE ROOT STRUCTURES OF PLANTS AND TREES HELP KEEP SOIL IN PLACE WHILE LEAVES AND CANOPIES HELP DISSIPATE RAINFALL ENERGY TO PREVENT DISLODGING AND TRANSPORTING OF SOIL.
- TRAIN AND EDUCATE CONSTRUCTION CREWS AND PERSONNEL TO BETTER UNDERSTAND THE EFFECTS OF STORM WATER POLLUTION FROM CONSTRUCTION PROJECTS AND LEARN WAYS TO PREVENT OR MINIMIZE POLLUTION ON THE JOB.
- STABILIZE CONSTRUCTION ENTRANCES AND EXITS TO PREVENT TRACKING ONTO ROADWAYS. AS VEHICLES ENTER AND LEAVE CONSTRUCTION SITES, POLLUTANTS SUCH AS SEDIMENT, GRAVEL AND OTHER LOOSE PARTICLES ARE SPREAD ONTO ADJACENT ROADS. THOSE POLLUTANTS CAN GET WASHED INTO ROADSIDE DITCHES AND ARE A NUISANCE TO DRIVERS WHEN DAMAGE TO VEHICLE PAINT OR WINDSHIELDS OCCURS.
- PROTECT EXPOSED SLOPES FROM EROSION THROUGH PREVENTATIVE MEASURES. COVER THE SLOPES TO AVOID CONTACT WITH STORM WATER BY HYDROSEEDING, APPLYING MULCH OR USING PLASTIC SHEETING.
- INSTALL STRAW WATTLES (FIBER ROLLS) AND SILT FENCES ON CONTOUR TO PREVENT CONCENTRATED FLOW. STRAW WATTLES SHOULD BE BURIED 3 TO 4 INCHES INTO THE SOIL, STAKED EVERY 4 FEET, AND LIMITED TO USE ON SLOPES THAT ARE NO STEEPER THAN 3 UNITS HORIZONTAL TO 1 UNIT VERTICAL. SILT FENCES SHOULD BE TRENCHED 6 INCHES BY 6 INCHES INTO THE SOIL, STAKED EVERY 6 FEET, AND PLACED 2 TO 5 FEET FROM ANY TOE OF SLOPE. AVOID THE USE OF HAY BALES AS SEDIMENT CONTROL DEVICES. THEY HAVE HIGH FAILURE RATES AND THE HAY IS BETTER SLITED AS GROUND COVER.
- USE BROOMS AND SHOVELS WHENEVER POSSIBLE TO MAINTAIN A CLEAN SITE INSTEAD OF A HOSE. INTRODUCING MORE WATER THAN NECESSARY ONLY ADDS TO WATER POLLUTION.
- DESIGNATE A CONCRETE WASHOUT AREA TO AVOID WASH WATER FROM CONCRETE TOOLS OR TRUCKS FROM ENTERING GUTTERS, INLETS OR STORM DRAINS. MAINTAIN WASHOUT AREA AND DISPOSE CONCRETE WASTE ON A REGULAR BASIS.
- ESTABLISH A VEHICLE STORAGE, MAINTENANCE AND REFUELING AREA TO MINIMIZE THE SPREAD OF OIL, GAS AND ENGINE FLUIDS. THE USE OF OIL PANS UNDER STATIONARY VEHICLES IS STRONGLY RECOMMENDED.
- PROTECT DRAINAGE INLETS FROM RECEIVING POLLUTED STORM WATER THROUGH THE USE OF FILTERS SUCH AS FABRICS, GRAVEL BAGS OR STRAW WATTLES.
- PROTECT DRAINAGE INLETS FROM RECEIVING POLLUTED STORM WATER THROUGH THE USE OF FILTERS SUCH AS FABRICS, GRAVEL BAGS OR STRAW WATTLES.
- CHECK THE WEATHER FORECAST AND BE PREPARED FOR RAIN BY HAVING NECESSARY MATERIALS ON-SITE BEFORE THE RAINY SEASON.
- INSPECT ALL BMPs BEFORE AND AFTER A STORM EVENT. MAINTAIN BMPs ON A REGULAR BASIS AND REPLACE AS NECESSARY.
- ALL RECOMMENDED BMPs ARE SUGGESTIONS ONLY. EACH CONSTRUCTION PROJECT SHOULD EMPLOY SITE SPECIFIC BMPs. PROPERTY OWNERS AND PROJECT APPLICANTS ARE ENCOURAGED TO ENLIST PROFESSIONAL SERVICES TO ENSURE APPROPRIATE AND EFFECTIVE BMPs ARE USED DURING AND AFTER THE CONSTRUCTION PROCESS.

SITE GENERAL NOTES

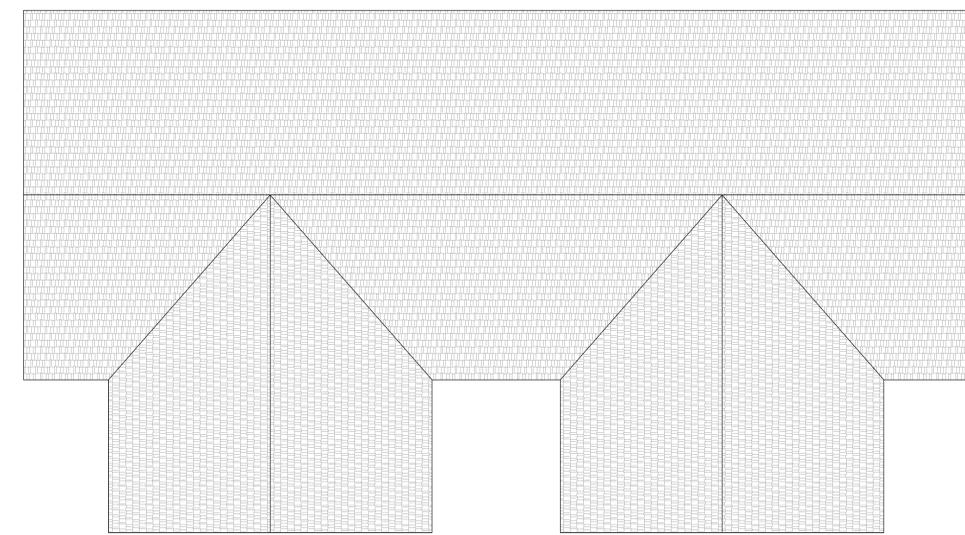
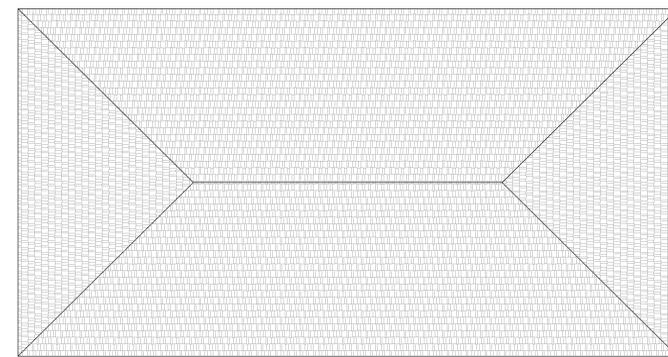
- CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
- WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
- DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
- ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
- MAKE ALL REPAIRS WITH MATERIAL EQUAL KIND AND QUALITY TO MATCH EXISTING ADJACENT SURFACES.
- REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.
- CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
- DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.
- GENERAL CONTRACTOR SHALL FOLLOW THE CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED THROUGHOUT THE DURATION OF THE CONSTRUCTION.
- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24 INCLUDING THE 2019 RESIDENTIAL BUILDING CODE, 2019 EXISTING BUILDING CODE, 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA ENERGY EFFICIENCY CODE (CEC), 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN), SONOMA COUNTY FIRE SAFETY ORDINANCE, AND ALL COUNTY CODES AND ORDINANCES.
- GENERAL CONTRACTOR TO REFER TO SHEET CBMP - CONSTRUCTION BEST MANAGEMENT PRACTICES DURING DEMOLITION, SITE CLEAN-UP, AND PREPARATION.



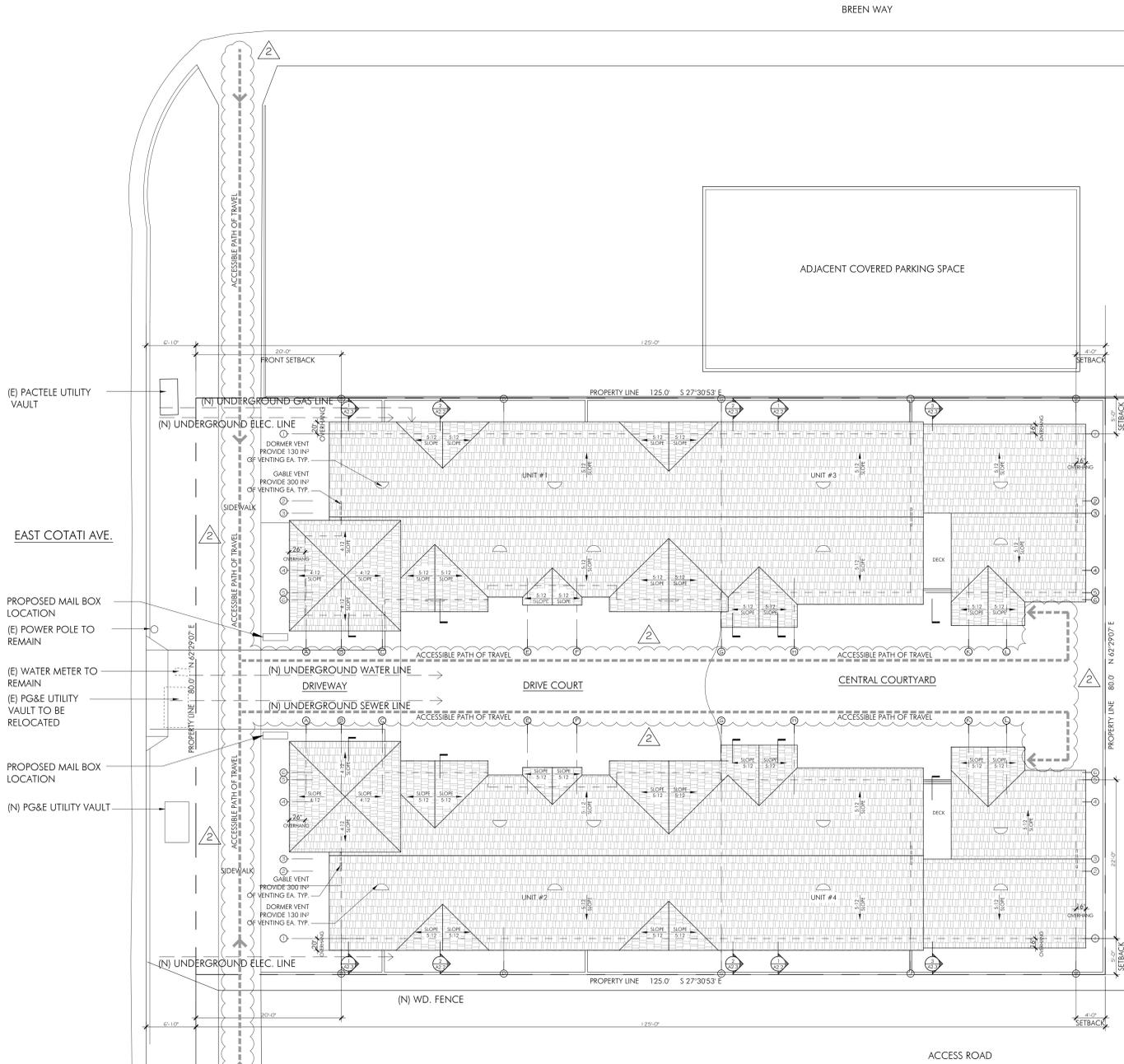
BREEN WAY

ADJACENT (E) 2 STORY STRUCTURE

ADJACENT COVERED PARKING SPACE



ADJACENT (E) 1 1/2 STORY STRUCTURE



**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**

1 | PROPOSED SITE PLAN
1/4" = 1'-0"

902
E. COTATI AVENUE
COTATI, CA 94931

04.20.23 BUILDING PERMIT
08.10.23 BUILDING COMMENTS
10.03.23 BUILDING COMMENTS
LEBEGA ARCHITECTURE
JUANCHO C. LISIBORO, JR., A.I.A.
145 CORE WARENA TOWN CENTER, #228
CORE WARENA, CALIFORNIA 94724-1711
(415) 747-4776



BUILDING
PERMIT
SET

PROPOSED SITE PLAN

A.I.I.

- GENERAL NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
 - GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE, AND FINISH SCHEDULE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24.
 - GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION, GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
 - GENERAL CONTRACTOR SHALL COMPLETE & SUBMIT A CONSTRUCTION AND DEMOLITION RECYCLING AND WASTE REDUCTION PLAN FOR APPROVAL BY PUBLIC WORKS DEPT. PRIOR TO PULLING A BUILDING PERMIT. GO TO: [HTTP://WWW.CITYOFSANMATEO.ORG/PUBLICWORKS/ONLINE-FORM](http://www.cityofsanmateo.org/publicworks/online-form).
 - INSTALL (N) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL SIZE AND MAIN BREAKER RATINGS.

- ELECTRICAL NOTES**
- DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIREWALLS. GARAGE TO DWELLING UNIT SEPARATION IS NOT A RATED FIREWALL. (R302.4.2) NEVER INSTALL ELECTRICAL PANELS IN A CLOSET. MAINTAIN A CLEARANCE OF 36 INCHES IN FRONT OF THE PANELS (CEC 110.2A).
 - PROVIDE A MINIMUM OF ONE 20 AMPERE RECEPTACLE IN AREAS DESIGNATED FOR LAUNDRY EQUIPMENT. (CEC 210.52F)
 - KITCHENS AND DINING AREAS MUST HAVE A MINIMUM OF TWO 20 AMPERE CIRCUITS. KITCHEN COUNTERTOP OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12 INCHES OR WIDER, NOT GREATER THAN 4 FOOT ON CENTER AND WITHIN 24 INCHES OF THE END OF ANY COUNTER SPACE. (CEC 210.52)
 - GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, IN BATHROOMS, IN UNDERCOUNTER SPACES AT OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, IN LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS NOT DEDICATED TO A SINGLE DEVICE OR APPLIANCE. (CEC 210.8) ALL DWELLINGS MUST HAVE AT LEAST ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52E)
 - RECEPTACLES MUST BE INSTALLED AT 12 FOOT ON CENTER MAXIMUM IN WALLS. WALLS LONGER THAN 2 FEET AND HALLS LONGER THAN 10 FEET MUST HAVE A RECEPTACLE. A RECEPTACLE MUST BE PROVIDED WITHIN 3 FEET OF BATHROOM SINKS. (CEC 210.52)
 - BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
 - FURNACES INSTALLED IN ATTICS AND CRAWL SPACES MUST HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT, LIGHT SWITCH, AND RECEPTACLE IN THE SPACE. (CMC 904.10)
 - NEW DWELLINGS MUST HAVE A 120 VOLT POWERED SMOKE ALARM IN EVERY SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, ON EVERY STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS. (R314.3)
 - WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM DEVICES SHALL BE INTERCONNECTED. THE PROPOSED SCOPE OF WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES EXPOSING AREAS REQUIRING INSTALLATION DEVICES MAY BE BATTERY OPERATED. (R314.4 & R315.7)
 - WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRE A PERMIT, SMOKE ALARMS SHALL BE INSTALLED WHERE REQUIRED IN NEW DWELLINGS. (R314.2.2)
 - FOR NEW CONSTRUCTION AND WORK IN AN EXISTING DWELLING, WHERE AN APPLIANCE IS MADE TO AN EXISTING DWELLING OR A FUEL-BURNING APPLIANCE IS ADDED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH OCCUPIABLE LEVEL. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. (R315.2, R315.3)
 - FOR NEW CONSTRUCTION AND WORK IN AN EXISTING DWELLING, WHERE AN APPLIANCE IS MADE TO AN EXISTING DWELLING OR A FUEL-BURNING APPLIANCE IS ADDED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH OCCUPIABLE LEVEL. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. (R315.2, R315.3)
 - RECEPTACLES ON 120 VOLT, 15 AND 20 AMPERE CIRCUITS SHALL BE TAMPER RESISTANT, EXCEPT WHEN LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CEC 406.12)
 - RECEPTACLES SHALL NOT BE INSTALLED IN ZONE MEASURED 3 HORIZONTALLY AND 8 VERTICALLY FROM THE TOP FOR THE BATHUB OR SHOWER SLAT THRESHOLD. (CEC 406.9 (C))

- ROOF NOTES**
- SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
 - RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
 - WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1 & R802.10)
 - SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) BD TOE NAILS PER BLOCK OR PROVIDE CLIPS.
 - FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
 - WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PATTERNS TO BLOCKING BETWEEN RAFTERS.
 - DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

- ADDITIONAL ROOFING NOTES**
- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
- ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 1308 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.
- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

- FIRE RESISTANT CONSTRUCTION NOTES**
- NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
 - EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES SHALL BE 1 HOUR FIRE-RESISTANCE RATED.
 - THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.
 - 1/2" GYP. BOARD AT WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER STAIRS CRC R302.7

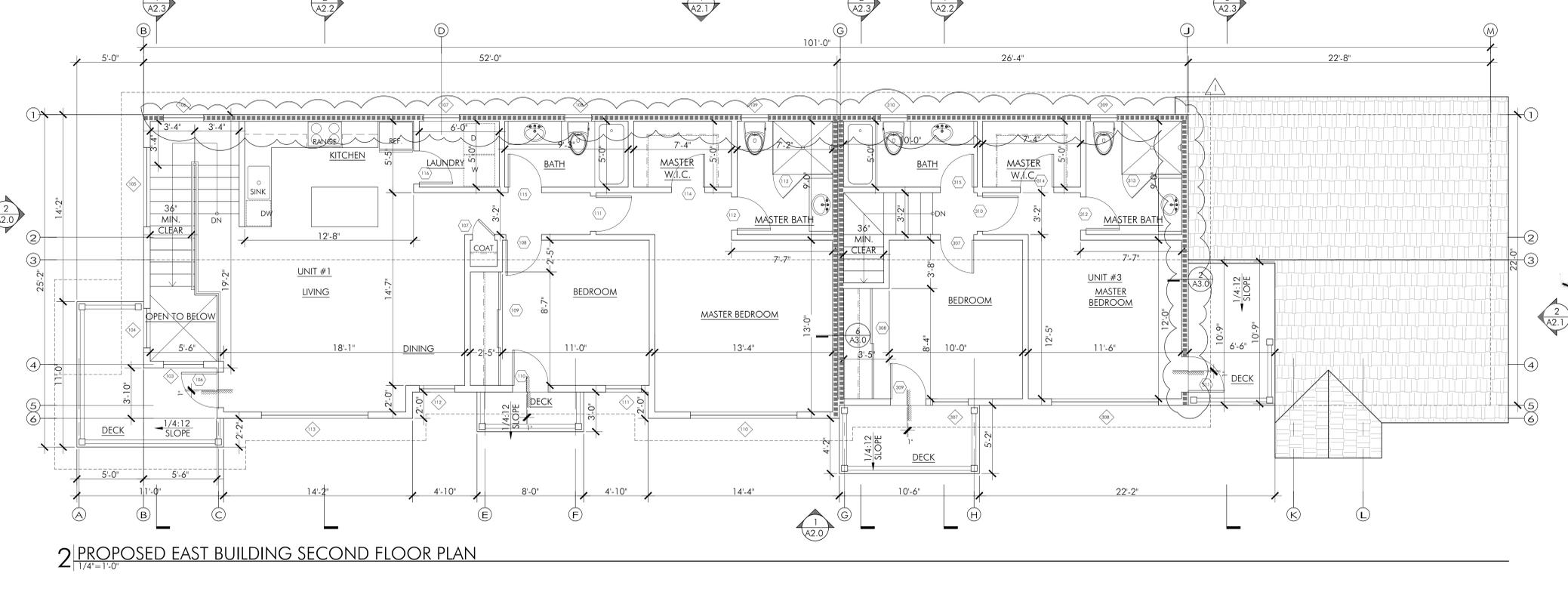
- SYMBOLS LEGEND (NOT ALL SYMBOLS USED)**
- | | |
|---------|---|
| AFCI | SWITCH-CONTROLLED LIGHTING OUTLET W/ AFCI |
| 2S | AFCI 2-WAY LIGHT SWITCH |
| 3S | AFCI 3-WAY LIGHT SWITCH |
| OS | AFCI LIGHT SWITCH W/ OCCUPANCY SENSOR |
| G, H | GAS LINE |
| W, H | WATER LINE |
| HB | HOSE BIB |
| T | TV CABLE |
| AFCI | AFCI SINGLE-POLE LIGHT SWITCH |
| GFCI | 220V DUPLEX OUTLET W/ GROUND-Fault CIRCUIT INTERRUPTER |
| GFCI/VP | 220V DUPLEX OUTLET W/ GROUND-Fault CIRCUIT INTERRUPTER |
| W | WATER-PROOF WALL DUPLEX OUTLET W/ GFCI |
| E | EXHAUST VENT |
| L | LED STRIP LIGHT FIXTURE |
| WP | 220V DUPLEX OUTLET W/ GROUND-Fault CIRCUIT INTERRUPTER |
| WP | FLOOR-MOUNTED 110V OUTLET W/ AFCI |
| WP | HIGH EFFICACY RECESSED CAN LIGHT FIXTURE |
| WP | HIGH EFFICACY RECESSED CAN LIGHT FIXTURE, WATER-PROOF FIXTURE |
| WP | HIGH EFFICACY SURFACE-MOUNTED LIGHT FIXTURE |
| WP | CARBON MONOXIDE DETECTOR |
| WP | SMOKE DETECTOR |
| WP | VENT / HEAT LAMP COMBINATION |
| WP | PENDANT LIGHT |

NEW WALL / CEILING / ROOF INSULATION SUMMARY TABLE

LOCATION / APPLICATION	CONSTRUCTION TYPE	FRAMING SIZE	INSULATION / R-VALUE
EXTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21
ATTIC ROOFS	WOOD-FRAMED CEILING	2X @ 24" O.C.	R-0
FLOORS OVER CRAWLSPACE	WOOD-FRAMED FLOOR	2X @ 16" O.C.	R-19
CEILING (BELOW ATTIC)	WOOD-FRAMED FLOOR	2X @ 24" O.C.	R-49
INTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21

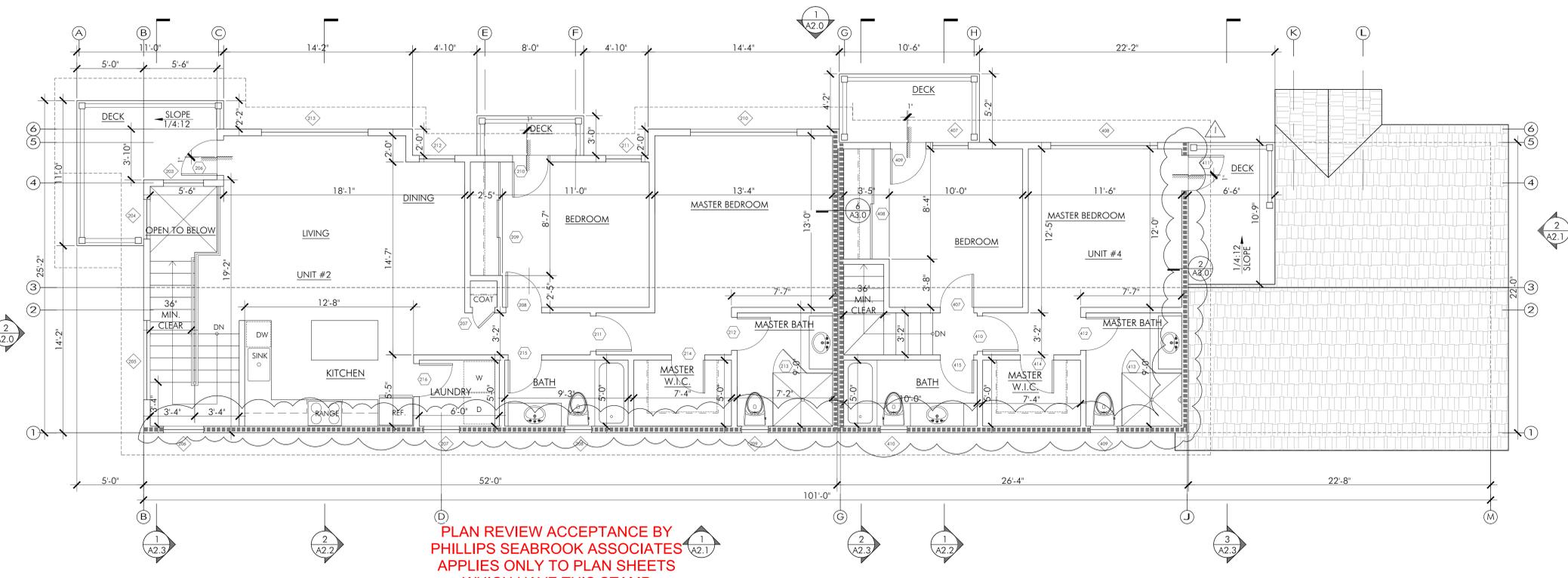
- VENTILATION AND ROOM DIMENSIONS**
- REQUIRED WINDOW AREA FOR LIGHT SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE GLAZED AREA NEED NOT BE OPENABLE FOR VENTILATION WHEN A WHOLE-HOUSE VENTILATION SYSTEM IS INSTALLED. (R303.1)
 - EVERY SLEEPING ROOM AND ANY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MINIMUM NET AREA OF 5.0 SQUARE FEET. THE MINIMUM NET VERTICAL OPENING DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR (R 310.1).
 - BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE WINDOW AT LEAST 3 SQUARE FEET IN AREA, HALF OF WHICH MUST BE OPENABLE, OR MECHANICAL VENTILATION MUST BE PROVIDED. (R303.3) PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
 - EACH BATHROOM CONTAINING A BATHING FACILITY SHALL BE MECHANICALLY VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL. (R303.3.1)
 - PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
 - ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF 40 PERCENT TO 50 PERCENT OF THE VENTS ARE NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF AREA, THEN THE RATIO MAY BE REDUCED TO 1/300. (R806.2) UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF R806.5.
 - ENCLOSED RAFTER SPACES SHALL HAVE A MINIMUM 1 INCH SPACE BETWEEN THE INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF ALL EAVE AND CORNICE VENTS. (R806.3)
 - UNDERFLOOR SPACE SHALL HAVE A VENTILATION OPENING AREA OF 1/150 SQUARE FEET OF UNDERFLOOR AREA. IF A CLASS I VAPOR RETARDER IS USED THE RATIO MAY BE REDUCED TO 1/1500. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER. OPENINGS SHALL BE COVERED WITH A COVERING HAVING OPENINGS NO GREATER THAN 1/4 INCH. (R408.2)
 - HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FEET ABOVE FLOOR LEVEL AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOM. (R303.10)
 - AIR INFILTRATION, INSULATION, SPACE HEATING, SPACE COOLING, WATER HEATING, ETC., SHALL MEET CA ENERGY COMMISSION STANDARDS.
 - ALL HABITABLE ROOMS EXCEPT KITCHENS SHALL BE AT LEAST 70 SQUARE FEET IN AREA AND SHALL HAVE A WIDTH OF AT LEAST 7 FEET. IN ADDITION THERE SHALL BE AT LEAST ONE ROOM WITH A MINIMUM OF 120 SQUARE FEET IN EACH DWELLING. MINIMUM CEILING HEIGHT SHALL BE 7 FEET. SEE CRC FOR EXCEPTIONS. (R304/R305)

- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 - ALL WOOD IN CONTACT WITH THE GROUND.
 - ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - EXPOSED GULLMAS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURING. IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
 - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1). (R703.3.3)
 - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
 - ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD, PER TABLE D OF THE CRC. SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)



- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 - ALL WOOD IN CONTACT WITH THE GROUND.
 - ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - EXPOSED GULLMAS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURING. IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
 - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1). (R703.3.3)
 - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
 - ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD, PER TABLE D OF THE CRC. SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)

- PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES. (CMC CHAPTER 7)
- FUEL BURNING WATER HEATER IS NOT ALLOWED IN BEDROOM OR BATHROOM UNLESS DIRECT VENT TYPE OR COMPLYING WITH CPC 504.1.
- VENT CLOTHES DRYER TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA). VENT LENGTH SHALL BE 14 FEET MAXIMUM AND THE VENT DIAMETER SHALL NOT BE LESS THAN 4 INCHES. (CMC 504.4.2)
- WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30 INCHES IN WIDTH WITH 24 INCH MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
- SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 72 INCHES ABOVE THE FLOOR. (R307.2) PROVIDE CURTAIN ROD OR APPROVED ENCLOSURE MATERIAL.
- PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS. (CPC 603.5.7)
- SAFETY GLAZING SHALL BE REQUIRED WITHIN 24 INCHES OF A DOOR EDGE OR WITHIN 36 INCHES OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM THE FLOOR OR WALKING SURFACE. (R308.4.2 & R308.4.3)
- SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS. (R308.4.1)
- SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM ANY STANDING OR WALKING SURFACE. (R308.4.5)
- WOOD BURNING APPLIANCES SHALL BE EPA PHASE II CERTIFIED IN THE NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT. IN THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT, WOOD BURNING APPLIANCES ARE NOT ALLOWED. (SONOMA COUNTY ORDINANCE)
- PROVIDE A MINIMUM 18 INCH BY 24 INCH FOUNDATION ACCESS THROUGH FLOORS OR A 16 INCH BY 24 INCH FOUNDATION ACCESS THROUGH PERIMETER WALLS WITHIN 5 FEET OF ALL PLUMBING CLEANOUTS. (R408.4, CPC 707.9)
- FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FEET. (R302.11)
- SHOW MINIMUM 22 INCH BY 30 INCH ACCESS OPENING TO ATTIC, IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. (CMC 304.4; R807.1) IN ATTICS IN WHICH AN APPLIANCE IS INSTALLED, AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE SHALL BE REQUIRED. (CMC 903.2.3)
- ROOF CONSTRUCTION AND COVERING SHALL COMPLY WITH R905 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE OF CLASS A FIRE RESISTIVE MATERIAL, SUPPORTED BY SOLID SHEATHING (CHAPTER 7 SONOMA COUNTY CODE).
- STORAGE USE OR PLACEMENT OF A FUEL-BURNING APPLIANCE IN AN UNDERFLOOR AREA MAY TRIGGER THE REQUIREMENT FOR A 1/2 INCH GYPSUM WALLBOARD OR 5/8 INCH WOOD PANEL MEMBRANE ON THE UNDERSIDE OF THE FLOOR-FRAMING MEMBER. SEE SECTION R302.13 OF THE CRC FOR EXCEPTIONS.



2 PROPOSED EAST BUILDING SECOND FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED WEST BUILDING SECOND FLOOR PLAN
1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

902 E. COTATI AVENUE COTATI, CA 94931
 LICENSED ARCHITECT
 JUANCHO C. LISIBORO, JR., A.I.A.
 145 CORE MARELA TOWN CENTER, #228
 CORE MARELA, CALIFORNIA 94925-1711
 (415) 747-4776
 LICENSED ARCHITECT
 JUANCHO C. LISIBORO, JR., A.I.A.
 05.31.25
 13-C-29427
 RENEWAL
 STATE OF CALIFORNIA
 BUILDING PERMIT SET
 A1.3

- GENERAL NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
 - GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME HARDWARE SCHEDULE, AND LIGHT FIXTURE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24.
 - GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK. APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
 - GENERAL CONTRACTOR SHALL COMPLETE & SUBMIT A CONSTRUCTION AND DEMOLITION RECYCLING AND WASTE REDUCTION PLAN FOR APPROVAL BY PUBLIC WORKS DEPT. PRIOR TO PULLING A BUILDING PERMIT. GO TO [HTTP://WWW.CITYOFSANMATEO.ORG/PUBLICWORKS](http://www.cityofsanmateo.org/publicworks) FOR ONLINE FORM.
 - INSTALL (N) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATION TO JUSTIFY SERVICE PANEL AND MAIN BREAKER RATINGS.

- ELECTRICAL NOTES**
- DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIREWALLS. GARAGE TO DWELLING UNIT SEPARATION IS NOT A RATED FIREWALL. (R302.4.2) NEVER INSTALL ELECTRICAL PANELS IN A CLOSET. MAINTAIN A CLEARANCE OF 36 INCHES IN FRONT OF THE PANELS (CEC 110.26).
 - PROVIDE A MINIMUM OF ONE 20 AMPERE RECEPTACLE IN AREAS DESIGNATED FOR LAUNDRY EQUIPMENT. (CEC 210.52F)
 - KITCHENS AND DINING AREAS MUST HAVE A MINIMUM OF TWO 20 AMPERE RECEPTACLES. RECEPTACLES MUST BE INSTALLED IN EVERY COUNTER SPACE 12 INCHES OR WIDER, NOT GREATER THAN 4 FOOT ON CENTER AND WITHIN 24 INCHES OF THE END OF ANY COUNTER SPACE. (CEC 210.52)
 - GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, IN BATHROOMS, IN UNDERCOUNTER SPACES AT OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, IN LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS NOT DEDICATED TO A SINGLE DEVICE OR APPLIANCE. (CEC 210.8) ALL DWELLINGS MUST HAVE AT LEAST ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52E)
 - RECEPTACLES MUST BE INSTALLED AT 12 FOOT ON CENTER MAXIMUM IN WALLS, UNDERCOUNTER SPACES, AND BATHROOM SINKS. (CEC 210.52)
 - BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
 - FURNACES INSTALLED IN ATTICS AND CRAWL SPACES MUST HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT, LIGHT SWITCH, AND RECEPTACLE IN THE SPACE. (CMC 904.10)
 - NEW DWELLINGS MUST HAVE A 120 VOLT POWERED SMOKE ALARM IN EVERY SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, ON EVERY STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS. (R314.3)
 - WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM DEVICES SHALL BE INTERCONNECTED. IF THE PROPOSED SCOPE OF WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES EXPOSING AREAS REQUIRING INSTALLATION DEVICES MAY BE BATTERY OPERATED. (R314.4 & R315.7)
 - WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRE A PERMIT, SMOKE ALARMS SHALL BE INSTALLED WHERE REQUIRED IN NEW DWELLINGS. (R314.2.2)
 - FOR NEW CONSTRUCTION AND WORK IN AN EXISTING DWELLING, WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING OR A FUEL-BURNING APPLIANCE IS ADDED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH OCCUPIABLE LEVEL. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. (R315.2; R315.3)
 - ALL 120 VOLT, 15 AND 20 AMPERE BRANCH CIRCUITS IN DWELLING UNITS EXCEPT THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION. (CEC 210.12)
 - RECEPTACLES ON 120 VOLT, 15 AND 20 AMPERE CIRCUITS SHALL BE TAMPER RESISTANT. EXCEPT WHEN LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CEC 406.12)
 - RECEPTACLES SHALL NOT BE INSTALLED IN ZONE MEASURED 3' HORIZONTALLY AND 6' VERTICALLY FROM THE TOP FOR THE BATHTUB RIM OR SHOWER STALL THRESHOLD. (CEC 406.9 (C))
 - PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 608.3) PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. (CPC 507.2; CRC R301.2.2.10)
 - LIQUEFIED PETROLEUM GAS (LPG) APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION. LPG APPLIANCES SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDERFLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS. (CMC 303.7.1)
 - PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES. (CMC CHAPTER 7)
 - FUEL BURNING WATER HEATER IS NOT ALLOWED IN BEDROOM OR BATHROOM UNLESS DIRECT VENT TYPE OR COMPLYING WITH CPC 504.1.
 - VENT CLOTHES DRYER TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA). VENT LENGTH SHALL BE 14 FEET MAXIMUM AND THE VENT DIAMETER SHALL NOT BE LESS THAN 4 INCHES. (CMC 504.4.2)
 - WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30 INCHES IN WIDTH WITH 24 INCH MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
 - SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 72 INCHES ABOVE THE FLOOR. (R307.2) PROVIDE CURTAIN ROD OR APPROVED ENCLOSURE MATERIAL.
 - PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS. (CPC 603.5.7)
 - SAFETY GLAZING SHALL BE REQUIRED WITHIN 24 INCHES OF A DOOR EDGE OR WITHIN 36 INCHES OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM THE FLOOR OR WALKING SURFACE. (R308.4.2 & R308.4.3)
 - SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS. (R308.4.1)
 - SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM ANY STANDING OR WALKING SURFACE. (R308.4.5)
 - WOOD BURNING APPLIANCES SHALL BE EPA PHASE II CERTIFIED IN THE NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT. IN THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT, WOOD BURNING APPLIANCES ARE NOT ALLOWED. (SONOMA COUNTY ORDINANCE)
 - PROVIDE A MINIMUM 18 INCH BY 24 INCH FOUNDATION ACCESS THROUGH FLOORS OR A 16 INCH BY 24 INCH FOUNDATION ACCESS THROUGH PERIMETER WALLS WITHIN 5 FEET OF ALL PLUMBING CLEANOUTS. (R408.4; CPC 707.9)
 - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES, AND PARALLEL JOINTS OF STUDS OR STAGGERED STUDS, VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FEET. (R302.11)
 - SHOW MINIMUM 22 INCH BY 30 INCH ACCESS OPENING TO ATTIC, IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. (CMC 304.4; R807.1) IN ATTICS IN WHICH AN APPLIANCE IS INSTALLED, AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE SHALL BE REQUIRED. (CMC 903.2.3)
 - ROOF CONSTRUCTION AND COVERING SHALL COMPLY WITH R905 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE OF CLASS A FIRE RESISTIVE MATERIAL, SUPPORTED BY SOLID SHEATHING (CHAPTER 7 SONOMA COUNTY CODE).
 - STORAGE USE OR PLACEMENT OF A FUEL-BURNING APPLIANCE IN AN UNDERFLOOR AREA MAY TRIGGER THE REQUIREMENT FOR A 1/2 INCH Gypsum WALLBOARD OR 5/8 INCH WOOD PANEL MEMBRANE ON THE UNDERSIDE OF THE FLOOR-FRAMING MEMBER. SEE SECTION R302.13 OF THE CRC FOR EXCEPTIONS.

- ROOF NOTES**
- SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
 - RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
 - WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1 & R802.10)
 - SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
 - FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
 - WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
 - DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

- ADDITIONAL ROOF NOTES**
- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
- ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.
- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

- FIRE RESISTANT CONSTRUCTION NOTES**
- NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
 - EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR FIRE RESISTANCE RATED.
 - THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.

- SYMBOLS LEGEND (NOT ALL SYMBOLS USED)**
- | | |
|---|---|
| AFCI SINGLE-POLE LIGHT SWITCH | AFCI SWITCH-CONTROLLED LIGHTING OUTLET W/ AFCI |
| AFCI 2-WAY LIGHT SWITCH | 220V DUPLEX OUTLET W/ GROUND-FAULT CIRCUIT INTERRUPTER |
| AFCI 3-WAY LIGHT SWITCH | FLOOR-MOUNTED 110V OUTLET W/ AFCI |
| AFCI LIGHT SWITCH W/ OCCUPANCY SENSOR | HIGH EFFICACY RECESSED CAN LIGHT FIXTURE |
| GAS LINE | HIGH EFFICACY RECESSED CAN LIGHT FIXTURE; WATER-PROOF FIXTURE |
| WATER LINE | HIGH EFFICACY SURFACE-MOUNTED LIGHT FIXTURE |
| HOSE BIB | CARBON MONOXIDE DETECTOR |
| TV CABLE | SMOKE DETECTOR VENT / HEAT LAMP COMBINATION |
| DUPLEX OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER | PENDANT LIGHT |
| DUPLEX OUTLET W/ GROUND-FAULT CIRCUIT INTERRUPTER | |
| WATER-PROOF WALL DUPLEX OUTLET W/ GFCI | |
| EXHAUST VENT | |
| LED STRIP LIGHT FIXTURE | |

NEW WALL / CEILING / ROOF INSULATION SUMMARY TABLE

LOCATION / APPLICATION	CONSTRUCTION TYPE	FRAMING SIZE	INSULATION / R-VALUE
EXTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21
ATTIC ROOFS	WOOD-FRAMED CEILING	2X @ 24" O.C.	R-0
FLOORS OVER CRAWLSPACE	WOOD-FRAMED FLOOR	2X @ 16" O.C.	R-19
CEILING (BELOW ATTIC)	WOOD-FRAMED FLOOR	2X @ 24" O.C.	R-49
INTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21

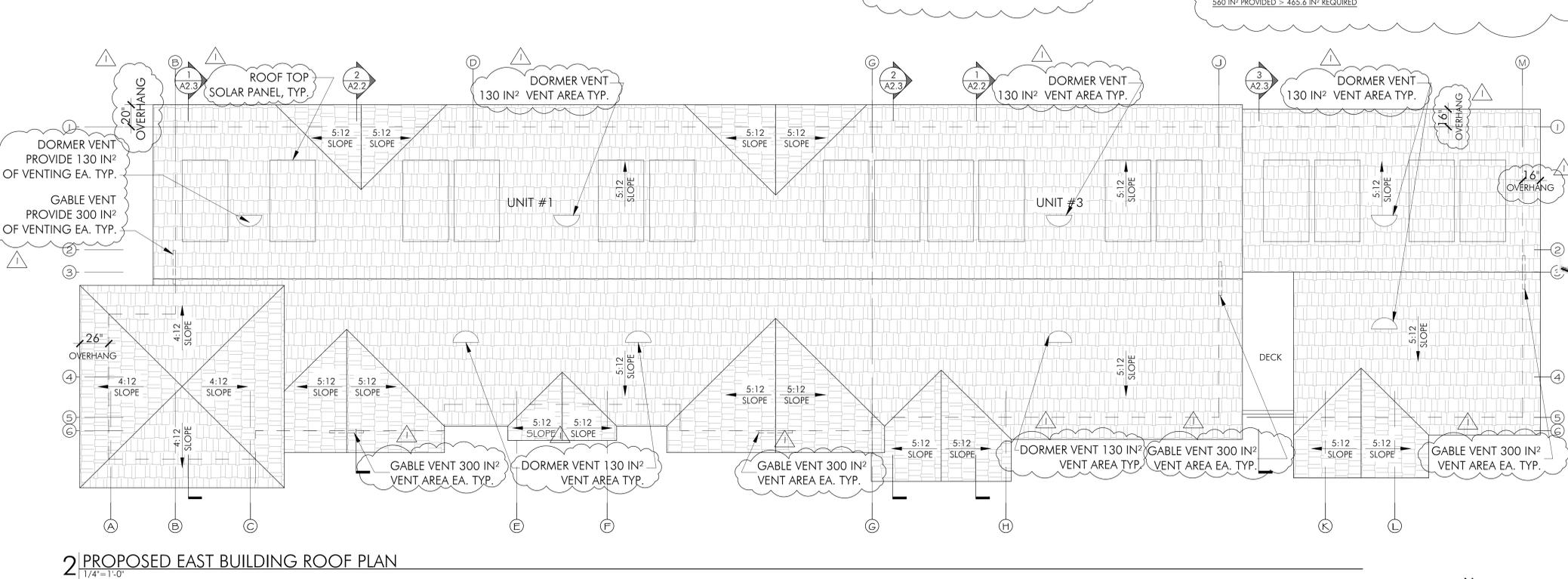
ATTIC VENT CALCULATION:

UNIT #1 & UNIT #3 PORTION ROOF ATTIC AREA: 1,997 FT²
 REQUIRED VENTILATION: 1,997 FT² / 150 = 13.3 FT²
 CONVERT TO IN²: 13.3 FT² X 144 IN²/FT² = 1,917.12 IN²
 PROVIDED VENTILATION:
 (6) DORMER VENTS 130 IN² EA. = 6 X 130 = 780 IN²
 (4) GABLE VENTS 300 IN² EA. = 4 X 300 = 1,200 IN²
 1,980 IN² PROVIDED > 1,917 IN² REQUIRED

ADU ROOF ATTIC AREA: 485 FT²
 REQUIRED VENTILATION: 485 FT² / 150 = 3.23 FT²
 CONVERT TO IN²: 3.23 FT² X 144 IN²/FT² = 465.6 IN²
 PROVIDED VENTILATION:
 (2) DORMER VENTS 130 IN² EA. = 2 X 130 = 260 IN²
 (1) GABLE VENT 300 IN² EA. = 1 X 300 = 300 IN²
 560 IN² PROVIDED > 465.6 IN² REQUIRED

- VENTILATION AND ROOM DIMENSIONS**
- REQUIRED WINDOW AREA FOR LIGHT SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE GLAZED AREA NEED NOT BE OPENABLE FOR VENTILATION WHEN A WHOLE HOUSE VENTILATION SYSTEM IS INSTALLED. (R303.1)
 - EVERY SLEEPING ROOM AND ANY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MINIMUM NET AREA OF 5.0 SQUARE FEET. THE MINIMUM NET VERTICAL OPENING DIMENSION SHALL BE 24 INCHES. THE MINIMUM CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR (R 310.1).
 - BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE WINDOW AT LEAST 3 SQUARE FEET IN AREA, HALF OF WHICH MUST BE OPENABLE, OR MECHANICAL VENTILATION MUST BE PROVIDED. (R303.3) PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
 - EACH BATHROOM CONTAINING A BATHING FACILITY SHALL BE MECHANICALLY VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL. (R303.3.1)
 - PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC80230)
 - ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF 40 PERCENT TO 50 PERCENT OF THE VENTS ARE NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF AREA, THEN THE RATIO MAY BE REDUCED TO 1/300. (R806.2) UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF R806.5.
 - ENCLOSED RAFTER SPACES SHALL HAVE A MINIMUM 1 INCH SPACE BETWEEN THE INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF ALL EAVE AND CORNICE VENTS. (R806.3)
 - UNDERFLOOR SPACE SHALL HAVE A VENTILATION OPENING AREA OF 1/150 SQUARE FEET OF UNDERFLOOR AREA. IF A CLASS I VAPOR RETARDER IS USED THE RATIO MAY BE REDUCED TO 1/1500. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER. OPENINGS SHALL BE COVERED WITH A COVERING HAVING OPENINGS NO GREATER THAN 1/4 INCH. (R408.2)
 - HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FEET ABOVE FLOOR LEVEL AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOM. (R303.10)
 - AIR INFILTRATION, INSULATION, SPACE HEATING, SPACE COOLING, WATER HEATING, ETC., SHALL MEET CA ENERGY COMMISSION STANDARDS.
 - ALL HABITABLE ROOMS EXCEPT KITCHENS SHALL BE AT LEAST 70 SQUARE FEET IN AREA AND SHALL HAVE A WIDTH OF AT LEAST 7 FEET. IN ADDITION THERE SHALL BE AT LEAST ONE ROOM WITH A MINIMUM OF 120 SQUARE FEET IN EACH DWELLING. MINIMUM CEILING HEIGHT SHALL BE 7 FEET. SEE CRC FOR EXCEPTIONS. (R304/R305)

- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 E. ALL WOOD IN CONTACT WITH THE GROUND.
 F. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - EXPOSED GULUAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
 - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1). (R703.3.3)
 - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
 - ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD. PER TABLE OF THE CPC, SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)

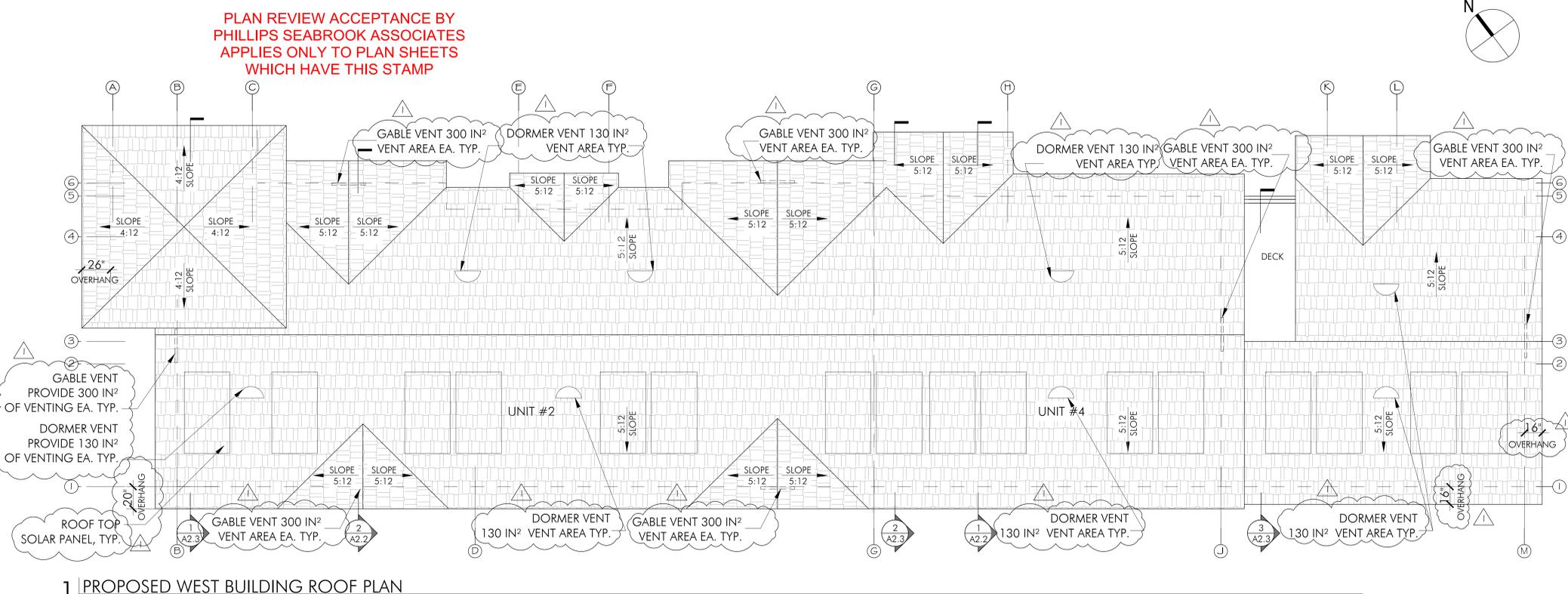


2 | PROPOSED EAST BUILDING ROOF PLAN
1/4" = 1'-0"

**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**

- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 E. ALL WOOD IN CONTACT WITH THE GROUND.
 F. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - EXPOSED GULUAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
 - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1). (R703.3.3)
 - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
 - ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD. PER TABLE OF THE CPC, SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)

- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 E. ALL WOOD IN CONTACT WITH THE GROUND.
 F. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - EXPOSED GULUAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
 - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1). (R703.3.3)
 - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
 - ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD. PER TABLE OF THE CPC, SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)



1 | PROPOSED WEST BUILDING ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

- G1. GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
- G2. GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- G3. GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE, AND WINDOW CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- G4. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24.
- G5. GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK. APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
- G6. GENERAL CONTRACTOR SHALL COMPLETE & SUBMIT A CONSTRUCTION AND DEMOLITION RECYCLING AND WASTE REDUCTION PLAN FOR APPROVAL BY PUBLIC WORKS DEPT. PRIOR TO PULLING A BUILDING PERMIT. GO TO: [HTTP://WWW.CITYOFSANMATEO.ORG/PUBLICWORKS/ONLINE FORM](http://www.cityofsanmateo.org/publicworks/online-form).
- G7. INSTALL (N) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL BUS AND MAIN BREAKER RATINGS.

ELECTRICAL NOTES

- E1. DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 14 SQUARE INCHES IN RATED FIREWALL. GARAGE TO DWELLING UNIT SEPARATION IS NOT A RATED FIREWALL. (R302.4.2). NEVER INSTALL ELECTRICAL PANELS IN A CLOSET. MAINTAIN A CLEARANCE OF 36 INCHES IN FRONT OF THE PANELS (CEC 110.2.6).
- E2. PROVIDE A MINIMUM OF ONE 20 AMPERE RECEPTACLE IN AREAS DESIGNATED FOR LAUNDRY EQUIPMENT. (R802.3.1 & R802.10)
- E3. KITCHENS AND DINING AREAS MUST HAVE A MINIMUM OF TWO 20 AMPERE CIRCUITS. (R802.3.1) RECEPTACLES MUST BE INSTALLED IN EVERY COUNTER SPACE 12 INCHES OR WIDER, NOT GREATER THAN 4 FOOT ON CENTER AND WITHIN 24 INCHES OF THE END OF ANY COUNTER SPACE. (CEC 210.52)
- E4. GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, IN BATHROOMS, IN UNDERCOUNTER SPACES AT OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, IN LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS NOT DEDICATED TO A SINGLE DEVICE OR APPLIANCE. (CEC 210.8) ALL DWELLINGS MUST HAVE AT LEAST ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52E)
- E5. RECEPTACLES MUST BE INSTALLED AT 12 FOOT ON CENTER. MAXIMUM IN WALLS. WALLS LONGER THAN 2 FEET AND HALLS LONGER THAN 10 FEET MUST HAVE A RECEPTACLE. A RECEPTACLE MUST BE PROVIDED WITHIN 3 FEET OF BATHROOM SINKS. (CEC 210.52)
- E6. BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
- E7. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES MUST HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT, LIGHT SWITCH, AND RECEPTACLE IN THE SPACE. (CMC 904.10)
- E8. NEW DWELLINGS MUST HAVE A 120 VOLT POWERED SMOKE ALARM IN EVERY SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, ON EVERY STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS. (R314.3)
- E9. WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM DEVICES SHALL BE INTERCONNECTED. IF THE PROPOSED SCOPE OF WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES EXPOSING AREAS REQUIRING INSTALLATION DEVICES MAY BE BATTERY OPERATED. (R314.4 & R315.7)
- E10. WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRE A PERMIT, SMOKE ALARMS SHALL BE INSTALLED WHERE REQUIRED IN NEW DWELLINGS. (R314.2.2)
- E11. FOR NEW CONSTRUCTION AND WORK IN AN EXISTING DWELLING, WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING OR A FUEL-BURNING APPLIANCE IS ADDED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH OCCUPABLE LEVEL. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. (R315.2; R315.3)
- E12. ALL 120 VOLT, 15 AND 20 AMPERE BRANCH CIRCUITS IN DWELLING UNITS EXCEPT THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION. (CEC 210.12)
- E13. RECEPTACLES ON 120 VOLT, 15 AND 20 AMPERE CIRCUITS SHALL BE TAMPER RESISTANT, EXCEPT WHEN LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CEC 406.17)
- E14. RECEPTACLES SHALL NOT BE INSTALLED IN ZONE MEASURED 3' HORIZONTALLY AND 8' VERTICALLY FROM THE TOP FOR THE BATHUB RIM OR SHOWER STALL THRESHOLD. CEC 406.9 (c)

VENTILATION AND ROOM DIMENSIONS

- V1. REQUIRED WINDOW AREA FOR LIGHT SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE GLAZED AREA NEED NOT BE OPENABLE FOR VENTILATION WHEN A WHOLE HOUSE VENTILATION SYSTEM IS INSTALLED. (R303.1)
- V2. EVERY SLEEPING ROOM AND ANY BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MINIMUM NET AREA OF 5.0 SQUARE FEET. THE MINIMUM NET VERTICAL OPENING DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44 INCHES FROM THE FLOOR (R 310.1).
- V3. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL HAVE WINDOW AT LEAST 3 SQUARE FEET IN AREA, HALF OF WHICH MUST BE OPENABLE, OR MECHANICAL VENTILATION MUST BE PROVIDED. (R303.3) PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC 802.0)
- V4. EACH BATHROOM CONTAINING A BATHING FACILITY SHALL BE MECHANICALLY VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL. (R303.3.1)
- V5. PROVIDE VENTILATION FOR PRODUCTS OF COMBUSTION TO OUTSIDE AIR. (CMC802030)
- V6. ATTIC VENTILATION: 1/150 OF ATTIC AREA. IF 40 PERCENT TO 50 PERCENT OF THE VENTS ARE NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF AREA; THEN THE RATIO MAY BE REDUCED TO 1/300. (R806.2) UNVENTED ATTICS MAY BE ALLOWED IF MEETING THE REQUIREMENTS OF R806.5.
- V7. ENCLOSED RAFTER SPACES SHALL HAVE A MINIMUM 1 INCH SPACE BETWEEN THE INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF ALL EAVE AND CORNICE VENTS. (R806.3)
- V8. UNDERFLOOR SPACE SHALL HAVE A VENTILATION OPENING AREA OF 1/150 SQUARE FEET OF UNDERFLOOR AREA. IF A CLASS I VAPOR RETARDER IS USED THE RATIO MAY BE REDUCED TO 1/1500. ONE OPENING SHALL BE PROVIDED WITHIN 3 FEET OF EACH BUILDING CORNER. OPENINGS SHALL BE COVERED WITH A COVERING HAVING OPENINGS NO GREATER THAN 1/4 INCH. (R408.2)
- V9. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FEET ABOVE FLOOR LEVEL AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOM. (R303.10)
- V10. AIR INFILTRATION, INSULATION, SPACE HEATING, SPACE COOLING, WATER HEATING, ETC., SHALL MEET CA ENERGY COMMISSION STANDARDS.
- V11. ALL HABITABLE ROOMS EXCEPT KITCHENS SHALL BE AT LEAST 70 SQUARE FEET IN AREA AND SHALL HAVE A WIDTH OF AT LEAST 7 FEET. IN ADDITION THERE SHALL BE AT LEAST ONE ROOM WITH A MINIMUM OF 120 SQUARE FEET IN EACH DWELLING. MINIMUM CEILING HEIGHT SHALL BE 7 FEET. SEE CRC FOR EXCEPTIONS. (R304/R305)

WEATHER AND CORROSION DAMAGE PREVENTION TREATMENTS

- W1. NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 - E. ALL WOOD IN CONTACT WITH THE GROUND.
 - F. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
- W2. EXPOSED GULUAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
- W3. WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
- W4. CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
- W5. A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
- W6. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
- W7. ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1). (R703.3.3)
- W8. CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
- W9. ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD, PER TABLE D OF THE CPC. SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)

ROOF NOTES

- R1. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
- R2. RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
- R3. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1 & R802.10)
- R4. SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) BD TOE NAILS PER BLOCK OR PROVIDE CLIPS.
- R5. FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
- R6. WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PATTERN TO BLOCKING BETWEEN RAFTERS.
- R7. DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

ADDITIONAL ROOFING NOTES

- ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.
- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

FIRE RESISTANT CONSTRUCTION NOTES

- 13.1. NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
- 13.2. EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR FIRE-RESISTANCE RATED.
- 13.3. THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.

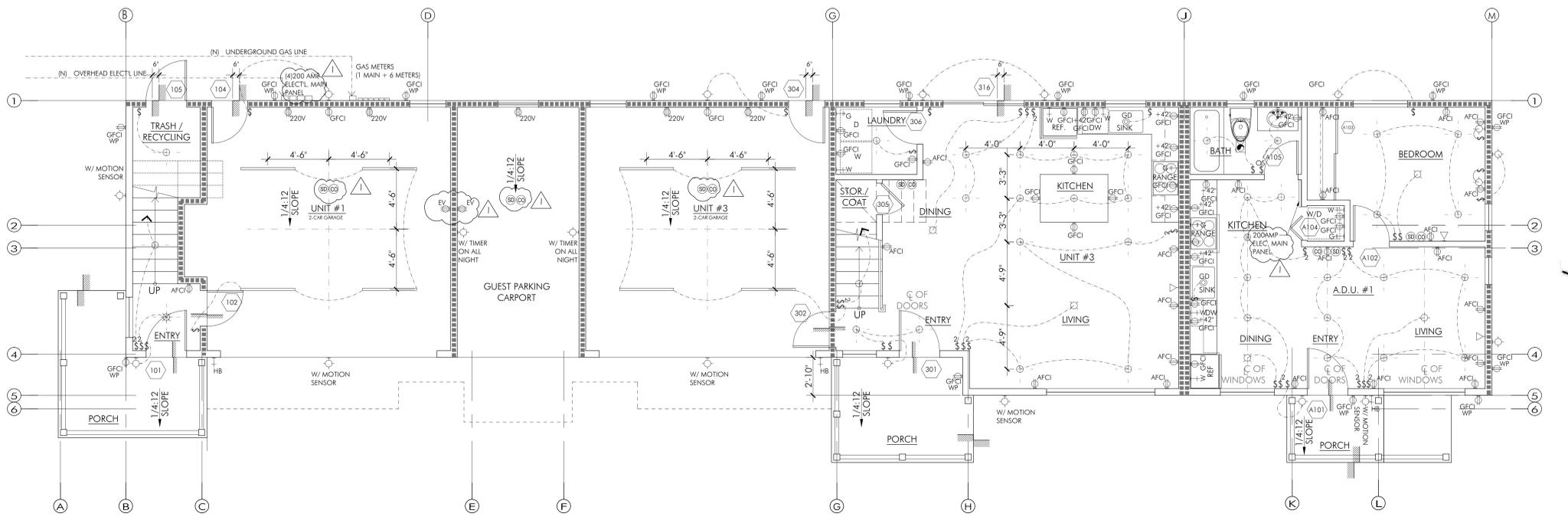
SYMBOLS-LEGEND (NOT ALL SYMBOLS USED)

- AFCI SINGLE-POLE LIGHT SWITCH
- 2W AFCI 2-WAY LIGHT SWITCH
- 3W AFCI 3-WAY LIGHT SWITCH
- OS AFCI LIGHT SWITCH W/ OCCUPANCY SENSOR
- GAS LINE
- WATER LINE
- HOSE BIB
- TV CABLE
- AFCI DUPLEX OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER
- GFCI DUPLEX OUTLET W/ GROUND-FAULT CIRCUIT INTERRUPTER
- GFCI/WP WATER PROOF WALL DUPLEX OUTLET W/ GFCI
- GFCI/VP EXHAUST VENT
- LED STRIP LIGHT FIXTURE
- SWITCH-CONTROLLED LIGHTING OUTLET W/ AFCI
- 220V DUPLEX OUTLET W/ GROUND-FAULT CIRCUIT INTERRUPTER
- FLOOR-MOUNTED 110V OUTLET W/ AFCI
- HIGH EFFICACY RECESSED CAN LIGHT FIXTURE
- HIGH EFFICACY RECESSED CAN LIGHT FIXTURE; WATER-PROOF FIXTURE
- CARBON MONOXIDE DETECTOR
- HIGH EFFICACY SURFACE-MOUNTED LIGHT FIXTURE
- SMOKE DETECTOR
- VENT / HEAT LAMP COMBINATION
- PENDANT LIGHT

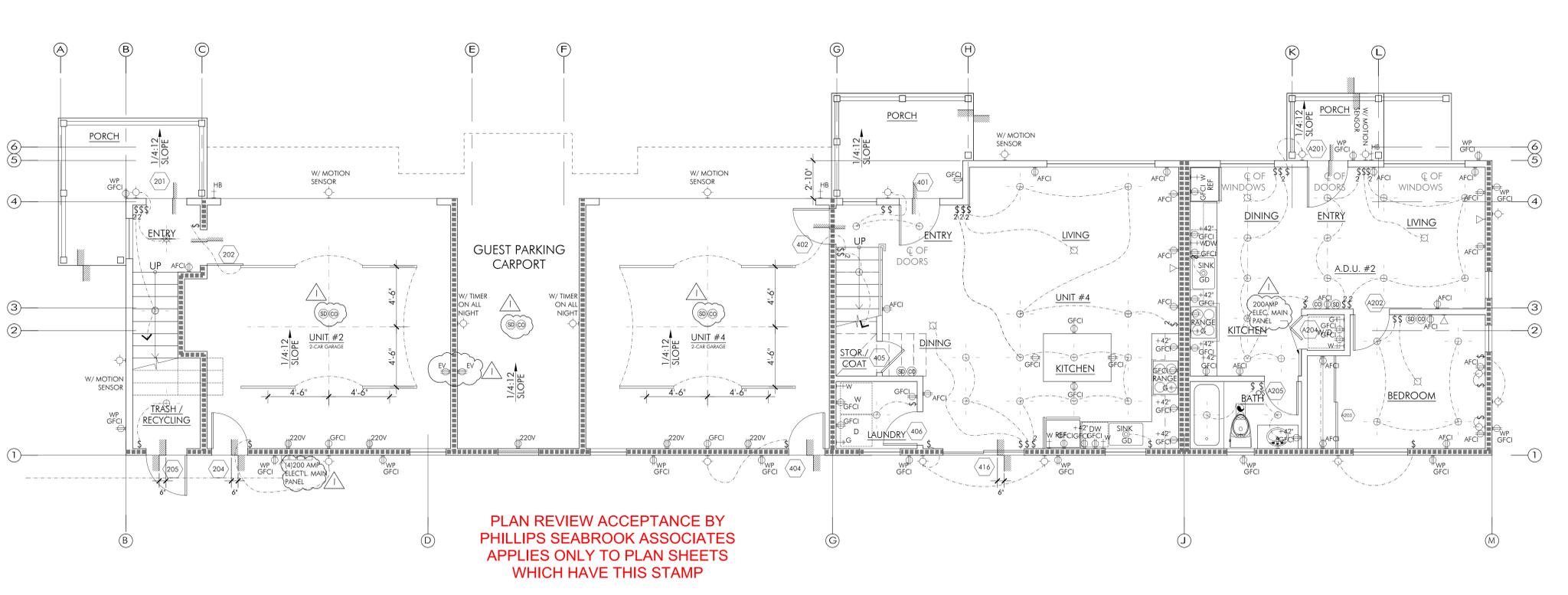
NEW WALL / CEILING / ROOF INSULATION SUMMARY TABLE

LOCATION / APPLICATION	CONSTRUCTION TYPE	FRAMING SIZE	INSULATION / R-VALUE
EXTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21
ATTIC ROOFS	WOOD-FRAMED CEILING	2X @ 24" O.C.	R-0
FLOORS OVER CRAWLSPACE	WOOD-FRAMED FLOOR	2X @ 16" O.C.	R-19
CEILING (BELOW ATTIC)	WOOD-FRAMED FLOOR	2X @ 24" O.C.	R-49
INTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21

NOTE: SPECIFIC LOCATION REQUIREMENTS FOR SMOKE DETECTORS SHALL BE PER CRC R 314.3.3



2 PROPOSED EAST BUILDING GROUND FLOOR POWER & SIGNAL PLAN
1/4" = 1'-0"



1 PROPOSED WEST BUILDING GROUND FLOOR POWER & SIGNAL PLAN
1/4" = 1'-0"

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP



GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
- GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE AND DIMENSIONS OF ALL CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24.
- GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION, GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
- GENERAL CONTRACTOR SHALL COMPLETE & SUBMIT A CONSTRUCTION AND DEMOLITION RECYCLING AND WASTE REDUCTION PLAN FOR APPROVAL BY PUBLIC WORKS DEPT. PRIOR TO PULLING A BUILDING PERMIT. GO TO [HTTP://WWW.CITYOFSANMATEO.ORG/PUBLICWORKS/ONLINEFORM](http://www.cityofsanmateo.org/publicworks/onlineform)
- INSTALL (N) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL BUS AND MAIN BREAKER RATING.

ELECTRICAL NOTES

- DO NOT INSTALL ELECTRICAL PANELS LARGER THAN 16 SQUARE INCHES IN RATED FIREWALLS. GARAGE TO DWELLING UNIT SEPARATION IS NOT A RATED FIREWALL. (R802.4.2). NEVER INSTALL ELECTRICAL PANELS IN A CLOSET. MAINTAIN A CLEARANCE OF 36 INCHES IN FRONT OF THE PANELS (CEC 110.26).
- PROVIDE A MINIMUM OF ONE 20 AMPERE RECEPTACLE IN AREAS DESIGNATED FOR LAUNDRY EQUIPMENT. (CEC 210.52F)
- KITCHENS AND DINING AREAS MUST HAVE A MINIMUM OF TWO 20 AMPERE CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12 INCHES OR WIDER, NOT GREATER THAN 4 FOOT ON CENTER AND WITHIN 24 INCHES OF THE END OF ANY COUNTER SPACE. (CEC 210.52)
- GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, IN BATHROOMS, IN UNDERFLOOR SPACES AT OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, IN LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS NOT DEDICATED TO A SINGLE DEVICE OR APPLIANCE. (CEC 210.8) ALL DWELLINGS MUST HAVE AT LEAST ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52E)
- RECEPTACLES MUST BE INSTALLED AT 12 FOOT ON CENTER MAXIMUM IN WALLS. WALLS LONGER THAN 2 FEET AND HALLS LONGER THAN 10 FEET MUST HAVE A RECEPTACLE. A RECEPTACLE MUST BE PROVIDED WITHIN 3 FEET OF BATHROOM SINKS. (CEC 210.52)
- BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
- FURNACES INSTALLED IN ATTICS AND CRAWL SPACES MUST HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT, LIGHT SWITCH, AND RECEPTACLE IN THE SPACE. (CMC 904.10)
- NEW DWELLINGS MUST HAVE A 120 VOLT POWERED SMOKE ALARM IN EVERY SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, ON EVERY STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS. (R314.3)
- WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM DEVICES SHALL BE INTERCONNECTED. IF THE PROPOSED SCOPE OF WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING, FINISHES EXPOSING AREAS REQUIRING INSTALLATION DEVICES MAY BE BATTERY OPERATED. (R314.4 & R315.7)
- WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRE A PERMIT, SMOKE ALARMS SHALL BE INSTALLED WHERE REQUIRED IN NEW DWELLINGS. (R314.2.2)
- FOR NEW CONSTRUCTION AND WORK IN AN EXISTING DWELLING, WHERE AN ADDITION IS MADE TO AN EXISTING DWELLING OR A FUEL-BURNING APPLIANCE IS ADDED, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN SLEEPING ROOMS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH OCCUPABLE LEVEL. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE. (R315.2; R315.3)
- ALL 120 VOLT, 15 AND 20 AMPERE BRANCH CIRCUITS IN DWELLING UNITS EXCEPT THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION. (CEC 210.12)
- RECEPTACLES ON 120 VOLT, 15 AND 20 AMPERE CIRCUITS SHALL BE TAMPER RESISTANT, EXCEPT WHEN LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR OR WHEN PART OF A LUMINAIRE OR APPLIANCE. (CEC 406.12)
- RECEPTACLES SHALL NOT BE INSTALLED IN ZONE MEASURED 3' HORIZONTALLY AND 8' VERTICALLY FROM THE TOP FOR THE BATHUB RIM OR SHOWER STALL THRESHOLD. CEC 406.9 (C)
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 608.3) PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. (CPC 507.2, CRC R301.2.2.10)
- LIQUEFIED PETROLEUM GAS (LPG) APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION. LPG APPLIANCES SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDERFLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS (CMC 303.7.1)
- PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES. (CMC CHAPTER 7)
- FUEL BURNING WATER HEATER IS NOT ALLOWED IN BEDROOM OR BATHROOM UNLESS DIRECT VENT TYPE OR COMPLYING WITH CPC 504.1.
- VENT CLOTHES DRYER TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA). VENT LENGTH SHALL BE 14 FEET MAXIMUM AND THE VENT DIAMETER SHALL NOT BE LESS THAN 4 INCHES. (CMC 504.4.2)
- WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30 INCHES IN WIDTH WITH 24 INCH MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
- SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 72 INCHES ABOVE THE FLOOR. (R307.2). PROVIDE CURTAIN ROD OR APPROVED ENCLOSURE MATERIAL.
- PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS. (CPC 603.5.7)
- SAFETY GLAZING SHALL BE REQUIRED WITHIN 24 INCHES OF A DOOR EDGE OR WITHIN 36 INCHES OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM THE FLOOR OR WALKING SURFACE. (R308.4.2 & R308.4.3)
- SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS. (R308.4.1)
- SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES FROM ANY STANDING OR WALKING SURFACE. (R308.4.5)
- WOOD BURNING APPLIANCES SHALL BE EPA PHASE II CERTIFIED IN THE NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT. IN THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT, WOOD BURNING APPLIANCES ARE NOT ALLOWED. (SONOMA COUNTY ORDINANCE)
- PROVIDE A MINIMUM 18 INCH BY 24 INCH FOUNDATION ACCESS THROUGH FLOORS OR A 16 INCH BY 24 INCH FOUNDATION ACCESS THROUGH PERIMETER WALLS WITHIN 5 FEET OF ALL PLUMBING CLEANOUTS. (R408.4; CPC 107.9)
- FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FEET. (R302.11)
- SHOW MINIMUM 22 INCH BY 30 INCH ACCESS OPENING TO ATTIC, IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. (CMC 304.4; R807.1) IN ATTICS IN WHICH AN APPLIANCE IS INSTALLED, AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE SHALL BE REQUIRED. (CMC 903.2.3)
- ROOF CONSTRUCTION AND COVERING SHALL COMPLY WITH R905 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE OF CLASS A FIRE RESISTIVE MATERIAL, SUPPORTED BY SOLID SHEATHING (CHAPTER 7 SONOMA COUNTY CODE).
- STORAGE USE OR PLACEMENT OF A FUEL-BURNING APPLIANCE IN AN UNDERFLOOR AREA MAY TRIGGER THE REQUIREMENT FOR A 1/2 INCH GYPSUM WALLBOARD OR 5/8 INCH WOOD PANEL MEMBRANE ON THE UNDERSIDE OF THE FLOOR-FRAMING MEMBER. SEE SECTION R302.13 OF THE CRC FOR EXCEPTIONS.

ROOF NOTES

- SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
- RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
- WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1)
- SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
- FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
- WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PATTERN TO BLOCKING BETWEEN RAFTERS.
- DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

ADDITIONAL ROOF NOTES

- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
 - ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.
- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE LAYERED SHINGLE CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT UNDERLAYMENT SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

FIRE RESISTANT CONSTRUCTION NOTES

- NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
- EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES SHALL BE 1 HOUR FIRE RESISTANCE RATED.
- THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.

SYMBOLS LEGEND (NOT ALL SYMBOLS USED)

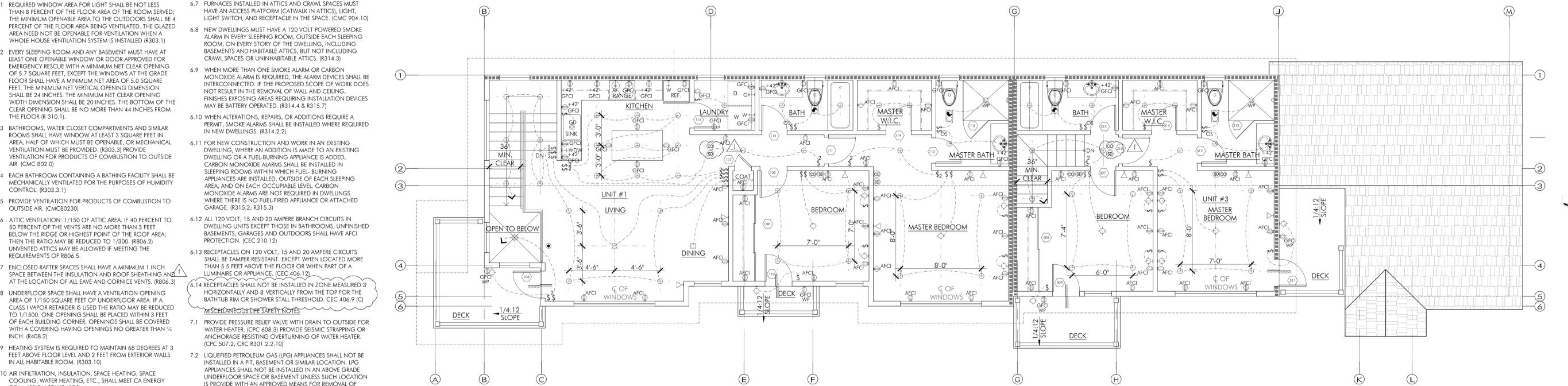
- AFCI SINGLE-POLE LIGHT SWITCH
- AFCI 2-WAY LIGHT SWITCH
- AFCI 3-WAY LIGHT SWITCH
- AFCI LIGHT SWITCH W/ OCCUPANCY SENSOR
- GAS LINE
- WATER LINE
- HOSE BIB
- TV CABLE
- DUPLEX OUTLET W/ AFCI FAULT CIRCUIT INTERRUPTER
- DUPLEX OUTLET W/ GROUND-FAULT CIRCUIT INTERRUPTER
- WATER-PROOF WALL DUPLEX OUTLET W/ GFCI
- EXHAUST VENT
- LED STRIP LIGHT FIXTURE
- SWITCH-CONTROLLED LIGHTING OUTLET W/ AFCI
- 220V DUPLEX OUTLET W/ GROUND-FAULT CIRCUIT INTERRUPTER
- FLOOR-MOUNTED 110V OUTLET W/ AFCI
- HIGH EFFICACY RECESSED CAN LIGHT FIXTURE
- HIGH EFFICACY RECESSED CAN LIGHT FIXTURE; WATER-PROOF
- HIGH EFFICACY RECESSED CAN LIGHT FIXTURE W/ WASH-LIT FEATURE
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- VENT / HEAT LAMP COMBINATION
- PENDANT LIGHT

NEW WALL / CEILING / ROOF INSULATION SUMMARY TABLE

LOCATION / APPLICATION	CONSTRUCTION TYPE	FRAMING SIZE	INSULATION / R-VALUE
EXTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21
ATTIC ROOFS	WOOD-FRAMED CEILING	2X @ 24" O.C.	R-0
FLOORS OVER CRAWLSPACE	WOOD-FRAMED FLOOR	2X @ 16" O.C.	R-19
CEILING (BELOW ATTIC)	WOOD-FRAMED FLOOR	2X @ 24" O.C.	R-49
INTERIOR WALLS	WOOD-FRAMED WALL	2X @ 16" O.C.	R-21

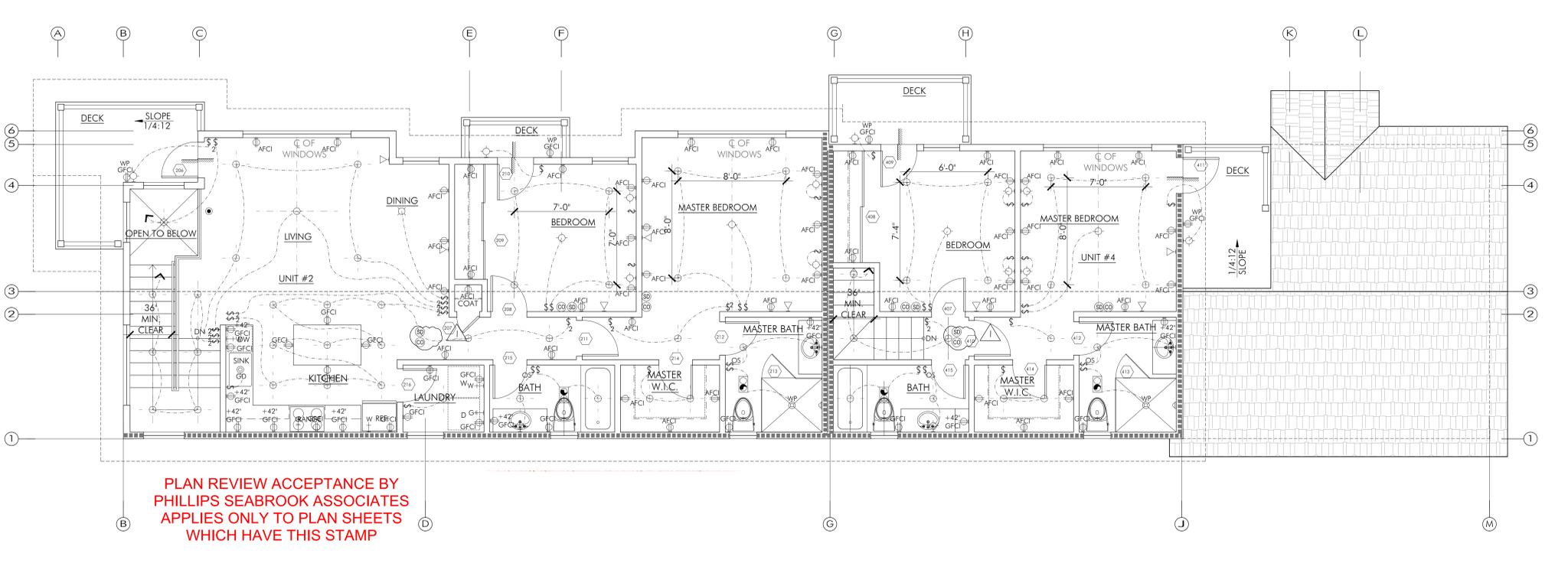
NOTE: SPECIFIC LOCATION REQUIREMENTS FOR SMOKE DETECTORS SHALL BE PER CRC R 314.3.3

- WALL LEGEND**
- NEW 2X WOOD STUD WALLS
 - 1-HR. RATED 2X WOOD STUD WALLS



2 PROPOSED EAST BUILDING SECOND FLOOR POWER & SIGNAL PLAN
1/4"=1'-0"

- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - C. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 - E. ALL WOOD IN CONTACT WITH THE GROUND.
 - F. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - EXPOSED GULNAMs SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
 - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION RESISTANT AND FASTENED IN ACCORDANCE WITH CRC TABLE R703.3(1), (R703.3.3)
 - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.4)
 - ALL ROOF AREAS OF BUILDINGS SHALL BE PROVIDED WITH GUTTERS OR ROOF DRAINS. PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4 INCH PER FOOT, MINIMUM) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS. PRIMARY ROOF DRAINS SHALL BE DESIGNED BASED ON A 60 MINUTE STORM WITH A 100 YEAR RETURN PERIOD, PER TABLE D OF THE CPC. SECONDARY ROOF DRAINS SHALL BE PROVIDED NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE (CPC 1101.12)



1 PROPOSED WEST BUILDING SECOND FLOOR POWER & SIGNAL PLAN
1/4"=1'-0"

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP





FIRE DEPARTMENT ACCESS & EQUIPMENT SITE PLAN GENERAL NOTES:

GENERAL NOTES:

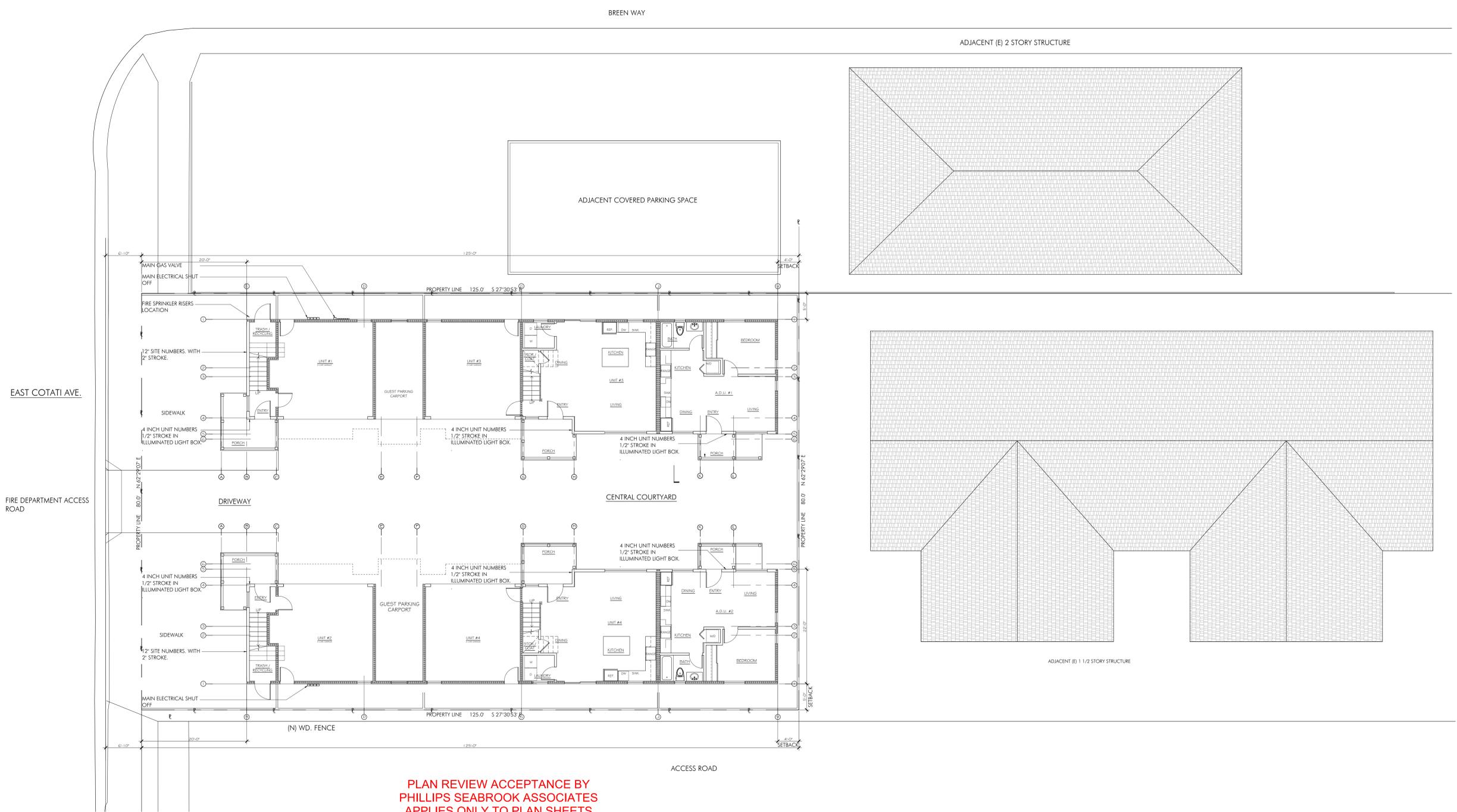
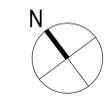
NO EXISTING FIRE HYDRANTS AT SITE
NO PROPOSED NEW FIRE HYDRANTS AT SITE

FIRE FLOW INFORMATION:

NFPA 13R EQUIPPED EAST BUILDING AREA = 2,829 SQ.FT.
NFPA 13R EQUIPPED SOUTH BUILDING AREA = 2,829 SQ.FT.
TYPE VB BUILDING 0-3,600 SQ.FT. FIRE FLOW (GALLONS PER MINUTE) = 1,500 GPM.

KNOX BOX INFORMATION:

NO KNOX BOXES ARE REQUIRED AS THERE ARE NOT SECURITY GATE AT PROPERTY TO RESTRICT ACCESS.



PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP





NOTES FOR FIGURE 6H-6—TYPICAL APPLICATION 6
SHOULDER WORK WITH MINOR ENCROACHMENT

- GUIDANCE:**
- ALL LANES SHOULD BE A MINIMUM OF 10 FEET IN WIDTH AS MEASURED TO THE NEAR FACE OF THE CHANNELIZING DEVICES.
 - THE TREATMENT SHOWN SHOULD BE USED ON A MINOR ROAD HAVING LOW SPEEDS. FOR HIGHER-SPEED TRAFFIC CONDITIONS, A LANE CLOSURE SHOULD BE USED.
- OPTION:**
- FOR SHORT-TERM USE ON LOW-VOLUME, LOW-SPEED ROADWAYS WITH VEHICULAR TRAFFIC THAT DOES NOT INCLUDE LONGER AND WIDER HEAVY COMMERCIAL VEHICLES, A MINIMUM LANE WIDTH OF 9 FEET MAY BE USED.
 - WHERE THE OPPOSITE SHOULDER IS SUITABLE FOR CARRYING VEHICULAR TRAFFIC AND OF ADEQUATE WIDTH, LANES MAY BE SHIFTED BY USE OF CLOSELY-SPACED CHANNELIZING DEVICES, PROVIDED THAT THE MINIMUM LANE WIDTH OF 10 FEET IS MAINTAINED.
 - ADDITIONAL ADVANCE WARNING MAY BE APPROPRIATE, SUCH AS A ROAD NARROWS SIGN.
 - TEMPORARY TRAFFIC BARRIERS MAY BE USED ALONG THE WORK SPACE.
 - THE SHADOW VEHICLE MAY BE OMITTED IF A TAPER AND CHANNELIZING DEVICES ARE USED.
 - A TRUCK-MOUNTED ATTENUATOR MAY BE USED ON THE SHADOW VEHICLE.
 - FOR SHORT-DURATION WORK, THE TAPER AND CHANNELIZING DEVICES MAY BE OMITTED IF A SHADOW VEHICLE WITH ACTIVATED HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS IS USED.
 - VEHICLE HAZARD WARNING SIGNALS MAY BE USED TO SUPPLEMENT HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.
- STANDARD:**
- VEHICLE-MOUNTED SIGNS SHALL BE MOUNTED IN A MANNER SUCH THAT THEY ARE NOT OBSCURED BY EQUIPMENT OR SUPPLIES. SIGN LEGENDS ON VEHICLE-MOUNTED SIGNS SHALL BE COVERED OR TURNED FROM VIEW WHEN WORK IS NOT IN PROGRESS.
 - SHADOW AND WORK VEHICLES SHALL DISPLAY HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.
 - VEHICLE HAZARD WARNING SIGNALS SHALL NOT BE USED INSTEAD OF THE VEHICLE'S HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.
- GUIDANCE:**
- ALL ADVANCE WARNING SIGNS SHOULD BE PLACED SO THAT THE PATH OF TRAVEL FOR BICYCLES IS NOT BLOCKED, WHILE MAINTAINING VISIBILITY FOR ROAD USERS.
 - WHEN EXISTING ACCOMMODATIONS FOR BICYCLE TRAVEL ARE DISRUPTED OR CLOSED IN A LONG-TERM DURATION PROJECT (SEE SECTION 6G.02) AND THE ROADWAY WIDTH IS INADEQUATE FOR ALLOWING BICYCLISTS AND MOTOR VEHICLES TO TRAVEL SIDE BY SIDE, THE BICYCLE WARNING (W11.1) SIGN AND THE SHARE THE ROAD (W16.1P) PLAQUE SHOULD BE USED TO ADVISE MOTORISTS OF THE PRESENCE OF BICYCLISTS IN THE TRAVEL WAY LANES.
 - EXCEPT FOR SHORT DURATIONS AND MOBILE OPERATIONS, WHEN A HIGHWAY SHOULDER IS OCCUPIED AND BICYCLISTS WOULD BE SHARING A LANE WITH VEHICULAR TRAFFIC, AS A RESULT OF THE TTC ZONE, SPEED REDUCTION COUNTERMEASURES SHOULD BE USED TO REDUCE TRAFFIC SPEEDS IN THE TTC ZONE. REFER TO SECTIONS 6C.01 AND 6D.03.
 - EXCEPT FOR SHORT DURATIONS AND MOBILE OPERATIONS, WHEN A HIGHWAY SHOULDER IS OCCUPIED AND BICYCLISTS WOULD BE SHARING A LANE WITH VEHICULAR TRAFFIC, AS A RESULT OF THE TTC ZONE, BEFORE NARROWING THE OUTSIDE LANE OTHER MEASURES SUCH AS WIDENING THE OUTSIDE SHOULDER TO ALLOW BICYCLISTS AND MOTOR VEHICLES TO TRAVEL SIDE BY SIDE THROUGH THE TTC ZONE SHOULD BE CONSIDERED.
 - IF TRAFFIC VOLUMES MAKE IT FEASIBLE, THE TWO LEFT LANES SHOULD BE MERGED INTO ONE LANE TO AVOID USING THE SHOULDER AS A TRAVELED WAY LANE AND ALLOWING CONTINUED USE FOR EMERGENCY PURPOSES AND BICYCLE TRAVEL.
 - WHEN EXISTING ACCOMMODATIONS FOR BICYCLE TRAVEL ARE DISRUPTED OR CLOSED IN A LONG-TERM DURATION PROJECT (SEE SECTION 6G.02) AND THE ROADWAY WIDTH IS INADEQUATE FOR ALLOWING BICYCLISTS AND MOTOR VEHICLES TO TRAVEL SIDE BY SIDE, A SEPARATE PATH SHOULD BE CONSIDERED FOR BICYCLISTS.

NOTES FOR FIGURE 6H-1. TYPICAL APPLICATION 1
WORK BEYOND THE SHOULDER

- GUIDANCE:**
- IF THE WORK SPACE IS IN THE MEDIAN OF A DIVIDED HIGHWAY, AN ADVANCE WARNING SIGN SHOULD ALSO BE PLACED ON THE LEFT SIDE OF THE DIRECTIONAL ROADWAY.
- OPTION:**
- THE ROAD WORK AHEAD SIGN OR WORKERS (W21-1A) SIGN MAY BE REPLACED WITH OTHER APPROPRIATE SIGNS SUCH AS THE SHOULDER WORK SIGN. THE SHOULDER WORK SIGN MAY BE USED FOR WORK ADJACENT TO THE SHOULDER.
 - THE ROAD WORK AHEAD SIGN OR WORKERS (W21-1A) SIGN MAY BE OMITTED WHERE THE WORK SPACE IS BEHIND A BARRIER, MORE THAN 24 INCHES BEHIND THE CURB, OR 15 FEET OR MORE FROM THE EDGE OF ANY ROADWAY.
 - FOR SHORT-TERM, SHORT DURATION OR MOBILE OPERATION, ALL SIGNS AND CHANNELIZING DEVICES MAY BE ELIMINATED IF A VEHICLE WITH ACTIVATED HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS IS USED.
 - VEHICLE HAZARD WARNING SIGNALS MAY BE USED TO SUPPLEMENT HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.
- STANDARD:**
- VEHICLE HAZARD WARNING SIGNALS SHALL NOT BE USED INSTEAD OF THE VEHICLE'S HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.

NOTES FOR FIGURE 6H-105 (CA). TYPICAL APPLICATION 105 (CA)
LANE SHIFT ON ROAD WITH LOW TRAFFIC VOLUME

- GUIDANCE:**
- THE LANES ON EITHER SIDE OF THE CENTER WORK SPACE SHOULD HAVE A MINIMUM WIDTH OF 10 FEET AS MEASURED FROM THE NEAR EDGE OF THE CHANNELIZING DEVICES TO THE EDGE OF PAVEMENT OR THE OUTSIDE EDGE OF PAVED SHOULDER.
 - ALL ADVANCE WARNING SIGNS SHOULD BE PLACED SO THAT THE PATH OF TRAVEL FOR BICYCLES IS NOT BLOCKED WHILE MAINTAINING VISIBILITY FOR ROAD USERS.
- STANDARD:**
- WORKERS IN THE ROADWAY SHALL WEAR HIGH-VISIBILITY SAFETY APPAREL AS DESCRIBED IN SECTION 6D.03.
- OPTION:**
- FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ADVANCE WARNING SIGNS.
 - IF THE CLOSURE CONTINUES OVERNIGHT, WARNING LIGHTS MAY BE USED ON THE CHANNELIZING DEVICES.
 - A LANE WIDTH OF 9 FEET MAY BE USED FOR SHORT-TERM STATIONARY WORK ON LOW-VOLUME, LOW-SPEED ROADWAYS WHEN MOTOR VEHICLE TRAFFIC DOES NOT INCLUDE LONGER AND WIDER HEAVY COMMERCIAL VEHICLES.
 - A WORK VEHICLE DISPLAYING HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS MAY BE USED INSTEAD OF THE CHANNELIZING DEVICES FORMING THE TAPERS OR THE HIGH-LEVEL WARNING DEVICES.
 - VEHICLE HAZARD WARNING SIGNALS MAY BE USED TO SUPPLEMENT HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.
- STANDARD:**
- VEHICLE HAZARD WARNING SIGNALS SHALL NOT BE USED INSTEAD OF THE VEHICLE'S HIGH-INTENSITY ROTATING, FLASHING, OSCILLATING, OR STROBE LIGHTS.

** THE COLUMN HEADINGS A, B, AND C ARE THE DIMENSIONS SHOWN IN FIGURES 6H-1 THROUGH 6H-46. THE 'A' DIMENSION IS THE DISTANCE FROM THE TRANSITION OR POINT OF RESTRICTION TO THE FIRST SIGN. THE 'B' DIMENSION IS THE DISTANCE BETWEEN THE FIRST AND SECOND SIGNS. THE 'C' DIMENSION IS THE DISTANCE BETWEEN THE SECOND AND THIRD SIGNS. (THE 'FIRST SIGN' IS THE SIGN IN A THREE-SIGN SERIES THAT IS CLOSEST TO THE TTC ZONE. THE 'THIRD SIGN' IS THE SIGN THAT IS FURTHEST UPSTREAM FROM THE TTC ZONE.)

*** POSTED SPEED LIMIT, OFF-PEAK 85TH PERCENTILE SPEED PRIOR TO WORK STARTING, OR OTHER ANTICIPATED OPERATING SPEED IN MPH.

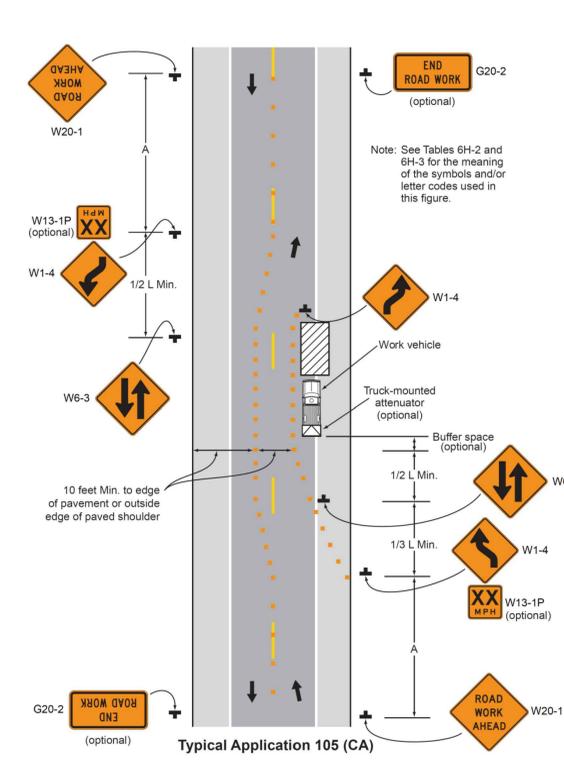
ROAD TYPE	DISTANCE BETWEEN SIGNS **		
	A	B	C
URBAN - 25 MPH OR LESS ***	100 FEET	100 FEET	100 FEET
URBAN - MORE THAN 25 MPH TO 40 MPH ***	250 FEET	250 FEET	250 FEET
URBAN - MORE THAN 40 MPH ***	350 FEET	350 FEET	350 FEET
RURAL	500 FEET	500 FEET	500 FEET

5 TABLE 6H-3. RECOMMENDED ADVANCE WARNING SIGN SPACING

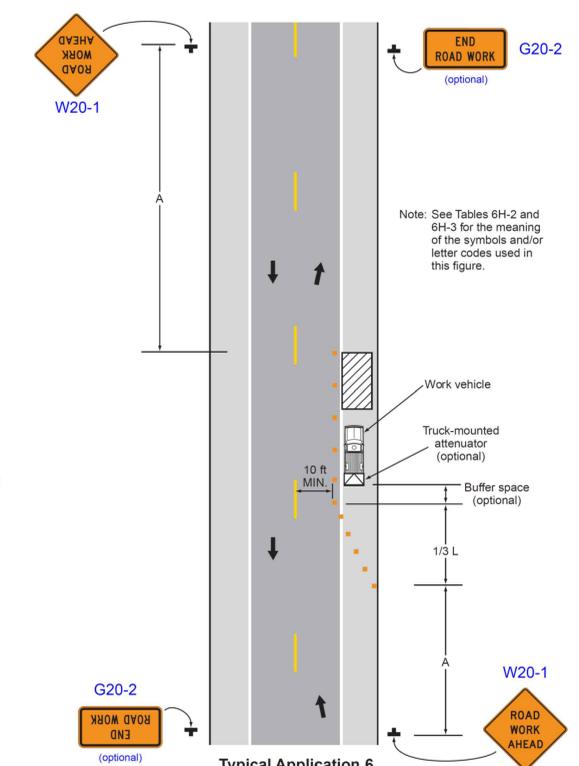
Table 6H-2. Meaning of Symbols on Typical Application Diagrams

	Arrow board		Shadow vehicle
	Arrow board support or trailer (shown facing down)		Sign (shown facing left)
	Changeable message sign or support trailer		Surveyor
	Channelizing device		Temporary barrier
	Crash cushion		Temporary barrier with warning light
	Direction of temporary traffic detour		Traffic or pedestrian signal
	Direction of traffic		Truck-mounted attenuator
	Flagger		Type 3 barricade
	High-level warning device (Flag tree)		Warning light
	Longitudinal channelizing device		Work space
	Luminaire		Work vehicle
	Pavement markings that should be removed for a long-term project		

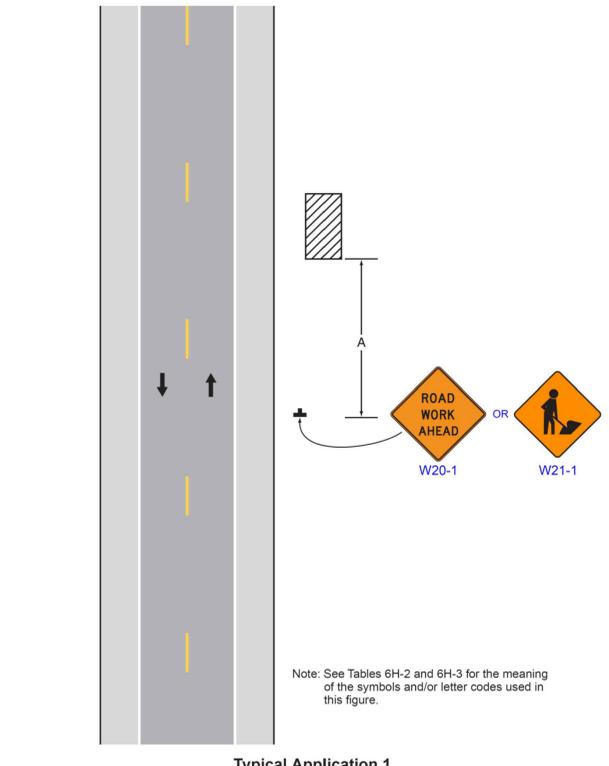
4 TABLE 6H-2. MEANING OF SYMBOLS (NOT ALL SYMBOLS USED)



3 FIGURE 6H-105. LANE SHIFT ON ROAD WITH LOW TRAFFIC VOLUME (TA-105)



2 FIGURE 6H-6. SHOULDER WORK WITH MINOR ENCROACHMENT (TA-6)



1 FIGURE 6H-1. WORK BEYOND THE SHOULDER (TA-1)

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



GENERAL NOTES

- G1. GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
- G2. GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- G3. GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE, AND DOOR HARDWARE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- G4. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24
- G5. GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
- G6. INSTALL (N) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL BUS AND MAIN BREAKER RATING.

WEATHER AND CORROSION DAMAGE PREVENTION MEASURES

- 4.1. NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A

- E. ALL WOOD IN CONTACT WITH THE GROUND.
- G. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
- 4.2. EXPOSED GULUMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
- 4.3. WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
- 4.4. CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
- 4.5. A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
- 4.6. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)

ROOF NOTES

- 11.1. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
- 11.2. RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
- 11.3. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING

- SHALL BE PROVIDED. (R802.3.1 & R802.10)
- 11.4. SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
- 11.5. FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
- 11.6. WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
- 11.7. DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

ADDITIONAL ROOF NOTES

- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
 - ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.

PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
 ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

FIRE RESISTANT CONSTRUCTION NOTES

- 13.1. NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
- 13.2. EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR FIRE-RESISTANCE RATED.
- 13.3. THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.



2 PROPOSED EXTERIOR ELEVATION - STREET VIEW
 1/4"=1'-0"



1 PROPOSED COURTYARD EXTERIOR ELEVATION - SOUTH VIEW
 1/4"=1'-0"

**PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP**

902
 E. COTATI AVENUE
 COTATI, CA 94931

04.20.23 BUILDING PERMIT
 08.10.23 BUILDING COMMENTS

LEGEND ARCHITECTURE
 JUANCHO C. LISIDORO, JR., A.I.A.
 145 CORRE MANERA TOWN CENTER, #228
 CORRE MANERA, CALIFORNIA 94925-1711
 (415) 747-4776



BUILDING PERMIT SET

PROPOSED EXTERIOR ELEVATIONS

A2.0

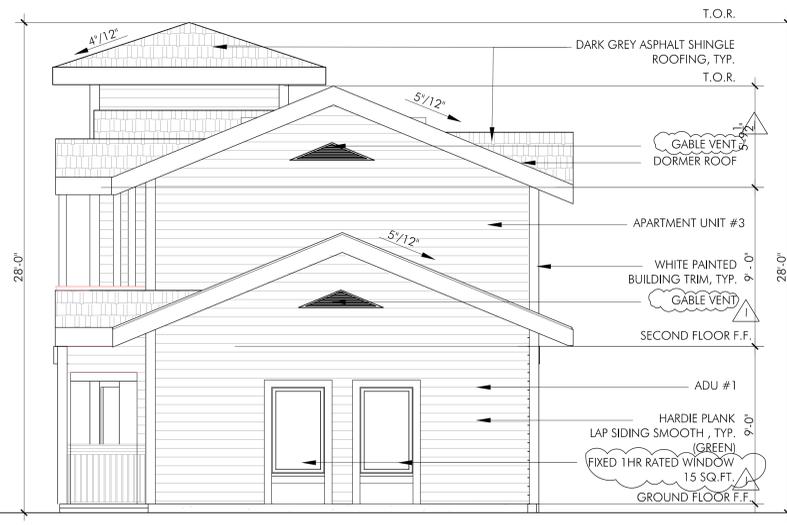
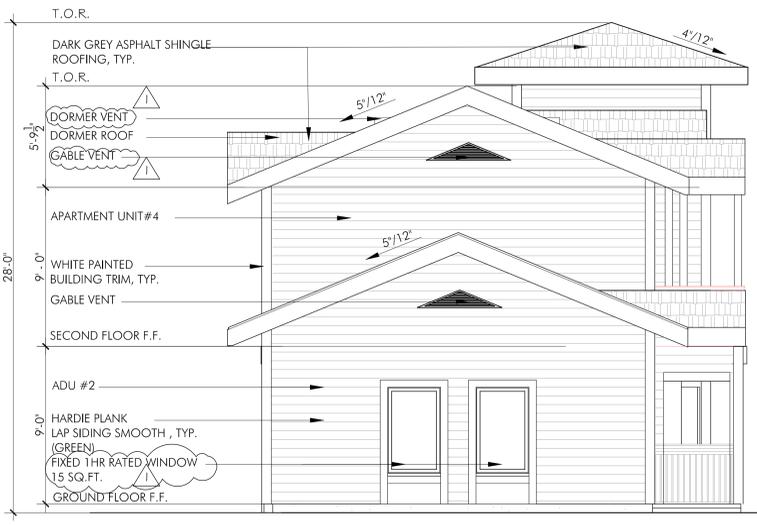


- GENERAL NOTES**
- G1 GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
 - G2 GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - G3 GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE, AND DOOR HARDWARE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - G4 ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24
 - G5 GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
 - G6 INSTALL (N) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL BUS AND MAIN BREAKER RATINGS.
- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- A.1 NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A

- E. ALL WOOD IN CONTACT WITH THE GROUND.
 - G. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - 4.2 EXPOSED GLULAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - 4.3 WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - 4.4 CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - 4.5 A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - 4.6 THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)
- ROOF NOTES**
- 11.1 SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
 - 11.2 RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
 - 11.3 WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING

- SHALL BE PROVIDED. (R802.3.1 & R802.10)
- 11.4 SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
 - 11.5 FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
 - 11.6 WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
 - 11.7 DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
- ADDITIONAL ROOF NOTES**
- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
- ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.

- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.
- FIRE RESISTANT CONSTRUCTION NOTES**
- 13.1 NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
 - 13.2 EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR FIRE-RESISTANCE RATED.
 - 13.3 THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.



2 PROPOSED EXTERIOR ELEVATION - REAR VIEW
1/4"=1'-0"



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

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



GENERAL NOTES

- G1 GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
- G2 GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- G3 GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE, AND DOOR HARDWARE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- G4 ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24
- G5 GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
- G6 GENERAL CONTRACTOR SHALL COMPLETE & SUBMIT A CONSTRUCTION AND DEMOLITION RECYCLING AND WASTE REDUCTION PLAN FOR APPROVAL BY PUBLIC WORKS DEPT. PRIOR TO PULLING A BUILDING PERMIT. GO TO: [HTTP://WWW.CI.POMONA.CA.US/PUBLICWORKS/ONLINEFORM](http://www.ci.pomona.ca.us/publicworks/onlineform)
- G7 INSTALL (4) MIN. 100 AMP. ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL BUS AND MAIN BREAKER RATING.

WEATHER AND CORROSION DAMAGE PREVENTION MEASURES

- 4.1 NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 - E. ALL WOOD IN CONTACT WITH THE GROUND.
- 4.2 EXPOSED GLULAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
- 4.3 WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
- 4.4 CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
- 4.5 A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
- 4.6 THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)

ROOF NOTES

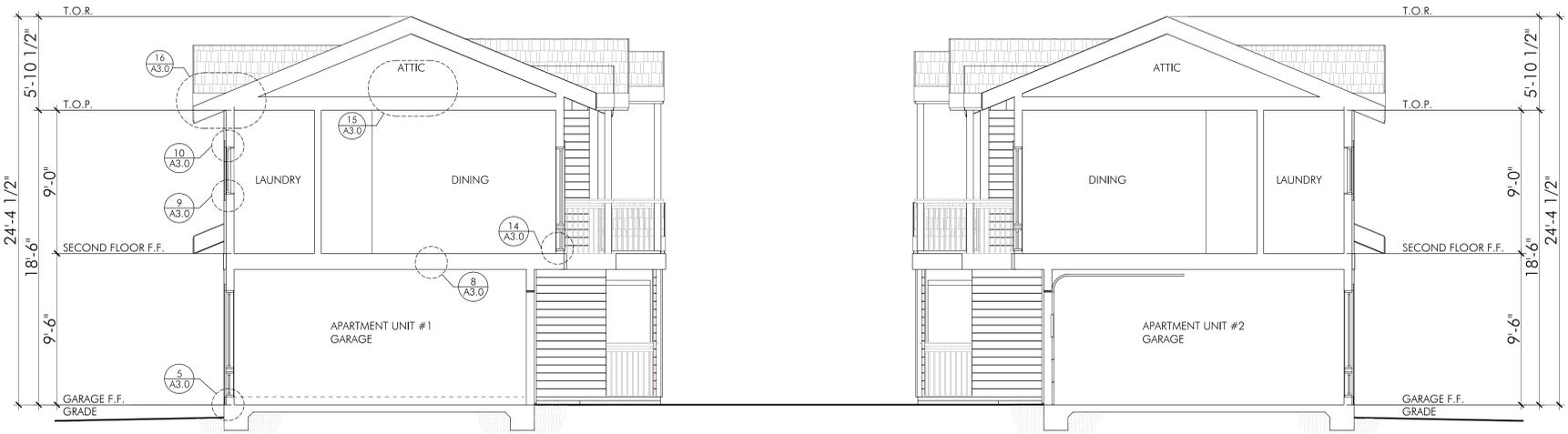
- 11.1 SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
- 11.2 RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
- 11.3 WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1 & R802.10)
- 11.4 SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) BD TOE NAILS PER BLOCK OR PROVIDE CLIPS.
- 11.5 FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
- 11.6 WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
- 11.7 DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

ADDITIONAL ROOF NOTES

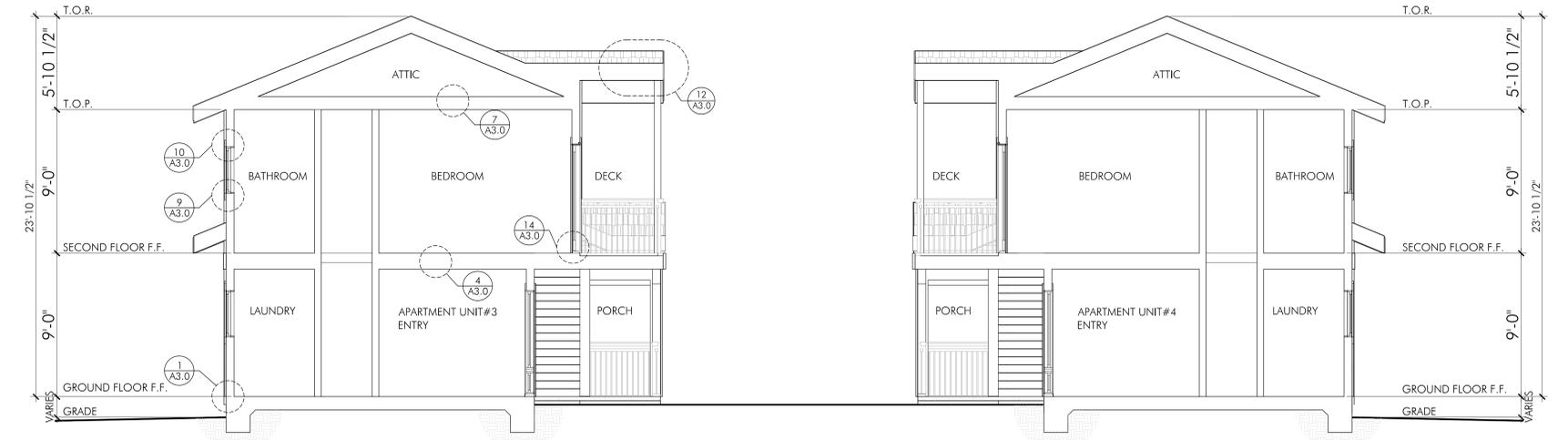
- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
- ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE-RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.
- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

FIRE RESISTANT CONSTRUCTION NOTES

- 13.1 NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
- 13.2 EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR FIRE-RESISTANCE RATED.
- 13.3 THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.



2 PROPOSED BUILDING SECTION B
1/4" = 1'-0"



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

**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**



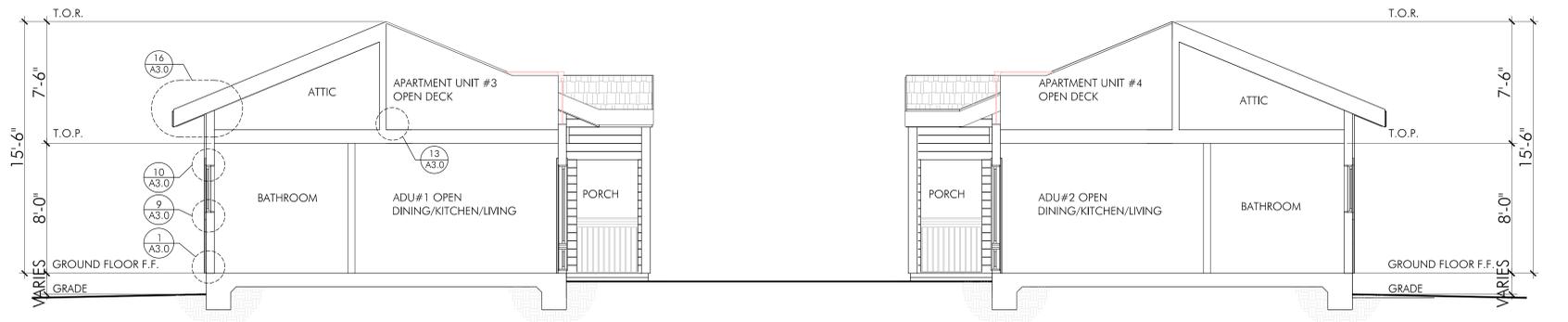
- GENERAL NOTES**
- G1 GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS. CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
 - G2 GENERAL CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - G3 GENERAL CONTRACTOR SHALL SUBMIT DOOR, FRAME, HARDWARE SCHEDULE, AND DOOR HARDWARE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.
 - G4 ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA CODE OF REGULATIONS, TITLE 24.
 - G5 GENERAL CONTRACTOR / PLUMBING SUBCONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION. GAS PIPE SIZING PER 2022 CPC TABLE 1216.2. ANY INSTALLATION PRIOR TO PLAN CHECK APPROVAL IS AT GENERAL CONTRACTOR'S RISK.
 - G6 GENERAL CONTRACTOR SHALL COMPLETE & SUBMIT A CONSTRUCTION AND DEMOLITION RECYCLING AND WASTE REDUCTION PLAN FOR APPROVAL BY PUBLIC WORKS DEPT. PRIOR TO PULLING A BUILDING PERMIT. GO TO: [HTTP://WWW.CITYOFSANMATEO.ORG/PUBLICWORKS/ONLINE-FORM](http://www.cityofsanmateo.org/publicworks/online-form).
 - G7 INSTALL (N) MIN. 100 AMP ELECTRICAL SERVICE PANEL PER 2022 CEC. GENERAL CONTRACTOR / ELECTRICAL SUBCONTRACTOR SHALL PROVIDE AN ELECTRICAL LOAD CALCULATIONS TO JUSTIFY SERVICE PANEL BUS AND MAIN BREAKER RATING.

- WEATHER AND CORROSION DAMAGE PREVENTION MEASURES**
- A.1 NATURALLY DURABLE WOOD OR PRESERVATIVE TREATED WOOD, PER AWPA U1, SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS (R317.1):
 - A. WOOD JOISTS AND GIRDERS CLOSER THAN 18 INCHES OR 12 INCHES, RESPECTIVELY, TO THE EXPOSED GROUND.
 - B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 8 INCHES FROM THE GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF THE BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM A HORIZONTAL CONCRETE SURFACE.
 - E. ALL WOOD IN CONTACT WITH THE GROUND.
 - G. ALL WOOD EMBEDDED IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE GROUND OR EXPOSED TO WEATHER AND THAT SUPPORTS STRUCTURES INTENDED FOR HUMAN OCCUPANCY.
 - A.2 EXPOSED GIULAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
 - A.3 WEATHERPROOFING OF EXTERIOR SURFACES ABOVE AND BELOW GRADE IS REQUIRED. (R406 & R703)
 - A.4 CONCRETE SLABS SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6 MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6 INCHES. THIS MAY BE OMITTED IF THE SPACE ABOVE IS NOT HEATED AND IS NOT LIKELY TO BECOME HEATED IN THE FUTURE. (R506.2.3)
 - A.5 A CAPILLARY BREAK SHALL BE INSTALLED WHEN CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER. THIS CAPILLARY BREAK SHALL BE A 4 INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. THE CONCRETE MIX DESIGN SHALL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, IN ACCORDANCE WITH ACI 302.2R-06. AS AN ALTERNATIVE, THE SLAB DESIGN MAY BE PREPARED BY A LICENSED DESIGN PROFESSIONAL. (R506.2.3.1 & CALGREEN 4.505.2.1)
 - A.6 THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6 FEET WITHIN THE FIRST 10 FEET. IMPERVIOUS SURFACES MAY BE SLOPED AT 2 PERCENT MINIMUM. (R401.3)

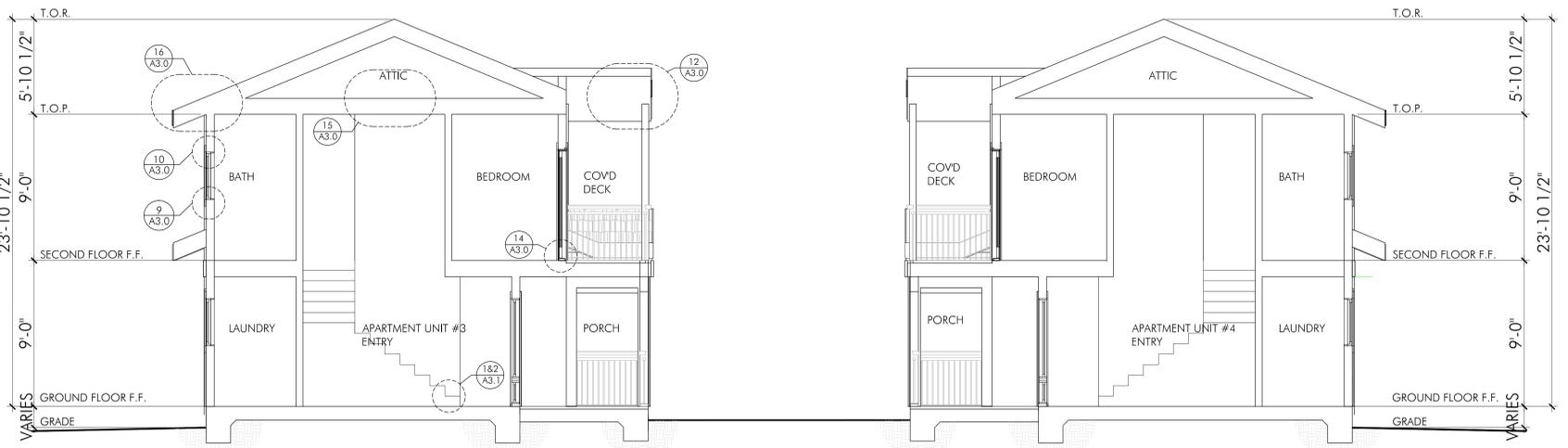
- ROOF NOTES**
- R1.1 SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.
 - R1.2 RAFTERS SHALL BE SIZED AND FRAMED IN ACCORDANCE WITH CRC SECTION R802.4, AND THE REFERENCED SPAN TABLES.
 - R1.3 WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED TRUSSES SHALL BE USED OR ENGINEERING SHALL BE PROVIDED. (R802.3.1 & R802.10)
 - R1.4 SOLID BLOCK ALL RAFTERS AND TRUSSES AT EXTERIOR WALLS. (R802.8) NAIL BLOCKING TO TOP PLATE WITH (3) 8D TOE NAILS PER BLOCK OR PROVIDE CLIPS.
 - R1.5 FOR ROOFS SHALLOWER THAN 3:12 RIDGES, HIPS AND VALLEYS SHALL REQUIRE ENGINEERING. (R802.2)
 - R1.6 WOOD STRUCTURAL PANEL SHEATHING, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE IDENTIFIED AS EXPOSURE 1. (R803.2) MINIMUM NAILING PER TABLE R602.3(1) IS 6 INCHES AT EDGES AND 12 INCHES IN THE FIELD, 8D COMMON, BOX OR CASING. NAIL PANELS TO BLOCKING BETWEEN RAFTERS.
 - R1.7 DEFERRED TRUSS SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO SUBMITTAL TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. SHOW ROOF RAFTERS AND CEILING JOISTS. SPANS SHALL BE PER TABLES R802.4(1) & (2) FOR CEILING JOISTS AND TABLES R802.5.1(1) & (2) FOR RAFTERS. INCLUDE THE SIZE, SPACING AND GRADE OF ALL MEMBERS.

- ADDITIONAL ROOF NOTES**
- THE CALIFORNIA BUILDING CODE HAS BEEN AMENDED BY SONOMA COUNTY TO REQUIRE A CLASS "A" ROOF ON THE FOLLOWING TYPES OF STRUCTURES:
- ANY NEW STRUCTURE REGULATED BY THIS CODE
 - ANY EXISTING STRUCTURE REGULATED BY THIS CODE WHEN MORE THAN FIFTY PERCENT OF THE ROOF AREA IS RE-ROOFED.
 - ANY ADDITION REGULATED BY THIS CODE WHEN THE ADDITION CREATES A NEW FLOOR AND THE FLOOR AREA OF ANY SINGLE FLOOR OF THE ADDITION EXCEEDS 640 SQUARE FEET
- A CLASS "A" ROOF IS AN ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790. IN ADDITION, A FIRE RETARDANT WOOD ROOF COVERING IS TESTED IN ACCORDANCE WITH ASTM D 2898. A CLASS "A" ROOF IS THEREBY LISTED AS A FIRE-RETARDANT ROOF EFFECTIVE AGAINST THE MOST SEVERE CATEGORY OF EXPOSURE.
- PROVIDE ADEQUATE ROOF SLOPE FOR DRAINAGE (1/4" PER FOOT, MIN.) OR SUBMIT DEFLECTION AND PONDING CALCULATIONS.
- ROOFS USING ASPHALT SHINGLES WITH SLOPES LESS THAN 4:12, BUT NOT LESS THAN 2:12 MUST BE PROVIDED WITH DOUBLE UNDERLAYMENT CONSISTING OF TWO LAYERS OF UNDERLAYMENT FELT LAYERED SHINGLE FASHION IN ACCORDANCE WITH CRC R905.1.1.

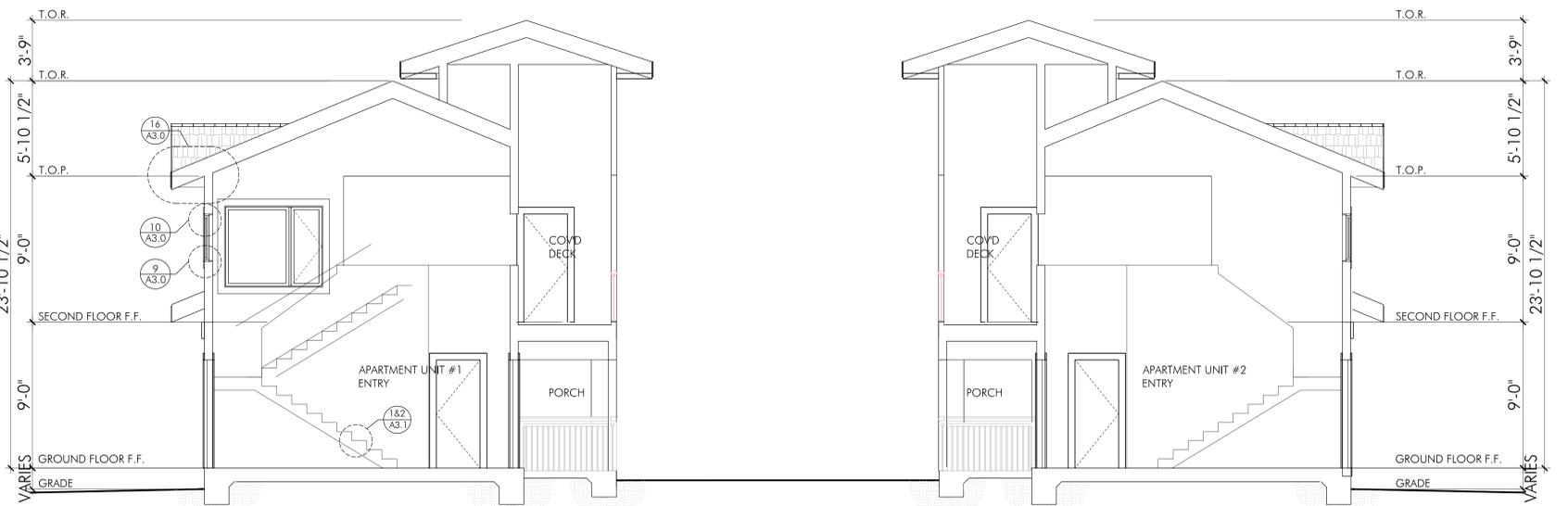
- FIRE RESISTANT CONSTRUCTION NOTES**
- F1.1 NEW STRUCTURES, AND REMODELS AND ADDITIONS TO EXISTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE PERMIT SONOMA PLANNING DIVISION BASED ON PARCEL SPECIFIC ZONING, USE, AND SETBACK REQUIREMENTS.
 - F1.2 EXTERIOR WALLS WITHIN 5 FEET (OR 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) OF AN ADJACENT PROPERTY LINE (OR ASSUMED PROPERTY LINE BETWEEN STRUCTURES) SHALL BE 1 HOUR FIRE-RESISTANCE RATED.
 - F1.3 THE EXPOSED UNDERSIDE OF PROJECTIONS FROM EXTERIOR WALLS FROM 2 FEET TO LESS THAN 5 FEET FROM AN ADJACENT PROPERTY LINE, OR FROM 2 FEET TO LESS THAN 3 FEET WHEN THE STRUCTURE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, SHALL BE 1 HOUR FIRE-RESISTANCE RATED. EXTERIOR WALL PROJECTIONS LESS THAN 2 FEET FROM AN ADJACENT PROPERTY LINE ARE NOT ALLOWED.



3 PROPOSED BUILDING SECTION E
1/4" = 1'-0"

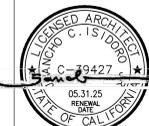


2 PROPOSED BUILDING SECTION D
1/4" = 1'-0"

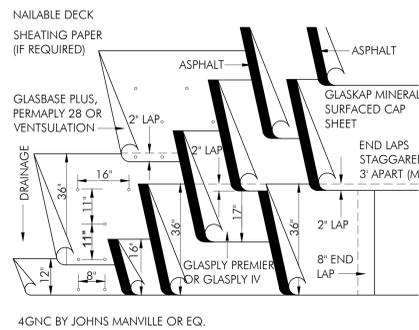


1 PROPOSED BUILDING SECTION C
1/4" = 1'-0"

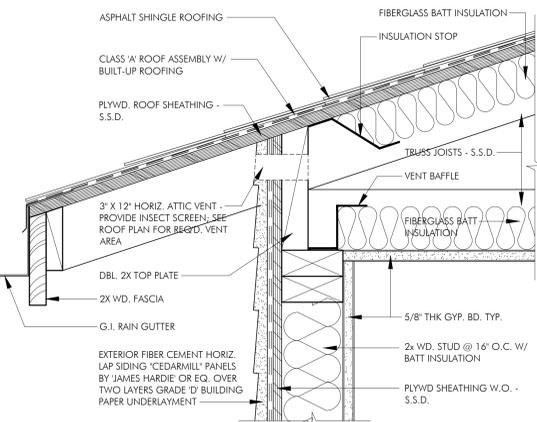
**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**



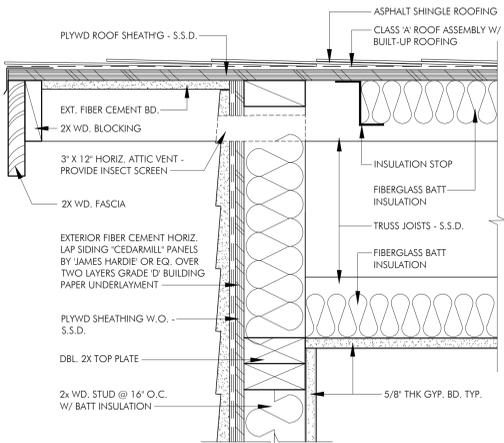
FOR USE OVER PLYWOOD OR OTHER NAILABLE DECKS ON INCLINES OF 1/4" TO 6" PER FOOT



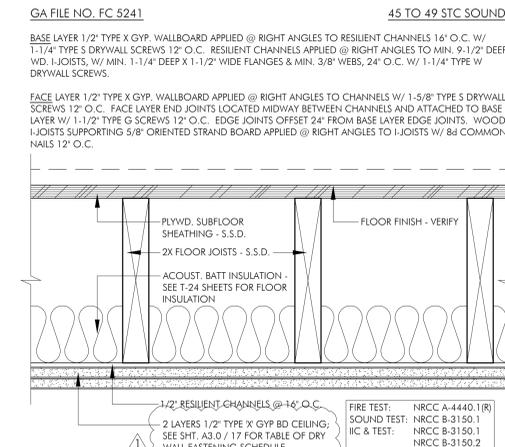
20 BUILT-UP ROOFING
N.T.S.



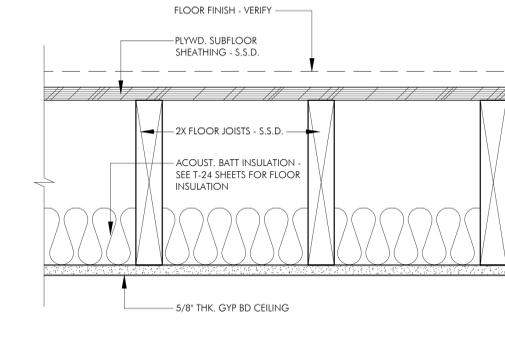
16 TYP. ROOF EAVE @ WD. SHINGLES
3\"/>



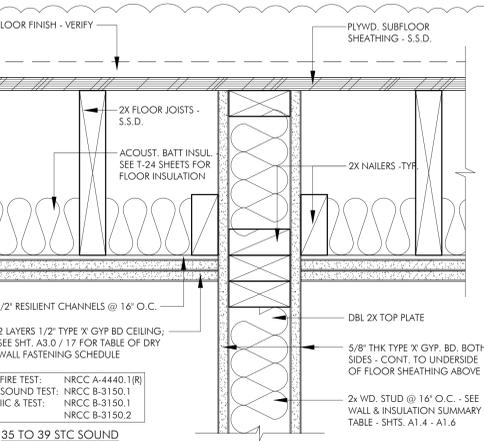
12 TYP. ROOF RAKE @ WD. SHINGLES
3\"/>



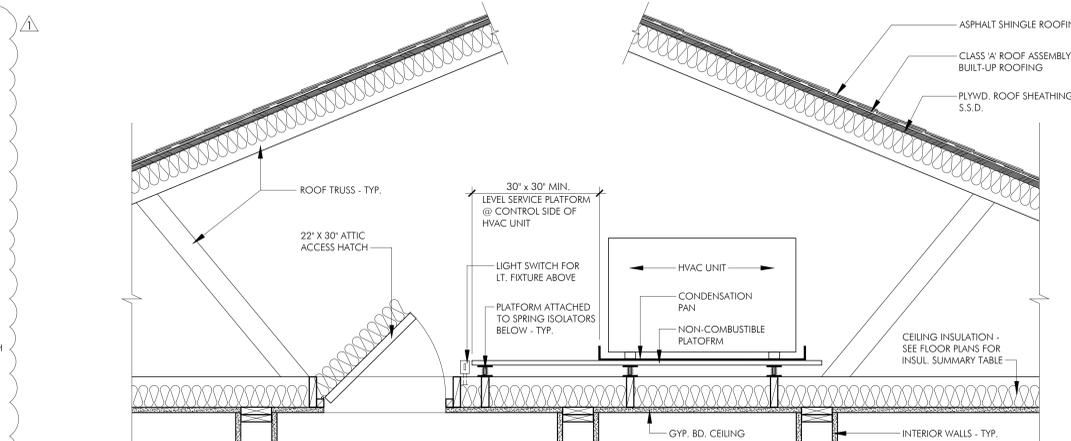
8 1-HR. RATED FLR.-CEILING ASSEMBLY
1 1/2\"/>



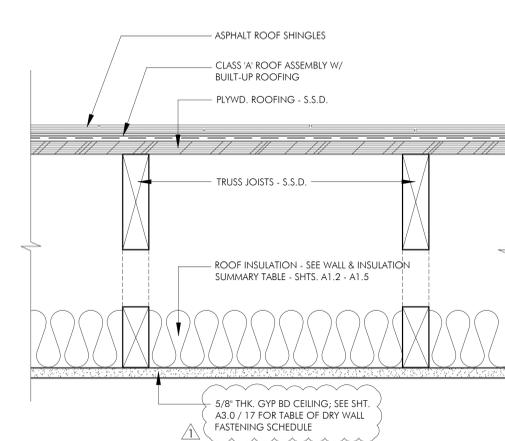
4 NON-RATED FLR.-CEILING ASSEMBLY
1 1/2\"/>



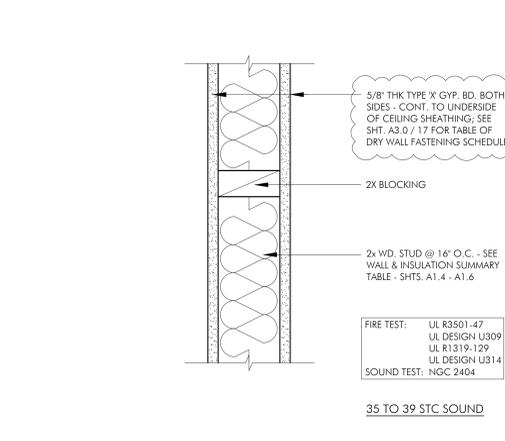
19 INT. WALL @ FLR.-CLG. ASSEMBLY
3\"/>



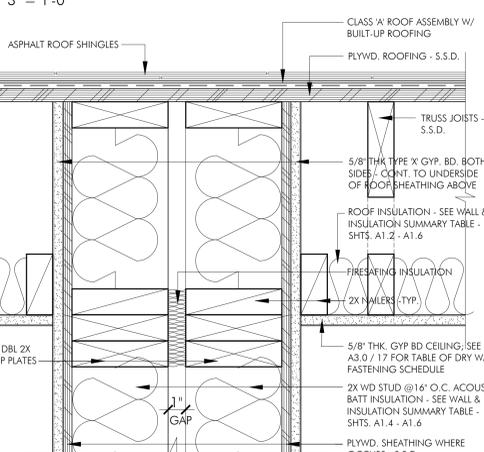
15 ATTIC-MOUNTED HVAC UNIT
N.T.S.



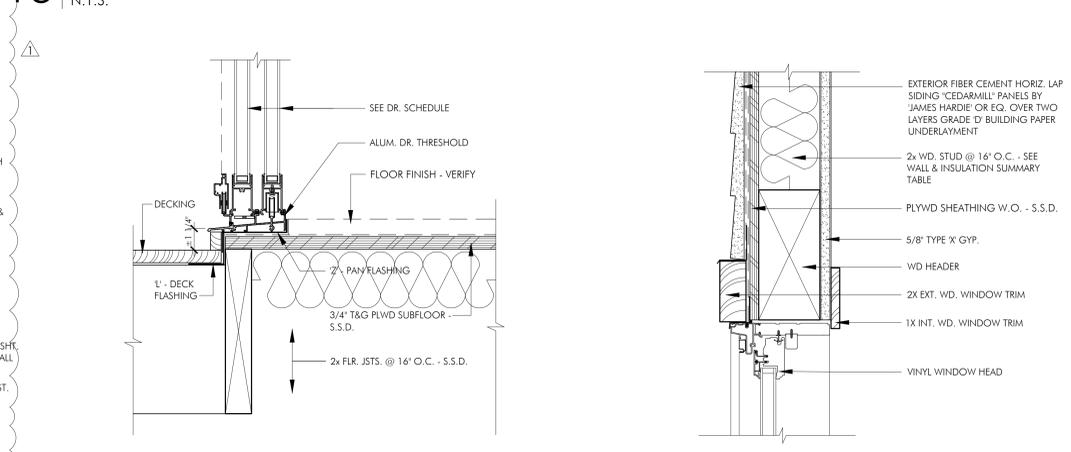
7 TYP. ROOF-CEILING ASSEMBLY
3\"/>



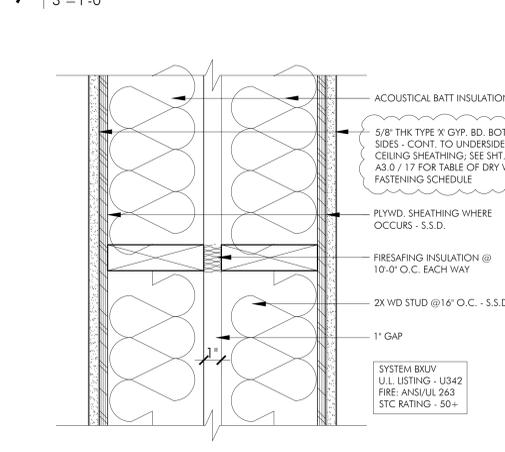
3 TYP. 1-HR RATED INTERIOR WALL
3\"/>



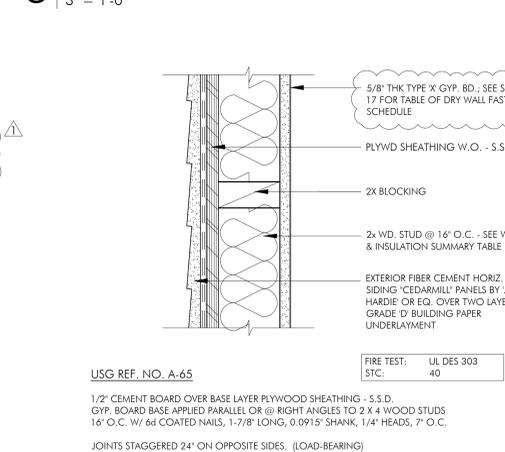
18 PARTY WALL @ ROOF-CLG. ASSEM.
3\"/>



14 TYP. DOOR THRESHOLD @ DECK
3\"/>

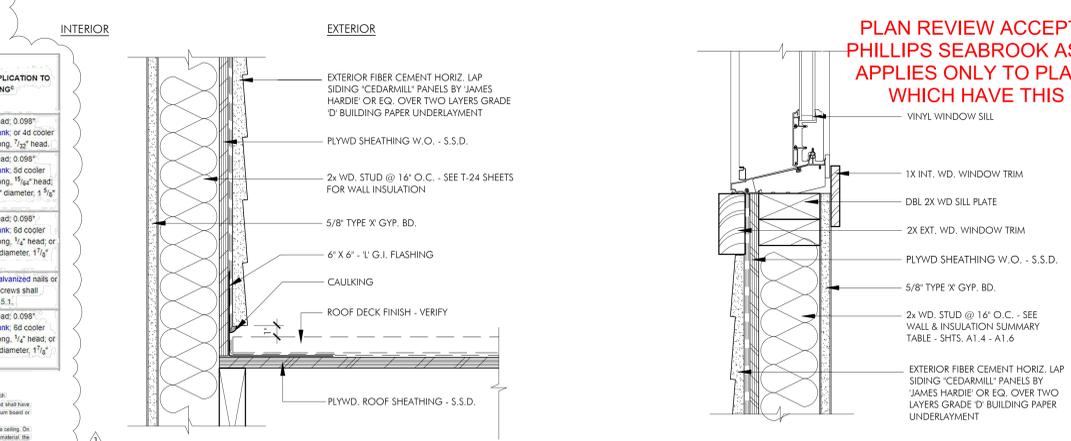


6 TYP. 1-HR RATED PARTY WALL
3\"/>

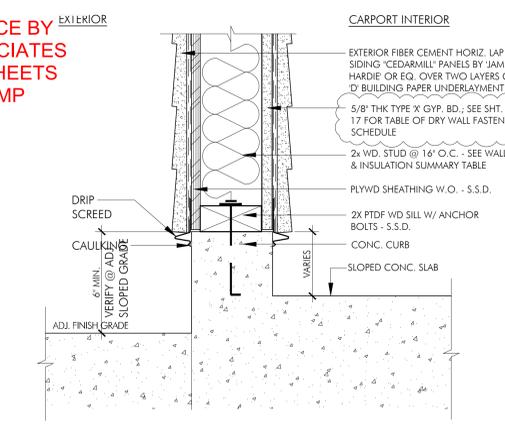


2 TYP. 1-HR RATED EXTERIOR WALL
3\"/>

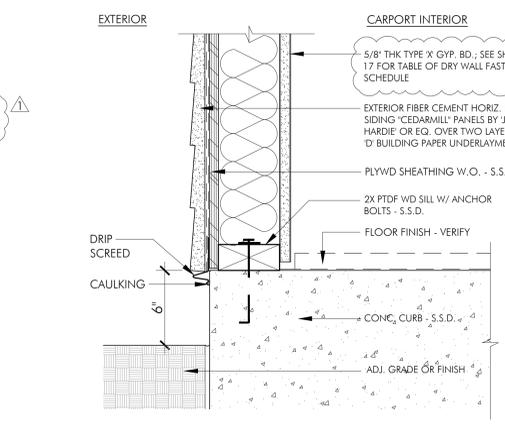
THICKNESS OF GYPSUM BOARD OR PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING*	
5/8"	Ceiling ¹	Perpendicular	16	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Wall	Ether direction	16	8	16	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Ceiling ²	Perpendicular	24	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Wall	Ether direction	24	8	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Wall	Ether direction	16	8	16	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Ceiling	Ether direction	16	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Ceiling	Ether direction	24	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Type X at garage habitable rooms	Perpendicular	24	6	6	1 1/2" long, 0.099" diameter galvanized nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1.
5/8"	Wall	Ether direction	24	8	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.
5/8"	Wall	Ether direction	16	8	16	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.099" diameter, 1 1/2" long, 1/2" head; or gypsum board nail, 0.099" diameter, 1 1/2" long, 1/2" head.



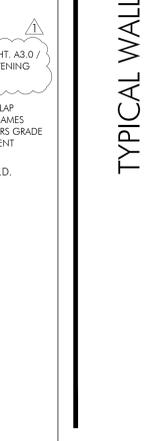
13 ROOF DECK TO WALL FLASHING
3\"/>



9 WINDOW SILL @ WD. SHINGLES
3\"/>

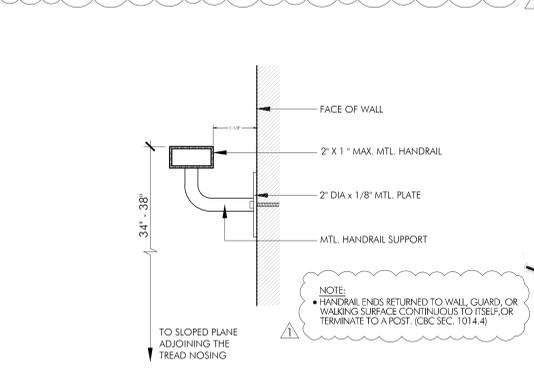
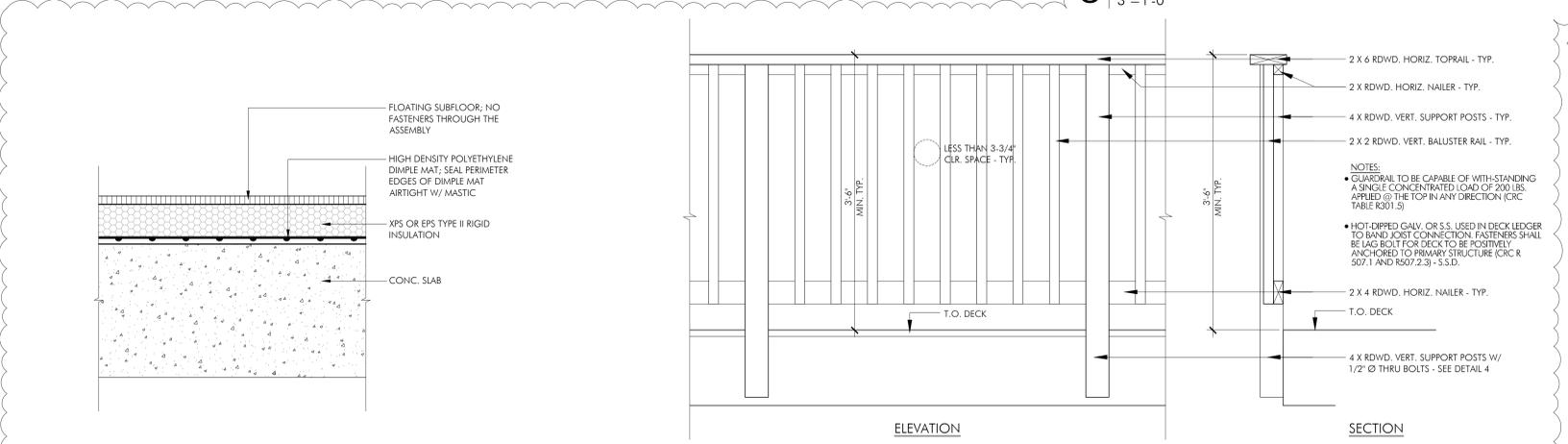
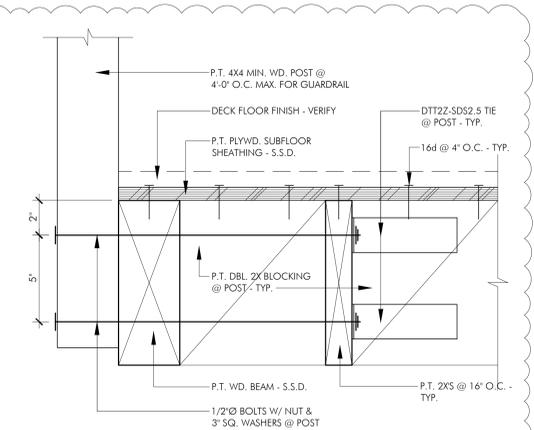
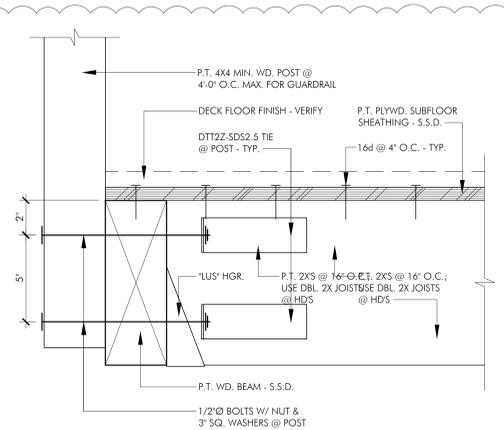


5 TYP. 1-HR. EXT. WALL @ CARPORT
3\"/>



1 TYP. 1-HR RATED EXTERIOR WALL
3\"/>

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP



15 TYP. FIN. FLR. ABOVE CONC. SLAB N.T.S. 11 DECK GUARDRAIL ELEVATION & SECTION 1 1/2" = 1'-0"

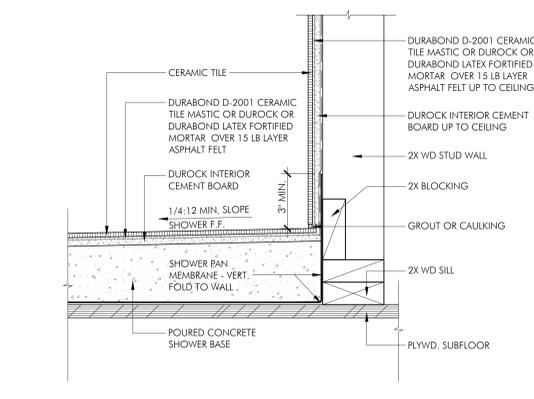
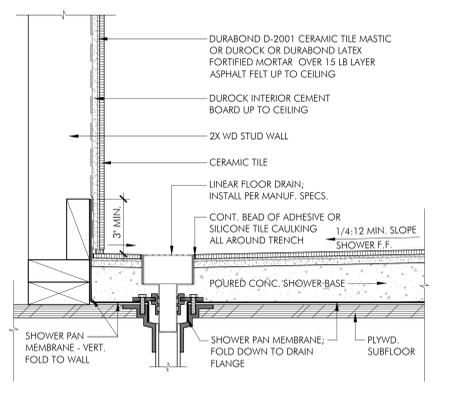
PLUMBING FIXTURE & SHOWER ENCLOSURE NOTES

- PLUMBING FIXTURES SHALL BE CONSTRUCTED OF DENSE, DURABLE, NON-ABSORBENT MATERIALS AND SHALL HAVE SMOOTH, IMPERVIOUS SURFACES, FREE FROM UNNECESSARY CONCEALED FOULING SURFACES. [CPC 401.2]
NOTE: A SHOWER ENCLOSURE IS A PLUMBING FIXTURE [CPC 218.0]
- SEC. 408.7 LINING FOR SHOWERS AND RECEPTORS
SHOWER RECEPTORS BUILT ON-SITE SHALL BE WATERTIGHT AND SHALL BE CONSTRUCTED FROM APPROVED-TYPE DENSE, NONABSORBENT, AND NONCORROSIVE MATERIALS. EACH SUCH RECEPTOR SHALL BE ADEQUATELY REINFORCED, SHALL BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN DESIGNED TO MAKE A WATERTIGHT JOINT ON THE FLOOR, AND SHALL HAVE SMOOTH, IMPERVIOUS, AND DURABLE SURFACES.
- SHOWER RECEPTORS SHALL HAVE THE SUBFLOOR AND ROUGH SIDE OF WALLS TO A HEIGHT OF NOT LESS THAN 3 INCHES (76 MM) ABOVE THE TOP OF THE FINISHED DAM OR THRESHOLD SHALL BE FIRST LINED WITH SHEET PLASTIC, LEAD, OR COPPER, OR SHALL BE LINED WITH OTHER DURABLE AND WATERTIGHT MATERIALS. SHOWERS THAT ARE PROVIDED WITH A BUILT IN PLACE, PERMANENT SEAT OR SEATING AREA THAT IS LOCATED WITHIN THE SHOWER ENCLOSURE SHALL BE FIRST LINED WITH SHEET PLASTIC, LEAD, COPPER, OR SHALL BE LINED WITH OTHER DURABLE AND WATERTIGHT MATERIALS THAT EXTEND NOT LESS THAN 3 INCHES (76 MM) ABOVE HORIZONTAL SURFACES OF THE SEAT OR THE SEATING AREA.
- LINING MATERIALS SHALL BE PITCHED 1/4 INCH PER FOOT (20.8 MM/M) TO WEEP HOLES IN THE SUBDRAIN OF A SMOOTH AND SOLIDLY FORMED SUBBASE. SUCH LINING MATERIALS SHALL EXTEND UPWARD ON THE ROUGH JAMBS OF THE SHOWER OPENING TO A POINT NOT LESS THAN 3 INCHES (76 MM) ABOVE THE HORIZONTAL SURFACES OF THE SEAT OR THE SEATING AREA, THE TOP OF THE FINISHED DAM OR THRESHOLD AND SHALL EXTEND OUTWARD OVER THE TOP OF THE PERMANENT SEAT, PERMANENT SEATING AREA, OR ROUGH THRESHOLD AND BE TURNED OVER AND FASTENED ON THE OUTSIDE FACE OF BOTH THE PERMANENT SEAT, PERMANENT SEATING AREA, OR ROUGH THRESHOLD AND THE JAMBS.

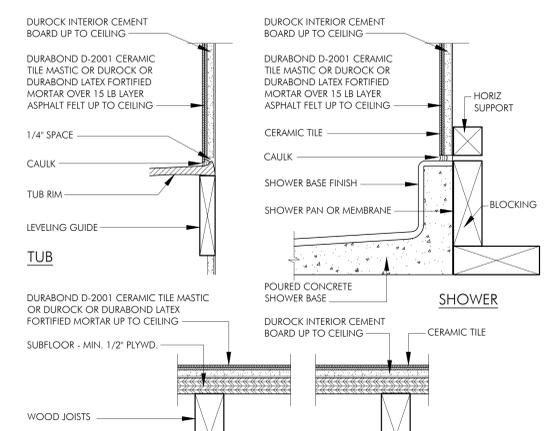
PLUMBING FIXTURE & SHOWER ENCLOSURE NOTES - CONT.

- NONMETALLIC SHOWER SUBPANS OR LININGS SHALL BE PERMITTED TO BE BUILT UP ON THE JOB SITE OF NOT LESS THAN THREE LAYERS OF STANDARD GRADE 15 POUND (6.8 KG) ASPHALT IMPREGNATED ROOFING FELT. THE BOTTOM LAYER SHALL BE FITTED TO THE FORMED SUBBASE AND EACH SUCCEEDING LAYER THOROUGHLY HOT-MOPPED TO THAT BELOW. CORNERS SHALL BE CAREFULLY FITTED AND SHALL BE MADE STRONG AND WATERTIGHT BY FOLDING OR LAPPING, AND EACH CORNER SHALL BE REINFORCED WITH SUITABLE WEBBING HOT-MOPPED IN PLACE.
- FOLDS, LAPS, AND REINFORCING WEBBING SHALL EXTEND NOT LESS THAN 4 INCHES (102 MM) IN ALL DIRECTIONS FROM THE CORNER, AND WEBBING SHALL BE OF APPROVED TYPE AND MESH, PRODUCING A TENSILE STRENGTH OF NOT LESS THAN 50 POUNDS PER SQUARE FOOT (LB/FT²) (244 KG/M²) IN EITHER DIRECTION. NONMETALLIC SHOWER SUBPANS OR LININGS SHALL BE PERMITTED TO CONSIST OF MULTILAYERS OF OTHER APPROVED EQUIVALENT MATERIALS SUITABLY REINFORCED AND CAREFULLY FITTED IN PLACE ON THE JOB SITE AS ELSEWHERE REQUIRED IN THIS SECTION.
- LININGS SHALL BE PROPERLY RECESSED AND FASTENED TO THE APPROVED BACKING SO AS NOT TO OCCUPY THE SPACE REQUIRED FOR THE WALL COVERING, AND SHALL NOT BE NAILED OR PERFORATED AT A POINT THAT IS LESS THAN 1 INCH (25.4 MM) ABOVE THE FINISHED DAM OR THRESHOLD. AN APPROVED TYPE SUBDRAIN SHALL BE INSTALLED WITH A SHOWER SUBPAN OR LINING. EACH SUCH SUBDRAIN SHALL BE OF THE TYPE THAT SETS FLUSH WITH THE SUBBASE AND SHALL BE EQUIPPED WITH A CLAMPING RING OR OTHER DEVICE TO MAKE A TIGHT CONNECTION BETWEEN THE LINING AND THE DRAIN. THE SUBDRAIN SHALL HAVE WEEP HOLES INTO THE WASTE LINE. THE WEEP HOLES LOCATED IN THE SUBDRAIN CLAMPING RING SHALL BE PROTECTED FROM CLOGGING.

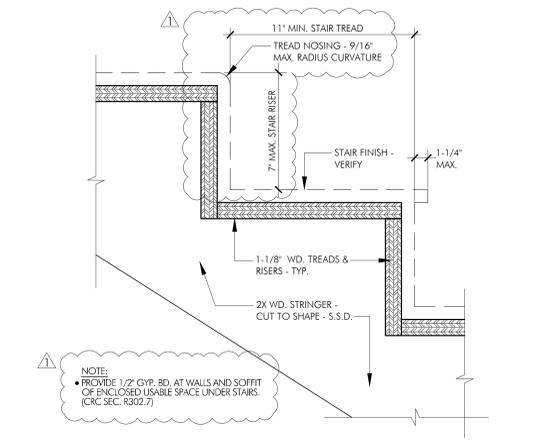
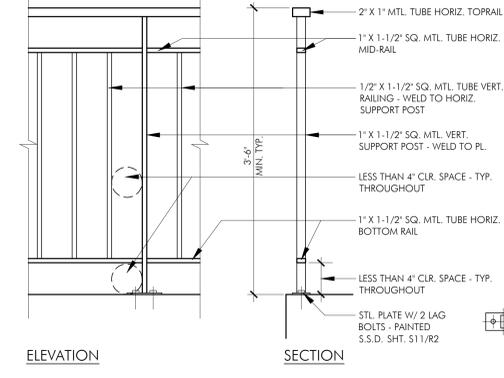
PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



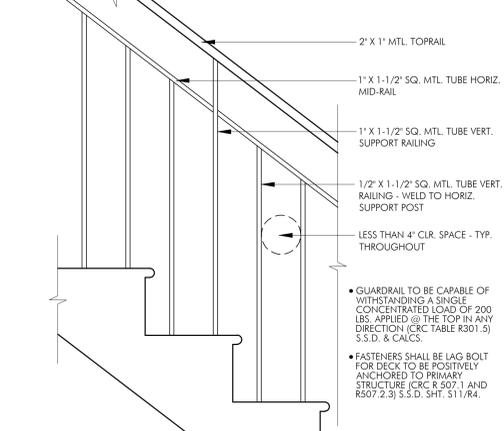
10 FLOOR CURB DETAIL @ SHOWER N.T.S.



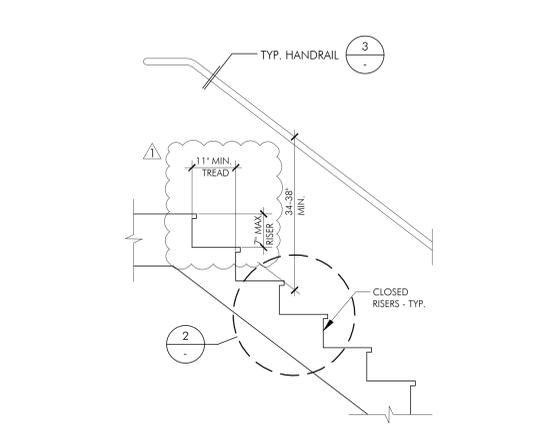
- GUARDRAIL TO BE CAPABLE OF WITHSTANDING A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED @ THE TOP IN ANY DIRECTION (CRC TABLE R301.5) S.S.D. & CALCS.
- FASTENERS SHALL BE LAG BOLT FOR DECK TO BE POSITIVELY ANCHORED TO PRIMARY STRUCTURE (CRC R 507.1 AND R507.2.3) S.S.D. SHT. S11/R4.



5 TYP. INTERIOR GUARDRAIL @ STAIRS N.T.S.



1 STAIR SECTION N.T.S.



7 LINEAR FLOOR DRAIN @ SHOWER N.T.S.

13 FLOOR TO WALL DETAIL @ SHOWER N.T.S.

10 FLOOR CURB DETAIL @ SHOWER N.T.S.

5 TYP. INTERIOR GUARDRAIL @ STAIRS N.T.S.

1 STAIR SECTION N.T.S.



DOOR NOTES

DOOR TYPES

DOOR SCHEDULE

- 1. VERIFY DOOR SWING DIRECTION ON FLOOR PLANS.
2. EXTERIOR WINDOWS AND GLAZED DOORS TO BE CONSTRUCTED OF MULTI-PLANE GLAZING WITH A MINIMUM OF ONE TEMPERED PLANE (CRC R327.8.2.1). PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE FINISHED FLOOR AND WITHIN 24" OF EITHER VERTICAL EDGE OR ARC OF THE DOOR (CBC 2406.4.2 & CRC R308.4.2).
3. TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION (CNC STD 10.111 (A) & 116 (A) 4).
4. ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY MECHANICAL EXHAUST OUTLETS. CONTRACTOR SHALL COMPLY WITH CBC 1203.3.
5. DOOR @ GARAGE TO BE 1-3/8" THK., SELF-CLOSING AND SELF-LATCHING, SOLID CORE WOOD, STL. HONEYCOMB DR. OR 20-MIN. FIRE RATED DR. PER CRC R302.5.1.
6. SAFETY GLAZING:
A. GLAZING IN ALL DOORS SHALL BE TEMPERED.
B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITHIN 4" OF THE ARC OF THE DOOR SHALL BE TEMPERED AS REQUIRED BY CBC 2406.4.6.
C. GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
1.1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF.
1.2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
1.3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
1.3.1. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

Table with columns: NUMBER, LEVEL, HEIGHT, WIDTH, THICKNESS, DOOR FINISH, FRAME FINISH, HARDWARE SCHEDULE (S.S. BALL BEARING HINGE, HIDDEN HINGE, DORMITORY LOCK, ENTRY LOCK, PRIVACY LOCK, STORAGE LOCK, SINGLE DUMMY TRIM, SELF CLOSER, DOOR STOPPER), REMARK. Rows include door specifications for levels 101 through A205.

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

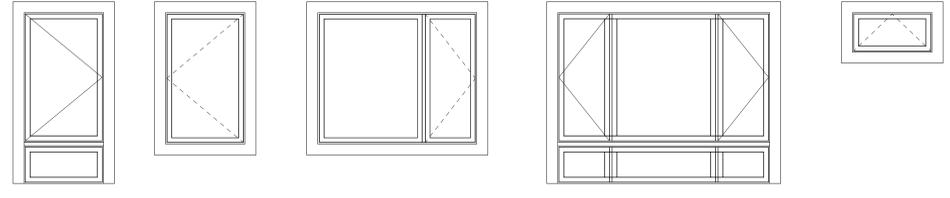
WINDOW NOTES

WINDOW TYPES

WINDOW SCHEDULE EAST BUILDING

WINDOW SCHEDULE WEST BUILDING

- 1. PROVIDE EMERGENCY EGRESS WINDOWS FOR ALL BEDROOMS. EMERGENCY EGRESS WINDOWS SHALL HAVE CLEAR OPENING DIMENSIONS WITH THE FOLLOWING (CBC 1029.2.8.3): MINIMUM CLEAR OPENING AREA OF 5.7 S.F. (GRADE FLOOR MINIMUM CLEAR OPENING AREA = 5.0 S.F.) (CRC R310.1.1); MINIMUM CLEAR WIDTH OF 20" MINIMUM CLEAR HEIGHT OF 24"; MAXIMUM WINDOW SILL HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING SHALL NOT EXCEED 44".
2. THE WINDOW AREA FOR NATURAL LIGHT SHALL BE MINIMUM 8% OF THE HABITABLE FLOOR AREA. THE OPENING WINDOW AREA FOR NATURAL VENTILATION SHALL BE MINIMUM 4% OF THE HABITABLE FLOOR AREA. WINDOWS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY, YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING (CBC 1203.4.1, 1205.2 & CRC R303.1). ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION NOT ALLOWED IN LIEU OF REQUIRED NATURAL LIGHT AND VENTILATION.
3. EXTERIOR WINDOWS AND GLAZED DOORS TO BE CONSTRUCTED OF MULTI-PLANE GLAZING WITH A MINIMUM OF ONE TEMPERED PLANE (CRC R327.8.2.1). PROVIDE SAFETY GLAZING FOR WINDOWS LESS THAN 60" ABOVE FINISHED FLOOR AND WITHIN 24" OF EITHER VERTICAL EDGE OR ARC OF THE DOOR (CBC 2406.4.2 & CRC R308.4.2).
4. TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION (CNC STD 10.111 (A) & 116 (A) 4).
5. TOP OF WINDOWS IS MEASURED FROM FINISH FLOOR.
6. ALL OPERABLE WINDOWS / DOORS SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY MECHANICAL EXHAUST OUTLETS. CONTRACTOR SHALL COMPLY WITH CBC 1203.3.
7. SAFETY GLAZING:
A. GLAZING IN ALL DOORS SHALL BE TEMPERED.
B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WITHIN 4" OF THE ARC OF THE DOOR SHALL BE TEMPERED AS REQUIRED BY CBC 2406.4.6.
C. GLAZING THAT MEETS ALL THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
1.1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF.
1.2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
1.3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
1.3.1. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.



GENERAL NOTES

ABBREVIATIONS

Table with columns: GENERAL CONTRACTOR SHALL VERIFY ACTUAL EXISTING DIMENSIONS, CONTRACTOR SHALL REPORT VARIATIONS THAT ARE MORE THAN +/- 2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED WITH THE OWNER AND/OR ARCHITECT.
B. CONTRACTOR SHALL SUBMIT DOOR & WINDOW, FRAME, HARDWARE SCHEDULE, AND DOOR & WINDOW HARDWARE CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

Table with columns: NUMBER, LEVEL, HEIGHT, WIDTH, SILL HEIGHT, WINDOW TYPE, TEMPERED. Rows include window specifications for levels 101 through 002 for both East and West buildings.

A104 & A105 TO BE 1 HR RATED FIXED WINDOW.

A204 & A205 TO BE 1 HR RATED FIXED WINDOW.

902 E. COTATI AVENUE COTATI, CA 94931

04.20.23 BUILDING PERMIT 08.10.23 BUILDING COMMENTS

LEGNA ARCHITECTURE JUANCHO C. LISIBORO, JR., A.I.A. 145 CORE WARENA TOWN CENTER, #228 CORE WARENA, CALIFORNIA 94725-1711 (415) 947-4776



BUILDING PERMIT SET

DOOR & WINDOW SCHEDULE

A5.0

2022 CALGreen CHECKLIST - RESIDENTIAL ADDITIONS AND ALTERATIONS

City of COTATI Building Division PAGE 1 of 7 EFFECTIVE: 01 JANUARY 2023

PROJECT ADDRESS: 902 E. COTATI AVE. COTATI 94931

PROJECT NAME: 902 E. COTATI AVE. MULTIFAMILY DWELLING

PROJECT DESCRIPTION: NEW MULTIFAMILY DWELLING

BUILDING PERMIT NUMBER: T.B.D.

INSTRUCTIONS:

The Owner (or the Owner's agent) shall employ a CERTIFIED CALGreen Inspector to complete this checklist via the following steps:

- The CALGreen Inspector, in collaboration with the owner and the design professional, shall complete Column 2 of this checklist. Either "required" or "not required" is to be selected for each feature/measure. If "required" is selected, a description and reference to the plan sheet where the item is specified should be provided. If "not required" is selected, a description of why the feature/measure does not apply shall be provided. Sections not separated by horizontal lines are all related to the relative checkboxes in that non-separated box. See CALGreen Chapter 4 for complete descriptions of features and measures listed below.
- When Column 2 is complete, the Owner, Design Professional, and CALGreen Inspector are to be identified on, sign and date the CALGreen Building Acknowledgments Section 1 (Design Verification) at the end of this checklist. The completed checklist is then to be submitted to the City of Cotati Building Division as part of the building permit application.
- Building Division plan review staff will provide a fourth review of the plans and Column 2 (first three by Owner, Design Professional, and CALGreen Inspector as stated above). When approvable, the approved checklist will be included as part of the approved job set that is to be kept on the construction site throughout construction.
- The CALGreen Inspector is to inspect all applicable features/measures listed in Column 2 and mark the verification boxes in Column 3 as each feature/measure is completed.
- Prior to final inspection by the Building Division, the CALGreen Inspector shall verify that all applicable features/measures have been installed, and sign and date the CALGreen Building Acknowledgments Section 2 (Implementation Verification) found at the end of this checklist.

NOTE: The CALGreen Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided (except for the cost of providing said services).

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS	COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)
PAGE 3 of 7 EFFECTIVE: 01 JANUARY 2023		
4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.		
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A1.2/A1.3 PLANTS WILL BE DROUGHT TOLERANT		
Outdoor Water Use		
4.304.1 Landscaping and site work shall comply with the Water Efficient Landscape Ordinance (WELDO).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
L200, PROJECT WILL COMPLY WITH WELO		
CALGreen DIVISION 4.4: MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		
Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A2.0		
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste. Specify which section (4.408.2, 4.408.3 or 4.408.4) was chosen for compliance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.0		
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.1		

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS	COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)
PAGE 5 of 7 EFFECTIVE: 01 JANUARY 2023		
4.504.5 Hardwood plywood, particleboard, and medium density fiberboard (composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emission standards (See CALGreen Table 4.504.5). Verification documentation is required.		
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.1		
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure (<19%). Verification documentation is required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
Interior Air Quality and Exhaust		
4.506.1 Humidity controlled exhaust fans which terminate outside the building are provided in every bathroom unless otherwise a component of a whole house ventilation system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A1.2/A1.3		
Environmental Comfort		
4.507.2 Duct systems and equipment are sized and designed and selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A1.2/A1.3		
Innovative Concepts and Local Environmental Conditions		
Proposed Innovative Concept 1:	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Innovative Concept 2:	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Innovative Concept 3:	<input type="checkbox"/>	<input type="checkbox"/>

CALGreen BUILDING ACKNOWLEDGMENTS PAGE 7 of 7

PROJECT ADDRESS: 902 E. COTATI AVE. COTATI 94931

PROJECT DESCRIPTION: NEW MULTIFAMILY DWELLING

SECTION 1 - DESIGN VERIFICATION

INSTRUCTIONS:

Prior to building permit application, complete all lines of Section 1- "Design Verification," and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the City of Cotati Building Division.

The signatures below certify that the owner, design professional, and the CALGreen inspector have reviewed the plans and Columns 1 and 2 of this checklist and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code.

Owner's Signature: *Noel Kirby* Date: May 31, 2023

Owner's Name (Please Print): Noel Kirby

Design Professional's Signature: *Juancho C. Isidoro Jr.* Date: 05.31.23

Design Professional's Name (Please Print): Juancho C. Isidoro Jr.

CALGreen Inspector's Signature: *Fergus O'Sullivan* Date: 5.29.2023

CALGreen Inspector's Name (Please Print): FERGUS O'SULLIVAN

CALGreen Inspector's Phone Number: 707.385.1252

info@fosco.biz CALGreen Inspector's Phone Number: 8485266

CALGreen E-mail Address: ICC Certification Number

SECTION 2 - IMPLEMENTATION VERIFICATION

Complete, sign, and submit the completed checklist, including Column 3, together with all original signatures in this Section 2 "Implementation Verification" to the Building Department prior to Building Department final inspection.

The owner, design professional, and the CALGreen inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code.

CALGreen Inspector's Signature: _____ Date: _____

CALGreen Inspector's Name (Please Print): _____ CALGreen Inspector's Phone Number (If Different Than Above): _____

CALGreen E-mail Address (If Different Than Above): _____ ICC Certification Number (If Different Than Above): _____

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS	COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)
PAGE 4 of 7 EFFECTIVE: 01 JANUARY 2023		
CALGreen DIVISION 4.1: PLANNING AND DESIGN		
Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.1		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.1		
4.106.4.3 Multi-family residential only. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, ten percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE (Electric Vehicle Charging Space definition: A space intended for future installation of EV charging equipment and charging of electric vehicles).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A2.2		
CALGreen DIVISION 4.2: ENERGY EFFICIENCY		
Performance Approach		
4.201.1 Building meets or exceeds the requirements of the 2022 California Building Energy Efficiency Standards. (Tier 1 not applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
T24 SHEETS A through F		
CALGreen DIVISION 4.3: WATER EFFICIENCY AND CONSERVATION		
Indoor Water Use		
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A1.2/A1.3		
4.303.2 Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A1.1		

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS	COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)
PAGE 6 of 7 EFFECTIVE: 01 JANUARY 2023		
CALGreen DIVISION 4.5: ENVIRONMENTAL QUALITY		
Fireplaces		
4.303.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
NO FIREPLACES		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.2-A1.3		
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR limits for RDC and other toxic compounds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0		
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
NO CARPET INSTALLATION		
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A0.0/A1.2		

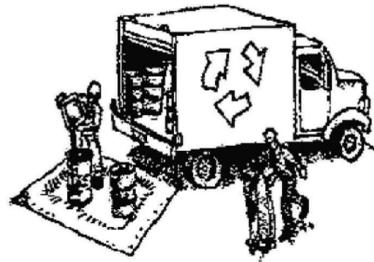
COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS	COLUMN 3: FIELD VERIFICATION
	REQUIRED (SPECIFY SHEET # & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)
PAGE 6 of 7 EFFECTIVE: 01 JANUARY 2023		
INSTALLER AND CALGreen INSPECTOR QUALIFICATIONS		
Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
A1.2/A1.3		
702.3 The CALGreen Inspector is ICC certified and is qualified and able to demonstrate competence in the discipline they inspect and verify.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		
CG PG.7		
Verifications		
703.1 Verification of compliance with this code shall include, but not be limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):		

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



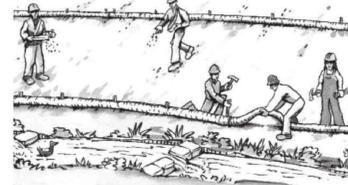
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



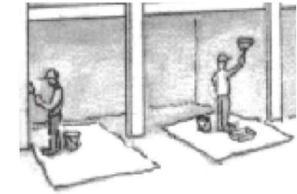
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

**CONSTRUCTION SITE
STORM WATER POLLUTION PREVENTION**

PERMITTING/COMPLIANCE

Federal, state, local regulation, regional codes, and local ordinances prohibit any discharge, other than storm water, into the storm drain system.
The property owner is responsible to know and follow all state, regional, and local requirements and guidelines, including obtaining proper permits, for all work to be completed. Work must comply with all applicable conditions, regulations, and requirements.

BE RAIN READY

Check the weather prior to performing any outdoor activity. Avoid work in the rain.
Be prepared to cover exposed surfaces prior to any potential rain event. Have a plan and supplies on-site.
Routine, periodic and storm event triggered inspections are needed to:

- Identify non-storm water discharges
 - Determine BMP effectiveness
 - Identify necessary repairs or BMP changes
- Keep gutters clear for flow. Large scale construction projects must have a Storm Water Pollution Prevention Plan (SWPPP).

SPILLS (INCLUDING MUD, DIRT, SILT)

Create a plan for addressing hazardous and non-hazardous spills. Make sure people on your site know how to respond.
Keep spill clean-up materials on-site (absorbents, rags, etc.).
Report spills immediately.
Never hose down "dirty" pavement or surfaces. Clean up all spills and leaks using "dry" methods (with spill absorbents or comparable materials such as sawdust, cat litter, and/or rags). Sweep areas daily.

BMP MAINTENANCE

All maintenance should be completed as soon as possible AND before any predicted storm event. At a minimum, perform routine weekly inspections of all BMPs and daily inspections during rain events.
Perform the following BMP maintenance tasks regularly:

- Remove collected sediment;
 - Replace or repair worn or damaged silt fence, fabric or fiber rolls, gravel/sand bags, soil stabilization measures, and structural controls; and
 - Other control maintenance as defined in each BMP fact sheet. See CASQA or Caltrans BMP handbooks.
- Make BMP implementation a condition of all prime and subcontract agreements. By doing so, the chance of an inadvertent violation can be prevented, potentially saving thousands of dollars in fines and project delays.

Required BMPs and pollution prevention measures when performing and construction related activity

- 1) Conduct daily site cleaning.
- 2) Prepare for spill response and containment.
- 3) Educate workers about BMPs.
- 4) Implement erosion control measures for rain and wind.
- 5) Maintain all BMPs.

HOUSEKEEPING / WASTE

Cover and maintain dumpsters. Check frequently for leaks. Never hose down a dumpster on site.
Never wash off tools or equipment where it has potential to discharge to a storm drain.
Cover areas where potential pollutants (grease, paints, and chemicals) are stored. Keep these materials covered and labeled in appropriate containers to prevent any contact with storm water.
Maintain a clean site and keep water, runoff, and run-on away from potential pollutants, including bare soil.

PAINT

Adhere to all City Power Washing requirements: sctcity.org/pollutionprevention.
NEVER clean or rinse paint equipment into a street, gutter or storm drain.
AFTER thoroughly dry; dispose of used brushes, empty paint cans (lids off), rags and drop cloths in the trash.
NOTE: Buildings painted prior to 1972 will need to be tested for lead.

INGRESS / EGRESS

Use drain rack for approaches to reduce soil compaction and limit tracking of sediment onto streets.
Provide wheel wash areas, if needed, and sweep up all loose materials from trucks, trailers, and transported equipment.
Frequently clean streets and sidewalks to prevent unauthorized discharges to surface waters and storm drains.

EROSION CONTROL

Schedule excavation and grading work for dry weather only.
Avoid over-application of water for dust control.
Control Site Perimeter: Delineate site perimeter to control any sediment discharges from the site and divert upstream run-on around the property.
Limit land disturbance. Protect areas where work is not actively occurring.

LANDSCAPING

Cover and berm stockpiled materials (mulch, topsoil, etc.). Secure cover with sandbags.
Avoid placing stockpiles in street, sidewalk, or gutter. If necessary, a permit may be required.
Utilize non-rotatable mulch when possible.
Refrain from applying landscape material 2 days prior to a forecasted rain event or during any rain event.

CONCRETE

Secure bags of cement. Prevent exposure of cement powder from wind, rainfall and runoff, especially near streets, gutters, and storm drains.
Set-up Washout Area.
Only clean out concrete mixers and equipment in approved designated washout areas. NEVER into driveways, streets, gutters, storm drains or drainage ditches.
Set up and operate small mixers on tarps or heavy drop cloths.

STORM WATER PROTECTION CONSTRUCTION

MATERIALS STORAGE

All building materials must be contained and covered.
Materials must be stored on-site at all times unless an encroachment permit has been obtained.

PERIMETER CONTROLS

Utilize perimeter controls, such as, gravel bags, silt fences, or straw wattles, to surround the site to control run-on and run-off.
Avoid running over perimeter controls with vehicles or heavy equipment.
Check and maintain site daily.

DUMPSTERS

Always securely cover dumpsters.
Areas around dumpsters should be swept daily.
Dumpsters must be stored on-site at all times unless an encroachment permit has been obtained.

PORT -A-POTTY

Secondary containment trays are REQUIRED for all Port-A-Potties.
NEVER stage in street, gutter pan or over/ near storm drains.
Service regularly.

CONCRETE TRUCKS/ PUMPER

Pumpers must be surrounded by perimeter controls.
Plastic sheets must be placed beneath concrete pumpers at all times, and residual materials must be cleaned up.
Washout areas must be used whenever cleaning occurs.

TRACKING CONTROLS

All entrances and exits on the site must have coarse gravel or steel shaker plates to limit offsite sediment/material tracking.

WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco and concrete.
Use a berm and/or plastic sheet to collect and contain liquids and prevent run-off in nearby areas.

DIRT AND GRADING

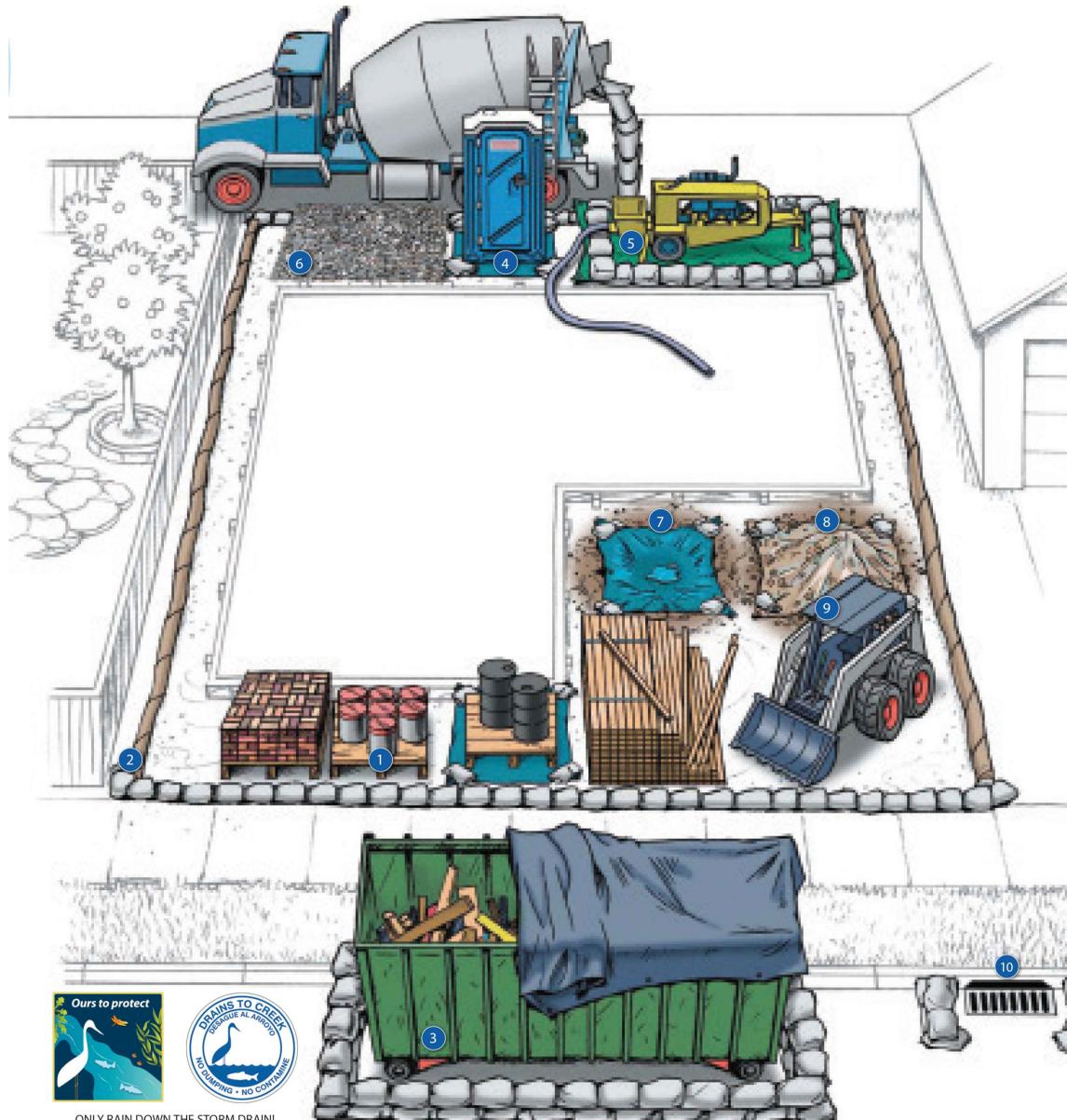
Mounds of dirt or gravel should be stored on site.
Materials should be covered with a secured tarp each day and prior to rain.
Fabric, tarps, and/or visqueum must be available and on-site to cover all exposed soil areas.

EARTH MOVING EQUIPMENT

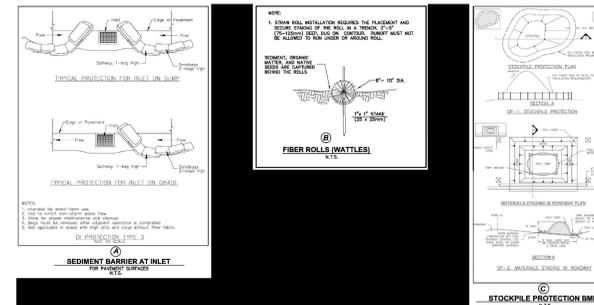
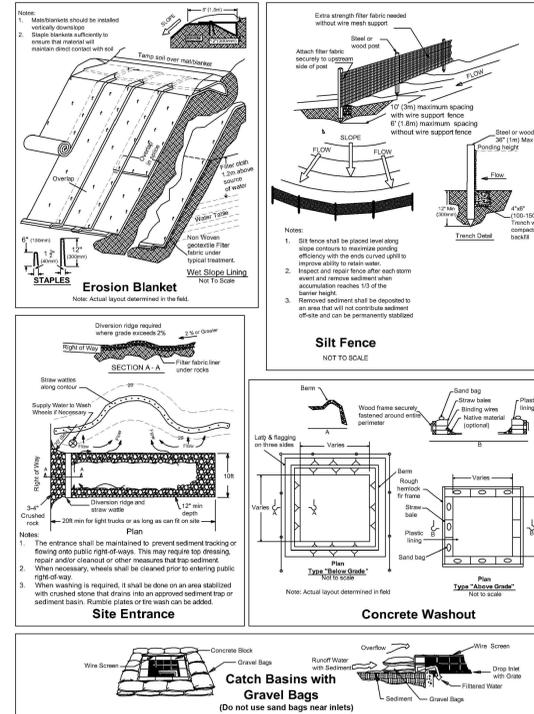
All staged earth moving equipment should be stored on-site.
Tracks and trails left by equipment leading to and from the site should be cleaned up immediately.
Maintain spill kits. Ensure vehicle and equipment leaks are cleaned immediately.

STORM DRAINS

It is illegal to wash out equipment, such as paint brushes, in the street or dump any materials into the storm drain or gutter.
Gutter pan must be kept clean and clear at all times.



ONLY RAIN DOWN THE STORM DRAIN!



Best Management Practices to Prevent Pollution

There's two separate drainage systems- the sanitary sewer system and the storm drain system. The storm drain system was designed to prevent flooding by carrying excess rain water away from city streets out to local creeks, the Russian River, and Pacific Ocean. This rain water flows untreated into our local waterways, which is why property owners and contractors are required to implement Best Management Practices (BMPs) to prevent storm water pollution.

BMPs are used to keep pollution away from sidewalks, streets, and gutters because they connect to the storm drain and our creeks. Implementing and maintaining BMPs are critical to protecting our local creeks and wildlife. Construction site pollution control is more than managing sediment. Proper design, installation, and periodic inspection and maintenance are essential.

**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09	10	11	12
01	Project Name	E. Cotati Avenue SFD 1 (New)									
02	Run Title	Title 24 Analysis									
03	Project Location	902 E. Cotati Avenue									
04	City	Cotati									
05	City	Cotati									
06	Zip code	94931									
07	Climate Zone	2									
08	Building Type	Single Family									
09	Project Scope	Newly Constructed									
10	Additional Cond. Floor Area (ft ²)	0									
11	Existing Cond. Floor Area (ft ²)	n/a									
12	Total Cond. Floor Area (ft ²)	1096									
13	ADU Bedroom Count	n/a									

01	02	03	04	05	06	07	08	09	10	11	12
01	Building Complies with Computer Performance										
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CE-approved HERS provider.										
03	This building incorporates one or more Special Features shown below										

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

ENERGY USE INTENSITY	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EU ¹	20.39	25.68	-5.29	-25.94
Net EU ²	10.2	8.56	1.64	16.08

REQUIRED PV SYSTEMS	01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
3.5	NA	Standard (14-17%)	Fixed	none	false	180	es	22	4.85	96	100	

BATTERY SYSTEMS	01	02	03	04	05	06	07
Control	Capacity (kWh)	Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)	Round Trip Efficiency	
AdvancedEDR	10	0.95	n/a	0.95	n/a	0.9	

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Battery System: 10 kWh (Self Utilization Credit taken)
• Ceiling has high level of insulation

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

ENERGY DESIGN RATINGS	Source Energy (EDR)	Efficiency ¹ EDR (EDR/Efficiency)	Total ² EDR (EDR/Total)	Compliance Margins	Source Energy (EDR)	Efficiency ¹ EDR (EDR/Efficiency)	Total ² EDR (EDR/Total)
Standard Design	37.8	46.4	36.2				
Proposed Design	34.7	45.9	1.9	3.1	0.5	34.3	

RESULT: PASS
¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
• Standard Design PV Capacity: 2.19 kWdc
• Proposed PV kWh output exceeds proposed electricity use by 57% which may violate NEM rules. Contact local utility.

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY	Standard Design Source Energy (EDR) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR) (kWh/ft ² -yr)	Proposed Design Source Energy (EDR) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR) (kWh/ft ² -yr)	Compliance Margin (EDR)	Compliance Margin (EDR)
Space Heating	2.75	12.14	2.75	12.18	0	-0.04
Space Cooling	0.49	25.45	0.51	30.03	-0.02	-4.58
IAQ Ventilation	0.38	4.11	0.38	4.11	0	0
Water Heating	2.73	27.93	7.24	30.33	-4.51	-2.4
Self Utilization/Flexibility Credit					-7.66	7.66
Efficiency Compliance Total	6.35	69.63	10.88	68.99	-4.53	0.64
Photovoltaics	-1.6	-53.55	-2.72	-92.45		
Battery			-4.6	-55.84		
Flexibility						
Indoor Lighting	0.83	8.31	0.83	8.31		
Appl. & Cooking	4.74	31.26	4.74	31.27		
Plug Loads	4.12	43.08	4.12	43.08		
Outdoor Lighting	0.2	1.81	0.2	1.81		
TOTAL COMPLIANCE	14.64	100.54	13.45	5.17		

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

HERS FEATURES SUMMARY	01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems	
E. Cotati Avenue SFD 1 (New)	1096	1	2	1	0	1	

ZONE INFORMATION	01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status	
Res Zone	Conditioned	HVAC1	1096	8	DHW Sys 1	New	

OPAQUE SURFACES	01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	
Front Wall	Res Zone	R-21 Wall	215	Front	468	158	90	
Left Wall	Res Zone	R-21 Wall	305	Left	225	50	90	
Back Wall	Res Zone	R-21 Wall	35	Back	468	29	90	
Right Wall	Res Zone	R-21 Wall	125	Right	27	0	90	
Wall to Cond.	Res Zone	R-21 Wall	n/a	n/a	198	0	n/a	
Roof	Res Zone	R-49 Roof	n/a	n/a	1096	n/a	n/a	

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

OPAQUE SURFACES	01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	
Floor	Res Zone	R-19 Floor No Crawlspace	n/a	n/a	168	n/a	n/a	
Floor to Lower	Res Zone	R-19 Floor No Crawlspace	n/a	n/a	328	n/a	n/a	

ATTIC	01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	
Attic Res Zone	Attic RoofRes Zone	Ventilated	4	0.1	0.85	No	No	

FENESTRATION / GLAZING	01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	U-Factor	U-Factor Source	SHGC	SHGC Source	Exterior Shading		
Glazing	Window	Front Wall	Front	215	1	158	0.3	NFRC	0.23	NFRC		Bug Screen		
Glazing 2	Window	Left Wall	Left	305	1	50	0.3	NFRC	0.23	NFRC		Bug Screen		
Glazing 3	Window	Back Wall	Back	35	1	29	0.3	NFRC	0.23	NFRC		Bug Screen		

OPAQUE SURFACE CONSTRUCTIONS	01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco	

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

OPAQUE SURFACE CONSTRUCTIONS	01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board	
Attic RoofRes Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no Insul. / 2x4	
R-49 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-49	None / None	0.02	Over Ceiling Joists: R-39.9 Insul. Cavity / Frame: R-0.1 / 2x4 Inside Finish: Gypsum Board	
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x12	
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board	

BUILDING ENVELOPE - HERS VERIFICATION	01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50	
Required	Not Required	N/A	n/a	n/a	

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

WATER HEATING SYSTEMS	01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)	
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	

WATER HEATERS	01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation (R-value)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	
DHW Heater 1	Gas	Consumer Instantaneo us	1	0	UEF	0.95	Blu/Hr	200000	0	n/a	n/a		

WATER HEATING - HERS VERIFICATION	01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Show Drain Water Heat Recovery	
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	

SPACE CONDITIONING SYSTEMS	01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	
HVAC1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Setback	

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

HVAC - HEATING UNIT TYPES	01	02	03	04
Name	System Type	Number of Units	Heating Efficiency	
Heating Component 1	Central gas furnace	1	AFUE-95	

HVAC - COOLING UNIT TYPES	01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/SEER/CEER	Efficiency SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification	
Cooling Component 1	Central split AC	1	EER/SEER	12.5	20	Not Zonal	Single Speed	Cooling Component 1 hers-cool	

HVAC COOLING - HERS VERIFICATION	01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER/SEER	Verified SEER2	Verified Refrigerant Charge	
Cooling Component 1 hers-cool	Required	350	Required	Required	Not Required	

HVAC - DISTRIBUTION SYSTEMS	01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value Supply	Duct Location Return	Surface Area Supply	Return	Bypass Duct	Duct Leakage	HERS Verification			
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1 hers-dist	

Registration Number: 423-P01006953A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:39
Report Version: 2022.0.000
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: E. Cotati Avenue SFD 1 (New)
Calculation Date/Time: 2023-04-20T13:23:37-07:00
Calculation Description: Title 24 Analysis

HVAC DISTRIBUTION - HERS VERIFICATION	01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space	
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No	

HVAC - FAN SYSTEMS	01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name	
HVAC Fan 1	HVAC fan	0.45	HVAC Fan 1-hers-fan	

HVAC FAN SYSTEMS - HERS VERIFICATION	01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)	
HVAC Fan 1-hers-fan	Required	0.45	

INDOOR AIR QUALITY (IAQ) FANS	01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 1 of 11)

01	Project Name	05	Standards Version
01	E. Cotati Avenue SFD 2 (New)	05	2022
02	Run Title	07	Software Version
02	Title 24 Analysis	07	EnergyPro 9.1
03	Project Location	09	Front Orientation (deg/ Cardinal)
03	902 E. Cotati Avenue	09	20
04	City	11	Number of Dwelling Units
04	Cotati	11	1
06	Zip code	13	Number of Stories
06	94931	13	2
08	Climate Zone	15	Number of Stories
08	2	15	2
10	Building Type	17	Penetration Average U-factor
10	Single Family	17	0.3
12	Project Scope	19	Glazing Percentage (%)
12	Newly Constructed	19	21.60%
14	Additional Cond. Floor Area (ft ²)	0	
14	0	0	
16	Existing Cond. Floor Area (ft ²)	n/a	
16	n/a	n/a	
18	Total Cond. Floor Area (ft ²)	1096	
18	1096	1096	
20	ADU Bedroom Count	n/a	
20	n/a	n/a	

01	Building Complies with Computer Performance
01	Yes
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CE-approved HERS provider.
02	Yes
03	This building incorporates one or more Special Features shown below
03	None

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 2 of 11)

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDEL)	Efficiency ¹ EDR (EDR/Zone)	Total ² EDR (EDR/Zone)	Source Energy (EDEL)	Efficiency ¹ EDR (EDR/Zone)	Total ² EDR (EDR/Zone)
Standard Design	37.8	46.4	36.2	0.3	0.7	34.4
Proposed Design	37.5	45.7	1.8	0.3	0.7	34.4

RESULT: PASS

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
 * Standard Design PV Capacity: 2.19 kWdc
 * Proposed PV kWh output exceeds proposed electricity use by 59% which may violate NEM rules. Contact local utility.

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 3 of 11)

ENERGY USE SUMMARY	Standard Design Source Energy (EDEL) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR) (kBtu/ft ² -yr)	Proposed Design Source Energy (EDEL) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR) (kBtu/ft ² -yr)	Compliance Margin (EDEL)	Compliance Margin (EDR)
Space Heating	2.75	12.14	3.87	17.1	-1.12	-4.96
Space Cooling	0.49	25.45	0.42	24.82	0.07	0.63
IAQ Ventilation	0.38	4.11	0.38	4.11	0	0
Water Heating	2.73	27.93	7.24	30.33	-4.51	-2.4
Self Utilization/Flexibility Credit					-7.66	7.66
Efficiency Compliance Total	6.35	69.63	11.91	68.7	5.56	0.93
Photovoltaics	-1.6	-53.55	-2.72	-92.33		
Battery			-4.53	-55.77		
Flexibility						
Indoor Lighting	0.83	8.31	0.83	8.31		
Appl. & Cooking	4.74	31.26	4.72	31.07		
Plug Loads	4.12	43.08	4.12	43.08		
Outdoor Lighting	0.2	1.81	0.2	1.81		
TOTAL COMPLIANCE	14.64	100.54	14.53	4.87		

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 4 of 11)

ENERGY USE INTENSITY	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EU ¹	20.39	26.78	-6.39	-31.34
Net EU ²	10.2	9.66	0.54	5.29

Notes:
 1. Gross EU is Energy Use Total (not including PV) / Total Building Area.
 2. Net EU is Energy Use Total (including PV) / Total Building Area.

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.5	NA	Standard (14-17%)	Fixed	none	false	180	0	22	4.85	96	100

01	02	03	04	05	06	07
Control	Capacity (kWh)	Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)	Round Trip Efficiency
AdvancedDR	10	0.95	n/a	0.95	n/a	0.9

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 * Battery System: 10 kWh (Self Utilization Credit taken)
 * Ceiling has high level of insulation

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 5 of 11)

HERS FEATURES SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Minimum Airflow
- Fan Efficiency (W/CFM)
- Duct leakage testing

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
E. Cotati Avenue SFD 2 (New)	1096	1	2	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Res Zone	Conditioned	HVAC1	3096	8	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	TIR (deg)
Front Wall	Res Zone	R-21 Wall	35	Front	468	158	90
Left Wall	Res Zone	R-21 Wall	125	Left	225	50	90
Back Wall	Res Zone	R-21 Wall	215	Back	468	29	90
Right Wall	Res Zone	R-21 Wall	305	Right	27	0	90
Wall to Const.	Res Zone	R-21 Wall	n/a	n/a	188	0	n/a
Roof	Res Zone	R-49 Roof	n/a	n/a	3096	n/a	n/a
Floor	Res Zone	R-19 Floor No Crawlspace1	n/a	n/a	168	n/a	n/a

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 6 of 11)

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	TIR (deg)
Floor to Lower	Res Zone	R-19 Floor No Crawlspace	n/a	n/a	328	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof
Attic Res Zone	Attic RoofRes Zone	Ventilated	4	0.2	0.85	No	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Glazing	Window	Front Wall	Front	35	1	158	0.3	NFRC	0.23	NFRC		Bug Screen	
Glazing	Window	Left Wall	Left	125	1	50	0.3	NFRC	0.23	NFRC		Bug Screen	
Glazing	Window	Back Wall	Back	215	1	29	0.3	NFRC	0.23	NFRC		Bug Screen	

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 7 of 11)

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofRes Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no Insul / 2x4
R-49 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-49	None / None	0.02	Over Ceiling Joists: R-38 Insul. Cavity / Frame: R-5 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace1	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x12
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

Registration Number: 423-P01006956A-000-000-0000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cadmus Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:21:29
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue SFD 2 (New) Calculation Date/Time: 2023-04-20T13:21:07-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0418ECO - SFD 2.rbd22x

CF1R-PRF-01E (Page 8 of 11)

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (ft)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation (R-value)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneo vs	1	0	UEF	0.95	Blu/Hr	200000	0	n/a	n/a	

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Show Drain Water Heat Recovery

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
01	Project Name	E. Cotati Avenue SFD 3 (New)		05	Standards Version	2022					
02	Run Title	Title 24 Analysis		07	Software Version	EnergyPro 9.1					
03	Project Location	902 E. Cotati Avenue		09	Front Orientation (deg/ Cardinal)	215					
04	City	Cotati		11	Number of Dwelling Units	2					
06	Zip code	94931		13	Number of Bedrooms	2					
08	Climate Zone	2		15	Number of Stories	2					
10	Building Type	Single Family		17	Fenestration Average U-factor	0.3					
12	Project Scope	Newly Constructed		19	Glazing Percentage (%)	18.40%					
14	Additional Cond. Floor Area (ft²)	0									
16	Existing Cond. Floor Area (ft²)	n/a									
18	Total Cond. Floor Area (ft²)	1092									
20	ADU Bedroom Count	n/a									

01	02	03
01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CE-approved HERS provider.	
03	This building incorporates one or more Special Features shown below	

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
Gross EU ¹	20.8	25.9	-5.1	-24.52
Net EU ²	11.12	11.17	-0.05	-0.45

Notes:
 1. Gross EU is Energy Use Total (not including PV) / Total Building Area.
 2. Net EU is Energy Use Total (including PV) / Total Building Area.

01	02	03	04	05	06	07	08	09	10	11	12
01	DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Tilt Array Angle (deg)	Inverter Eff. (%)	Annual Solar Access (%)
3	NA	Standard (14-17%)	Fixed	none	false	180	es	22	4.85	96	100

01	02	03	04	05	06	07
01	Control	Capacity (kWh)	Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)
AdvancedDR	10	0.95	n/a	0.95	n/a	0.9

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Battery System: 10 kWh (Self Utilization Credit taken)
 • Ceiling has high level of insulation

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDEL)	Efficiency ¹ EDR (EDR/Efficiency)	Total ² EDR (EDR/Total)	Source Energy (EDEL)	Efficiency ¹ EDR (EDR/Efficiency)	Total ² EDR (EDR/Total)
Standard Design	38.4	44.2	35.7			
Proposed Design	36.3	42.4	3.2	2.1	1.8	32.5

RESULT: PASS
¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.
 • Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.
 • Standard Design PV Capacity: 2.08 kWdc
 • Proposed PV kWh output exceeds proposed electricity use by 42% which may violate NEM rules. Contact local utility.

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

ENERGY USE SUMMARY	Standard Design Source Energy (EDEL) (kBtu/ft²-yr)	Standard Design TDV Energy (EDEL) (kBtu/ft²-yr)	Proposed Design Source Energy (EDEL) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDEL) (kBtu/ft²-yr)	Compliance Margin (EDEL)	Compliance Margin (EDEL)
Space Heating	3.58	15.74	3.45	15.22	0.13	0.52
Space Cooling	0.19	15.3	0.22	17.98	-0.03	-2.68
IAQ Ventilation	0.38	4.06	0.38	4.06	0	0
Water Heating	2.75	28.23	2.77	30.42	-4.52	-2.19
Self Utilization/Flexibility Credit					-6.57	6.97
Efficiency Compliance Total	6.9	63.33	11.32	60.71	4.42	2.62
Photovoltaics	-1.52	-50.86	2.34	-80.28		
Battery			-4.2	-56.23		
Flexibility						
Indoor Lighting	0.83	8.32	0.83	8.32		
Appl. & Cooking	4.73	31.33	4.74	31.15		
Plug Loads	4.14	42.23	4.14	42.23		
Outdoor Lighting	0.2	1.81	0.2	1.81		
TOTAL COMPLIANCE	15.28	96.96	14.47	8.71		

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

01	02	03	04	05	06	07	08
01	Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)
02	Wall to SFD 1/2	Res Zone	R-21 Wall	n/a	n/a	65	0
03	Roof	Res Zone	R-49 Roof	n/a	n/a	8	n/a
04	Roof 2	Res Zone	R-49 Roof	n/a	n/a	542	n/a

01	02	03	04	05	06	07	08
01	Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiance Barrier
02	Attic Res Zone	Attic/RoofRes Zone	Ventilated	4	0.1	0.85	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
01	Name	Type	Surface	Orientation	Asimuth	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
02	Glazing	Window	Front Wall	Front	215		1	68	0.3	NFRC	0.23	NFRC	Bug Screen
03	Glazing 2	Window	Back Wall	Back	35		1	52	0.3	NFRC	0.23	NFRC	Bug Screen
04	Glazing 3	Window	Front Wall 2	Front	215		1	69	0.3	NFRC	0.23	NFRC	Bug Screen
05	Glazing 4	Window	Back Wall 2	Back	35		1	52	0.3	NFRC	0.23	NFRC	Bug Screen

01	02	03	04	05	06	07	08
01	Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction
02	Slab-on-Grade	Res Zone	550	77	none	0	80%

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

01	02	03	04	05	06	07	08
01	Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous Insulation	U-factor
02	R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066
03	R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064
04	Attic Roof/Res Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644
05	R-49 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-49	None / None	0.02

01	02	03	04	05
01	Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09
01	Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification
02	DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12	13
01	Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (hr-ft²/ft²)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	Tank Location
02	DHW Heater 1	Gas	Consumer Instantaneo	1	0	UEF	0.95	Btu/Hr	200000	0	n/a	n/a

01	02	03	04	05	06	07
01	Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control
02	DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required

01	02	03	04	05	06	07	08	09
01	Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
02	HVAC1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1

01	02	03	04
01	Name	System Type	Number of Units
02	Heating Component 1	Central gas furnace	1

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

01	02	03	04	05	06	07	08	09
01	Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/SEER/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-Speed Compressor
02	Cooling Component 1	Central split AC	1	EER/SEER	11.7	14	Not Zonal	Single Speed

01	02	03	04	05	06
01	Name	Verified Airflow	Airflow Target	Verified EER/SEER	Verified SEER/SEER2
02	Cooling Component 1-hers-cool	Required	350	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11	12
01	Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Bypass Duct	Duct Leakage	HERS Verification		
02	Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	n/a	No Bypass Duct	Sealed and Tested		

01	02	03	04	05	06	07	08	09
01	Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low Leakage Air Handler
02	Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required

Registration Number: 423-P01006957A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:25:24
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 3 (New) Calculation Date/Time: 2023-04-20T13:25:05-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 3.rbd22x

01	02	03	04
01	Name	Type	Fan Power (Watts/CFM)
02	HVAC Fan 1	HVAC fan	0.45

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12
01	Project Name	E. Cotati Avenue SFD 4 (New)									
02	Run Title	Title 24 Analysis									
03	Project Location	902 E. Cotati Avenue									
04	City	Cotati	05	Standards Version	2022						
06	Zip code	94931	07	Software Version	EnergyPro 9.1						
08	Climate Zone	2	09	Front Orientation (deg/ Cardinal)	35						
10	Building Type	Single Family	11	Number of Dwelling Units	2						
12	Project Scope	Newly Constructed	13	Number of Bedrooms	2						
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	2						
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3						
18	Total Cond. Floor Area (ft ²)	1092	19	Glazing Percentage (%)	18.40%						
20	ADU Bedroom Count	n/a									

01	02	03
01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CE-approved HERS provider.	
03	This building incorporates one or more Special Features shown below	

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1) (kBtu/ft ² -yr)	Efficiency ¹ EDR (EDR/Efficiency)	Total ² EDR (EDRtotal)	Source Energy (EDR1) (kBtu/ft ² -yr)	Efficiency ¹ EDR (EDR/Efficiency)	Total ² EDR (EDRtotal)
Standard Design	38.4	44.2	35.7	0.9	0.9	35.7
Proposed Design	37.5	43.3	0	0.9	0.9	35.7

RESULT: PASS

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.
 * Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.
 * Standard Design PV Capacity: 2.08 kWdc
 * Proposed PV kWh output exceeds proposed electricity use by 68kWh which may violate NEM rules. Contact local utility.
 * EDR is capped at zero.

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

ENERGY USE SUMMARY	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.58	15.74	4.57	20.15	-0.99	-4.41
Space Cooling	0.19	15.3	0.35	15.12	0.04	0.18
IAQ Ventilation	0.38	4.06	0.38	4.06	0	0
Water Heating	2.75	28.23	7.08	29.67	-4.33	-1.44
Self Utilization/Flexibility Credit					-6.57	6.57
Efficiency Compliance Total	6.9	63.33	12.18	62.03	-5.28	1.3
Photovoltaics	-1.52	-50.86	-2.73	-92.18		
Battery	-4.41		-4.41	-56.34		
Flexibility						
Indoor Lighting	0.83	8.32	0.83	8.32		
Appl. & Cooking	4.73	31.33	4.72	31		
Plug Loads	4.14	43.23	4.14	43.23		
Outdoor Lighting	0.2	1.81	0.2	1.81		
TOTAL COMPLIANCE	15.28	96.96	14.93	-2.13		

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
Gross EU ¹	20.8	26.85	-6.05	-29.09
Net EU ²	11.12	9.67	1.45	13.04

Notes:
 1. Gross EU is Energy Use Total (not including PV) / Total Building Area.
 2. Net EU is Energy Use Total (including PV) / Total Building Area.

01	02	03	04	05	06	07	08	09	10	11	12
01	DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Tilt Angle (deg)	Inverter Eff. (%)	Annual Solar Access (%)
3.5	NA	Standard (14-17%)	Fixed	none	false	180	degrees	22	4.85	96	100

01	02	03	04	05	06	07
01	Control	Capacity (kWh)	Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)
AdvancedDR	10	0.95	n/a	0.95	n/a	0.9

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 * Battery System: 10 kWh Self Utilization Credit taken
 * Ceiling has high level of insulation

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

HERS FEATURES SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
<ul style="list-style-type: none"> Quality insulation installation (QII) Indoor air quality ventilation Minimum Airflow Fan Efficacy W/AF/CFM Duct leakage testing

01	02	03	04	05	06	07
01	Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems
E. Cotati Avenue SFD 4 (New)	1092	1	2	1	0	1

01	02	03	04	05	06	07
01	Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1 Status
Res Zone	Conditioned	HVAC1	1092	8	DHW Sys 1	New

01	02	03	04	05	06	07	08	
01	Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall	Res Zone	R-21 Wall	35	Front	234	68	90	
Left Wall	Res Zone	R-21 Wall	125	Left	27	0	90	
Back Wall	Res Zone	R-21 Wall	215	Back	234	52	90	
Front Wall 2	Res Zone	R-21 Wall	35	Front	234	68	90	
Back Wall 2	Res Zone	R-21 Wall	215	Back	234	12	90	
Right Wall	Res Zone	R-21 Wall	305	Right	198	0	90	
Wall to ADU 1/2	Res Zone	R-21 Wall	n/a	n/a	198	0	n/a	

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

01	02	03	04	05	06	07	08
01	Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)
Wall to SFD 1/2	Res Zone	R-21 Wall	n/a	n/a	65	0	n/a
Roof	Res Zone	R-49 Roof	n/a	n/a	8	n/a	90
Roof 2	Res Zone	R-49 Roof	n/a	n/a	542	n/a	n/a

01	02	03	04	05	06	07	08
01	Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiance Barrier
Attic Res Zone	Attic/RoofRes Zone	Ventilated		4	0.1	0.85	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
01	Name	Type	Surface	Orientation	Azimuth	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Glazing	Window	Front Wall	Front	35		1	68	0.3	NFRC	0.23	NFRC		Bug Screen
Glazing 2	Window	Back Wall	Back	215		1	52	0.3	NFRC	0.23	NFRC		Bug Screen
Glazing 3	Window	Front Wall 2	Front	35		1	69	0.3	NFRC	0.23	NFRC		Bug Screen
Glazing 4	Window	Back Wall 2	Back	215		1	12	0.3	NFRC	0.23	NFRC		Bug Screen

01	02	03	04	05	06	07	08
01	Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction
Slab-on-Grade	Res Zone	550	77	none	0	80%	No

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

01	02	03	04	05	06	07	08
01	Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous Insulation	U-factor
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/Shathing/Cladding
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofRes Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Shathing/Cladding Cavity / Frame: no Insul. / 2x4
R-49 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-49	None / None	0.02	Over Ceiling Joists: R-39 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

01	02	03	04	05
01	Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09	
01	Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (ft)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	n/a	DHW Heater 1 (1)

Registration Number: 423-P01006958A-000-000-000000-0000 Registration Date/Time: 04/20/2023 17:59 HERS Provider: CHEERS
 NOTICE: This document has been generated by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-20 13:29:00
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: E. Cotati Avenue SFD 4 (New) Calculation Date/Time: 2023-04-20T13:28:40-07:00
 Calculation Description: Title 24 Analysis Input File Name: 0419ECO - SFD 4.rbd22x

01	02	03	04	05	06	07	08	09	10	11	12	13
01	Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (hr-ft ²)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneo	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

01	02	03	04	05	06	07
01	Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

01	02	03	04	05	06	07	08	09
01	Name	System Type	Heating Unit Name	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 20 columns: 01-20. Includes Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count.

Table with 3 columns: 01-03. Compliance Results: 01 Building Complies with Computer Performance, 02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CE-approved HERS provider, 03 This building incorporates one or more Special Features shown below.

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 7 columns: 01-07. Energy Design Ratings and Compliance Margins. Includes Source Energy (EDR1), Efficiency* EDR (EDR/Efficiency), Total* EDR (EDR/Total), Source Energy (EDR2), Efficiency* EDR (EDR/Efficiency), Total* EDR (EDR/Total).

Efficiency EDR includes improvements like a better building envelope and more efficient equipment
Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
*building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Standard Design PV Capacity: 0.00 kWdc

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 7 columns: 01-07. Energy Use Summary. Includes Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin, Compliance Margin.

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 5 columns: 01-05. Energy Use Intensity. Includes Gross EU1, Standard Design (dBtu/ft^2-yr), Proposed Design (dBtu/ft^2-yr), Compliance Margin (dBtu/ft^2-yr), Margin Percentage, Net EU1.

Table with 12 columns: 01-12. Required PV Systems. Includes DC System Size (kWdc), Exception, Module Type, Array Type, Power Electronics, CF1, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt (x in 12), Inverter Eff. (%), Annual Solar Access (%).

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
PV exception 2: No PV required when minimum PV size (Section 150.1(1)(4)) < 1.8 kWdc (0.1kW)
Ceiling has high level of insulation
Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
Electric water heater exception - Exception 2 to Section 150.1(1)(8)
Point of use

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2hs and CF3hs are required to be completed in the HERS Registry
Quality insulation installation (QI)
Indoor air quality ventilation
Verified Refrigerant Charge
Airflow in habitable rooms (SC1.1, 4.1, 1.7)
Verified heat pump rated heating capacity
Wall mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
Ductless indoor units located entirely in conditioned space (SC3.1, 4.3, 1.8)

Table with 7 columns: 01-07. Building - Features Information. Includes Project Name, Conditioned Floor Area (ft^2), Number of Dwelling Units, Number of Bedrooms, Number of Units, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

Table with 7 columns: 01-07. Zone Information. Includes Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft^2), Avg. Ceiling Height, Water Heating System 1, Status.

Table with 8 columns: 01-08. Opaque Surfaces. Includes Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft^2), Window and Door Area (ft^2), TIR (deg).

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 8 columns: 01-08. Attic. Includes Name, Construction, Type, Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof.

Table with 14 columns: 01-14. Fenestration / Glazing. Includes Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft^2), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading.

Table with 8 columns: 01-08. Slab Floors. Includes Name, Zone, Area (ft^2), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated.

Table with 8 columns: 01-08. Opaque Surface Constructions. Includes Construction Name, Surface Type, Construction Type, Framing, Total R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 8 columns: 01-08. Opaque Surface Constructions. Includes Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

Table with 5 columns: 01-05. Building Envelope - HERS Verification. Includes Quality Insulation Installation (QI), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CRMS0, CRMS0.

Table with 9 columns: 01-09. Water Heating Systems. Includes Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (R).

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 13 columns: 01-13. Water Heaters. Includes Name, Heating Element Type, Tank Type, # of Units, Tank Vol. (gal), Heating Efficiency Type, Efficiency, Rated Input Type, Input Rating or Pilot, Tank Insulation R-value (in/ft), Standby Loss or Recovery Eff, 1st Hr. Rating or Flow Rate, Tank Location.

Table with 7 columns: 01-07. Water Heating - HERS Verification. Includes Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution Type, Recirculation Control, Shower Drain Water Heat Recovery.

Table with 9 columns: 01-09. Space Conditioning Systems. Includes Name, System Type, Heating Unit Name, Heating Equipment Count, Cooling Unit Name, Cooling Equipment Count, Fan Name, Distribution Name, Required Thermostat Type.

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 13 columns: 01-13. HVAC - Heat Pumps. Includes Name, System Type, Number of Units, Efficiency Type, HSPF / HSPF2 / COP, Cap 57, Cap 57, Efficiency Type, EER / EER2, Zonally Controlled, Compressor Type, HERS Verification.

Table with 9 columns: 01-09. HVAC Heat Pumps - HERS Verification. Includes Name, Verified Airflow, Airflow Target, Verified EER/EER2, Verified Refrigerant Charge, Verified HSPF/HSP2, Verified Heating Cap 47, Verified Heating Cap 17.

Table with 10 columns: 01-10. Variable Capacity Heat Pump Compliance Option - HERS Verification. Includes Name, Certified Low-Static VCHP System, Airflow to Habitable Rooms, Ductless Units in Conditioned Space, Wall Mount Thermostat, Air Filter/ String Sump Pressure Drop Rating, Low Leakage Ducts in Conditioned Space, Minimum Airflow per IAQ 3 and SC3.3.3.4.1, Certified non-continuous Fan, Indoor Fan not Running Continuously.

Table with 9 columns: 01-09. Indoor Air Quality (IAQ) Fans. Includes Dwelling Unit, Airflow (CFM), Fan Efficiency (W/CFM), IAQ Fan Type, Includes Heat/Energy Recovery?, IAQ Recovery Effectiveness - SRE, Includes Fault Indicator Optly?, HERS Verification, Status.

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Table with 2 columns: 01-02. Documentation Author's Declaration Statement. Includes Documentation Author Name, Documentation Author Signature, Date Signed, Signature Date, Signature, HERS Certification Identification (if applicable), Phone.

Table with 2 columns: 01-02. Responsible Person's Declaration Statement. Includes Responsible Designer Name, Responsible Designer Signature, Date Signed, Signature Date, Signature, License, Address, Phone.

Digitally signed by Cotati Home Energy Efficiency Rating System Services, Inc. (CHEERS). The digital signature is provided in order to assure the content of this required document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 423-P010069589A-000-000-0000000-0000
Registration Date/Time: 04/20/2023 14:41
HERS Provider: CHEERS
Project Name: E. Cotati Avenue ADU 1 (New)
Calculation Date/Time: 2023-04-20T13:14:09-07:00
Calculation Description: Title 24 Analysis

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

902 E. COTATI AVENUE COTATI, CA 94931

04.20.23 BUILDING PERMIT 08.10.23 BUILDING COMMENTS

DESIGN ARCHITECTURE: JUANCHO C. LINDOYO, JR., A.I.A. 145 CORTE MADRA DOWA CENTER, #228 CORTE MADREA, CALIFORNIA 94925-1711 (415) 447-4776



BUILDING PERMIT SET

ADU 1 T-24 ENERGY COMPLIANCE

T-24e



01	02	03	04	05	06	07	08	09	10	11	12												
01	Project Name	E. Cotati Avenue ADU 2 (New)									05	Standards Version	2022										
02	Run Title	Title 24 Analysis									07	Software Version	EnergyPro 9.1										
03	Project Location	902 E. Cotati Avenue									09	Front Orientation (deg/ Cardinal)	30										
04	City	Cotati									11	Number of Dwelling Units	1										
05	Zip code	94931									13	Number of Bedrooms	1										
06	Climate Zone	2									15	Number of Stories	1										
07	Building Type	Single Family									17	Penetration Average U-factor	0.3										
08	Project Scope	Newly Constructed									19	Glazing Percentage (%)	24.60%										
09	Addition Cond. Floor Area (ft²)	0									01	DC System Size (kWdc)	0										
10	Existing Cond. Floor Area (ft²)	n/a									02	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
11	Total Cond. Floor Area (ft²)	500									03	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
12	ADU Bedroom Count	n/a									04	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	

01	02	03
01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CE-approved HERS provider.	
03	This building incorporates one or more Special Features shown below	

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1) (kBtu/ft²-yr)	Efficiency² EDR (EDR2) (kBtu/ft²-yr)	Total³ EDR (EDR3) (kBtu/ft²-yr)	Source Energy (EDR1) (kBtu/ft²-yr)	Efficiency² EDR (EDR2) (kBtu/ft²-yr)	Total³ EDR (EDR3) (kBtu/ft²-yr)
Standard Design	50.6	73.5	74			
Proposed Design	48.1	72.5	73.5	2.5	1	0.5

RESULT: PASS

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
* Standard Design PV Capacity: 0.00 kWdc
* PV System(s) removed due to Reduced PV Requirement of 0 MWdc

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kBtu/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.44	15.17	1.88	14.39	1.56	0.78
Space Cooling	0.57	28.18	0.38	26.79	-0.01	1.39
IAQ Ventilation	0.46	4.9	0.46	4.9	0	0
Water Heating	8.57	104.63	8.57	104.63	0	0
Self Utilization/Flexibility Credit					0	0
Efficiency Compliance Total	13.04	152.88	11.49	150.71	1.55	2.17
Photovoltaics	0	0	0	0		
Battery						
Flexibility						
Indoor Lighting	1.16	11.68	1.16	11.68		
Appl. & Cooking	9.48	63.39	9.48	63.25		
Plug Loads	7.19	75.08	7.19	75.08		
Outdoor Lighting	0.23	2.07	0.23	2.07		
TOTAL COMPLIANCE	31.1	304.9	29.55	302.79		

Energy Use Intensity	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI²	40.81	38.71	2.1	5.15
Net EUI²	40.81	38.71	2.1	5.15

REQUIRED PV SYSTEMS	01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(1)(4) - 1.8 kWdc (0.1kW)
- Ceiling has high level of insulation
- Variable capacity heat pump compliance option (Verification details from VCHP Staff report, Appendix B, and RA3)
- Electric water heater exception - Exception 2 to Section 150.11(8)
- Point of use

HERS FEATURE SUMMARY	01	02	03	04	05	06	07	08	09	10	11	12	13		
Project Name	E. Cotati Avenue ADU 2 (New)												07	Status	New
Conditioned Floor Area (ft²)	500												08	Number of Dwelling Units	1
Number of Bedrooms	1												09	Number of Bedrooms	1
Number of Zones	1												10	Number of Ventilation Cooling Systems	0
Number of Water Heating Systems	1												11	Number of Water Heating Systems	1

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED CF2HS AND CF3HS ARE REQUIRED TO BE COMPLETED IN THE HERS RATING SYSTEM.

- Quality insulation installation (QI)
- Indoor air quality ventilation
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.1.7)
- Verified heat pump rated heating capacity
- Wall mounted thermostat in zones greater than 150 ft² (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.3.1.8)

BUILDING - FEATURES INFORMATION	01	02	03	04	05	06	07		
Project Name	E. Cotati Avenue ADU 2 (New)						07	Status	New
Conditioned Floor Area (ft²)	500						08	Number of Dwelling Units	1
Number of Bedrooms	1						09	Number of Bedrooms	1
Number of Zones	1						10	Number of Ventilation Cooling Systems	0
Number of Water Heating Systems	1						11	Number of Water Heating Systems	1

OPAQUE SURFACES	01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)	
Front Wall	Res Zone	R-21 Wall	35	Front	207	65	90	
Back Wall	Res Zone	R-21 Wall	215	Back	207	32	90	
Right Wall	Res Zone	R-21 Wall	305	Right	198	26	90	
Wall to SFD 3/4	Res Zone	R-21 Wall	n/a	n/a	198	0	n/a	
Roof	Res Zone	R-49 Roof	n/a	n/a	500	n/a	n/a	

ATIC	01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	
Attic Res Zone	Attic Roof/Res Zone	Ventilated	4	0.1	0.85		No	

FENESTRATION / GLAZING	01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Height (ft)	Width (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Glazing 2	Window	Front Wall	Front	35	1	65	0.3	NFRC	0.35	NFRC			Bug Screen	
Glazing 2	Window	Back Wall	Back	215	1	32	0.3	NFRC	0.35	NFRC			Bug Screen	
Glazing 3	Window	Right Wall	Right	305	1	26	0.3	NFRC	0.35	NFRC			Bug Screen	

SLAB FLOORS	01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	
Slab-on-Grade	Res Zone	200	90	none	0	80%	No	

OPAQUE SURFACE CONSTRUCTIONS	01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total R-value	Interior / Exterior Continuous R-value	U-factor	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069		Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco

OPAQUE SURFACE CONSTRUCTIONS	01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total R-value	Interior / Exterior Continuous R-value	U-factor	U-factor	Assembly Layers
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064		Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic Roof/Res Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644		Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no Insul. / 2x4
R-49 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-49	None / None	0.02		Over Ceiling Joists: R-39 Insul. Cavity / Frame: R-3 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION	01	02	03	04	05
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CRMSD	CRMSD	CRMSD
Required	Not Required	N/A	n/a	n/a	n/a

WATER HEATING SYSTEMS	01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (R)	
DHW Sys 1	Domestic Hot Water (DHW)	Point of Use	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	

WATER HEATERS	01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (in/ft)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	
DHW Heater 1	Electric Resistance	Consumer Instantaneo	1	0	UEF	0.96	kW	12	0	96	5		

WATER HEATING - HERS VERIFICATION	01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery	
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	

SPACE CONDITIONING SYSTEMS	01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	
HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback	

HVAC - HEAT PUMPS	01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 57	Cap 57	Efficiency Type	SEER / SEER2 / CEER	Zonally Controlled	Compressor Type	HERS Verification		
Heat Pump System 1	VCHP-Ductless	1	HSPF	8.2	14000	8000	ERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-heat-pump	

HVAC HEAT PUMPS - HERS VERIFICATION	01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17	
Heat Pump System 1-heat-pump	Not Required	0	Not Required	Not Required	Yes	Yes	Yes	Yes	

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION	01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter/ String Sump Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per IAQ 3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously	
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required	

INDOOR AIR QUALITY (IAQ) FANS	01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator (Optional)			

GENERAL CONSTRUCTION NOTES:

- ALL MATERIAL WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CITY OF COTATI STANDARD SPECIFICATIONS AND STANDARD PLANS.
- FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF COTATI, 201 WEST SIERRA AVE., COTATI, CA 94931, BEFORE START OF WORK. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMIT.
- CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL GIVE THE CITY OF COTATI PUBLIC WORKS DEPARTMENT 48 HOURS NOTICE BEFORE STARTING WORK. CALL (707) 792-4610 OR CONTACT AT 201 WEST SIERRA AVE., COTATI, CA 94931 FOR INSPECTION SERVICES.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING OF WORK. CONTACT THE CITY ENGINEER TO SCHEDULE SUCH MEETING.
- WORK HOURS ARE LIMITED TO FROM MONDAY THROUGH FRIDAY 7:00 A.M. TO 7:00 P.M., UNLESS AMENDED BY PROJECT CONDITIONS. INSPECTION WILL BE AVAILABLE MONDAY THROUGH THURSDAY FROM 8:00 A.M. TO 4:30 P.M. CONTRACTORS SHALL SCHEDULE INSPECTIONS 48 HOURS IN ADVANCE BY CALLING (707) 792-4610.
- ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER AND THE OWNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
- GRADE BREAKS ON CURBS AND SIDEWALKS SHALL BE ROUNDED OFF IN FORMS AND SURFACE FINISHING.
- SIDEWALK WARPS AND RIGHT OF WAY SHALL BE PROVIDED TO ALLOW A MINIMUM CLEAR 5-FOOT WALKWAY IN ALL LOCATIONS INCLUDING WHERE MAILBOXES, UTILITY POLES, FIRE HYDRANTS, AND GUY WIRES ARE TO BE INSTALLED.
- THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAIL BOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.
- ITEMS SPECIFIED ON THE STANDARD PLANS ARE APPROVED FOR USE BY THE CITY OF COTATI. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE CITY OF COTATI FOR APPROVAL.
- ANY EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM JOB SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING OVERHEAD UTILITIES (OF 24,000 VOLTS OR LESS) AND PROPOSED UTILITIES, BOTH ON-SITE AND ALONG PROJECT FRONTAGES, SHALL BE PLACED UNDERGROUND. THIS DOES NOT INCLUDE SURFACE MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES AND METER CABINETS, WHICH ARE REQUIRED TO BE SCREENED BY MEANS ACCEPTABLE TO THE CITY.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR WILL HALT CONSTRUCTION IMMEDIATELY, NOTIFY THE CITY OF COTATI, AND IMPLEMENT REMEDIATION (AS DIRECTED BY THE CITY OR ITS AGENT) IN ACCORDANCE WITH ANY REQUIREMENTS OF THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD.
- THE CONTRACTOR(S) SHALL BE REQUIRED TO MAINTAIN TRAFFIC FLOW ON AFFECTED ROADWAYS DURING NON-WORKING HOURS AND TO MINIMIZE TRAFFIC RESTRICTION DURING CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW TRAFFIC SAFETY MEASURES IN ACCORDANCE WITH THE CALTRANS "MANUAL OF TRAFFIC SAFETY CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES." THE CITY OF COTATI EMERGENCY SERVICE PROVIDERS SHALL BE NOTIFIED OF PROPOSED CONSTRUCTION SCHEDULED BY THE CONTRACTOR(S). THE PROJECT SPECIFICATIONS SHALL REQUIRE THAT THE CONTRACTOR(S) NOTIFY EMERGENCY SERVICE PROVIDERS IN WRITING AT LEAST 24 HOURS IN ADVANCE OF ITS PROPOSED SCHEDULE OF WORK. A TRAFFIC HANDLING PLAN SHALL BE PROVIDED TO THE CITY FOR CITY ENGINEER APPROVAL PRIOR TO ANY WORK OCCURRING WITHIN THE PUBLIC RIGHT OF WAY.

IMPORTANT NOTICE TO DEVELOPER AND ALL CONTRACTORS:

UTILITY ADJUT TRENCH LOCATION SHALL BE FIELD STATED AND APPROVED BY THE CITY PRIOR TO INITIATION OF ANY TRENCHING. THIS REQUIRED APPROVAL BY THE CITY IS INDEPENDENT OF ANY AUTHORIZATION GRANTED BY THE UTILITY COMPANY. THE DEVELOPER AND/OR CONTRACTOR, TRENCH LOCATIONS WITHIN THE TREE PROTECTION ZONES OF ANY PROTECTED TREES MAY NOT BE APPROVED BY THE CITY. THE CITY'S INSPECTOR MAY REQUIRE CONSULTATION BY THE CITY'S ARBORIST PRIOR TO APPROVAL OF TRENCH LOCATION. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN AN IMMEDIATE ORDER TO STOP WORK, AS WELL AS INCURRENCE OF CIVIL PENALTIES AS PROVIDED BY CITY ORDINANCE.
NOTE: SOIL SHALL NOT BE TREATED WITH LIME OR OTHER CEMENTITIOUS MATERIAL WITHOUT PRIOR EXPRESS PERMISSION BY THE CITY ENGINEER.

NOTIFICATION FOR INSPECTIONS:

APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY OF THE FOLLOWING STAGES OF WORK.

- COMPACTION AND PREPARATION OF EMBANKMENTS, EXCAVATIONS, AND SUB-GRADE.
- CONSTRUCTION OF FORMS FOR ALL CONCRETE STRUCTURES, INCLUDING CURBS, GUTTERS, AND SIDEWALKS.
- PLACING OF CONCRETE IN STRUCTURES, INCLUDING CURBS, GUTTERS AND SIDEWALKS.
- EXCAVATION AND BEDDING FOR STRUCTURES AND PIPES AND PUBLIC UTILITIES, STORM DRAIN, WATER AND SEWER FACILITIES, INCLUDING SERVICES AND LATERALS, MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILL.
- CONSTRUCTION OF ROADSIDE DITCHES AND OTHER DRAINAGEWAYS.
- PLACING AND COMPACTING OF BASE MATERIAL, IF MORE THAN ONE COURSE OR TYPE OF BASE OR SUB-BASE IS TO BE USED, APPROVAL SHALL BE NECESSARY FOR EACH COURSE AND/OR TYPE.
- PLACING OF PAVEMENT OR SURFACING, WITHIN 48 HOURS OF PAVING, ALL WATER VALVE BOXES, CLEANOUTS AND MANHOLE FRAMES AND COVERS SHALL BE BROUGHT TO GRADE AND INSPECTED.
- STRIPING & SIGNING LAYOUT AND PLACEMENT.
- FINAL CLEAN-UP.

GRADING NOTES:

- A GRADING PERMIT SHALL BE ISSUED BY THE CITY OF COTATI PRIOR TO ANY GRADING SHOWN ON THESE PLANS IN ACCORDANCE WITH CITY GRADING ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE GEOTECHNICAL ENGINEER (FILL IN GEOTECHNICAL ENGINEER'S NAME, REPORT TITLE, PROJECT NUMBER AND DATE OF REPORT) INCLUDE SUPPLEMENTARY REPORTS IF THEY EXIST. ALL GRADING SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT AND CHAPTER 33-APPENDIX AND 70-APPENDIX OF THE ADOPTED UNIFORM BUILDING CODE.
- STREET SUB-GRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION TO A DEPTH OF NO LESS THAN 6" IN THE ROADWAY SECTION. ASPHALT CONCRETE AND CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
- THE USE OF THE SAND CONE METHODS (SUCH AS ASTM 1557 OR CAL 214) FOR DETERMINING FIELD DENSITIES WILL NOT BE ALLOWED AS A SUBSTITUTE FOR NUCLEAR GAUGE TESTING.
- ALL EXISTING WELLS, SEPTIC TANKS AND/OR UNDERGROUND FUEL STORAGE TANKS SHALL BE ABANDONED UNDER PERMIT AND INSPECTION OF THE SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR OTHER DESIGNATED AGENCY.
- ANY EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF AWAY FROM THE JOB SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- TESTING AND OBSERVATION SHALL BE DONE IN ACCORDANCE WITH THE CITY'S GAP OR THE SOIL ENGINEER'S RECOMMENDATIONS, WHICHEVER IS MORE RESTRICTIVE. REPORTS SHALL BE SUBMITTED WEEKLY TO THE CITY.

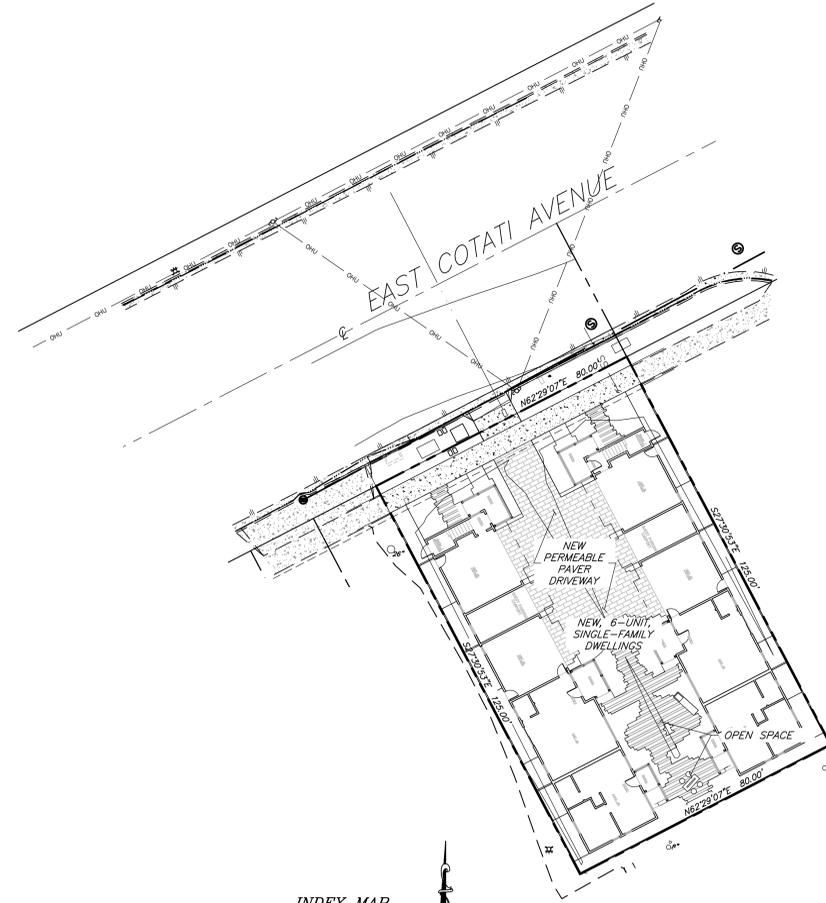
ENVIRONMENTAL CONDITIONS NOTES:

- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL CONSTRUCTION EQUIPMENT IS EQUIPPED WITH MANUFACTURERS APPROVED MUFFLERS AND Baffles. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- IN THE EVENT THAT ARCHEOLOGICAL SITE INDICATORS (CHIPPED CHERT, OBSIDIAN TOOLS, WASTE FLAKES, GRINDING IMPLEMENTS, DARKENED SOIL CONTAINING BONE FRAGMENTS AND SHELLFISH REMAINS, OR CERAMICS, GLASS OR METAL FRAGMENTS) ARE UNCOVERED, THE CITY ENGINEER SHALL BE CONTACTED IMMEDIATELY. ALL GROUND DISTURBING WORK SHALL CEASE IN THE VICINITY OF ANY DISCOVERY UNTIL AN ARCHEOLOGIST COMPLETES AN EVALUATION OF SIGNIFICANCE.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL HALT CONSTRUCTION IMMEDIATELY, NOTIFY THE CITY, AND IMPLEMENT REMEDIATION (AS DIRECTED BY THE CITY OR ITS AGENT) IN ACCORDANCE WITH ANY REQUIREMENTS OF THE SONOMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN TRAFFIC FLOW ON AFFECTED ROADWAYS DURING NON-WORKING HOURS AND TO MINIMIZE TRAFFIC RESTRICTION DURING CONSTRUCTION. NO EXISTING STREET SHALL BE ALLOWED TO BE COMPLETELY CLOSED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE CITY ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW TRAFFIC SAFETY MEASURES IN ACCORDANCE WITH THE CALTRANS "MANUAL OF TRAFFIC SAFETY CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES." THE CITY'S EMERGENCY SERVICE PROVIDERS SHALL BE NOTIFIED OF PROPOSED CONSTRUCTION SCHEDULED BY THE CONTRACTOR(S). THE CONTRACTOR(S) SHALL NOTIFY EMERGENCY SERVICE PROVIDERS IN WRITING AT LEAST 48 HOURS IN ADVANCE OF ITS PROPOSED SCHEDULE OF WORK.
- A TRAFFIC HANDLING PLAN SHALL BE DELIVERED TO THE CITY ENGINEER FOR REVIEW 10 WORKING DAYS BEFORE CONSTRUCTION BEGINS.
- CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE FOLLOWING HAUL ROUTE: [THE ENGINEER SHALL FILL IN THE HAUL ROUTES TO BE USED. CONSTRUCTION TRAFFIC SHALL BE CONFINED TO MAJOR STREETS.]
- ALL TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

CIVIL IMPROVEMENT PLANS

EAST COTATI AVENUE COTTAGES

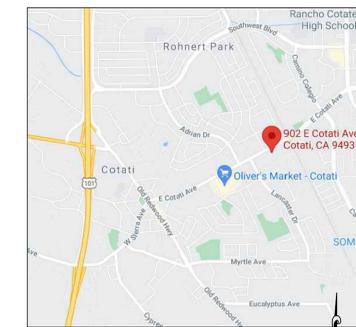
902 EAST COTATI AVENUE COTATI, CA 94931
APN 144-302-030



INDEX MAP
1" = 20'

GENERAL UNDERGROUND NOTES:

- UNDERGROUND OBSTRUCTIONS MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THESE PLANS. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE CITY OF COTATI, ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTIONS EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
- CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 48 HOURS BEFORE STARTING WORK. HAND DIGGING IS REQUIRED IF TRENCH IS WITHIN 12" OF ANY EXISTING UTILITY.
- UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 227-2600 OR 811 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL POT HOLE EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES IF WITHIN 1 FT HORIZONTAL/VERTICAL OF NEW UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND SERVICES, SEWER MAIN AND LATERALS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES AND TELEPHONE LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE CITY ENGINEER'S ATTENTION IMMEDIATELY.
- DISTANCES AND INVERTS ARE TO AND AT THE CENTER OF THE MANHOLES, CLEANOUTS, DROP INLETS, CATCH BASINS, AND YARD DRAINS OR AS MARKED ON THE DRAWINGS.
- ALL EXISTING OVERHEAD UTILITIES AND RELATED ABOVE GROUND FEATURES ON SITE AND ALONG PROJECT BOUNDARIES SHALL BE PLACED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO PAVING. FINAL PAVING AND STRIPING ONLY AFTER SITE IMPROVEMENTS ARE COMPLETED.
- THE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY ABOVE THE SEWER LATERAL, AND THE LETTER "W" ON THE FACE OF CURB DIRECTLY ABOVE WATER SERVICES, AND "B" ON FACE OF CURB DIRECTLY ABOVE A BLOW OFF OR AIR RELIEF VALVE AT A DRIVEWAY THE STAMP SHALL BE PLACED AT THE LIP OF GUTTER. THE LETTERS SHALL BE 4" HIGH AND COMPLETELY LEGIBLE.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION DETAILS SHALL CONFORM TO THE CITY OF COTATI DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
- PEDESTAL MOUNTED TRANSFORMERS SHALL NOT BE USED UNLESS LOCATION OF SUCH UTILITIES ARE SHOWN ON THE PLANS AND APPROVED BY THE CITY.
- ALL UTILITY CONDUITS SHALL BE PLACED BENEATH THE STRUCTURAL SECTION OF THE ROADWAY. TRAFFIC DETECTOR LOOPS ARE EXEMPTED.



VICINITY MAP
N.T.S.

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - GRADING & DRAINAGE PLAN
- SHEET 3 - SEWER/WATER UTILITY PLAN
- SHEET 4 - EROSION CONTROL PLAN

RECORD OWNER

DARHAL LLC
957 WILDWOOD AVE.
DALY CITY, CA 94015
ATTN: NOEL KIRBY

ARCHITECT

I-DESIGN ARCHITECTURE
145 CORTE MADERA TOWN CENTER, #228
CORTE MADERA, CA 94025-1711
ATTN: JUANCHO C. ISIDORO, JR
(415) 747-4776

CIVIL ENGINEER/SURVEYOR

TRIAD/HOLMES ASSOCIATES
777 WOODSIDE ROAD #2A
REDWOOD CITY, CA 94061
CONTACT: MATTHEW B. PETRONI
(760) 934-7588

GEOTECHNICAL ENGINEER

PJC & ASSOCIATES, INC.
600 MARTIN AVENUE, STE 210
ROHNERT PARK, CA 94928
CONTACT: PATRICK J. CONWAY
(707) 584-4804
REPORT: "GEOTECHNICAL INVESTIGATION, PROPOSED COTTAGE HOUSING, 902 EAST COTATI AVENUE, COTATI, CALIFORNIA", DATED SEPTEMBER 19, 2022, REVISED SEPTEMBER 29, 2022.

PROPERTY DESCRIPTION

APN: 144-302-030
32 PM 40
PARCEL 2

TOTAL AREA:
10,000 sq.ft.
0.23 ACRES

PRELIMINARY EARTHWORK CALCULATIONS

CUT = 180 CY
FILL = 380 CY
NET = 200 CY IMPORT

BENCHMARK

CITY OF COTATI BENCHMARK NO. BM1:

CHISELED BOX IN CONCRETE AT THE NORTHWEST CORNER OF THE SCWA WATER TURNOUT LOCATED NEAR THE EASTERLY END OF THE CURVE RETURN AT THE NORTHEAST CORNER OF EAST COTATI AVENUE AND LA SALLE AVENUE.

ELEVATION = 108.297' NAVD88

TEMPORARY BENCHMARK:
PROJECT BENCHMARK IS FINISHED FLOOR OF EXISTING GARAGE

ELEVATION = 112.43' NGVD 88

BASIS OF BEARING

NONE

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- BOS BOTTOM OF STAIR
- CL CENTERLINE
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- EX, EXIST EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- INV INVERT
- NTS NOT TO SCALE
- PL PROPERTY LINE
- SSM, SMH SEWER MANHOLE
- SS SANITARY SEWER
- TC TOP OF CURB
- TF TOP OF FOOTING
- TG TOP OF GRATE
- TOS TOP OF STAIR
- TW TOP OF WALL
- WV WATER VALVE

LEGEND

- PROPERTY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE OR RIGHT OF WAY
- EDGE OF PAVEMENT
- TREE TYPE & SIZE
- P=PINE/F=FIR/S=SNAG
- EXISTING GROUND CONTOUR & ELEV.
- OVERHEAD UTILITIES
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING SEWERLINE
- TEMPORARY BENCHMARK
- PROPOSED GROUND CONTOUR & ELEV.
- DIRECTION OF RUNOFF

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP



triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

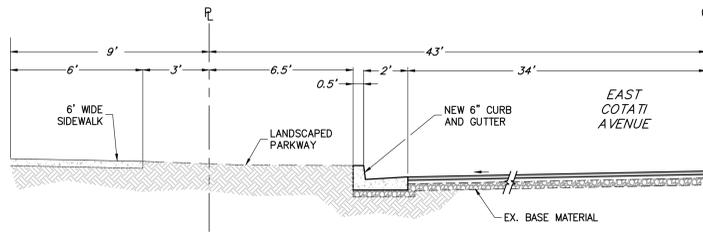
PREPARED & SUBMITTED BY:
MATTHEW B. PETRONI
C69473
CIVIL ENGINEER
STATE OF CALIFORNIA
DATE: 11/15/2024

REVISIONS: BY:

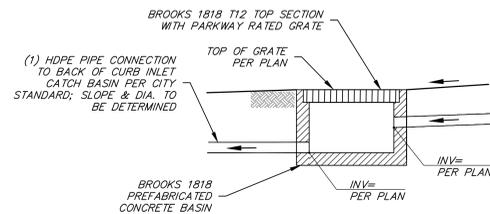
EAST COTATI AVENUE COTTAGE HOUSING
TITLE SHEET
CITY OF COTATI, SONOMA COUNTY, STATE OF CALIFORNIA

DATE: 01/15/2024
SCALE: AS SHOWN
DRAWN: MBP
JOB NO.: 09.22.32.1
SHEET: 1
OF 4 SHEETS

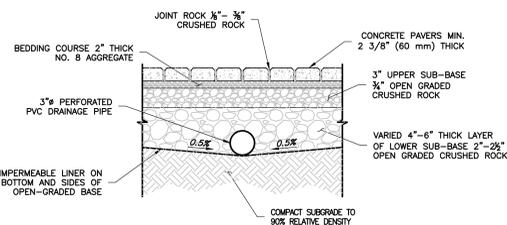
CITY OF COTATI POLICE DEPARTMENT	CITY OF COTATI DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER		
MICHAEL PARSH, CHIEF	DATE	ORAG SCOTT	DATE
CITY OF COTATI DIRECTOR OF COMMUNITY DEVELOPMENT	RANCHO ADDBE FIRE PROTECTION DISTRICT	GEOTECHNICAL ENGINEER - PJC & ASSOCIATES, INC.	
NOAH HOUSH	DATE	ANDY TAYLOR, FIRE MARSHAL	DATE
		PATRICK J. CONWAY	DATE



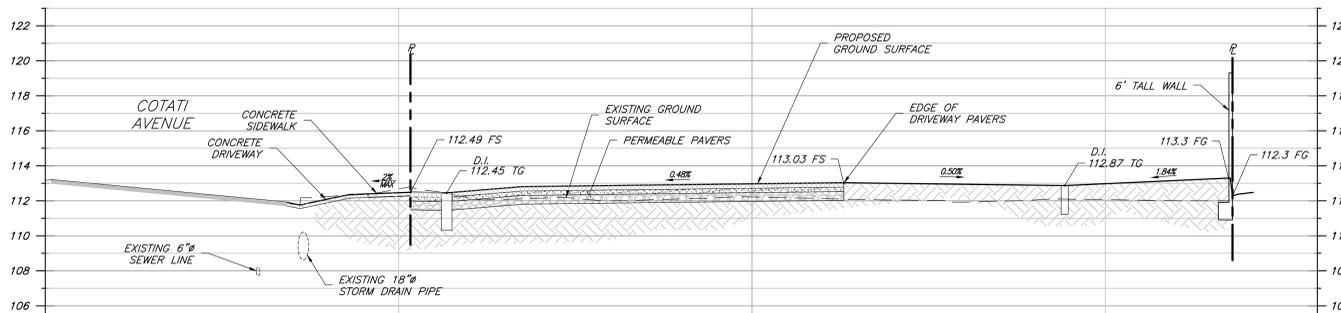
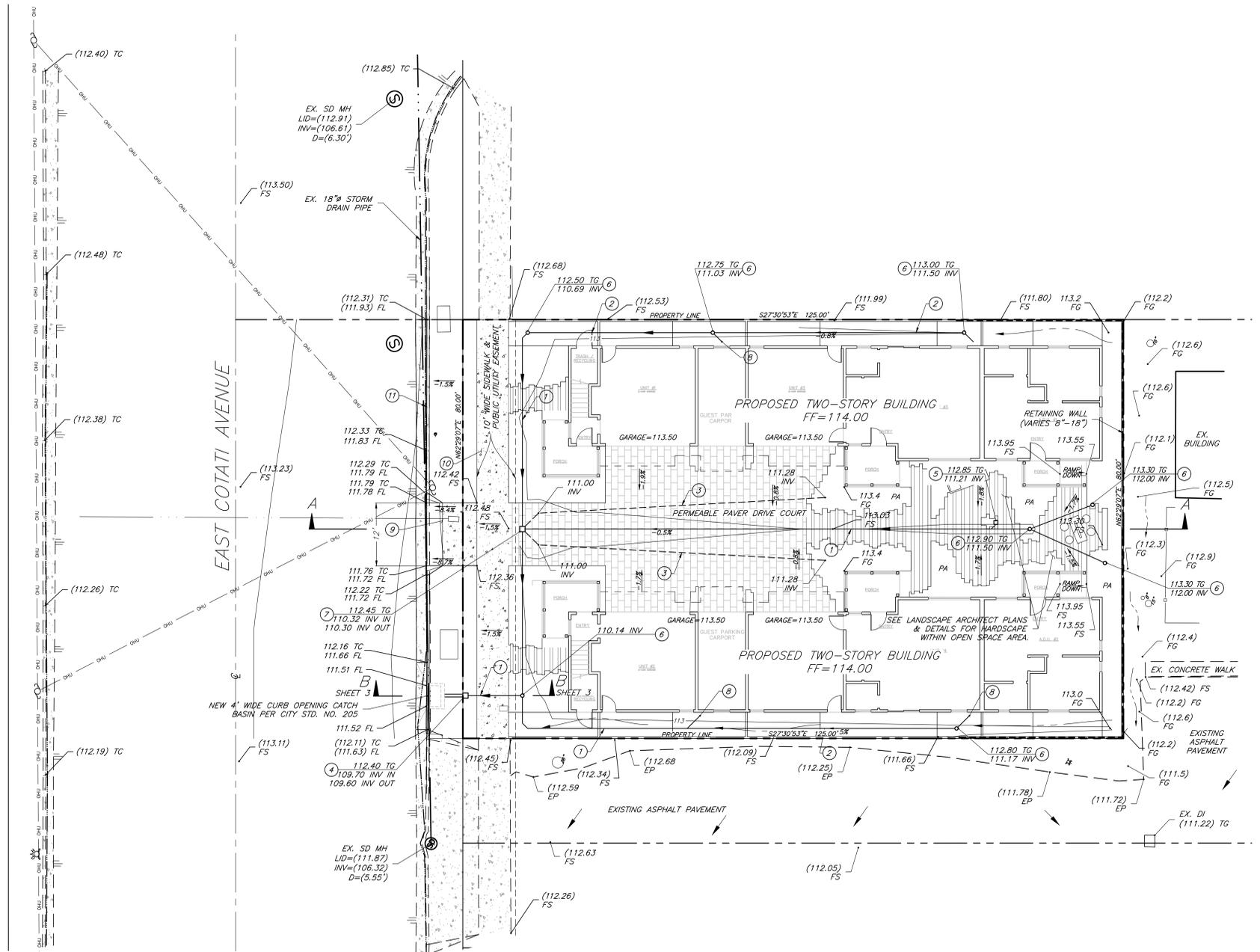
TYPICAL STREET SECTION
NTS



CATCH BASIN DETAIL
NTS



PERMEABLE PAVER W/ SUB-SUB-DRAINAGE
NTS



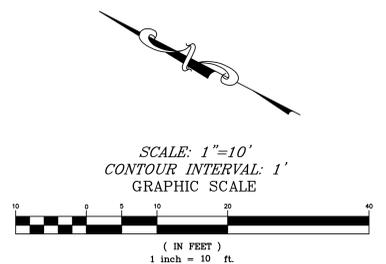
SECTION A-A
NTS

CONSTRUCTION NOTES

1. CONSTRUCT 6" SDR35 PVC DRAIN LINE @ 2% MIN.
2. CONSTRUCT 4" SDR35 PVC DRAIN LINE @ 2% MIN.
3. CONSTRUCT 3" PERFORATED PVC DRAINAGE PIPE UNDER PERMEABLE PAVERS PER DETAIL HEREON.
4. CONSTRUCT PREFABRICATED CONCRETE BASIN PER DETAIL HEREON.
5. CONSTRUCT 9"x9" N.D.S. AREA DRAIN BASIN (OR EQUAL) WITH 9" SQUARE GRADE PER MANUFACTURER'S SPECIFICATIONS.
6. CONSTRUCT N.D.S. 6" "FREE-D" DRAIN BASIN (OR EQUAL) WITH 6" GRADE PER MANUFACTURER'S SPECIFICATIONS.
7. CONSTRUCT 18" SQUARE PREFABRICATED CONCRETE DRAINAGE BASIN WITH N-20 LOAD RATED GRADE (OR EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
8. CONSTRUCT DOWNSPOUT TO UNDERGROUND STORM DRAIN SYSTEM PER DETAIL HEREON.
9. CONSTRUCT CONCRETE RESIDENTIAL DRIVEWAY PER CITY OF COTATI STD. DETAIL NO. 106.
10. CONSTRUCT 4" CONCRETE SIDEWALK PER CITY OF COTATI STD. DETAIL NO. 103.
11. CONSTRUCT CONCRETE CURB & GUTTER PER CITY OF COTATI STD. DETAIL NO. 103 AND 118.

LEGEND

- NEW CONCRETE
- PERVIOUS SURFACE
- RETAINING WALL (8" - 18")



PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



h
triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
MATTHEW B. PETERSON
C 69473
EX. 12/31/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

DATE: 1/15/2024

Copyright (C) 2024 by Triad/Holmes Associates. All Rights Reserved. This document is intended only for use on the project specified in the title block. Any reproduction or use of this document without the express written consent of Triad/Holmes Associates is prohibited.

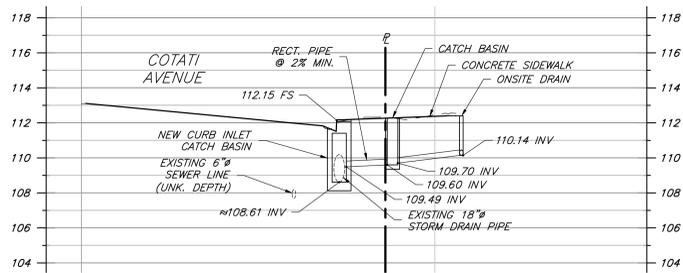
REVISIONS: BY:

EAST COTATI AVENUE COTTAGE HOUSING
GRADING & DRAINAGE PLAN
CITY OF COTATI, SONOMA COUNTY, STATE OF CALIFORNIA

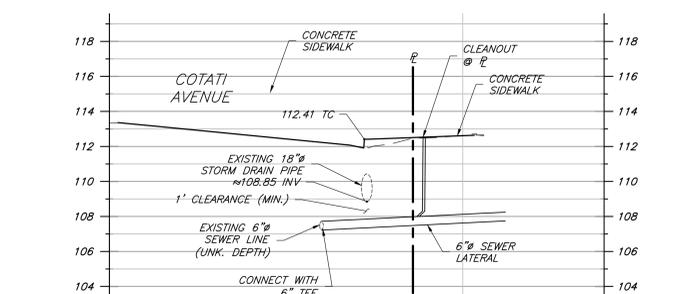
CITY OF COTATI POLICE DEPARTMENT		CITY OF COTATI DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER	
MICHAEL PARSH, CHIEF		DATE	DATE
CITY OF COTATI DIRECTOR OF COMMUNITY DEVELOPMENT		RANCHO ADDBE FIRE PROTECTION DISTRICT	
NOAH HOUSH	DATE	ANDY TAYLOR, FIRE MARSHAL	DATE
		GEO TECHNICAL ENGINEER - P.L.C. & ASSOCIATES, INC.	
		PATRICK J. CONWAY 2023	

DATE: 01/15/2024
SCALE: AS SHOWN
DRAWN: MBP
JOB NO.: 09.22.32.1
SHEET: 2
OF 4 SHEETS

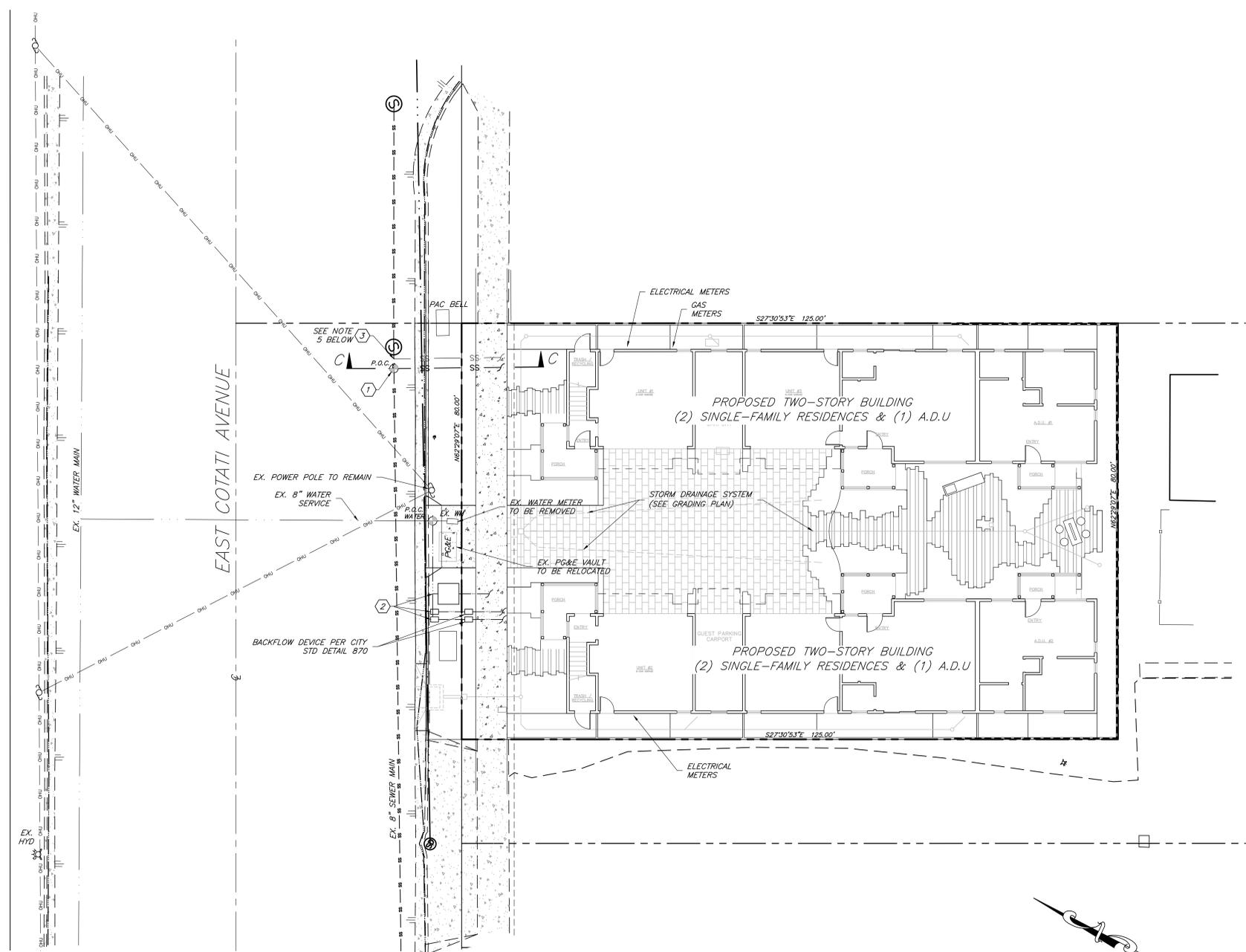
REVISIONS:	BY:



SECTION B-B
NTS



SECTION C-C
NTS

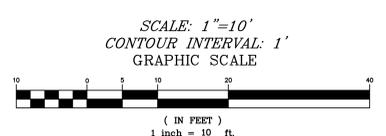


ABANDONMENT OF SEWER AND WATER SERVICE NOTES

1. THE EXISTING WATER SERVICE LATERAL SHALL BE ABANDONED PER CITY DESIGN STANDARDS.
2. FOR ALL ABANDONED WATER SERVICES UP TO AND INCLUDING 2-INCH, REMOVE THE VALVE AND SADDLE AND INSTALL A FULL CIRCLE CLAMP ON MAIN UNDER PUBLIC WORKS DEPARTMENT INSPECTION.
3. THE EXISTING SEWER SERVICE LATERAL SHALL BE ABANDONED PER CITY DESIGN STANDARDS.
4. SEWER LATERALS IN STREETS THAT HAVE NOT BEEN CONSTRUCTED OR OVERLAIN IN THE LAST FIVE (5) YEARS WILL BE ABANDONED BY EXCAVATING AT THE MAIN, REMOVING THE WYE, AND REPAIRING THE MAIN. IF THE CONNECTION AT THE MAIN IS A TAP OR SADDLE, IT WILL BE REMOVED AND A FULL CIRCLE REPAIR CLAMP INSTALLED. WHEN A WYE IS REMOVED THAT IS WITHIN 18 INCHES OF A PIPE JOINT, THE REPAIR WILL BE EXTENDED TO INCLUDE THE JOINT.
5. LOCATION OF EXISTING SEWER SERVICE LATERAL IS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION IN FIELD.

CONSTRUCTION NOTES

1. CONSTRUCT NEW 6" VCP SEWER LATERAL & CLEANOUT PER PER CITY STD. NO. 513.
2. CONSTRUCT COMBINATION WATER SERVICE (1-1/2" DOMESTIC, 1/2" IRRIGATION, FIRE) PER CITY STD. NO. 870.
3. ABANDON EXISTING SEWER SERVICE LATERAL PER CITY OF COTATI DESIGN STANDARDS.



PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

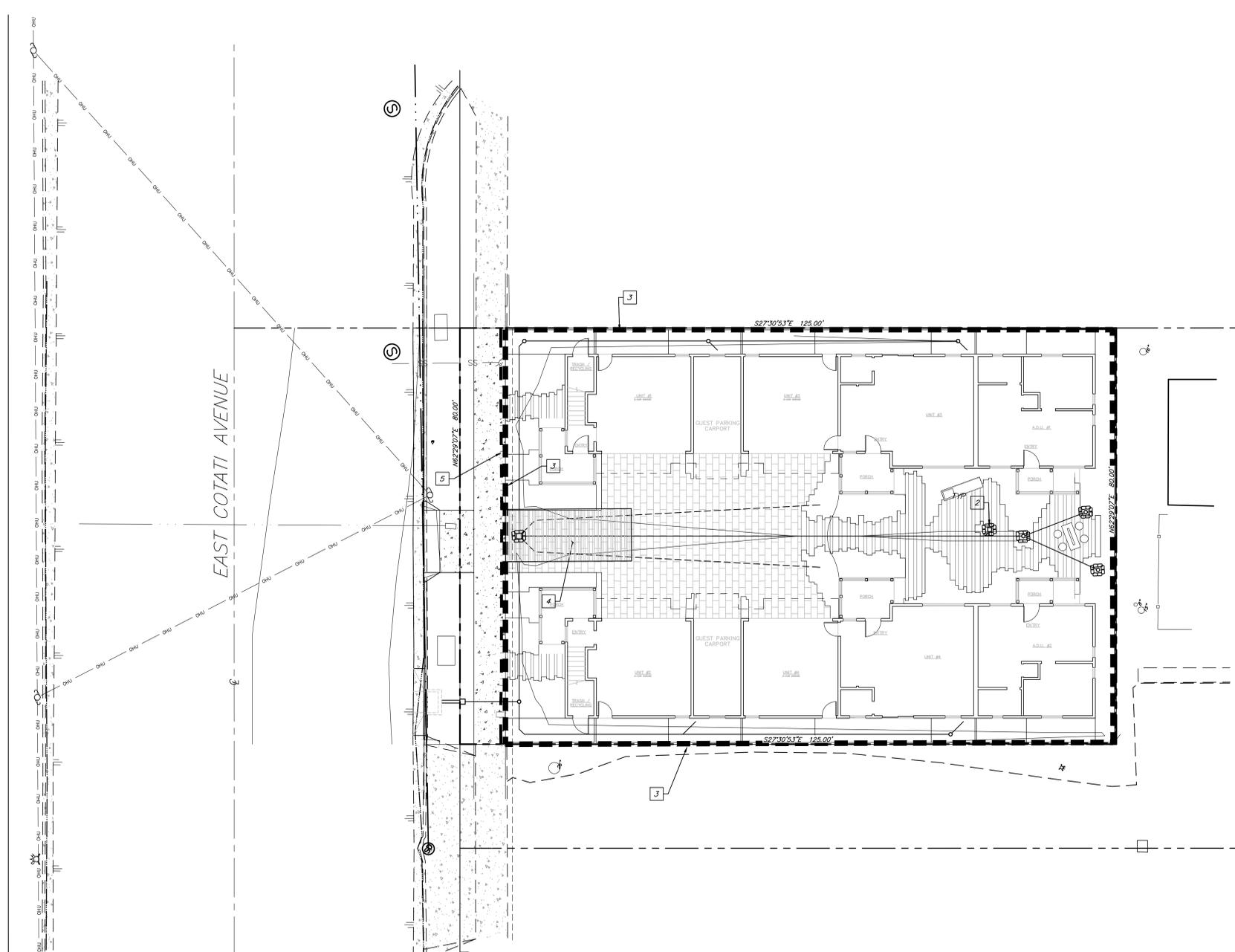
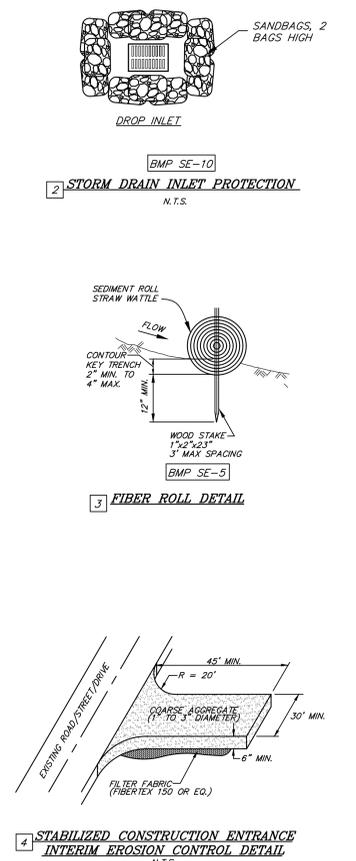
CITY OF COTATI POLICE DEPARTMENT	CITY OF COTATI DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER
MICHAEL PARSH, CHIEF	ORANG SCOTT
DATE	DATE
CITY OF COTATI DIRECTOR OF COMMUNITY DEVELOPMENT	RANCHO ADOLFO FIRE PROTECTION DISTRICT
NOAH HOUSH	ANDY TAYLOR, FIRE MARSHAL
DATE	DATE
	PATRICK J. CONWAY GE 2303
	DATE

DATE	01/15/2024
SCALE	AS SHOWN
DRAWN	MBP
JOB NO.	09.2232.1
SHEET	3
OF	4 SHEETS

REVISIONS:	BY:

EAST COTATI AVENUE COTTAGE HOUSING
 EROSION CONTROL PLAN
 CITY OF COTATI, SONOMA COUNTY, STATE OF CALIFORNIA

CONSTRUCTION ACTIVITY	MONTHS												
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
1. PERIMETER SEDIMENT CONTROL	X	X	X	X	X	X	X	X	X	X	X		
2. TREE PROTECTION/TREE REMOVAL	X												
3. CLEAR & GRUB	X												
4. GRADING USING PROPER GRADING PRACTICES		X											
5. STAKE BUILDING SITES		X											
6. UNDERGROUND UTILITIES			X	X							X	X	
7. EXCAVATE FOOTINGS				X	X								
8. CONSTRUCT FOOTINGS/FOUNDATIONS					X	X							
9. CONSTRUCT BUILDINGS					X	X	X	X	X	X	X	X	
10. PRECISE GRADING PER PROPER GRADING PRACTICES										X	X	X	
11. PERMANENT STORMWATER CONTROL MEASURES										X	X	X	
12. DRIVEWAY AGGREGATE BASE AND PAVERS											X	X	
13. LANDSCAPING												X	X
14. REMOVE TEMPORARY SEDIMENT CONTROL STRUCTURES													X
15. MAINTAINANCE OF EROSION CONTROL BMP'S	X	X	X	X	X	X	X	X	X	X	X	X	X

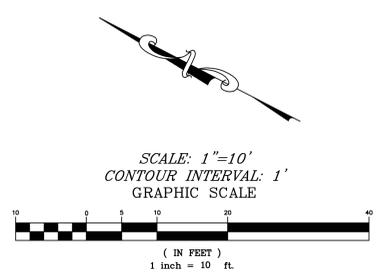


- CONSTRUCTION NOTES**
2. INSTALL DROP INLET PROTECTION PER DETAIL HEREON.
 3. INSTALL FIBER ROLL AT LIMITS OF DISTURBANCE PER CASQA BMP SE-5 AND DETAIL HEREON.
 4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC-1 AND DETAIL HEREON.
 5. CONSTRUCT 6' TALL TEMPORARY FENCING WITH SCREEN ALONG PROPERTY FRONTAGE BEFORE START OF CONSTRUCTION.

- MATERIAL DELIVERY AND STORAGE SHALL BE PER CASQA BMP WM-1.
- SOLID WASTE SHALL BE DISPOSED OF PER CASQA BMP WM-5.
- NO VEHICLE AND EQUIPMENT CLEANING OR MAINTENANCE SHALL BE DONE ONSITE.

NOTE TO CONTRACTOR:

ALL AREAS THAT ARE NOT COVERED WITH STRUCTURES OR PAVING, INCLUDING AREAS CLEARED FOR CONSTRUCTION OR CONVENIENCE, ARE TO BE PROTECTED FROM EROSION DURING THE RAINY SEASON (OCTOBER 1st TO APRIL 30th) AND RE-VEGETATED OR LANDSCAPED FOR PERMANENT EROSION CONTROL.



CITY OF COTATI POLICE DEPARTMENT	CITY OF COTATI DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER
MICHAEL PARISH, CHIEF	ORANG SCOTT
DATE	DATE
CITY OF COTATI DIRECTOR OF COMMUNITY DEVELOPMENT	RANCHO ADDBE FIRE PROTECTION DISTRICT
NOAH HOUSH	ANDY TAYLOR, FIRE MARSHAL
DATE	DATE
	GEOTECHNICAL ENGINEER - PLC & ASSOCIATES, INC.
	PATRICK J. CONWAY
	RE 2303
	DATE

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP



GENERAL NOTES

- [CONFORMANCE] ALL CONSTRUCTION SHALL CONFORM TO CURRENT GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- [CONDITIONS] THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH WORK. IF THERE ARE QUESTIONS REGARDING THESE DRAWINGS OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE EOR BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED TO WORK.
- [OMISSIONS] ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE EOR BEFORE PROCEEDING WITH THE WORK.
- [COPYRIGHT] ALL IDEAS, DESIGNS, OR PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF FRAMEWORK ENGINEERING - AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, DESIGNS, OR PLANS SHALL BE USED BY ANY PERSON FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF DUSTIN MUHN, PE OR JOHN VOEKEL, PE.
- [DEMOLITION] PORTIONS OF STRUCTURE INDICATED AS DEMO ARE COORDINATED WITH ARCHITECTURAL DRAWINGS, WHERE FIELD CONDITIONS INDICATE DAMAGE, ROT, OR WEAR -- OR WHERE THE CONTRACTOR WOULD LIKE AN ALTERNATE CONSTRUCTION APPROACH THAT INCREASES THE SCOPE OF DEMOLITION, IT IS THEIR RESPONSIBILITY TO DOCUMENT ANY SUCH DAMAGE AND/OR CONDITION OF EXISTING CONDITIONS AS WELL AS CONTACTING CITY INSPECTORS TO VERIFY AND APPROVE REMOVAL OF ANY AND ALL MATERIALS.
- [ROOM NAMES] ROOMS LABELED IN STRUCTURAL DRAWINGS DO NOT INDICATE LEGALITY OF UNITS, BATHROOMS, KITCHENS, OR LIVING SPACE. SEE ARCHITECTURAL DRAWINGS.
- [SUPPLIERS] SUBSTITUTIONS OFFERED BY LUMBER YARD AND OTHER SUPPLIERS MUST BE VERIFIED BY EOR. NOT ALL PRODUCT TABLES CAPTURE THE DESIGN CRITERIA USED IN STRUCTURAL DRAWINGS, AND SUPPLIERS ARE USUALLY NOT LICENSED ENGINEERS. USING UNVERIFIED SUBSTITUTIONS MAY RESULT IN CONTRACTOR REMOVING INSTALLED PRODUCTS.

FOUNDATION NOTES

- [DIMENSIONS] DO NOT SCALE DRAWINGS. VERIFY THAT STRUCTURAL DIMENSIONS CONFORM TO ARCHITECTURAL REQUIREMENTS. CONTACT EOR WHERE CONFLICT OCCURS.
- [STRENGTH] SEE FOUNDATION PLAN FOR MINIMUM REQUIRED COMPRESSIVE CONCRETE STRENGTH (F_c). IF UN-DOCUMENTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE EOR PRIOR TO POURING CONCRETE.
- [MIX] CONCRETE SHALL BE HARD ROCK CONCRETE, USING PORTLAND CEMENT TYPE I OR II LOW ALKALINE AND SHALL ATTAIN ULTIMATE COMPRESSIVE STRENGTH WITHIN 28 DAYS. MAXIMUM CEMENT CONTENT = 6 SACKS/CU YD. MAXIMUM SLUMP = 4".
- [WET TRENCHES] DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.
- [INSPECTION] ALL EXCAVATION FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR BEFORE PLACING CONCRETE.
- [PLAIN CONCRETE] PLAIN CONCRETE (CONCRETE WITH MINIMAL OR NO REBAR) IS NOT PERMITTED. INSTALL BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- [BATCHING] NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACING.
- [EMBEDDED PIPES] CONDUIT OR PIPES WITHIN CONCRETE SHALL NOT EXCEED 30% OF MEMBER THICKNESS, SHALL BE SPACED AT LEAST 4 DIAMETER APART, AND MAY NOT OCCUR WITHIN ONE MEMBER THICKNESS FROM EDGE.
- [REBAR MATERIAL] ALL REINFORCING STEEL BAR SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET STEEL FOR CONCRETE

ABBREVIATIONS

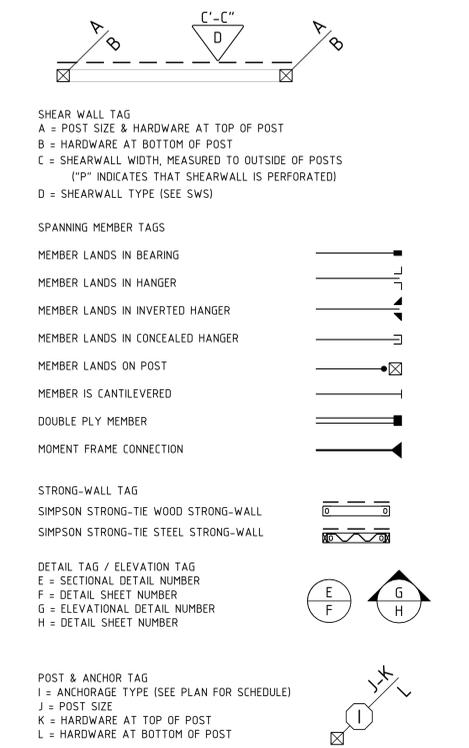
AB	ANCHOR BOLT	ICC	INTERNATIONAL CODE COUNCIL
ALT	ALTERNATE	INT	INTERIOR
ARCH	ARCHITECTURAL	KSI	KIPS PER SQUARE INCH
ASD	ALLOWABLE STRESS DESIGN	LBS	POUNDS
AWC	AMERICAN WOOD COUNCIL	LDGR	LEDGER
B&S	BLOCK & STRAP	LL	LIVE LOAD
BLK'G	BLOCKING	LSL	LAMINATED STRAND LUMBER
BRG	BEARING	LVL	LAMINATED VENEER LUMBER
BTWN	BETWEEN	MECH	MECHANICAL
CALC	CALCULATIONS	MISC	MISCELLANEOUS
CANT	CANTILEVER	NTS	NOT TO SCALE
CIP	CAST IN PLACE	OC	ON CENTER
CJ	CONTROL JOINT	O-O	OUT TO OUT
CMU	CONCRETE MASONRY UNIT	OSB	ORIENTED STRAND BOARD
COL	COLUMN	PFA	POST FROM ABOVE
COLL	COLLECTOR	PLY	PLYWOOD
CON	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	PSL	PARALLEL STRAND LUMBER
CP	COMPLETE PENETRATION	PT	PRESSURE TREATED
DBL	DOUBLE	REBAR	REINFORCEMENT BAR
DEMO	DEMOLITION	SAD	SEE ARCHITECTURAL DRAWING
DF	DOUGLAS FIR	SDS	STRONG-DRIVE WOOD SCREW
DF#1	DOUGLAS FIR GRADE 1	SHTG	SHEATHING
DF#2	DOUGLAS FIR GRADE 2	SMF	SPECIAL MOMENT FRAME
DIA	DIAMETER	SOG	SLAB ON GRADE
DIAG	DIAGONAL	SPEC	SPECIFIED
DL	DEAD LOAD	SS	STAINLESS STEEL
EN	EDGE NAILING	SST	SIMPSON STRONG-TIE
EOR	ENGINEER OF RECORD	SSW	STEEL STRONG-WALL (SIMPSON)
EQ	EQUAL	STAG'D	STAGGERED
EXP	EXPANSION	STD	STANDARD
EXT	EXTERIOR	SWS	SHEAR WALL SCHEDULE
FN	FIELD NAILING	SYM	SYMMETRIC
FOUN	FOUNDATION	T&B	TOP AND BOTTOM
FT	FOOT	T&G	TONGUE AND GROOVE
GA	GAUGE	TJI	TRUSS JOIST I-JOIST
GALV	GALVANIZED	TN	TOE NAIL
GEO	GEOTECHNICAL	TP	TOP PLATE
GYP	GYPSPUM BOARD	TYP	TYPICAL
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
HGR	HANGER	VIF	VERIFIED IN FIELD
HT	HEIGHT	W/	WITH
HVAC	HEATING VENT & AIR COND.	WSW	WOOD STRONG-WALL

- REINFORCEMENT. ASTM A615 AND ASTM A706. BARS #3,#4 SHALL BE GRADE 40 OR HIGHER. BARS #5 AND LARGER SHALL BE GRADE 60.
- [REBAR CHAIRS] SUITABLE DEVICES (BRICKS, CHAIRS, STANDS, ANCHORMATES, DOBIES) SHALL BE USED TO HOLD REINFORCEMENT IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCEMENT DURING THE PLACEMENT OF CONCRETE.
- [ANCHOR BOLTS] ALL ANCHOR BOLTS SHALL BE A307 STEEL, 3/8" DIAMETER, AND HAVE 7" MINIMUM EMBEDMENT. 3" x 3" x 0.229" WASHERS SHALL BE USED AT EACH LOCATION. ANCHOR BOLTS MAY BE SUBSTITUTED BY EPOXY ANCHORS OF EQUAL DIAMETER AND EMBEDMENT USING SIMPSON SET 3G EPOXY. SEE CONCRETE DETAILS FOR ANCHOR BOLT SUBSTITUTION OPTIONS & DETAILS. EXPANSION ANCHORS ARE NOT ACCEPTABLE.
- [DIFFERENTIAL SETTLEMENT] FOOTING DESIGN EXECUTED CONSIDERING GOOD AND STABLE SOIL. FOR DIFFERENTIAL SETTLEMENT, CONSULT SOILS ENGINEER. FRAMEWORK ENGINEERING SHALL BE HELD HARMLESS AND INDEMNIFIED FOR ANY ARCHITECTURAL OR STRUCTURAL DAMAGES DUE TO DIFFERENTIAL FOUNDATION SETTLEMENT.
- [EXISTING CONDITIONS] IF FIELD CONDITIONS DIFFER FROM SPECIFIED IN THIS PLAN, CONTRACTOR SHALL NOTIFY EOR TO CONSIDER STRUCTURAL CONSEQUENCES OR POTENTIAL REVISIONS.
- [SHORING] CONTRACTOR RESPONSIBLE FOR SHORING DURING CONSTRUCTION AND/OR ENGAGEMENT OF A SHORING ENGINEER, WHERE REQUIRED. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR ALL TEMPORARY EXCAVATIONS, SLOPES AND TRENCHES AT THE SITE AND DESIGN AND CONSTRUCTION OF ANY REQUIRED SHORING. SHORING AND BRACING SHOULD BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.
- [SOILS] FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT ARE AS RECOMMENDED WITH THE OWNER SOILS REPORT. GEOTECHNICAL ENGINEER TO PROVIDE FOUNDATION INSPECTIONS AND OBSERVATIONS AS OUTLINED IN LATEST SOILS REPORT. CONTRACTOR SHALL CONTACT GEOTECHNICAL ENGINEER WITH REASONABLE LEAD TIME TO ALLOW REVIEW OF FORMWORK, EXCAVATION, SUB-GRADES, AND PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL AND CONCRETE. ASSUMED VALUES SHALL BE FIELD VERIFIED BY THE THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- [EPOXY] CONCRETE SHALL BE AGED TO A MINIMUM OF 21 DAYS BEFORE DRILLING AND INSTALLING EPOXY IS ALLOWED. EPOXY SHALL BE SIMPSON SET 3G UON

FRAMING NOTES

- [DIMENSIONS] DO NOT SCALE DRAWINGS. VERIFY THAT STRUCTURAL DIMENSIONS CONFORM TO ARCHITECTURAL REQUIREMENTS. SHEARWALL LENGTHS NOTED ARE MINIMUM. CONTACT EOR WHERE CONFLICT OCCURS.
- [FRAMING] ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARDS OF THE QUALITY REQUIREMENTS OF THE NATIONAL DESIGN STANDARD (NDS) AND CODES LISTED UNDER 'APPLICABLE CODES', THIS SHEET.
- [GRADES] ALL STUDS, PLATES SHALL BE DOUGLAS FIR #2 OR BETTER; ALL JOISTS, RAFTERS, POSTS, AND BEAMS SHALL BE DOUGLAS FIR #1 OR BETTER; ALL FRAMING EXPOSED TO WEATHER OR TOUCHING CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR, REDWOOD SELECT, IPE, CEDAR, MANUFACTURED DECKING, OR OTHER WEATHER-PROTECTED SPECIES. REFER TO ARCHITECTURAL OR LANDSCAPE DRAWINGS.
- [MOISTURE CONTENT] ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF 19% OR LESS PRIOR TO PLACEMENT.
- [NAILING] ALL FASTENERS IN CONTACT WITH PRESSURE TREATED AND FIRE RETARDANT TREATED LUMBER, OR PERMANENTLY EXPOSED TO WEATHER SHALL BE HOT-DIPPED, ZINC-COATED, GALVANIZED, OR STAINLESS STEEL, IN ACCORDANCE WITH CODES LISTED UNDER 'APPLICABLE CODES', THIS SHEET.
- [JOISTS] PLACE JOISTS MEMBERS WITH CROWN UP. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS, UON. GLUE ALL JOISTS TO UNDERSIDE OF SHEATHING.
- [CONNECTORS] ALL CONNECTORS AND HARDWARE NOT SPECIFIED SHALL BE SIMPSON STRONG-TIE, INC. WITHOUT EXCEPTIONS. IF PRODUCT CANNOT BE

SYMBOLS LEGEND



- FOUND, CONSULT EOR OR LOCAL SIMPSON DISTRIBUTION REPRESENTATIVE. (DRILLED HOLES) THE DIAMETER OF BORED HOLES FOR MACHINED BOLTS SHALL NOT BE LARGER THAN THE SPECIFIED BOLT SIZE PLUS 1/8" AND SHALL USE WASHERS. IT IS RECOMMENDED THAT THE INSTALLER USE A DRILLING GUIDE FOR MEMBERS THICKER THAN 4" FOR STRAIGHTER, TRUER BORED HOLES.
- [POSTS AND BEAMS] ALL BEAMS SHALL BEAR ON POSTS HAVING A WIDTH TO MATCH WIDTH OF BEAM. POSTS SUPPORTING MANUFACTURED LUMBER PRODUCTS (PSL, LVL, GLULAM) SHALL HAVE SIMPSON POST CAPS OR HANGERS AND POST BASES, UON.
- [SILL PLATES] SILLS ON CONCRETE SHALL BE 3x PRESSURE TREATED DOUGLAS FIR. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO ANCHOR BOLTS PER PIECE SPACED NO MORE THAN 4' O.C. AND NO ANCHOR BOLTS LESS THAN 9" FROM THE END OF A PIECE.
- [MANUFACTURED LUMBER] ENGINEERED LUMBER SHALL BE MANUFACTURED BY WEYERHAUSER, REDBUILT, OR AN APPROVED EQUIVALENT. ALL MANUFACTURER RESTRICTIONS APPLY.
- [LVL STRENGTH] F_b = 2600 PSI, F_c = 750 PSI, F_v = 285 PSI, E = 1,900,000 PSI
- [PSL STRENGTH] F_b = 2900 PSI, F_c = 750 PSI, F_v = 290 PSI, E = 2,000,000 PSI
- [LSL STRENGTH] F_b = 1700 PSI, F_c = 680 PSI, F_v = 400 PSI, E = 1,550,000 PSI
- [TJI STRENGTH] VARIES. SEE PLANS.
- [WALLS] ALL WALLS ARE 2x STUDS @ 16" O.C. THICKNESS PER PLAN.

SHEATHING NOTES

- [DIMENSIONS] DO NOT SCALE DRAWINGS. VERIFY THAT STRUCTURAL DIMENSIONS CONFORM TO ARCHITECTURAL REQUIREMENTS. SHEARWALL LENGTHS NOTED ARE MINIMUM. CONTACT EOR WHERE CONFLICT OCCURS.
- ALL WOOD STRUCTURAL PANELS SHALL BE MARKED WITH APPROPRIATE TRADEMARK OF APA AND MEET ALL CORRESPONDING CRITERIA.
- [DIRECTION HORIZ.] WOOD STRUCTURAL PANELS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS, UON.
- [DIRECTION VERT.] WOOD STRUCTURAL PANELS AT WALLS SHALL BE LAID WITH LONG DIRECTION VERTICAL. BLOCK ALL EDGES. MINIMUM DIMENSION =24".
- [FLOOR] UON, FLOOR SHEATHING SHALL BE T&G 3/4" THICK WITH SPAN RATING 48/20, EXPOSURE 1 WITH 10D NAILS @ 12" O.C FIELD NAILING, @ 6" O.C. EDGE NAILING, AND @ 3" O.C. BOUNDARY NAILING. CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED.
- [ROOF] UON, ROOF SHEATHING SHALL BE 3/8" THICK WITH SPAN RATING 32/16, EXPOSURE 1 OR 5-PLY T&G WITH 10D NAILS @ 12" O.C FIELD NAILING, @ 6" O.C. EDGE NAILING, AND @ 3" O.C. BOUNDARY NAILING. PROVIDE PLY CLIPS BETWEEN JOINTS WHERE PANELS ARE NOT BLOCKED.
- [GAP] ALL SHEATHING PANELS SHALL BE INSTALLED SUCH THAT THERE IS AN 1/8" GAP BETWEEN PANEL EDGES TO ALLOW FOR SWELLING AND/OR EXPANSION.

COTTAGE HOUSING DEVELOPMENT

902 COTATI AVENUE
COTATI, CA 94931
APN 144-302-030

PROJECT PARTICIPANTS

STRUCTURAL ENGINEER	OWNER(S)	CONTRACTOR	ARCHITECT	GEOTECHNICAL ENGINEER
FRAMEWORK ENGINEERING	DARHAL LLC	STONEBRIDGE CONSTRUCTION	JUANCHO C. ISIDORO	PJC & ASSOCIATES, INC
104 VICKSBURG ST	ATTN: NOEL & LISA KIRBY	ATTN: NOEL KIRBY	I-DESIGN ARCHITECTURE	CONSULTING ENGINEERS & GEOLOGISTS
SAN FRANCISCO, CA 94114	DARHALDEVELOPMENTS@GMAIL.COM	415 691-1074	JUANCHO@I-DESIGNARCH.COM	
FRAMEWORKENG.COM				
415 715-9652			415 747-4776	

SCOPE OF WORK

THE PROJECT IS THE NEW CONSTRUCTION OF TWO BUILDINGS HOUSING SIX UNITS. THE TWO TWO-STORY BUILDINGS ARE MIRROR TO ONE ANOTHER AND WILL USE REGULAR WOOD FRAMING AND WOOD SHEARWALLS. EXTERIOR DECKS/PATIOS WILL USE PRESSURE TREATED MATERIAL, AND THE ROOF IS COMPRISED OF PREFABRICATED WOOD TRUSSES.

THE FOUNDATION WILL BE A MAT SLAB (NO WOOD FLOORS WITH CRAWLSPACES) IN COLLABORATION WITH THE FINDINGS OF THE GEOTECHNICAL ENGINEER.

DRAWING INDEX

S000 GENERAL NOTES	2016 - ASCE 7 MINIMUM BUILDING LOADS
S100 UPPER ROOF FRAMING PLAN	2022 - CALIFORNIA BUILDING CODE
S101 LOWER ROOF FRAMING PLAN	APPLICABLE COTATI BUILDING CODES
S102 SECOND FLOOR FRAMING PLAN	2015 - NATIONAL DESIGN STANDARD / SDPWS
S103 FOUNDATION PLAN	
S500 CONCRETE DETAILS	
S501 STAIR FRAMING DETAILS	
S502 FLOOR FRAMING DETAILS	
S503 SHEARWALL FRAMING DETAILS	

DESIGN PARAMETERS

LOAD ASSUMPTIONS	
ROOF LOAD (DL, LL)	15 PSF, 20 PSF
FLOOR LOAD (DL, LL)	15 PSF, 40 PSF
DECK LOAD (DL, LL)	15 PSF, 60 PSF
SNOW LOAD (LL)	NOT CONSIDERED
RAIN LOAD (LL)	NOT CONSIDERED
GUARDRAILS	50PLF OR 200 LB
SITE AND SOIL	
RISK / OCCUPANCY CATEGORY	II
SOIL TYPE	D
SEISMIC DESIGN CATEGORY	D

SEISMIC PARAMETERS

ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE
SEISMIC RESISTANT SYSTEM	WOOD SHEARWALLS
DIAPHRAGM FLEXIBILITY	FLEXIBLE
SITE LATITUDE	38.331°N
SITE LONGITUDE	122.693°W
SDS	1.153 g
SD1	NULL g
S1	0.656
DESIGN COEFFICIENTS, R	6.5
OVERSTRENGTH FACTOR, W	2.5
DEFLECTION AMPLIFICATION FACTOR, CD	4
REDUNDANCY FACTOR, P	1
IMPORTANCE FACTOR, IE	1
CS	0.1774
ALLOWABLE STORY DRIFT	0.025

WIND PARAMETERS

ENCLOSURE CLASSIFICATION	ENCLOSED
BASIC WIND SPEED (MPH)	110
WIND DIRECTIONALITY FACTOR	0.85
EXPOSURE CATEGORY	B
TOPOGRAPHIC FACTOR	1
GUST EFFECT FACTOR	DOES NOT APPLY
SURFACE ROUGHNESS CATEGORY	B

SOIL STRENGTH

ALLOWABLE SOIL BEARING PRESSURE	1800 PSF (GRAVITY)
ALLOWABLE SOIL BEARING PRESSURE	2400 PSF (WIND AND SEISMIC)
SLIDING FRICTION	0.3
PASSIVE PRESSURE	250 PCF

SPECIAL INSPECTION & STRUCTURAL OBSERVATION NOTES

- [REQUIRED] PURSUANT OF CALIFORNIA BUILDING CODE, SECTIONS 1704, 1707, AND 1708, SPECIAL INSPECTIONS ARE REQUIRED TO BE PERFORMED BY A THIRD PARTY WITNESSING AGENCY.
- [RESPONSIBILITY] CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING INSPECTIONS AND OBSERVATIONS WITH APPROPRIATE NOTICE AND FOR ENSURING THAT THE WORK IS SATISFACTORY TO BE APPROVED.
- [DISCIPLINES] INSPECTIONS & OBSERVATIONS LISTED ON THIS DRAWING SET ARE RELATED TO STRUCTURAL FEATURES OF THE PROJECT. THE WORK OF OTHER DISCIPLINES MAY REQUIRE TESTING AND INSPECTION THAT IS ADDITIONAL AND NOT LISTED ON STRUCTURAL SHEETS.

REQUIRED STRUCTURAL OBSERVATIONS

LIST OF REQUIRED STRUCTURAL OBSERVATIONS TO BE PERFORMED BY FRAMEWORK ENGINEERING. THIS REVIEW SHALL NOT BE CONSTRUED AS SPECIAL INSPECTION. ALLOW 3 BUSINESS DAYS NOTICE TO EOR.

- [FOUNDATION] REBAR PLACEMENT, ANCHOR BOLT PLACEMENT, AND CAST-IN ANCHORAGE PLACEMENT PRIOR TO POURING CONCRETE; FORMWORK DIMENSIONS.
- [FRAMING CONNECTIONS] POSTS, BEAMS, AND POST/BEAM CONNECTIONS; PRIOR TO CONCEALMENT BY DRYWALL OR INTERIOR FINISHES.
- [LATERAL CONNECTIONS] HOLDDOWNS, COLLECTORS, STRAPS, TIES AND DRAG STRUTS
- [SHEAR NAILING] NAIL SPACING, NAIL HEAD PENETRATION, DISCONTINUITIES

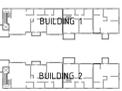
REQUIRED SPECIAL INSPECTIONS

PURSUANT OF CALIFORNIA BUILDING CODE, SECTIONS 1704, 1707, AND 1708, SPECIAL INSPECTIONS ARE REQUIRED TO BE PERFORMED BY A THIRD PARTY WITNESSING AGENCY.

- [FOUNDATION] REBAR PLACEMENT, ANCHOR BOLT PLACEMENT, AND CAST-IN ANCHORAGE PLACEMENT PRIOR TO POURING CONCRETE; FORMWORK DIMENSIONS.
- [FRAMING CONNECTIONS] POSTS, BEAMS, AND POST/BEAM CONNECTIONS; PRIOR TO CONCEALMENT BY DRYWALL OR INTERIOR FINISHES.
- [LATERAL CONNECTIONS] HOLDDOWNS, COLLECTORS, STRAPS, TIES AND DRAG STRUTS
- [SHEAR NAILING] NAIL SPACING, NAIL HEAD PENETRATION, DISCONTINUITIES



COTTAGE HOUSING DEVELOPMENT
902 COTATI AVENUE
COTATI, CA 94931
APN 144-302-030



JOB NUMBER	R23-013
PREPARED BY	DM
REVIEWED BY	JV
PERMIT SET	20 APR 2023
REV 1	23 MAY 2023

GENERAL NOTES

S000



DIAPHRAGM SCHEDULE

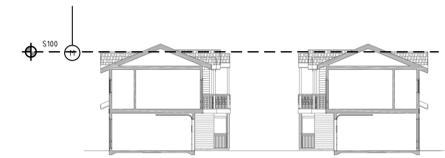
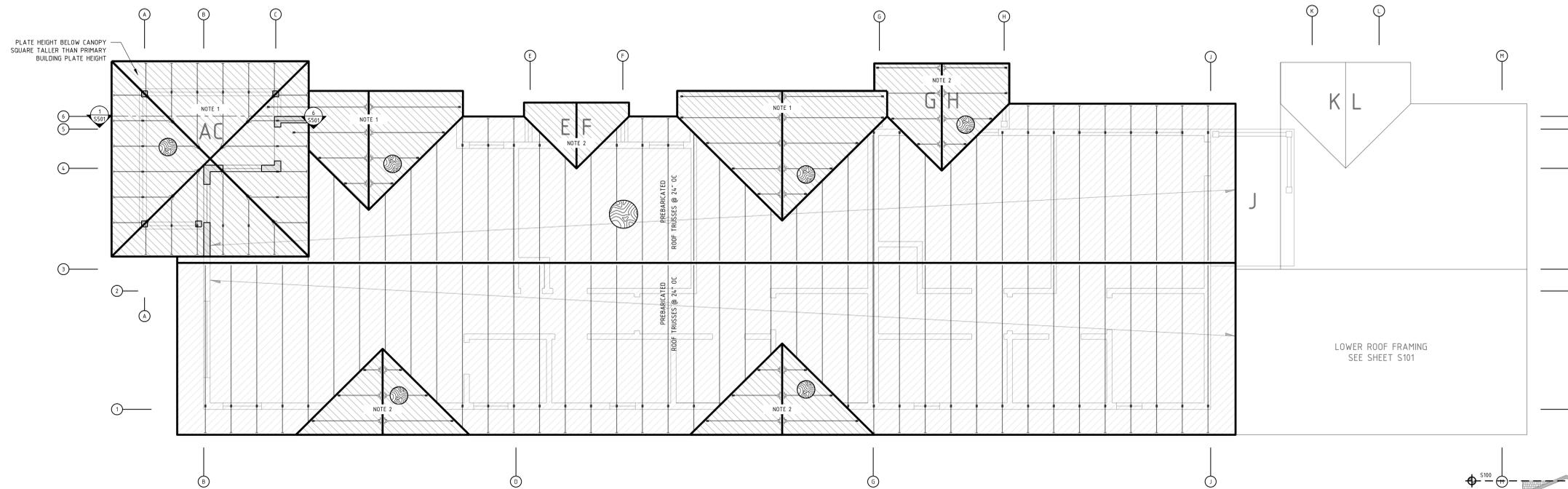
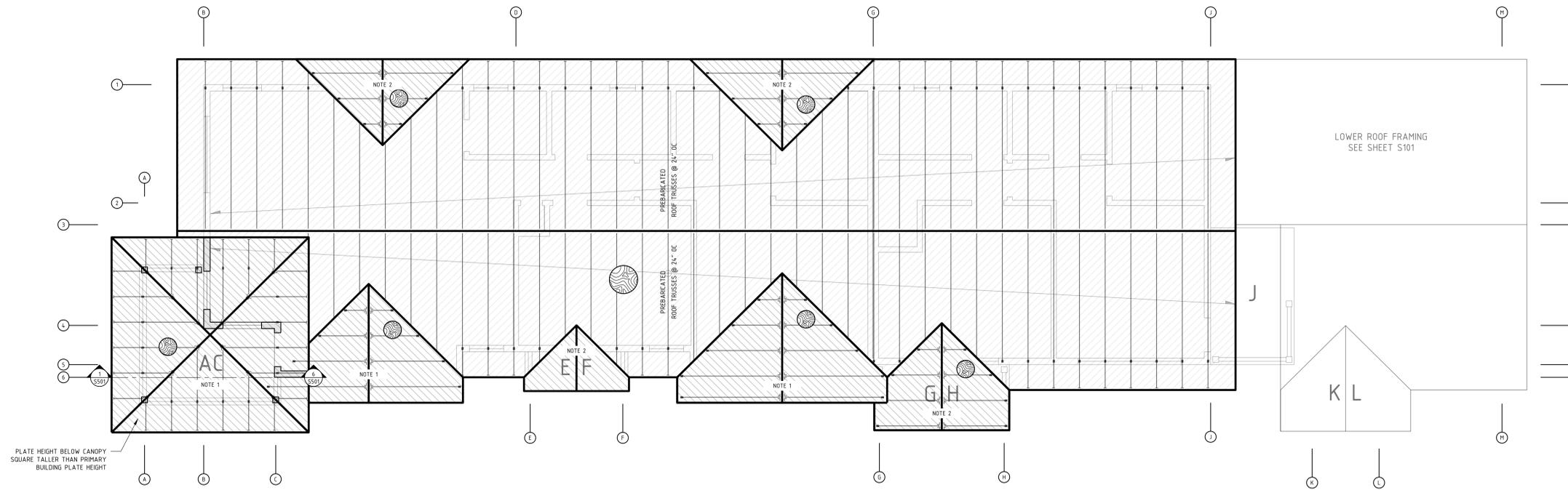
ROOF SHEATHING: 5/8" STRUCT 1 PLY, FULLY BLOCKED
 FLOOR SHEATHING: 2" STRUCT 1 PLY, FULLY BLOCKED
 NAILING: 3" BOUNDARY; 6" EDGE; 12" FIELD

SHEET NOTES

- GABLE IS CALIFORNIA-FRAMED TO THE FACE OF PREFABRICATED ROOF TRUSS SURFACE. USE 2x8 DF RAFTERS @ 24" OC W/ LRU28 AND 2x10 RIDGE / HIPS
- GABLE IS CALIFORNIA-FRAMED TO THE FACE OF PREFABRICATED ROOF TRUSS SURFACE. USE 2x6 DF RAFTERS @ 24" OC W/ LRU28 AND 2x8 RIDGE

FRAMING LEGEND

SECOND FLOOR WALLS
 BELOW, FOR REFERENCE



PLAN LEGEND

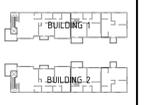
1 UPPER ROOF FRAMING
 PLAN (SHOWS SECOND FLOOR WALLS BELOW)

1/4" = 1'

FRAMEWORK ENGINEERING
 WWW.FRAMEWORKENG.COM
 11A KINGSBURY CT
 SAN FRANCISCO, CA 94117
 415 644-3875
 510 342-3075



COTTAGE HOUSING DEVELOPMENT
 902 COTATI AVENUE
 COTATI, CA 94931
 APN 144-302-030



JOB NUMBER R23-013
 PREPARED BY DM
 REVIEWED BY JV
 PERMIT SET 20 APR 2023
 REV 1 23 MAY 2023

UPPER ROOF
 FRAMING PLAN

S100



DIAPHRAGM SCHEDULE

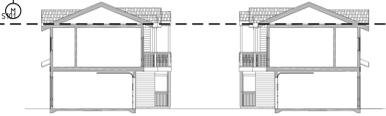
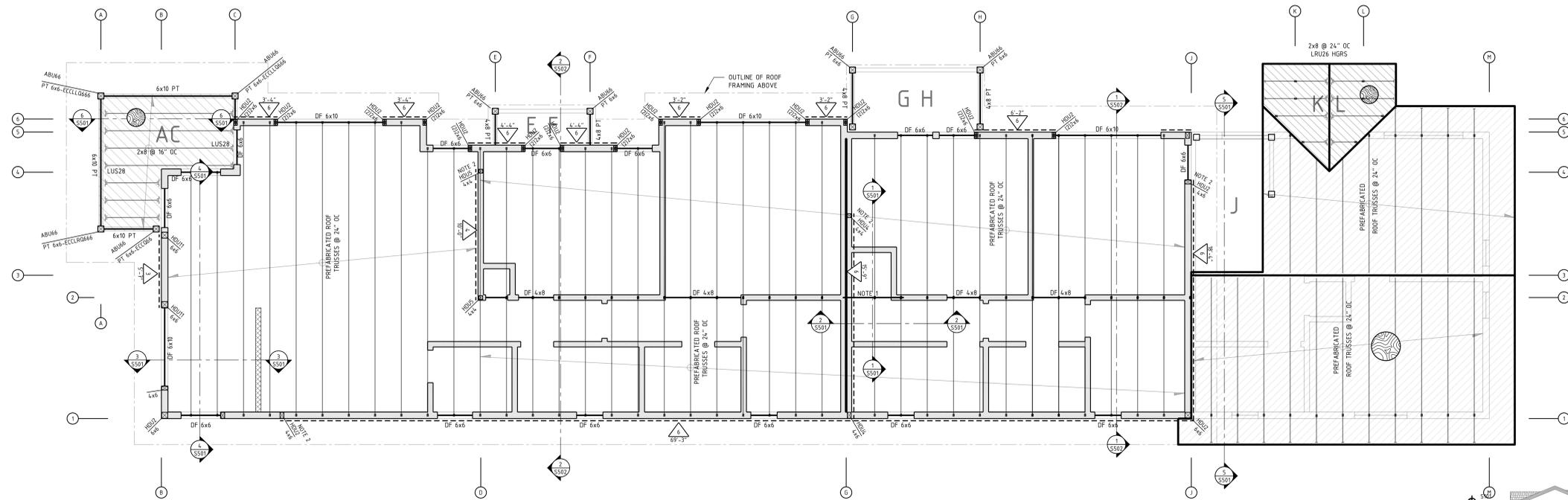
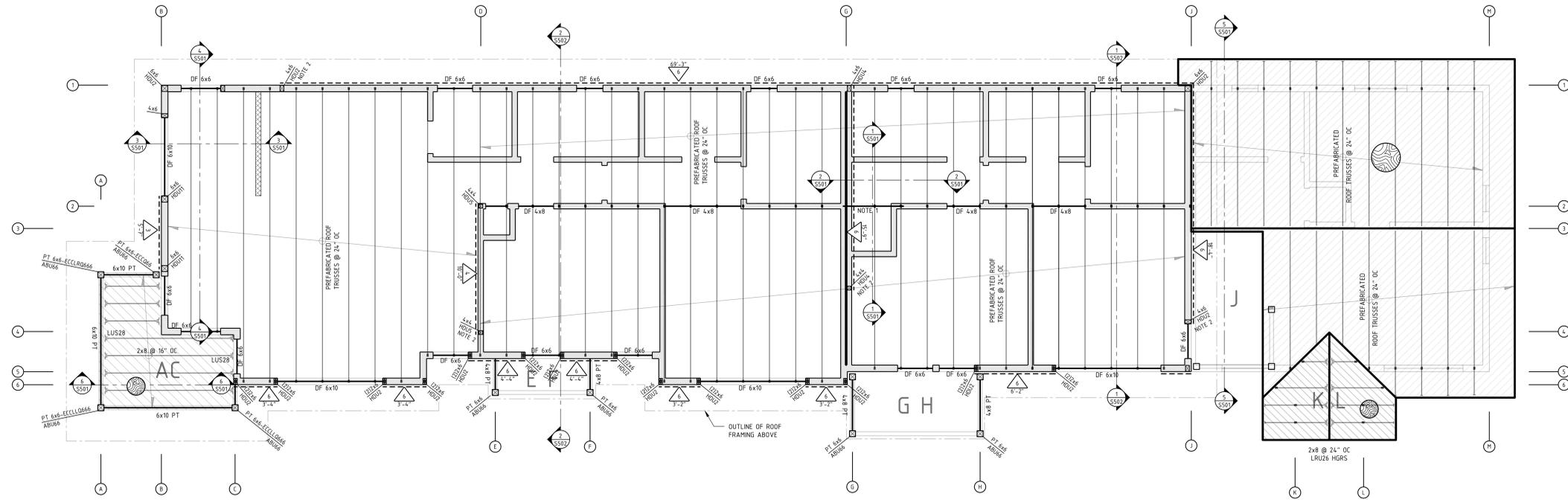
ROOF SHEATHING: 5/8" STRUCT 1 PLY, FULLY BLOCKED
 FLOOR SHEATHING: 2" STRUCT 1 PLY, FULLY BLOCKED
 NAILING: 3" BOUNDARY, 6" EDGE, 12" FIELD

SHEET NOTES

- 4x8 STRONG-BACK INSTALLED ABOVE BOTTOM CHORD OF PREFABRICATED TRUSSES
- ALIGNS WITH FRAMING BELOW

FRAMING LEGEND

	WALLS BELOW FLOOR FRAMING 2x4 STUDS @ 16" OC, INT WALLS 2x6 STUDS @ 16" OC, EXT WALLS	1 S507
	SHEAR WALL	1 S502
	PONY WALL	3.1 S507



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

1 UPPER CEILING & LOWER ROOF FRAMING
 PLAN (SHOWS SECOND FLOOR WALLS BELOW)

1/4" = 1'

FRAMEWORK ENGINEERING
 WWW.FRAMEWORKENG.COM
 111 KINGSBURY CT
 SAN FRANCISCO, CA 94117
 415 644-3875

COTTAGE HOUSING DEVELOPMENT
 902 COTATI AVENUE
 COTATI, CA 94931
 APN 144-302-030

JOB NUMBER R23-013
 PREPARED BY DM
 REVIEWED BY JV
 PERMIT SET 20 APR 2023
 REV 1 23 MAY 2023



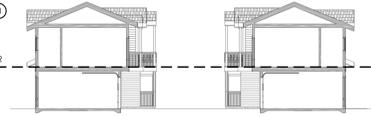
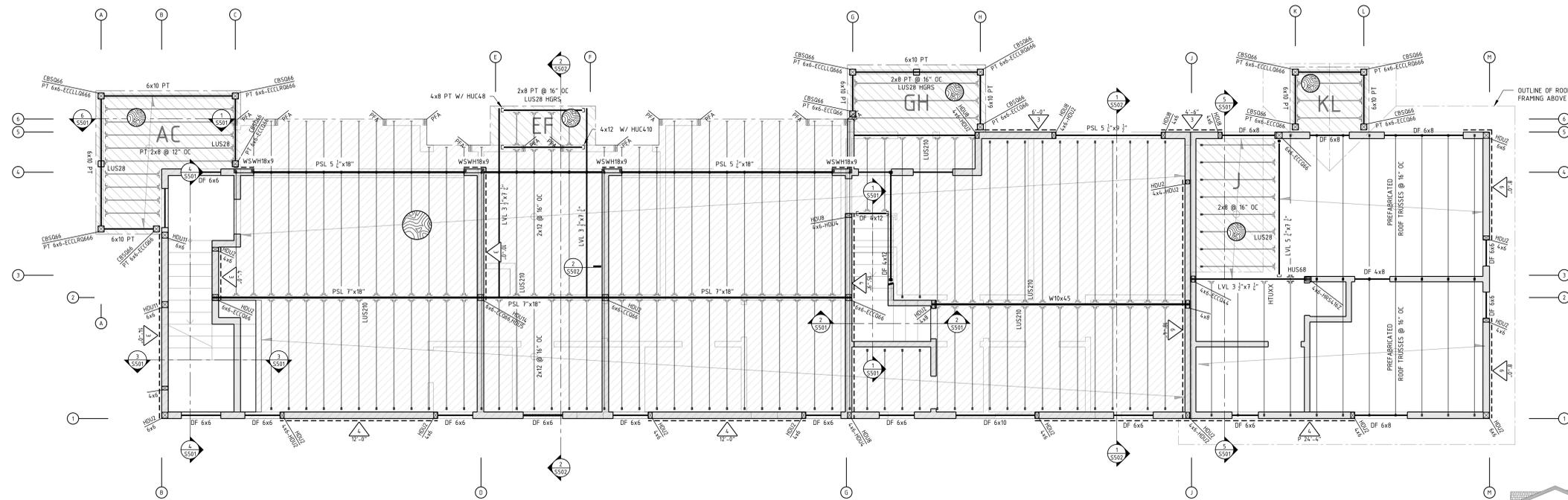
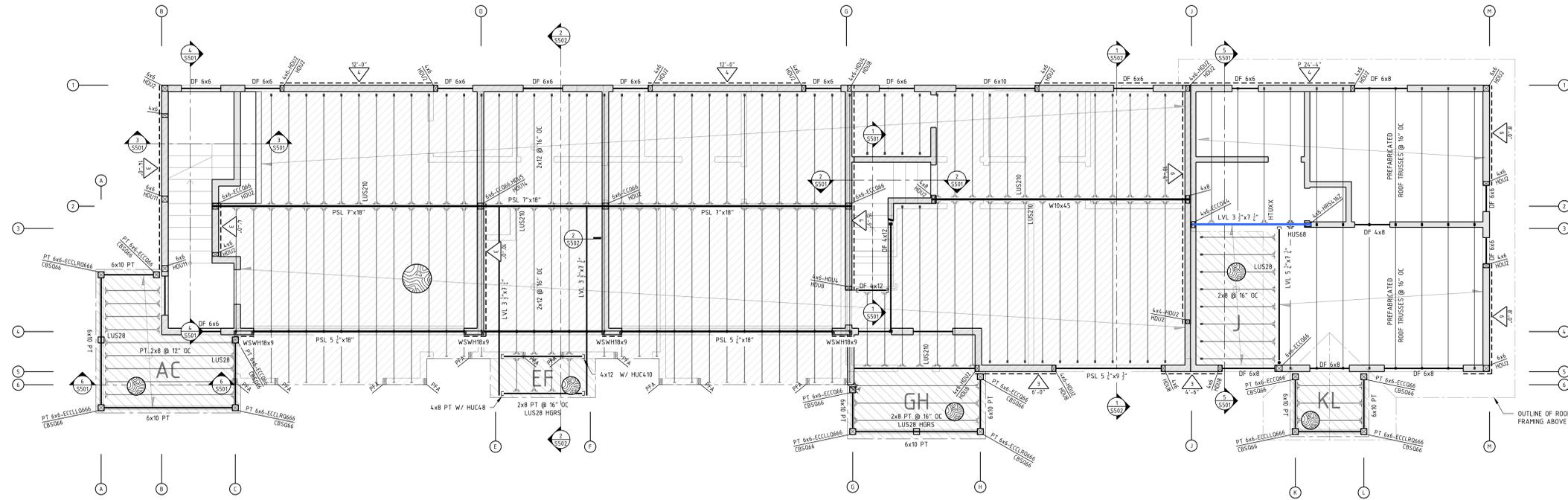
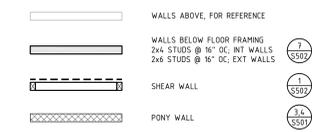
DIAPHRAGM SCHEDULE

ROOF SHEATHING: 1/2" STRUCT 1 PLY, FULLY BLOCKED
 FLOOR SHEATHING: 1/2" STRUCT 1 PLY, FULLY BLOCKED
 NAILING: 3" BOUNDARY, 6" EDGE, 12" FIELD

SHEET NOTES

- PSL 5 1/2"x18" GARAGE BEAM MAY BE PSL 7"x18". NOTIFY EDR.

FRAMING LEGEND



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

1 SECOND FLOOR FRAMING
 PLAN (SHOWS FIRST FLOOR WALLS BELOW)

1/4" = 1'

FRAMEWORK ENGINEERING
 WWW.FRAMEWORKENG.COM
 11A KINGSBURY CT
 SAN FRANCISCO, CA 94117
 415 644-3875
 510 342-3075

COTTAGE HOUSING DEVELOPMENT
 902 COTATI AVENUE
 COTATI, CA 94931
 APN 144-302-030

JOB NUMBER R23-013
 PREPARED BY DM
 REVIEWED BY JV
 PERMIT SET 20 APR 2023
 REV 1 23 MAY 2023

SECOND FLOOR FRAMING PLAN
S102

ANCHORAGE SCHEDULE

PERIMETER

- ⑤ SIMPSON SB5/8x24 W/ 18" MIN EMBEDMENT
DO NOT USE SSTB ANCHORS
- ⑦ SIMPSON SB7/8x24 W/ 18" MIN EMBEDMENT
DO NOT USE SSTB ANCHORS
- ⑧ SIMPSON SB1x30 W/ 24" MIN EMBEDMENT
DO NOT USE SSTB ANCHORS
- ⑨ SIMPSON PAB W/ 10" MIN EMBEDMENT
1" Ø HDU2.4.5, 1" Ø HDU8, 1" Ø HDU11.4
- ⑩ SIMPSON WSWH-AB1 W/ 12" MIN EMBEDMENT
DO NOT USE SSTB ANCHORS
- ⑪ CBS066 EMBEDDED POST BASE

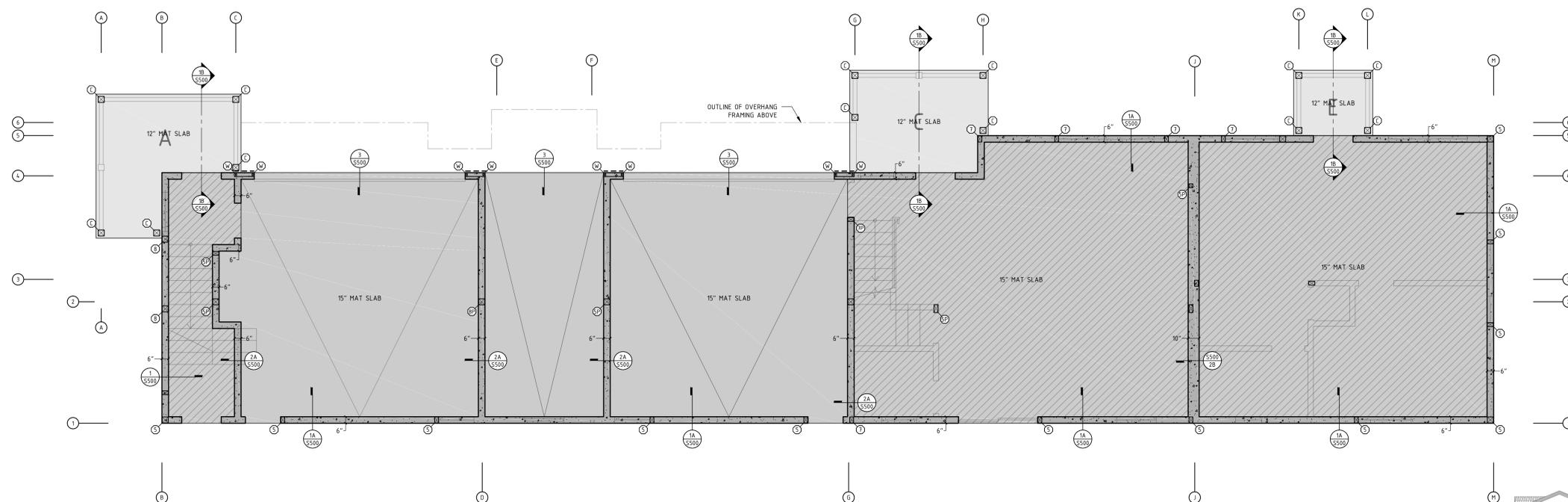
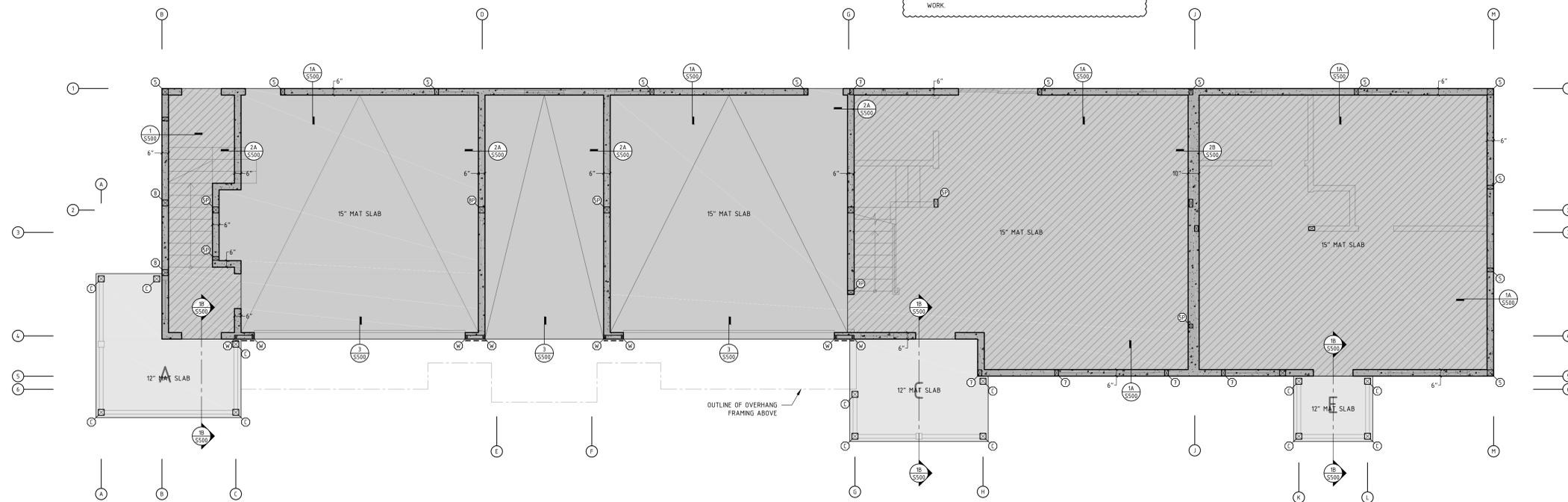
- 1A S500
- 1B S500
- 2A S500
- 2B S500
- 3 S500
- 4 S500
- 5 S500
- 6 S500
- 7A S500
- 7B S500
- 8 S500
- 9 S500
- 10 S500
- 11 S500
- 12 S500
- 13 S500
- 14 S500
- 15 S500
- 16 S500
- 17 S500
- 18 S500
- 19 S500
- 20 S500
- 21 S500
- 22 S500
- 23 S500
- 24 S500
- 25 S500
- 26 S500
- 27 S500
- 28 S500
- 29 S500
- 30 S500
- 31 S500
- 32 S500
- 33 S500
- 34 S500
- 35 S500
- 36 S500
- 37 S500
- 38 S500
- 39 S500
- 40 S500
- 41 S500
- 42 S500
- 43 S500
- 44 S500
- 45 S500
- 46 S500
- 47 S500
- 48 S500
- 49 S500
- 50 S500
- 51 S500
- 52 S500
- 53 S500
- 54 S500
- 55 S500
- 56 S500
- 57 S500
- 58 S500
- 59 S500
- 60 S500
- 61 S500
- 62 S500
- 63 S500
- 64 S500
- 65 S500
- 66 S500
- 67 S500
- 68 S500
- 69 S500
- 70 S500
- 71 S500
- 72 S500
- 73 S500
- 74 S500
- 75 S500
- 76 S500
- 77 S500
- 78 S500
- 79 S500
- 80 S500
- 81 S500
- 82 S500
- 83 S500
- 84 S500
- 85 S500
- 86 S500
- 87 S500
- 88 S500
- 89 S500
- 90 S500
- 91 S500
- 92 S500
- 93 S500
- 94 S500
- 95 S500
- 96 S500
- 97 S500
- 98 S500
- 99 S500
- 100 S500

SHEET NOTES

1. ALL VISIBLE CONCRETE FACES SHALL BE FORMED & SCORED TO PRODUCE TEXTURES & COLORS APPROVED BY ARCHITECT OF RECORD. ANY VERTICAL STEPS IN WALL HEIGHTS, COLD JOINTS, CHAMFERED EDGES, OR GEOMETRIC ALIGNMENTS SHALL ALSO BE APPROVED BY ARCHITECT OF RECORD OR CONFORM WITH ARCHITECTURAL DRAWINGS.
2. OBSERVATION AND TESTING SERVICES SHOULD BE PROVIDED BY P.J.C. & ASSOCIATES (GEOTECHNICAL ENGINEER) TO VERIFY THAT THE INTENT OF THE PLANS AND SPECIFICATIONS ARE CARRIED OUT DURING CONSTRUCTION. THESE SERVICES SHOULD INCLUDE OBSERVING FOUNDATION EXCAVATIONS PRIOR TO PLACING REINFORCING STEEL AND APPROVING THE INSTALLATION OF ANY DRAINAGE FACILITIES. THESE SERVICES WILL BE PERFORMED ONLY IF P.J.C. IS PROVIDED WITH SUFFICIENT NOTICE TO PERFORM THE WORK.

CONCRETE LEGEND, f'c = 3000 psi

- CURB/STEM (OCCURS ABOVE GRADE)
- MAT SLAB (OCCURS BELOW GRADE)
- SLEEPERS & WOOD FLOOR
- WALLS ABOVE, FOR REFERENCE



PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

1 FOUNDATION
PLAN (SHOWS FIRST FLOOR WALLS ABOVE)

1/4" = 1'

PHILLIP SEABROOK
PROFESSIONAL ENGINEER
LICENSE NO. CB2063
STATE OF CALIFORNIA
EXPIRES 12/31/2026

FRAMEWORK ENGINEERING
WWW.FRAMEWORKENGINE.COM
11A WILKESBORO CT
SAN FRANCISCO, CA 94117
415 664-3876
510 342-3075

COTTAGE HOUSING DEVELOPMENT
902 COTATI AVENUE
COTATI, CA 94931
APN 144-302-030

JOB NUMBER R23-013
PREPARED BY DM
REVIEWED BY JV
PERMIT SET 20 APR 2023
REV 1 23 MAY 2023

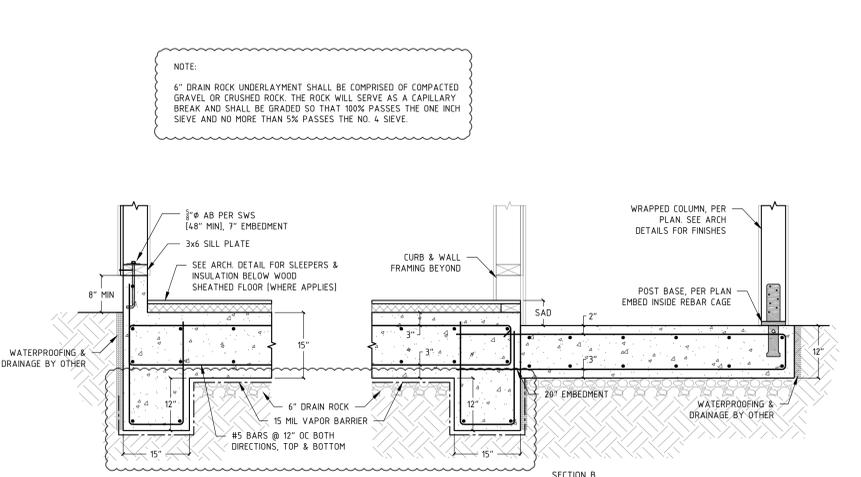
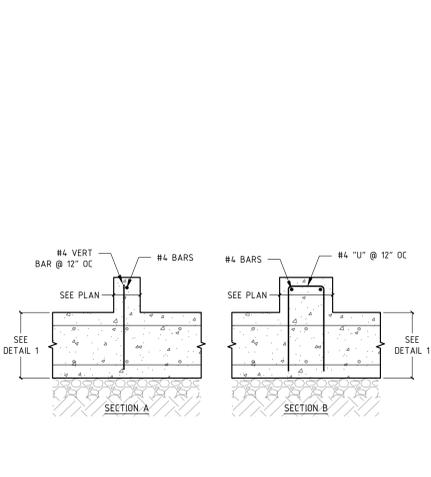
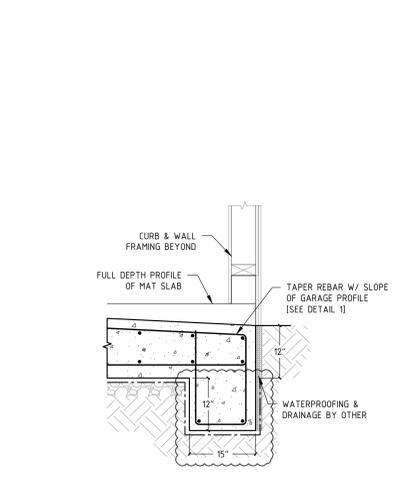
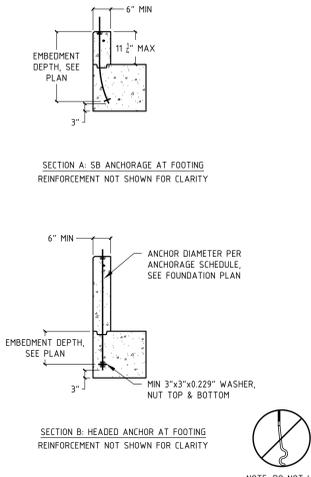
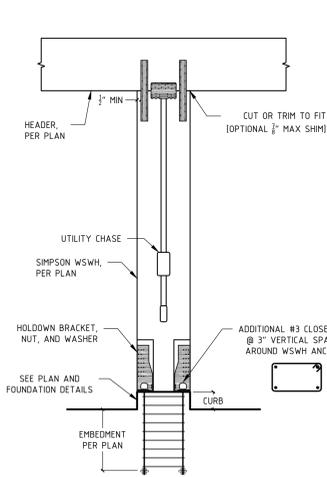
FOUNDATION
PLAN

S103



WSW NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE EDR FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- FOR QUESTIONS ABOUT THE STRONG-WALL SHEARWALL PRODUCT, CONTACT SIMPSON STRONG-TIE COMPANY, INC. (800.999.5099).
- PRIOR TO PLACING ADJACENT STUDS OR PANELS, TIGHTEN THE SLOTTED HOLDOWN NUTS. 1/2" MINIMUM CLEAR SPACE FROM THE SIDE IS REQUIRED TO ACCESS NUTS AND WASHERS.
- WSW DESIGNED TO PROVIDE 1/2" GAP BETWEEN WOOD AT BOTTOM OF WSW AND CONCRETE. ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.



NOTE:
6" DRAIN ROCK UNDERLAYMENT SHALL BE COMPRISED OF COMPACTED GRAVEL OR CRUSHED ROCK. THE ROCK WILL SERVE AS A CAPILLARY BREAK AND SHALL BE GRADED SO THAT 100% PASSES THE ONE INCH SIEVE AND NO MORE THAN 5% PASSES THE NO. 4 SIEVE.

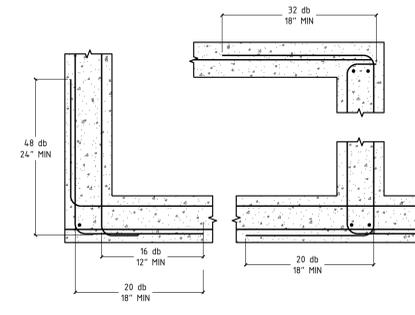
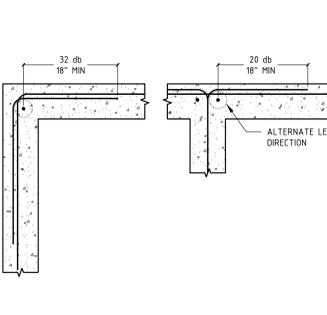
5 WSW ANCHORAGE SECTION 1/2" = 1'

4 ANCHORAGE AT FOOTING SECTIONS 1/2" = 1'

3 GARAGE EDGE SECTION 3/4" = 1'

2 INTERIOR CURB SECTIONS 3/4" = 1'

1 MAT SLAB FOUNDATION SECTIONS 3/4" = 1'



WALL AND FOOTING LAP SPLICE SCHEDULE: GRADE 60		REBAR SIZE "d"									
CONCRETE STRENGTH f'c	LAP CLASS	#3	#4	#5	#6	#7	#8	#9	#10	#11	#14
		3000	A	12	15	22	27	33	48	55	62
	B	15	19	29	36	43	62	74	80	90	100

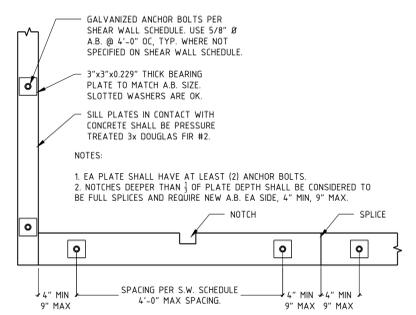
LAP CLASS A: STAGGERED LAPS
LAP STAGGER 12d, 12" MIN

LAP CLASS B: INDIVIDUAL SPLICES
LAP SPLICE LENGTH

BEND	BAR SIZE "db"	MIN. INSIDE BEND DIA "D" (IN)	STRAIGHT EXTENSION "L,ext" (IN)
90-DEGREE HOOK	#3 - #5	4db	GREATER OF (6db, 3')
	#6 - #8	6db	12db
135-DEGREE HOOK	#3 - #5	4db	GREATER OF (6db, 3')
	#6 - #8	6db	12db
180-DEGREE HOOK	#3 - #5	4db	GREATER OF (4db, 2 1/2')
	#6 - #8	6db	12db

NOTES:
1. ALL BENDS SHALL BE MADE COLD.
2. #14 AND #18 BARS SHALL BE BEND TESTED AND LAB APPROVED.
3. DO NOT BEND BARS ALREADY CAST IN CONCRETE.
4. 135-DEGREE HOOKS NOT PERMITTED FOR LONG BARS.

BEND	BAR SIZE "db"	MIN. INSIDE BEND DIA "D" (IN)	STRAIGHT EXTENSION "L,ext" (IN)
90-DEGREE HOOK	#3 - #8	6db	12db
	#9 - #11	8db	
	#14 - #18	10db	
180-DEGREE HOOK	#3 - #8	6db	GREATER OF (4db, 2 1/2')
	#9 - #11	8db	
	#14 - #18	10db	



F TYPICAL SINGLE CURTAIN REINFORCEMENT OVERLAP SECTION / PLAN 1/2" = 1'

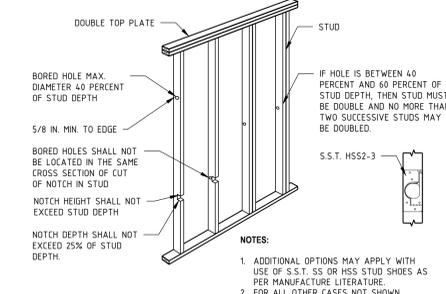
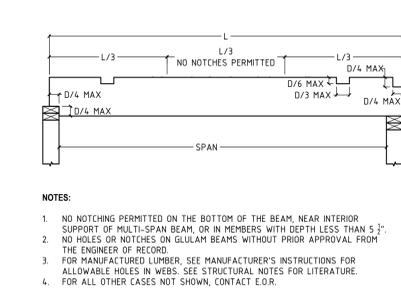
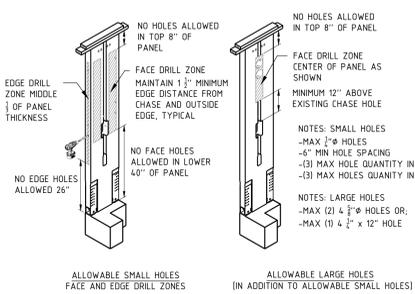
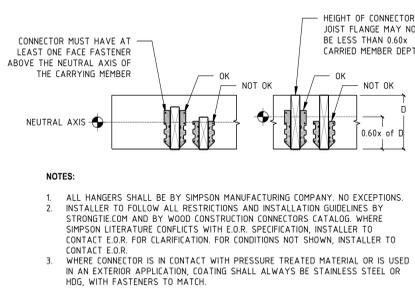
E TYPICAL DOUBLE CURTAIN REINFORCEMENT OVERLAP SECTION / PLAN 1/2" = 1'

D STANDARD REINFORCEMENT LAP SPLICES SECTION 1/2" = 1'

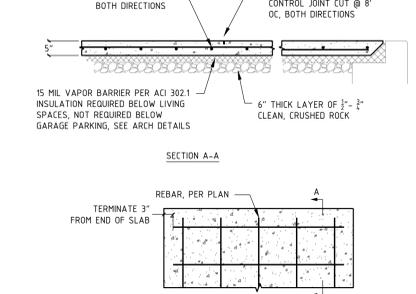
C STANDARD REINFORCEMENT BENDS - STIRRUPS & TIES ACI 318-14 TABLE 25.3.2 SECTION 1/2" = 1'

B STANDARD REINFORCEMENT BENDS - LONGITUDINAL ACI 318-14 TABLE 25.3.1 SECTION 1/2" = 1'

A ANCHOR BOLT RESTRICTIONS & REQUIREMENTS PLAN 1/2" = 1'



CONCRETE EXPOSURE	MEMBER	REINFORCEMENT SIZE	SPECIFIED COVER, in.
CONTACT WITH GROUND	ALL	ALL	3 in.
	EXPOSED TO WEATHER	ALL	3 in.
INTERIOR CONDITION	SLABS, JOISTS, WALLS	#6 - #18	1 1/2 in.
	BEAMS, COLUMNS, PEDESTALS, TENSION TIES	#3 - #11	1 1/2 in.
	ALL	ALL	1 1/2 in.



L TYPICAL JOIST TO BEAM CONNECTION ELEVATION 1" = 1'

K WSW TRIMZONES AND ALLOWABLE HOLES PERSPECTIVE NO SCALE

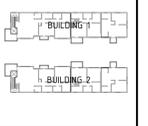
J ALLOWABLE SOLID SAWN BEAM NOTCHING SECTION 1/2" = 1'

I ALLOWABLE STUD NOTCHING PERSPECTIVE NO SCALE

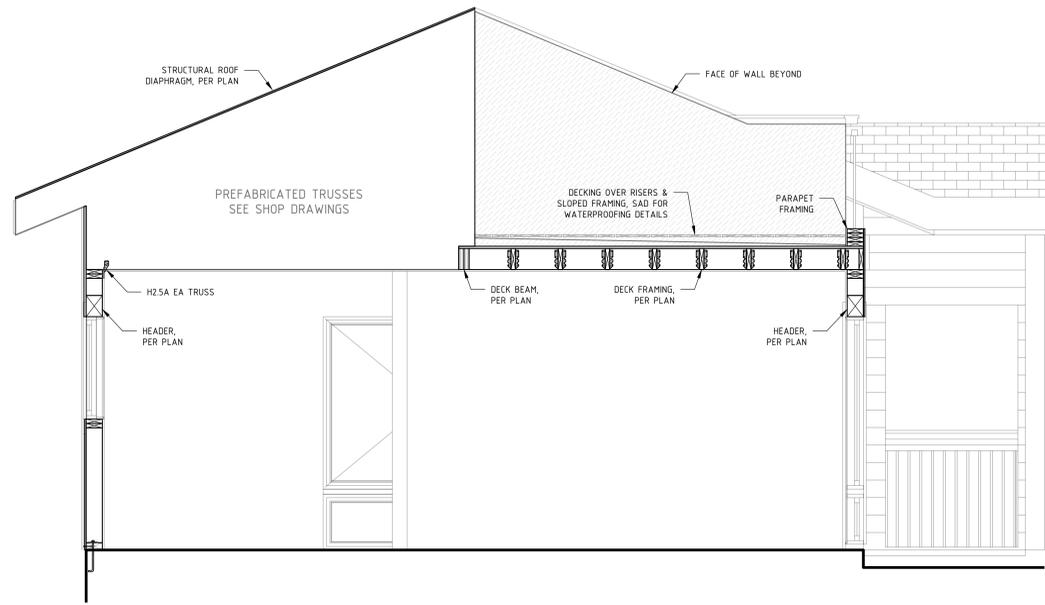
H CLEAR COVER FOR CONCRETE REINFORCEMENT ACI 318-14 TABLE 20.6.1.3.1 SECTION 1/2" = 1'

G TYPICAL SLAB ON GRADE SECTION & PLAN 1/2" = 1'

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

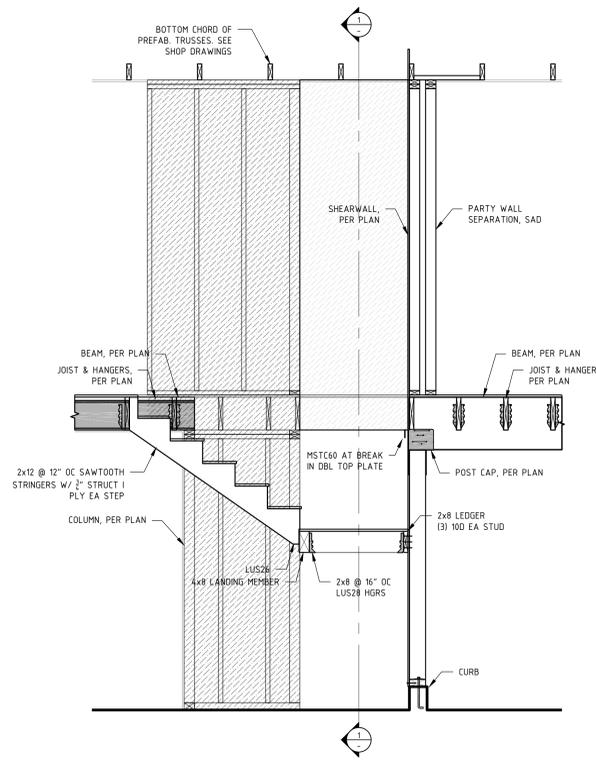


JOB NUMBER	R23-013
PREPARED BY	DM
REVIEWED BY	JV
PERMIT SET	20 APR 2023
REV 1	23 MAY 2023



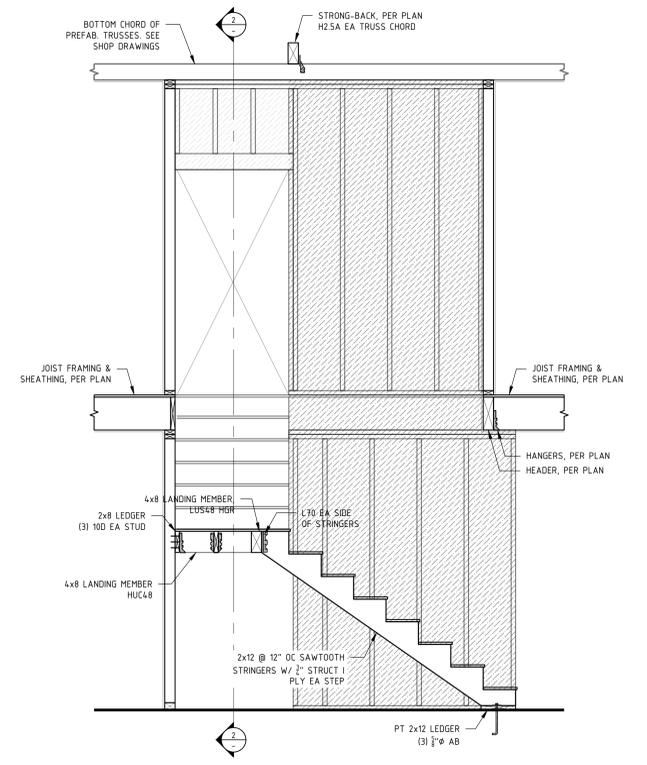
5 EXTERIOR ROOF DECK FRAMING
SECTION

1/2" = 1'



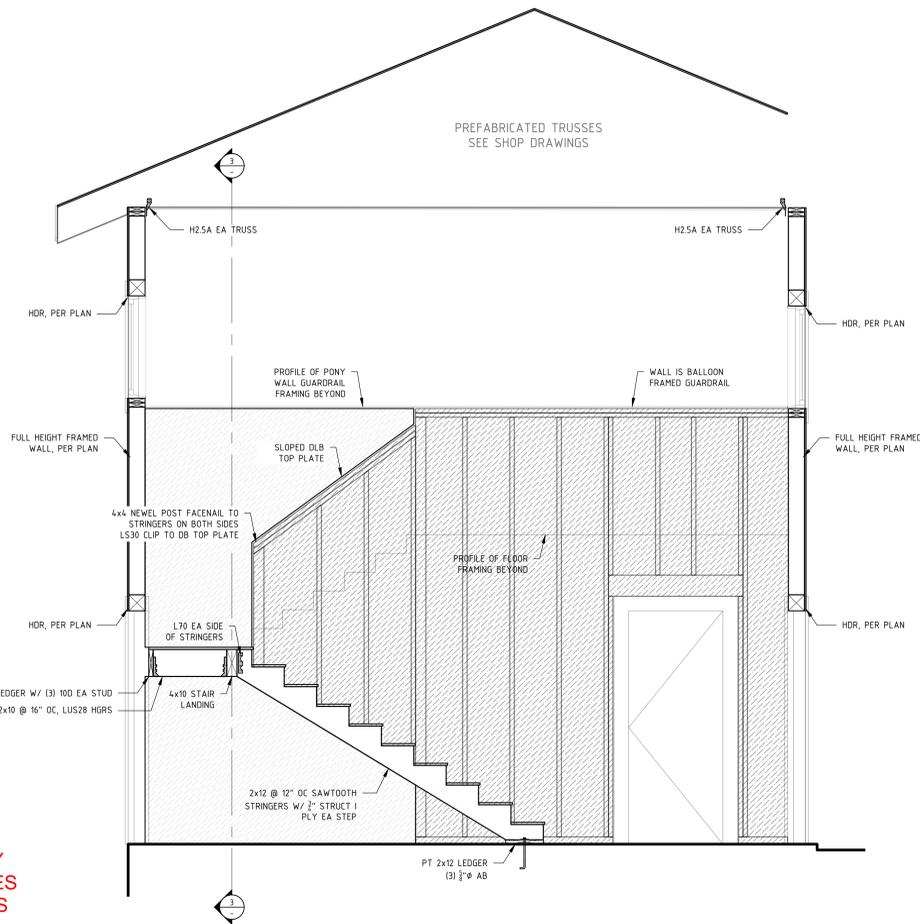
2 STAIR FRAMING
SECTION

1/2" = 1'



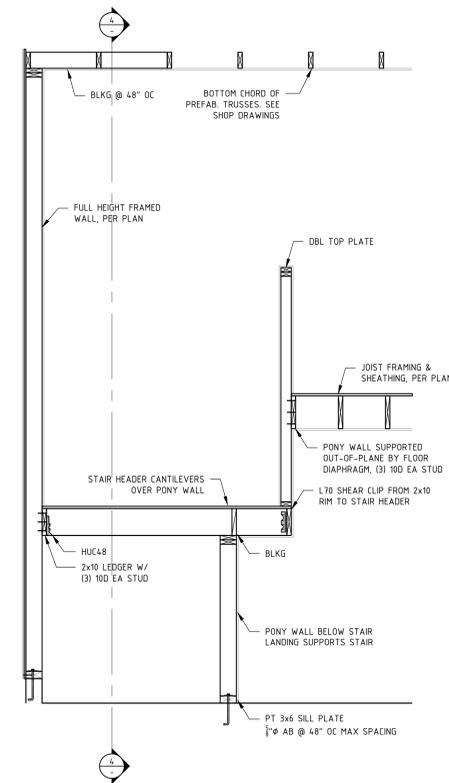
1 STAIR FRAMING
SECTION

1/2" = 1'



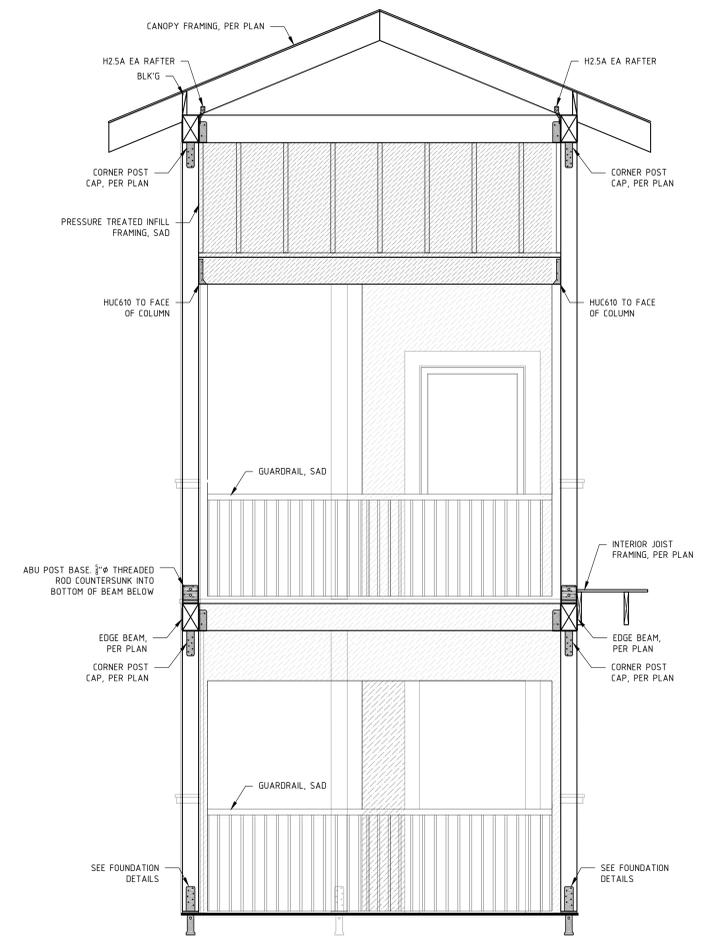
4 STAIR FRAMING
SECTION

1/2" = 1'



3 STAIR FRAMING
SECTION

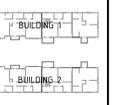
1/2" = 1'



6 CANOPY & DECK FRAMING
SECTION

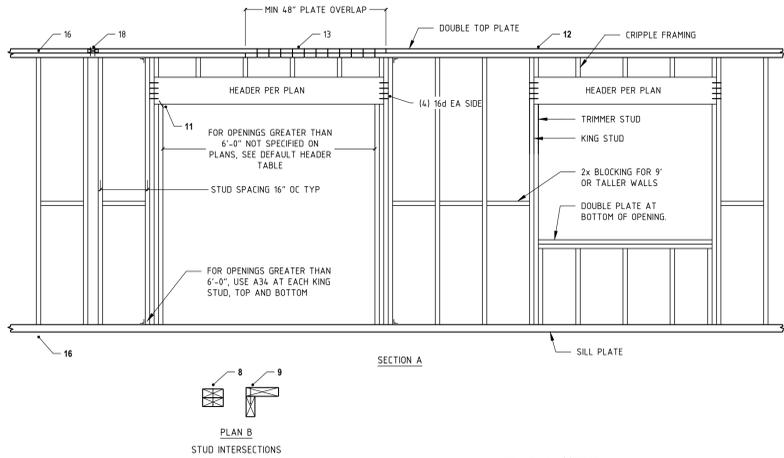
1/2" = 1'

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



JOB NUMBER	R23-013
PREPARED BY	DM
REVIEWED BY	JV
PERMIT SET	20 APR 2023
REV 1	23 MAY 2023





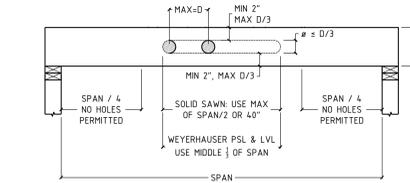
IBC 2015 - TABLE 2304.10.1
MINIMUM FASTENING SCHEDULE

TAG	CONNECTION	8d common 0.131" x 3"	10d common 0.148" x 3"	16d common 0.162" x 3-1/2"	LOCATION
8	Stud to Stud	16" OC	16" OC	24" OC	Face nail
9	Stud to Intersecting Stud	12" OC	4	16" OC	Face nail
11	Continuous header to Stud	4	4	-	Toenail
12	Top plate to Top plate	12" OC	12" OC	16" OC	Face nail
13	Top plate to Splice	4	4	16	Face nail
16	Stud to Plate	4	4	-	Toenail
18	Top plates, laps at Intersections	3	3	2	End nail
		3	3	2	Face nail

DEFAULT HEADER SCHEDULE
WHERE NOT SPECIFIED ON PLANS

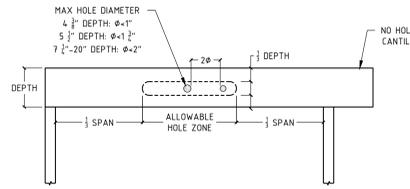
SPAN	HEADER x4 WALLS	HEADER x6 WALLS	TRIMMER STUDS	KING STUDS
W-5'-0"	4x8	6x6	1	1
5'-0"-W-7'-0"	4x10	6x8	2	2
7'-0"-W-10'-0"	4x12	6x10	3	2

- GRADE IS OF #2 OR BETTER.
- FOR SPANS GREATER THAN 10'-0", CONTACT EOR
- DEFAULT HEADER TABLE FOR UNMARKED TYPICAL HEADERS. NOT FOR USE UNDER LOAD BEARING WALLS OR POSTS.



- NOTES:**
- NO NOTCHING PERMITTED ON THE BOTTOM OF THE BEAM, NEAR INTERIOR SUPPORT OF MULTI-SPAN BEAM, OR IN MEMBERS WITH DEPTH LESS THAN 5".
 - NO HOLES OR NOTCHES ON GLULAM BEAMS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
 - FOR MANUFACTURED LUMBER, SEE MANUFACTURER'S INSTRUCTIONS FOR ALLOWABLE HOLES IN WEBS. SEE STRUCTURAL NOTES FOR LITERATURE.
 - FOR ALL OTHER CASES NOT SHOWN, CONTACT E.O.R.

5 ALLOWABLE SOLID SAWN BEAM HOLES
SECTION
1/2" = 1"



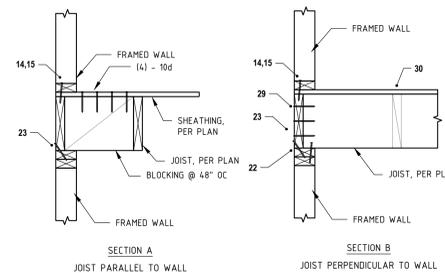
6 ALLOWABLE PSL & LVL HOLES
ELEVATION (WEYERHAEUSER T.J.-9000)
NO SCALE

- STEEL NOTES:**
- (DIMENSIONS) DO NOT SCALE DRAWINGS. VERIFY THAT STRUCTURAL DIMENSIONS CONFORM TO ARCHITECTURAL REQUIREMENTS, CONTACT EOR WHERE CONFLICT OCCURS.
 - (INSPECTION) SPECIAL INSPECTION IS REQUIRED AT SEISMIC CONNECTIONS. NDT AND ULTRASONIC TESTING SHALL BE CONDUCTED BY PERSONNEL QUALIFIED IN ACCORDANCE WITH AWS D18 STANDARDS.
 - (MATERIAL) ALL SHAPES SHALL MEET ASTM & AISC STANDARDS. USE THE FOLLOWING MATERIAL GRADES BY SECTION TYPE:

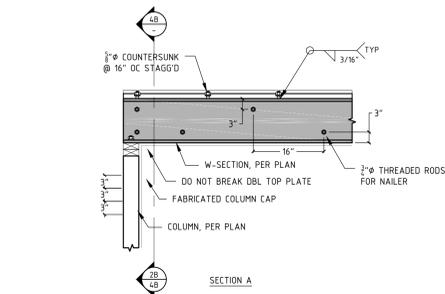
W-SECTIONS	ASTM A992	Fy = 50 KSI, Fu = 65 KSI
HSS SECTIONS	ASTM A500	Fy = 46 KSI, Fu = 58 KSI
L-ANGLES	ASTM A36	Fy = 42 KSI, Fu = 58 KSI
PLATES & BARS	ASTM A36	Fy = 36 KSI, Fu = 58 KSI
 - (RESPONSIBLE) CONTRACTOR IS RESPONSIBLE FOR THE FULL COMPLIANCE OF ABOVE SPECIFICATIONS WHICH INCLUDE, BUT NOT LIMITED TO, OVERSIZED HOLES, HARDENED WASHERS, SURFACE TREATMENT, FASTENER TENSION, INSPECTION, ETC.
 - (WELDING) ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE APPLICABLE PROVISIONS OF THE AWS D11M BY THE AMERICAN WELDING SOCIETY EXCEPT AS MODIFIED BY AISC 360 SPECIFICATION SECTION J2 AND APPLICABLE BUILDING CODE.
 - (ELECTRODES) WELDING ELECTRODES SHALL BE E70XX FOR SHIELD METAL ARC WELDING. QUALIFIED WELDER SHALL BE CERTIFIED PER AWS D11 STANDARDS, WHICH INCLUDE THE TYPE OF WELDING, POSITIONS, DATE QUALIFIED, AND FIRM/INDIVIDUAL CERTIFYING THE QUALIFICATION TESTS.
 - (FASTENERS) ALL BOLTED & FASTENED ASSEMBLIES SHALL MEET ASTM & AISC STANDARDS. UNBOLTED JOINTS SHALL BE SNUG-TIGHT ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.
 - BOLT HOLES SHALL BE FABRICATED 1/8" LARGER THAN BOLT / ROD DIAMETER.
 - UN, USE THE FOLLOWING MATERIAL GRADES BY SECTION TYPE:

COMMON BOLTS	ASTM A307	Fu = 60 KSI
NUTS	ASTM A563	
WASHERS	ASTM F436	
ANCHOR RODS	ASTM F554	Fy = 36 KSI, Fu = 58 KSI
 - (HIGH-STRENGTH BOLTS) RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS, SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. AISC DESIGN GUIDE 17.
 - HIGH-STRENGTH BOLTS SHALL BE PROTECTED FROM DIRT & MOISTURE IN CLOSED CONTAINERS AT THE SITE OF INSTALLATION. SHALL NOT BE INCORPORATED INTO THE WORK WHERE RUST OR DIRT HAS ACCUMULATED. SHALL INCLUDE DOCUMENTATION FROM THE MANUFACTURER TO ENSURE COMPONENTS ARE IDENTIFIABLE AND MEET THE REQUIREMENTS OF THE APPLICABLE ASTM SPECIFICATION AND SHALL NOT BE RE-USED (RCS SECTION 2). ENGINEER SHALL SPECIFY BOLT ASTM DESIGNATION, BOLT TYPE 1 OR 3, BOLT FINISH, JOINT TYPE, NUT GRADE & FINISH, WASHER TYPE & FINISH, WHERE SPECIFICATION HAS NOT BEEN PROVIDED, CONTACT EOR FOR INFORMATION (RCS TABLE 2.1). HIGH-STRENGTH BOLTS SHALL COMPLY WITH THE FOLLOWING GRADES & STANDARDS:

ASTM A325	Fu = 120 KSI
ASTM A490	Fu = 150 KSI
ASTM F852	Fu = 120 KSI
 - (SLIP-CRITICAL JOINTS) ENGINEER SHALL SPECIFY FAYING SURFACES OF SLIP-CRITICAL JOINTS (RCS SECTION 3.2.2, TABLE 4.1). SHALL SPECIFY WASHER REQUIREMENTS AND OVERSIZED HOLE REQUIREMENTS (RCS TABLE 6.1). SHALL SPECIFY INSTALLATION TENSION TO BE VERIFIED WITH A HYDRAULIC TENSION CALIBRATOR (RCS SECTION 7, AISC SPECIFICATION TABLE J3.1). SHALL SPECIFY INSTALLATION INSTRUCTIONS (RCS SECTION 8), AND SHALL SPECIFY INSPECTION REQUIREMENTS OF CONNECTIONS (RCS SECTION 9). HOLLOW SECTIONS NOT ALLOWED FOR SLIP-CRITICAL OR PRE-TENSION BOLTED CONNECTIONS.



3 TYPICAL FLOOR FRAMING
SECTIONS
1" = 1"

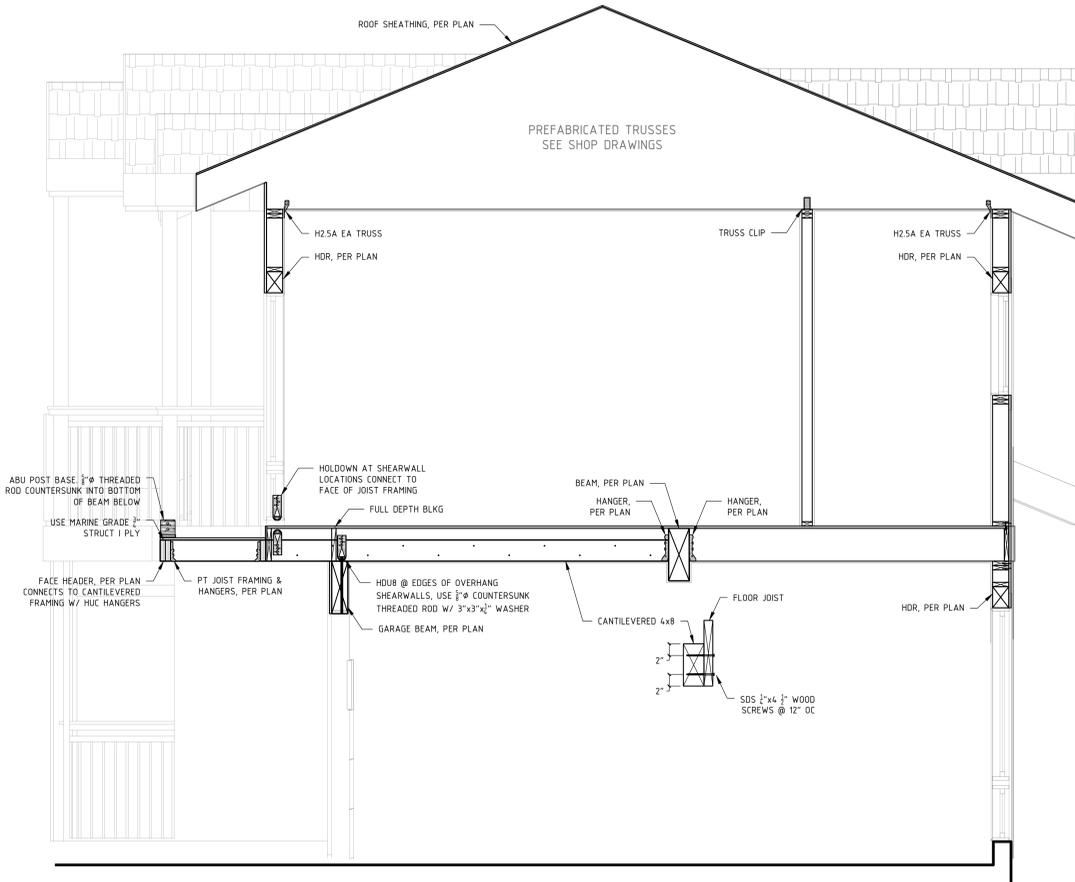


4 TYPICAL WALL FRAMING WITH OPENINGS
SECTION & PLAN
1/2" = 1"

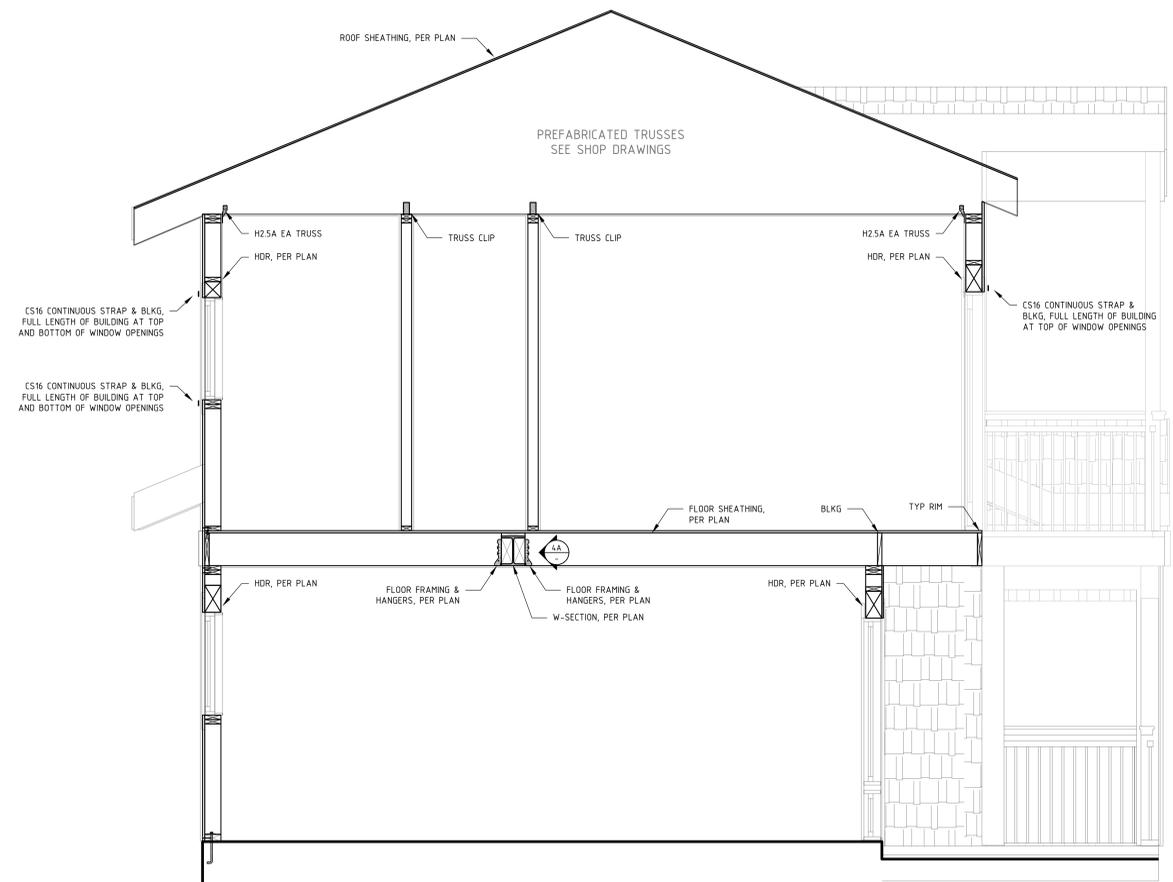
IBC 2015 - TABLE 2304.10.1
MINIMUM FASTENING SCHEDULE

TAG	CONNECTION	8d common 0.131" x 3"	10d common 0.148" x 3"	16d common 0.162" x 3-1/2"	LOCATION
14	Bottom plate to Rim (Unbraced)	-	16" OC	-	Face nail
15	Bottom plate to Rim (Braced)	-	2	-	Face nail
22	Joist to Top Plate	3	-	-	Toenail
23	Rim to Top Plate	-	6" OC	-	Toenail
29	Joist to Rim	4	3	-	End nail
30	Blocking to Joist	2	-	-	Ea end, Toenail
31	Sheathing to Blocking	4	4	-	Face nail
32	Joist Splice Over Wall	4	-	-	Face nail

7 TYPICAL WALL FRAMING WITH OPENINGS
SECTION & PLAN
1/2" = 1"



2 GARAGE FRAMING
SECTION
1/2" = 1"



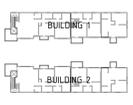
1 INTERIOR FRAMING
SECTION
1/2" = 1"

**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**

FRAMEWORK ENGINEERING
WWW.FRAMEWORKENG.COM
161 W. KINGSBURY CT
SAN FRANCISCO, CA 94117
415 684-3876
510 342-3015



COTTAGE HOUSING DEVELOPMENT
902 COTATI AVENUE
COTATI, CA 94931
APN 144-302-030

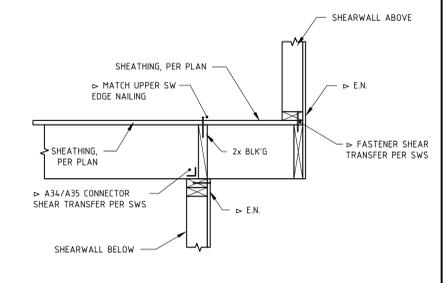
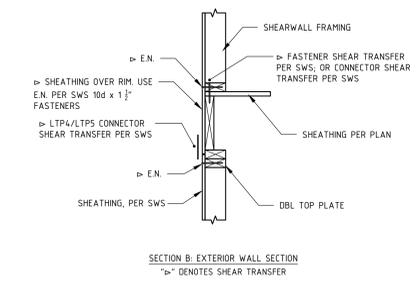


JOB NUMBER R23-013
PREPARED BY DM
REVIEWED BY JV
PERMIT SET 20 APR 2023
REV 1 23 MAY 2023

FLOOR FRAMING
DETAILS

S502



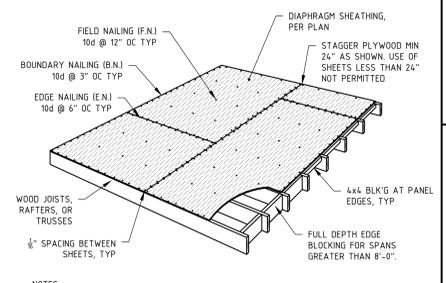


2 SHEAR TRANSFER AT FLOOR SECTIONS 1" = 1"

1 CANTILEVER SHEAR TRANSFER SECTION 1" = 1"

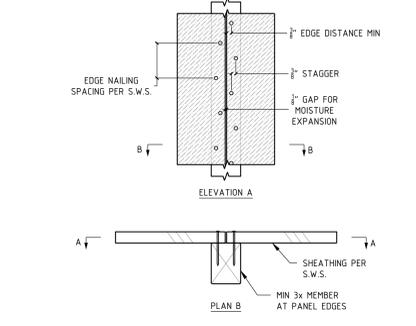
SHEARWALL NOTES

1. SHEARWALL LENGTH DEPICTED IN PLANS IS MEASURED FROM OUTSIDE OF FRAMING TO OUTSIDE OF FRAMING. "EFFECTIVE" SHEARWALL LENGTH USED IN CALCULATIONS IS MEASURED FROM CENTER OF HOLDOWN ANCHOR TO OUTSIDE OF OPPOSITE FRAMING.
2. MIN PANEL WIDTH = 16". MIN SHEARWALL WIDTH = 24".
3. SHEARWALLS MUST EXTEND FROM SILL PLATE TO ROOF OR 2ND FLOOR SHEATHING ABOVE. USE SHEAR MATERIAL, BLOCKS, OR OTHER STRUCTURAL ELEMENTS TO PROVIDE POSITIVE CONNECTION BETWEEN DIAPHRAGM SHEATHING & WALLS.
4. SHEAR PLYWOOD MUST BE EDGE NAILED AND BLOCKED AT ALL EDGES.
5. SHEAR MATERIAL USED FOR SHEARWALLS SHALL BE APA RATED STRUCTURAL I PLYWOOD OR OSB SHEATHING, EXPOSURE 1.
6. NAILS SHALL BE COMMON. SILL NAILS SHALL BE COMMON NAILS. POWDER ACTUATED FASTENERS ARE NOT PERMITTED ON EXTERIOR OR SHEAR WALLS.
7. SHEAR PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE SPACED PER SHEARWALL SCHEDULE AND STAGGERED. SUBFLOOR EDGE NAILING AND SILL NAILING TO BE NAILED INDEPENDENTLY.
8. SHEARWALL SHEATHING SHALL BE NAILED TO NEW OR EXISTING WOOD FRAMING. NEW CONSTRUCTION MAXIMUM STUD SPACING IS 16" OC IF EXISTING FRAMING IS NOT SPACED AT 16" OC, CONTRACTOR SHALL ALERT EOR. STUDS AT ALL EDGES SHALL BE 3x OR 2-PLY 2x.
9. HOLDOWN POSTS ARE SPECIFIED ON PLANS AS 4x4 OR LARGER. CONTRACTOR MAY ONLY SUBSTITUTE WITH MULTI-PLY MEMBERS AS SUBSTITUTION WITH EOR PERMISSION.
10. DO NOT USE BOLTED HOLDOWNS. FOR MULTI-STORY SHEARWALLS, HOLDOWNS ARE SPECIFIED AT TOP OF LOWER FLOOR SHEARWALL. IF NOT SPECIFIED, USE SIMILAR HOLDOWN (OR STRONGER) FOR CONTINUOUS LOAD PATH.

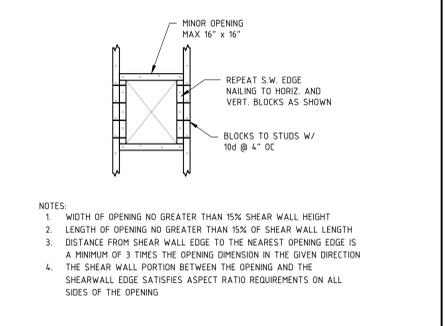


- NOTES:
1. PLYWOOD DIAPHRAGM IS BLOCKED, UON
 2. GLUE SURFACE OF PLYWOOD TO TOP OF JOISTS AND BLOCKS BEFORE NAILING
 3. ORIENT PLYWOOD WITH FACE GRAIN PERP TO FRAMING MEMBERS.

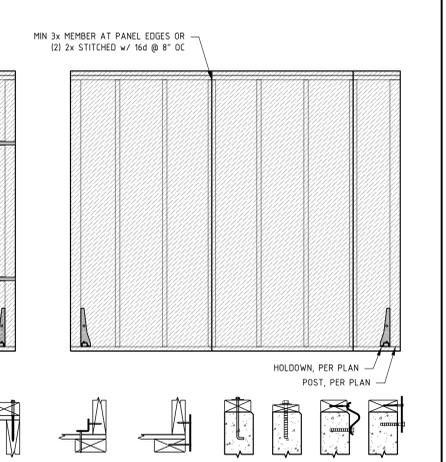
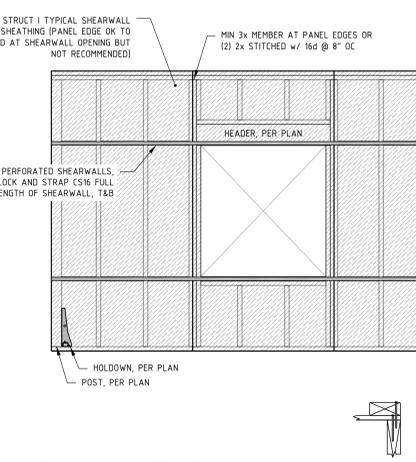
3 DIAPHRAGM NAILING PERSPECTIVE NO SCALE



5 SHEARWALL NAILING ELEVATION AND PLAN NO SCALE



4 MINOR SHEARWALL OPENINGS ELEVATION NO SCALE



SHEARWALL SCHEDULE

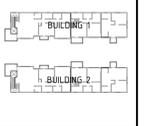
SHEARWALL TYPE ¹	ALLOWABLE SHEAR (SEISMIC) (PLF)	PLYWOOD THICKNESS	NAIL TYPE	EDGE NAIL SPACING (12" OC FNI)	A. FASTENER SHEAR TRANSFER OPTIONS				B. CONNECTOR SHEAR ² TRANSFER OPTIONS				C. FOUNDATION ANCHORAGE SHEAR ³ TRANSFER OPTIONS		
					10d common 16d sinker 16d common	SIMPSON ¹ SDS 2"x4" SDWS22400	SIMPSON ¹ SDS 2"x4" SDWS22400	A34	A35	LTP4	LTP5	3x SILL 2"φ AB	2x SILL 2"φ AB	SIMPSON URFP	SIMPSON FRFP
6	340	15/32" Structural I	10d common 0.148"x3"	6"OC	4" OC	10" OC	16" OC	18" OC	24" OC	20" OC	18" OC	48" OC	48" OC	48" OC	48" OC
4	510			4" OC	3" OC	7" OC	10" OC	12" OC	16" OC	14" OC	12" OC	4" OC	32" OC	32" OC	42" OC
3	665			3" OC	2" OC	5" OC	8" OC	9" OC	12" OC	10" OC	9" OC	32" OC	not allowed	26" OC	32" OC
2	870			2" OC	not allowed	4" OC	6" OC	6" OC	9" OC	8" OC	6" OC	24" OC	not allowed	20" OC	24" OC

- TABLE NOTES:
1. RIM MAY BE DF, SP, SPF, HF, 1 1/2" LVL OR 1 1/2" LSL
 2. MAY USE 10d 0.148"x1 1/2", 10d 0.148"x2 1/2", 10d 0.148"x3", SD9112, SD9212, SD10112, OR SD10212 FASTENERS
 3. 2"φ AB MAY BE A307 STANDARD ANCHOR BOLT WITH 7" MIN EMBEDMENT OR SIMPSON TITEN HD WITH 4" MIN EMBEDMENT. BOTH CASES REQUIRE 3"x3"x0.229" WASHERS.
 4. FOR TYPE 3 AND TYPE 2 SHEARWALLS, STUDS AT EDGE NAILING REQUIRE MIN 3x NOMINAL THICKNESS LUMBER 14x NOMINAL THICKNESS LUMBER RECOMMENDED FOR TYPE 2!

FRAMEWORK ENGINEERING
WWW.FRAMEWORKENG.COM
101 KINGSBURY CT
SAN FRANCISCO, CA 94117
415 664-3876
503 342-3075



COTTAGE HOUSING DEVELOPMENT
902 COTATI AVENUE
COTATI, CA 94931
APN 144-302-030



JOB NUMBER R23-013
PREPARED BY DM
REVIEWED BY JV
PERMIT SET 20 APR 2023
REV 1 23 MAY 2023

SHEARWALL FRAMING DETAILS
S503

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



PLANTING SPECIFICATIONS

Type(s)	Botanical Name	Common Name	Spec Size	Region 1 Water Use	Region 1 ETO	Region 1 Plant Factor	California Native	Quantity/Percentage
TREES								
Courtyard Trees								
Very Low Water Use - Irrigation Zone 1 - 70 SF								
Tree, California Native	Lyonothamnus floribundus	Ironwood	24"	Low	10-30%	0.10-0.30	Y	4
Tree, California Native	Cercocarpus betuloides	Western Redbud	26"	Very Low	<10%	<0.10	Y	6
Courtyard and Streetscape Trees								
Moderate Water Use - Irrigation Zone 2 - 72 SF								
Tree, California Native	Acer macrophyllum	Big Leaf Maple	36"	Moderate	40-60%	0.40-0.60	Y	5
Tree, California Native	Platanus racemosa	California Sycamore	36"	Moderate	40-60%	0.40-0.60	Y	3
STREETSCAPE PLANTING								
Della Bluegrass Native Preservation Mix								
Very Low Water Use - Irrigation Zone 3 - 562 SF								
Ornamental Grass, California Native	Festuca rubra	creeping red fescue	sod blend	Unknown	N/A%	N/A	Y	25%
Ornamental Grass, California Native	Koeleria macrantha (cristata)	June grass	sod blend	Unknown	N/A%	N/A	Y	25%
Ornamental Grass, California Native	Nassella cernua	Nodding needlegrass	sod blend	Unknown	N/A%	N/A	Y	25%
Ornamental Grass, California Native	Stipa pulchra (Nassella pulchra)	purple needlegrass	sod blend	Very Low	<10%	<0.10	Y	25%
ARRIVAL PLANTING								
Low Water Use - Irrigation Zone 4 - 492 SF								
Ornamental Grass, California Native	Festuca californica	California Fescue	1 gal	Low	10-30%	0.10-0.30	Y	15%
Ornamental Grass, California Native	Deschampsia cespitosa	Tufted Hairgrass	1 gal	Low	10-30%	0.10-0.30	Y	15%
Ornamental Grass, California Native	Muhlenbergia rigens	Deer Grass	1 gal	Low	10-30%	0.10-0.30	Y	15%
Ground Cover, Perennial, California Native	Achillea millefolium - Paprika	Yarrow	1 gal	Low	10-30%	0.10-0.30	Y	15%
Ground Cover, Perennial, California Native	Achillea millefolium - Cameo	Yarrow	1 gal	Low	10-30%	0.10-0.30	Y	10%
Perennial, California Native	Asclepias (CA native species)	Milk/Silk Weed	1 gal	Low	10-30%	0.10-0.30	Y	10%
Shrub, California Native	Ribes sanguineum	Red Flowering Currant	5 gal	Low	10-30%	0.10-0.30	Y	20%
COURTYARD PLANTING								
Moderate Water Use - Irrigation Zone 5 - 409 SF								
Shrub	Tillima grandiflora	Fringe cups	1 gal	Moderate	40-60%	0.40-0.60	N	15%
Ground Cover, California Native	Fragaria vesca	Strawberry	1 gal	Moderate	40-60%	0.40-0.60	Y	10%
Ornamental Grass, California Native	Festuca californica	California Fescue	1 gal	Low	10-30%	0.10-0.30	Y	15%
Perennial	Delphinium cardinale "Scarlet Larkspur"	Delphinium	1 gal	Moderate	40-60%	0.40-0.60	Y	10%
Shrub, California Native	Philadelphus lewisii (P. californicus)	Wild Mock Orange	5 gal	Moderate	40-60%	0.40-0.60	Y	10%
Shrub, California Native	Ribes sanguineum	Red Flowering Currant	5 gal	Low	10-30%	0.10-0.30	Y	10%
Perennial	Echinacea purpurea	Cone Flower	1 gal	Moderate	40-60%	0.40-0.60	N	10%
Ornamental Grass	Sesleria autumnalis	Moor Grass	1 gal	Moderate	40-60%	0.40-0.60	N	10%
Vine	Ficus pumila (repenes)	Creeping Fig	5 gal	Moderate	40-60%	0.40-0.60	N	10%
PRIVATE PATIO PLANTING								
Moderate Water Use - Irrigation Zone 6 - 742 SF								
Perennial	Heuchera sanguinea	coral bells	1 gal	Moderate	40-60%	0.40-0.60	N	15%
Perennial, California Native	Polystichum munitum	western sword fern	1 gal	Moderate	40-60%	0.40-0.60	Y	20%
Ornamental Grass	Sesleria autumnalis	moor grass	1 gal	Moderate	40-60%	0.40-0.60	N	15%
Vine	Ficus pumila (repenes)	creeping fig	5 gal	Moderate	40-60%	0.40-0.60	N	20%
Perennial, California Native	Attyrium filix-femina	lady fern	1 gal	Moderate	40-60%	0.40-0.60	Y	15%
Perennial, California Native	Oxalis oregana	redwood sorrel	1 gal	Moderate	40-60%	0.40-0.60	Y	15%

Total Planting Area (SF)	CA Native Plants (SF)	CA Native Plant Percentage
1366	1802.4	76.18%

MAWA WATER BUDGET

Maximum Applied Water Allowance (MAWA) **RESIDENTIAL**

$$MAWA = (ETo) (0.62) / (0.55 \times LA) + (0.45 \times SLA)$$

Where:
 ETo = Annual Net Reference Evapotranspiration (inches)
 0.55 = ET Adjustment Factor
 LA = Landscaped Area (square feet)
 0.62 = Conversion factor (to gallons per square foot)
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
 0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45)

A.) Net Evapotranspiration Calculation

$$\frac{44.45 \text{ (Annual ETo)}}{25.38 \text{ (Annual Rainfall)}} \times .25 = \frac{6.34 \text{ (Effective Rainfall)}}$$

$$\text{Net Evapotranspiration Calculation} = \text{Annual ETo} - \text{Effective Rainfall} = 38.11$$

B.) Adjusted Landscape Area Calculation

$$\frac{2366 \text{ (Landscaped Area)}}{0} \times 0.55 \text{ (Adjustment Factor)} = 1301.3$$

$$\frac{0 \text{ (Special Landscaped Area)}}{0} \times 0.45 \text{ (Adjustment Factor)} = 0$$

$$\text{Sum of Adjusted Landscape Area} = 1301.3$$

$$MAWA = 38.11 \times 0.62 \times 1301.3 = 30747 \text{ gallons}$$

MAWA ESTIMATED TOTAL WATER USE

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

$$\text{Net Evapotranspiration Calculation} = \text{Annual ETo} - \text{Effective Rainfall} = 38.11$$

B.) Adjusted Landscape Area Calculation

$$45 \text{ (Very low water use plant sqft)} \times 0.1 = 63.2$$

$$1145 \text{ (Low water use plant sqft)} \times 0.3 = 147.6$$

$$1241 \text{ (Moderate water use plant sqft)} \times 0.6 = 745.2$$

$$0 \text{ (High water use plant sqft)} \times 1.0 = 0$$

$$\text{Sum of Adjusted Landscape Area} = 956$$

$$ETWU = 38.11 \times 0.62 \times 956 / 0.81 = 27887 \text{ gallons}$$

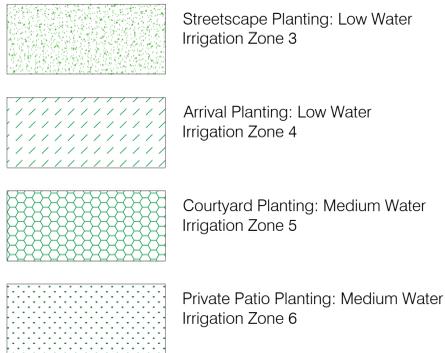
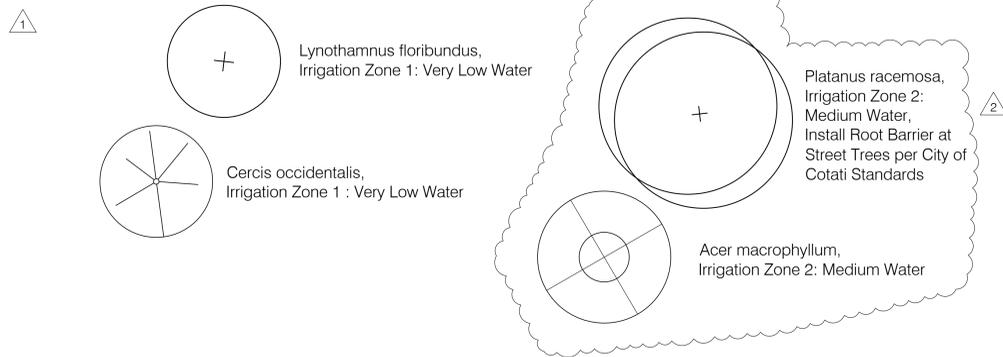
Irrigation Efficiency Factor	
Square footage of landscape on drip	2366
Square footage of landscape on spray	0
Total square footage of landscape	2366
Adjusted Irrigation Efficiency Factor	0.81

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP



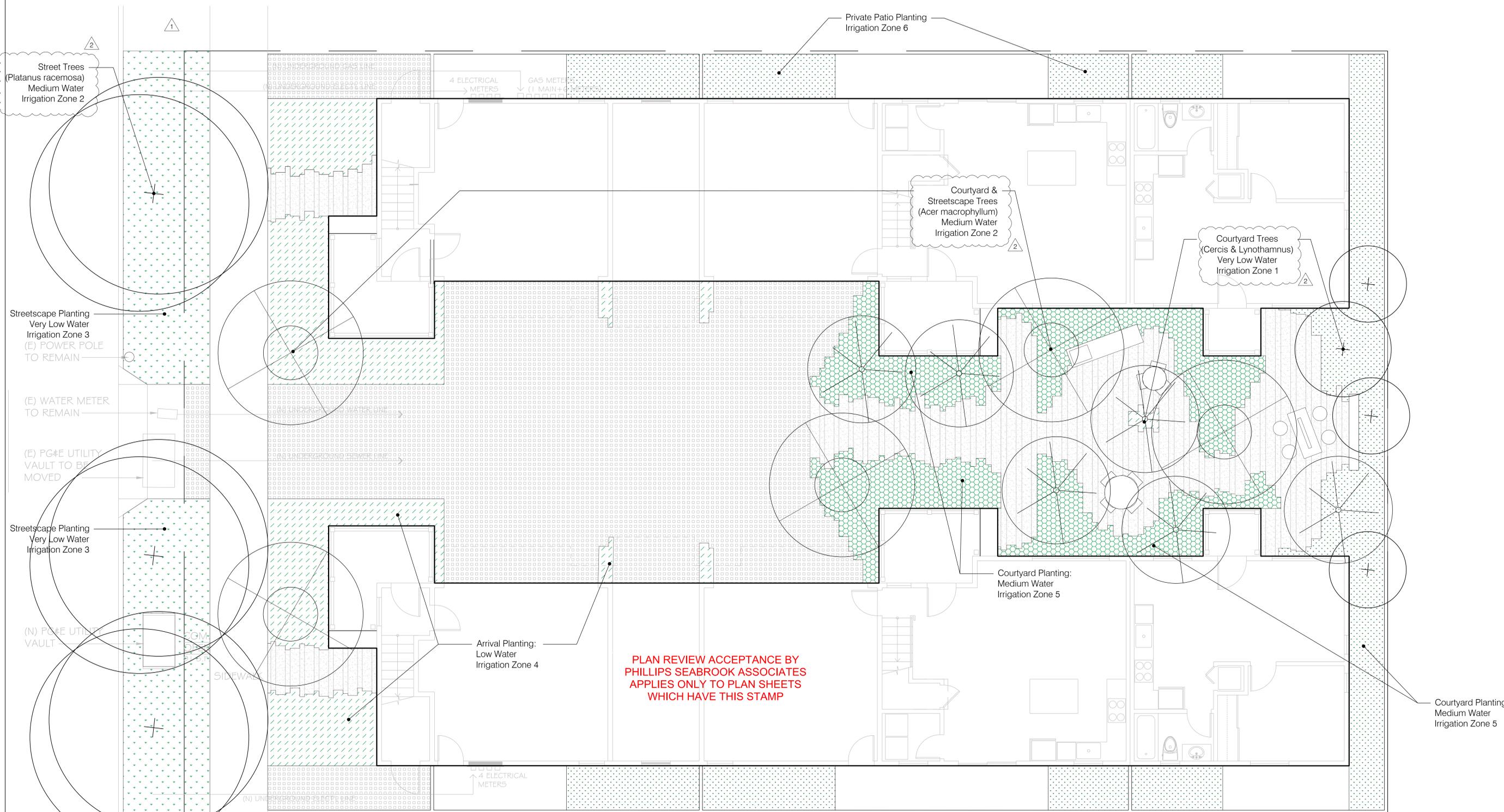
APPROVED

PLANTING LEGEND



PLANTING & IRRIGATION NOTES

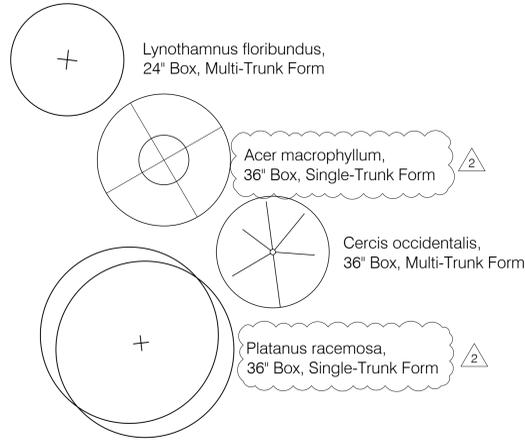
- All planting and landscape elements shall be installed in compliance with Cotati Municipal Code 17.34 Water Efficient Landscaping Standards.
- The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Client and Landscape Designer.
- Contractor shall receive approval from Landscape Designer of plant layout prior to installation.
- The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
- Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
- Temporary irrigation shall be provided for plant establishment and maintenance period.
- 1 year landscape maintenance and warranty period.
- The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings.
- The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, namely Cotati Municipal Code 17.34.070 Irrigation Standards.
- Irrigation shall be installed by licensed contractors and experienced workmen.
- The irrigation controller shall have an automatic timer with battery backup and rain shutoff.
- All valves shall have separate pressure regulators filters and shut off as necessary.
- The system shall have a shut-off and reduced pressure backflow assembly.
- The irrigation system shall be comprised of all drip or bubblers.
- Trees not less than five feet in height and fifteen gallon container shall be planted throughout the parcel and along any street frontage.
- Contractor shall provide soils fertility analysis before any planting occurs on site to determine any necessary amendment.



**PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP**



TREE LEGEND



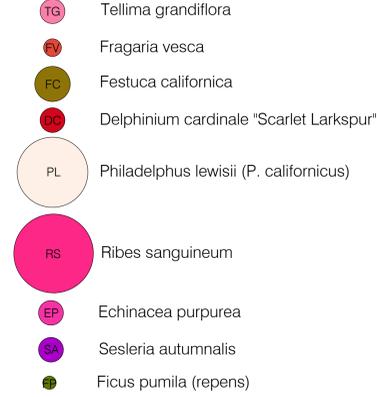
UNDERSTORY PLANTING LEGEND



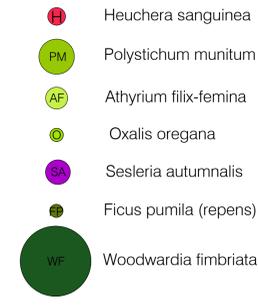
Arrival Planting



Courtyard Planting



Private Patio Planting



MODEL SPECIFICATIONS (cont.)

Model	Height (Top to bottom)		Width (Left to right)	Depth (Front to back)
	With oven lid OPEN (A)	With oven lid CLOSED (B)		
Series 31	19"	19"	26 1/2"	23"

Table 4 - Grill Dimensions

Legacy Collection | Deluxe Grills

Deluxe Gourmet Drop-In Grill 3C-S1S1N-A

- Primary cooking surface: 23" x 16" (368 sq. in.)
- Warming rack surface: 23" x 8" (184 sq. in.)
- Main burners: 42,000 BTU's
- Cut-out dimensions: 29 1/2" w x 16 1/2" d x 14" h



1 Outdoor Grill - Firemagic 3C-S1S1N-A

ENCLOSURE REQUIREMENTS

For requirements regarding custom-built enclosures, see below.

To ensure proper operation and safety, the enclosure **MUST** comply with the following:

- Proper construction and cutout openings - see INSTALLATION REQUIREMENTS and ENCLOSURE PARAMETERS sections.
- Proper ventilation - see VENTILATION section.
- Proper clearances - see INSTALLATION REQUIREMENTS section.

You MUST read and follow these sections for complete enclosure requirement details.

ENCLOSURE PARAMETERS

General Guidelines

The enclosure can be constructed according to your individual preference, while following all guidelines found in this manual. The enclosure **MUST** (see Fig. 11-1):

- be installed on a hard and level surface
- be properly vented (see VENTILATION section)
- have a countertop that is non-combustible (enclosure may be combustible construction with proper provision*)
- have the minimum dimensions specified in Fig. 11-1
- have the minimum cutout dimensions (see CUTOUT DIMENSIONS section)
- have access to the interior for ease of installation and service
- have a minimum clearance of 6" from the left enclosure wall (or any appliances) to allow for proper drip tray removal
- be set up so the unit is as close to the vent openings as possible
- be designed so that the grill is supported by the stainless-steel hanger extending from the upper portion of the unit (rests on all four sides)
- have drainage cutoffs (if needed) to prevent the accumulation of water within the enclosure
- meet all requirements found in Fig. 11-1 and the following sections

* When installing this unit in a combustible enclosure, an approved insulating liner **MUST** be used. Reference Table 3 in the MODEL SPECIFICATIONS section for liner model #.

When an L.P. cylinder is used in the enclosure, additional requirements exist, see the L.P. CYLINDER REQUIREMENTS section.

Fig. 11-1 Enclosure specifications

11

ENCLOSURE REQUIREMENTS (Cont.)

Ventilation

FOR YOUR SAFETY, you must provide the openings specific to your gas type for replacement air and ventilation of the enclosure (in case of possible leakage from gas connections and L.P. cylinders as applicable, and for heat dissipation). See the following sections for ventilation requirements specific to your gas type. **Failure to provide proper ventilation for your gas type may result in a fire or explosion, causing property damage, bodily injury, or death.**

WARNING: Vent openings in side walls shall not communicate directly with other enclosures of the outdoor cooking gas appliance (see Fig. 12-1).

- Ventilation openings shall not be located in front of the appliance above floor level.
- Every opening shall have a minimum dimension so as to permit the entrance of a 3/16" (4.8 mm) rod.
- The openings must remain unobstructed.

The clearance between the openings and any items outside of the enclosure is a minimum of 6". The clearance between the openings and any items within the enclosure is a minimum of 2". See Fig. 12-2.

KEEP THE REQUIRED VENT OPENINGS AND SURROUNDING AREA OF THE ENCLOSURE CLEAR AND FREE AT ALL TIMES.

Natural Gas Ventilation Requirements

When natural gas is used in the enclosure, the guidelines below **MUST** be followed:

One side of the enclosure shall be left completely open to the outside; OR 1 minimum vent opening (at top level) or 2 vent openings (1 at top and 1 at floor level) **MUST** be created (reference Fig. 12-3):

- When using only 1 vent opening: the opening must be at top level and must have a minimum of 20 sq. in. of free area.
- When using 2 vent openings: The top and floor level openings must have a minimum of 10 sq. in. of free area each. The openings must be equally sized (ventilation total of 20 sq. in. free area).
- The opening at the top level must begin 1" or less below the countertop level and end no more than 5" below the countertop level.
- If applicable, the opening at the floor level must begin 1" or less above the floor level and end no more than 5" above the floor level.
- If planning for 2 vent openings, it is acceptable to use RHP venting panels (PN 5510-01). Contact your dealer.

Note: These same requirements apply when multiple appliances exist in the enclosure.

Fig. 12-1 Correct / Incorrect side wall venting

Fig. 12-2 Vent openings clearance

NATURAL GAS VENTILATION REQUIREMENTS:

1 Vent Setup:

- Minimum 1 opening (at top level)
- Top opening: min. 20 sq. in. of free area, within 5" of countertop

2 Vent Setup:

- 2 openings (1 at top & 1 at floor level)
- Top opening: within 5" of countertop (see below)
- Floor opening: within 6" of floor (see below)
- Each vent opening: min. 10 sq. in. of free area
- Total = 20 sq. in. free area

Keep surrounding area and vent openings clear and free at all times.

Fig. 12-3 Natural gas ventilation detail

12

ENCLOSURE REQUIREMENTS (Cont.)

Cutout Dimensions

Important: These clearance and cutout dimensions below are for non-combustible enclosures. If installing this grill in a combustible enclosure, the correct insulating liner must be used (and the cutout dimensions will differ). See Table 3. Refer to the instructions supplied with the liner for the correct cutout dimensions.

Description (non-combustible cutouts)	Series 3C
A Countertop to unit bottom clearance	12"
B Side to side cutout	24 1/4"
C Front to back cutout	19 1/4"

Table 1 - Clearance & Cutout Dimensions (for non-combustible enclosures)

Fig. 15-1

15

INSTALLATION REQUIREMENTS (Cont.)

REAR WALL CLEARANCES

For the minimum clearances between the unit and rear walls, your setup must fall within one (or more) of the following:

A. Clearance between unit and strictly non-combustible rear wall (i.e. brick wall, see Fig. 18-1)

- The unit must have a minimum clearance of 4" from the non-combustible rear wall. (To allow for proper ventilation and prevent dangerous overheating.)

B. Clearance between unit and a protected combustible rear wall (i.e. a non-combustible wall in front of a combustible wall to serve as a barrier. This can be accomplished by brick, or a metal stud finished with non-combustible substrate, see Fig. 18-2)

- The unit must have a minimum clearance of 14" from the protected combustible rear wall. (The 4" non-combustible material plus an additional 10" clearance between the unit and protected rear wall.)

C. Clearance between unit and combustible rear wall

- The unit must have a minimum clearance of 18" from the combustible rear wall (see Fig. 18-3).

BACKSPASH CLEARANCE (if applicable)

If a non-combustible backspash exists, it must have a minimum of 4" clearance from the rear of the unit (to allow for proper ventilation and prevent dangerous overheating). See Fig. 18-4.

Important: This 4" backspash clearance must first be met prior to any non-combustible walls beginning behind it.

SIDE / CORNER WALL CLEARANCES (if applicable)

The unit must have a minimum clearance of 24" from any side walls (to account for variables in airflow that could affect performance). See Fig. 18-5.

Fig. 18-1 Clearance "A" Diagram

Fig. 18-2 Clearance "B" Diagram

Fig. 18-3 Clearance "C" Diagram

Fig. 18-4 Backspash clearance

Fig. 18-5 Side/corner wall clearance

18



BBQGuys Signature La Valle 56-Inch Rectangle Natural Gas Fire Table - Flint (Ships as Propane w/ Conversion Kit)

2 Firepit - Signature La Valle 56-Inch - Flint

ASSEMBLY INSTRUCTIONS

- Install the AA battery as shown in the diagram below.
- Place the filler material into the burner pan by hand. To avoid clogging the burner with dust do not dump the bag into the burner pan. Position the filler across the burner pan to a level that is 1 inch (2.54 cm) above the burner tube. Make sure you do not block the igniter housing with the filler material to ensure proper ignition and operation.

If using glass filler, Real Flame suggests first placing a layer of lava rock in the burner pan to improve airflow.

Filler Material Warning

- Do not overfill the burner area with rock or glass filler; use only the specified amount. The depth of the filler should not be more than 1 inch (2.54 cm) above the burner tube. Only Real Flame filler products have been certified and tested for safe use with this Real Flame fireplace. Using other filler material may result in increased popping and cracking or increased carbon monoxide emissions.
- Do not light or use this fireplace if the filler is wet. Ensure filler is completely dry before lighting. Intense heat can cause wet filler to explode and hit someone causing property damage, serious injury, or death.
- Keep away from the fireplace for at least 20 minutes during initial start-up as filler could retain moisture from manufacturing and shipping.

7

ASSEMBLY INSTRUCTIONS

- Place the tank seat on the ground and place a 20 lb LP gas tank into the designated area in the center. Once the tank is level and steady, tighten down the screw on the side of the tank seat to secure the tank in place.
- Connect the LP Gas Tank

Before connection, be sure there is no debris caught in the collar of the LP gas tank, the regulator valve, the burner tube, or the burner ports.

Connect the gas line to the tank by turning the connection knob clockwise. Hand-tighten only.

Disconnect the LP Gas Tank

To disconnect the LP gas tank, make sure the valve on the LP gas tank is completely closed.

Disconnect the connection knob by turning it counterclockwise until it is detached from the valve.

WARNING

If the table is installed with a portion of the hose under the table, the hose must be secured, so that no part of the hose will be within 1" or come in contact with the underside of the burn pan or where the hose will not be accidentally damaged or pinched.

Failure to secure the hose in a safe location may result in a gas leak that could cause property damage, injury, or death. Follow all other hose inspection instructions listed in this manual.

WARNING

Place the LP gas tank 56 inches (142.2 cm) away from the fireplace and position the hose away from pathways or places where it could become damaged.

Watch your step while moving between the tank and the fireplace. Be careful not to trip on the hose.

8

PRE-USE INSTRUCTIONS

WARNING

Before using this fireplace, make sure you have read, understand, and are following all information provided in this manual. Failure to follow these instructions could cause property damage, serious injury, or death.

Checking for Leaks

- Make a leak check solution by mixing 1 part dishwashing soap with 3 parts water in a spray bottle.
- Make sure the control knob on the fireplace is in the "OFF" position, then connect your fireplace to the LP gas tank and turn the tank's valve on.
- Spray the leak solution on the valve connections, paying particular attention to the areas indicated by arrows in the diagrams below.
- If bubbles appear, turn the LP gas tank off, disconnect the tank, and inspect all connections, making sure threads are clear of debris. Reconnect the LP gas tank and retest. If you continue to see bubbles, turn the LP gas tank off. Disconnect the hose and call Real Flame Customer Service at 1-800-654-1704 for assistance.
- If no bubbles appear after 1 minute, wipe away excess leak solution and proceed to "Lighting Instructions."

Pay close attention to the areas indicated by the arrows.

9

LIGHTING INSTRUCTIONS

Using the Igniter

- Read and understand all operating instructions before lighting.
- Before beginning, make sure the control knob is in the "OFF" position.
- Connect your LP gas tank (see previous pages).
- Slowly open the valve on your LP gas tank.
- Prepare to ignite your fireplace by placing one hand on the control knob and one hand on the igniter button (see diagram). DO NOT lean over any part of the burner. Verify that the area around the burner is free of hazards.
- Push and hold the igniter button. You should hear a clicking sound.
- While keeping the igniter button depressed, use your other hand to push in and turn the control knob counterclockwise to the "LIGHT" position.
- Once the burner ignites, release the igniter button, but continue to keep the control knob pushed in for 15 seconds.
- When the burner ignites, turn the control knob to the "OFF" position and turn the gas off at its source. Make sure there is no source of ignition around the fireplace and wait at least 5 minutes until the gas has cleared to repeat the lighting procedure. Failure to do so could result in a large flashback of pooled gas, causing property damage, serious injury, or death.
- After successfully lighting the fireplace, release the control knob and turn it to the "LOW" setting. Observe the flame and make sure that all the burner ports are lit.
- Adjust the flame to the desired height using the control knob.

Flame Height

8-14" (20.3-35.5 cm)

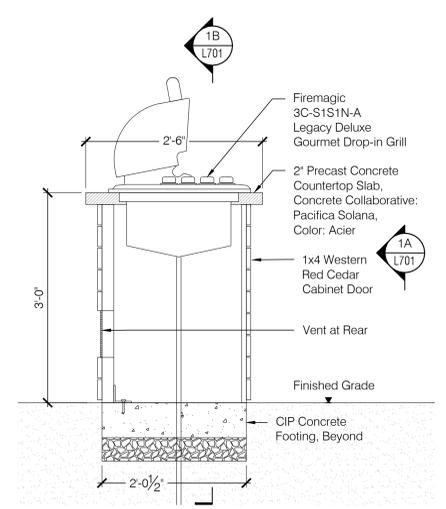
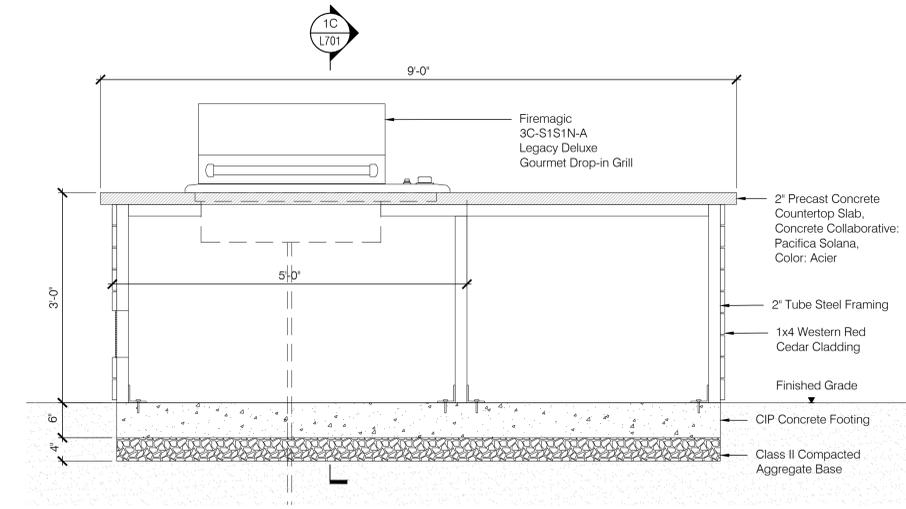
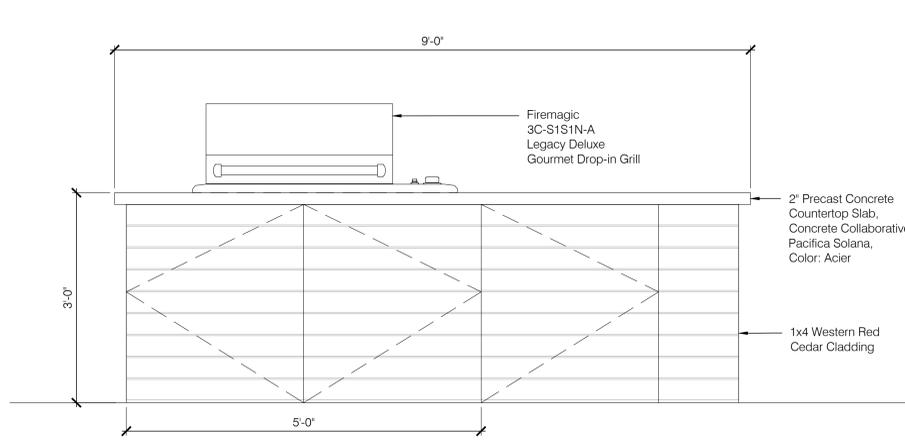
Shut-Off Instructions

- Turn the control knob to the "OFF" position.
- Close the valve on the LP gas tank to shut off gas flow.

10

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

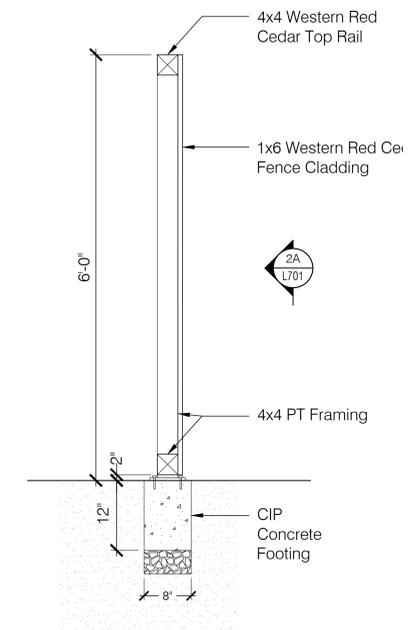
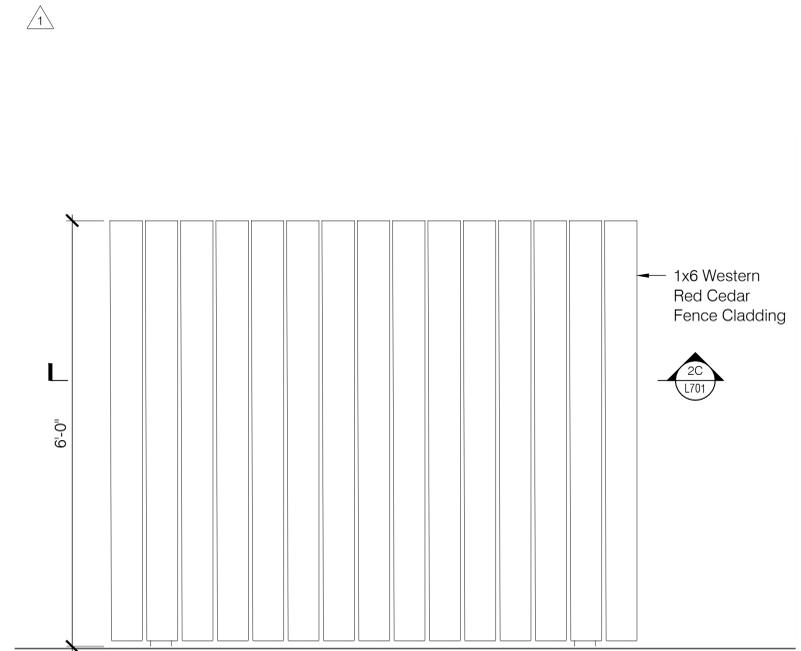




1A Outdoor Countertop & BBQ
Scale: 1"=1'-0"

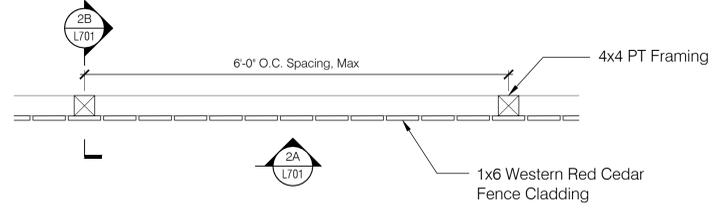
1B Outdoor Countertop & BBQ
Scale: 1"=1'-0"

1C Outdoor Countertop & BBQ
Scale: 1"=1'-0"



2A Perimeter Fence
Scale: 1"=1'-0"

2B Perimeter Fence
Scale: 1"=1'-0"

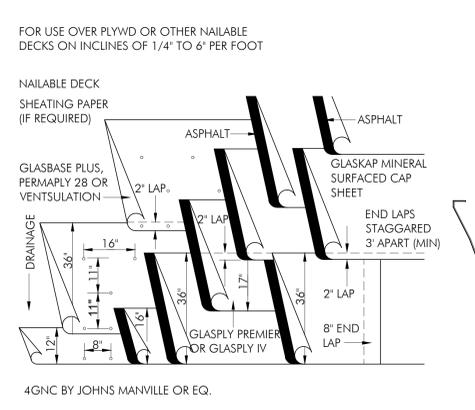


2C Perimeter Fence
Scale: 1"=1'-0"

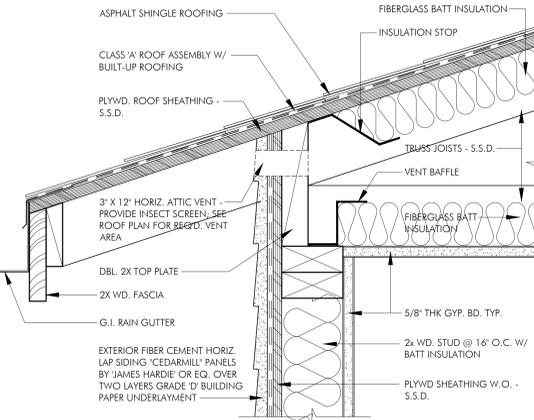
PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



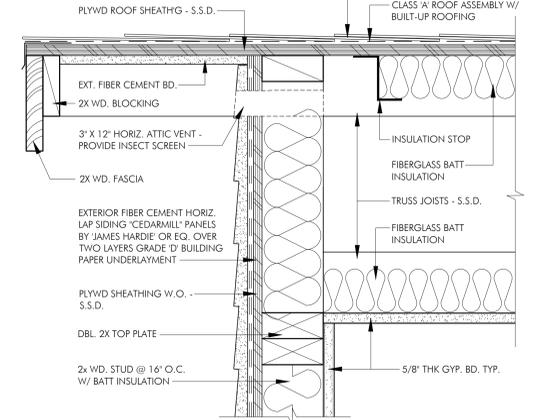
PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP



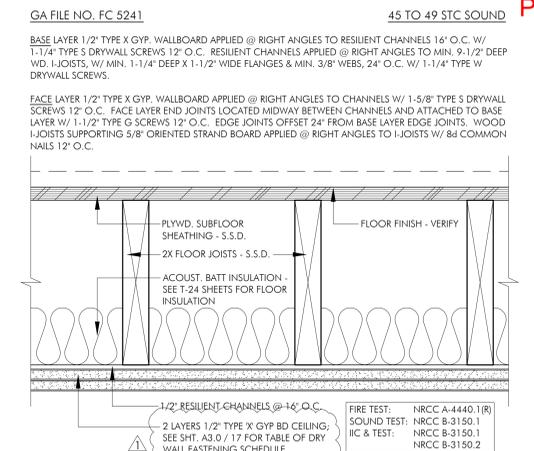
20 BUILT-UP ROOFING
N.T.S.



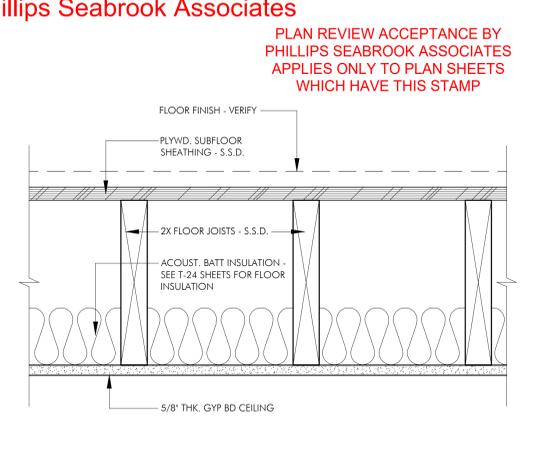
16 TYP. ROOF EAVE @ WD. SHINGLES
3" = 1'-0"



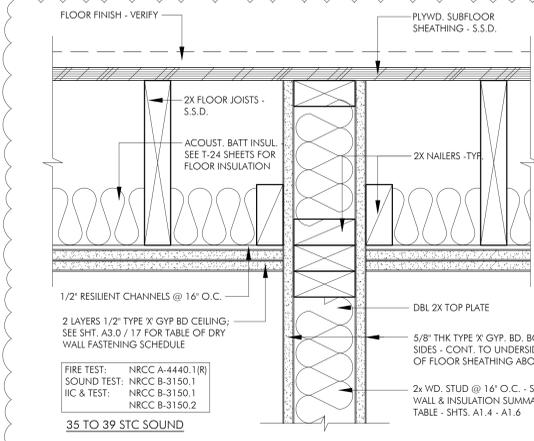
12 TYP. ROOF RAKE @ WD. SHINGLES
3" = 1'-0"



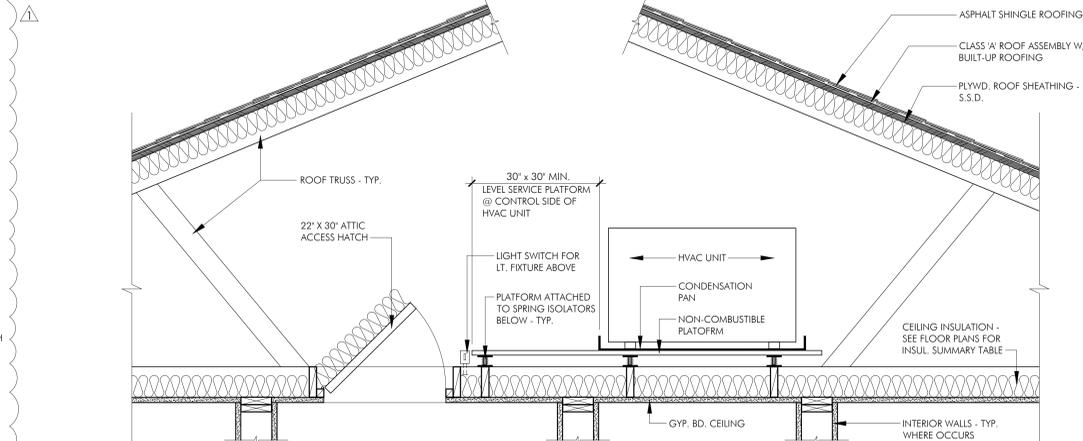
8 1-HR. RATED FLR.-CEILING ASSEMBLY
1 1/2" = 1'-0"



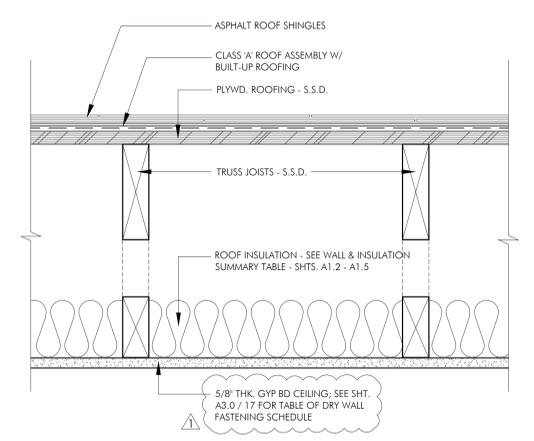
4 NON-RATED FLR.-CEILING ASSEMBLY
1 1/2" = 1'-0"



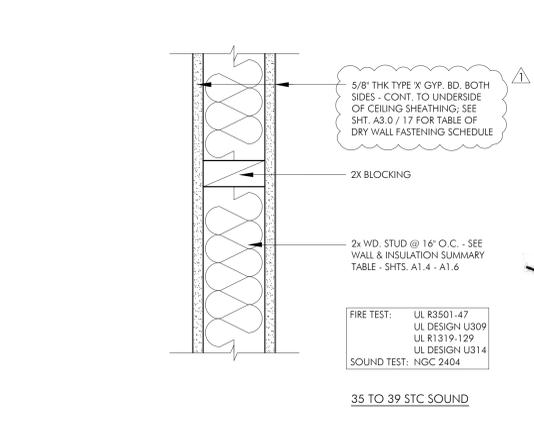
19 INT. WALL @ FLR.-CLG. ASSEMBLY
3" = 1'-0"



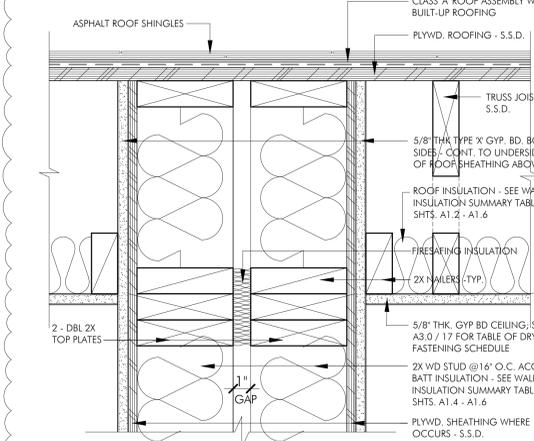
15 ATTIC-MOUNTED HVAC UNIT
N.T.S.



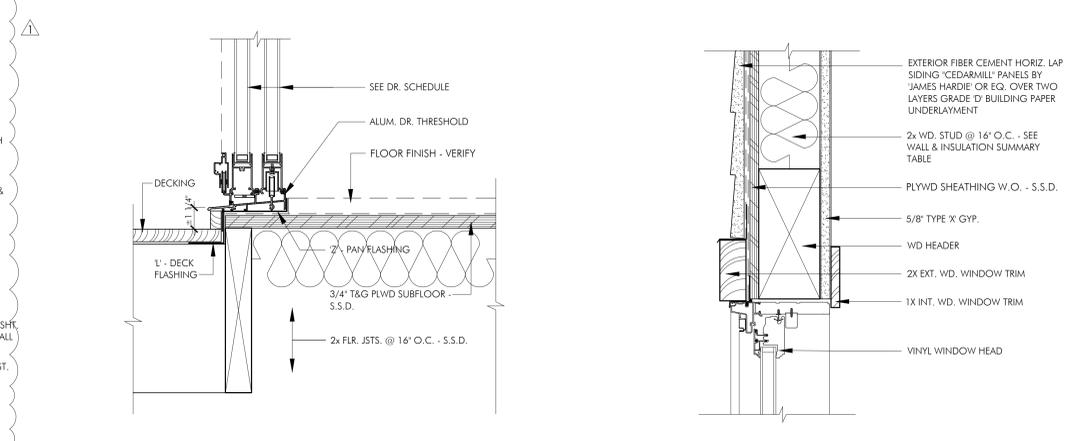
7 TYP. ROOF-CEILING ASSEMBLY
3" = 1'-0"



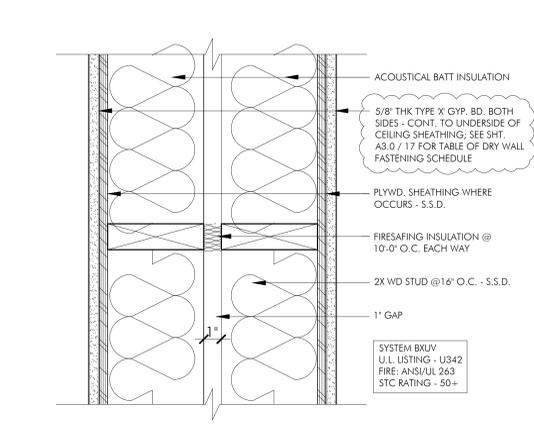
3 TYP. 1-HR RATED INTERIOR WALL
3" = 1'-0"



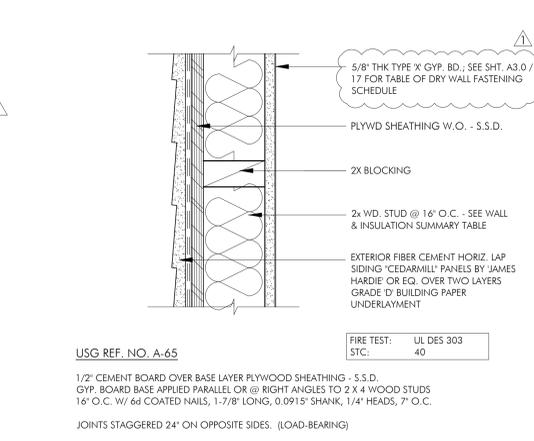
18 PARTY WALL @ ROOF-CLG. ASSEM.
3" = 1'-0"



14 TYP. DOOR THRESHOLD @ DECK
3" = 1'-0"

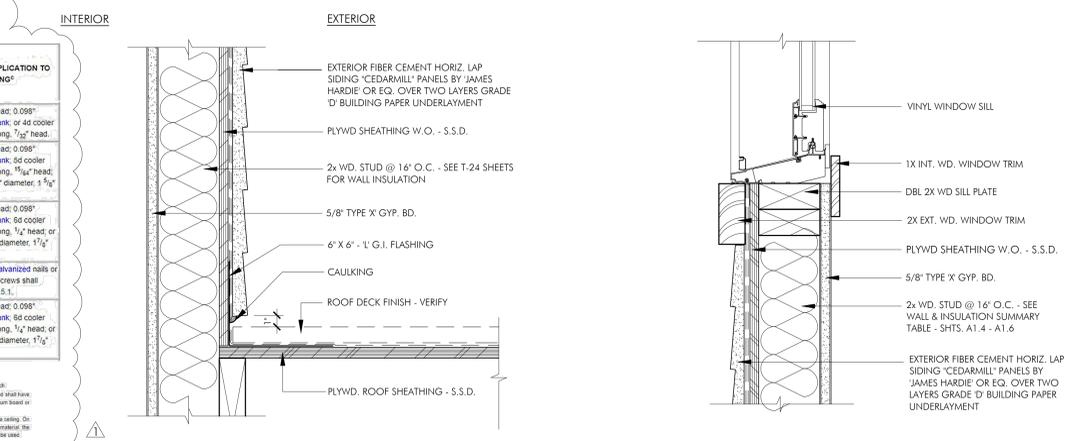


6 TYP. 1-HR RATED PARTY WALL
3" = 1'-0"

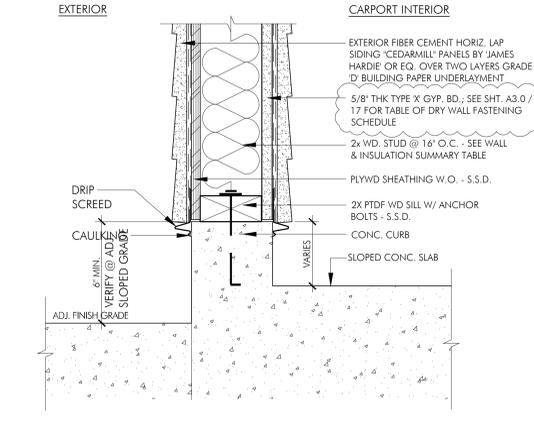


2 TYP. 1-HR RATED EXTERIOR WALL
3" = 1'-0"

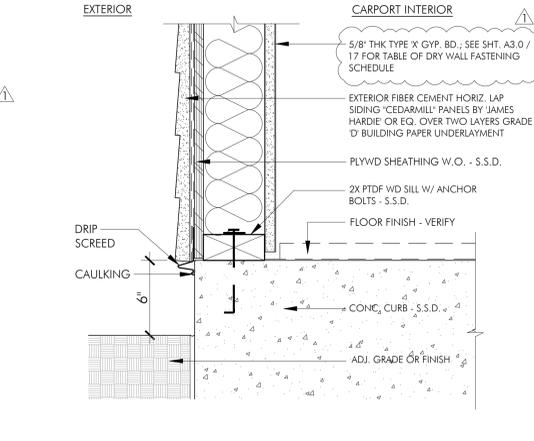
THICKNESS OF GYPSUM BOARD OR PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING*	
5/8"	Ceiling	Perpendicular	16	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head.
5/8"	Wall	Either direction	16	8	16	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Ceiling	Perpendicular	24	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Wall	Either direction	24	8	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Wall	Either direction	16	8	16	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Ceiling	Perpendicular	24	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Ceiling	Perpendicular	24	7	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Wall	Either direction	24	8	12	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.
5/8"	Wall	Either direction	16	8	16	13 gage, 1 1/2" long, 1/4" head; 0.099" diameter, 1 1/2" long, ring shank; 60 cooler nail, 0.090" diameter, 1 1/2" long, 7/32" head; or gypsum board nail, 0.091" diameter, 1 1/2" long, 7/32" head.



13 ROOF DECK TO WALL FLASHING
3" = 1'-0"



9 WINDOW SILL @ WD. SHINGLES
3" = 1'-0"



5 TYP. 1-HR. EXT. WALL @ CARPORT
3" = 1'-0"

04.20.23 BUILDING PERMIT
08.10.23 BUILDING COMMENTS
DESIGN ARCHITECTURE
JUANCHO C. LINDOYO, JR., A.I.A.
145 CORTE MADRA DOWNS CENTER, #228
CORTE MADREA, CALIFORNIA 94925-1711
(415) 447-4776
PHILLIPS SEABROOK ASSOCIATES
ARCHITECTS
C 99427
100 1/2
STATE OF CALIFORNIA

BUILDING PERMIT SET

TYPICAL WALL & ROOF DETAILS



JOB 902 E COTATI RD	DATE	BY
<u>CAPACITY OF W10x45</u>		
ASCE STEEL MANUAL CAPACITY	DEMAND (SEE SPREADSHEET)	
$M_{max}/\phi_b = 137k-ft >$	46 k-ft	
$V_{max}/\phi_v = 70.7k >$	9.4k	
CHECK DEFLECTION		
$\Delta = \frac{5wL^4}{384EI}$	w = 80 plf	
	L = 236 in	
	E = 29×10^6 psi	
	$I_x = 248 in^4$	
$\Delta = 0.45" = L/525$ OK		



APPROVED



PJC & Associates, Inc.
Consulting Engineers & Geologists

September 19, 2022
Revised September 29, 2022

Job No. 10939.01

Darhal Development
Attention: Noel Kirby & Lisa Kirwan
957 Wildwood Avenue
Daly City, CA 94015
Darhaldevelopments@gmail.com
c/o: i-Design Architecture
Attention: Juancho C. Isidoro, Jr., AIA
Juancho@i-designarch.com

OCT 26 2023
Phillips Seabrook Associates
PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

Subject: Geotechnical Investigation
Proposed Cottage Housing
902 East Cotati Avenue
Cotati, California

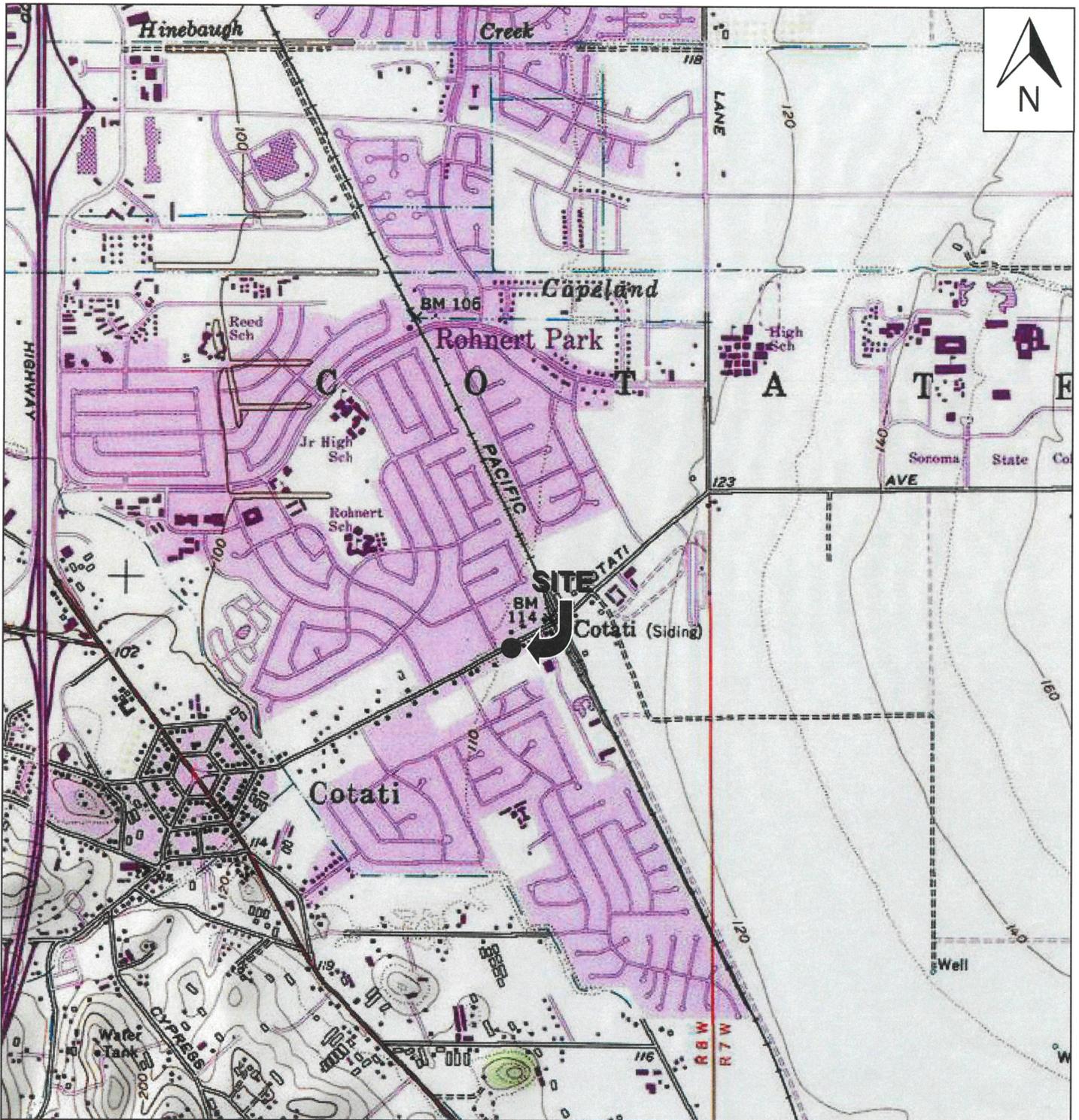
Dear Noel & Lisa,

PJC and Associates, Inc. (PJC) is pleased to submit this report presenting the results of our geotechnical investigation for the proposed cottage housing located at 902 East Cotati Avenue in Cotati, California. The approximate location of the site is shown on the Site Location Map, Plate 1. The site corresponds to the geographic latitudinal and longitudinal coordinates of 38.331° north and 122.693° west, according to GPS measurements performed at the site. Our services were completed in accordance with our proposal for geotechnical engineering services, dated June 21, 2022, and your authorization to proceed received June 27, 2022. This report presents our opinions and recommendations regarding the geotechnical engineering aspects of the design and construction of the proposed project. Based on the results of this study, it is our opinion that the project is feasible from a geotechnical engineering standpoint provided the recommendations and criteria presented in this report are incorporated in the design and carried out through construction.

1. PROJECT DESCRIPTION

Based on information and our review of a site plan prepared by I-Design Architecture, dated March 31, 2022, it is our understanding that the project will consist of demolishing and removing the existing depilated dwelling at the property and constructing four new single-family residences and two attached accessory dwelling units (ADU) at the site. We anticipate that the structures will consist of one and two-story structures with either raised wood or concrete slab-on-grade interior floors. We anticipate the construction of four, two-car garages with concrete slab-on-grade floors. The project will also include the construction





REFERENCE: USGS COTATI, CALIFORNIA 7.5 MINUTE QUADRANGLE, UPDATED 1980.

SCALE: 1:24,000



PJC & Associates, Inc.
Consulting Engineers & Geologists



APPROVED

SITE LOCATION MAP
PROPOSED COTTAGE HOUSING
902 EAST COTATI AVENUE
COTATI, CALIFORNIA

Proj. No: 10939.01

Date: 7/2022

App'd by: PJC

PLATE

1

of a driveway which will be surfaced with permeable pavers. We assume that the project will be serviced by underground municipal utilities and/or solar power.

We anticipate that the structural loading will be light with dead plus live continuous wall loads less than two kips per lineal foot (plf) and dead plus live isolated column loads less than 50 kips. If these assumed loads vary significantly from the actual loads, we should be consulted to review the actual loading conditions and, if necessary, revise the recommendations of this report.

Based on the Conceptual Grading & Drainage Plan, prepared by Triad/Holmes Associates, the proposed structures will be constructed at or near existing grade. Therefore, we anticipate that site grading will consist of minimal cuts and fills of approximately two to three feet and less to upgrade the site soils, achieve the desired building pad grades and provide adequate gradients for site drainage. We understand that a retaining wall of eight to 18 inches in height will be constructed along the southeastern property line. We do not anticipate that engineered retaining walls will be required for the project.

2. PURPOSE AND SCOPE OF SERVICES

The purpose of this investigation was to evaluate the subsurface conditions at the site and develop geotechnical criteria for design and construction of the proposed project. Specifically, the scope of our services consisted of the following:

- a. Drilling three exploratory boreholes to depths between 5.5 and 30.5 feet below the existing ground surface to characterize the soil and groundwater conditions underlying the site. Our project geologist was on site to observe the drilling, log the materials encountered in the boreholes, and obtain representative samples for visual classification and laboratory testing.
- b. Laboratory observation and testing were performed on representative soil samples obtained during the course of the field investigation to assist in the evaluation of the engineering properties of the soils underlying the site.
- c. Review previous geotechnical reports by PJC and seismologic and geologic literature on the site area, discuss site geology and seismicity, and evaluate potential geologic hazards and earthquake effects (i.e., liquefaction, fault ground rupture, settlement, lurching and lateral spreading, densification, expansive soils, etc.).
- d. Perform engineering analyses to develop geotechnical recommendations for site preparation and grading, foundation type(s) and design criteria, settlement, lateral earth pressures, support of concrete slabs-on-grade, permeable pavement design criteria, site surface and subsurface drainage control, and construction considerations.
- e. Preparation of this formal report summarizing our work on the project.



3. SITE CONDITIONS

- a. General. The project site is located on the southeastern side of East Cotati Avenue, approximately 700 feet northeast of the intersection of East Cotati Avenue and Lancaster Drive. At the time of our field investigation, the project site was occupied by an empty single-family residence and a small outbuilding. The remaining portion of the site is covered with perennial grasses with scattered trees along the western and southern property lines.
- b. Topography and Drainage. The project site is located on nearly level terrain on the floor of the Cotati Valley. According to the USGS Cotati, California 7.5 Minute Quadrangle, the site is located near an elevation of 112 feet above mean sea level (MSL). No natural creeks or drainage swales were observed at or near the site. Site drainage generally consists of sheet flow and surface infiltration. Run-off from the site is channeled into city-maintained storm drains alongside East Cotati Avenue.

4. GEOLOGIC SETTING

- a. Regional Geology. The site is located in the Coast Ranges Geomorphic Province of California. This province is characterized by northwest trending topographic and geologic features, and includes many separate ranges, coalescing mountain masses and several major structural valleys. The province is bounded on the east by the Great Valley and on the west by the Pacific Ocean. It extends north into Oregon and south to the Transverse Ranges in Ventura County.

The structure of the northern Coast Ranges region is extremely complex due to continuous tectonic deformation imposed over a long period of time. The initial tectonic episode in the northern Coast Ranges was a result of plate convergence which is believed to have begun during late Jurassic time. This process involved eastward thrusting of oceanic crust beneath the continental crust (Klamath Mountains and Sierra Nevada) and the scraping off of materials that were accreted to the continent (northern Coast Ranges). East-dipping thrust and reverse faults were believed to be the dominant structures formed.

Right lateral, strike slip deformation was superimposed on the earlier structures beginning in mid-Cenozoic time, and has progressed northward to the vicinity of Cape Mendocino in Southern Humboldt County. Thus, the principal structures south of Cape Mendocino are northwest-trending, nearly vertical faults of the San Andreas system.



- b. Local Geology. According to a Geologic Map of the Cotati 7.5 Minute Quadrangle prepared by the California Geological Survey (CGS) the site is underlain by Holocene alluvial fan deposits (Qhf). These deposits consist of heterogeneous and discontinuous strata of moderately to poorly sorted sand, gravel, silt and clay. These deposits likely extend to a great depth below the site. Our subsurface exploration confirmed that this site is underlain by alluvial soil deposits.

5. FAULTING

Geologic structures in the region are primarily controlled by northwest trending faults. Based on our review of the currently available geologic literature, no known active fault traces pass through the site. The site is not located within an Alquist-Priolo Earthquake Fault Study Zone. According to the USGS Earthquake Hazards Program National Seismic Hazard Maps, the three closest known active faults to the site are the Rodgers Creek, the San Andreas and the Maacama. The Rodgers Creek fault is located 3.7 miles to the northeast, the San Andreas fault is located 15.9 miles to the southwest and the Maacama fault is located 16.9 miles northeast of the site. The maximum earthquake event expected to occur on the Rodgers Creek fault is estimated at 7.3 (moment magnitude).

6. SEISMICITY

The site is located within a zone of high seismic activity related to the active faults that traverse through the surrounding region. Future damaging earthquakes could occur on any of these fault systems during the lifetime of the proposed project. In general, the intensity of ground shaking at the site will depend upon the distance to the causative earthquake epicenter, the magnitude of the shock, the response characteristics of the underlying earth materials and the quality of construction. Seismic considerations and hazards are discussed in Section 8 of this report.

7. SUBSURFACE CONDITIONS

- a. Soils. The subsurface conditions at the project site were investigated by drilling three exploratory boreholes (BH-1 through BH-3) to depths between five and one-half and 30.5 feet below the existing ground surface. The approximate borehole locations are shown on the Borehole Location Plan, Plate 2. The boreholes were drilled to observe the soil and groundwater conditions and collect samples for visual classification and laboratory testing. Complete lithologic descriptions of the subsurface conditions encountered and approximate contacts are presented on the log of the boreholes, Plates 3 through 5. The soils were classified in accordance with the Unified Soil Classification System, as explained on Plate 6. The drilling and sampling procedures and descriptive borehole



logs are included in Appendix A of this report. The laboratory procedures are included in Appendix B.

The exploratory boreholes encountered very stiff to hard sandy clay soils to approximately four to seven feet below existing grade. The surface soils appeared very moist and are considered highly expansive. Underlying the surface clays, BH-1 encountered clayey sand with gravel between 7.0 and 12.5 feet below existing grade. The clayey sand was very moist to saturated, dense and fine to coarse-grained. Very stiff to stiff, expansive sandy clay underlay the clayey sands and extended to the maximum depth explored of 30.5 feet. This stratum appeared saturated and very stiff to stiff.

- b. Groundwater. Groundwater was encountered at a depth of 13.5 feet below grade during drilling on July 5, 2022. At the end of drilling the groundwater had risen to a depth of 9.5 feet below existing grade. Groundwater elevations can fluctuate by several feet throughout the year, primarily due to seasonal rainfall and local withdrawal. Perched groundwater zones can develop within a few feet of the ground surface during periods of prolonged rainfall, and would likely dissipate following seasonal rainfall.

8. GEOLOGIC HAZARDS AND SEISMIC CONDITIONS

The site is located within a region subject to a high level of seismic activity. Therefore, the site could experience strong seismic ground shaking during the lifetime of the project. The following discussion reflects the possible geologic hazards and earthquake effects which could result in damage to the proposed structures and improvements at the site.

- a. Fault Rupture. Rupture of the ground surface can occur along known active fault traces. The site is not located within a State Designated Alquist-Priolo Earthquake Fault Studies Zone. Therefore, the likelihood of ground rupture at the site due to faulting is considered low.
- b. Ground Shaking. The site has been subjected in the past to ground shaking by earthquakes on the active fault systems that traverse the region. It is believed that earthquakes causing significant ground accelerations will occur in the region within the next several decades. Therefore, the risk that the site will be subjected to severe ground shaking during the design life of the proposed project is high.
- c. Liquefaction. Based on our review of the USGS liquefaction susceptibility map, the site is underlain by soils which are considered to have high liquefaction potential. Liquefaction is a seismic hazard that occurs in saturated, low density, predominantly granular soils found below the



phreatic groundwater. In general, these loose materials experience a rapid, temporary loss in shear strength due to an increase in pore water pressure in response to strong earthquake ground shaking. The occurrence of this phenomenon is dependent on many complex factors including the intensity and duration of ground shaking, groundwater elevation at time of shaking, particle size distribution, consistency or relative density of the soil, overburden stress, age of deposit, and many other factors.

In order to evaluate liquefaction potential at the site, BH-1 was drilled to a depth of 30.5 feet below existing grade. The cohesive soils encountered in the borehole were stiff to hard and generally exhibited high plasticity characteristics. This strata has a very low liquefaction potential due to their high plasticity indices. The granular interbed was dense, gravelly and contained 10 percent clay. Based on our analysis, we judge that this soil stratum has a low liquefaction potential due to high relative density and clay content. Therefore, we judge that the risk of soil liquefaction at the site is low.

- d. Lateral Spreading and Lurching. Lateral spreading is normally induced by vibration of near-horizontal, alluvial soil layers adjacent to an exposed face or on sloping terrain. Lurching is an action, which produces cracks or fissures parallel to steep banks or steep slopes when the earthquake motion is at right angles to them. Because the site is nearly level and there are no unsupported steep banks or slopes on the site, we judge that the risk of lateral spreading and lurching occurring at the site is low.
- e. Expansive Soils. Based on our field observations and laboratory testing, the surface and near surface soils have medium to high plasticity (PI=20 and 56) and are thus considered to be moderately to highly expansive. The clay soils at depth have a high plasticity (PI=36) and are considered to be highly expansive. The presence of moderately to highly expansive soils should be considered during design and construction of the project.
- f. Flooding. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06097C0879E, the site is located in Zone X which is considered a minimal flood risk area. The potential for flooding at the site should be evaluated by the project civil engineer.

9. CONCLUSIONS

Based on the results of our investigation, it is our professional opinion that the project is feasible from a geotechnical engineering standpoint provided the recommendations contained in this report are incorporated into the design and carried out through construction. The primary geotechnical consideration in design and construction of the project is the presence of highly expansive adobe clay soils.



The site is underlain by highly expansive clay soils. Shrinking and/or swelling of expansive soils due to loss and increase in moisture content can cause distress and damage to concrete elements and architectural features of structures.

To reduce the detrimental effects of the expansive soils to within tolerable limits, we recommend the following options:

- a. Where raised wood floors are planned, we recommend that the structures be supported on a pier and grade beam foundation system;
- b. Minimum depth spread footings and non-structural slabs-on-grade may be used for interior floors and exterior flatwork if supported on a blanket of low to non-expansive engineered fill a minimum of 36 inches thick. The low to non-expansive material may be reduced to 18 inches in flatwork and pavement areas. The importation of low to non-expansive fill material would be required. This may also require the exportation and disposal of the on-site expansive soils.
- d. As an alternative to the placement of low to non-expansive fill, the structures with concrete slab-on-grade floors may utilize post-tension mat slabs designed to resist the effects of the expansive soils. By utilizing post tension mat slabs, it would not be necessary to import and export soils to and from the site for preparation of the building pads. Import should still be used for pavement and exterior flatwork areas.

We understand that the project will include permeable pavers in the drive court and may include exterior concrete flatwork. These structures constructed on the highly expansive adobe soils will be prone to differential movement and cracking. To reduce the risk of differential movement to within tolerable limits, we recommend that permeable pavers and exterior slabs be underlain by at least 18-inches of low to non-expansive, engineered fill.

The following sections present geotechnical recommendations and criteria for design and construction of the project.

10. GRADING AND EARTHWORK

Based on the Conceptual Grading & Drainage Plan, the proposed structures will be constructed at or near existing grade. Therefore, we anticipate that site grading will consist of cuts and fills of approximately two to three feet and less to upgrade the site soils, achieve the desired building pad grades and provide adequate gradients for site drainage.



- a. Demolition and Stripping. Existing structures to be removed should be completely demolished and removed from the site. Following demolition and removal of the existing structures, structural areas should be stripped of surface vegetation, tree stumps, underground utilities, etc. These materials should be moved off site; some of the stripped soils, if suitable, could be stockpiled for later use in landscape areas. If underground utilities pass through the site, we recommend that these utilities be removed in their entirety or rerouted where they exist outside an imaginary plane sloped two horizontal to one vertical (2H:1V) from the outside bottom edge of the nearest foundation element. Any existing wells, septic systems and leach fields should be abandoned and plugged according to regulations set forth by the Sonoma County Health Department. Voids left from the removal of utilities or other obstructions should be replaced with compacted engineered fill under the observation of the project geotechnical engineer. Loosely backfilled voids generated from demolition will settle excessively over time and potentially cause damage to structures constructed above them.

- b. Excavation and Compaction. Following site stripping, excavation should proceed to achieve finish grade or prepare areas to receive fill. The site soils are highly expansive and should not be used as engineered fill. These soils should be removed and replaced or capped with at least 18 inches of low to non-expansive, engineered fill in permeable paver and exterior slab-on-grade areas and at least 36 inches in areas of residential structures and garages (if spread footings and non-structural interior slabs-on-grade are planned). The actual subexcavation depths should be determined by the geotechnical engineer in the field during construction. We anticipate that import fill will be required. Import fill material should be approved by the geotechnical engineer prior to importation to the site.

Subexcavations scheduled to receive fill should be scarified to minimum depth of eight inches, moisture conditioned to three to five percent over optimum and compacted to a minimum of 85 percent of the material's relative maximum dry density as determined by ASTM D-1557 test procedures. All fill material should be placed and compacted in accordance to the recommendations presented in Table 1. It is recommended that engineered fill to be used on site be of a low to non-expansive nature and should meet the following criteria:

Plasticity Index	less than 12
Liquid Limit	less than 35
Percent Soil Passing #200 Sieve	between 20% and 40%
Maximum Aggregate Size	4 inches

All fills should be placed in lifts no greater than eight inches in loose thickness and compacted to the general recommendations provided below.



TABLE 1
SUMMARY OF COMPACTION RECOMMENDATIONS

Area	Compaction Recommendations*
General Engineered Fill (Native)	In lifts, a maximum of eight inches loose thickness, compact to a minimum of 90 percent at two to four percent over the optimum moisture content.
Import Fill (Low to Non-Expansive)	In lifts, a maximum of eight inches loose thickness, compact to a minimum of 90 percent relative compaction at or within two percent of the optimum moisture content.
Trenches (Import)	Compact to at least 90 percent relative compaction at or within two percent of the optimum moisture content.
Driveways and Parking Areas (Low to Non-Expansive)	Compact the top eight inches of subgrade and the entire base rock section to at least 95 percent relative compaction at or within two percent of optimum moisture content.

*All compaction requirements stated in this report refer to dry density and moisture content relationships obtained through the laboratory standard described by ASTM D-1557-12.

Cut and fill slopes should be no steeper than two horizontal to one vertical (2H:1V). Steeper slopes should be retained.

A representative of PJC should observe all site preparation and fill placement. It is important that during the stripping, grading and scarification processes, a representative of our firm should be present to observe whether any undesirable material is encountered in the construction area. If unforeseen soil conditions are encountered, deeper subexcavation depths will be necessary.

Generally, grading is most economically performed during the summer months when on site soils are usually dry of optimum moisture content. Delays should be anticipated in site grading performed during the rainy season or early spring due to excessive moisture in on-site soils. Special and relatively expensive construction procedures should be anticipated if grading must be completed during the winter and early spring.

11. FOUNDATION OPTION: POST TENSION SLABS

- a. Vertical Loads. Post tension slabs may be used for foundation support where concrete slabs-on-grade will be used for the project . By utilizing post tension slabs, it would not be necessary to import and treat the building pads with low to non-expansive engineered fill. Post-tension slabs should be designed to be rigid and capable of resisting both positive and negative moments from the shrink and swell cycles of expansive clay soils. For design purposes, we recommend that the slabs be



designed to span areas of non-uniform support for full structural loading in both directions.

The post tension slab may be designed according to the following criteria, based on the method developed by the Post-Tensioning Institute PTI DC10.5-12.

- i. Edge Moisture Variation Distance (center lift) = 8.0 feet
- ii. Edge Moisture Variation Distance (edge lift) = 4.1 feet
- iii. Estimated Differential Shrink (center lift) = 1.5 inches
- iv. Estimated Differential Swell (edge lift) = 3.0 inch
- v. Allowable Bearing Capacity (dead plus live loads)= 1,500 psf
- vi. Soil modulus of subgrade reaction (Ks) = 50 pci
- vii. Modulus of elasticity of the soil = 3000 psi

We recommend a minimum slab thickness of 12 inches. The slab perimeter should be provided with a 12-inch wide and 12-inch deep thickened edge to reduce edge drying and reduce water intrusion under the slab. The post tension slab should be underlain by a four-inch layer of crushed rock to act as a capillary moisture break. To minimize moisture propagation through the slab, the gravel should be covered by a 15-mil thick vapor retarder membrane. The membranes should be taped at all utility connections through the slabs to reduce the risk of moisture migration.

Concentrated loads within the slab should be supported by thickened beams. The soils within the building pad should be thoroughly moisture conditioned to four percent over optimum. The subgrade material should not be allowed to dry out prior to post-tensioned slab construction.

- b. Settlement. The majority of elastic settlement is expected to be small and occur during construction and placement of dead loads. Total elastic settlement is expected to be less than one inch. A maximum differential elastic settlement of one-half inch is anticipated.
- c. Lateral Loads. Resistance to lateral forces may be computed by using base friction or adhesion. A friction factor of 0.30 is considered appropriate between the bottom of the concrete structures and soil. A passive pressure of 250 psf/ft may be used for structural elements embedded into the subgrade. The top six inches should be neglected for passive resistance.

12. FOUNDATION OPTION: SPREAD FOOTINGS

- a. Vertical Loads. Spread footings may be used, provided the building pads have been graded with 36 inches of low to non-expansive, engineered fill. Continuous wall footings should be a minimum of 12 inches wide and 18



inches deep. Isolated column footings should be at least 18 inches square and 18 inches deep. Footing excavations should be observed and approved by the geotechnical engineer before reinforcing steel is placed. All footings should be reinforced. The recommended soil bearing pressures, depth of embedment and minimum widths of footings are presented in Table 2. The bearing values provided have been calculated assuming that all footings uniformly bear on low to non-expansive compacted engineered fill.

**TABLE 2
FOUNDATION DESIGN CRITERIA**

Footing Type	Bearing Pressure (psf)*	Minimum Embedment (in)**	Minimum Width (in)
Continuous wall	2,000	18	12
Isolated Column	2,500	18	18

* Dead plus live load

**Into engineered fill

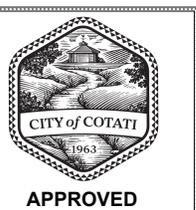
The allowable bearing pressures are net values. The weight of the foundation and backfill over the foundation may be neglected when computing dead loads. Allowable bearing pressures may be increased by one-third for transient applications such as wind and seismic loads.

- b. Lateral Loads. Resistance to lateral forces may be computed by using friction and passive pressure. A friction factor of 0.30 is considered appropriate between the bottom of the concrete structures and the bearing soils. A passive pressure of 300 pounds per square foot per foot of depth (psf/ft) is recommended. Unless restrained at the surface, the top six inches should be neglected for passive resistance.

Footing concrete should be placed neat against engineered fill. Footing excavations should not be allowed to dry before placing concrete. If shrinkage cracks appear in the footing excavations, the soil should be thoroughly moistened prior to concrete placement.

- c. Settlement. Total settlement of individual foundations will vary depending on the width of the foundation and the actual load supported. Foundation settlements have been estimated based on the foundation loads and bearing values provided. Maximum settlements of shallow foundations designed and constructed in accordance with the preceding recommendations are estimated to be one inch or less. Differential settlement between similarly loaded, adjacent footings is expected to be one-half inch or less. The majority of the settlement is expected to occur during construction and placement of dead loads.

We should be retained to review the spread footing excavations, to review



the actual soil conditions exposed, and provide modifications in the field, if necessary.

13. FOUNDATION OPTION: DRILLED PIER AND GRADE BEAM SYSTEM

- a. Vertical Loads. Due to the presence of highly expansive native soils, the residential structures utilizing raised wood floors could be supported on drilled, cast-in-place, reinforced concrete piers with a minimum diameter of 12 inches spaced at least three pier diameters center to center. Importation of fill would not be necessary within these building pads. All piers should be reinforced. The piers will derive their support through peripheral friction. Perimeter and interior piers should extend at least 10 feet below the existing ground surface and a minimum of six feet into firm native soils, regardless of structural loads. The piers should be reinforced and designed by the project structural engineer. All perimeter piers and piers supporting continuous loads should be tied together with grade or tie beams. The grade beams should be designed to span between the piers in accordance with structural requirements.

The piers should be designed for an allowable dead plus live skin friction of 500 pounds per square foot (psf). The top three feet should be neglected for vertical capacity. This value may be increased by one-third for short duration wind and seismic loads. End bearing should be neglected because of the difficulty of cleaning out small diameter pier holes and the uncertainty of mobilizing end bearing and skin friction simultaneously.

The expansive soil will tend to exert an uplift pressure on the underside of the grade beams and on the drilled piers. For drilled piers, a value equal to one-half the downward capacity of the pier may be used to resist uplift forces. An uplift swelling pressure of 1,500 psf should be used for the design of grade beams.

As an alternative to designing grade beams to resist swelling pressures, a compressible void forming product could be installed beneath the grade beams. The void forms should consist of at least a 3-inch thick compressible and degradable product such as Surevoid or equivalent.

- b. Settlement. The maximum and differential settlement for the piers is estimated to be small and within tolerable limits.
- c. Lateral Loads. Lateral loads resulting from wind and earthquakes can be resisted by the piers through a combination of cantilever action and passive resistance of the soils surrounding the pier. A passive pressure of 300 pounds per square foot per foot of depth acting on two pier diameters should be used. The upper three feet should be neglected for passive resistance.



- d. Pier Drilling. Free groundwater and/or caving-prone soils may be encountered within the planned pier depths. If groundwater is encountered or collects in pier holes, it may be necessary to de-water the holes and/or place the concrete by the tremie method. Furthermore, it may be practical to perform a drill and pour operation where the reinforcing steel and concrete for the piers are placed immediately after drilling. If caving soils are encountered, it may be necessary to case the holes.

We should be retained to review the pier drilling operations, to review the actual soil conditions exposed, and provide modifications in the field, if necessary. The drilling subcontractor should review this report so he may choose suitable drill rigs to accomplish drilling and determine the need for casing and de-watering.

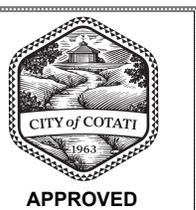
14. NON-STRUCTURAL SLABS-ON-GRADE

Non-structural slabs-on-grade may be used for interior floors provided they are underlain by at least 36 inches of low to non-expansive, engineered fill. Garage slabs and exterior flatwork should be underlain by at least 18 inches of low to non-expansive, engineered fill. The low to non-expansive engineered fill should extend at least five feet beyond structural foundations and three feet beyond the edges of the exterior flatwork.

All slab subgrades should be moisture conditioned and rolled to produce a firm and unyielding subgrade. The slab subgrade should not be allowed to dry. Non-structural slabs should be at least five inches thick and underlain with a capillary moisture break consisting of at least four inches of clean, free-draining crushed rock or gravel. The rock should be graded so that 100 percent passes the one-inch sieve and no more than five percent passes the No. 4 sieve.

Where moisture propagation through the slab is a concern, a vapor retarder that is at least 15 mil thick should be placed upon the drain rock. Special care should be taken to ensure that reinforcement is placed at the slab mid-height. Control joints should be provided to induce and control cracking.

Special precautions must be taken during the placement and curing of concrete slabs-on-grade. Excessive slump (high water-cement ratio) of the concrete and/or improper curing procedures and ad mixtures used during either hot or cold weather conditions will lead to excessive shrinkage, cracking or curling of the slabs. High water-cement ratios and/or improper curing also greatly increases water vapor transmission through the concrete. Concrete placement and curing operations should be performed in accordance with the American Concrete Institute (ACI) manual.



15. PERMEABLE PAVEMENT SURFACES

Highly expansive clay soils are present at the site. These soils are relatively impervious and will exhibit very poor infiltration rates, especially when compacted and saturated. Furthermore, these soils are prone to differential movement due to wetting and drying cycles. The differential movement could cause displacement of pavers and the gravel underlayment, especially along the perimeter edges where moisture variation is the greatest. Permeable concrete pavers should be at least three and one-eighth inches thick or a thickness based on the anticipated traffic frequency and loading. At a minimum, we recommend that the permeable pavers be underlain by two inches of number 8 aggregate base bedding course, underlain by a four-inch layer of open graded gravel three-eighths inch to three-quarters inch in size. Beneath the open graded layer, we recommend a minimum six-inch thick layer of Class II base rock compacted to at least 90 percent relative compaction. The Class II base rock should be placed over a permeable geotextile fabric. As mentioned, the subgrade soils are essentially impervious. The system should be provided with subdrains consisting of perforated pipes encapsulated with Class II permeable drainage material. The subgrade should be sloped to drain to the perforated pipes which are spaced and sloped to drain all stored water eventually to the project storm sewer drainage system.

16. DRAINAGE

- a. Surface Drainage. We recommend that the structures be provided with roof gutters and downspouts. Drainage control design should include provisions for positive surface gradients so that surface runoff is not permitted to pond, particularly adjacent to the building foundations or slabs. If the drainage facilities discharge onto the natural ground, adequate means should be provided to control erosion and to create sheet flow. Care must be taken so that discharges from the roof gutter and downspout systems are not allowed to infiltrate the subsurface near the structures. Downspouts should be connected to closed conduits and discharged away from structures.
- b. Slab Subdrains. To reduce potential hydrostatic pressures, we recommend that slab-on-grade floors be provided with slab floor subdrains. Slab subdrain trenches should be constructed at a maximum of 20-foot intervals. The bottom of the trench should be sloped to drain by gravity. The bottom of the trench should be lined with a few inches of Class II permeable material. A four-inch diameter, PVC schedule 40, or approved equivalent, perforated pipe, with holes down and sloped to drain, should be placed on top of the thin layer of Class II permeable material. The trench should then be backfilled with compacted Class II permeable material.



- c. Perimeter Subdrain. Where crawl spaces are lower than adjacent, exterior grade, we recommend that foundation subdrains be constructed along the perimeter of the structures to reduce potential water intrusion. The bottom of the trench should be sloped to drain by gravity. The bottom of the trench should be lined with a few inches of Class II permeable material. A four-inch diameter, SDR-35 perforated pipe, with holes facing down and sloped to drain, should be placed on top of the thin layer of Class II permeable material. We recommend that the pipe should be located a minimum of six inches below the bottom of the crawl space grade. The trench should then be backfilled to within six inches of the finished surface with Class II permeable material. The upper six inches should consist of compacted soil to reduce surface water inclusion. Surface drains must be maintained entirely separate from subdrains. The outlets should discharge onto erosion resistant areas.

17. SEISMIC DESIGN

Based on criteria presented in the 2019 edition of the California Building Code (CBC) and ASCE (American Society of Civil Engineers) STANDARD ASCE/SEI 7-16, the following minimum criteria should be used in seismic design:

- a. Site Class: D
- b. Mapped Acceleration Parameters: S_S = 1.730 g
S₁ = 0.656 g
- c. Site Adjusted Spectral Response Acceleration Parameters: S_{MS} = 1.730 g
S_{M1} = Null
- d. Design Spectral Acceleration Parameters: S_{DS} = 1.153 g
S_{D1} = Null

According to section 11.4.8 of ASCE/SEI 7-16, Site-Specific Ground Motion Procedure, a ground motion hazard analysis shall be performed for structures located on sites classified as D or E with S₁ greater than or equal to 0.2. S₁ for the subject site falls into this category. An exemption from this analysis is provided in this section. We assume that the exemption will be implemented for the project.



18. LIMITATIONS

The data, information, interpretations and recommendations contained in this report are presented solely as bases and guides to the geotechnical design of the proposed Cotati Apartments located at 902 East Cotati Avenue in Cotati, California. The conclusions and professional opinions presented herein were developed by PJC in accordance with generally accepted geotechnical engineering principles and practices. No warranty, either expressed or implied, is intended.

This report has not been prepared for use by parties other than the designers of the project. It may not contain sufficient information for the purposes of other parties or other uses. If any changes are made in the project as described in this report, the conclusions and recommendations contained herein should not be considered valid, unless the changes are reviewed by PJC and the conclusions and recommendations are modified or approved in writing. This report and the figures contained herein are intended for design purposes only. They are not intended to act by themselves as construction drawings or specifications.

Soil deposits may vary in type, strength, and many other important properties between points of observation and exploration. Additionally, changes can occur in groundwater and soil moisture conditions due to seasonal variations or for other reasons. Therefore, it must be recognized that we do not and cannot have complete knowledge of the subsurface conditions underlying the subject site. The criteria presented are based on the findings at the points of exploration and on interpretative data, including interpolation and extrapolation of information obtained at points of observation.

19. ADDITIONAL SERVICES

Upon completion of the project plans, they should be reviewed by our firm to determine that the design is consistent with the recommendations of this report. During the course of this investigation, several assumptions were made regarding development concepts. Should our assumptions differ significantly from the final intent of the project designers, our office should be notified of the changes to assess any potential need for revised recommendations. Observation and testing services should also be provided by PJC to verify that the intent of the plans and specifications are carried out during construction; these services should include observing grading and earthwork, approving permeable paver and slab subgrade, approving footing excavations or pier drilling and observing drainage installations. These services will be performed only if PJC is provided with sufficient notice to perform the work. PJC does not accept responsibility for items we are not notified to observe.



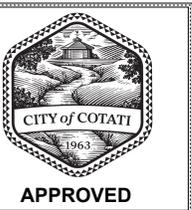
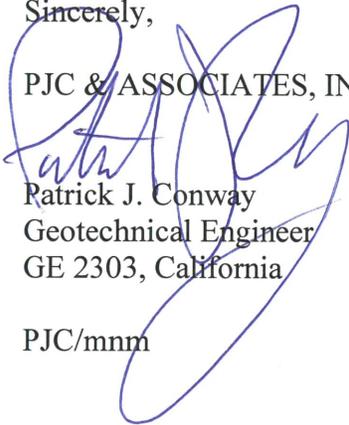
We trust that this is the information you require at this time. If you have any questions concerning the content of this report, please feel free to call.

Sincerely,

PJC & ASSOCIATES, INC.

Patrick J. Conway
Geotechnical Engineer
GE 2303, California

PJC/mmm



APPENDIX A FIELD INVESTIGATION

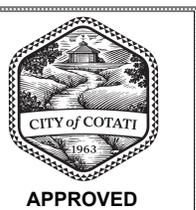
1. INTRODUCTION

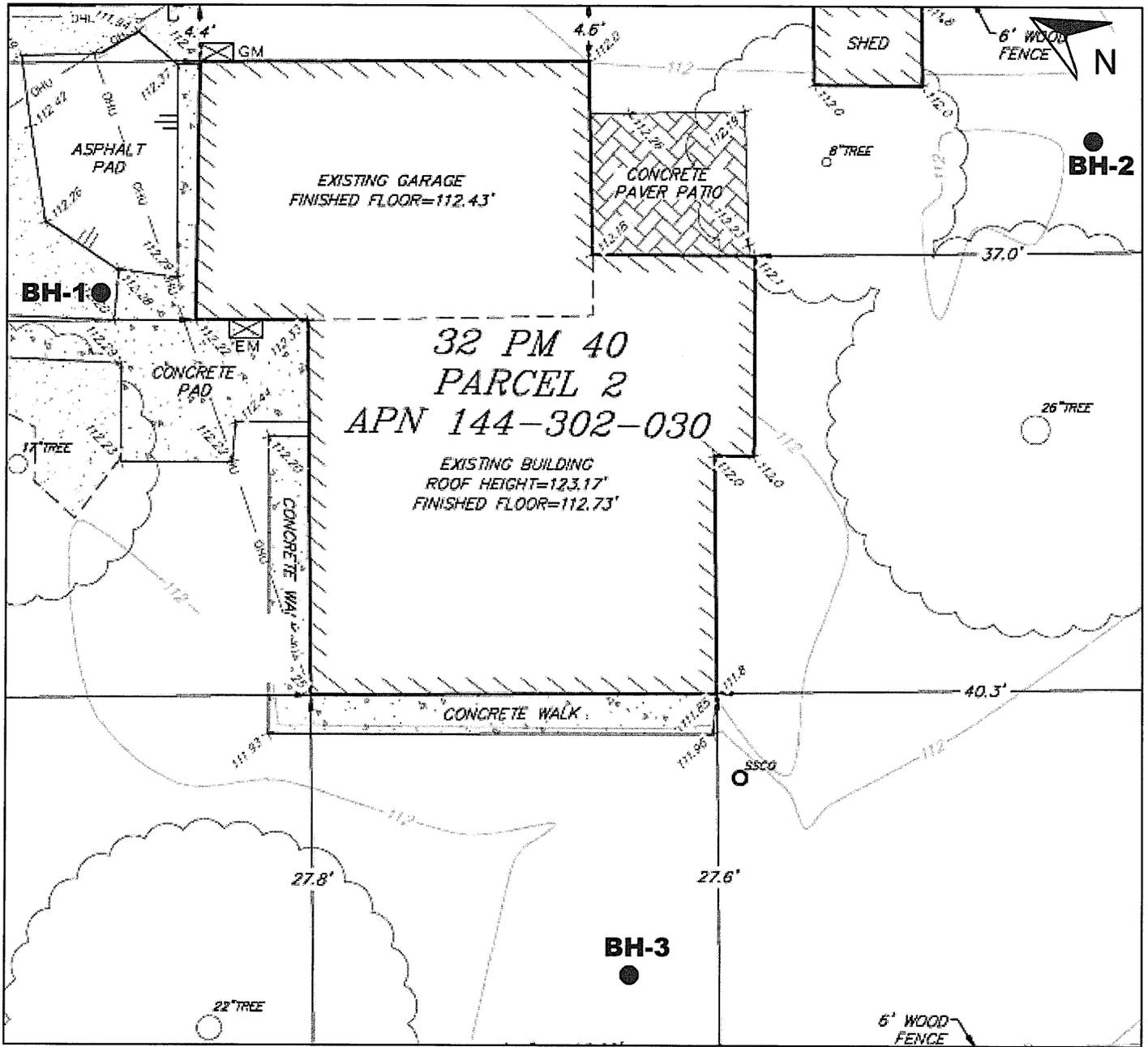
The field program performed for this study consisted of drilling three exploratory boreholes (BH-1 through BH-3) within the project area. The exploration was completed on July 5 and July 25, 2022. The approximate borehole locations are shown on the Borehole Location Plan, Plate 2. Descriptive logs of the boreholes are presented in this appendix as Plates 3 through 5.

2. BOREHOLES

The boreholes were advanced using a truck-mounted drill rig (BH-1) equipped with hollow stem augers and a portable drill rig (BH-2 and BH-3) equipped with solid stem flight augers. The drilling was performed under the observation of our project geologist who maintained a continuous log of the soil conditions and obtained samples suitable for laboratory testing. The soils were classified in accordance with the Unified Soil Classification System, as explained on Plate 6.

Relatively undisturbed and disturbed samples were obtained from the exploratory borehole. A 2.43-inch I.D. California Modified sampler was driven into the underlying soil using a 140-pound hammer or a 70-pound hammer falling 30 inches to obtain an indication in the field of the density of the soil and to allow visual examination of at least a portion of the soil column. A 1.375-inch Standard Penetration sampler was used in the granular soils. Soil samples obtained with the split-spoon sampler were retained for further observation and testing. The number of blows required to drive the sampler at six-inch increments was recorded on the borehole log. All samples collected were labeled and transported to PJC's office for examination and laboratory testing.





APPROXIMATE SCALE: 1" = 12'

EXPLANATION

● BOREHOLE LOCATION AND DESIGNATION

REFERENCE: TOPOGRAPHIC SURVEY TITLED "PARCEL 2, 32 PM 40," PREPARED BY TRIAD/HOLMES ASSOCIATES, DATED JULY 14, 2021.



PJC & Associates, Inc.
Consulting Engineers & Geologists



APPROVED

BOREHOLE LOCATION PLAN
PROPOSED COTTAGE HOUSING
902 EAST COTATI AVENUE
COTATI, CALIFORNIA

Proj. No: 10939.01

Date: 7/2022

App'd by: PJC

PLATE

2

PJC & Associates, Inc.

BORING NUMBER BH-1

PAGE 1 OF 2

Consulting Engineers & Geologists

CLIENT Darhal Development PROJECT NAME Proposed Cottage Housing
 JOB NUMBER 10939.01 LOCATION 902 East Cotati Avenue, Cotati, California
 DATE STARTED 7/5/22 COMPLETED 7/5/22 GROUND ELEVATION _____ HOLE SIZE 8"
 DRILLING CONTRACTOR Pearson Drilling GROUND WATER LEVELS:
 DRILLING METHOD B-53 Hollow Stem Auger with 140lb hammer ▽ AT TIME OF DRILLING 13.50 ft
 LOGGED BY MNM CHECKED BY PJC ▽ AT END OF DRILLING 9.50 ft
 NOTES _____ AFTER DRILLING ---

E:\TECH\BH COLUMNS - GINT STD US.GDT - 9/20/22 14:27 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\10939.01 902 EAST COTATI AVENUE.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		0.0-1.0'; GRAVEL (GP); gray, dry, moderately compacted, (FILL).										
		1.0-7.0'; SANDY CLAY (CH); black, very moist to moist with depth, very stiff, high plasticity, color change to moderate gray below 4.25', with occasional redwood tree roots, with sand and gravel below 6.5', (ALLUVIUM).	MC		6-8 (14)	4.5	86	27	75	19	56	
			MC		7-14 (21)	4.5	83	29				
5			MC		12-17 (29)	4.5	102	19				
		7.0-12.5'; CLAYEY SAND with GRAVEL (SP-SC); brown and gray, very moist to saturated, dense, fine to coarse-grained, with abundant gravels, (ALLUVIUM).										
10			MC		22-40 (62)							10
		12.5-30.5'; SANDY CLAY (CH); very light brown, saturated, stiff to very stiff, high plasticity, with silt and less sand below 19.25', (ALLUVIUM).	MC		6-8 (14)	3.5	88	29				
15			MC		7-12 (19)	3.25	84	30				

(Continued Next Page)

PLATE 3



APPROVED

Consulting Engineers & Geologists

CLIENT Darhal Development

PROJECT NAME Proposed Cottage Housing

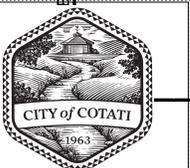
JOB NUMBER 10939.01

LOCATION 902 East Cotati Avenue, Cotati, California

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
20		12.5-30.5'; SANDY CLAY (CH); very light brown, saturated, stiff to very stiff, high plasticity, with silt and less sand below 19.25', (ALLUVIUM). (continued)										
25			MC		3-4 (7)		48	56	20	36		
			SPT		4-6 (10)							
30			SPT		7-10 (17)							

Bottom of borehole at 30.5 feet.

C:\USERS\BENTLEY\GINT\PROJECTS\10939.01\902 EAST COTATI AVENUE.GPJ



APPROVED

PJC & Associates, Inc.

BORING NUMBER BH-2

PAGE 1 OF 1

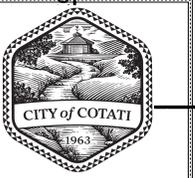
Consulting Engineers & Geologists

CLIENT Darhal Development PROJECT NAME Proposed Cottage Housing
 JOB NUMBER 10939.01 LOCATION 902 East Cotati Avenue, Cotati, California
 DATE STARTED 7/25/22 COMPLETED 7/25/22 GROUND ELEVATION _____ HOLE SIZE 4"
 DRILLING CONTRACTOR PJC Associates, Inc. GROUND WATER LEVELS:
 DRILLING METHOD Portable Drill with 70lb. Hammer AT TIME OF DRILLING ---
 LOGGED BY MNM CHECKED BY PJC AT END OF DRILLING ---
 NOTES _____ AFTER DRILLING --- No free groundwater encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0												
		0.0-3.75'; SANDY CLAY (CH); black, very moist, very stiff to hard, high plasticity, (ALLUVIUM).	MC		25-30 (55)	4.5+	79	24				
		3.75-4.5'; SANDY CLAY (CL); very light brown, moist, hard, medium plasticity, (ALLUVIUM).	MC		25-50 (75)	4.5	78	23				
5		4.5-5.5'; SANDY CLAY with GRAVEL (CH); very light brown, moist, hard, high plasticity, gravels to 1" diameter, (ALLUVIUM).	SPT		35-50 (85)			11				

Bottom of borehole at 5.5 feet.

D:\TECH BH COLUMNS - GINT STD US.GDT - 8/10/22 16:14 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\10939.01 - 902 EAST COTATI AVENUE.GPJ



PJC & Associates, Inc.

BORING NUMBER BH-3

PAGE 1 OF 1

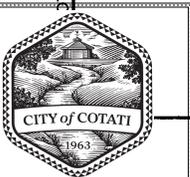
Consulting Engineers & Geologists

CLIENT Darhal Development PROJECT NAME Proposed Cottage Housing
 JOB NUMBER 10939.01 LOCATION 902 East Cotati Avenue, Cotati, California
 DATE STARTED 7/25/22 COMPLETED 7/25/22 GROUND ELEVATION _____ HOLE SIZE 4"
 DRILLING CONTRACTOR PJC Associates, Inc. GROUND WATER LEVELS:
 DRILLING METHOD Portable Drill with 70lb. Hammer AT TIME OF DRILLING ---
 LOGGED BY MNM CHECKED BY PJC AT END OF DRILLING ---
 NOTES _____ AFTER DRILLING --- No free groundwater encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		0.0-3.75'; SANDY CLAY (CH); black, very moist, very stiff to hard, high plasticity, (ALLUVIUM).										
			MC		25-32 (57)	4.5+	76 72	23 25				
		3.75-6.0'; SANDY CLAY (CL); very light brown, moist, hard, medium plasticity, (ALLUVIUM).	MC		50			18	41	21	20	
5		6.0-6.5'; SANDY CLAY with GRAVEL (CH); light brown, moist, hard, high plasticity, with gravels to 1" diameter, (ALLUVIUM).	SPT		50			11				

Bottom of borehole at 6.5 feet.

C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\10939.01_902 EAST COTATI AVENUE.GPJ



APPROVED

MAJOR DIVISIONS					TYPICAL NAMES		
COARSE GRAINED SOILS More than half is larger than #200 sieve	GRAVELS more than half coarse fraction is larger than no. 4 sieve size	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES		
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES		
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, POORLY GRADED GRAVEL-SAND MIXTURES		
			GC		CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND MIXTURES		
	SANDS more than half coarse fraction is smaller than no. 4 sieve size	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS, GRAVELLY SANDS		
			SP		POORLY GRADED SANDS, GRAVEL-SAND MIXTURES		
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES		
			SC		CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES		
			FINE GRAINED SOILS More than half is smaller than #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML		INORGANIC SILTS, SILTY OR CLAYEY FINE SANDS, VERY FINE SANDS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
					CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS OR LEAN CLAYS
OL		ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY					
SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS				
	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS				
	OH		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS				
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS		

KEY TO TEST DATA

- LL — Liquid Limit (in %)
- PL — Plastic Limit (in %)
- G — Specific Gravity
- SA — Sieve Analysis
- Consol — Consolidation
- "Undisturbed" Sample
- Bulk or Disturbed Sample
- No Sample Recovery

	Shear Strength, psf	Confining Pressure, psf	
*Tx	320	(2600)	Unconsolidated Undrained Triaxial
Tx CU	320	(2600)	Consolidated Undrained Triaxial
DS	2750	(2000)	Consolidated Drained Direct Shear
FVS	470		Field Vane Shear
*UC	2000		Unconfined Compression
LVS	700		Laboratory Vane Shear

Notes: (1) All strength tests on 2.8" or 2.4" diameter sample unless otherwise indicated
(2) * Indicates 1.4" diameter sample

PJC & Associates, Inc.
Consulting Engineers & Geologists

USCS SOIL CLASSIFICATION KEY
PROPOSED COTTAGE HOUSING
902 EAST COTATI AVENUE
COTATI, CALIFORNIA

PLATE

6

Proj. No: 10939.01

Date: 7/2022

App'd by: PJC



APPROVED

APPENDIX B LABORATORY INVESTIGATION

1. INTRODUCTION

This appendix includes a discussion of the test procedures of the laboratory tests performed by PJC for use in the geotechnical study. The testing was carried out employing, whenever practical, currently accepted test procedures of the American Society for Testing and Materials (ASTM).

Undisturbed and disturbed samples used in the laboratory investigation were obtained from various locations during the course of the field investigation, as discussed in Appendix A of this report. Identification of each sample is by borehole number, sample number and depth. All of the various laboratory tests performed during the course of the investigation are described below.

2. INDEX PROPERTY TESTING

In the field of soil mechanics and geotechnical engineering design, it is advantageous to have a standard method of identifying soils and classifying them into categories or groups that have similar distinct engineering properties. The most commonly used method of identifying and classifying soils according to their engineering properties is the Unified Soil Classification System as described by ASTM D-2487-83. The USCS is based on recognition of the various types and significant distribution of soil characteristics and plasticity of materials.

The index properties tests discussed in this report include the determination of natural water content and dry density, grain-size distribution and Atterberg Limits.

- a. Natural Water Content and Dry Density. Natural water content and dry density of the soils were determined, often in conjunction with other tests, on selected undisturbed samples. The samples were extruded and visually classified, trimmed to obtain a smooth flat face, and accurately measured to obtain volume and wet weight. The samples were then dried in accordance with the procedures of ASTM 2216-80 for a period of 24 hours in an oven, maintained at a temperature of 100 degrees C. After drying, the weight of each sample was determined and the moisture content and dry density calculated. Test results are presented on the borehole logs.
- b. Grain-Size Distribution. The gradation characteristics of a selected sample were determined in accordance with ASTM D422-63. The sample was soaked in water until individual soil particles were separated and then washed on the No. 200 mesh sieve. That portion of the material retained



on the No. 200 mesh sieve was oven-dried and then mechanically sieved. Results of the grain size distribution test are presented on Plate 7.

- c. Atterberg Limits Determination. Liquid and plastic limits were determined on selected samples in accordance with ASTM D4318-83. Test results are presented on the borehole logs.

3. ENGINEERING PROPERTIES

The engineering properties testing consisted of pocket penetrometer testing.

- a. Pocket Penetrometer. Pocket Penetrometer tests were performed on most of the undisturbed cohesive samples. The test estimates the unconfined compressive strength of a cohesive material by measuring the materials resistance to penetration by a calibrated, spring-loaded cylinder. The maximum capacity of the cylinder is 4.5 tons per square foot (tsf). The test results are presented on the borehole logs.



**APPENDIX C
REFERENCES**

1. “Foundations and Earth Structures” Department of the Navy Design Manual 7.2 (NAVFAC DM-7.2), dated May 1982.
2. “Soil Dynamics, Deep Stabilization, and Special Geotechnical Construction” Department of the Navy Design Manual 7.3 (NAVFAC DM-7.3), dated April 1983.
3. USGS Cotati, California Quadrangle 7.5-Minute Topographic Map, photo revised 1980.
4. Geologic Map of the Cotati Quadrangle, 7.5 Minute, compiled by Kevin B. Calhan, Stephen P. Bezore, Richard D. Koehler, and Robert C. Witter, 2003.
5. California Building Code (CBC), 2019 edition.
6. ASCE STANDARD ASCE/SEI 7-16, prepared by the American Society of Civil Engineers.
7. U.S. Geological Survey National Seismic Hazard Maps, 2008.
8. Association of Bay Area Governments, Interactive Liquefaction Susceptibility Map, dated June 2009.
9. Soil Liquefaction during Earthquakes, Idriss & Boulanger, Earthquake Engineering & Research Institute (EERI) 2008.
10. Flood Insurance Rate Map, Federal Emergency Management Agency, County of Sonoma & Unincorporated Areas, Panel 879 of 1,150, County Panel Number 06097C0879E, Effective December 2, 2008.
11. Preliminary Improvement Plans titled “East Cotati Avenue Cottage Housing,” Sheets 1 through 3, prepared by Triad/Holmes Associates, dated March 31, 2022.
12. Topographic Survey titled “ Parcel 2, 32 PM 40,” prepared by Triad/Holmes Associates, dated July 14, 2021.
13. Preliminary Architectural Plans titled “902 E. Cotati Avenue,” Sheets A2.0, A2.1 and A2.2, prepared by I-Design Architects, dated March 31, 2022.





PJC & Associates, Inc.
Consulting Engineers & Geologists

June 11, 2023

Job No. 10939.01P

Darhal Development
Attn: Noel Kirby & Lisa Kirwan
957 Wildwood Avenue
Daly City, CA 94015
Darhaldevelopments@gmail.com

Subject: Geotechnical Review of Structural Engineering Plans
Proposed Cottage Housing
902 East Cotati Avenue
Cotati, California

References: Report titled, "Geotechnical Investigation, Proposed Cottage Housing, 902 East Cotati Avenue, Cotati, California", prepared by PJC & Associates Inc., revised September 29, 2022.

Report titled, "Supplemental Geotechnical Recommendations and Design Criteria, Concrete Mat-Slab Foundations, Proposed Cottage Housing, 902 East Cotati Avenue, Cotati, California", prepared by PJC & Associates Inc., dated May 17, 2023.

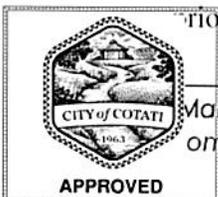
Structural Engineering Plans titled, "Cottage Housing Development", Sheets S000, S100, S101, S102, S103, S500, S501, S502 and S503, prepared by Framework Engineering, latest revision dated May 23, 2023.

Dear Noel & Lisa:

PJC & Associates, Inc. (PJC) is pleased to submit this letter which presents the results of our geotechnical review of the structural engineering plans for the proposed cottage housing located at 902 East Cotati Avenue in Cotati, California. PJC previously performed a geotechnical investigation for the project and presented the results in a written report, dated September 29, 2022. PJC also provided supplemental geotechnical recommendations and design criteria for the project, dated May 17, 2023. The purpose of our plan review was to confirm that the recommendations of our geotechnical report were incorporated into the above referenced plans.

Based on the results of our geotechnical plan review, the above referenced project plans conform to the recommendations of the project geotechnical report.

PJC should observe all aspects of site grading, slab subgrade preparation, foundation excavation prior to placing reinforcing steel and the placement/installation of drainage facilities. PJC will



APPROVED

Main Office • 600 Martin Ave, Ste 210, Rohnert Park, CA 94928 • 707-584-4804 • Fax 707-584-4811
Sonoma Branch • 19449 Riverside Drive, Ste 240, Sonoma, CA 95476 • 707-935-3747 • Fax 707-935-3587

not accept responsibility for items we are not notified to observe. PJC requires at least 48 hours notice to perform the work.

We trust that this is the information you require at this time. If you have any questions concerning the content of this letter, please call.

Sincerely,

PJC & ASSOCIATES, INC.

Patrick J. Conway
Geotechnical Engineer
GE 2303, California

PJC:ab

cc: Dustin Muhn (dmuhn@frameworkeng.com)



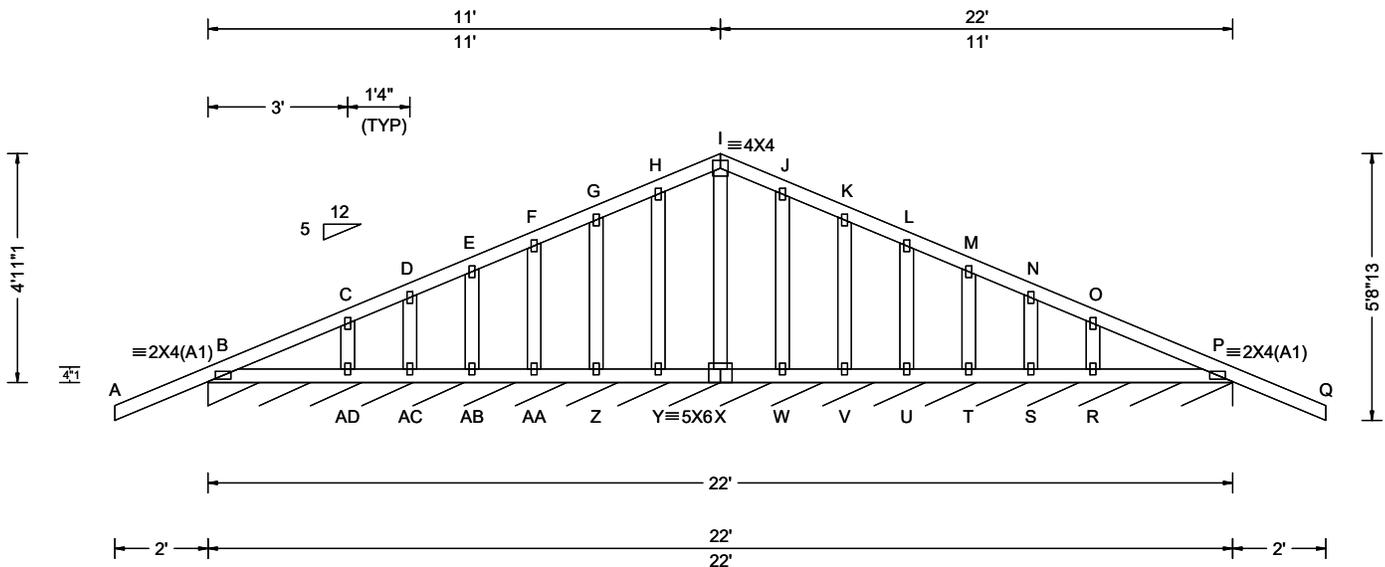
OCT 26 2023
Phillips Seabrook Associates
PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

SEQN: 44256 / T8 / GABL
FROM: Ply: 1 Qty: 4
Wgt: 135.8 lbs

Job Number: 23.204z
COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
06/12/2023

Truss Label: **A1**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: C Kzt: NA
Mean Height: 20.21 ft
TCDL: 6.0 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
Loc. from endwall: Any
GCpi: 0.18
Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
Pf: NA Ce: NA
Lu: NA Cs: NA
Snow Duration: NA

Building Code:
CBC 2022 Res
TPI Std: 2014
Rep Fac: Varies by Ld Case
FT/RT:20(0)/10(0)
Plate Type(s):
WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
VERT(LL): -0.002 B 999 240
VERT(LR): -0.004 B 999 240
HORZ(LL): -0.001 B - -
HORZ(TL): 0.003 B - -
Creep Factor: 2.0
Max TC CSI: 0.513
Max BC CSI: 0.082
Max Web CSI: 0.075
Mfg Specified Camber:
VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
P*	170	-	-	/71	/27	/9

Wind reactions based on MWFRS
P Brg Wid = 264 Min Req = -
Bearing B is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.		
A - B	98	0	I - J	274	-18
B - C	69	-79	J - K	226	-12
C - D	74	-54	K - L	179	-17
D - E	89	-41	L - M	134	-29
E - F	134	-29	M - N	89	-41
F - G	179	-17	N - O	74	-54
G - H	226	-12	O - P	69	-79
H - I	274	-18	P - Q	98	0

Lumber

Top chord: 2x4 DF-L #2(g);
Bot chord: 2x4 DF-L #2(g);
Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.
All plates are 1.5X3 except as noted.

Loading

Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.

Bottom chord checked for 10.00 psf non-concurrent live load.

Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.

Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

OCT 26 2023
Phillips Seabrook Associates

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

SHOP DRAWING / SUBMITTAL REVIEW

APPROVED APPROVED WITH CHANGES NOTED
 REVISE & RESUBMIT REJECTED _____

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONTRACT DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOB SITES FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS/HER WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

BY: DUSTIN MUHN, PE
FRAMEWORK ENGINEERING

DATE: **13 JUNE 2023**

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING.
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS with extreme care in fabricating, handling, shipping, installing and bracing safety information, by TPI and SBCA) for safety practices prior to perform CSI. Unless noted otherwise, top chord shall have properly attached strapping. Locations shown for permanent lateral restraint of webs shall have Apply plates to each face of truss and position as shown above and on A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for performance with ANSI/TPI 1, or for handling, shipping, installation and bracing, indicates acceptance of professional engineering responsibility for the structure is the responsibility of the Building Designer per ANSI/TPI 1. For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbca.com



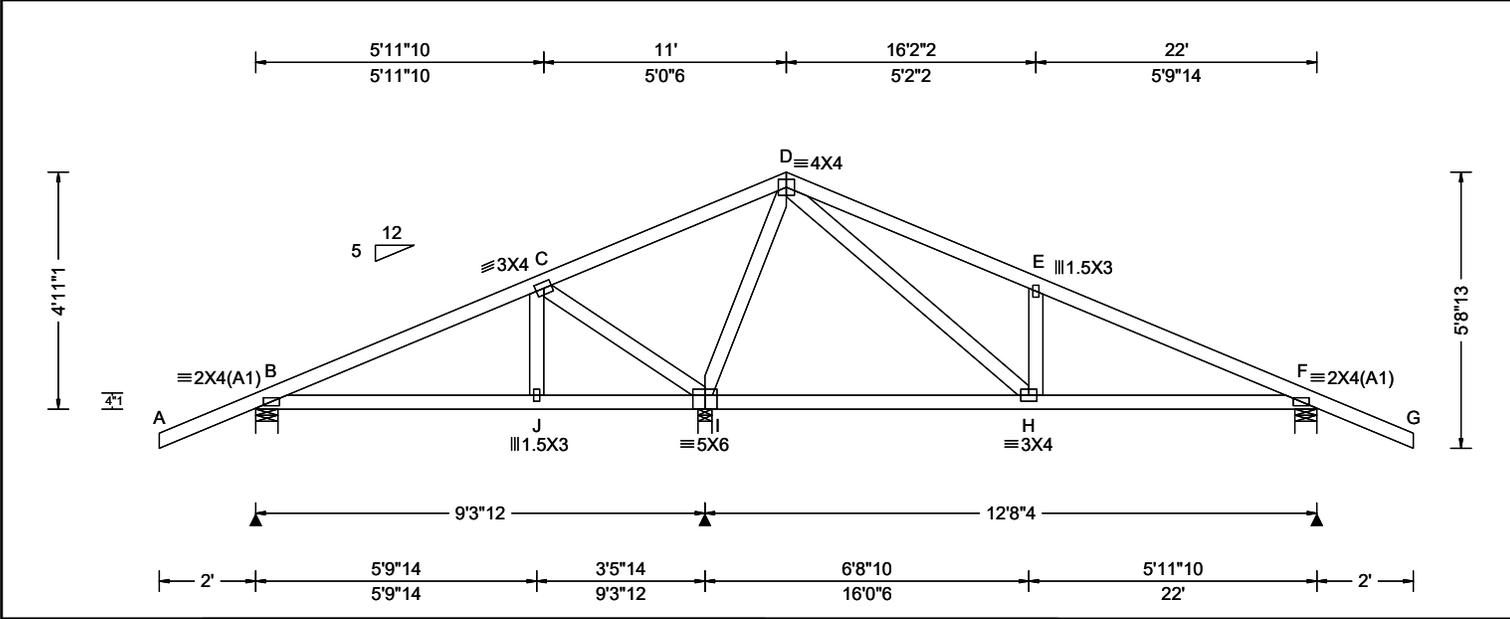
APPROVED

SEQN: 44161 / T48 / COMN
 FROM: Ply: 1 Qty: 10
 Wgt: 110.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A2**



Loading Criteria (psf) TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0"	Wind Criteria Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 20.21 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.25	Snow Criteria (Pg,Pf in PSF) Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/10(0) Plate Type(s): WAVE	Defl/CSI Criteria PP Deflection in loc L/defl L/# VERT(LL): 0.016 E 999 240 VERT(CL): 0.032 E 999 240 HORZ(LL): 0.004 D - - HORZ(TL): 0.008 D - - Creep Factor: 2.0 Max TC CSI: 0.348 Max BC CSI: 0.291 Max Web CSI: 0.320 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14	▲ Maximum Reactions (lbs) Gravity Non-Gravity Loc R+ / R- / Rh / Rw / U / RL
				B 432 /- /- /235 /47 /100 I 1113 /- /- /582 /60 /- F 581 /- /- /342 /56 /- Wind reactions based on MWFRS B Brg Wid = 5.5 Min Req = 1.5 (Truss) I Brg Wid = 3.5 Min Req = 1.5 F Brg Wid = 5.5 Min Req = 1.5 (Truss) Bearings B, I, & F are a rigid surface.

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

▲ Maximum Top Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp.	
A - B	51 0 D - E 222 -593
B - C	103 -220 E - F 130 -605
C - D	434 -33 F - G 51 0
Maximum Bot Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp.	
B - J	153 -70 I - H 132 -101
J - I	149 -73 H - F 508 -27
Maximum Web Forces Per Ply (lbs) Webs Tens.Comp. Webs Tens. Comp.	
J - C	178 0 D - H 722 -192
C - I	185 -506 H - E 215 -359
I - D	203 -751

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



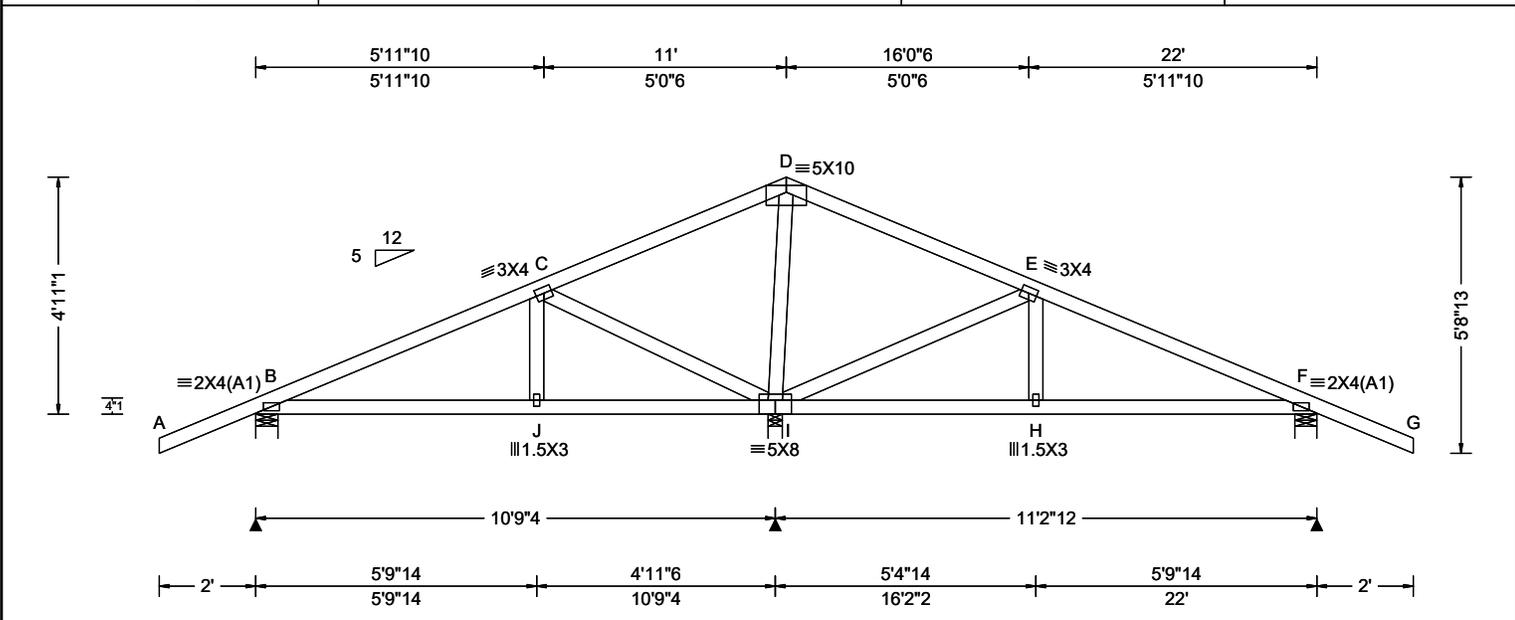
APPROVED

SEQN: 44163 / T54 / COMN
 FROM: Ply: 1 Qty: 4
 Wgt: 110.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A2A**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.007 H 999 240 HORIZ(LL): 0.003 F - - HORIZ(TL): 0.006 F - - Creep Factor: 2.0 Max TC CSI: 0.333 Max BC CSI: 0.210 Max Web CSI: 0.369 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)							
Gravity			Non-Gravity				
Loc	R+	/R-	/Rh	/Rw	/U	/RL	
B	485	-	-	/273	/21	/102	
I	1141	-	-	/596	-	-	
F	504	-	-	/303	/21	-	
Wind reactions based on MWFRS							
B	Brg Wid = 5.5		Min Req = 1.5 (Truss)				
I	Brg Wid = 3.5		Min Req = 1.5				
F	Brg Wid = 5.5		Min Req = 1.5 (Truss)				
Bearings B, I, & F are a rigid surface.							
Maximum Top Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - B	51	0	D - E	382	-8		
B - C	61	-355	E - F	75	-406		
C - D	409	-19	F - G	51	0		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
B - J	276	-54	I - H	319	0		
J - I	272	-56	H - F	323	0		
Maximum Web Forces Per Ply (lbs)							
Webs		Tens.Comp.		Webs		Tens. Comp.	
J - C	223	0	I - E	168	-612		
C - I	168	-588	E - H	236	0		
I - D	122	-511					

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



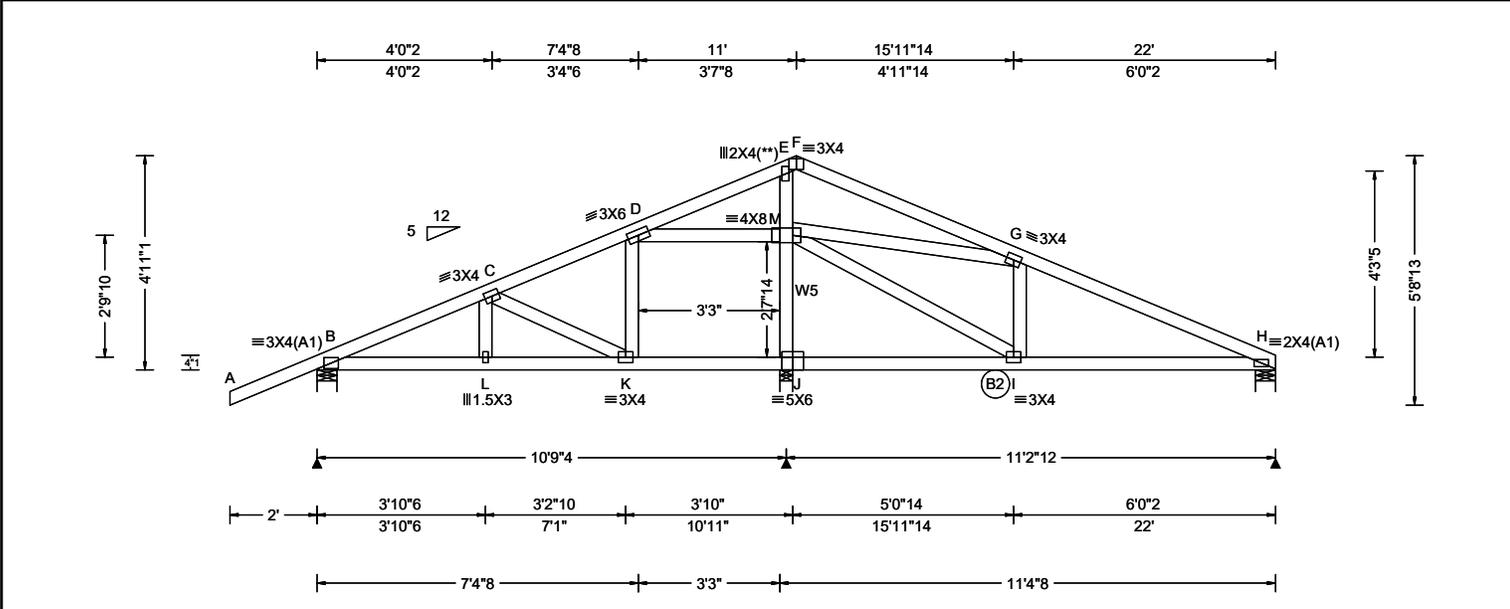
APPROVED

SEQN: 44165 / T63 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 121.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A3**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 4.50 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.043 K 999 240
 VERT(CL): 0.084 K 999 240
 HORZ(LL): 0.013 D - -
 HORZ(TL): 0.027 D - -
 Creep Factor: 2.0
 Max TC CSI: 0.595
 Max BC CSI: 0.327
 Max Web CSI: 0.685
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	691	-	-	-	/48	-
J	1218	-	-	-	/26	-
H	450	-	-	-	/7	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 J Brg Wid = 3.5 Min Req = 1.5 (Truss)
 H Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B, J, & H are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	51 -9	E - F	612 -8
B - C	39 -933	F - G	902 -36
C - D	51 -638	G - H	28 -656
D - E	969 -34		

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - L	820 -28	J - I	467 -36
L - K	818 -31	I - H	559 -15
K - J	497 -39		

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
L - C	142 0	M - J	52 -934
C - K	0 -323	M - I	275 -236
K - D	582 -7	M - G	38 -1331
D - M	64 -1349	I - G	212 -7
E - M	65 -937		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 B2 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 W5 2x4 DF-L #1&Bet.(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 62 plf at -2.00 to 62 plf at 7.31
 TC: From 31 plf at 7.31 to 31 plf at 11.00
 TC: From 62 plf at 11.00 to 62 plf at 22.00
 BC: From 4 plf at -2.00 to 4 plf at 0.00
 BC: From 20 plf at 0.00 to 20 plf at 7.31
 BC: From 10 plf at 7.31 to 10 plf at 10.92
 BC: From 20 plf at 10.92 to 20 plf at 22.00
 BC: 392 lb Conc. Load at 7.31
 BC: 176 lb Conc. Load at 9.94

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 (**) 1 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary safety sheathing, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org



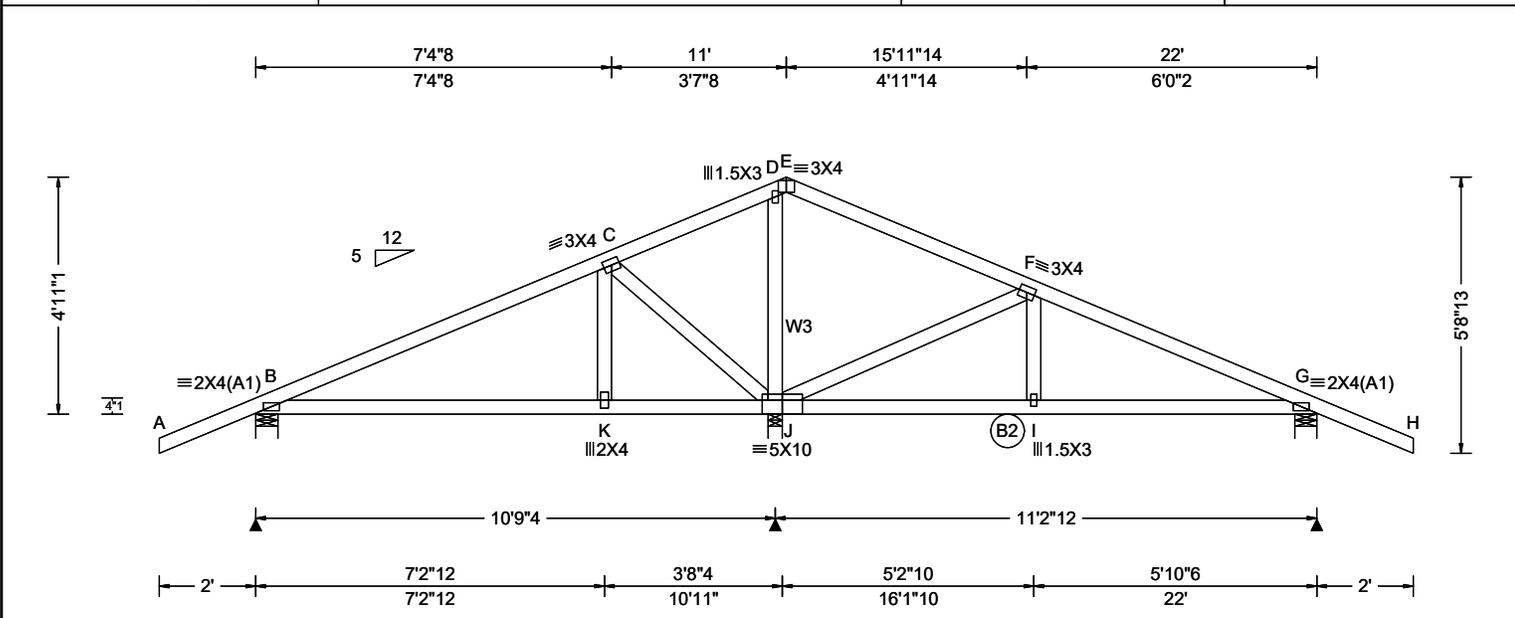
APPROVED

SEQN: 44167 / T57 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 109.2 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A3A**



Loading Criteria (psf) TCCL: 20.00 TCDL: 10.00 BCCL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0"	Wind Criteria Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: not in 4.50 ft GCpi: 0.18 Wind Duration: 1.25	Snow Criteria (Pg,Pf in PSF) Pg: NA Ct: NA CAT: NA Pf: NA Cs: NA Ce: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Varies by Ld Case FT/RT:20(0)/10(0) Plate Type(s): WAVE	Defl/CSI Criteria PP Deflection in loc L/defl L/# VERT(LL): 0.013 B 999 240 VERT(CL): 0.025 B 999 240 HORZ(LL): 0.006 B - - HORZ(TL): 0.012 B - - Creep Factor: 2.0 Max TC CSI: 0.473 Max BC CSI: 0.256 Max Web CSI: 0.357 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14	▲ Maximum Reactions (lbs) <table border="1"> <thead> <tr> <th rowspan="2">Loc</th> <th colspan="2">Gravity</th> <th colspan="3">Non-Gravity</th> </tr> <tr> <th>R+</th> <th>/R-</th> <th>/Rh</th> <th>/Rw</th> <th>/U /RL</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>618</td> <td>-</td> <td>-</td> <td>-</td> <td>/42 -</td> </tr> <tr> <td>J</td> <td>1366</td> <td>-</td> <td>-</td> <td>-</td> <td>/35 -</td> </tr> <tr> <td>G</td> <td>517</td> <td>-</td> <td>-</td> <td>-</td> <td>/29 -</td> </tr> </tbody> </table>	Loc	Gravity		Non-Gravity			R+	/R-	/Rh	/Rw	/U /RL	B	618	-	-	-	/42 -	J	1366	-	-	-	/35 -	G	517	-	-	-	/29 -
				Loc		Gravity		Non-Gravity																									
R+	/R-	/Rh	/Rw		/U /RL																												
B	618	-	-	-	/42 -																												
J	1366	-	-	-	/35 -																												
G	517	-	-	-	/29 -																												
Wind reactions based on MWFRS B Brg Wid = 5.5 Min Req = 1.5 (Truss) J Brg Wid = 3.5 Min Req = 1.5 (Truss) G Brg Wid = 5.5 Min Req = 1.5 (Truss) Bearings B, J, & G are a rigid surface.																																	

▲ Maximum Top Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp.					
A - B	51	-9	E - F	281	-9
B - C	45	-590	F - G	5	-431
C - D	240	-1	G - H	51	-9
D - E	135	0			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 B2 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 W3 2x4 DF-L #1&Bet.(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 62 plf at -2.00 to 62 plf at 7.31
 TC: From 31 plf at 7.31 to 31 plf at 11.00
 TC: From 62 plf at 11.00 to 62 plf at 24.00
 BC: From 4 plf at -2.00 to 4 plf at 0.00
 BC: From 20 plf at 0.00 to 20 plf at 7.31
 BC: From 10 plf at 7.31 to 10 plf at 10.92
 BC: From 20 plf at 10.92 to 20 plf at 22.00
 BC: From 4 plf at 22.00 to 4 plf at 24.00
 BC: 392 lb Conc. Load at 7.31
 BC: 176 lb Conc. Load at 9.94

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp.					
B - K	473	-25	J - I	342	0
K - J	457	-25	I - G	346	0

Maximum Web Forces Per Ply (lbs) Webs Tens.Comp. Webs Tens. Comp.					
K - C	549	0	J - F	0	-598
C - J	32	-872	F - I	242	0
D - J	34	-336			

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



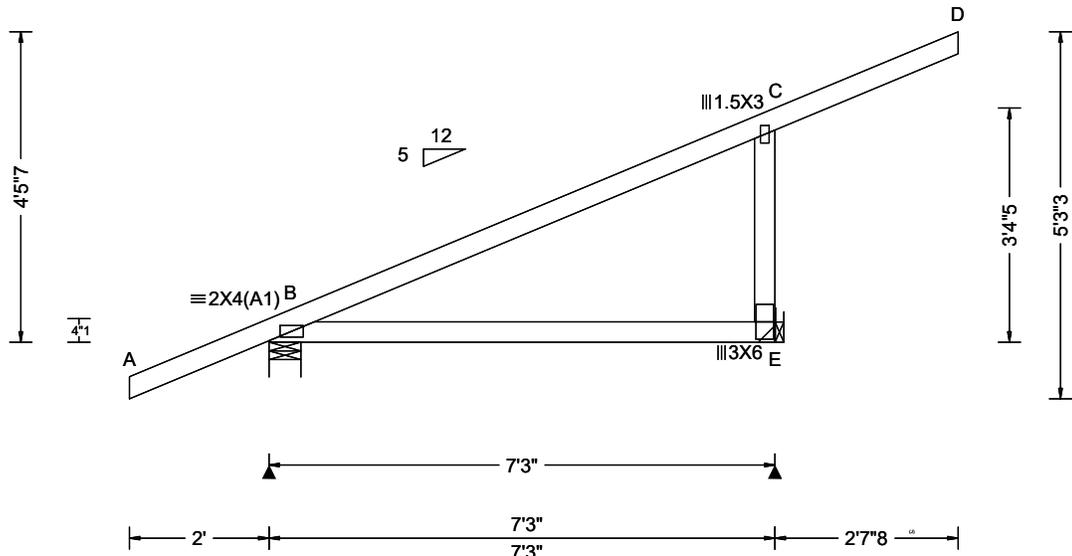
APPROVED

SEQN: 44169 / T61 / MONO
FROM: Ply: 1 Qty: 2
Wgt: 35.0 lbs

Job Number: 23.204z
COTTAGE HOUSING DEVELOPMENT

DRW:
... / ... 06/12/2023

Truss Label: **A4**



Loading Criteria (psf)
TCLL: 20.00
TCDL: 10.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 40.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.25
Spacing: 24.0"

Wind Criteria
Wind Std: ASCE 7-16
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: C Kzt: NA
Mean Height: 15.00 ft
TCDL: 6.0 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: h/2 to h
C&C Dist a: 3.00 ft
Loc. from endwall: not in 9.00 ft
GCpi: 0.18
Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)
Pg: NA Ct: NA CAT: NA
Pf: NA Ce: NA
Lu: NA Cs: NA
Snow Duration: NA
Building Code: CBC 2022 Res
TPI Std: 2014
Rep Fac: Yes
FT/RT:20(0)/10(0)
Plate Type(s): WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): NA
VERT(CL): NA
HORZ(LL): 0.008 B - -
HORZ(TL): 0.017 B - -
Creep Factor: 2.0
Max TC CSI: 0.408
Max BC CSI: 0.375
Max Web CSI: 0.214
Mfg Specified Camber:
VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)						
Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	423	/-	/-	/257	/-	/121
E	474	/-	/-	/258	/67	/-
Wind reactions based on MWFRS						
B	Brg Wid = 5.5 Min Req = 1.5 (Truss)					
E	Brg Wid = - Min Req = -					
Bearing B is a rigid surface.						
Maximum Top Chord Forces Per Ply (lbs)						
Chords	Tens.Comp.	Chords		Tens. Comp.		
A - B	51	0	C - D	0	-67	
B - C	73	-166				

Lumber
Top chord: 2x4 DF-L #2(g);
Bot chord: 2x4 DF-L #2(g);
Webs: 2x4 DF-L Standard(g);

Plating Notes
Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Hangers / Ties
(J) Hanger Support Required, by others

Loading
Bottom chord checked for 10.00 psf non-concurrent live load.
Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
Wind loads based on MWFRS with additional C&C member design.
Right end vertical not exposed to wind pressure.
Wind loading based on both gable and hip roof types.

Additional Notes
Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)		
Chords	Tens.Comp.	
B - E	17	0

Maximum Web Forces Per Ply (lbs)		
Webs	Tens.Comp.	
C - E	294	-397

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing to the truss. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly braced ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this truss structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org



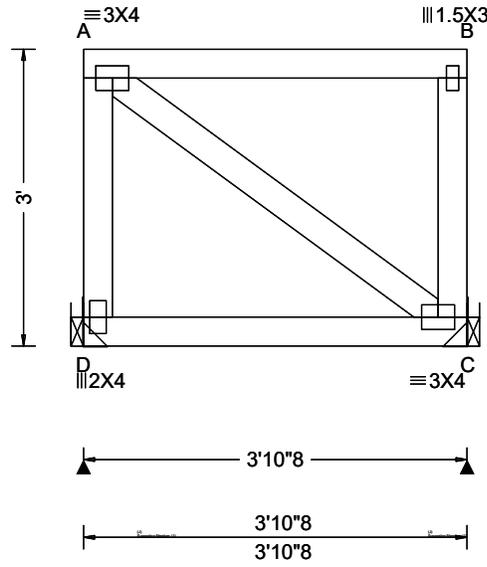
APPROVED

SEQN: 44171 / T62 / FLAT
 FROM: Ply: 1 Qty: 2
 Wgt: 26.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A5**



Loading Criteria (psf)

TCLL: 20.00
 TCDD: 10.00
 BCCL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCDD: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.000 B 999 240
 VERT(CL): 0.001 B 999 240
 HORZ(LL): -0.000 B - -
 HORZ(TL): 0.000 B - -
 Creep Factor: 2.0
 Max TC CSI: 0.213
 Max BC CSI: 0.981
 Max Web CSI: 0.187
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
D	392	/-	/-	/-	/36	/-
C	392	/-	/-	/-	/36	/-

Wind reactions based on MWFRS
 D Brg Wid = - Min Req = -
 C Brg Wid = - Min Req = -

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
A - B	2	-19

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 60 plf at 0.00 to 60 plf at 3.88
 BC: From 20 plf at 0.00 to 20 plf at 3.88
 BC: 474 lb Conc. Load at 1.94

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Purlins
 The TC of this truss shall be braced with attached spans at 24" oc in lieu of structural sheathing.

Wind
 Wind loads and reactions based on MWFRS.
 End verticals not exposed to wind pressure.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 Truss must be installed as shown with top chord up.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
D - C	20	-2

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - D	26	-116	B - C	26	-116
A - C	0	0			

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing to the top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



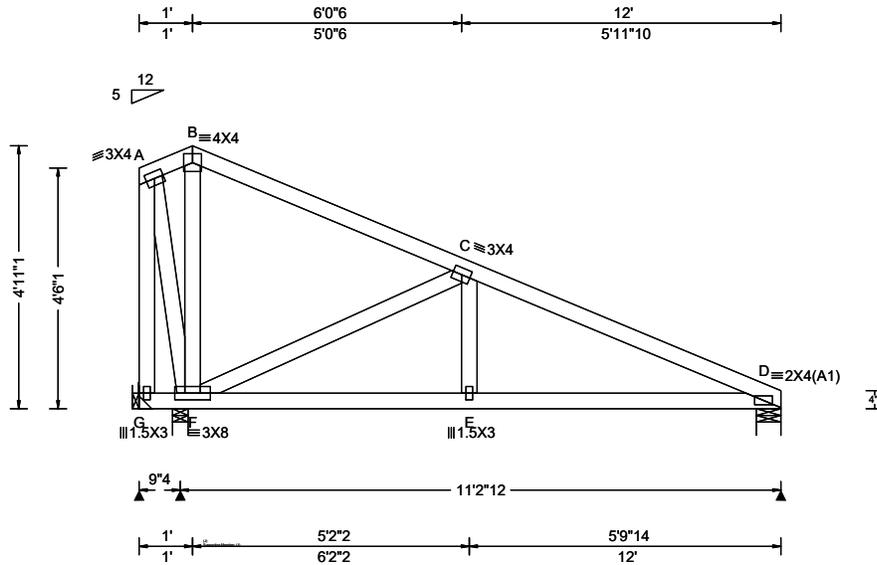
APPROVED

SEQN: 44173 / T55 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 72.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A6**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: h/2 to h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#

VERT(LL):	0.012	E	999	240
VERT(CL):	0.023	E	999	240
HORZ(LL):	0.005	B	-	-
HORZ(TL):	0.010	B	-	-

Creep Factor: 2.0
 Max TC CSI: 0.280
 Max BC CSI: 0.305
 Max Web CSI: 0.349
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
G	43	-	-	28	23	106
F	473	-	-	273	-	-
D	465	-	-	270	-	-

Wind reactions based on MWFRS
 G Brg Wid = - Min Req = -
 F Brg Wid = 3.5 Min Req = 1.5 (Truss)
 D Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings F & D are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	13 -33	C - D	72 -707
B - C	8 -113		

Lumber

Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.
 Left end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
G - F	325 -73	E - D	605 -6
F - E	600 -8		

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
A - G	45 -154	F - C	170 -622
A - F	177 -63	C - E	242 0
B - F	121 -198		

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org



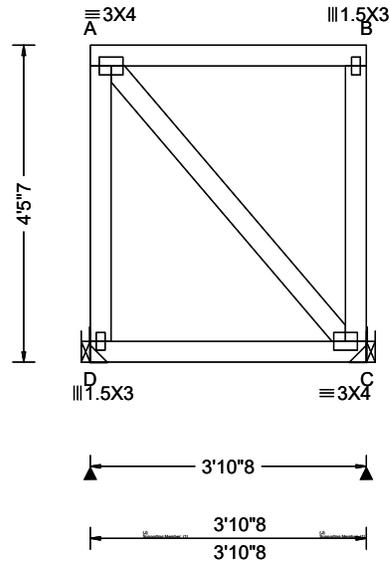
APPROVED

SEQN: 44175 / T58 / FLAT
 FROM: Ply: 1 Qty: 2
 Wgt: 30.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A7**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 10.50 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.000 B 999 240
 HORZ(LL): -0.000 A - -
 HORZ(TL): 0.001 A - -
 Creep Factor: 2.0
 Max TC CSI: 0.241
 Max BC CSI: 0.127
 Max Web CSI: 0.036
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
D	176	/-	/-	/-	/14	/-
C	176	/-	/-	/-	/14	/-

Wind reactions based on MWFRS
 D Brg Wid = - Min Req = -
 C Brg Wid = - Min Req = -

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
A - B	0	0

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
D - C	0	0

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - D	26	-116	B - C	26	-116
A - C	0	0			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 60 plf at 0.00 to 60 plf at 3.88
 BC: From 20 plf at 0.00 to 20 plf at 3.88
 BC: 43 lb Conc. Load at 1.94

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Purlins
 The TC of this truss shall be braced with attached spans at 24" oc in lieu of structural sheathing.

Wind
 Wind loads and reactions based on MWFRS.
 End verticals not exposed to wind pressure.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 Truss must be installed as shown with top chord up.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this truss structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



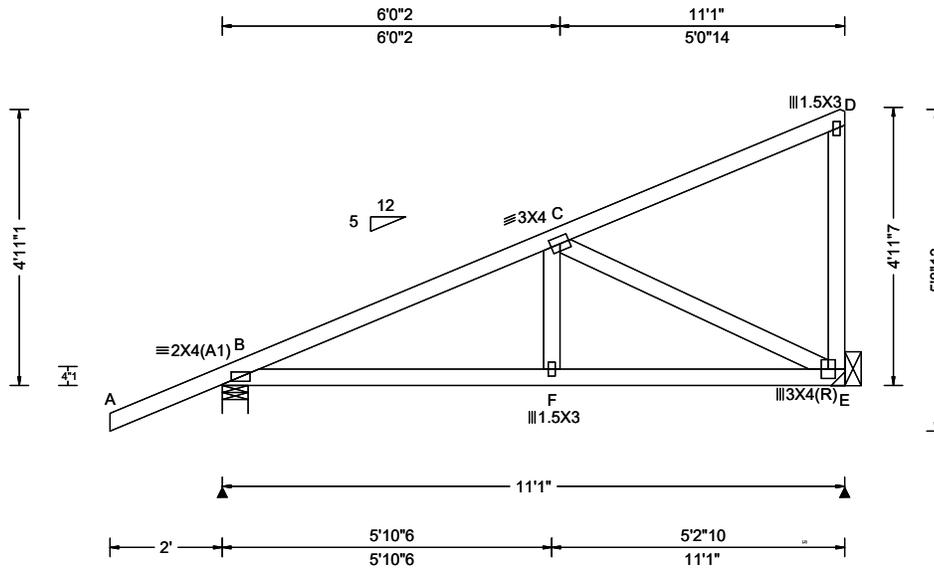
APPROVED

SEQN: 44179 / T82 / COMN
 FROM: Ply: 1 Qty: 4
 Wgt: 58.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A9**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 4.50 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.011 F 999 240
 VERT(CL): 0.022 F 999 240
 HORZ(LL): 0.004 E - -
 HORZ(TL): 0.008 E - -
 Creep Factor: 2.0
 Max TC CSI: 0.350
 Max BC CSI: 0.314
 Max Web CSI: 0.330
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	604	-	-	/361	-	/133
E	428	-	-	/263	/25	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 E Brg Wid = - Min Req = -
 Bearing B is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.		
A - B	51	0	C - D	48	-74
B - C	25	-654			

Lumber

Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.
 Right end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.		
B - F	550	-143	F - E	545	-145

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.		
F - C	251	0	D - E	80	-126
C - E	162	-608			

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinet.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



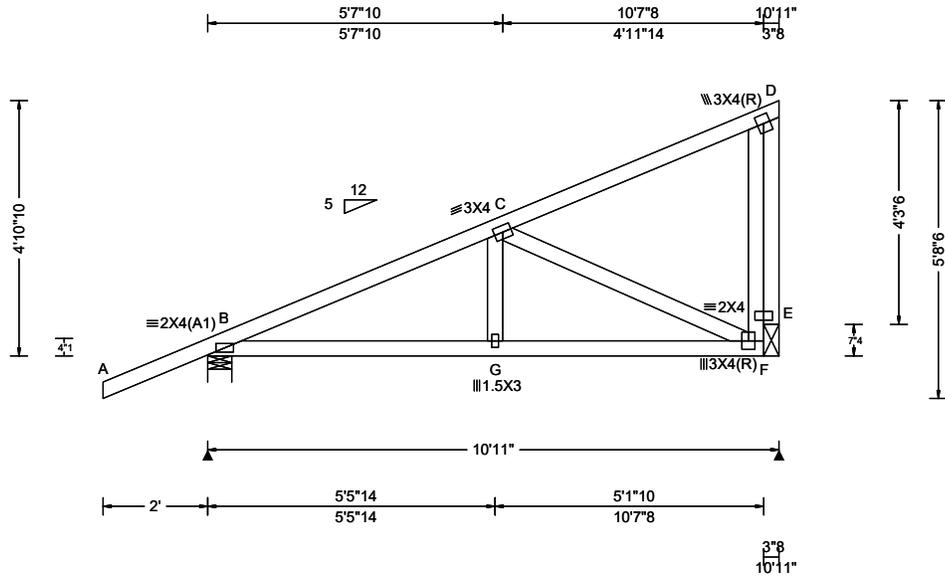
APPROVED

SEQN: 44181 / T56 / SPEC
 FROM: Ply: 1 Qty: 10
 Wgt: 64.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A10**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.012 G 999 240 VERT(CL): 0.025 G 999 240 HORZ(LL): 0.004 F - - HORZ(TL): 0.008 F - - Creep Factor: 2.0 Max TC CSI: 0.235 Max BC CSI: 0.242 Max Web CSI: 0.289 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)					
Loc	Gravity			Non-Gravity	
	R+	/R-	/Rh	/Rw	/U /RL
B	590	/-	/-	/352	/- /132
E	427	/-	/-	/260	/28 /-
Wind reactions based on MWFRS B Brg Wid = 5.5 Min Req = 1.5 (Truss) E Brg Wid = 3.5 Min Req = 1.5 (Support) Bearings B & E are a rigid surface.					
Maximum Top Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.		Chords		Tens. Comp.
	A - B	51	0	C - D	27 -93
B - C	83	-635			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Rt Bearing Leg: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Right end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)			
Chords	Tens.Comp.		Chords
	Tens. Comp.	Chords	
B - G	535	-244	G - F
			531 -247
Maximum Web Forces Per Ply (lbs)			
Webs	Tens.Comp.		Webs
	Tens. Comp.	Chords	
G - C	236	0	E - F
			281 -84
C - F	255	-559	D - E
			664 -712

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building
 safety information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary
 CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly
 ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10.
 Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to
 A-Z for standard plate positions.
 ion of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the
 rformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page
 wind, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this
 y structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

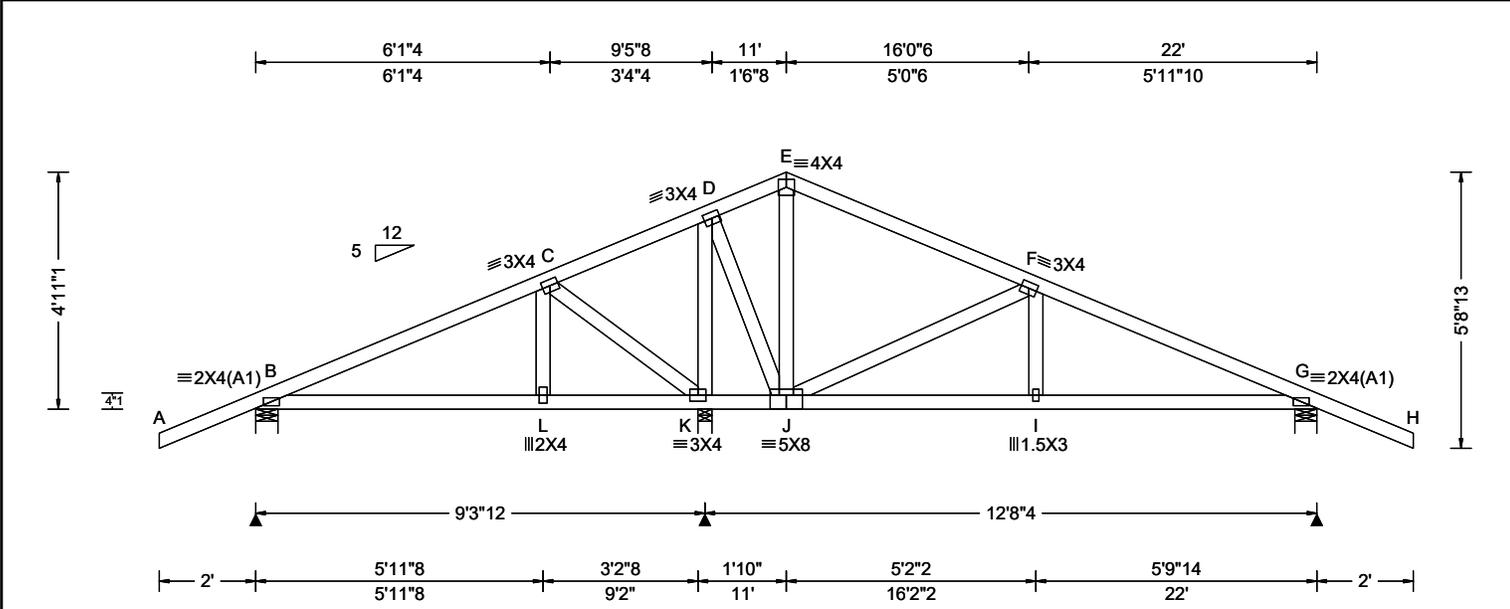


SEQN: 44183 / T67 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 119.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A12**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.012 I 999 240
 VERT(CL): 0.025 I 999 240
 HORZ(LL): 0.004 G - -
 HORZ(TL): 0.008 G - -

Creep Factor: 2.0
 Max TC CSI: 0.291
 Max BC CSI: 0.241
 Max Web CSI: 0.324
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	516	-	-	-	/65	-
K	1457	-	-	-	/124	-
G	572	-	-	-	/62	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 K Brg Wid = 3.5 Min Req = 1.5 (Truss)
 G Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B, K, & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
A - B	51	-13	E - F	147	-31
B - C	37	-409	F - G	30	-569
C - D	406	-41	G - H	51	-13
D - E	140	-26			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)

TC: From	62 plf at -2.00 to	62 plf at 6.02
TC: From	31 plf at 6.02 to	31 plf at 8.65
TC: From	62 plf at 8.65 to	62 plf at 24.00
BC: From	4 plf at -2.00 to	4 plf at 0.00
BC: From	20 plf at 0.00 to	20 plf at 6.02
BC: From	10 plf at 6.02 to	10 plf at 8.65
BC: From	20 plf at 8.65 to	20 plf at 22.00
BC: From	4 plf at 22.00 to	4 plf at 24.00
BC:	367 lb Conc. Load at	6.02
BC:	180 lb Conc. Load at	8.65

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
B - L	319	-16	J - I	467	-13
L - K	303	-16	I - G	471	-11
K - J	30	-317			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.		Webs	Tens. Comp.	
L - C	476	0	E - J	78	-294
C - K	63	-763	J - F	32	-577
K - D	59	-751	F - I	234	0
D - J	631	-40			

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**

****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org

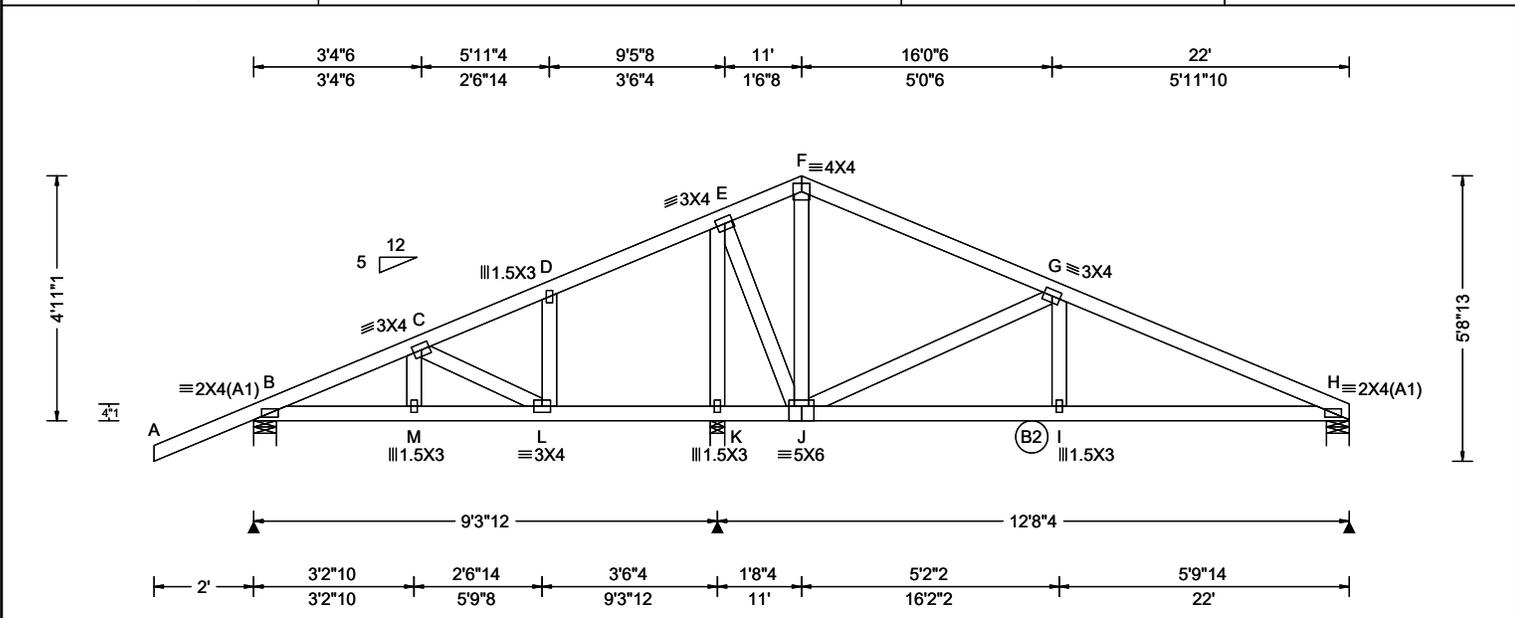


SEQN: 44186 / T70 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 117.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A13**



Loading Criteria (psf)

TCLL: 20.00
 TCDL: 10.00
 BCLL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.172 D 639 240
 VERT(CL): 0.348 D 316 240
 HORZ(LL): 0.072 D - -
 HORZ(TL): 0.145 D - -
 Creep Factor: 2.0
 Max TC CSI: 0.911
 Max BC CSI: 0.985
 Max Web CSI: 0.364
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	511	-	-	-	/69	-
K	1490	-	-	-	/122	-
H	450	-	-	-	/25	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 K Brg Wid = 3.5 Min Req = 1.5 (Truss)
 H Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B, K, & H are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	51 -13	E - F	93 -18
B - C	44 -612	F - G	200 -72
C - D	175 -10	G - H	46 -670
D - E	307 -23		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 B2 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 ----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 62 plf at -2.00 to 62 plf at 6.02
 TC: From 31 plf at 6.02 to 31 plf at 8.65
 TC: From 62 plf at 8.65 to 62 plf at 22.00
 BC: From 4 plf at -2.00 to 4 plf at 0.00
 BC: From 20 plf at 0.00 to 20 plf at 6.02
 BC: From 10 plf at 6.02 to 10 plf at 8.65
 BC: From 20 plf at 8.65 to 20 plf at 22.00
 BC: 367 lb Conc. Load at 6.02
 BC: 180 lb Conc. Load at 8.65

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - M	536 -31	K - J	6 -160
M - L	520 -32	J - I	566 -30
L - K	7 -175	I - H	571 -28

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
M - C	259 0	E - J	420 -190
C - L	45 -714	F - J	58 -124
L - D	293 0	J - G	47 -649
K - E	54 -667	G - I	247 0

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building
 safety information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary
 CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly
 ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10.
 Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to
 A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the
 performance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page
 wind, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this
 structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

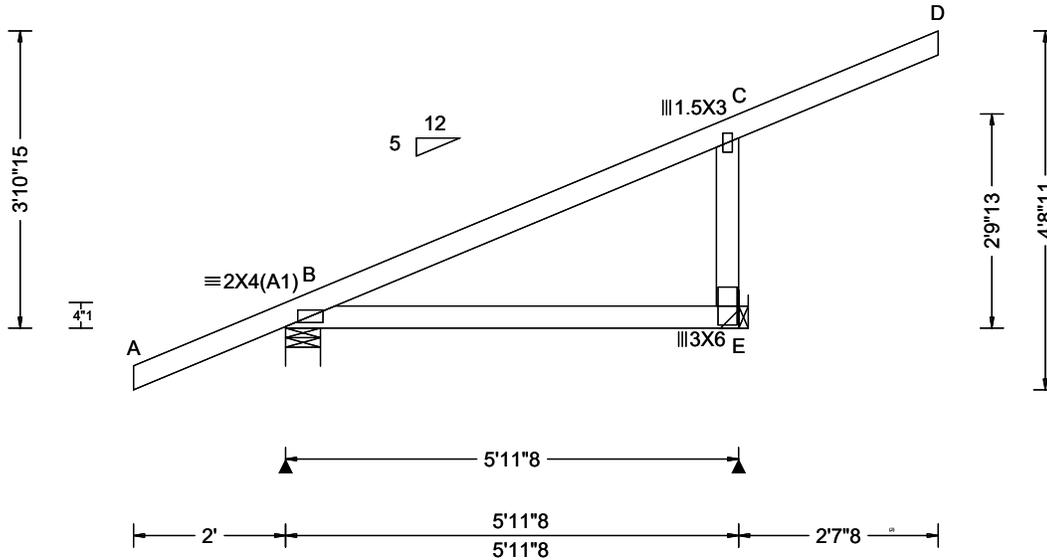


SEQN: 44188 / T68 / MONO
 FROM: Ply: 1 Qty: 4
 Wgt: 29.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A14**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.71 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: h/2 to h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): NA
 VERT(CL): NA
 HORZ(LL): 0.003 B - -
 HORZ(TL): 0.008 B - -
 Creep Factor: 2.0
 Max TC CSI: 0.412
 Max BC CSI: 0.234
 Max Web CSI: 0.232
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
B	368	-	-	/224	-	/107
E	424	-	-	/218	/65	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 E Brg Wid = - Min Req = -
 Bearing B is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	51	0	-67
B - C	73	-172	

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Hangers / Ties
 (J) Hanger Support Required, by others

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Right end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.
B - E	13 0

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.
C - E	320 -369

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page, which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



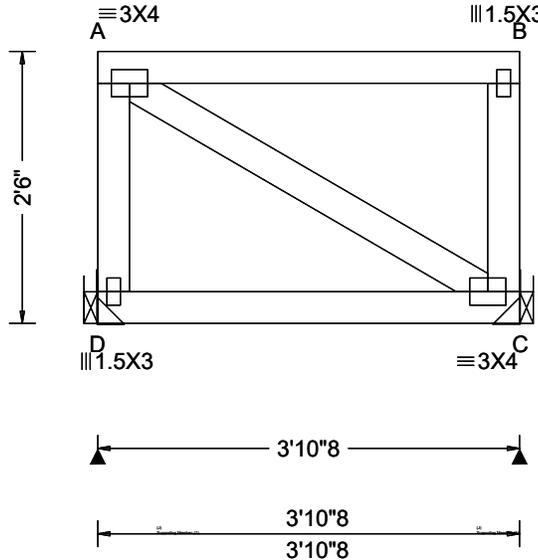
APPROVED

SEQN: 44190 / T69 / FLAT
 FROM: Ply: 1 Qty: 4
 Wgt: 22.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A15**



Loading Criteria (psf)	
TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria	
Wind Std:	ASCE 7-16
Speed:	110 mph
Enclosure:	Closed
Risk Category:	II
EXP:	C Kzt: NA
Mean Height:	20.50 ft
TCDL:	6.0 psf
BCDL:	6.0 psf
MWFRS Parallel Dist:	0 to h/2
C&C Dist a:	3.00 ft
Loc. from endwall:	Any
GCpi:	0.18
Wind Duration:	1.25

Snow Criteria (Pg, Pf in PSF)					
Pg:	NA	Ct:	NA	CAT:	NA
Pf:	NA	Ce:	NA		
Lu:	NA	Cs:	NA		
Snow Duration:	NA				
Building Code:					
CBC 2022 Res					
TPI Std:	2014				
Rep Fac:	Varies by Ld Case				
FT/RT:	20(0)/10(0)				
Plate Type(s):					
WAVE					

Defl/CSI Criteria			
PP Deflection in loc L/defl L/#			
VERT(LL):	0.000 B	999	240
HORZ(LL):	-0.000 B	-	-
HORZ(TL):	0.000 B	-	-
Creep Factor:	2.0		
Max TC CSI:	0.214		
Max BC CSI:	0.884		
Max Web CSI:	0.164		
Mfg Specified Camber:			
VIEW Ver:	22.02.01.1115.14		

▲ Maximum Reactions (lbs)						
Gravity			Non-Gravity			
Loc	R+	/R-	/Rh	/Rw	/U	/RL
D	367	/-	/-	/-	/45	/-
C	367	/-	/-	/-	/45	/-
Wind reactions based on MWFRS						
D	Brg Wid = -		Min Req = -			
C	Brg Wid = -		Min Req = -			
Maximum Top Chord Forces Per Ply (lbs)						
Chords Tens.Comp.						
A - B	3	-22				

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 60 plf at 0.00 to 60 plf at 3.88
 BC: From 20 plf at 0.00 to 20 plf at 3.88
 BC: 424 lb Conc. Load at 1.94

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Purlins
 The TC of this truss shall be braced with attached spans at 24" oc in lieu of structural sheathing.

Wind
 Wind loads and reactions based on MWFRS.
 End verticals not exposed to wind pressure.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 Truss must be installed as shown with top chord up.

▲ Maximum Bot Chord Forces Per Ply (lbs)					
Chords Tens.Comp.					
D - C	22	-3			
Maximum Web Forces Per Ply (lbs)					
Webs Tens.Comp. Webs Tens. Comp.					
A - D	36	-116	B - C	36	-116
A - C	0	0			

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly braced ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



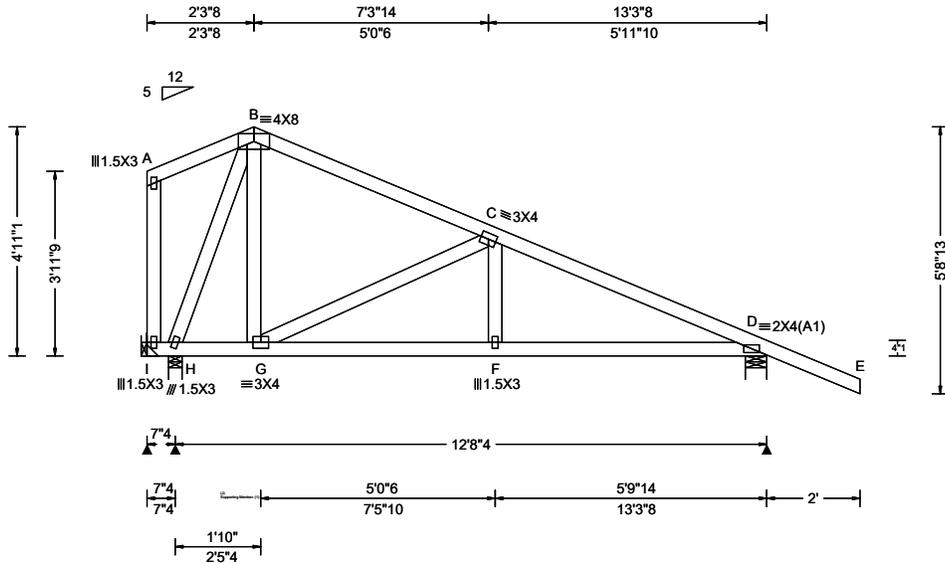
APPROVED

SEQN: 44192 / T59 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 78.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A16**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: h/2 to h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.016 F 999 240
 VERT(CL): 0.031 F 999 240
 HORZ(LL): 0.008 B - -
 HORZ(TL): 0.015 B - -
 Creep Factor: 2.0
 Max TC CSI: 0.268
 Max BC CSI: 0.251
 Max Web CSI: 0.325
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
I	50	-18	-	/17	/18	/109
H	523	-	-	/305	-	-
D	668	-	-	/387	/4	-

Wind reactions based on MWFRS
 I Brg Wid = - Min Req = -
 H Brg Wid = 3.5 Min Req = 1.5 (Truss)
 D Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings H & D are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	32	-28	C - D	106	-809
B - C	63	-260	D - E	51	0

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.
 Left end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
I - H	179	-53	G - F	689	-1
H - G	163	0	F - D	693	0

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - I	53	-72	G - C	165	-579
H - B	94	-472	C - F	228	0
B - G	340	-24			

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



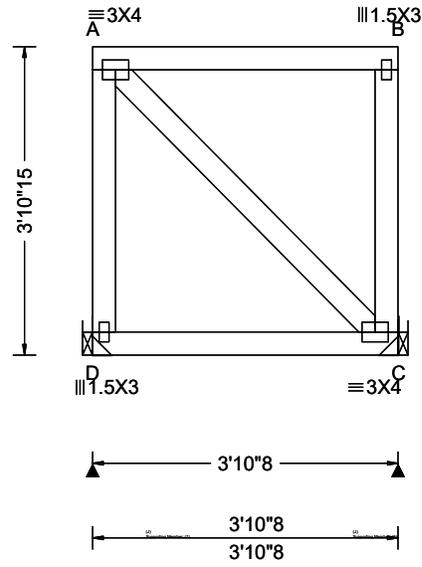
APPROVED

SEQN: 44194 / T66 / FLAT
 FROM: Ply: 1 Qty: 2
 Wgt: 29.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A17**



Loading Criteria (psf)

TCLL: 20.00
 TCDD: 10.00
 BCLL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 21.91 ft
 TCDD: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.000 B 999 240
 HORZ(LL): -0.000 B - -
 HORZ(TL): 0.001 B - -
 Creep Factor: 2.0
 Max TC CSI: 0.216
 Max BC CSI: 0.127
 Max Web CSI: 0.059
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
D	180	/-	/-	/-	/25	/-
C	180	/-	/-	/-	/25	/-

Wind reactions based on MWFRS
 D Brg Wid = - Min Req = -
 C Brg Wid = - Min Req = -

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
A - B	1	-5

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 60 plf at 0.00 to 60 plf at 3.88
 BC: From 20 plf at 0.00 to 20 plf at 3.88
 BC: 50 lb Conc. Load at 1.94

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Purlins
 The TC of this truss shall be braced with attached spans at 24" oc in lieu of structural sheathing.

Wind
 Wind loads and reactions based on MWFRS.
 End verticals not exposed to wind pressure.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 Truss must be installed as shown with top chord up.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
D - C	5	-1

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - D	39	-116	B - C	39	-116
A - C	0	0			

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



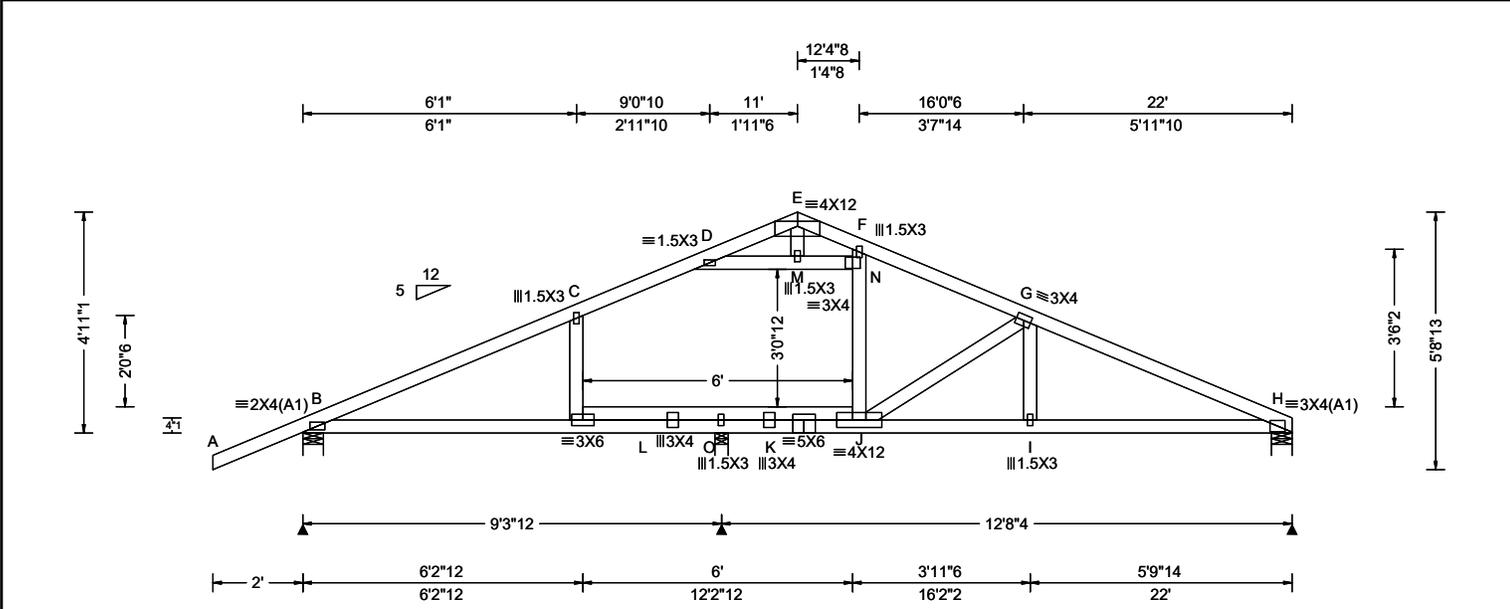
APPROVED

SEQN: 44196 / T64 / COMN
 FROM: Ply: 1 Qty: 8
 Wgt: 112.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A18**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: h/2 to h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.084 L 999 240
 VERT(CL): 0.259 L 424 240
 HORZ(LL): 0.034 C - -
 HORZ(TL): 0.107 C - -

Creep Factor: 2.0
 Max TC CSI: 0.407
 Max BC CSI: 0.860
 Max Web CSI: 0.899
 Mfg Specified Camber:

VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	717	-	-	/337	/21	/88
O	909	-	-	/393	-	-
H	693	-	-	/337	/4	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 O Brg Wid = 3.5 Min Req = 1.5 (Truss)
 H Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B, O, & H are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	51 0	E - F	94 -484
B - C	100 -798	F - G	140 -748
C - D	148 -752	G - H	150 -1275
D - E	92 -526		

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - L	675 -33	J - I	1121 -86
K - J	141 -831	I - H	1127 -84
K - J	1337 -169		

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
C - L	116 -278	J - G	93 -604
D - M	108 -487	N - J	138 -58
E - M	178 -23	N - F	79 -60
M - N	108 -484	G - I	229 0

Lumber

Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.
 BC attic loading: LL = 1.00 psf; DL = 10.00 psf; from 6-2-12 to 12-2-12.
 Truss designed for unbalanced load using 999.90/999.90 windward/leeward factors.

Purlins

Collar-tie braced with continuous lateral bracing at 24" oc. or rigid ceiling.

Wind

Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary sheathing and bracing to the truss. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly braced ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.
 Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

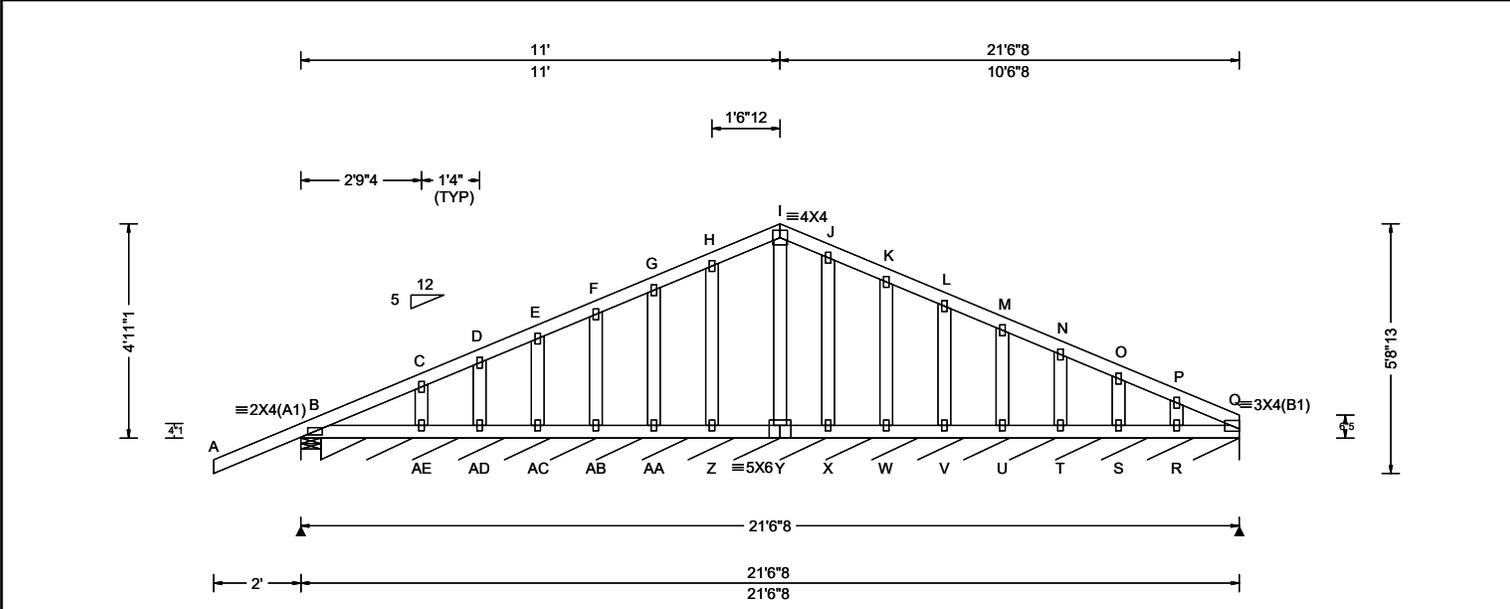


SEQN: 44214 / T10 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 130.2 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A19**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCCL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: h to 2h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg, Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT: 20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): -0.002 B 999 240
 VERT(CL): -0.004 B 999 240
 HORZ(LL): 0.003 N - -
 HORZ(TL): 0.003 N - -
 Creep Factor: 2.0
 Max TC CSI: 0.513
 Max BC CSI: 0.096
 Max Web CSI: 0.069
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *=PLF

Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
B	571	-	-	/317	/212	/172
Q*	135	-	-	/61	/26	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Q Brg Wid = 252 Min Req = -
 Bearings B & B are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	98 0	I - J	207 -32
B - C	99 -125	J - K	172 -34
C - D	106 -102	K - L	132 -35
D - E	107 -89	L - M	94 -39
E - F	113 -77	M - N	62 -42
F - G	118 -65	N - O	33 -47
G - H	155 -53	O - P	25 -54
H - I	201 -44	P - Q	28 -88

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B -AE	96 -30	X - W	104 -32
AE-AD	97 -30	W - V	102 -30
AD-AC	99 -31	V - U	101 -29
AC-AB	101 -31	U - T	99 -27
AB-AA	102 -32	T - S	97 -26
AA- Z	104 -32	S - R	95 -23
Z - Y	105 -33	R - Q	89 -19
Y - X	105 -33		

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.	Gables	Tens. Comp.
C -AE	67 -162	X - J	83 -196
D -AD	82 -182	W - K	88 -192
E -AC	69 -179	V - L	70 -185
F -AB	70 -184	U - M	70 -181
G -AA	77 -182	T - N	70 -177
H - Z	105 -238	S - O	69 -173
I - Y	0 -183	R - P	90 -174

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**

****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing to the truss. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



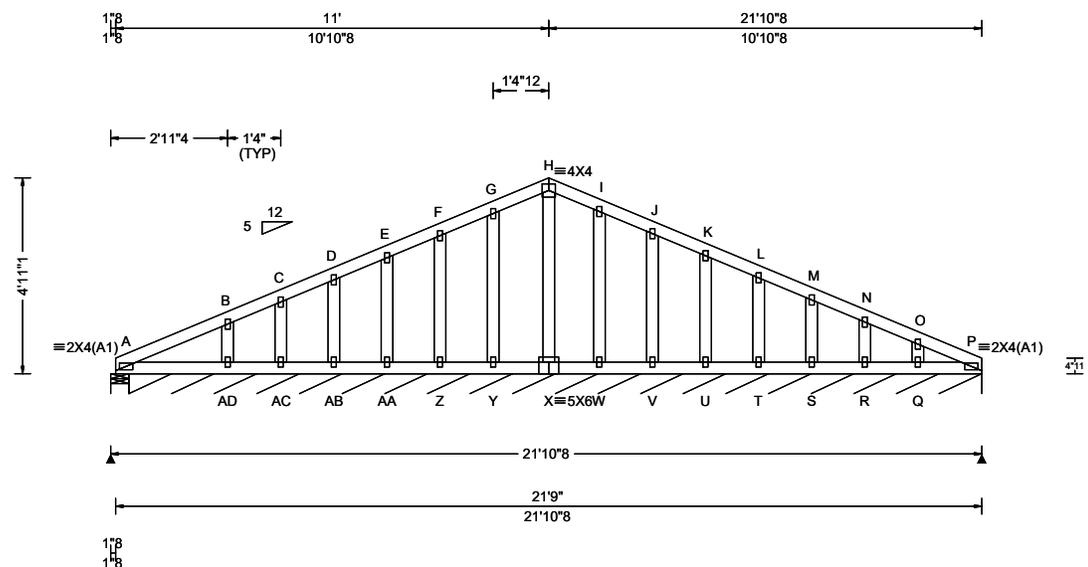
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44212 / T13 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 126.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A20**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.65 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: h to 2h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.002 A 999 240
 VERT(CL): 0.003 A 999 240
 HORZ(LL): 0.002 N - -
 HORZ(TL): 0.003 N - -
 Creep Factor: 2.0
 Max TC CSI: 0.112
 Max BC CSI: 0.075
 Max Web CSI: 0.066
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A	194	-	-	/104	/8	/139
P*	140	-	-	/62	/29	-

Wind reactions based on MWFRS
 A Brg Wid = 5.5 Min Req = 1.5 (Truss)
 P Brg Wid = 257 Min Req = -
 Bearings A & A are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	92 -126	I - J	178 -58
B - C	80 -104	J - K	139 -60
C - D	88 -90	K - L	101 -64
D - E	104 -78	L - M	65 -68
E - F	142 -66	M - N	33 -73
F - G	181 -57	N - O	24 -80
G - H	223 -66	O - P	28 -80
H - I	220 -62		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A -AD	83 -34	W - V	94 -34
AD-AC	89 -34	V - U	93 -33
AC-AB	90 -34	U - T	91 -32
AB-AA	92 -34	T - S	90 -31
AA -Z	93 -34	S - R	88 -29
Z - Y	94 -34	R - Q	85 -27
Y - X	95 -34	Q - P	79 -22
X - W	95 -34		

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.	Gables	Tens. Comp.
B -AD	125 -288	W - I	91 -209
C -AC	55 -142	V - J	85 -189
D -AB	72 -183	U - K	70 -184
E -AA	70 -184	T - L	70 -181
F - Z	82 -186	S - M	70 -177
G - Y	97 -221	R - N	69 -172
H - X	0 -156	Q - O	84 -171

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**

****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly braced ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



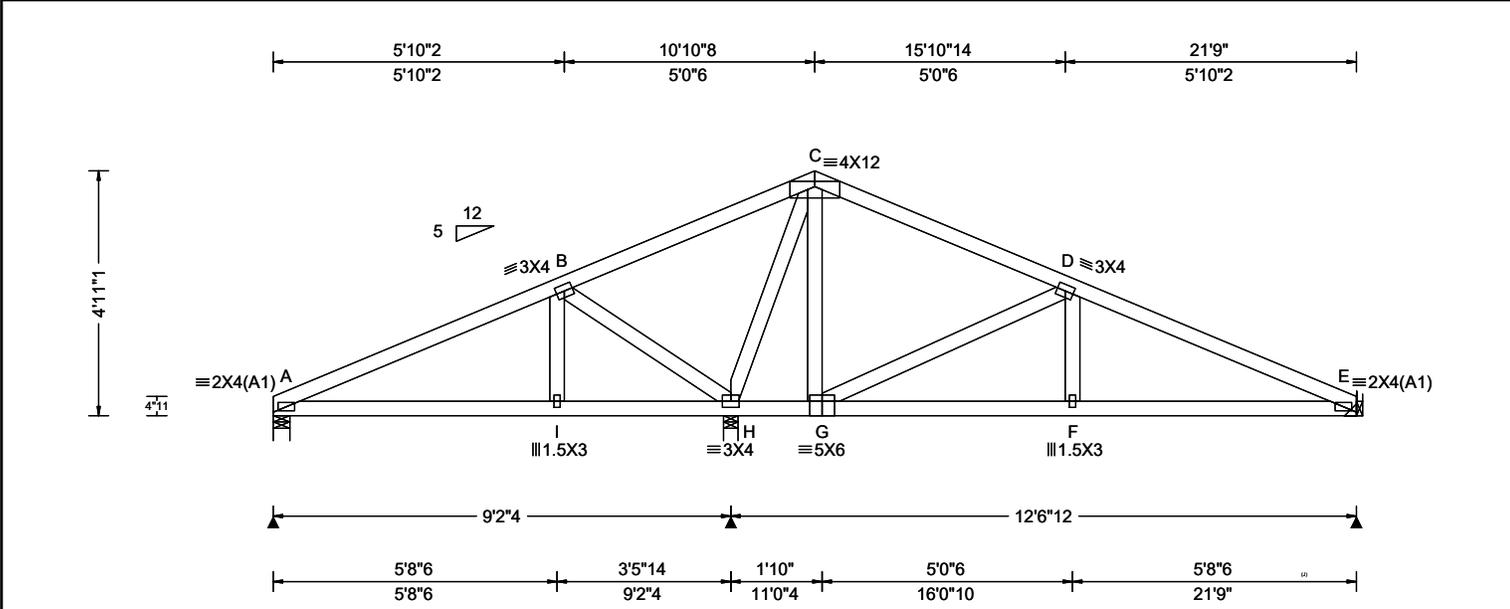
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44198 / T2 / COMM
 FROM: Ply: 1 Qty: 12
 Wgt: 105.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A21**



Loading Criteria (psf)

TCLL: 20.00
 TCCL: 10.00
 BCLL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.65 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: h to 2h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.012 F 999 240
 VERT(CL): 0.025 F 999 240
 HORZ(LL): 0.004 E - -
 HORZ(TL): 0.009 E - -
 Creep Factor: 2.0
 Max TC CSI: 0.352
 Max BC CSI: 0.243
 Max Web CSI: 0.349
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A	312	-	-	/161	-	/70
H	1058	-	-	/549	-	-
E	454	-	-	/258	-	-

Wind reactions based on MWFRS
 A Brg Wid = 4.0 Min Req = 1.5 (Truss)
 H Brg Wid = 3.5 Min Req = 1.5 (Truss)
 E Brg Wid = - Min Req = -
 Bearings A & H are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	55 -333	C - D	66 -102
B - C	331 0	D - E	97 -685

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - I	261 -41	G - F	579 -41
I - H	257 -43	F - E	584 -39
H - G	74 -32		

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
I - B	213 0	C - G	340 -11
B - H	123 -554	G - D	128 -622
H - C	71 -729	D - F	235 0

Lumber

Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



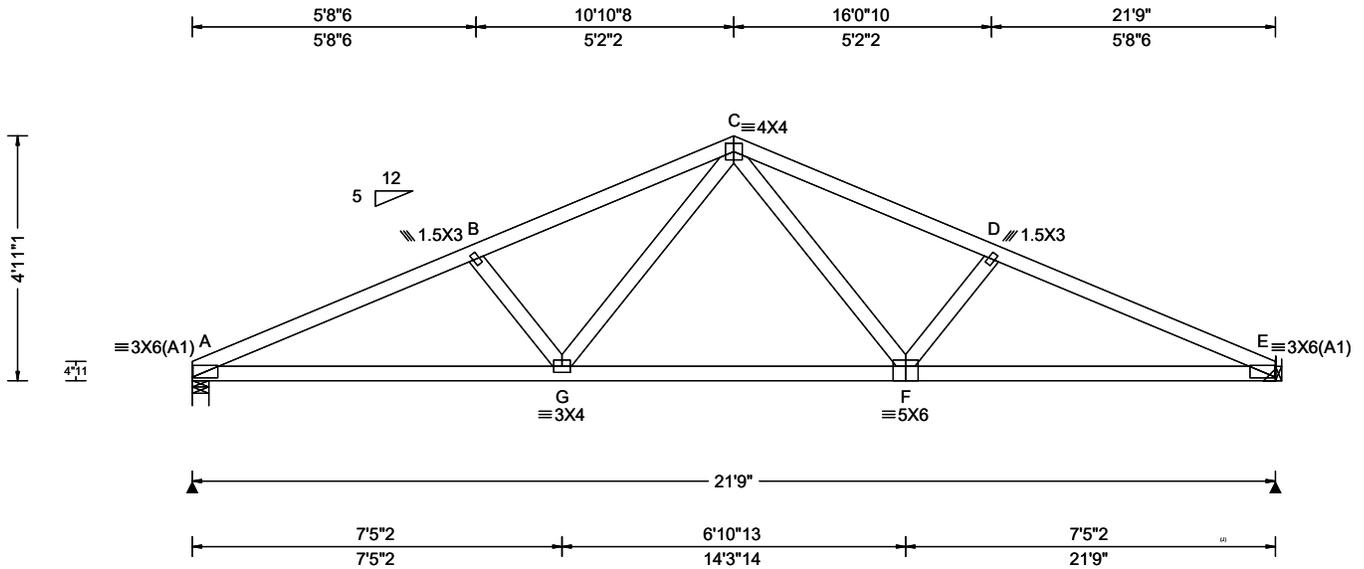
APPROVED

SEQN: 44254 / T11 / COMN
 FROM: Ply: 1 Qty: 14
 Wgt: 92.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A21A**



Loading Criteria (psf)
TCLL: 20.00
TCDL: 10.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 40.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.25
Spacing: 24.0 "

Wind Criteria
Wind Std: ASCE 7-16
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: C Kzt: NA
Mean Height: 20.65 ft
TCDL: 6.0 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
Loc. from endwall: not in 9.00 ft
GCpi: 0.18
Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)
Pg: NA Ct: NA CAT: NA
Pf: NA Ce: NA
Lu: NA Cs: NA
Snow Duration: NA
Building Code: CBC 2022 Res
TPI Std: 2014
Rep Fac: Yes
FT/RT:20(0)/10(0)
Plate Type(s): WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.054 F 999 240
VERT(CL): 0.110 F 999 240
HORZ(LL): 0.019 E - -
HORZ(TL): 0.040 E - -
Creep Factor: 2.0
Max TC CSI: 0.252
Max BC CSI: 0.454
Max Web CSI: 0.210
Mfg Specified Camber:
VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)							
Loc	Gravity			Non-Gravity			
	R+	/R-	/Rh	/Rw	/U	/RL	
A	889	/-	/-	/469	/61	/70	
E	887	/-	/-	/468	/61	/-	
Wind reactions based on MWFRS							
A Brg Wid = 4.0 Min Req = 1.5 (Truss)							
E Brg Wid = - Min Req = -							
Bearing A is a rigid surface.							
Maximum Top Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - B	226	-1702	C - D	222	-1508		
B - C	221	-1505	D - E	227	-1705		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Hangers / Ties
 (J) Hanger Support Required, by others

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - G	1517	-165	F - E	1521	-158		
G - F	1036	-66					

Maximum Web Forces Per Ply (lbs)							
Webs		Tens.Comp.		Webs		Tens. Comp.	
B - G	137	-331	C - F	518	-32		
G - C	514	-30	F - D	137	-334		

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page, when used, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

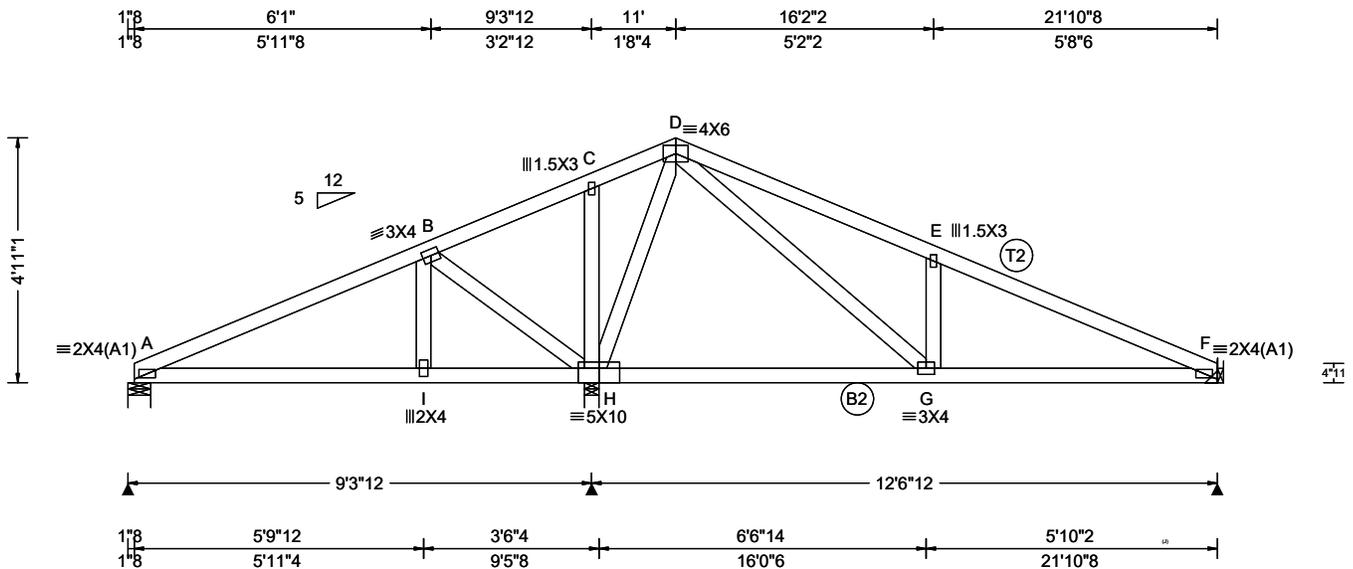


SEQN: 44200 / T77 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 103.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A22**



Loading Criteria (psf)

TCLL: 20.00
 TCDL: 10.00
 BCLL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.65 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.013 E 999 240
 VERT(CL): 0.028 E 999 240
 HORZ(LL): 0.004 A - -
 HORZ(TL): 0.008 A - -
 Creep Factor: 2.0
 Max TC CSI: 0.341
 Max BC CSI: 0.301
 Max Web CSI: 0.307
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A	383	-	-	-	/31	-
H	1466	-	-	-	/135	-
F	406	-	-	-	/27	-

Wind reactions based on MWFRS
 A Brg Wid = 5.5 Min Req = 1.5 (Truss)
 H Brg Wid = 3.5 Min Req = 1.6 (Truss)
 F Brg Wid = - Min Req = -
 Bearings A & H are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	59 -486	D - E	45 -568
B - C	388 -43	E - F	48 -576
C - D	396 -45		

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - I	395 -38	H - G	6 -124
I - H	378 -37	G - F	486 -30

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
I - B	490 -15	H - D	88 -686
B - H	93 -805	D - G	756 -38
C - H	26 -88	G - E	106 -376

Lumber
 Top chord: 2x4 DF-L #1&Bet.(g);
 T2 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 B2 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)

TC: From 62 plf at 0.00 to 62 plf at 5.90
 TC: From 31 plf at 5.90 to 31 plf at 8.52
 TC: From 62 plf at 8.52 to 62 plf at 21.75
 BC: From 20 plf at 0.00 to 20 plf at 5.90
 BC: From 10 plf at 5.90 to 10 plf at 9.33
 BC: From 20 plf at 9.33 to 20 plf at 21.75
 BC: 367 lb Conc. Load at 5.90
 BC: 182 lb Conc. Load at 8.52

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

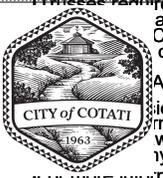
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



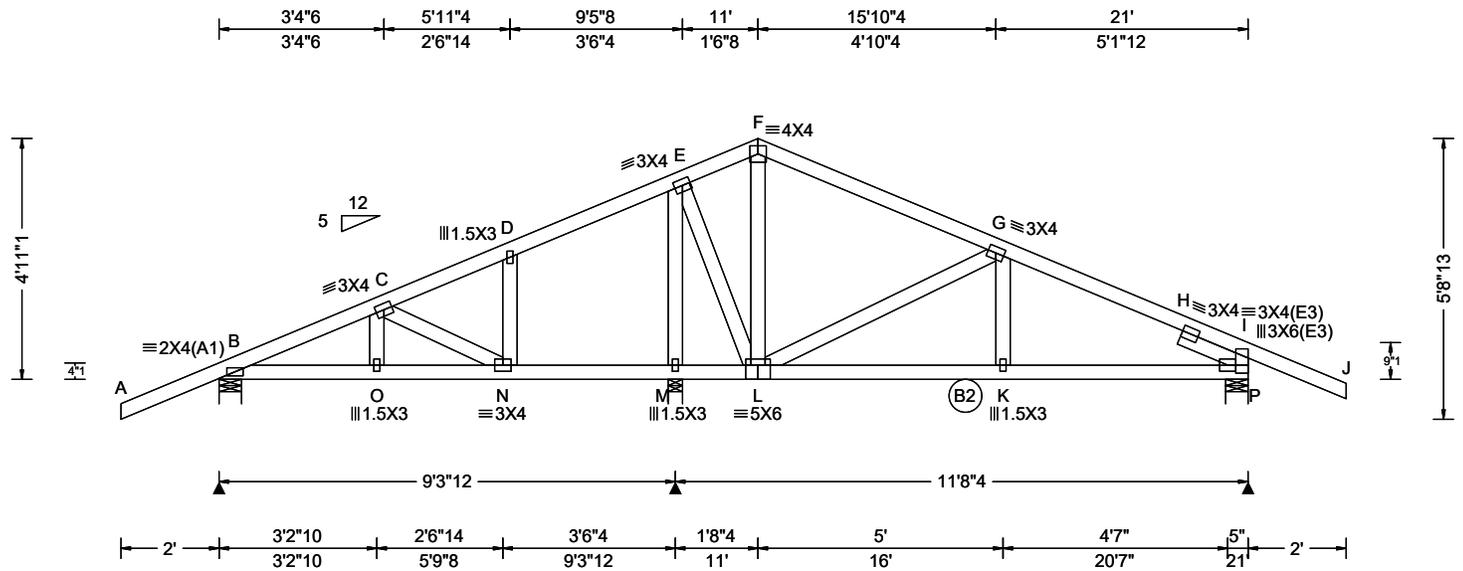
APPROVED

SEQN: 44202 / T73 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 117.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A23**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg, Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT: 20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.175 D 629 240
 VERT(CL): 0.348 D 315 240
 HORZ(LL): 0.073 D - -
 HORZ(TL): 0.145 D - -

Creep Factor: 2.0
 Max TC CSI: 0.907
 Max BC CSI: 0.983
 Max Web CSI: 0.270
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	515	-	-	-	771	-
M	1431	-	-	-	1113	-
P	517	-	-	-	61	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 M Brg Wid = 3.5 Min Req = 1.5 (Truss)
 P Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B, M, & P are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	51	-13	F - G	213	-25
B - C	49	-621	G - H	25	-441
C - D	110	-9	H - I	53	-496
D - E	274	-18	I - J	43	-11
E - F	105	-9			

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - O	544	-35	M - L	1	-130
O - N	528	-36	L - K	367	-16
N - M	2	-144	K - I	372	-15

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
O - C	258	0	E - L	195	-208
C - N	44	-712	F - L	55	-82
N - D	293	0	L - G	28	-504
M - E	48	-610	G - K	217	0

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 B2 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.500'

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)

TC: From	62 plf at	-2.00 to	62 plf at	6.02
TC: From	31 plf at	6.02 to	31 plf at	8.65
TC: From	62 plf at	8.65 to	62 plf at	23.00
BC: From	4 plf at	-2.00 to	4 plf at	0.00
BC: From	20 plf at	0.00 to	20 plf at	6.02
BC: From	10 plf at	6.02 to	10 plf at	8.65
BC: From	20 plf at	8.65 to	20 plf at	21.00
BC: From	4 plf at	21.00 to	4 plf at	23.00
BC:	367 lb Conc. Load	at	6.02	
BC:	182 lb Conc. Load	at	8.65	

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

PLAN REVIEW ACCEPTANCE BY PHILLIPS SEABROOK ASSOCIATES APPLIES ONLY TO PLAN SHEETS WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



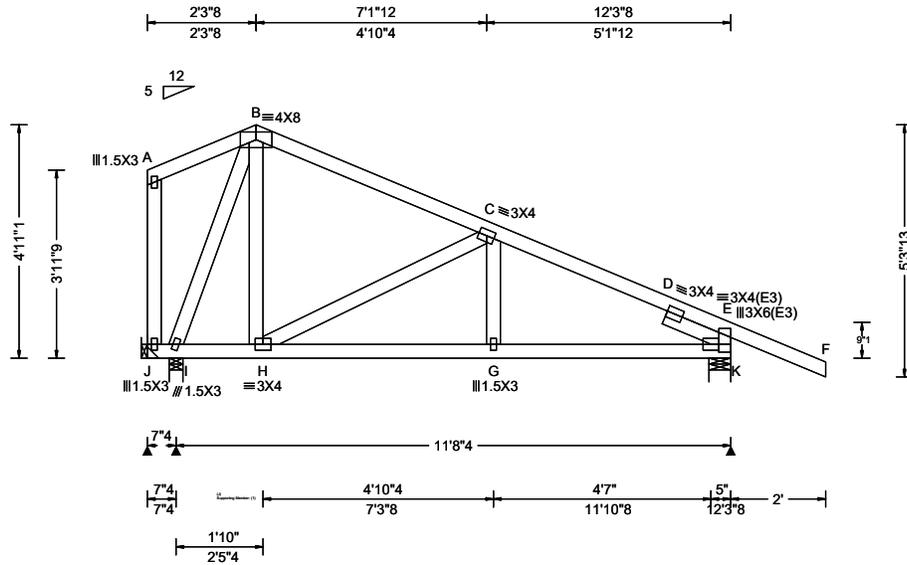
APPROVED

SEQN: 44204 / T72 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 78.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A24**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.42 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: > 2h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg, Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT: 20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.012 G 999 240
 VERT(CL): 0.024 G 999 240
 HORZ(LL): 0.006 B - -
 HORZ(TL): 0.013 D - -
 Creep Factor: 2.0
 Max TC CSI: 0.272
 Max BC CSI: 0.213
 Max Web CSI: 0.250
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
J	54	-10	-	120	18	90
I	479	-	-	1282	-	-
K	621	-	-	1358	-	-

Wind reactions based on MWFRS
 J Brg Wid = - Min Req = -
 I Brg Wid = 3.5 Min Req = 1.5 (Truss)
 K Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings I & K are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
A - B	34	-28	D - E	128	-698
B - C	66	-242	E - F	43	0
C - D	107	-663			

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
J - I	166	-51	H - G	569	-7
I - H	151	0	G - E	574	-6

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.		Webs	Tens. Comp.	
A - J	56	-72	H - C	159	-467
I - B	98	-437	C - G	202	0
B - H	308	-27			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.500'

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Left end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



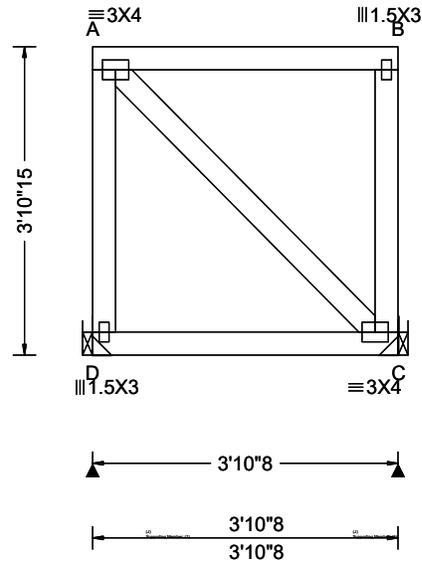
APPROVED

SEQN: 44206 / T75 / FLAT
 FROM: Ply: 1 Qty: 2
 Wgt: 29.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A25**



Loading Criteria (psf)

TCLL: 20.00
 TCDD: 10.00
 BCLL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 21.91 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.000 B 999 240
 HORZ(LL): -0.000 B - -
 HORZ(TL): 0.001 B - -
 Creep Factor: 2.0
 Max TC CSI: 0.216
 Max BC CSI: 0.132
 Max Web CSI: 0.059
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
D	182	-	-	-	/24	-
C	182	-	-	-	/24	-

Wind reactions based on MWFRS
 D Brg Wid = - Min Req = -
 C Brg Wid = - Min Req = -

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
A - B	1	-5

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
D - C	5	-1

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - D	39	-116	B - C	39	-116
A - C	0	0			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #1&Bet.(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 60 plf at 0.00 to 60 plf at 3.88
 BC: From 20 plf at 0.00 to 20 plf at 3.88
 BC: 54 lb Conc. Load at 1.94

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Purlins
 The TC of this truss shall be braced with attached spans at 24" oc in lieu of structural sheathing.

Wind
 Wind loads and reactions based on MWFRS.
 End verticals not exposed to wind pressure.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 Truss must be installed as shown with top chord up.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing to the truss. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this truss structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



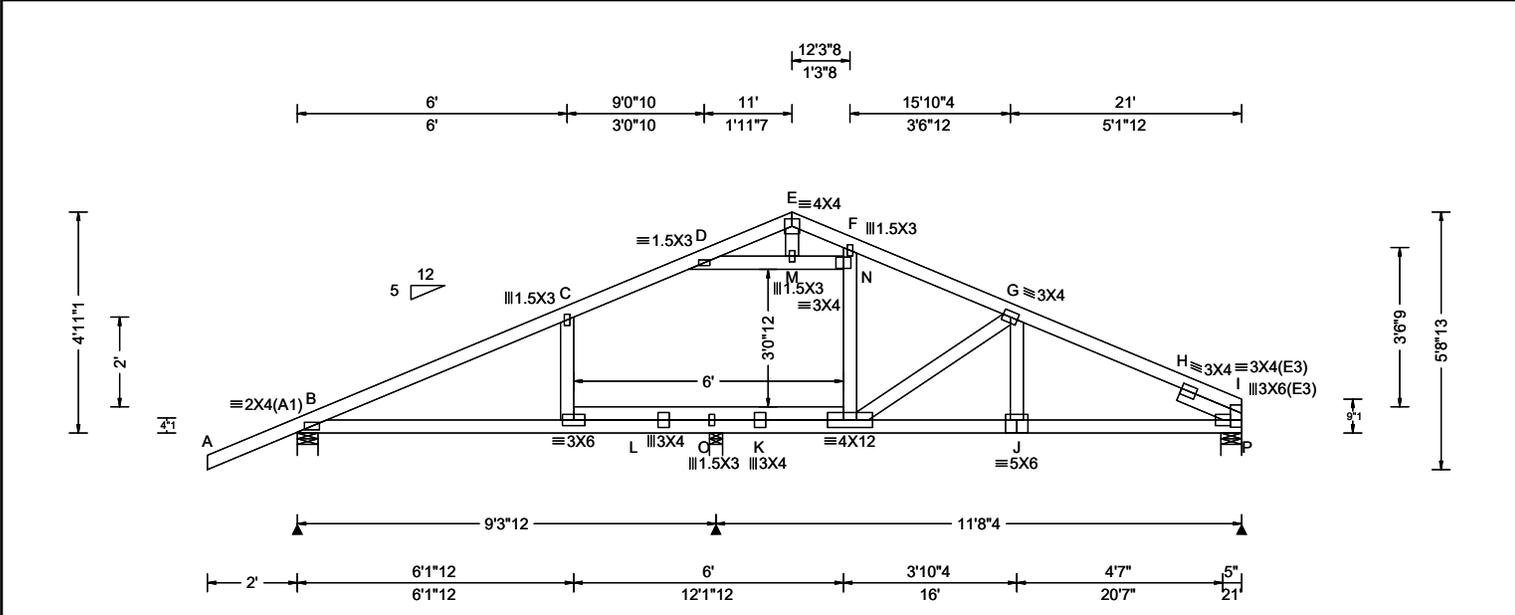
APPROVED

SEQN: 44208 / T71 / SPEC
 FROM: Ply: 1 Qty: 10
 Wgt: 107.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A26**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: h to 2h
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 9.00 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.091 L 999 240
 VERT(CL): 0.275 L 400 240
 HORZ(LL): 0.037 C - -
 HORZ(TL): 0.114 C - -
 Creep Factor: 2.0
 Max TC CSI: 0.448
 Max BC CSI: 0.834
 Max Web CSI: 0.990
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	703	-	-	/330	/1	/85
O	892	-	-	/389	-	-
P	647	-	-	/308	-	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 O Brg Wid = 3.5 Min Req = 1.5 (Truss)
 P Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B, O, & P are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	51 0	E - F	92 -435
B - C	98 -750	F - G	138 -691
C - D	147 -705	G - H	137 -1057
D - E	98 -463	H - I	165 -1096

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - L	631 -45	J - I	937 -83
K - J	932 -84		

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
C - L	118 -274	M - N	112 -488
D - M	113 -491	N - K	84 -99
K - G	78 -436	N - F	48 -101
E - M	173 -24	G - J	189 0

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.500'

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 BC attic loading: LL = 1.00 psf, DL = 10.00 psf, from 6-1-12 to 12-1-12.
 Truss designed for unbalanced load using 999.90/999.90 windward/leeward factors.

Purlins
 Collar-tie braced with continuous lateral bracing at 24" oc. or rigid ceiling.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



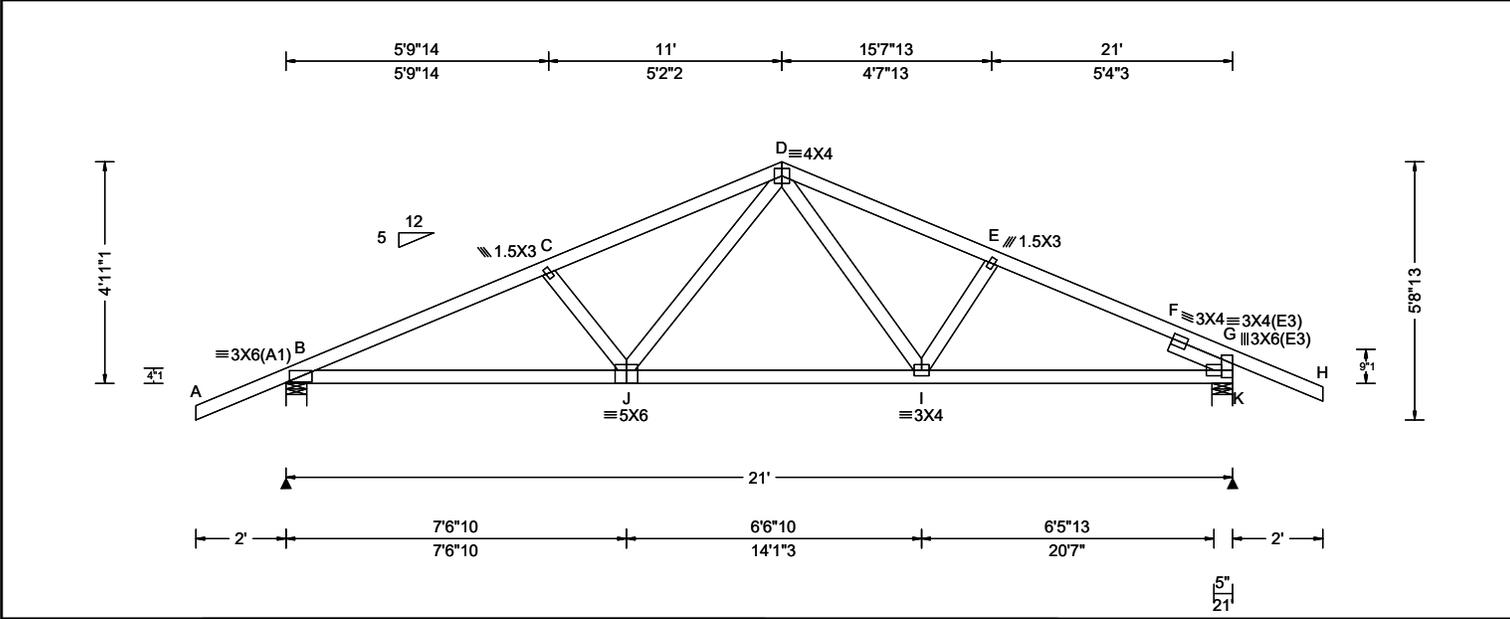
APPROVED

SEQN: 44273 / T12 / COMN
 FROM: Ply: 1 Qty: 4
 Wgt: 100.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **A27**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg, Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 20.21 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: h to 2h C&C Dist a: 3.00 ft Loc. from endwall: not in 9.00 ft GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Yes FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.051 J 999 360 VERT(CL): 0.101 J 999 360 HORZ(LL): 0.018 G - - HORZ(TL): 0.036 G - - Creep Factor: 2.0 Max TC CSI: 0.277 Max BC CSI: 0.443 Max Web CSI: 0.201 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)							
Gravity			Non-Gravity				
Loc	R+	/ R-	/ Rh	/ Rw	/ U	/ RL	
B	996	-	-	/548	-	/102	
K	983	-	-	/533	-	-	
Wind reactions based on MWFRS							
B	Brg Wid = 5.5		Min Req = 1.5 (Truss)				
K	Brg Wid = 5.5		Min Req = 1.5 (Truss)				
Bearings B & K are a rigid surface.							
Maximum Top Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - B	51	0	E - F	187	-	1419	
B - C	204	-1595	F - G	206	-	1488	
C - D	199	-1399	G - H	43	-	0	
D - E	194	-1291					

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.50'

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)					
Chords		Tens.Comp.			
B - J	1416	-109	I - G	1254	-95
J - I	946	-21			
Maximum Web Forces Per Ply (lbs)					
Webs		Tens.Comp.			
C - J	133	-323	D - I	386	-21
J - D	495	-28	I - E	118	-238

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary sheathing and bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



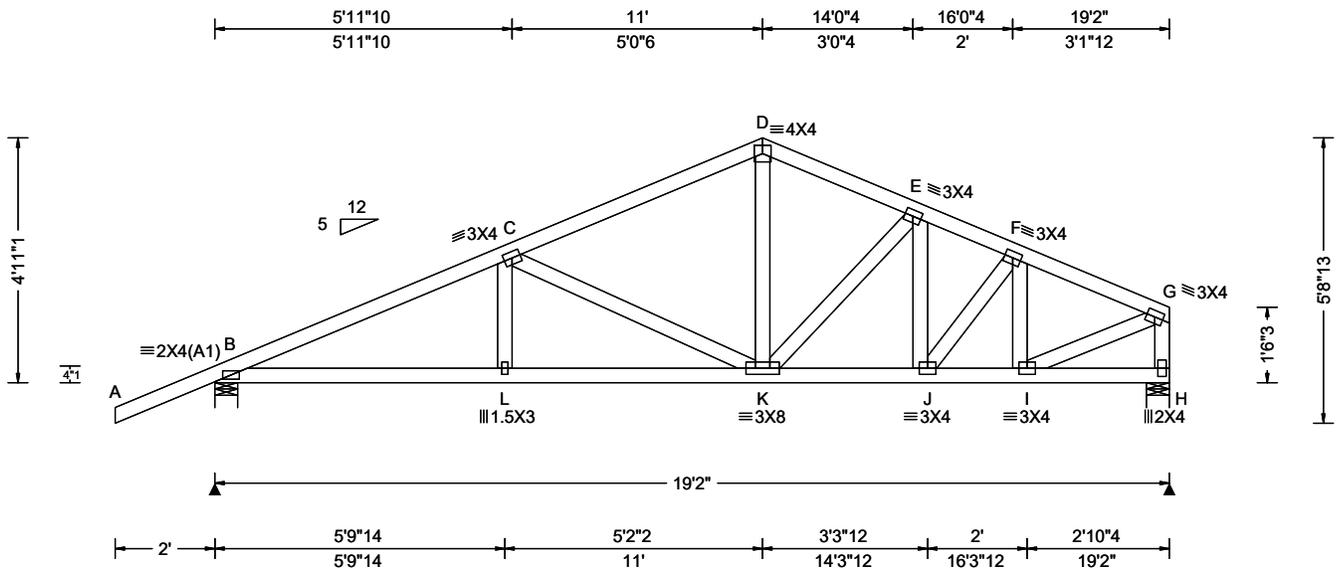
APPROVED

SEQN: 44275 / T22 / COMN
 FROM: Ply: 2 Qty: 2
 Wgt: 224.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A28**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	0.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: not in 4.50 ft
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.025 C 999 360
 VERT(LR): 0.050 C 999 360
 HORZ(LL): 0.009 H - -
 HORZ(TL): 0.018 H - -

Creep Factor: 2.0
 Max TC CSI: 0.301
 Max BC CSI: 0.187
 Max Web CSI: 0.333
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	1076	-	-	/515	/93	/88
H	1666	-	-	/402	/109	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 H Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B & H are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
A - B	25	-6	D - E	93	-634
B - C	97	-902	E - F	88	-839
C - D	89	-652	F - G	66	-899

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Nailnote
 Nail Schedule: 0.128"x3", min. nails
 Top Chord: 1 Row @10.00" o.c.
 Bot Chord: 1 Row @12.00" o.c.
 Webs : 1 Row @ 4" o.c.
 Use equal spacing between rows and stagger nails in each row to avoid splitting.

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 62 plf at -2.00 to 62 plf at 14.17
 TC: From 92 plf at 14.17 to 102 plf at 19.17
 BC: From 4 plf at -2.00 to 4 plf at 0.00
 BC: From 20 plf at 0.00 to 20 plf at 19.17
 TC: 230 lb Conc. Load at 14.17
 TC: 300 lb Conc. Load at 16.17
 TC: 340 lb Conc. Load at 18.17

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
B - L	803	-86	J - I	796	-53
L - K	802	-87	I - H	14	-1
K - J	735	-49			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.		Webs	Tens. Comp.	
L - C	55	0	J - F	48	-94
C - K	55	-269	F - I	38	-301
D - K	340	-12	I - G	819	-53
K - E	25	-239	G - H	62	-816
E - J	97	-19			

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS.
 Wind loading based on both gable and hip roof types.

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this truss structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org

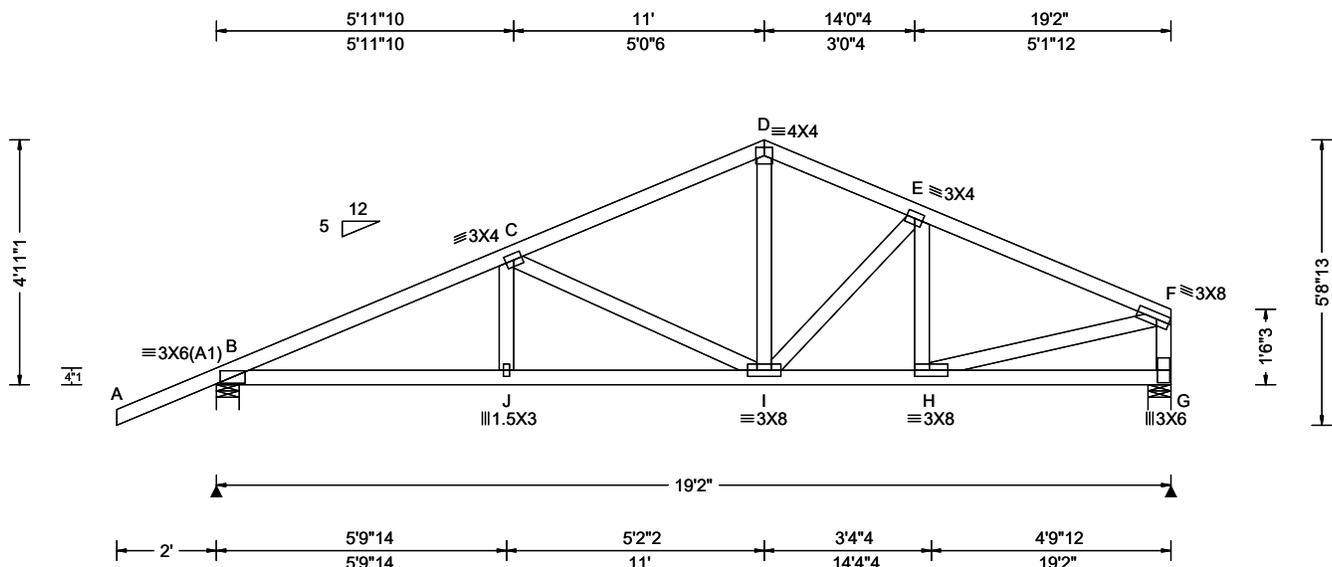


SEQN: 44280 / T4 / COMM
 FROM: Ply: 1 Qty: 4
 Wgt: 106.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **A29**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 20.21 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg, Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT: 20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.049 C 999 240
 VERT(CL): 0.098 C 999 240
 HORZ(LL): 0.015 G - -
 HORZ(TL): 0.031 G - -
 Creep Factor: 2.0
 Max TC CSI: 0.398
 Max BC CSI: 0.361
 Max Web CSI: 0.569
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
B	1051	-	-	/515	/93	/88
G	1111	-	-	/402	/76	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 G Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	51 -11	D - E	309 -1215
B - C	344 -1744	E - F	269 -1562
C - D	292 -1236		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 62 plf at -2.00 to 62 plf at 19.17
 BC: From 4 plf at -2.00 to 4 plf at 0.00
 BC: From 20 plf at 0.00 to 20 plf at 19.17
 TC: 465 lb Conc. Load at 14.17

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Right end vertical not exposed to wind pressure.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - J	1551 -318	I - H	1410 -204
J - I	1548 -320	H - G	32 -9

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
J - C	222 0	E - H	105 -264
C - I	178 -542	H - F	1401 -193
D - I	680 -93	F - G	208 -1064
I - E	94 -484		

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.
 Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

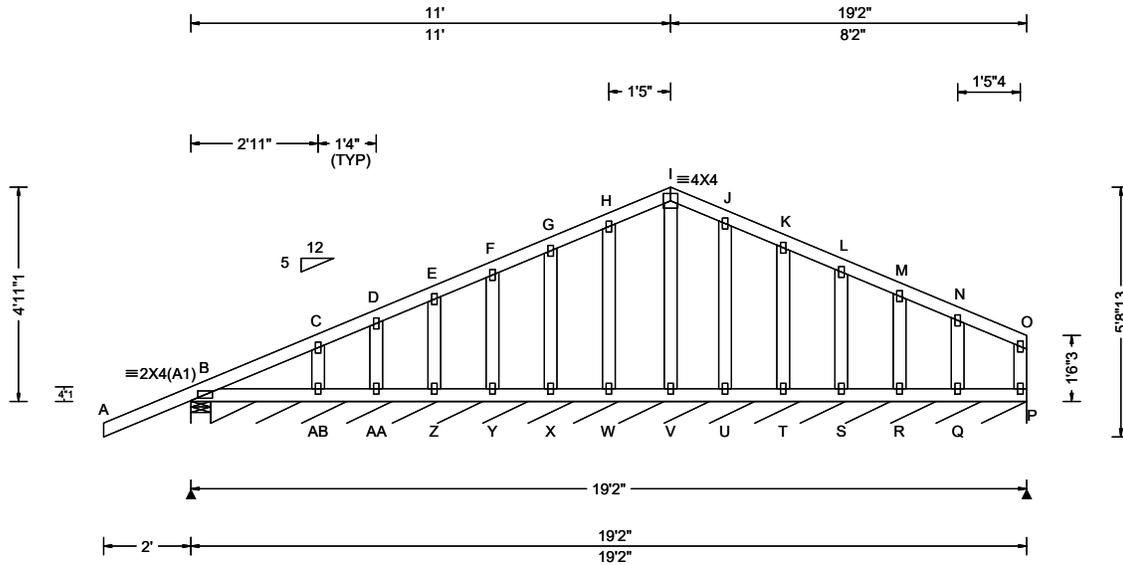


SEQN: 44260 / T17 / GABL
FROM: Ply: 1 Qty: 2
Wgt: 121.8 lbs

Job Number: 23.204z
COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
06/12/2023

Truss Label: **A30**



Loading Criteria (psf)
TCLL: 20.00
TCDD: 10.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 40.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.25
Spacing: 24.0"

Wind Criteria
Wind Std: ASCE 7-16
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: C Kzt: NA
Mean Height: 20.21 ft
TCDD: 6.0 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
Loc. from endwall: Any
GCpi: 0.18
Wind Duration: 1.25

Snow Criteria (Pg, Pf in PSF)
Pg: NA Ct: NA CAT: NA
Pf: NA Ce: NA
Lu: NA Cs: NA
Snow Duration: NA
Building Code: CBC 2022 Res
TPI Std: 2014
Rep Fac: Varies by Ld Case
FT/RT: 20(0)/10(0)
Plate Type(s): WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): -0.002 B 999 240
VERT(LR): -0.004 B 999 240
HORZ(LL): 0.002 O - -
HORZ(LR): 0.003 O - -
Creep Factor: 2.0
Max TC CSI: 0.513
Max BC CSI: 0.088
Max Web CSI: 0.091
Mfg Specified Camber:
VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF					
Gravity			Non-Gravity		
Loc	R+	/R-	/Rh	/Rw	/U /RL
B	577	-	-	/312	/117 /176
P*	134	-	-	/60	/21 -

Wind reactions based on MWFRS
B Brg Wid = 5.5 Min Req = 1.5 (Truss)
P Brg Wid = 224 Min Req = -
Bearings B & B are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.	Chords	Tens. Comp.		
A - B	98	-11	H - I	312	-55
B - C	115	-138	I - J	307	-45
C - D	120	-114	J - K	240	-37
D - E	121	-101	K - L	179	-77
E - F	160	-89	L - M	130	-26
F - G	208	-77	M - N	83	-32
G - H	258	-65	N - O	44	-35

Lumber
Top chord: 2x4 DF-L #2(g);
Bot chord: 2x4 DF-L #2(g);
Webs: 2x4 DF-L Standard(g);

Special Loads
----- (Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
TC: From 62 plf at -2.00 to 62 plf at 19.17
BC: From 4 plf at -2.00 to 4 plf at 0.00
BC: From 20 plf at 0.00 to 20 plf at 19.17
TC: 465 lb Conc. Load at 14.17

Additional Notes
Lumber shall be dried to a maximum moisture content of 19% prior to installation.
See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.	Chords	Tens. Comp.		
B - AB	20	-7	V - U	15	-18
AB-AA	11	-9	U - T	13	-15
AA-Z	8	-12	T - S	11	-12
Z - Y	10	-13	S - R	9	-9
Y - X	12	-15	R - Q	7	-5
X - W	14	-16	Q - P	3	0
W - V	15	-18			

Plating Notes
Connectors in green lumber (g) designed using NDS/TPI reduction factors.
All plates are 1.5X3 except as noted.

Loading
Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
Bottom chord checked for 10.00 psf non-concurrent live load.
Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Maximum Gable Forces Per Ply (lbs)					
Gables	Tens.Comp.	Gables	Tens. Comp.		
C - AB	105	-181	U - J	145	-209
D - AA	103	-178	T - K	133	-385
E - Z	96	-180	S - L	97	-293
F - Y	96	-184	R - M	93	-176
G - X	125	-186	Q - N	117	-209
H - W	159	-224	O - P	39	-86
I - V	22	-184			

Wind
Wind loads based on MWFRS with additional C&C member design.
Right end vertical not exposed to wind pressure.
Wind loading based on both gable and hip roof types.

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCE) for safety practices prior to performing these functions. Installers shall provide temporary bracing to the truss. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.
The City of Cotati Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this truss structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCE: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

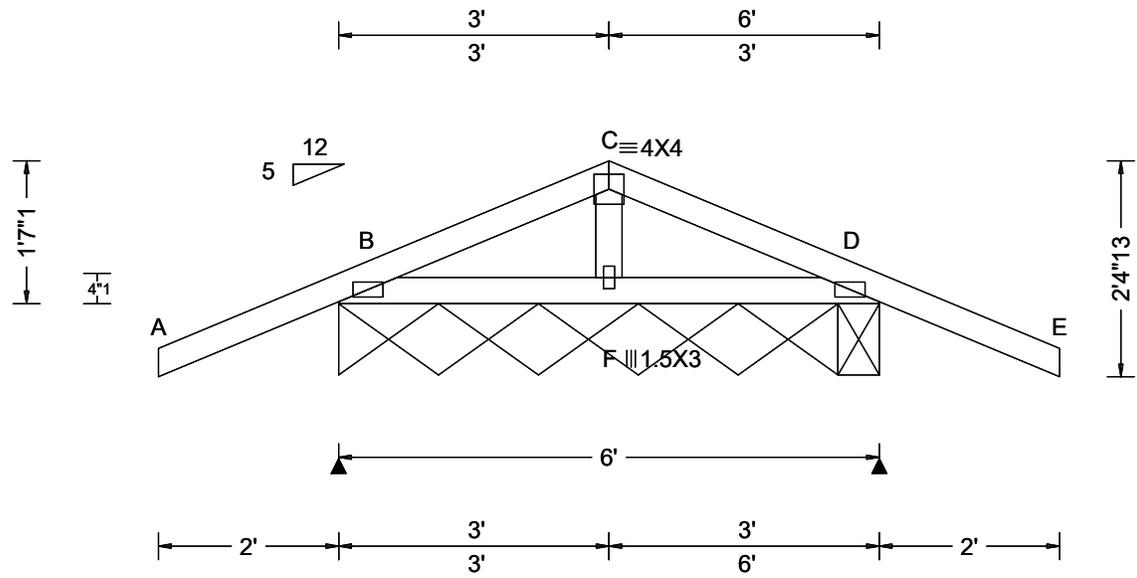
APPROVED

SEQN: 44218 / T26 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 26.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **C1**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#

VERT(LL):	0.003	B	999	240
VERT(CL):	-0.003	B	999	240
HORZ(LL):	0.002	B	-	-
HORZ(TL):	0.002	B	-	-

Creep Factor: 2.0
 Max TC CSI: 0.610
 Max BC CSI: 0.130
 Max Web CSI: 0.016
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *=PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B*	146	/-	/-	/86	/85	/17
D	544	/-	/-	/346	/411	/-

Wind reactions based on MWFRS
 B Brg Wid = 66.5 Min Req = -
 D Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B & D are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	98	0	
B - C	158	-57	
C - D		158	-68
D - E		98	0

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 2X4(A1) except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11515ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
B - F	288	-109	
F - D		288	-109

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.
C - F	207 -299

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.
 Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page wind, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

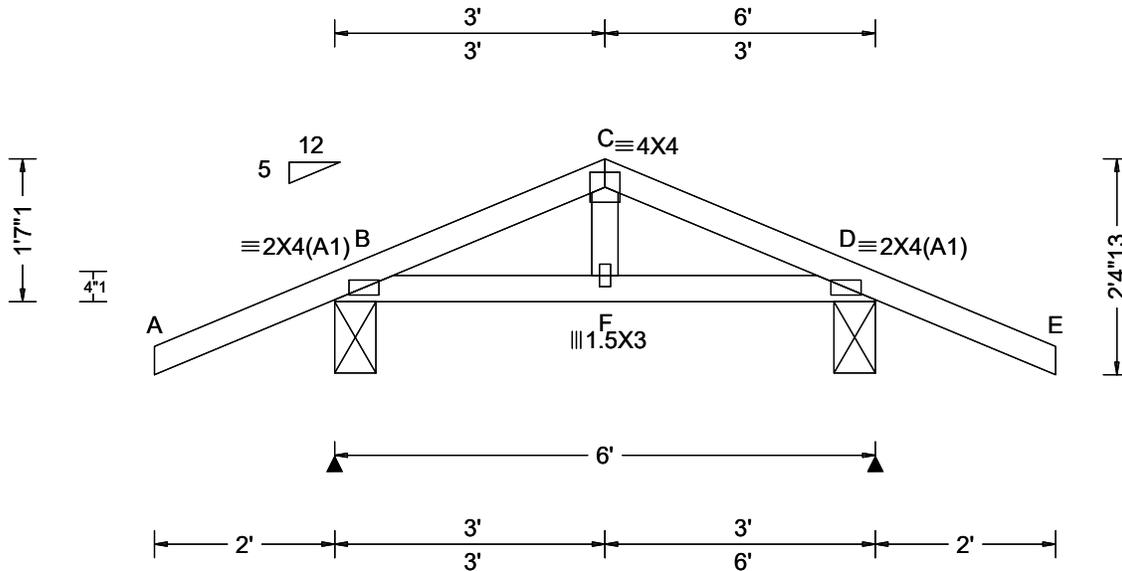
APPROVED

SEQN: 44220 / T24 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 26.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **C2**



Loading Criteria (psf)

TCLL: 20.00
 TCDL: 10.00
 BCCL: 0.00
 BCDL: 10.00
 Des Ld: 40.00
 NCBCLL: 10.00
 Soffit: 2.00
 Load Duration: 1.25
 Spacing: 24.0 "

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 15.00 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Yes
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.002 F 999 240
 VERT(CL): 0.004 F 999 240
 HORZ(LL): 0.001 D - -
 HORZ(TL): 0.002 D - -
 Creep Factor: 2.0
 Max TC CSI: 0.305
 Max BC CSI: 0.079
 Max Web CSI: 0.039
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
B	377	-	-	/232	/15	/48
D	377	-	-	/232	/15	-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 D Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings B & D are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
A - B	51	0	C - D	45	-186
B - C	45	-186	D - E	51	0

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.		Chords	Tens. Comp.	
B - F	160	-8	F - D	160	-8

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	
C - F	95	0

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**

****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org



APPROVED

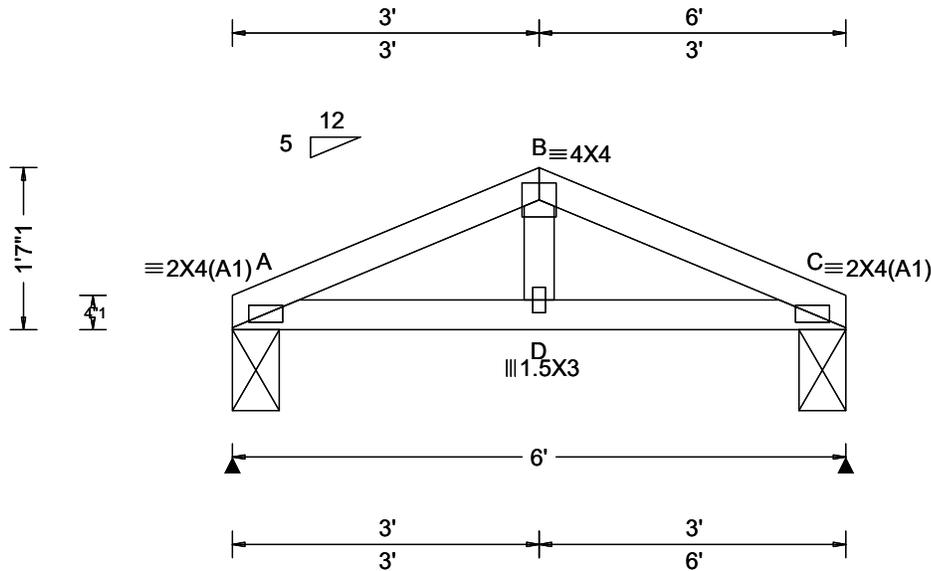
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44222 / T29 / COMN
 FROM: Ply: 1 Qty: 4
 Wgt: 21.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: C3



Loading Criteria (psf)
TCLL: 20.00
TCDL: 10.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 40.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.25
Spacing: 24.0"

Wind Criteria
Wind Std: ASCE 7-16
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: C Kzt: NA
Mean Height: 15.00 ft
TCDL: 6.0 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
Loc. from endwall: not in 4.50 ft
GCpi: 0.18
Wind Duration: 1.25

Snow Criteria (Pg, Pf in PSF)
Pg: NA Ct: NA CAT: NA
Pf: NA Ce: NA
Lu: NA Cs: NA
Snow Duration: NA
Building Code: CBC 2022 Res
TPI Std: 2014
Rep Fac: Yes
FT/RT: 20(0)/10(0)
Plate Type(s): WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.003 D 999 240
VERT(CL): 0.005 D 999 240
HORZ(LL): 0.001 C - -
HORZ(TL): 0.002 C - -
Creep Factor: 2.0
Max TC CSI: 0.064
Max BC CSI: 0.084
Max Web CSI: 0.048
Mfg Specified Camber:
VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)							
Gravity			Non-Gravity				
Loc	R+	/R-	/Rh	/Rw	/U	/RL	
A	245	/-	/-	/133	/-	/20	
C	245	/-	/-	/133	/-	/-	
Wind reactions based on MWFRS							
A Brg Wid = 5.5 Min Req = 1.5 (Truss)							
C Brg Wid = 5.5 Min Req = 1.5 (Truss)							
Bearings A & C are a rigid surface.							
Maximum Top Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - B	150	-339	B - C	149	-339		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.

Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.

Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)					
Chords		Tens.Comp.			
Chords	Tens. Comp.	Chords	Tens. Comp.		
A - D	290	-102	D - C	290	-102

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.
B - D	118 0

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



APPROVED

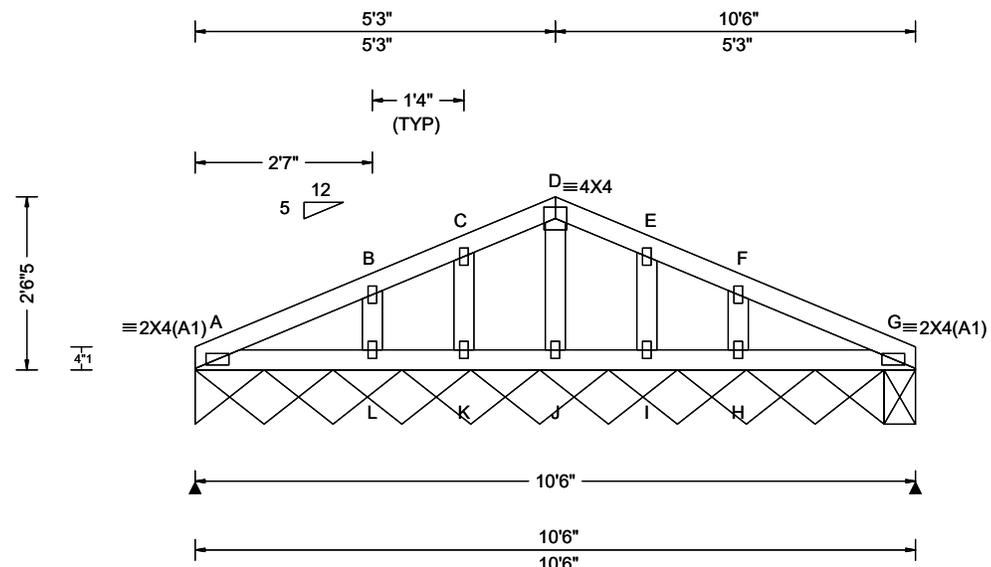
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44224 / T23 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 44.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **D1**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.43 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#

VERT(LL):	0.002	A	999	240
VERT(CL):	0.003	A	999	240
HORZ(LL):	0.001	G	-	-
HORZ(TL):	0.002	A	-	-

Creep Factor: 2.0
 Max TC CSI: 0.090
 Max BC CSI: 0.072
 Max Web CSI: 0.072
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *=PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A*	129	/-	/-	/59	/37	/7
G	181	/-	/-	/91	/41	/-

Wind reactions based on MWFRS
 A Brg Wid = 120 Min Req = -
 G Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings A & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	45 -90	D - E	188 -75
B - C	126 -81	E - F	122 -81
C - D	190 -75	F - G	36 -90

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - L	50 -10	J - I	63 -10
L - K	58 -10	I - H	58 -9
K - J	63 -10	H - G	50 -4

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.	Gables	Tens. Comp.
B - L	226 -256	I - E	156 -173
C - K	156 -173	H - F	226 -256
D - J	0 -133		

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building safety information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



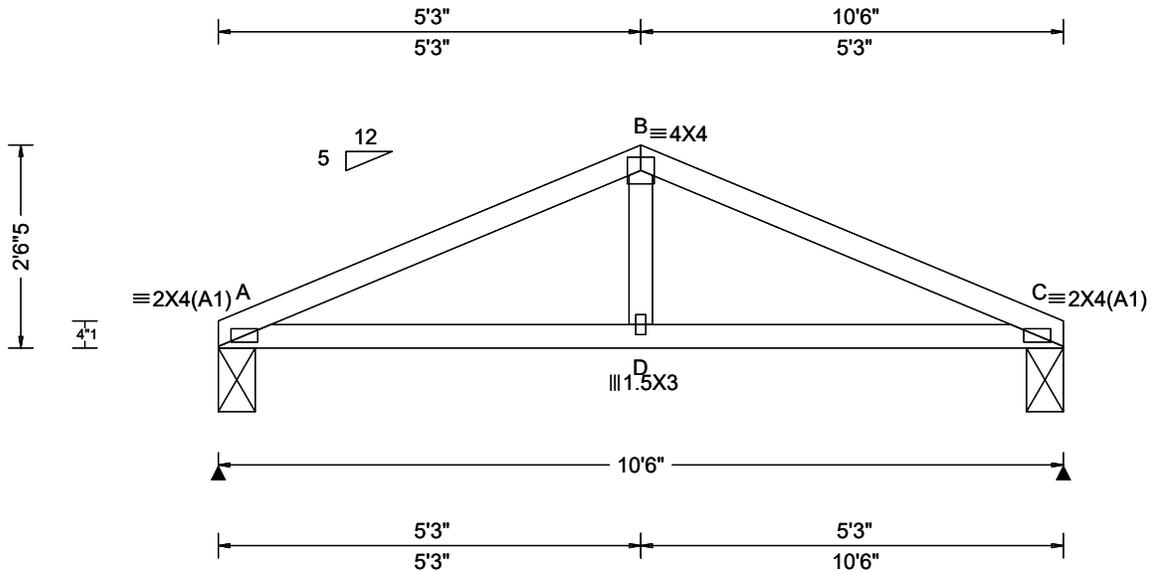
APPROVED

SEQN: 44226 / T21 / COMN
 FROM: Ply: 1 Qty: 6
 Wgt: 36.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **D2**



Loading Criteria (psf)	
TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria	
Wind Std:	ASCE 7-16
Speed:	110 mph
Enclosure:	Closed
Risk Category:	II
EXP:	C Kzt: NA
Mean Height:	19.43 ft
TCDL:	6.0 psf
BCDL:	6.0 psf
MWFRS Parallel Dist:	0 to h/2
C&C Dist a:	3.00 ft
Loc. from endwall:	Any
GCpi:	0.18
Wind Duration:	1.25

Snow Criteria (Pg, Pf in PSF)					
Pg:	NA	Ct:	NA	CAT:	NA
Pf:	NA	Ce:	NA		
Lu:	NA	Cs:	NA		
Snow Duration:	NA				
Building Code:					
CBC 2022 Res					
TPI Std:	2014				
Rep Fac:	Yes				
FT/RT:	20(0)/10(0)				
Plate Type(s):					
WAVE					

Defl/CSI Criteria	
PP Deflection in loc L/defl L/#	
VERT(LL):	0.009 D 999 240
VERT(CL):	0.018 D 999 240
HORZ(LL):	0.004 C - -
HORZ(TL):	0.008 A - -
Creep Factor:	2.0
Max TC CSI:	0.227
Max BC CSI:	0.271
Max Web CSI:	0.093
Mfg Specified Camber:	
VIEW Ver:	22.02.01.1115.14

▲ Maximum Reactions (lbs)							
Gravity			Non-Gravity				
Loc	R+	/R-	/Rh	/Rw	/U	/RL	
A	429	/-	/-	/228	/23	/34	
C	429	/-	/-	/228	/23	/-	
Wind reactions based on MWFRS							
A Brg Wid = 5.5 Min Req = 1.5 (Truss)							
C Brg Wid = 5.5 Min Req = 1.5 (Truss)							
Bearings A & C are a rigid surface.							
Maximum Top Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - B	292	-661	B - C	291	-661		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)					
Chords		Tens. Comp.			
A - D	567	-194	D - C	567	-194

Maximum Web Forces Per Ply (lbs)		
Webs	Tens.Comp.	
B - D	229	0

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

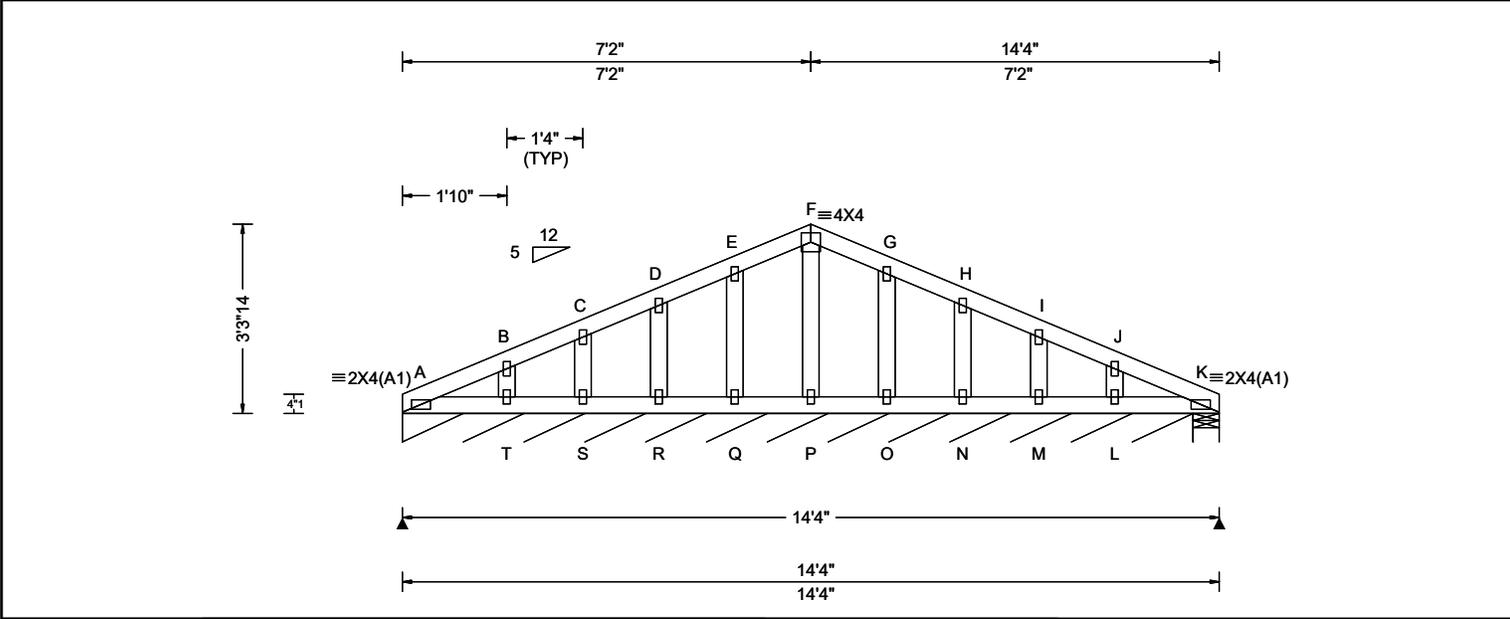
APPROVED

SEQN: 44228 / T1 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 71.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **E1**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 19.83 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Varies by Ld Case FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.001 K 999 240 VERT(CL): 0.001 K 999 240 HORZ(LL): 0.001 K - - HORZ(TL): 0.001 K - - Creep Factor: 2.0 Max TC CSI: 0.045 Max BC CSI: 0.036 Max Web CSI: 0.063 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *=PLF						
Gravity			Non-Gravity			
Loc	R+	/R-	/Rh	/Rw	/U	/RL
A*	138	-	-	/63	/22	/7
K	132	-	-	/61	/0	-
Wind reactions based on MWFRS A Brg Wid = 166 Min Req = - K Brg Wid = 5.5 Min Req = 1.5 (Truss) Bearings A & K are a rigid surface.						

Maximum Top Chord Forces Per Ply (lbs)					
Chords		Tens.Comp.		Chords Tens. Comp.	
A - B	58	-80	F - G	207	-51
B - C	57	-71	G - H	142	-46
C - D	92	-58	H - I	85	-52
D - E	149	-46	I - J	32	-60
E - F	210	-51	J - K	18	-59

Maximum Bot Chord Forces Per Ply (lbs)					
Chords		Tens.Comp.		Chords Tens. Comp.	
A - T	77	-22	P - O	98	-23
T - S	87	-22	O - N	95	-21
S - R	92	-22	N - M	91	-20
R - Q	95	-23	M - L	86	-18
Q - P	98	-23	L - K	76	-13

Maximum Gable Forces Per Ply (lbs)					
Gables		Tens.Comp.		Gables Tens. Comp.	
B - T	134	-187	O - G	154	-204
C - S	117	-169	N - H	134	-176
D - R	134	-176	M - I	117	-169
E - Q	155	-204	L - J	134	-187
F - P	0	-154			

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



APPROVED

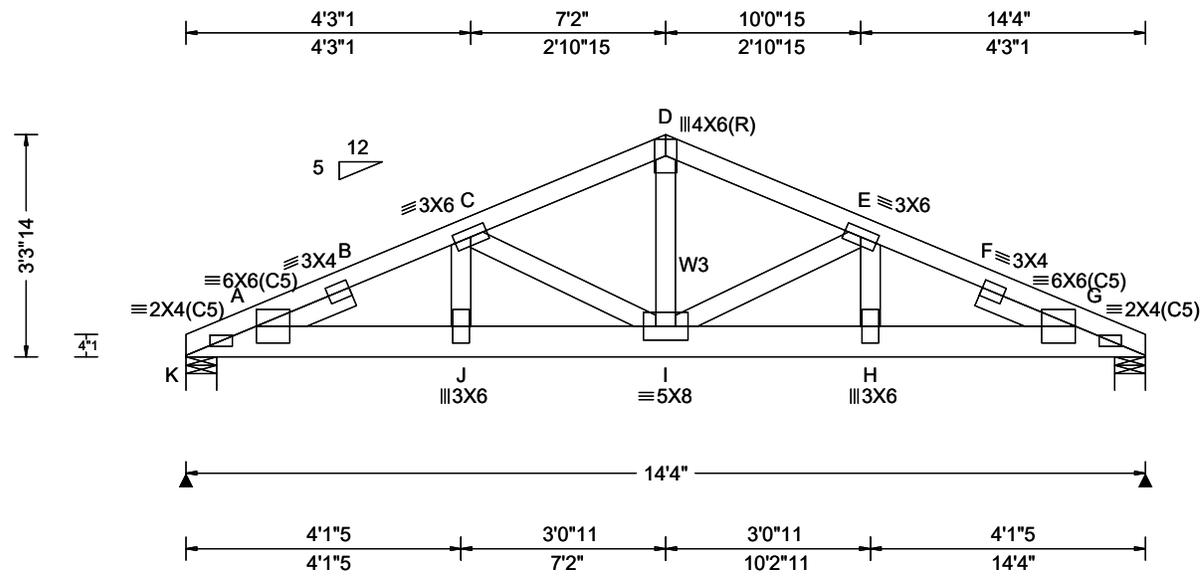
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44250 / T9 / COMM
 FROM: Ply: 1 Qty: 2
 Wgt: 82.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **E2**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.83 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.069 I 999 240
 VERT(CL): 0.134 I 999 240
 HORZ(LL): 0.016 G - -
 HORZ(TL): 0.031 G - -
 Creep Factor: 2.0
 Max TC CSI: 0.283
 Max BC CSI: 0.538
 Max Web CSI: 0.325
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
K	1972	-	-	/10	-	-
G	2186	-	-	-	/26	-

Wind reactions based on MWFRS
 K Brg Wid = 5.5 Min Req = 2.1 (Truss)
 G Brg Wid = 5.5 Min Req = 2.3 (Truss)
 Bearings K & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	61 - 3769	D - E	0 - 2713
B - C	0 - 3717	E - F	0 - 3699
C - D	0 - 2714	F - G	49 - 3753

Lumber

Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x6 DF-L SS(g);
 Webs: 2x4 DF-L Standard(g); W3 2x4 DF-L #2(g);
 Lt Slider: 2x4 DF-L Standard(g); block length = 1.500'
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.500'

Special Loads

----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)

TC: From 62 plf at 0.00 to 62 plf at 14.33
 BC: From 10 plf at 0.00 to 10 plf at 14.33
 BC: 454 lb Conc. Load at 1.73, 3.73, 5.73, 7.73
 9.73,11.73
 BC: 406 lb Conc. Load at 13.73

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.

Wind

Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - J	3428 0	I - H	3367 0
J - I	3385 0	H - G	3408 0

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
J - C	748 0	I - E	5 - 1022
C - I	0 - 1043	E - H	738 0
D - I	1840 0		

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

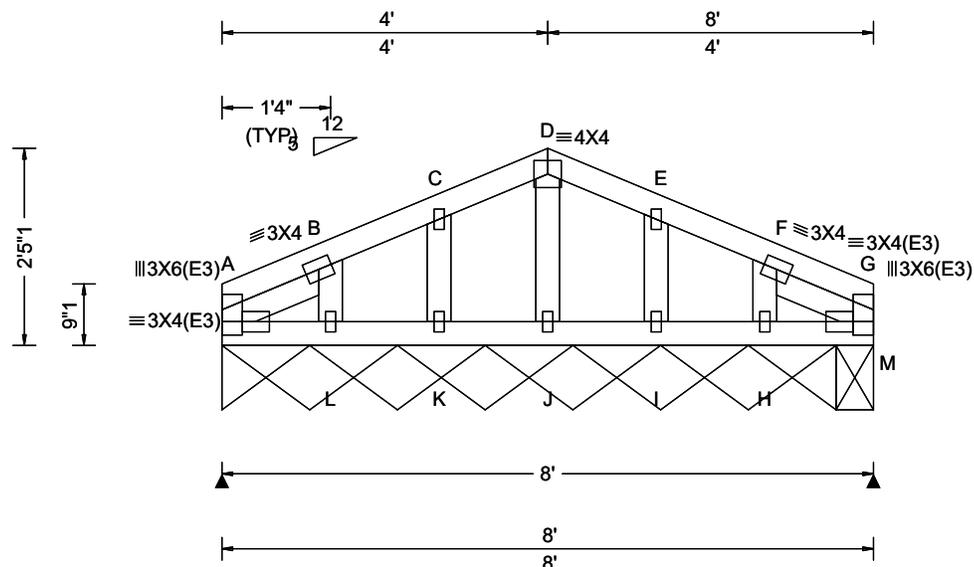
APPROVED

SEQN: 44230 / T20 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 42.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **F1**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.59 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.000 D 999 240
 VERT(CL): 0.001 C 999 240
 HORZ(LL): 0.000 G - -
 HORZ(TL): 0.001 G - -
 Creep Factor: 2.0
 Max TC CSI: 0.046
 Max BC CSI: 0.011
 Max Web CSI: 0.092
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A*	138	-	-	/64	/61	/7
M	90	-	-	/40	/13	-

Wind reactions based on MWFRS
 A Brg Wid = 90.5 Min Req = -
 M Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings A & M are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	59 -71	D - E	147 -38
B - C	67 -39	E - F	61 -39
C - D	150 -38	F - G	43 -71

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Lt Slider: 2x4 DF-L Standard(g); block length = 1.343'
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.343'

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - L	38 -19	J - I	70 -19
L - K	63 -17	I - H	62 -15
K - J	70 -19	H - G	38 -4

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.	Gables	Tens. Comp.
B - L	194 -163	I - E	227 -209
C - K	227 -209	H - F	192 -163
D - J	23 -156		

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page, when affixed, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org

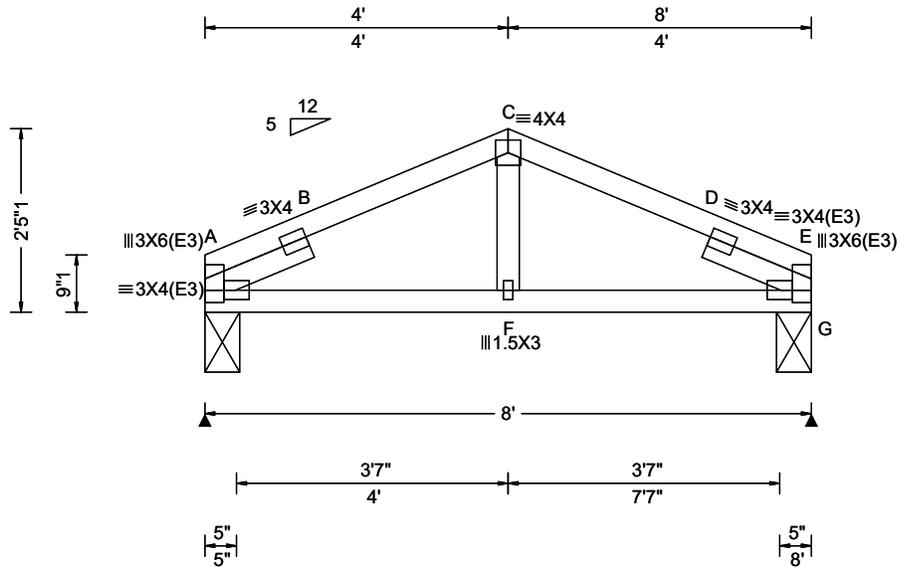


SEQN: 44232 / T15 / COMN
 FROM: Ply: 1 Qty: 4
 Wgt: 33.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **F2**



Loading Criteria (psf)	
TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria	
Wind Std:	ASCE 7-16
Speed:	110 mph
Enclosure:	Closed
Risk Category:	II
EXP:	C Kzt: NA
Mean Height:	19.59 ft
TCDL:	6.0 psf
BCDL:	6.0 psf
MWFRS Parallel Dist:	0 to h/2
C&C Dist a:	3.00 ft
Loc. from endwall:	Any
GCpi:	0.18
Wind Duration:	1.25

Snow Criteria (Pg,Pf in PSF)					
Pg:	NA	Ct:	NA	CAT:	NA
Pf:	NA	Ce:	NA		
Lu:	NA	Cs:	NA		
Snow Duration:	NA				
Building Code:	CBC 2022 Res				
TPI Std:	2014				
Rep Fac:	Yes				
FT/RT:	20(0)/10(0)				
Plate Type(s):	WAVE				

Defl/CSI Criteria	
PP Deflection in loc L/defl L/#	
VERT(LL):	0.009 B 999 240
VERT(CL):	0.024 B 999 240
HORZ(LL):	0.004 B - -
HORZ(TL):	0.013 B - -
Creep Factor:	2.0
Max TC CSI:	0.181
Max BC CSI:	0.146
Max Web CSI:	0.208
Mfg Specified Camber:	
VIEW Ver:	22.02.01.1115.14

▲ Maximum Reactions (lbs)						
Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A	327	/-	/-	/172	/17	/26
G	327	/-	/-	/172	/17	/-
Wind reactions based on MWFRS						
A	Brg Wid = 5.5		Min Req = 1.5 (Truss)			
G	Brg Wid = 5.5		Min Req = 1.5 (Truss)			
Bearings A & G are a rigid surface.						
Maximum Top Chord Forces Per Ply (lbs)						
Chords	Tens.Comp.	Chords		Tens. Comp.		
A - B	254	-472	C - D	243	-411	
B - C	244	-411	D - E	255	-472	

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);
 Lt Slider: 2x4 DF-L Standard(g); block length = 1.500'
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.500'

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)				
Chords	Tens.Comp.	Chords		Tens. Comp.
A - F	359	-167	F - E	359 -167

Maximum Web Forces Per Ply (lbs)		
Webs	Tens.Comp.	
C - F	165	0

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this information is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



APPROVED

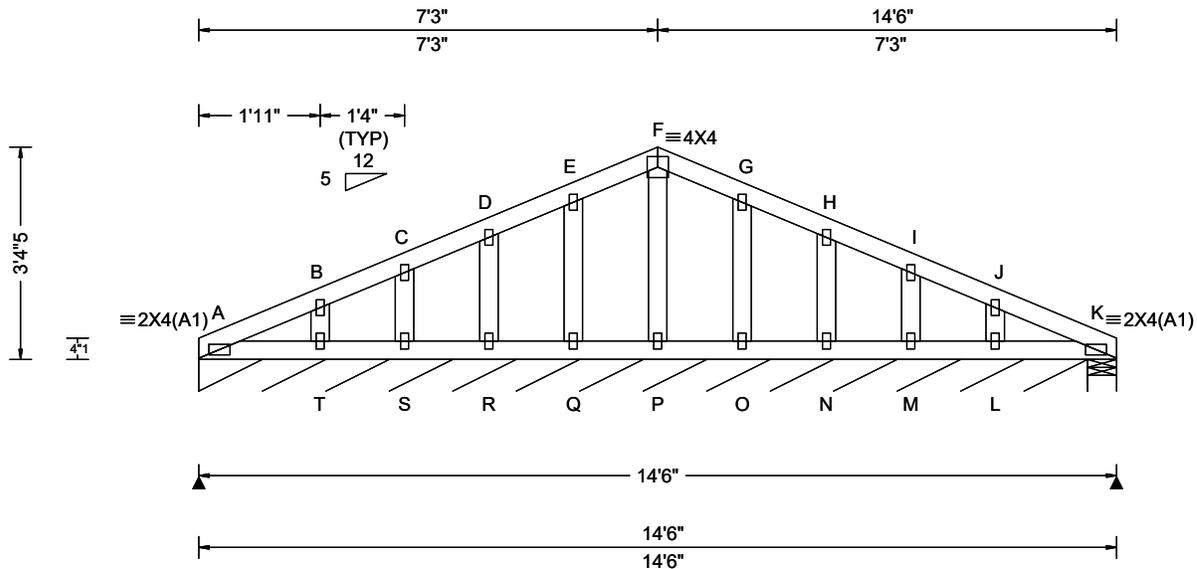
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44234 / T3 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 71.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **G1**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.85 ft
 TCCL: 6.0 psf
 BCCL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.001 A 999 240
 VERT(CL): 0.001 A 999 240
 HORZ(LL): 0.001 K - -
 HORZ(TL): 0.001 K - -
 Creep Factor: 2.0
 Max TC CSI: 0.048
 Max BC CSI: 0.039
 Max Web CSI: 0.063
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
A*	137	-	-	/62	/22	/7
K	137	-	-	/63	/1	-

Wind reactions based on MWFRS
 A Brg Wid = 168 Min Req = -
 K Brg Wid = 5.5 Min Req = 1.5 (Truss)
 Bearings A & K are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	59 -82	F - G	209 -52
B - C	58 -71	G - H	144 -47
C - D	95 -58	H - I	88 -53
D - E	152 -47	I - J	35 -62
E - F	213 -52	J - K	18 -62

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - T	78 -22	P - O	98 -23
T - S	87 -22	O - N	95 -21
S - R	92 -22	N - M	91 -20
R - Q	95 -23	M - L	86 -18
Q - P	98 -23	L - K	77 -13

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.	Gables	Tens. Comp.
B - T	138 -195	O - G	154 -204
C - S	115 -167	N - H	134 -176
D - R	134 -176	M - I	115 -167
E - Q	155 -204	L - J	138 -195
F - P	0 -153		

Lumber

Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading

Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind

Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



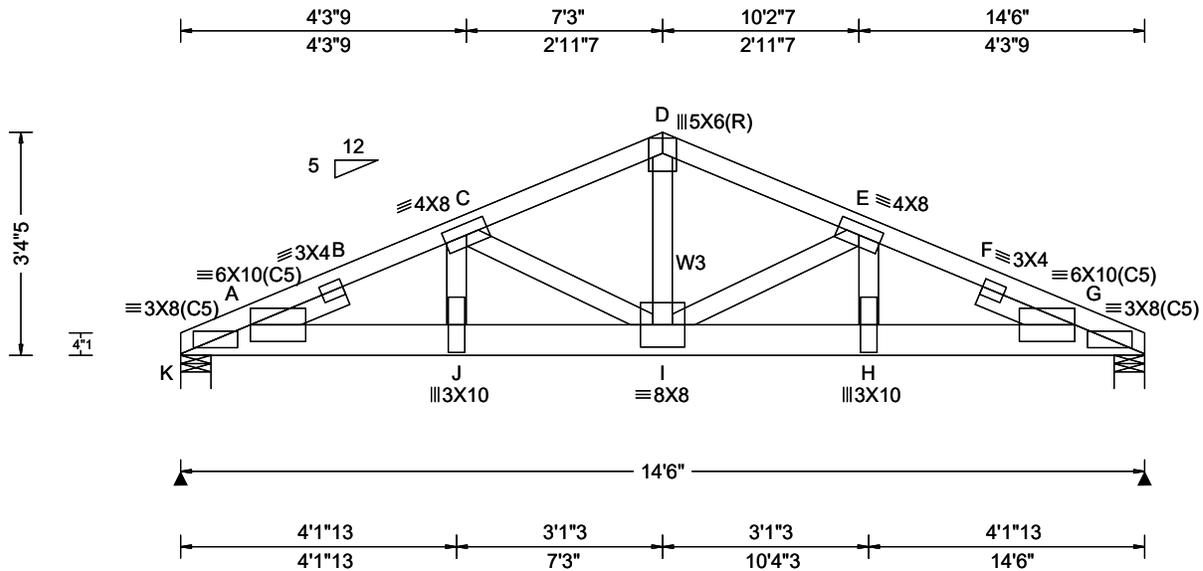
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44252 / T14 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 82.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **G2**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.85 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.113 I 999 240
 VERT(CL): 0.223 I 747 240
 HORZ(LL): 0.029 G - -
 HORZ(TL): 0.056 G - -
 Creep Factor: 2.0
 Max TC CSI: 0.535
 Max BC CSI: 0.932
 Max Web CSI: 0.593
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
K	3411	-	-	-	1279	-
G	3839	-	-	-	1309	-

Wind reactions based on MWFRS
 K Brg Wid = 5.5 Min Req = 3.6 (Truss)
 G Brg Wid = 5.5 Min Req = 4.1 (Truss)
 Bearings K & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	543 -6551	D - E	388 -4738
B - C	528 -6507	E - F	527 -6498
C - D	388 -4738	F - G	543 -6544

Lumber

Top chord: 2x4 DF-L #1&Bet.(g);
 Bot chord: 2x6 DF-L SS(g);
 Webs: 2x4 DF-L Standard(g); W3 2x4 DF-L #2(g);
 Lt Slider: 2x4 DF-L Standard(g); block length = 1.500'
 Rt Slider: 2x4 DF-L Standard(g); block length = 1.500'

Special Loads

----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 62 plf at 0.00 to 62 plf at 14.50
 BC: From 10 plf at 0.00 to 10 plf at 14.50
 BC: 887 lb Conc. Load at 1.73, 3.73, 5.73, 7.73
 9.73,11.73,13.73

Plating Notes

Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading

Bottom chord checked for 10.00 psf non-concurrent live load.

Wind

Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - J	6010 -486	I - H	5919 -481
J - I	5928 -481	H - G	5996 -485

Maximum Web Forces Per Ply (lbs)

Webs	Tens.Comp.	Webs	Tens. Comp.
J - C	1430 -81	D - I	3358 -237
C - I	151 -1810	E - H	1424 -80
I - E	151 -1800		

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBICA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

tion of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page, which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBICA: sbicacomponents.com; ICC: iccsafe.org; AWC: awc.org



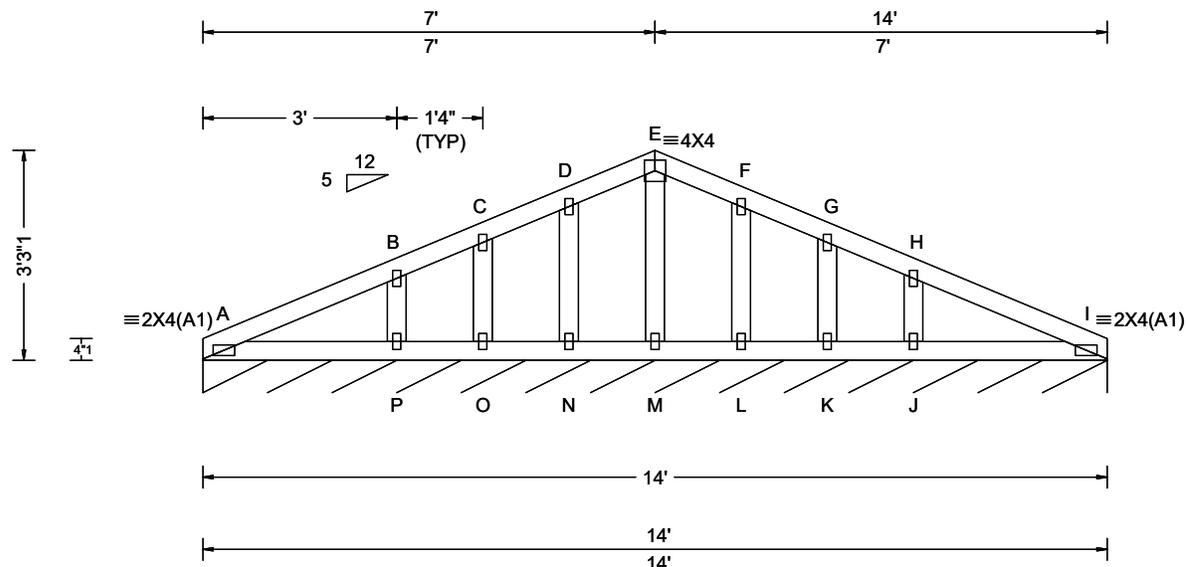
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44246 / T5 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 65.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **L1**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria

Wind Std: ASCE 7-16
 Speed: 110 mph
 Enclosure: Closed
 Risk Category: II
 EXP: C Kzt: NA
 Mean Height: 19.80 ft
 TCDL: 6.0 psf
 BCDL: 6.0 psf
 MWFRS Parallel Dist: 0 to h/2
 C&C Dist a: 3.00 ft
 Loc. from endwall: Any
 GCpi: 0.18
 Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)

Pg: NA Ct: NA CAT: NA
 Pf: NA Ce: NA
 Lu: NA Cs: NA
 Snow Duration: NA

Building Code:
 CBC 2022 Res
 TPI Std: 2014
 Rep Fac: Varies by Ld Case
 FT/RT:20(0)/10(0)
 Plate Type(s):
 WAVE

Defl/CSI Criteria

PP Deflection in loc L/defl L/#
 VERT(LL): 0.003 | 999 240
 VERT(CL): 0.005 | 999 240
 HORZ(LL): -0.001 | - -
 HORZ(TL): 0.003 | - -
 Creep Factor: 2.0
 Max TC CSI: 0.132
 Max BC CSI: 0.097
 Max Web CSI: 0.087
 Mfg Specified Camber:
 VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF

Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
I*	142	-	-	/65	/21	/6

Wind reactions based on MWFRS
 I Brg Wid = 168 Min Req = -
 Bearing A is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - B	23 -109	E - F	226 -81
B - C	109 -96	F - G	162 -76
C - D	156 -76	G - H	116 -96
D - E	223 -81	H - I	59 -109

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.Comp.	Chords	Tens. Comp.
A - P	62 -8	M - L	79 -15
P - O	72 -13	L - K	76 -15
O - N	75 -14	K - J	73 -15
N - M	79 -15	J - I	63 -14

Maximum Gable Forces Per Ply (lbs)

Gables	Tens.Comp.	Gables	Tens. Comp.
B - P	214 -304	L - F	156 -206
C - O	106 -134	K - G	106 -134
D - N	156 -206	J - H	213 -304
E - M	0 -130		

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.
 tion of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page, which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

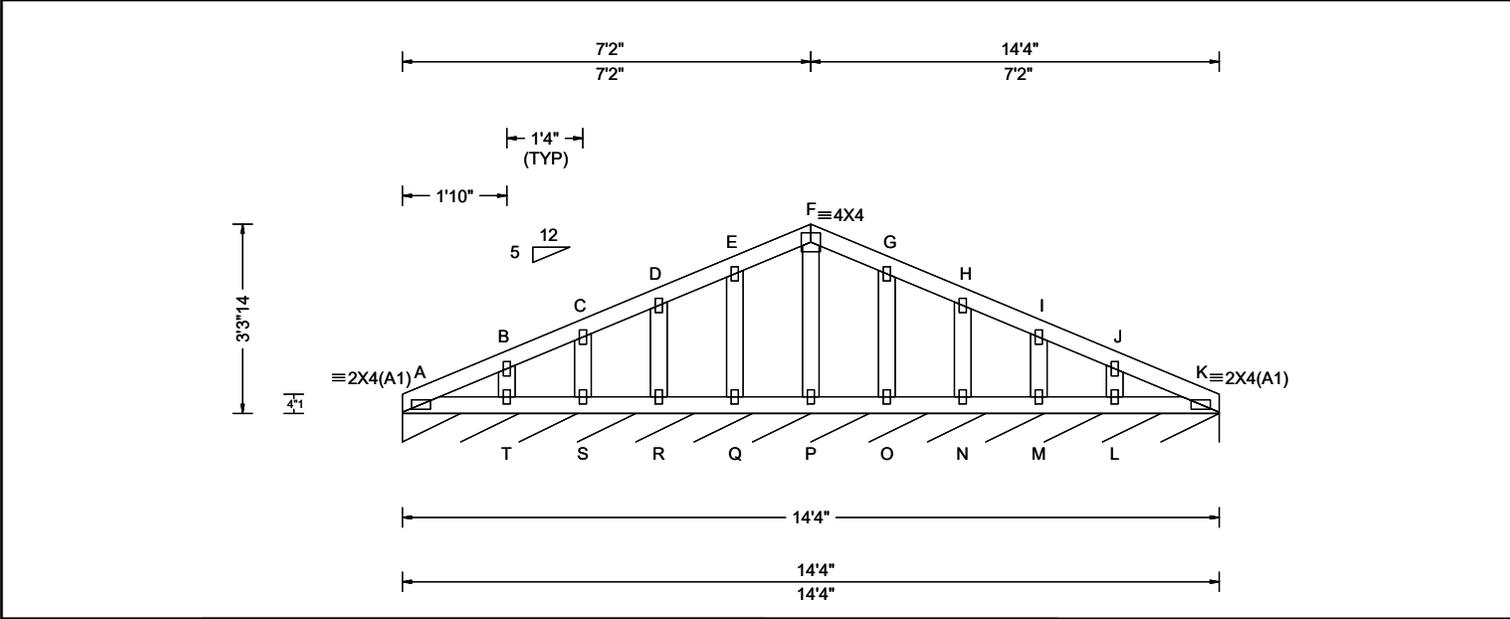
APPROVED

SEQN: 44248 / T6 / GABL
 FROM: Ply: 1 Qty: 2
 Wgt: 71.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **M2**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg, Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0"	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 19.83 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Varies by Ld Case FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.001 K 999 240 VERT(CL): 0.001 K 999 240 HORZ(LL): -0.001 A - - HORZ(TL): 0.001 A - - Creep Factor: 2.0 Max TC CSI: 0.045 Max BC CSI: 0.036 Max Web CSI: 0.063 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs), or *PLF					
Gravity			Non-Gravity		
Loc	R+	/ R-	/ Rh	/ Rw	/ U / RL
K*	142	-	-	/65	/22 /6
Wind reactions based on MWFRS K Brg Wid = 171 Min Req = - Bearing A is a rigid surface.					
Maximum Top Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.		Chords	Tens. Comp.	
A - B	18	-59	F - G	210	-51
B - C	32	-60	G - H	149	-46
C - D	85	-52	H - I	92	-58
D - E	142	-46	I - J	57	-71
E - F	207	-51	J - K	58	-80

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.
 All plates are 1.5X3 except as noted.

Loading
 Truss designed to support 2-0-0 top chord outlookers and cladding load not to exceed 5.00 PSF one face and 24.0" span opposite face. Top chord must not be cut or notched, unless specified otherwise.
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.
 See DWGS A11530ENC160118, GBLLETIN0118, & GABRST160118 for gable wind bracing and other requirements.

Maximum Bot Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.		Chords	Tens. Comp.	
A - T	76	-13	P - O	98	-23
T - S	86	-18	O - N	95	-23
S - R	91	-20	N - M	92	-22
R - Q	95	-21	M - L	87	-22
Q - P	98	-23	L - K	77	-22

Maximum Gable Forces Per Ply (lbs)					
Gables	Tens.Comp.		Gables	Tens. Comp.	
B - T	134	-187	O - G	155	-204
C - S	117	-169	N - H	134	-176
D - R	134	-176	M - I	117	-169
E - Q	154	-204	L - J	134	-187
F - P	0	-154			

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBICA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBICA: sbicacomponents.com; ICC: iccsafe.org; AWC: awc.org



APPROVED

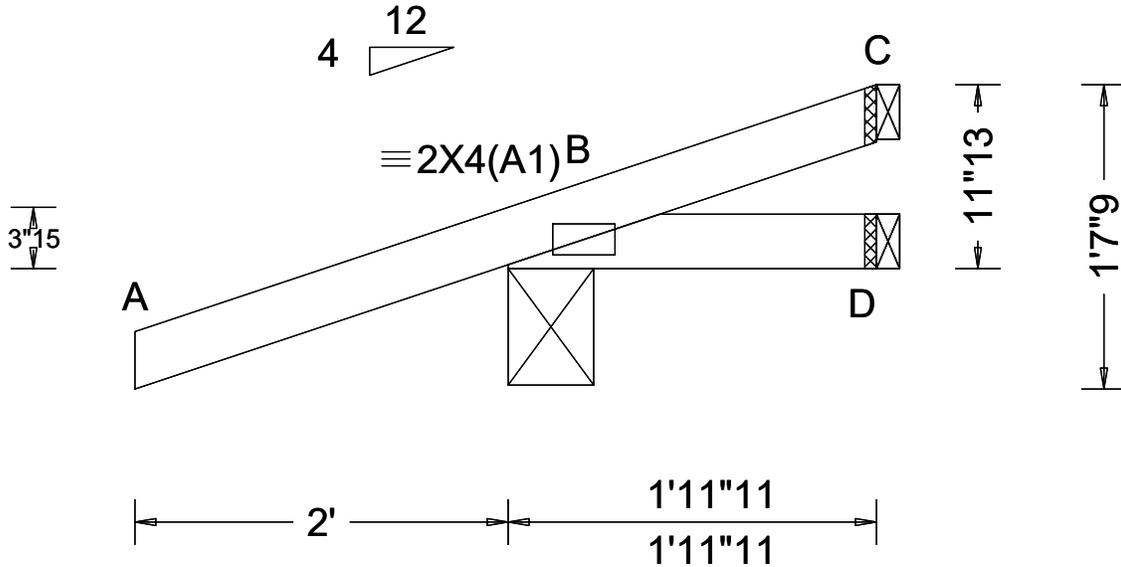
PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

SEQN: 44238 / T34 / JACK
 FROM: Ply: 1 Qty: 16
 Wgt: 9.8 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss
 Label: J2



Loading Criteria (psf)
TCLL: 20.00
TCDL: 10.00
BCLL: 0.00
BCDL: 10.00
Des Ld: 40.00
NCBCLL: 10.00
Soffit: 2.00
Load Duration: 1.25
Spacing: 24.0 "

Wind Criteria
Wind Std: ASCE 7-16
Speed: 110 mph
Enclosure: Closed
Risk Category: II
EXP: C Kzt: NA
Mean Height: 23.91 ft
TCDL: 6.0 psf
BCDL: 6.0 psf
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
Loc. from endwall: Any
GCpi: 0.18
Wind Duration: 1.25

Snow Criteria (Pg,Pf in PSF)
Pg: NA Ct: NA CAT: NA
Pf: NA Ce: NA
Lu: NA Cs: NA
Snow Duration: NA
Building Code: CBC 2022 Res
TPI Std: 2014
Rep Fac: Yes
FT/RT:20(0)/10(0)
Plate Type(s): WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): NA
VERT(CL): NA
HORZ(LL): -0.001 B - -
HORZ(TL): 0.001 B - -
Creep Factor: 2.0
Max TC CSI: 0.390
Max BC CSI: 0.086
Max Web CSI: 0.000
Mfg Specified Camber:
VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)						
Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
B	299	/-	/-	/170	/75	/41
D	20	/-9	/-	/23	/7	/-
C	4	/-	/-	/20	/17	/-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 D Brg Wid = 1.5 Min Req = -
 C Brg Wid = 1.5 Min Req = -
 Bearing B is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.		Chords	Tens. Comp.	
A - B	41	0	B - C	8	-23

Maximum Bot Chord Forces Per Ply (lbs)			
Chords	Tens.Comp.		
B - D	0	0	

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCS (Building Code of Safety) information, by TPI and SBCEA) for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCS sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.



APPROVED

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

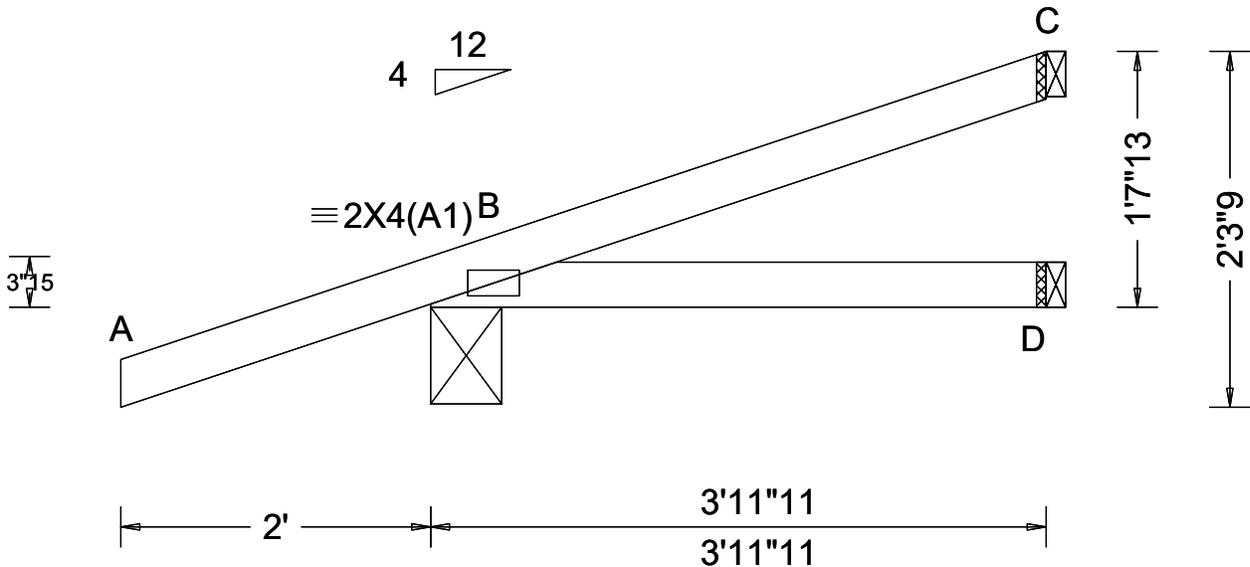
Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page, which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org

SEQN: 44240 / T33 / JACK
 FROM: Ply: 1 Qty: 16
 Wgt: 15.4 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **J4**



Loading Criteria (psf)

TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0 "

Wind Criteria

Wind Std:	ASCE 7-16
Speed:	110 mph
Enclosure:	Closed
Risk Category:	II
EXP:	C Kzt: NA
Mean Height:	24.24 ft
TCDL:	6.0 psf
BCDL:	6.0 psf
MWFRS Parallel Dist:	0 to h/2
C&C Dist a:	3.00 ft
Loc. from endwall:	Any
GCpi:	0.18
Wind Duration:	1.25

Snow Criteria (Pg,Pf in PSF)

Pg:	NA	Ct:	NA	CAT:	NA
Pf:	NA	Ce:	NA		
Lu:	NA	Cs:	NA		
Snow Duration:	NA				
Building Code:	CBC 2022 Res				
TPI Std:	2014				
Rep Fac:	Yes				
FT/RT:	20(0)/10(0)				
Plate Type(s):	WAVE				

Defl/CSI Criteria

PP Deflection in loc L/defl L/#	
VERT(LL):	NA
VERT(CL):	NA
HORZ(LL):	0.001 B - -
HORZ(TL):	0.002 B - -
Creep Factor:	2.0
Max TC CSI:	0.391
Max BC CSI:	0.092
Max Web CSI:	0.000
Mfg Specified Camber:	
VIEW Ver:	22.02.01.1115.14

▲ Maximum Reactions (lbs)

Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
B	337	/-	/-	/187	/54	/64
D	64	/-	/-	/35	/-	/-
C	84	/-	/-	/36	/32	/-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 D Brg Wid = 1.5 Min Req = -
 C Brg Wid = 1.5 Min Req = -
 Bearing B is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens. Comp.		Chords	Tens. Comp.	
A - B	41	0	B - C	26	-50

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens. Comp.
B - D	0 0

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**

****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCS (Building Code of Safety) information, by TPI and SBCEA for safety practices prior to performing these functions. Installers shall provide temporary bracing. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly installed ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCS sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCEA: sbceacomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

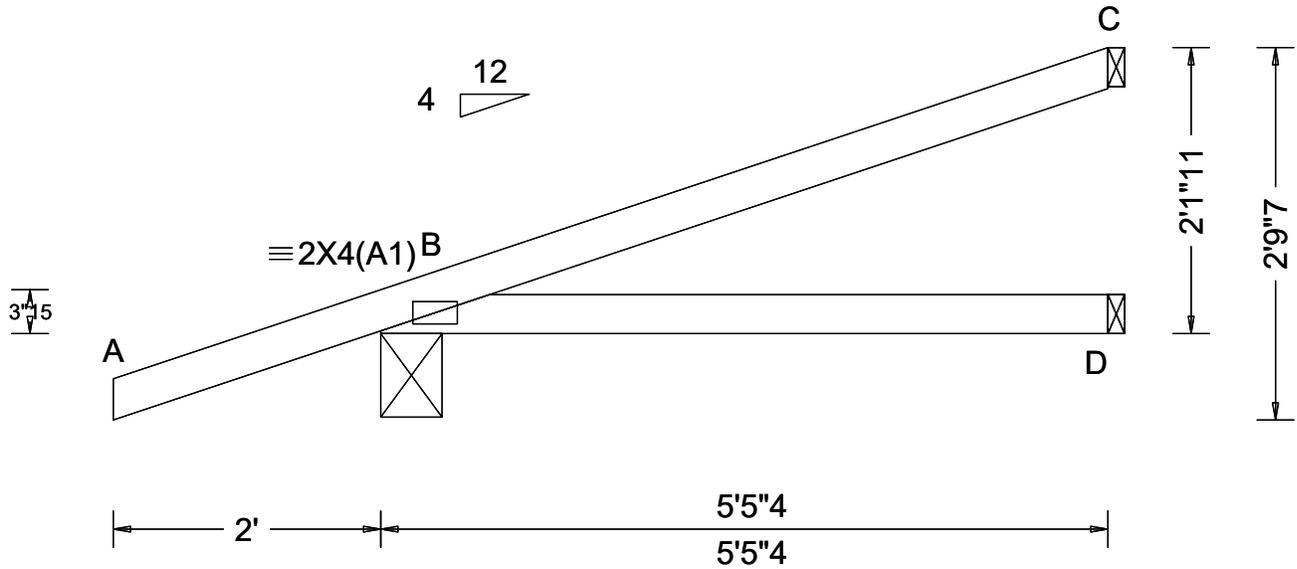
APPROVED

SEQN: 718864 / T35 / EJAC
 FROM: Ply: 1 Qty: 4
 Wgt: 19.6 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
 06/12/2023

Truss Label: **J6**



Loading Criteria (psf)	
TCLL:	20.00
TCDL:	10.00
BCLL:	0.00
BCDL:	10.00
Des Ld:	40.00
NCBCLL:	10.00
Soffit:	2.00
Load Duration:	1.25
Spacing:	24.0"

Wind Criteria	
Wind Std:	ASCE 7-16
Speed:	110 mph
Enclosure:	Closed
Risk Category:	II
EXP:	C Kzt: NA
Mean Height:	24.48 ft
TCDL:	6.0 psf
BCDL:	6.0 psf
MWFRS Parallel Dist:	0 to h/2
C&C Dist a:	3.00 ft
Loc. from endwall:	not in 4.50 ft
GCpi:	0.18
Wind Duration:	1.25

Snow Criteria (Pg, Pf in PSF)		
Pg:	NA	Ct: NA
CAT:	NA	Ce: NA
Pf:	NA	Cs: NA
Snow Duration:	NA	
Building Code:		
CBC 2022 Res	TPI Std: 2014	
Rep Fac:	Yes	
FT/RT:	20(0)/10(0)	
Plate Type(s):	WAVE	

Defl/CSI Criteria	
PP Deflection in loc L/defl L/#	
VERT(LL):	NA
VERT(RL):	NA
HORZ(LL):	0.004 B - -
HORZ(TL):	0.008 B - -
Creep Factor:	2.0
Max TC CSI:	0.290
Max BC CSI:	0.211
Max Web CSI:	0.000
Mfg Specified Camber:	
VIEW Ver:	22.02.01.1115.14

▲ Maximum Reactions (lbs)						
Loc	Gravity			Non-Gravity		
	R+	R-	Rh	Rw	U	RL
B	385	/-	/-	/212	/56	/81
D	94	/-	/-	/51	/-	/-
C	131	/-	/-	/53	/50	/-

Wind reactions based on MWFRS
 B Brg Wid = 5.5 Min Req = 1.5 (Truss)
 D Brg Wid = 1.5 Min Req = -
 C Brg Wid = 1.5 Min Req = -
 Bearing B is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)					
Chords	Tens. Comp.		Chords	Tens. Comp.	
	A - B	41		0	B - C

Maximum Bot Chord Forces Per Ply (lbs)					
Chords	Tens. Comp.		Chords	Tens. Comp.	
	B - D	0		0	

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x4 DF-L #2(g);

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.
 Truss designed for unbalanced load using 0.00/1.00 windward/leeward factors.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
 extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page which indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

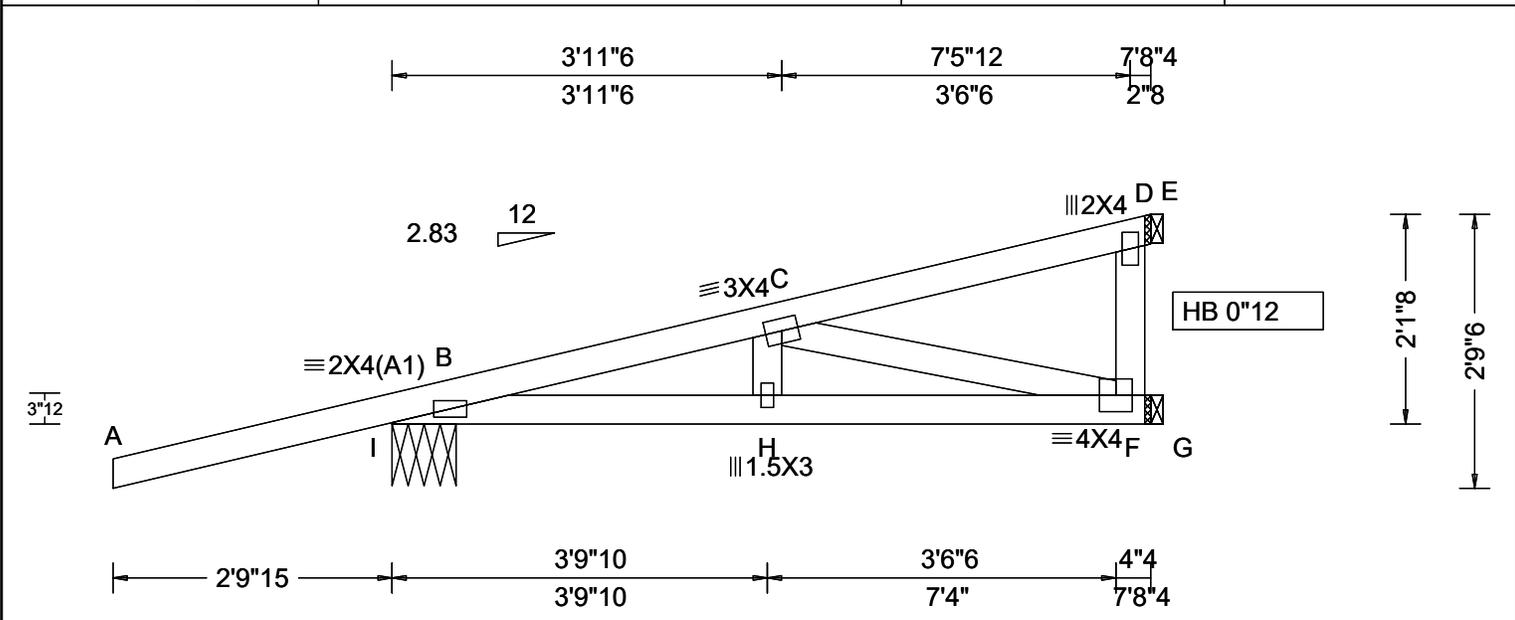
APPROVED

SEQN: 44236 / T36 / HIP_
FROM: Ply: 1 Qty: 8
Wgt: 37.8 lbs

Job Number: 23.204z
COTTAGE HOUSING DEVELOPMENT

DRW: ... / ...
06/12/2023

Truss Label: **H1**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 24.47 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Varies by Ld Case FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.011 H 999 240 HORZ(LL): 0.002 G - - HORZ(TL): 0.005 G - - Creep Factor: 2.0 Max TC CSI: 0.295 Max BC CSI: 0.317 Max Web CSI: 0.109 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)						
Loc	Gravity			Non-Gravity		
	R+	/R-	/Rh	/Rw	/U	/RL
I	321	-	-	-	/69	-
F	165	-	-	-	/89	-
D	126	-	-	/55	-	-

Wind reactions based on MWFRS
I Brg Wid = 7.8 Min Req = 1.5 (Truss)
F Brg Wid = 1.5 Min Req = -
D Brg Wid = 1.5 Min Req = -
Bearing I is a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.	Chords	Tens. Comp.		
A - B	21	-7	C - D	10	-36
B - C	90	-459	D - E	29	0

Maximum Bot Chord Forces Per Ply (lbs)					
Chords	Tens.Comp.	Chords	Tens. Comp.		
B - H	440	-86	G - F	0	0
H - G	423	-88			

Maximum Web Forces Per Ply (lbs)					
Webs	Tens.Comp.	Webs	Tens. Comp.		
H - C	142	0	D - G	89	-3
C - G	90	-429			

Lumber
Top chord: 2x4 DF-L #2(g);
Bot chord: 2x4 DF-L #2(g);
Webs: 2x4 DF-L Standard(g);

Special Loads
----- (Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
TC: From 0 plf at -2.83 to 61 plf at 0.00
TC: From 2 plf at 0.00 to 2 plf at 7.69
BC: From 0 plf at -2.83 to 4 plf at 0.00
BC: From 2 plf at 0.00 to 2 plf at 7.69
TC: 8 lb Conc. Load at 2.85
TC: 167 lb Conc. Load at 5.68
BC: 39 lb Conc. Load at 2.85
BC: 128 lb Conc. Load at 5.68

Plating Notes
Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
Wind loads and reactions based on MWFRS.
Wind loading based on both gable and hip roof types.

Additional Notes
Lumber shall be dried to a maximum moisture content of 19% prior to installation.

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
Extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing to the truss unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly braced ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



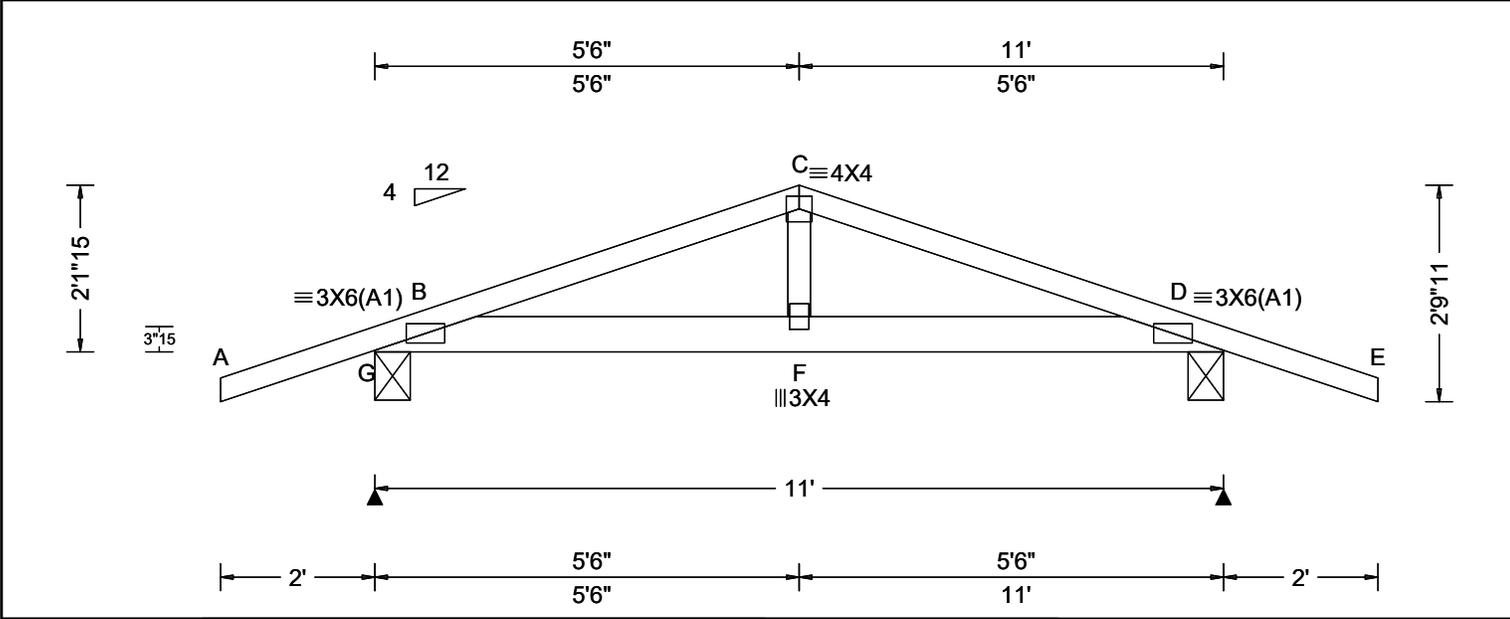
PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

SEQN: 718862 / T7 / COMN
 FROM: Ply: 1 Qty: 2
 Wgt: 56.0 lbs

Job Number: 23.204z
 COTTAGE HOUSING DEVELOPMENT

DRW:
 ... / ... 06/12/2023

Truss Label: **K1**



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg, Pf in PSF)	Defl/CSI Criteria
TCLL: 20.00 TCDL: 10.00 BCLL: 0.00 BCDL: 10.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 24.0 "	Wind Std: ASCE 7-16 Speed: 110 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 24.49 ft TCDL: 6.0 psf BCDL: 6.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.00 ft Loc. from endwall: not in 4.50 ft GCpi: 0.18 Wind Duration: 1.25	Pg: NA Ct: NA CAT: NA Pf: NA Ce: NA Lu: NA Cs: NA Snow Duration: NA Building Code: CBC 2022 Res TPI Std: 2014 Rep Fac: Varies by Ld Case FT/RT:20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.040 F 999 240 VERT(CL): 0.079 F 999 240 HORZ(LL): 0.010 D - - HORZ(TL): 0.019 D - - Creep Factor: 2.0 Max TC CSI: 0.330 Max BC CSI: 0.374 Max Web CSI: 0.216 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.14

▲ Maximum Reactions (lbs)							
Loc	Gravity			Non-Gravity			
	R+	/R-	/Rh	/Rw	/U	/RL	
G	981	/-	/-	/-	/147	/-	
D	978	/-	/-	/-	/147	/-	
Wind reactions based on MWFRS							
G Brg Wid = 5.5 Min Req = 1.5 (Truss)							
D Brg Wid = 5.5 Min Req = 1.5 (Truss)							
Bearings G & D are a rigid surface.							
Maximum Top Chord Forces Per Ply (lbs)							
Chords		Tens.Comp.		Chords		Tens. Comp.	
A - B	41	-14	C - D	215	-1924		
B - C	215	-1925	D - E	41	-14		

Lumber
 Top chord: 2x4 DF-L #2(g);
 Bot chord: 2x6 DF-L #2(g);
 Webs: 2x4 DF-L Standard(g);

Special Loads
 -----(Lumber Dur.Fac.=1.25 / Plate Dur.Fac.=1.25)
 TC: From 61 plf at -2.00 to 61 plf at 13.00
 BC: From 4 plf at -2.00 to 4 plf at 0.00
 BC: From 20 plf at 0.00 to 20 plf at 11.00
 BC: From 4 plf at 11.00 to 4 plf at 13.00
 TC: 382 lb Conc. Load at 5.48
 BC: 424 lb Conc. Load at 5.48

Plating Notes
 Connectors in green lumber (g) designed using NDS/TPI reduction factors.

Loading
 Bottom chord checked for 10.00 psf non-concurrent live load.

Wind
 Wind loads and reactions based on MWFRS.
 Wind loading based on both gable and hip roof types.

Additional Notes
 Lumber shall be dried to a maximum moisture content of 19% prior to installation.

Maximum Bot Chord Forces Per Ply (lbs)					
Chords		Tens.Comp.			
B - F	1790	-191	F - D	1790	-191

Maximum Web Forces Per Ply (lbs)	
Webs	Tens.Comp.
C - F	531 -92

****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**

Exercise extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Code Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary CSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to A-Z for standard plate positions.

Information of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the structure in accordance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page indicating acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



APPROVED

PLAN REVIEW ACCEPTANCE BY
 PHILLIPS SEABROOK ASSOCIATES
 APPLIES ONLY TO PLAN SHEETS
 WHICH HAVE THIS STAMP

FRAMEWORK ENGINEERING

104 Vicksburg St
San Francisco, CA 94114



STRUCTURAL REPORT

PROJECT ADDRESS: 902 Cotati Avenue, Cotati, CA 94931
MUNICIPALITY: City of Cotati, Building Department, Cotati, CA 94931
DATE: 20 APR 2023

STANDARDS USED

2016 ASCE 7 | 2022 CBC

PROJECT DESCRIPTION

The project is the new construction of two buildings housing six units. The two two-story buildings are mirror to one another and will use regular wood framing and wood shearwalls. Exterior decks/patios will use pressure treated material, and the roof is comprised of prefabricated wood trusses.

The foundation will be a mat slab (no wood floors with crawlspaces) in collaboration with the findings of the geotechnical engineer.

APPROACH

The following report is an explanation of structural load paths at the above listed address for the proposed construction project. It describes how the demands of the resulting structure are generated, applied, and analyzed, such that proportionately sized structural members can be selected and detailed with appropriate capacity and stiffness. It also sites applicable and appropriate reference standards but starts first with ASCE 7-16 Minimum Design Loads for Buildings and Other Standards.

If there are any questions about the project or the calculation procedure, please feel free to contact us directly.

Dustin Muhn, PE
Framework Engineering
415 715-9652

License Number: C82063
Issued: 18 DEC 2013
Renews: 31 MAR 2024



OCT 26 2023
Phillips Seabrook Associates

PLAN REVIEW ACCEPTANCE BY
PHILLIPS SEABROOK ASSOCIATES
APPLIES ONLY TO PLAN SHEETS
WHICH HAVE THIS STAMP

LOAD ASSUMPTIONS

PRIMARY LOAD PATH ASSUMPTIONS

Primary loads, or static loads, will be identified per unit (psf, plf, etc.) and distributed over a structural element by tributary area. Within the ASCE 7-16 Standard, unit loads will be referenced or calculated from Chapters 3-10 and then factored using Chapter 2. Below are the most common unit loads assumed for this project, but specific loads used at each structural element will be described in their respective calculations later in this report.

Roof Load (DL, LL)	15 psf, 20 psf	ASCE 7-16 Chapters 3,4
Floor Load (DL, LL)	15 psf, 40 psf	ASCE 7-16 Chapters 3,4
Deck Load (DL, LL)	15 psf, 60 psf	ASCE 7-16 Chapters 3,4
Snow Load (LL)	not considered	ASCE 7-16 Chapter 7
Rain Load (LL)	not considered	ASCE 7-16 Chapter 8

MOMENTARY LOAD PATH ASSUMPTIONS

Momentary loads, also known as lateral loads or dynamic loads, will be generated by selecting an appropriate analysis and distributing calculated global loads to individual diaphragms and panels. Both seismic loads and wind loads will be considered with the more conservative application of load used to design the structure. The distribution of loads and explanation of analysis selection will follow in this report.

SOIL LOAD ASSUMPTIONS

Per 2015 International Building Code, Table 1806.2 Presumptive Load-Bearing Values, the following default presumptive load bearing values will be used where an accompanying Geotechnical Report does not justify other values.

SOIL PARAMETER	VALUE
ALLOWABLE SOIL BEARING PRESSURE	2000 psf (continuous wall)
ALLOWABLE SOIL BEARING PRESSURE	2500 psf (isolated column)
FRICTION FACTOR	0.3
PASSIVE PRESSURE	300 pcf



SEISMIC ANALYSIS & PARAMETERS

CHOOSE SEISMIC ANALYSIS PROCEDURE

For selection of seismic analysis procedure, this structural report relies on ASCE 7-16 Chapter 11: Seismic Design Criteria for selection of appropriate seismic analysis procedure(s), specifically Section 11.1.3 based on the type of structure or component(s).

USED

Chapter 12: Seismic Design Requirements for Building Structures

Selecting from: "ASCE 7-16 Table 12.6-1 Permitted Analytical Procedures", the Equivalent Lateral Force Procedure will be used (Section 12.8) in lieu of the Simplified Lateral Force Procedure (Section 12.14); the Modal Response Spectrum Analysis (Section 12.9); or the Seismic Response History Procedure (Chapter 16).

NOT USED

Chapter 13: Seismic Design Requirements for Nonstructural Components

Chapter 15: Seismic Design Requirements for Nonbuilding Structures

Chapter 16: Seismic Response History Procedures

Chapter 17: Seismic Design Requirements for Seismically Isolated Structures

Chapter 18: Seismic Design Requirements for Structures with Damping Systems

IDENTIFY SEISMIC PARAMETERS

Primary Lateral Force-Resisting System:	Wood Shearwalls
Diaphragm Rigidity:	Flexible
Latitude	38.331°N
Longitude	122.693°W

PARAMETER	VALUE	REFERENCE
Risk / Occupancy Category	II	ASCE 7-16 Table 1.5-1
Seismic Importance Factor, I_e	1	ASCE 7-16 Table 1.5-2
Site Class	D	ASCE 7-16 Chapter 20
Seismic Design Category	D	ASCE 7-16 Table 11.6-1(2)
S_{DS}	1.153 g	USGS Design Maps Summary
S_1	null	USGS Design Maps Summary
S_{D1}	0.656 g	USGS Design Maps Summary
Design Coefficients & Factors; R , W_0 , C_d	6.5, 2.5, 4	ASCE 7-16 Table 12.2-1
Redundancy Factor, p	1	ASCE 7-16 Section 12.3.4.2
Allowable Story Drift	0.025	ASCE 7-16 Table 12.12-1



OTHER MOMENTARY CONSIDERATIONS

TORSION

INHERENT TORSION

Per ASCE 7-16 Section 12.8.4.1 Inherent Torsion, because this project idealizes diaphragms as flexible, horizontal forces are distributed by tributary seismic area -- and therefore, inherent torsion need not be considered.

ACCIDENTAL TORSION

Flexible diaphragms are also not subject to the requirements of ASCE 7-16 Section 12.8.4.2 Accidental Torsion, or Section 12.8.4.3 Amplification of Accidental Torsional Moment.

STORY DRIFT LIMITATIONS

The Story Drift Limit used in this project is listed in SEISMIC PARAMETERS of this Structural Report, per ASCE 7-16 Table 12.12-1. Other Codes that were considered but do not apply to this project include:

- Section 12.12.1.1 Moment Frames in Structures Assigned to Seismic Design Categories D-F
- Section 12.12.3 Structural Separation
- Section 12.12.4 Members Spanning between Structures

P-DELTA EFFECTS

In accordance with ASCE 7-16 Section 12.8.7 P-Delta Effects, secondary moments need not be considered "...where the stability coefficient θ is equal or less than 0.10..." where: $\theta = P_x \Delta_{le} / V_x h_{sx} C_d$

Using known variables, θ , C_d , l_e , Allowable Story Drift, and V_x , calculate "Px-delta" at each level. Px-delta is the minimum force to exceed ASCE 7-16 Section 12.8.7 conditions and require consideration of secondary moments.

Stability Coefficient, θ	0.1	ASCE 7-16 Section 12.8.7
Deflection Amplification Factor, C_d	4.0	ASCE 7-16 Table 12.2-1
Seismic Importance Factor, I_e	1.0	ASCE 7-16 Table 1.5-2
Allowable Story Drift, Δ	0.025h _{sx}	ASCE 7-16 Table 12.12-1

Diaphragm	¹ Accumulated Shear	² W _x (DL+LL)	³ P _x -delta	Check
LEVEL 2	13020	92222	208320	ok
LEVEL 1	21410	239970	342560	ok

-
1. Story shear for this diaphragm plus the floors above (see Equivalent Lateral Force Analysis)
 2. Approximate weight of this diaphragm plus the floors above (includes DL + LL)
 3. "Px-delta", the minimum force to exceed ASCE 7-16 Section 12.8.7 conditions and require consideration of secondary moments.





Address 902 Cotati Avenue
Job # R23-013
Engineer Dustin Muhn, PE
Structure Type Wood Lateral Systems
Analysis: New Construction Standard: 100%Vb

ASCE 7-10 Section 12.8 Equivalent Lateral Force Procedure

Determine global seismic demand on structure.

$$C_s = \frac{S_{DS}}{\left(\frac{R}{I_e}\right)}$$

R (Response Modification Factor Table) 12.2-1
 S_{DS} (Design Spectral Response) 11.4.4, 11.4.7
 I_e (Importance Factor Table) 12.2-1

$$V_n = C_s W$$

C_s (Seismic Response Coefficient) 12.8.1.1
 W (See Table Summary)
V_n (Nominal Base Shear) 12.8-1

$$V_b = 0.7E V_n \rho$$

0.7E (ASD Load Case Magnifier) 2.4.1
 ρ, (Redundancy Factor) 12.3.4.2
V_b (Factored Base Shear)

6.5
 1.15
 1.0
 0.1774
 172434 lbs
30590 lbs

$$T_a = C_t h_n^x$$

Structural Height (See Table Summary) 21.5 ft
 C_t (parameter for T_a) Table 12.8-2 0.02
 x (parameter for T_a) Table 12.8-2 0.75
 T_a (approximate period) 12.8-7 0.20 s
 k (period dependent exponent) 12.8.3 1.00
 Σw_ih_i^k (See Table Summary) 2479817 ft-lbs

$$C_{vx} = \frac{w_x h_x^k}{\sum_{i=1}^n w_i h_i^k}$$

$$F_x = C_{vx} V_b$$

0.70
 1.0
21413 lbs

F_x forces calculated for each diaphragm in the Table Summary below using respective C_{vx} values

TABLE SUMMARY - VERTICAL DISTRIBUTION OF SEISMIC FORCES

DIAPHRAGMS		Diaphragm Mass		Exterior Wall Mass		Interior Wall Mass		w _x (lbs)	h _x (ft)	w _x h _x ^k (ft-lbs)	C _{vx}	F _x (lbs)	Accum. Shear Load (lbs)	
		Area	Unit Wt	Area	Unit Wt	Area	Unit Wt							
F2	LEVEL 2	2306	20	1098	15	756	10	70141	21.50	1508034	0.608	13020	13020	
F1	LEVEL 1	2462	20	2621	15	1373	10	102293	9.50	971783	0.392	8390	21410	
								W	h_{max}	Σw_ih_i^k	Total	Total		
								172434	21.50	2479817	1.00	21410		

- Effective seismic weight at this diaphragm (ASCE 7 Section 12.7.2) - Includes weight of the diaphragm, top half of the walls below, bottom half of the walls above (or full parapet)
- Average height of diaphragm above grade (ft)
- Effective seismic weight and height contribution to each diaphragm (ft-lbs)
- Distribution of base shear to diaphragms (ASCE 7-10 Equation 12.8-12)
- Story Shear (ASCE 7-10 Equation 12.8-11) rounded to nearest 10 lbs (includes 0.7E and p redundancy factor)
- Accumulated shear at this diaphragm (value may be larger than V_b calculation due to F_x rounding up)



APPROVED



DIAPHRAGM FLEXIBILITY

Per ASCE 7-10 Section 12.3.1 Diaphragm Flexibility, relative diaphragm stiffnesses shall be considered during horizontal distribution of seismic forces unless it can be idealized as flexible per Section 12.3.1.1 Flexible Diaphragm Condition or calculated per Section 12.3.1.3 Calculated Flexible Diaphragm Condition. This structure meets the following requirements of 12.3.1.1 – and will be idealized with flexible diaphragms:

- b) In one and two-family dwellings
- c) In structures of light-frame construction where 1) Topping of concrete or similar materials is not placed over wood structural panel diaphragms except for nonstructural topping no greater than 1 ½” thick; & 2) Each line of vertical elements of the seismic force-resisting system complies with the allowable story drift of Table 12.12-1

TABLE SUMMARY – HORIZONTAL DISTRIBUTION OF GOVERNING SEISMIC FORCES

DIAPHRAGMS		TRANSVERSE GRIDLINES							TOTAL	LONG. GRIDLINES		TOTAL
		B	C	D	G	J	M	1		5/6		
F2	LEVEL 2	21%	-	29%	33%	17%	-		100%	50%	50%	100%
F1	LEVEL 1	-	10%	25%	30%	24%	11%		100%	50%	50%	100%
F2	LEVEL 2	2743	-	3832	4235	2211	-		13020	6510	6510	13020
F1	LEVEL 1	-	806	2060	2525	2050	950		8390	4195	4195	8390
TOTAL									21412	TOTAL		21412





JOB C07A71	DATE	BY
------------	------	----



GRIDLINE 5,6

$$V_2 = \frac{6510 \text{ lb}}{28'} = 232 \text{ plf}; R = \frac{2b}{h} = \frac{2(3'-2")}{7'-0"} = 0.904 \rightarrow V_2 = \frac{232}{0.9} = 257 \text{ plf}$$

TYPE 6 SW

$$\sum M_o = 0 + \curvearrowright$$

$$w \nu h = w \text{ HD}$$

$$\text{HD} = 7'-0" (257 \text{ plf}) = 1798 \text{ lb} \rightarrow \text{HDV2}$$

$$F_1 = 10,705 \text{ lb}$$

$$\text{WSWH } 18 \times 9 = 2575 \text{ lb EACH } [\Delta = 0.45, \text{HD} = 21,680 \text{ lb}]$$

$$\delta_{sw} = \frac{8 \nu h^3}{EAB} + \frac{\nu h}{1000 G_a} + \frac{h \Delta_a}{D}$$

0.025 0.287 .1737

$$\delta_{sw} = 0.4851"$$

$$\nu = 665 \text{ plf } [\text{ASSUME TYPE 3}]$$

$$h = 9'-6"$$

$$E = 1.6 \times 10^6$$

$$A = 19.75 \text{ in}^2 [\text{ASSUME } 4 \times 6]$$

$$b = 5.75 \text{ ft } [\text{AVE OF } 6'-0", 4'-6"]$$

$$G_a = 22$$

$$\Delta_a = 0.105" [\text{ASSUME } 0.90 \text{ HDV8}]$$

STIFFNESS ADJUSTMENT

$$(4) \text{WSWH @ } 0.45" \text{ DEFLECTION} = 10,300 \text{ lb CAPACITY}$$

$$10'-6" \text{ SW @ } 0.45" \text{ DEFLECTION} = 0.45 / 0.4856 (10'-6" \times 665 \text{ plf}) = 6469 \text{ lb CAPACITY}$$

$$\text{TOTAL } 16,769 \text{ lb CAPACITY}$$

$$\frac{\text{DEMAND}}{\text{CAPACITY}} = 0.617 \left[\begin{array}{l} \text{WSWH HD} = 13,316 \text{ lb} \\ \text{SW HD} = 3,453 \text{ lb} \end{array} \right]$$

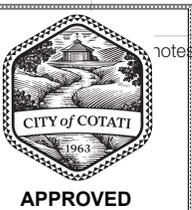


Standard and Balloon Framing on Concrete Foundations

Strong-Wall® High-Strength Wood Shearwalls

Strong-Wall High-Strength Wood Shearwall Model No.	Panel Evaluation Height, H _e (lb.) ⁶	Allow Vertical Load, P (lb.) ⁴	2,500 psi Concrete						3,000 psi Concrete					
			Seismic ³			Wind			Seismic ³			Wind		
			Allowable ASD Shear Load, V (lb.)	Drift at Allowable Shear, Δ (in.) ⁷	Anchor Tension at Allowable Shear, T (lb.) ¹¹	Allowable ASD Shear Load, V (lb.)	Drift at Allowable Shear, Δ (in.) ⁷	Anchor Tension at Allowable Shear, T (lb.) ¹¹	Allowable ASD Shear Load, V (lb.)	Drift at Allowable Shear, Δ (in.) ⁷	Anchor Tension at Allowable Shear, T (lb.) ¹¹	Allowable ASD Shear Load, V (lb.)	Drift at Allowable Shear, Δ (in.) ⁷	Anchor Tension at Allowable Shear, T (lb.) ¹¹
WSWH12x7	78	1,000	1,300	0.32	13,295	1,670	0.43	17,075	1,300	0.32	13,295	1,670	0.43	17,075
		4,000	1,300	0.32	13,295	1,670	0.43	17,075	1,300	0.32	13,295	1,670	0.43	17,075
		7,500	1,300	0.32	13,295	1,670	0.43	17,075	1,300	0.32	13,295	1,670	0.43	17,075
WSWH18x7	78	1,000	3,795	0.32	23,680	4,470	0.39	27,890	3,795	0.32	23,680	4,470	0.39	27,890
		4,000	3,795	0.32	23,680	4,365	0.38	27,245	3,795	0.32	23,680	4,470	0.39	27,890
		7,500	3,795	0.32	23,680	4,050	0.36	25,285	3,795	0.32	23,680	4,470	0.39	27,890
WSWH24x7	78	1,000	7,450	0.30	33,210	7,795	0.34	34,755	7,450	0.30	33,210	7,795	0.34	34,755
		4,000	7,450	0.30	33,210	7,565	0.33	33,715	7,450	0.30	33,210	7,795	0.34	34,755
		7,500	7,115	0.28	31,715	7,115	0.31	31,715	7,450	0.30	33,210	7,795	0.34	34,755
WSWH12x8	93.25	1,000	1,030	0.40	12,580	1,325	0.53	16,195	1,030	0.40	12,580	1,325	0.53	16,195
		4,000	1,030	0.40	12,580	1,325	0.53	16,195	1,030	0.40	12,580	1,325	0.53	16,195
		7,500	1,030	0.40	12,580	1,325	0.53	16,195	1,030	0.40	12,580	1,325	0.53	16,195
WSWH18x8	93.25	1,000	3,060	0.39	22,835	3,880	0.52	28,925	3,060	0.39	22,835	3,955	0.53	29,490
		4,000	3,060	0.39	22,835	3,650	0.49	27,245	3,060	0.39	22,835	3,955	0.53	29,490
		7,500	3,060	0.39	22,835	3,390	0.46	25,285	3,060	0.39	22,835	3,955	0.53	29,490
WSWH24x8	93.25	1,000	6,240	0.37	33,240	6,650	0.43	35,430	6,240	0.37	33,240	6,910	0.45	36,815
		4,000	6,240	0.37	33,240	6,330	0.41	33,715	6,240	0.37	33,240	6,910	0.45	36,815
		7,500	5,950	0.35	31,715	5,950	0.38	31,715	6,240	0.37	33,240	6,910	0.45	36,815
WSWH12x9	105.25	1,000	850	0.45	11,750	1,095	0.60	15,145	850	0.45	11,750	1,095	0.60	15,145
		4,000	850	0.45	11,750	1,095	0.60	15,145	850	0.45	11,750	1,095	0.60	15,145
		7,500	850	0.45	11,750	1,095	0.60	15,145	850	0.45	11,750	1,095	0.60	15,145
WSWH18x9	105.25	1,000	2,575	0.45	21,680	3,325	0.60	27,975	2,575	0.45	21,680	3,325	0.60	27,975
		4,000	2,575	0.45	21,680	3,235	0.58	27,245	2,575	0.45	21,680	3,325	0.60	27,975
		7,500	2,575	0.45	21,680	3,005	0.54	25,285	2,575	0.45	21,680	3,325	0.60	27,975
WSWH24x9	105.25	1,000	5,150	0.43	30,975	5,890	0.52	35,430	5,150	0.43	30,975	6,120	0.54	36,815
		4,000	5,150	0.43	30,975	5,605	0.50	33,715	5,150	0.43	30,975	6,120	0.54	36,815
		7,500	5,150	0.43	30,975	5,275	0.47	31,715	5,150	0.43	30,975	6,120	0.54	36,815
WSWH12x10	117.25	1,000	700	0.50	10,750	900	0.67	13,855	700	0.50	10,750	900	0.67	13,855
		4,000	700	0.50	10,750	900	0.67	13,855	700	0.50	10,750	900	0.67	13,855
		7,500	700	0.50	10,750	900	0.67	13,855	700	0.50	10,750	900	0.67	13,855
WSWH18x10	117.25	1,000	2,140	0.50	20,055	2,755	0.67	25,840	2,140	0.50	20,055	2,755	0.67	25,840
		4,000	2,140	0.50	20,055	2,755	0.67	25,840	2,140	0.50	20,055	2,755	0.67	25,840
		7,500	2,140	0.50	20,055	2,695	0.65	25,285	2,140	0.50	20,055	2,755	0.67	25,840
WSWH24x10	117.25	1,000	4,010	0.48	26,860	5,215	0.67	34,935	4,010	0.48	26,860	5,215	0.67	34,935
		4,000	4,010	0.48	26,860	5,030	0.64	33,715	4,010	0.48	26,860	5,215	0.67	34,935
		7,500	4,010	0.48	26,860	4,735	0.61	31,715	4,010	0.48	26,860	5,215	0.67	34,935
WSWH12x11	129.25	1,000	595	0.56	10,055	765	0.73	12,930	595	0.56	10,055	765	0.73	12,930
		4,000	595	0.56	10,055	765	0.73	12,930	595	0.56	10,055	765	0.73	12,930
		7,500	595	0.56	10,055	765	0.73	12,930	595	0.56	10,055	765	0.73	12,930
WSWH18x11	129.25	1,000	1,960	0.55	20,240	2,520	0.73	26,060	1,960	0.55	20,240	2,520	0.73	26,060
		4,000	1,960	0.55	20,240	2,520	0.73	26,060	1,960	0.55	20,240	2,520	0.73	26,060
		7,500	1,960	0.55	20,240	2,445	0.71	25,285	1,960	0.55	20,240	2,520	0.73	26,060
WSWH24x11	129.25	1,000	4,000	0.54	29,550	4,795	0.68	35,430	4,000	0.54	29,550	4,985	0.70	36,815
		4,000	4,000	0.54	29,550	4,565	0.64	33,715	4,000	0.54	29,550	4,985	0.70	36,815
		7,500	4,000	0.54	29,550	4,295	0.60	31,715	4,000	0.54	29,550	4,985	0.70	36,815

notes on p. 15.

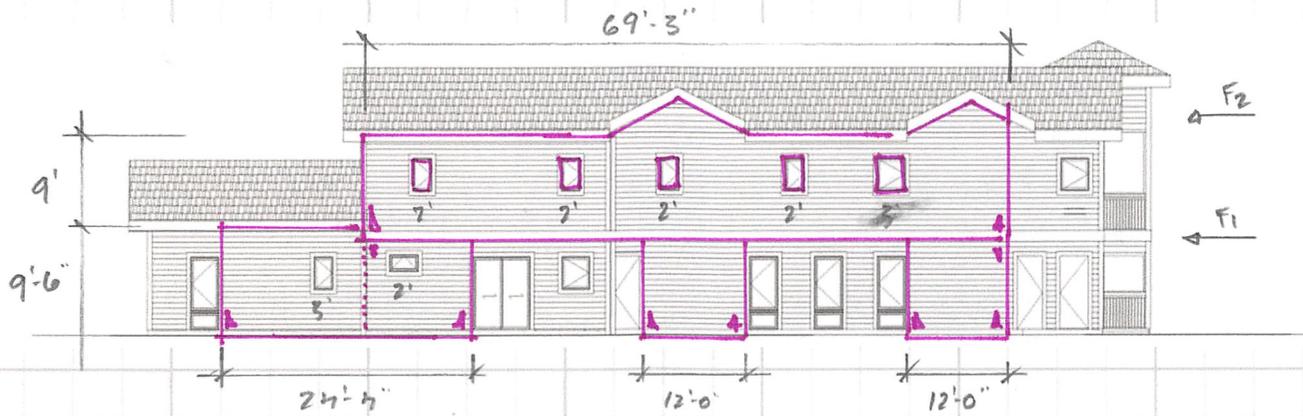




JOB COTATI

DATE

BY



GRIDLINE 1

$$N_2 = \frac{6510 \text{ lb}}{69'-3'' (-11'-0'')} = 112 \text{ pif} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_0 = 0 \rightarrow$$

$$6510 \text{ lb} (9'-0'') = 69'-3'' \text{ HD}$$

$$\text{HD} = 847 \text{ lb} \rightarrow \text{HDU2}$$

$$N_1 = \frac{10705 \text{ lb}}{12' + 12' + 24'-4'' - 5'} = \frac{10705}{43'-4''} = 247 \text{ pif} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_0 = 0 \rightarrow$$

$$(w \gamma) h = w' \text{ HD}$$

$$\text{HD} = \gamma h$$

$$\text{HD} = 247 \text{ pif} (9'-6'')$$

$$\text{HD} = 2347 \text{ lb} \rightarrow \text{HDU2}$$



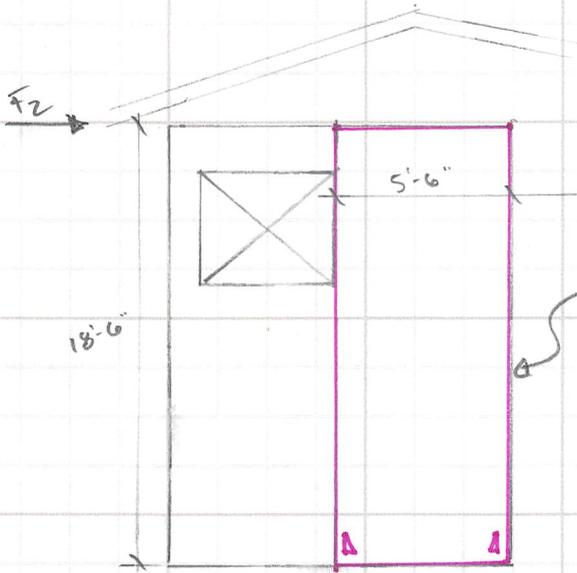
APPROVED



JOB COTATI SHEARWALLS

DATE

BY



NOTE: NO F_1 BECAUSE STAIRCASE PREVENTS DIAPHRAGM FROM CONNECTING TO EXTERIOR WALL

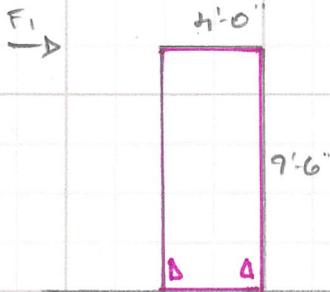
$$V_2 = \frac{2776 \text{ lb}}{5'-6"} = 504 \text{ plf} \rightarrow \text{TYPE 3 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$2776 \text{ lb} \times 18'-6" = 5'-6" \text{ HD}$$

$$\text{HD} = 9337 \text{ lb} \rightarrow \text{MDU 11}$$

GRIDLINE B



$$V_1 = \frac{806 \text{ lb}}{4'-0"} = 202 \text{ plf}$$

$$R_o = \frac{25}{w} = \frac{8}{9.5} = 0.84$$

$$V_1/R_o = 239 \text{ plf} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$806 \text{ lb} \times 9'-6" = 4'-0" \text{ HD}$$

$$\text{HD} = 1914 \text{ lb} \rightarrow \text{MDU 2}$$

GRIDLINE C



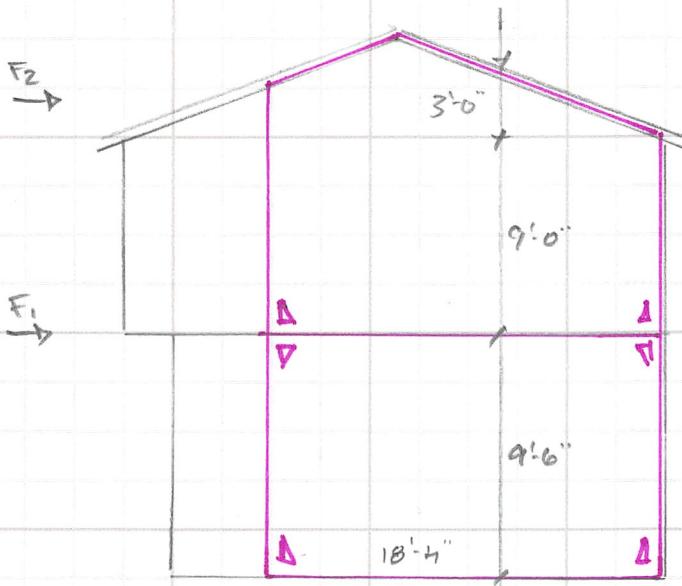
APPROVED



JOB C07A71

DATE

BY



GRIDLINE S

$$V_2 = \frac{2211 \text{ lb}}{18'-4"} = 120 \text{ plf} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$2211 \text{ lb}(12'-0") = 18'-4" \text{ HD}$$

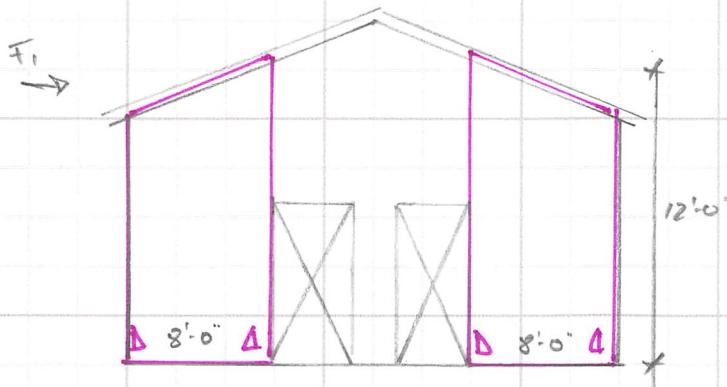
$$\text{HD} = 1447 \text{ lb} \rightarrow \text{HDU2}$$

$$V_1 = \frac{4261 \text{ lb}}{18'-4"} = 232 \text{ plf} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$2211(21'-6") + 2050(9'-6") = 18'-4" \text{ HD}$$

$$\text{HD} = 2705 \text{ lb} \rightarrow \text{HDU2}$$



GRIDLINE M

$$V_1 = \frac{950 \text{ lb}}{16'-0"} = 60 \text{ plf} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$950 \text{ lb}(12'-0") = 8'-0" \text{ HD} / 2$$

$$\text{HD} = 712 \text{ lb} \rightarrow \text{HDU2}$$



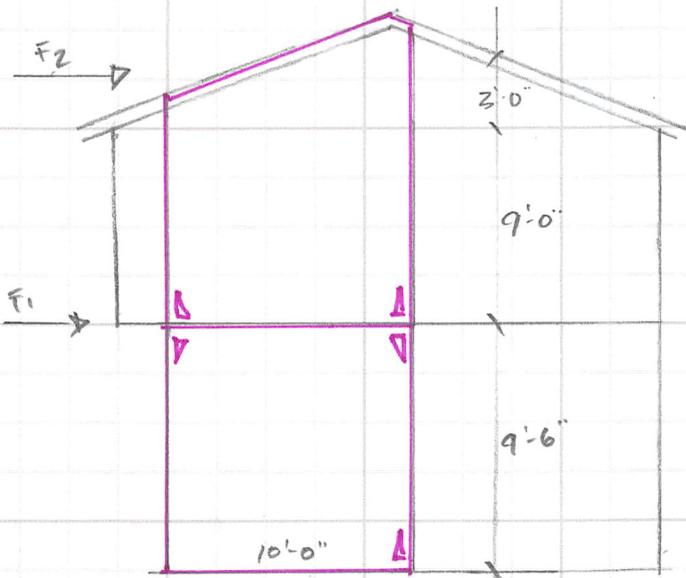
APPROVED



JOB C07A71

DATE

BY



GRIDLINE D

$$V_2 = \frac{3832 \text{ lb}}{10'-0"} = 383 \text{ plf} \rightarrow \text{TYPE 4 SW}$$

$$\sum M_b = 0 \rightarrow$$

$$12'-0" (3832 \text{ lb}) = 10'-0" \text{ HD}$$

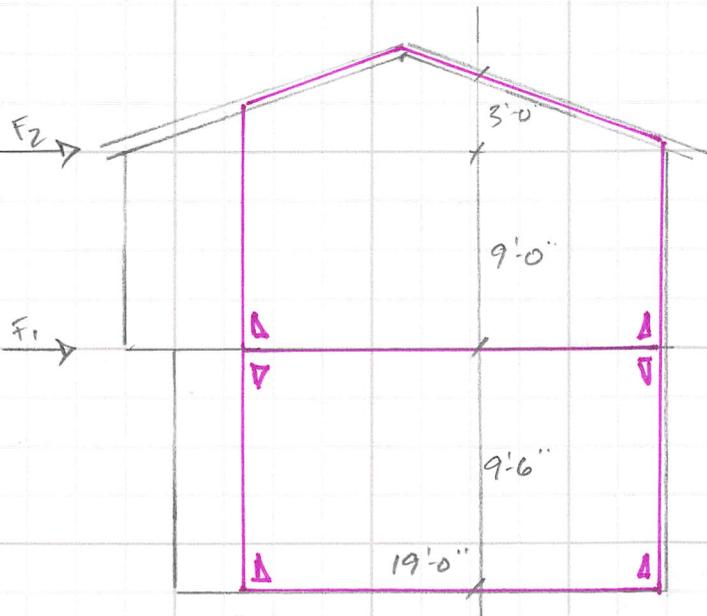
$$\text{HD} = 4598 \text{ lb} \rightarrow \text{HDU5}$$

$$V_1 = \frac{5891 \text{ lb}}{10'-0"} = 589 \text{ plf} \rightarrow \text{TYPE 3 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$3832 \text{ lb} (21'-6") + 2060 \text{ lb} (9'-6") = 10'-0" \text{ HD}$$

$$\text{HD} = 10195 \text{ lb} \rightarrow \text{HDU14}$$



GRIDLINE G

$$V_2 = \frac{4235 \text{ lb}}{15'-9"} = 269 \text{ plf} \rightarrow \text{TYPE 6 SW}$$

$$\sum M_b = 0 \rightarrow$$

$$4235 \text{ lb} (12'-0") = 15'-9" \text{ HD}$$

$$\text{HD} = 3226 \text{ lb} \rightarrow \text{HDU4}$$

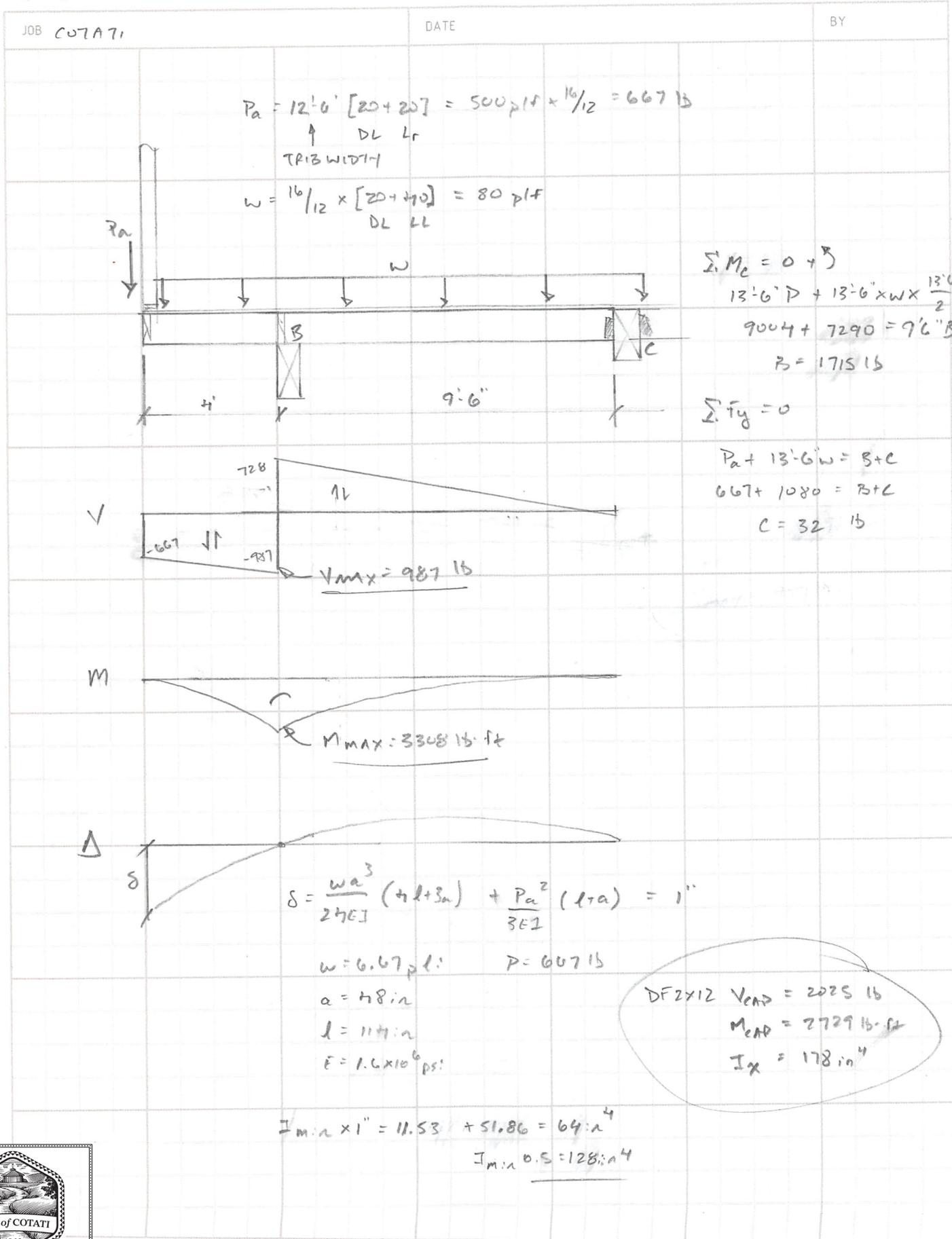
$$V_1 = \frac{6759 \text{ lb}}{15'-9"} = 429 \text{ plf} \rightarrow \text{TYPE 4 SW}$$

$$\sum M_o = 0 \rightarrow$$

$$4235 \text{ lb} (21'-6") + 2525 \text{ lb} (9'-6") = 15'-9" \text{ HD}$$

$$\text{HD} = 7304 \text{ lb}$$



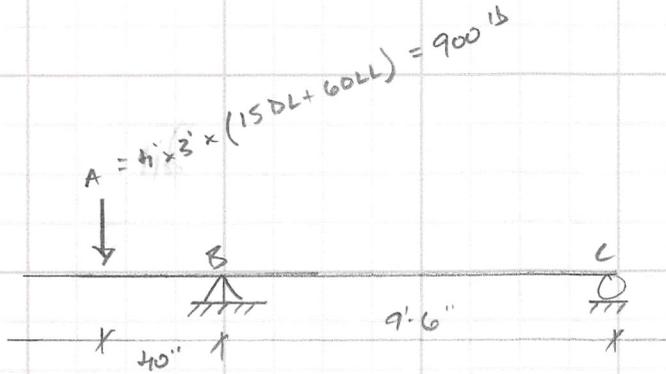




JOB: COTATI

DATE

BY



$$\sum M_C = 0 \rightarrow$$

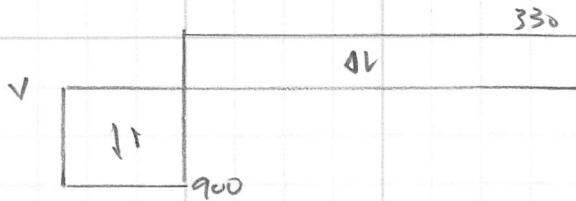
$$137_A = 9.6 \cdot B$$

$$B = 1230 \text{ lb}$$

$$\sum F_y = 0$$

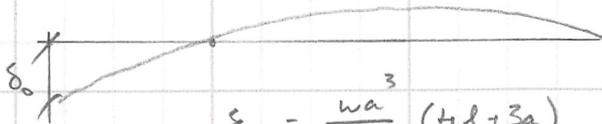
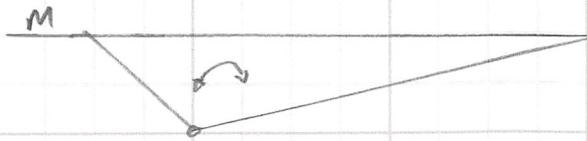
$$B + C = A$$

$$C = -330 \text{ lb}$$



$$V_{\text{max}} = 900 \text{ lb}$$

$$M_{\text{max}} = 3150 \text{ lb-ft}$$



$$\delta_0 = \frac{wa^3}{24EI} (4l + 3a)$$

$$a = 58''$$

$$w = 25 \text{ plf}$$

$$l = 114 \text{ in}$$

$$E = 2.0 \times 10^6 \text{ psi}$$

$$I_a \times I_{\text{min}} = 80.026 \text{ in}^3$$

$$\text{CYL } 4 \times 8 \text{ } I_x = 111 \text{ in}^3$$

→ 0.57" DEFLECTION

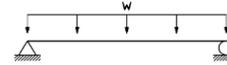


APPROVED

FRAMEWORK ENGINEERING

20 APR 2023

Address 902 E Cotati
Job # R23-013
Engineer Dustin Muhn, PE



LOADING & DEMAND CALCULATIONS

SPANNING MEMBER ID				GEOMETRY		DISTRIBUTED LOADING (plf)						DEMAND						NOTES:
Member Schedule	Member Name	Floor Location	Gridline Location	Span (ft)	Spacing (in)	DL	LL	Lr	RL	SL	w _u	Load Duration	Moisture Condition	LL Defl.	Total Defl.	Moment (lb-ft)	Shear (lbs)	
1A	Exterior Headers	S101		8.00		240	240	240			600	1.00	DRY	.40 in L/240	.27 in L/360	LOAD CASE 4 4800	2400	Uses 12'-0" tributary width
1B	Exterior Headers	S101		8.00		180	180	180			450	1.00	DRY	.40 in L/240	.27 in L/360	LOAD CASE 4 3600	1800	Uses 9'-0" tributary width
1C	Exterior Headers	S101		3.00		180	180	180			450	1.00	DRY	.15 in L/240	.10 in L/360	LOAD CASE 4 510	680	Uses 9'-0" tributary width
2	Interior Headers	S101		6.00		240	240	240			600	1.00	DRY	.30 in L/240	.20 in L/360	LOAD CASE 4 2700	1800	Uses 12'-0" tributary width
3	Roof Deck Joists	S102		6.00	16	27	80	27			107	1.00	DRY	.30 in L/240	.20 in L/360	LOAD CASE 2 480	320	
4	Roof Deck Beam	S102		11.00		100	180	60			280	1.00	DRY	.55 in L/240	.37 in L/360	LOAD CASE 2 4240	1540	Uses 3'-0" tributary width
5	Second Floor Joists	S102		12.00	16	27	53				80	1.00	DRY	.60 in L/240	.40 in L/360	LOAD CASE 2 1440	480	
6	Canopy Joist Framing	S102		9.67	12	20	60				80	1.00	WET	.48 in L/240	.32 in L/360	LOAD CASE 2 930	390	
7	Canopy Beam Framing	S102		9.67		68	270				338	1.00	WET	.24 in L/480	.32 in L/360	LOAD CASE 2 3940	1630	Uses 4'-6" tributary width
8	Stair Stringers	S501		9.00	12	20	40				60	1.00	DRY	.45 in L/240	.30 in L/360	LOAD CASE 2 610	270	



APPROVED

SPANNING MEMBER ID				GEOMETRY		DISTRIBUTED LOADING (plf)						DEMAND					NOTES:	
Member Schedule	Member Name	Floor Location	Gridline Location	Span (ft)	Spacing (in)	DL	LL	Lr	RL	SL	w _u	Load Duration	Moisture Condition	LL Defl.	Total Defl.	Moment (lb-ft)		Shear (lbs)
8A	Center Beam Framing	S102		19.00		465	440	220			960	1.00	DRY	.48 in L/480	.48 in L/480	LOAD CASE 4 43320	9120	Uses 11'-0" tributary width
8B	Center Beam Framing	S102		18.00		465	440	220			960	1.00	DRY	.60 in L/360	.60 in L/360	LOAD CASE 4 38880	8640	Uses 11'-0" tributary width
8C	Center Beam Framing	S102		19.67		465	440	220			960	1.00	DRY	.66 in L/360	.66 in L/360	LOAD CASE 4 46410	9440	Uses 11'-0" tributary width W10x45
9A	Exterior Headers	S102		6.00		380	400	240			860	1.00	DRY	.30 in L/240	.20 in L/360	LOAD CASE 4 3870	2580	
9B	Exterior Headers	S102		3.00		380	400	240			860	1.00	DRY	.15 in L/240	.10 in L/360	LOAD CASE 4 970	1290	
9C	Exterior Headers	S102		6.00		240	240	240			600	1.00	DRY	.30 in L/240	.20 in L/360	LOAD CASE 4 2700	1800	
9D	Exterior Headers	S102		8.00		450	500	240			1005	1.00	DRY	.40 in L/240	.27 in L/360	LOAD CASE 4 8040	4020	
10A	Garage Beam Framing	S102		16.00		533	533	341			1188	1.00	DRY	.53 in L/360	.53 in L/360	LOAD CASE 4 38030	9510	
11	Deck Joist Framing	S102		3.00	16	27	80				107	1.00	WET	.15 in L/240	.10 in L/360	LOAD CASE 2 120	160	
12	Deck Beam Framing	S102		6.67		23	90				113	1.00	DRY	.17 in L/480	.22 in L/360	LOAD CASE 2 630	380	



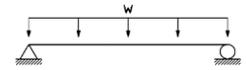
APPROVED



Address 902 E Cotati
Job # R23-013
Engineer Dustin Muhn, PE

Table Notes:

- Adjustment Factors: NDS Table 4.3.1 for Sawn Lumber; NDS Table 5.3.1 for Glulam; NDS Table 8.3.1 for SCL; and NDS Table 7.3.1 for I-Joists. Beam Stability Factor, CL (NDS 4.4.1) is assumed to have full depth bridging / blocking at 8' or closer spacing, satisfying all d/b ratios less than 6. Flat Use Factor, C_{fu} (NDS 4.3.7) is conservatively taken as 1.0 for all cases.
- Capacity calculations use simple mechanics for Sawn Lumber and Glulams; and use ICC-ES Reports for Engineered Lumber.



SPECIFICATION & CAPACITY CALCULATIONS

SPANNING MEMBER ID				MEMBER SPECIFICATION (Size and Grade)	NDS Applicability of Adjustment Factors ¹										CAPACITY ²				DEMAND (increased considering self weight)				
Member Schedule	Member Name	Floor Location	Gridline Location		Nominal (psi)	C _D	C _M	C _t	C _L	C _F	C _V	C _{fu}	C _i	C _r	Design (psi)	LL Defl.	Total Defl.	Moment (lb-ft)	Shear (lbs)	LL Defl.	Total Defl.	Moment (lb-ft)	Shear (lbs)
1A	Exterior Headers	S101		6x10 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.00	1.00	-	1.00	1.00	1.00	Fb' = 900 Fv' = 180 E' = 1600000	.04 in L/2520	.10 in L/990	5882	6105	.40 in L/240	.27 in L/360	LOAD CASE 4 4890	2450
1B	Exterior Headers	S101		6x10 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	-	-	-	1.00	-	1.00	Fb' = 900 Fv' = 180 E' = 1600000	.03 in L/3360	.07 in L/1310	5882	6105	.40 in L/240	.27 in L/360	LOAD CASE 4 3690	1850
1C	Exterior Headers	S101		6x6 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	-	-	-	1.00	-	1.00	Fb' = 900 Fv' = 180 E' = 1600000	.00 in L/13390	.01 in L/5280	2080	3630	.15 in L/240	.10 in L/360	LOAD CASE 4 510	690
2	Interior Headers	S101		4x8 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.30	-	-	1.00	-	1.00	Fb' = 1170 Fv' = 180 E' = 1600000	.04 in L/1830	.10 in L/720	2989	3045	.30 in L/240	.20 in L/360	LOAD CASE 4 2730	1820
3	Roof Deck Joists	S102		2x8 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.20	-	-	1.00	1.15	1.00	Fb' = 1242 Fv' = 180 E' = 1600000	.03 in L/2350	.04 in L/1720	1360	1305	.30 in L/240	.20 in L/360	LOAD CASE 2 490	330
4	Roof Deck Beam	S102		5.25" x 7.25" Microtlam LVL 2.0E	Fb = 2600 Fv = 285 E = 2000000	1.00	-	1.00	-	0.98	-	-	-	1.00	Fb' = 2546 Fv' = 285 E' = 2000000	.19 in L/710	.30 in L/440	9758	7232	.55 in L/240	.37 in L/360	LOAD CASE 2 4360	1590
5	Second Floor Joists	S102		2x12 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.00	-	-	1.00	1.15	1.00	Fb' = 1035 Fv' = 180 E' = 1600000	.09 in L/1650	.14 in L/1050	2729	2025	.60 in L/240	.40 in L/360	LOAD CASE 2 1510	500
6	Canopy Joist Framing	S102		2x8 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	0.85	1.00	1.20	-	-	1.00	0.80	1.15	Fb' = 845 Fv' = 140 E' = 1368000	.15 in L/750	.21 in L/550	925	1013	.48 in L/240	.32 in L/360	LOAD CASE 2 960	400
7	Canopy Beam Framing	S102		6x10 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	0.85	1.00	1.00	-	-	1.00	0.80	1.00	Fb' = 612 Fv' = 140 E' = 1368000	.09 in L/1270	.12 in L/980	4000	4737	.24 in L/480	.32 in L/360	LOAD CASE 2 4080	1690
	Stair Stringers	S501		2x6 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.30	-	-	1.00	1.15	1.00	Fb' = 1346 Fv' = 180 E' = 1600000	.18 in L/610	.27 in L/390	848	990	.45 in L/240	.30 in L/360	LOAD CASE 2 630	280



APPROVED

SPANNING MEMBER ID				MEMBER SPECIFICATION (Size and Grade)	NDS Applicability of Adjustment Factors ¹										CAPACITY ²				DEMAND (increased considering self weight)				
Member Schedule	Member Name	Floor Location	Gridline Location		Nominal (psi)	C _D	C _M	C _t	C _L	C _F	C _V	C _{ru}	C _i	C _r	Design (psi)	LL Defl.	Total Defl.	Moment (lb-ft)	Shear (lbs)	LL Defl.	Total Defl.	Moment (lb-ft)	Shear (lbs)
8A	Center Beam Framing	S102		7" x 18" Parallam PSL 2.0E	Fb = 2900 Fv = 290 E = 2000000	1.00	-	1.00	1.00	-	0.96	-	-	1.00	Fb' = 2772 Fv' = 290 E' = 2000000	.21 in L/1100	.47 in L/490	87330	24360	.48 in L/480	.48 in L/480	LOAD CASE 4 44600	9390
8B	Center Beam Framing	S102		7" x 18" Parallam PSL 2.0E	Fb = 2900 Fv = 290 E = 2000000	1.00	-	1.00	1.00	-	0.96	-	-	1.00	Fb' = 2772 Fv' = 290 E' = 2000000	.17 in L/1280	.38 in L/570	87330	24360	.60 in L/360	.60 in L/360	LOAD CASE 4 40030	8900
8C	Center Beam Framing	S102																		.66 in L/360	.66 in L/360	LOAD CASE 4 46410	9440
9A	Exterior Headers	S102		6x10 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.00	1.00	-	1.00	1.00	1.00	Fb' = 900 Fv' = 180 E' = 1600000	.02 in L/3580	.04 in L/1640	5882	6105	.30 in L/240	.20 in L/360	LOAD CASE 4 3920	2610
9B	Exterior Headers	S102		6x6 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.00	1.00	-	1.00	1.00	1.00	Fb' = 900 Fv' = 180 E' = 1600000	.01 in L/6030	.01 in L/2780	2080	3630	.15 in L/240	.10 in L/360	LOAD CASE 4 980	1300
9C	Exterior Headers	S102		6x8 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.00	1.00	-	1.00	1.00	1.00	Fb' = 900 Fv' = 180 E' = 1600000	.03 in L/2880	.06 in L/1130	3614	4785	.30 in L/240	.20 in L/360	LOAD CASE 4 2740	1830
9D	Exterior Headers	S102		5-1/4" x 9-1/2" Parallam PSL 2.0E	Fb = 2900 Fv = 290 E = 2000000	1.00	-	1.00	1.00	-	1.03	-	-	1.00	Fb' = 2976 Fv' = 290 E' = 2000000	.07 in L/1360	.14 in L/670	19585	9643	.40 in L/240	.27 in L/360	LOAD CASE 4 8130	4060
10A	Garage Beam Framing	S102		5-1/4" x 18" Parallam PSL 2.0E	Fb = 2900 Fv = 290 E = 2000000	1.00	-	1.00	1.00	-	0.96	-	-	1.00	Fb' = 2772 Fv' = 290 E' = 2000000	.17 in L/1100	.40 in L/480	65497	18270	.53 in L/360	.53 in L/360	LOAD CASE 4 38710	9680
11	Deck Joist Framing	S102		2x8 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	0.85	1.00	1.00	1.20	-	1.00	0.80	1.15	Fb' = 845 Fv' = 140 E' = 1368000	.00 in L/18820	.00 in L/13800	925	1013	.15 in L/240	.10 in L/360	LOAD CASE 2 120	160
12	Deck Beam Framing	S102		4x8 DF #2	Fb = 900 Fv = 180 E = 1600000	1.00	1.00	1.00	1.00	1.30	-	1.00	1.00	1.00	Fb' = 1170 Fv' = 180 E' = 1600000	.02 in L/3560	.03 in L/2710	2989	3045	.17 in L/480	.22 in L/360	LOAD CASE 2 660	390



APPROVED

BUILDING DIVISION INFORMATION SHEET

Smoke/CO Alarm Self Verification Form



Building Permit # _____

The California Residential Code requires smoke alarms as well as carbon monoxide alarms to be installed in dwelling units when building permits are issued and the scope of work exceeds a total cost or calculated valuation of \$1,000. The installation is required regardless of whether the work performed is interior or exterior. In order to grant final approval of your permit, it is necessary to verify the installation of these alarms. This form provides the ability for you to self-verify when work performed does not allow convenient access to the interior of the dwelling.

As of January 1, 2014, all new and replacement battery operated smoke alarms must be equipped with a non-replaceable, non-removable battery capable of powering the alarm for 10 years. All existing smoke alarms will have to be replaced after 10 years from the date of manufacture if the date of manufacturer cannot be determined, the alarms should be replaced as soon as possible with the new type.

By signing this document, you are certifying to the City of Cotati Building and Safety Division that both smoke alarms and CO alarms have been installed on the above referenced project as specified below. Smoke alarms are installed in accordance with the approved manufacturer's instructions in all of the following areas: each sleeping unit, in hallways of areas giving access to the sleeping units, on each floor, if multi-story, in the basement, if one exists.

Carbon Monoxide alarms are installed in accordance with the approved manufacturer's instructions in all of the following areas where fossil fuel burning appliances are installed, including fireplaces: outside each sleeping area in the immediate vicinity of the bedrooms, on every floor of dwelling unit, including basements.

**Please fill in the requested information, including the permit number and return the form by email to cduncan@cotaticity.org
Alternatively, this form may be submitted to the building inspector at the time the final inspection is performed.**

Property Owner's Name

Address

Signature

Date



Accessory Dwelling Unit (ADU) Survey

Dear Cotati Resident,

The City of Cotati is conducting a survey to better understand the types of Accessory Dwelling Units (ADUs) being constructed in our city and the rental rates of these units. Your participation in this survey will help staff to improve housing policy for the city.

Please take a few minutes to answer the following questions about your ADU construction plans. Your responses will be kept confidential and will only be used for research purposes.

1. What type of ADU are you planning to construct? (Check all that apply)

- Detached ADU
- Attached ADU
- Garage conversion ADU
- Junior ADU
- Other (please specify) _____

2. How many bedrooms will your ADU have?

- 0 (Studio)
- 1
- 2
- 3 or more

3. What is the approximate size of the ADU you are planning to construct?

- Less than 750 square feet
- 750-1,000 square feet
- More than 1,000 square feet

4. What is the intended use of your ADU? (Check all that apply)

- Rental income
- Family or guest housing
- Home office or studio
- Other (please specify) _____

5. What is the approximate amount of rent you plan to charge the resident of your ADU?

\$ _____



Accessory Dwelling Unit (ADU) Survey

6. Did you utilize the ADU support services provided by the City or any local non-profit agency in the design and development of your ADU?

- Yes
- No

7. Which utilities will the tenant pay for? [select all that apply]

- Electricity
 - Full
 - Part
- Gas
 - Full
 - Part
- Water/sewer
 - Full
 - Part
- Trash
 - Full
 - Part
- Not sure

Thank you for taking the time to complete this survey! Your feedback is important as we work to improve housing policy and make Cotati a better place to live. If you have questions or concerns about this survey, please contact Community Development Director, Noah Housh at nhoush@cotaticity.org.

Sincerely,

City of Cotati Community Development Department



City of Cotati
Community Development
Department
201 W Sierra Avenue
Cotati, CA 94931
(707) 665-3636
permits@cotaticity.org

DEPARTMENT USE ONLY
RECEIVED BY:
DATE:

ADDRESS REQUEST OR CHANGE FORM

Current Address	Suite/Unit No.
Assessor's Parcel Number	
New Address Requested	
Reason for Address Request <input type="checkbox"/> New Address <input type="checkbox"/> Change of Address <input type="checkbox"/> Other (please specify):	

Property Owner Name			
Phone		Email	
Property Owner Address	City	State	Zip

Building Permit # (if applicable)
Planning Application # (if applicable)

Please attach a site plan and/or floor plan depicting the requested address and the existing surrounding addresses (if available).

I certify that I have read this application and state that the above information is correct.

Property Owner's Signature: x _____ Date: _____



Building Permit Application Form

CITY OF COTATI
Community Development Department
201 W Sierra Avenue, Cotati, CA 94931
(707) 665-3636 | permits@cotaticity.org

Property Information

Project Address 902 E COTATI AVE	Acreage of project site
Existing Occupancy Residential	Existing Use
Proposed Occupancy Residential	Proposed Use

Project Description

Please provide a description of all proposed work (N) MULTI-FAMILY BUILDING W/ (2) 2-BEDROOM APARTMENT UNITS AND (1) ADU APARTMENT UNIT (BUILDING 1 OF 2)	
Estimated Project Costs/Valuation 850000 USD	
Will you be constructing a new building or adding square footage? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Square Feet 2829.5 sq.ft.
Please confirm: Duplexes, and multifamily dwellings containing four or fewer dwelling units	
Number of Bedrooms 5	Number of Units 3
Will you be modifying the existing or adding a new water meter? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Water Connection Meter Size 1-inch
Will you be modifying the existing or adding a new sewer meter? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Sewer Connection Meter Size 1-inch

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name and Address