CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of April 16, 2015

Agenda Item #D-1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 14-1746-ARB **Planner:** Nick Bobroff
Address: 1151 Church Lane
APN: 004-041-032
Zoning: Single Family Residential (6-R-1)
Applicant: Brian Zant for Alan and Carol Koch

Project Review:
☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is the final review of a request to remodel an existing 1,743 square foot single family residence and construct additions to the residence totaling 650 square feet. The new resultant square footage of the residence and its attached two-car garage would increase from 2,443 square feet to 3,093 square feet. The maximum height of the residence would remain at 13 feet nine inches. As part of the project, a new entry courtyard enclosed by a four-foot high masonry wall and wrought iron entry gate is proposed for the residence's frontage. New front yard landscaping is also included.

Plans are attached as Exhibit A.

PROJECT HISTORY

The project was reviewed by the Architectural Review Board at a preliminary level at the January 15, 2015 meeting. The Board was mutually supportive of the project as submitted with only minor suggested interior floor plan adjustments and a slight offset for the entry courtyard wall from the adjacent building walls. Ultimately, the Board recommended preliminary approval with their comments attached. A copy of the January 15, 2015 ARB Meeting Minutes is attached as Exhibit B.

The Community Development Director reviewed and approved the project on February 2, 2015.

PROJECT ANALYSIS

The updated working drawings include architectural details, exterior colors and materials including a night-sky compliant lantern-style fixture, electrical/mechanical plans and structural

plans. A landscape/planting plan (unchanged from the ARB's preliminary review) is also included.

Only minor changes concerning the entry courtyard have occurred to the project since the Board's initial review: The courtyard wall has been set back approximately one foot from the face of the building (as suggested by the ARB); and the courtyard entry gate has been re-centered on the courtyard rather than aligning with the residence's front door (as originally proposed).

Additional architectural details for the entry element and bay window may be provided at the meeting along with notes on proposed gutters and downspouts. The color/material board presented during preliminary review will again be available at the meeting for the Board's review.

The Board's comments on the proposed final plans would be appropriate.

SUMMARY OF ISSUES

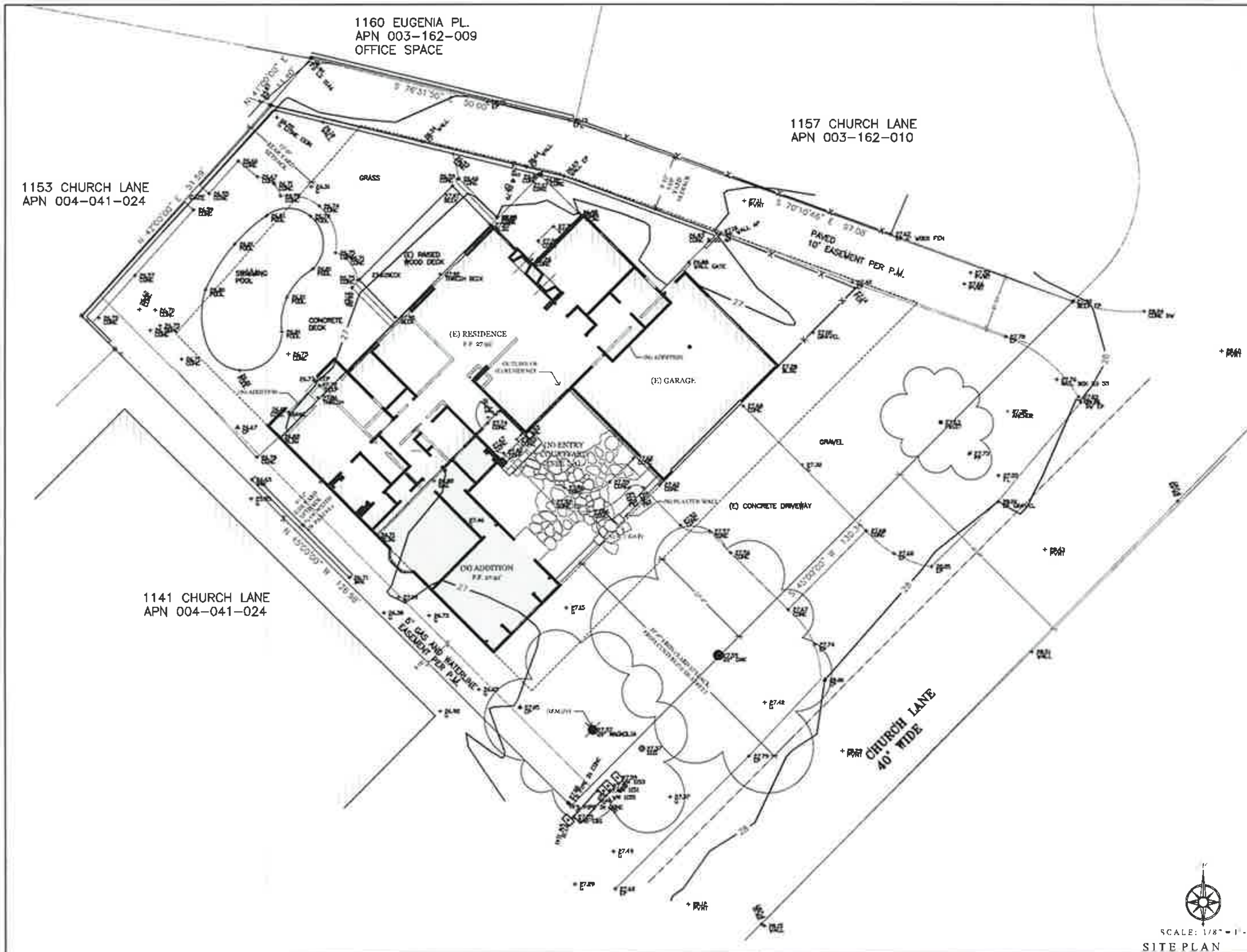
- Adequacy of final working drawings (including architectural details);
- Proposed colors and materials (including exterior light fixture); and
- Minor revisions to entry courtyard enclosure wall.

RECOMMENDATION

The Board should provide comments on the issues raised. If the Board finds the project to be appropriately detailed for final review, the Board should recommend final approval to the Community Development Director with their comments attached.

ATTACHMENTS

Exhibit A- Final Working Drawings
Exhibit B- January 15, 2015 ARB Meeting Minutes



VICINITY MAP

PROJECT DATA

Project Address:	1151 CHURCH LANE CARPINTERIA, CA 93013
APN:	004-041-032
Zone District:	6-R-1 (SINGLE FAMILY RESIDENCE)
Property Owners:	ALAN & CAROL KOCH 6324 CASTLE DRIVE OAKLAND, CA 94611 (510) 410-4027
Designer:	BRIAN A. ZANT 996 N. SAN MARCOS RD SANTA BARBARA, CA 93111 (805) 451-2236
Structural Engineer:	LAIMA B. REEDER, P.E. C.E. LICENSE #39400 4048 OCEAN DRIVE OXNARD, CA 93035 (805) 985-1700 FAX (805) 815-3129
Surveyor:	CHRIS GILMOUR GILMOUR LAND SURVEYING, INC 7127 HOLLISTER AVE #25A-301 GOLETA, CA 93117 (805) 685-4500
Lot Size:	12,632 SF (0.29 ACRES)
Average Slope:	FLAT
Grading:	10 C.Y. CUT / 10 C.Y. FILL
Construction Type:	V-B
Occupancy Group:	R-3
High Fire:	NO
Flood Plain:	NO
(E) Fire Sprinkler:	NO
Parking:	(E) 2-CAR GARAGE

Scope of Work:
The proposed project includes the remodel of approximately 1,743 SF and addition of approximately 650 SF to an existing single-family residence of 1,743 SF with a 700 SF garage

Square Footage:

(E) One-Story Residence	1,743 SF
(E) Two-Car Garage	700 SF
(E) TOTAL	2,443 SF
(P) Addition	650 SF

(P) BUILDING COVERAGE: 3,093 SF (3,093 SF / 12,632 SF = 24.5% < 35% MAX. BLDG. COVER.)

SHEET INDEX

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NOTIFY / SUBMITTAL TO DESIGNER

NOTIFICATIONS TO DESIGNER:

1. PRIOR TO GRADING
2. COMPLETION OF BUILDING LAYOUT
3. PRIOR TO POURING CONCRETE
4. COMPLETION OF ELECTRICAL OUTLET BOX INSTALLATION
5. PRIOR TO ELECTRIC WIRING
6. PRIOR TO COVERING ANY FRAMING, INCLUDING INSULATION
7. PRIOR TO ALL DRYWALL INSTALLATION
8. PRIOR TO ANY FINAL COLOR COATING OR PAINTING

SUBMITTALS TO DESIGNER:
REQUIRED APPROVALS BY DESIGNER PRIOR TO PLACING ORDERS FOR THE FOLLOWING WORK

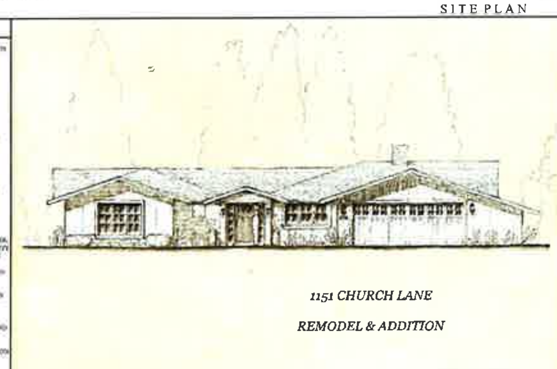
1. WINDOW LIST
2. DOOR LIST
3. CABINET SHOP DRAWINGS
4. COLOR BRUSHOUTS

CONSTRUCTION NOTES

1.–16. [illegible]
17. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.
18. SHOULD CONSTRUCTION REVEAL ANY UNFORESEEN HAZARD OR CONDITION, THE DESIGNER & THE APPROPRIATE CONSULTING ENGINEER MUST BE NOTIFIED & WILL PROVIDE ADDITIONAL RECOMMENDATIONS &/OR DESIGNS IF NECESSARY TO ADDRESS THE CONDITION.
19. AT TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THIS MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED ON CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.410.1 (CGBSC 4.410)

GENERAL NOTES

[illegible]



BRIAN A. ZANT
DESIGNER
996 N SAN MARCOS RD
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805-451-2236

CODE COMPLIANCE
2013 CBC, 2013 CRC
2013 CEC, 2013 CMC
2013 CPC, 2013 CALIFORNIA ENERGY CODE, STATE CODES, & CITY OF CARPINTERIA ORDINANCES

CITY OF CARP. PRELIM. REVIEW	
UPDATE	
CITY OF CARP. FINAL REVIEW	

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

COVER SHEET

A-0.1

A. GENERAL REQUIREMENTS

1. CONTRACTOR SHALL ADVISE DESIGNER AND OWNER IN WRITING OF ANY [illegible] CHANGES TO THE FOLLOWING: [illegible] SUBMIT WRITTEN CONFIRMATION TO DESIGNER OF ANY CHANGES AND RECEIVE DESIGNER'S WRITTEN APPROVAL PRIOR TO ORDERING OR INSTALLATION OF ANY MATERIALS OR EQUIPMENT.

2. THE WORD "CONTRACTOR" MEANS THE GENERAL CONTRACTOR AND, WHERE APPLICABLE BY TRADE, SUBCONTRACTORS.

3. THE CONTRACTOR IS REFERRED TO "BUILDER'S GUIDE: HOT DRY AND MIXED DRY CLIMATES" BY JOSEPH LSTIBUREK FOR RECOMMENDED CONSTRUCTION AND ENERGY EFFICIENT TECHNIQUES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLAN NOTES PRIOR TO FINALIZING THE CONSTRUCTION CONTRACT.

5. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS, INCLUDING CURRENT AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 ENERGY REQUIREMENTS.

6. PRIOR TO FINALIZING CONTRACT PRICES, CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NOTES AND DRAWINGS, INCLUDING ANY SUBCONTRACT REQUIREMENTS OR INFORMATION WHICH MAY NOT BE INDICATED ON SUBCONTRACTOR'S SHEETS OR NOTES, BUT WHICH ARE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

7. CONTRACTOR SHALL VERIFY ALL WORK, DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING WORK. DURING CONSTRUCTION, THE DESIGNER IS TO BE ADVISED REGARDING ANY DISCREPANCIES IN MEASUREMENT, DIMENSION, LOCATION OR DETAILS PRIOR TO THE CONTRACTOR PROCEEDING WITH THAT PORTION OF THE WORK.

8. CONTRACTOR SHALL REVIEW ALL ITEMS NOTED "VERIFY OR CONFIRM WITH OWNER OR DESIGNER" WHICH MIGHT AFFECT COST PRIOR TO FINALIZING THE CONSTRUCTION CONTRACT AND SUBCONTRACTS, AND SHALL CONFIRM FINAL DECISIONS REGARDING SELECTION, MATERIALS, COLOR, FINISH OR OTHER SPECIFICATIONS NOT YET DECIDED REGARDING THESE ITEMS. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.

9. [illegible]

10. [illegible] METERS ON A COPY OF THE SITE PLAN, AND DELIVER THE PLAN TO DESIGNER ON COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE THE OWNER WITH RECORD DRAWINGS INDICATING ALL ARCHITECTURAL, STRUCTURAL AND DIMENSIONAL CHANGES, THE LOCATION AND SIZE OF ALL UNDERGROUND CHANGES AND THE LOCATIONS OF ALL UNDERGROUND INSTALLATIONS NOT COVERED IN THE ORIGINAL DRAWINGS, CHANGE ORDERS, SUPPLEMENTAL DRAWINGS OR SHOP DRAWINGS. THE CONTRACTOR SHALL SUBMIT COMPLETED RECORD DRAWINGS TO THE DESIGNER FOR HIS REVIEW. SUCH REVIEW SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF INFORMATION RECORDED.

11. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS ON DRAWINGS. IN NO EVENT IS A DIMENSION TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL FROM DESIGNER.

12. DETAILS ARE INTENDED TO SHOW THE FINAL AESTHETIC EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOB SITE DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED TO DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH THE DESIGNER PRIOR TO CONSTRUCTION. WHERE MODIFICATIONS IN THE CONSTRUCTION METHOD ARE [illegible]

13. CONTRACTOR SHALL KEEP PREMISES SECURE, CLEAN, AND HAZARD FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS EQUIPMENT, MATERIALS, AND WORK IN NEAT, CLEAN, ORDERLY, AND SAFE CONDITION AT ALL TIMES.

14. CONTRACTOR SHALL DEMOLISH EXISTING CONSTRUCTION AS NECESSARY TO INSTALL NEW WORK, AND REMOVE ALL EXCESS DEBRIS AND MATERIALS NOT REQUIRED BY CONSTRUCTION OR REQUESTED BY OWNER.

15. [illegible]

16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IN GOOD CONDITION ANY PORTION OF THE SITE TO REMAIN AND SHALL REPLACE OR REPAIR AT HIS EXPENSE ANY PORTIONS DAMAGED AS A RESULT OF THE WORK OR CONSTRUCTION PROCESS.

17. [illegible]

18. [illegible]

19. ALLOWANCE ITEMS SHALL BE SPECIFICALLY IDENTIFIED AS ALLOWANCES AND INCLUDED IN THE ESTIMATE OR CONTRACT PRICE.

20. [illegible]

21. [illegible]

22. THE GENERAL CONTRACTOR SHALL REIMBURSE DESIGNER FOR LABOR AND OTHER COSTS INVOLVED IN PROVIDING RESEARCH, ADDITIONAL DRAWINGS, DETAILS, OR ENGINEERING TO REVIEW SUBSTITUTIONS OR TO ADJUST THE DESIGN OR CONSTRUCTION DOCUMENTS DUE TO ERRORS, CHANGES, OR SUBSTITUTIONS MADE BY THE CONTRACTOR DURING CONSTRUCTION. SUCH REIMBURSEMENTS SHALL NOT BE INCLUDED IN THE PROJECT CONSTRUCTION COST AND SHALL BE PAID BY THE CONTRACTOR WITHOUT REIMBURSEMENT FROM THE OWNER.

23. SUBSTITUTIONS REQUESTED ON THE BASIS OF DELIVERY DATES THAT MAY CAUSE PROJECT'S COMPLETION DATE TO BE DELAYED DUE TO CONTRACTOR'S TARDINESS IN NOT ORDERING THE SPECIFIED PRODUCT ON TIME WILL NOT BE CONSIDERED.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL WORK IS BEING ACCOMPLISHED ACCORDING TO THE MOST CURRENT CONSTRUCTION DOCUMENTS, INCLUDING REVISIONS.

25. [illegible]

26. CONTRACTOR SHALL NOT USE ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS IN THE CONSTRUCTION AND SHALL ADVISE OWNER OF ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS RECOMMENDED, SELECTED, OR SPECIFIED PRIOR TO PURCHASING OR INSTALLING.

27. CONTRACTOR SHALL PROVIDE PROPER VENTILATION, CLEARANCES AND FIRE PROTECTION FOR ALL FIREPLACES, OVENS, HOT WATER HEATERS, FURNACES, VENTS AND FLUES AS REQUIRED BY DRAWINGS, SPECIFICATIONS AND CODE.

28. [illegible]

29. CONTRACTOR SHALL THOROUGHLY CLEAN ALL PORTIONS OF THE WORK, REMOVE ALL DEBRIS AND LEAVE THE PROJECT READY FOR USE BY THE OWNER.

B. SHOP DRAWINGS/SAMPLES

1. THE CONTRACTOR SHALL SUBMIT, WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY IN HIS OWN WORK OR IN THAT OF ANY OTHER CONTRACTOR, ONE REPRODUCIBLE DRAWING OF ALL SHOP OR SETTING DRAWINGS AND SCHEDULES REQUIRED FOR THE WORK OF THE VARIOUS TRADES, AND SAMPLES, TEMPLATES AND MODELS AS REQUIRED. THE DESIGNERS SHALL REVIEW THEM WITH REASONABLE PROMPTNESS. THE CONTRACTOR SHALL MAKE ANY CORRECTIONS REQUIRED BY THE DESIGNER AND RETURN TO HIM ONE CORRECTED REPRODUCIBLE COPY, AND FURNISH SUCH OTHER COPIES AS MAY BE NEEDED.

2. SHOP DRAWINGS (SD), MANUFACTURER'S SPECIFICATIONS (MS), OR SAMPLES (S) ARE REQUIRED FOR THE FOLLOWING ITEMS. SEE NOTES ON SPECIFIC ITEM FOR ADDITIONAL REQUIREMENTS.

A) STRUCTURAL STEEL (SD)
B) MISCELLANEOUS AND OR DECORATIVE IRONWORK (SD & S)
C) CABINETRY, STAIRS, RAILINGS AND SPECIAL MILLWORK ITEMS (SD & S)
D) SKYLIGHTS (MS & SD)
E) MEMBRANE WATERPROOFING (MS)
F) MARBLE, GRANITE, AND DECORATIVE STONEWORK (SD & S)
G) FIRE PROTECTION SYSTEMS (MS & SD)
H) TILE AND GROUT (MS & S)
I) ROOFING (MS & S)
J) SHEET METAL, GUTTERS AND DOWNSPOUTS (SD & S)
K) DOORS AND WINDOWS (SD & MS)
L) FINISH HARDWARE (MS & S)
[illegible]

C. SITEWORK, DEMOLITION, & FOUNDATIONS

1. PRIOR TO FORMING AND POURING CONCRETE, CONTRACTOR SHALL STAKE OUT ALL FOUNDATIONS AND PERIMETER WALL LINES AS SHOWN ON PLANS FOR DESIGNER'S REVIEW. CONFIRM STRUCTURE AND PROPERTY LINE LOCATIONS AND ELEVATIONS, AND VERIFY PROPER SETBACKS AND CLEARANCES REQUIRED BY LOCAL CODES.

2. CONTRACTOR SHALL NOTIFY DESIGNER AND OWNER OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITION ENCOUNTERED DURING EXCAVATION OR GRADING.

3. WHERE A SOILS AND/OR GEOLOGY REPORT AND/OR GRADING PRE-INSPECTION REPORT HAS BEEN MADE, THEY SHALL BE CONSIDERED A PART OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FOLLOW ANY RECOMMENDATIONS CONTAINED THEREIN.

4. CONTRACTOR SHALL PROVIDE BASEMENT AND CRAWL SPACE ACCESS AND VENTILATION TO ALL SUBFLOOR AREAS IN ACCORDANCE WITH LOCAL CODES, AND CONFIRM FOUNDATION VENT AND ACCESS LOCATIONS WITH DESIGNER PRIOR TO POURING FOUNDATIONS.

5. WHERE INTERIOR CRAWL SPACE, OR ROOM, PIT OR BASEMENT FLOOR SLABS ARE BELOW EXTERIOR FINISH GRADE, CONTRACTOR SHALL PROVIDE DRAINAGE AT FOOTING PERIMETER AND WATERPROOFING OF ALL EXTERIOR SURFACES OF FOUNDATION WALLS. THE DRAINAGE SYSTEM SHALL CONSIST OF A FRENCH DRAIN SYSTEM SET BELOW FLOOR LEVEL, AND CONNECTED UNDERGROUND TO APPROVED STORM DRAINAGE SYSTEM OR OTHER APPROVED OUTLET.

6. CONCRETE FLOOR SLABS SHALL BE POURED OVER A CONTINUOUS 6 MIL VAPOR RETARDING MEMBRANE OVER A MINIMUM OF 4" CRUSHED ROCK WITH NO FINES, OVER NATURAL OR COMPACTED SOIL AS SPECIFIED BY THE SOILS ENGINEER.

7. ANY LANDSCAPE OR PLANTER RETAINING WALLS WHICH ARE SHOWN WITHOUT PERIMETER DRAINS SHALL BE PROVIDED WITH ADEQUATE WEEP HOLES AND GRAVEL BACKFILL TO INSURE THROUGH WALL DRAINAGE. ALL ENCLOSED PLANTERS SHALL BE WATERPROOFED ON THE INSIDE AND SUPPLIED WITH BOTTOM DRAINS CONNECTED TO STORM DRAIN SYSTEM.

8. PATCHING OF CONCRETE SLABS SHALL BE PERFORMED SO AS TO LEAVE THE PATCH SURFACE LEVEL WITH AND MATCHING THE EXISTING ADJACENT SLAB.

9. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES OF ALL FINISHED GRADE SURFACES, SIDEWALKS AND PATIOS, AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE PROPERLY DRAINED. NO PONDING SHALL BE ALLOWED.

10. CONTRACTOR SHALL REMOVE FROM THE SITE ALL EXCAVATED OR EXCESS SOIL, DEBRIS AND MATERIALS NOT REQUIRED TO BE USED IN CONSTRUCTION. CONFIRM ANY ITEMS TO REMAIN OR TO BE SALVAGED WITH DESIGNER AND OWNER PRIOR TO START OF CONSTRUCTION.

D. FRAMING

1. CONTRACTOR SHALL MAKE REASONABLE EFFORTS TO REDUCE WASTE OF FRAMING MATERIALS [illegible]

2. IN ADDITION TO ANY STRUCTURAL GRADE REQUIREMENTS, ALL EXPOSED WOOD BEAMS AND POSTS SHALL BE SELECTED FOR BEST POSSIBLE APPEARANCE GRADE, FREE OF HEART CENTER, WITH A MINIMUM OF KNOTS, CRACKS AND CHECKS.

3. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ATTIC AREAS AND PLUMBING AS REQUIRED BY CODE AND SHALL CONFIRM ACCESS LOCATION WITH DESIGNER PRIOR TO FRAMING.

4. CONTRACTOR SHALL PROVIDE SCREENED THROUGH-WALL VENTILATION TO ENCLOSED GARAGE AREAS IF REQUIRED BY CODE AND SHALL CONFIRM VENT LOCATIONS WITH DESIGNER PRIOR TO FRAMING.

5. CONTRACTOR SHALL COORDINATE FRAMING WITH ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS TO AVOID CONFLICTS.

6. CONTRACTOR SHALL PROVIDE FRAMED OPENINGS FOR MEDICINE CABINETS AND SOAP NICHES DURING ROUGH FRAMING, CONFIRMING SIZE, LOCATION AND DEPTH OF OPENINGS WITH DESIGNER PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR BASE BOARDS, CURTAIN RODS, CORNICE, SHUTTERS, TUBS, FAU REGISTERS, CABINETS, TOILET PAPER HOLDERS, TOWEL BARS AND OTHER SPECIALTY ITEMS.

8. ALL EXPOSED WOOD BEAMS, DECKING OR OTHER MEMBERS INSTALLED PRIOR TO ENCLOSING THE BUILDING ENVELOPE AND COMPLETING ROOFING MEMBRANE SHALL BE PROTECTED DURING CONSTRUCTION AGAINST MOISTURE, STAINING AND OTHER DAMAGE.

E. ROOF, ROOF FLASHING & DRAINAGE

1. GENERAL CONTRACTOR AND ROOFING, SHEET METAL AND FLASHING CONTRACTORS SHALL EACH FURNISH AN UNCONDITIONAL WRITTEN GUARANTEE TO OWNER COVERING ALL MATERIALS AND INSTALLATION OF ROOFING, FLASHING AND WATER-PROOF MEMBRANES FOR A PERIOD OF 10 YEARS FOLLOWING FINAL COMPLETION OF CONSTRUCTION.

2. WHEN BONDING IS REQUIRED, CONTRACTOR SHALL EMPLOY A QUALIFIED INDEPENDENT INSPECTION SERVICE FOR INSPECTION OF THE ROOF INSTALLATION, INCLUDING ANY INSULATION AND FLASHINGS, AND SHALL CONFIRM ARRANGEMENTS WITH OWNER, DESIGNER, MANUFACTURER'S REPRESENTATIVE AND ROOFING CONTRACTOR PRIOR TO CONSTRUCTION.

3. INSTALLATION OF ROOFING MATERIALS SHALL CONFORM WITH THE MANUFACTURER'S SPECIFICATIONS AND BE PERFORMED TO THE HIGHEST STANDARDS OF THE TRADES INVOLVED.

4. ALL ROOF, PARAPET, CHIMNEY AND OTHER FLASHINGS SHALL BE INSTALLED SO THAT THEY ARE WATER-TIGHT. NOTIFY DESIGNER OF ANY PROBLEM LOCATIONS WHERE WATER OR MOISTURE MAY PENETRATE. UNLESS SPECIFIED, SHEET METAL GAUGE SHALL BE SUFFICIENT TO RESIST DENTING OR BENDING.

5. ALL COPINGS, SCUPPERS, GUTTERS, DOWNSPOUTS, LEADERS, DUCTS OR OTHER SHEET METAL WORK SHALL BE PROPERLY FLASHED AND SHALL HAVE SOLDERED OR SEALED WATERPROOF JOINTS. ALL BENDS, SEAMS, SPLICES OR OTHER CONNECTIONS SHALL BE STRAIGHT, SMOOTH AND CONTINUOUS WITHOUT DIMPLES OR DENTS. UNLESS SPECIFIED, SHEET METAL GAUGE SHALL BE SUFFICIENT TO RESIST DENTING OR BENDING.

6. PROVIDE PERMANENT INSULATION AS REQUIRED TO PREVENT GALVANIC CORROSION BETWEEN DISSIMILAR METALS.

7. ALL ROOF DRAINAGE SHALL BE CARRIED TO THE STREET OR OTHER APPROVED DRAINAGE AREA VIA NON-EROSIVE DEVICES. AT BASE OF ALL EXTERIOR DOWNSPOUTS PROVIDE MINIMUM 4" DIAM. TIE LINES UNDERGROUND TO STREET, ROADWAY OR A DRAINAGE SWALE. VERIFY LAYOUT WITH DESIGNER PRIOR TO INSTALLATION. SEE UTILITIES SECTION FOR ADDITIONAL INFORMATION REGARDING DRAINAGE.

8. ALL EXTERIOR CAULKING SHALL BE THE HIGHEST QUALITY SEALANT AVAILABLE. CONFIRM COLOR WITH DESIGNER FOR SPECIFIC LOCATIONS.

F. ENERGY / INSULATION

1. [illegible] SHALL MEET THE REQUIREMENTS OF TITLE 24 PART 6 [illegible] THE CALIFORNIA CODE OF REGULATIONS. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

2. ALL EXTERIOR WALLS SHALL BE INSULATED WITH A KRAFT FACED BATT TO A MINIMUM THERMAL RESISTANCE OF NOT LESS THAN R-19.

3. ALL CEILINGS AND ATTICS SHALL BE INSULATED WITH A KRAFT FACED BATT TO A MINIMUM THERMAL RESISTANCE OF NOT LESS THAN [illegible]

4. INSULATION THICKNESS AND THERMAL RESISTANCE SHALL CONFORM TO TITLE 24 REGULATIONS FOR CLIMATE ZONE OF JOB SITE. CONFIRM INSULATION TYPE AND THICKNESS WITH OWNER AND DESIGNER PRIOR TO FINALIZING GENERAL CONSTRUCTION CONTRACT.

5. INSULATION BATTS SHALL BE CUT TO FIT AND CAREFULLY INSTALLED TO COMPLETELY FILL CAVITIES. BATTS ARE TO BE FLUFFED TO FULL THICKNESS, SPLIT AROUND PLUMBING AND WIRING, AND FACE STAPLED TO PROVIDE A CONTINUOUS VAPOR RETARDER.

6. ALL OPERABLE GLASS DOORS OR WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW CONFORMANCE WITH CALIFORNIA TITLE 24 PART 6 ENERGY STANDARDS.

7. ANY REQUIRED TINTED GLASS SHALL BE PERMANENTLY TINTED BY THE MANUFACTURER OF THE GLAZING MATERIAL.

8. ALL DOMESTIC HEATING PIPES AND HOT WATER PIPING SHALL BE INSULATED TO R-4 MIN. COLD WATER PIPES SHALL BE INSULATED FOR SOUND CONTROL.

9. THE CERTIFICATE OF COMPLIANCE INCLUDED IN THE PERMIT PLAN SET SHALL BE SIGNED BY THE INSULATION CONTRACTOR, CERTIFYING CONFORMANCE WITH CURRENT ENERGY REGULATION, CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 6.

10. [illegible]

11. SEAL AROUND ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS THROUGH THE BUILDING ENVELOPE.

12. MASONRY AND FACTORY BUILT FIREPLACES SHALL HAVE THE FOLLOWING:
A) TIGHT FITTING CLOSABLE METAL OR GLASS COVERING ENTIRE OPENING OF THE FIREBOX.
B) A COMBUSTION AIR INTAKE TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX. IT SHALL BE AT LEAST SIX SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER.
C) TIGHT FITTING FLUE DAMPER WITH READILY ACCESSIBLE CONTROL.
D) CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED.

13. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 6 OF THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC). ALL PARTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR FIBERGLASS TAPE AND MASTIC. THE USE OF DUCT TAPE IS NOT ACCEPTABLE.

14. GAS FIRED HOUSEHOLD HEATING AND COOLING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS.

15. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE AN EFFICACY OF NOT LESS THAN 40 LUMENS/WATT.

16. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT HEAT PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH CLOCK MECHANISM WHICH CAN BE MANUALLY PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

G. DOORS, WINDOWS

1. CONFIRM DOOR, WINDOW, HARDWARE AND SCREEN SELECTIONS AND FINISHES WITH DESIGNER FOR ALL UNITS PRIOR TO ORDERING.

2. PRIOR TO INSTALLATION, ALL PAINTED WOOD DOOR AND WINDOW FRAMES SHALL BE PRIMED INCLUDING TOP & BOTTOM EDGES WITH AN APPROVED PRIMER COMPATIBLE WITH FINISH PAINT SPECIFICATIONS, INCLUDING BACK SIDES OF FRAMES AND END GRAIN CUTS. STAINED WOOD FRAMES SHALL BE BACK-PRIMED SO AS TO NOT SHOW IN FINISH.

3. GLASS DOORS, ADJACENT GLASS PANELS WITHIN 24" OF DOORS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR OR LANDING SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.

4. ALLOW FOR WEATHER AND SOUND SEALS USING MINIMUM CLEARANCES 1/8" HEAD AND JAMBS AND 1/2" BOTTOM OF DOOR TO TOP OF THRESHOLD. COORDINATE WOOD FRAME OPENINGS WITH NET DOOR SIZES AND FRAME DETAILS.

5. ALL EGRESS FIRE EXITS SHALL BE MARKED AND LIGHTED PER CODE, IF REQUIRED, AND SHALL BE OPENABLE FROM INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.

6. ALL DOORS SHALL BE INSTALLED WITH 1-1/2 PAIR OF HINGES UNLESS NOTED OTHERWISE. VERIFY HINGE TYPE AND FINISH WITH DESIGNER PRIOR TO ORDERING.

7. ALL EXTERIOR DOORS SHALL BE WEATHER-STRIPPED AT HEADS, JAMBS, AND MEETING STILES WITH CONTINUOUS INTERLOCKING TYPE BRONZE WEATHER-STRIPPING OR EQUAL AS APPROVED BY THE DESIGNER. ALL EXTERIOR DOOR BOTTOMS SHALL BE PROVIDED WITH WEATHERSTRIP APPROPRIATE TO THRESHOLD TYPE.

H. EXTERIOR FINISHES

PLASTER / STUCCO

MATERIALS

1. WEATHER-BARRIER BACKING/WATER-RESISTANT BARRIER
A. WATER RESISTANT PAPER-FEDERAL SPECIFICATION UU-B-790A, GRADE D/60-MINUTE
B. SPUNBONDED OLEFIN HOUSEWRAP MANUFACTURED AND DESIGNED SPECIFICALLY FOR STUCCO

2. LATH
A. SELF-FURRING WOVEN GALV. WIRE LATH 17 GAUGE-1 1/2-INCH OPENING. COMPLY WITH ASTM 1032. FOR VERT. SURFACES ONLY
B. SELF-FURRING DIAMOND-MESH GALV. METAL LATH 2.5 OR 3.4 POUNDS PER SQUARE YARD. COMPLY WITH ASTM 847
C. SELF-FURRING WELDED WIRE LATH 16 GAUGE GALV. WIRE, OPENINGS NOT TO EXCEED 2" X 2". COMPLY WITH ASTM 933

3. TRIM ACCESSORIES
TRIM ACCESSORIES SHALL BE FABRICATED FROM GALVANIZED STEEL, ZINC ALLOY, PVC, COPPER, OR ANODIZED ALUMINUM AS NOTED IN THE DRAWINGS.
-DEPTH OF ACCESSORIES IS DETERMINED BY THE REQUIRED THICKNESS OF CEMENT PLASTER BASE COAT WITHOUT THE FINISH COAT
-IF THE CONSTRUCTION DOCUMENTS DO NOT INDICATE THE TYPE OF ACCESSORIES TO BE INSTALLED, THE PLASTERING CONTRACTOR SHALL SELECT THE ACCESSORIES IN ACCORDANCE WITH THESE STANDARDS
-ACCESSORIES OF PVC PLASTIC, COPPER, OR ZINC ALLOY ARE REQUIRED IF SUBJECT TO ENVIRONMENTAL CORROSION
-ACCESSORIES WITH A FINISH SURFACE LIP FLANGE AND/OR EMBEDMENT FLANGE TO KEY INTO CEMENT PLASTER ARE RECOMMENDED
-PVC OR ALUMINUM ACCESSORIES, WHEN USED IN CONJUNCTION WITH 2-INCH X 2-INCH WELDED WIRE LATH MUST INCORPORATE A STRIP OF EXPANDED METAL LATH OVER THE SOLID REVEAL FLANGES

INSTALLATION

1. PRIOR TO STARTING LATHING OR PLASTERING WORK, CAREFULLY INSPECT INSTALLED WORK OF OTHER TRADES TO VERIFY SUITABILITY OF SUBSTRATE FOR PLASTER SYSTEM INSTALLATION. NOTIFY THE DESIGNER AND GENERAL CONTRACTOR IN WRITING OF UNSUITABLE CONDITIONS. DO NOT BEGIN INSTALLATION UNTIL ALL UNSATISFACTORY SUBSTRATE CONDITIONS ARE RESOLVED.

2. PLASTERING CONTRACTOR IS NOT TO PROCEED WITH WORK UNTIL THE REQUIRED SUBMITTALS HAVE BEEN APPROVED. FINISH SAMPLES FOR TEXTURE AND COLOR MUST BE SUBMITTED FOR DESIGNER/OWNER APPROVAL.

3. THE WORK SHALL BE PERFORMED BY A SKILLED AND TRAINED WORK CREW TO CREATE A PLUMB, SECURE, LEVEL OR PLANE FINISH SURFACE, WITH LINE DIMENSIONS AND/OR CONTOURS AS INDICATED IN REFERENCE STANDARDS OR PROJECT DOCUMENTS.

4. INSTALL SPECIFIED PRODUCTS AND/OR SYSTEMS IN ACCORDANCE WITH REFERENCE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

5. FLASHINGS SHALL BE INSTALLED PRIOR TO START OF LATHING OR MAY BE REQUIRED TO BE INTEGRATED AT THE TIME OF LATHING. FLASHING IS NOT THE SCOPE OF WORK OF THE CONTRACTOR RESPONSIBLE FOR THE STUCCO ASSEMBLY.

6. INSTALL TRIM ACCESSORIES IN A MANNER THAT ENSURES A MOISTURE RESISTANT, TRUE, LEVEL AND PLUMB (STRAIGHT) SURFACE. INSTALL THE LONGEST POSSIBLE LENGTHS OF TRIM ACCESSORIES. ATTACHMENTS SHALL BE FIRM ENOUGH TO HOLD TRIM ACCESSORIES IN PLACE WITHOUT MISALIGNMENT DURING PLASTERING.

7. INSTALL TWO LAYERS OF GRADE D 60-MINUTE BUILDING PAPER OR TWO LAYERS OF OLEFIN HOUSEWRAP OVER WOOD FRAMING OR SHEATHING. A COMBINATION OF THESE TWO WATER-RESISTANT BARRIERS CAN BE USED, HOWEVER THE FIRST LAYER APPLIED IS TO BE THE OLEFIN HOUSEWRAP.

8. FLASHING AND WATER-RESISTANT BARRIERS ARE TO BE INSTALLED TO CREATE A COMPLETE SYSTEM. THE WATER-RESISTANT BARRIER IS TO BE INSTALLED TAUT AND FLAT, WITH LONG DIMENSION HORIZONTAL TO FRAMING AND "SHINGLE-FASHION" SO THAT THE NATURAL DIRECTION OF WATER FLOW WILL BE OVER AND ONTO THE NEXT SHEET. HORIZONTAL LAPS SHALL BE 2 INCHES MINIMUM, VERTICAL LAPS 6 INCHES MINIMUM.

9. DO NOT DAMAGE THE WATER-RESISTANT BARRIER DURING INSTALLATION. IF DAMAGE OCCURS, OR IF WEATHER EXPOSURE EXCEEDS MANUF. REC. LIMITS, REPAIR BEFORE STARTING THE TRIM AND LATHING WORK OR COMPLETELY REPLACE THE WATER-RESISTANT BARRIER.

10. PLASTER IS TO BE APPLIED WITH THE BEST TECHNIQUES AND PRACTICES OF THE TRADE, WITHOUT EVIDENCE OF BLOTCHED WORK, SPOTS OR COLD JOINTS.

11. MOIST-CURING IS RECOMMENDED. IN WARM WEATHER CONDITIONS PROTECT THE BASE COATS AND FINISH COAT OF CEMENT PLASTER FROM UNEVEN AND EXCESSIVE EVAPORATION.

I. FINISHES, CABINETRY & RAILINGS

CERAMIC TILE / STONE

1. STONE WORK SHALL BE IN ACCORDANCE WITH THE "MASONRY INSTITUTE OF AMERICA" AND "BUILDING STONE INSTITUTE" GUIDELINES. VERIFY ALL CORNER, EDGE, SPLASH AND OTHER DETAILS WITH DESIGNER PRIOR TO STARTING CONSTRUCTION.

2. ALL CERAMIC, MARBLE, GRANITE, SLATE OR OTHER TILE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE "TILE COUNCIL OF AMERICA" AND "CERAMIC TILE INSTITUTE". VERIFY ALL LAYOUTS, TRIM SHAPES, GROUT SELECTIONS AND WIDTH, AND OTHER SPECIFICATIONS WITH DESIGNER PRIOR TO ORDERING TILE.

3. THE USE OF GYPSUM BOARD FOR TILED WALLS OR CEILINGS IN SHOWERS AND OTHER WET AREAS IS PROHIBITED.

4. INSTALLATION OF QUARRY OR CLAY TILE, BRICK OR OTHER CERAMIC OR MASONRY PRODUCTS SHALL USE A MAX. OF 0.6% BY WEIGHT LOW ALKALI SULFATE CEMENT MORTAR WITH CLEAN WASHED SAND AND ALKALI SULFATE-FREE WATER TO CONTROL EFFLORESCENCE. CONTRACTOR SHALL REQUIRE TILE OR BRICK MANUFACTURER TO WICK TEST AND CERTIFY IN WRITING TO DESIGNER THAT MATERIAL IS NON-EFFLORESCENCE CONTRIBUTING.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING ALL CERAMIC TILE AND OTHER FINISH MATERIALS WITH ADEQUATE LEAD TIME TO AVOID CONSTRUCTION DELAY.

6. FINISH CAULKING FOR TUBS, COUNTERS, ETC. SHALL BE COLOR-MATCHED SEALANT OF THE HIGHEST AVAILABLE QUALITY.

7. ALL RESILIENT FLOORING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL SUBSTRATE BUMPS, PROTRUDING EDGES OR OTHER HIGH POINTS SHALL BE REMOVED OR SANDED SMOOTH AND ALL HOLES, CRACKS OR OTHER DEPRESSIONS SHALL BE FILLED SO THAT THERE IS NO APPARENT UNEVENNESS TO THE FINISHED FLOOR. WHERE REQUIRED, INSTALL ADDITIONAL PLYWOOD UNDERLAYMENT AS NECESSARY SO FINISHED RESILIENT FLOOR IS FLUSH WITH ADJACENT FINISH FLOORING.

8. HARDWOOD FLOORS SHALL BE TOP GRADE, KILN DRIED MATERIAL, DELIVERED TO THE JOB SITE AND ALLOWED TO ACCLIMATIZE INSIDE THE FINISHED HEATED OR AIR CONDITIONED SPACE FOR AT LEAST TWO WEEKS PRIOR TO INSTALLATION. HARDWOOD FLOORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL CONFIRM INSTALLATION AND FINISHING SPECIFICATIONS WITH DESIGNER PRIOR TO ORDERING MATERIAL.

9. UNLESS NOTED OTHERWISE, HARDWOOD FLOORS SHALL BE FINISHED WITH A MINIMUM OF THREE COATS OF NON-YELLOWING, MOISTURE CURE, CLEAR URETHANE, SATIN FINISH, APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

MILLWORK & CABINETRY

STANDARD: PREMIUM GRADE

ALL DRAWERS AND SLIDING UNITS TO BE INSTALLED WITH FULL EXTENSION GUIDES AS APPROVED BY DESIGNER. CONFIRM CABINET STYLE, CONSTRUCTION TYPE, HINGES AND HARDWARE WITH DESIGNER PRIOR TO FINALIZING CONSTRUCTION CONTRACT. CABINET SUBCONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL CABINETS, COUNTERS, AND OTHER BUILT-IN CABINETRY TO DESIGNER FOR REVIEW. A SAMPLE CABINET FRONT SHALL BE PROVIDED FOR DESIGNER REVIEW PRIOR TO CABINET FABRICATION.

RAILINGS

CONTRACTOR SHALL REVIEW RAILINGS AND RAILING DETAILS WITH DESIGNER PRIOR TO FINALIZING CONTRACT. RAILING SUBCONTRACTOR SHALL SUBMIT SAMPLES AND DETAILED SHOP DRAWINGS FOR DESIGNER REVIEW PRIOR TO FABRICATION.

J. PAINTING

I. EXTERIOR SURFACES:

A. EXTERIOR PLASTER
BRIDGE CRACKS WITH EPACOAT MASONRY PRIMER. TINT PRIMER TO FINISH COLOR AND APPLY TWO COATS 100% ACRYLIC PAINT OR UNTIL FULLY COVERED.

B. PAINT GRADE EXTERIOR DOORS/WINDOWS
APPLY A MINIMUM OF TWO COATS OF OIL BASE PRIMER. CAULK ALL VOIDS. APPLY FOUR COATS SEMI-GLOSS OR SATIN FINISH ENAMEL.

C. EXTERIOR FERROUS METAL
REMOVE ALL OXIDATION AND APPLY TWO COATS METAL PRIMER AND THREE COATS OIL-BASED ENAMEL OR ACRYLIC PAINT.

D. STAIN/PAINT [illegible]
APPLY ONE COAT [illegible] AND ONE COAT SEMI-TRANSPARENT STAIN OR TWO COATS ACRYLIC STAIN.

E. CONCRETE SURFACES
APPLY ONE COAT BOND-AID AND THREE COATS 100% ACRYLIC PAINT.

II. INTERIOR SURFACES:

A. INTERIOR PLASTER
PATCH CRACKS AND APPLY TWO COATS OIL-BASE PRIMER AND THREE COATS 100% ACRYLIC FLAT WALL (DEAD FLAT).

B. PAINT GRADE INTERIOR DOORS AND CABINETRY
PATCH AND FILL WHERE NECESSARY. APPLY TWO COATS OIL-BASE PRIMER. APPLY ONE SEMI-COAT OF 50% OIL-BASE ENAMEL PAINT, 50% PRIMER AND TINT TO FINISH COLOR. APPLY ONE COAT HIGH GLOSS ENAMEL AND TWO COATS OIL-BASE ENAMEL (IN DESIRED SHEEN).

C. INTERIOR STAIN GRADE CABINETRY/DOORS
SAND WITH 220/320 PAPER. USE WOOD SOFTENER WHEN NECESSARY AND SANDING SEALER. APPLY FIVE COATS OIL-BASED URETHANE OR LACQUER. SAND AFTER EACH COAT. USE [illegible] SAND PAPER TO FINISH.

1. CONTRACTOR SHALL INCLUDE WITHIN THE SCOPE OF HIS WORK ALL PREPARATION, PRIMING AND FINISH PAINTING. CONFIRM ANY EXPOSED BEAMS, DECKING, CABINETS OR WOOD TO BE STAINED AND/OR CLEAR-SEALED PRIOR TO ORDERING. CONFIRM PAINT, STAIN AND FINISH SELECTIONS AND SPECIFICATIONS WITH DESIGNER. SUBMIT COLOR SAMPLES AND APPLY SAMPLE COLORS ON ACTUAL SURFACES TO BE PAINTED FOR OWNER AND DESIGNER APPROVAL PRIOR TO ORDERING MATERIAL.

2. BEFORE BEGINNING, INSPECT ALL WORK TO BE PAINTED OR STAINED AND REPORT TO DESIGNER ANY CONDITIONS WHICH WILL PREVENT A QUALITY FINISH FROM BEING APPLIED. COMMENCING OF PAINT WORK INDICATES ACCEPTANCE OF THE SURFACES.

3. ALL SPACES SHALL BE VACUUM CLEAN AND ALL SURFACES TO BE PAINTED SHALL BE DRY AND CLEAN.

4. ALL WOODWORK SHALL BE CLEANED, SANDED AND DUSTED BEFORE PAINTING. ALL WOODWORK SHALL BE SANDED LIGHTLY BETWEEN COATS.

5. AFTER PRIMING HAS DRIED, APPLY [illegible] PUTTY ALL NAIL HOLES, CRACKS, OPEN JOINTS AND OTHER DEFECTS.

6. TOPS AND BOTTOMS OF ALL DOORS SHALL BE FULLY SEALED, SANDED, AND PAINTED AFTER CUTTING AND PRIOR TO HANGING.

7. TO AVOID OVERPAINTING ON FINISHED HARDWARE, CABINETS, WOOD WINDOWS, AND DOORS SHALL BE HUNG, COMPLETELY WEATHER-STRIPPED AND FITTED WITH LOCKSETS AND FINISH HARDWARE, THEN ENTIRELY REMOVED AND STRIPPED OF HARDWARE FOR FINISH PAINTING AND/OR STAINING.

8. REMOVE ALL ELECTRIC PLATES, SURFACE HARDWARE, ETC. BEFORE PAINTING. REPLACE WHEN PAINTING WORK IS COMPLETED.

9. EXCEPT AS NOTED, ALL PAINT SHALL BE AS MANUFACTURED BY PRATT & LAMBERT, BENJAMIN MOORE, OR APPROVED EQUAL. ALL MATERIAL SHALL ARRIVE AT THE JOB IN UNBROKEN CONTAINERS WITH MANUFACTURER'S LABEL CLEARLY VISIBLE. UNLESS OTHERWISE NOTED, ALL PAINTS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

10. PRIOR TO SEALING INTERIOR PLASTER WALLS OR DRY WALL, CONTRACTOR SHALL IDENTIFY SURFACES TO RECEIVE WALLPAPER, AND SHALL ENSURE WALL SEALER USED CONFORMS WITH PAPER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

11. CLEAR WOOD FINISH INTERIOR PANELING, CABINETS, DOORS AND OTHER WOODWORK SHALL BE STAINED, IF REQUIRED, AND FINISHED WITH A SATIN OR FLAT EGGSHELL FINISH AS SPECIFIED BY DESIGNER. CONFIRM STAIN AND FINISH SELECTIONS WITH DESIGNER AND PROVIDE FINISHED SAMPLES ON THE ACTUAL WOODS USED FOR DESIGNER AND OWNER APPROVAL PRIOR TO STARTING WORK.

12. EXTERIOR CONCRETE MASONRY UNITS SHALL BE SEALED WITH AN ASHFORD FORMULA CLEAR PENETRATING SEALER AS APPROVED BY DESIGNER.

13. PRIOR TO APPLICATION, CONTRACTOR SHALL ADVISE OWNER AND DESIGNER OF ANY FINISHES, FACTORY OR SITE APPLIED, WHICH DO NOT OR CANNOT MEET HIGHEST QUALITY SPECIFICATION STANDARDS.

14. ALL WORKMANSHIP SHALL MEET OR EXCEED THE HIGHEST STANDARDS OF THE TRADE.

K. UTILITIES, PLUMBING & DRAINAGE

1. GENERAL CONTRACTOR SHALL CONFIRM ARRANGEMENTS FOR ANY TEMPORARY POWER AND TELEPHONE SERVICE WITH OWNER PRIOR TO FINALIZING CONTRACT. SEE ELECTRICAL NOTES FOR ADDITIONAL NOTES. SEE ELECTRICAL PLANS FOR ELECTRICAL WORK.

2. CONTRACTOR SHALL REROUTE ANY EXISTING UTILITY LINES, CONDUITS OR EQUIPMENT IN CONFLICT WITH NEW CONSTRUCTION, SHALL CONFIRM REROUTING WITH DESIGNER, AND SHALL NOTE SUCH REROUTING ON THE RECORD DRAWINGS.

3. CONTRACTOR SHALL PROVIDE AND INSTALL NEW UNDERGROUND WATER AND GAS SUPPLY LINES IN SIZES THAT ARE ADEQUATE TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME TO ALL FIXTURES AND APPLIANCES.

4. ALL NEW WATER SUPPLY LINES SHALL BE COPPER. ALL HOT WATER LINES SHALL BE INSULATED TO R-4. [illegible] LINES ARE PERMITTED. WATER LINES SHALL BE CUSHIONED WHERE PENETRATING OR TANGENT TO WOOD FRAMING TO REDUCE SOUND, AND SHALL HAVE ISOLATION COUPLINGS WHERE CONNECTING TO EXISTING GALVANIZED IRON OR STEEL PIPE WHICH CANNOT BE CHANGED TO COPPER.

5. ALL UNDERGROUND COPPER LINES SHALL BE TYPE L.

6. MAIN WATER LINE TO DOMESTIC SYSTEM SHALL BE INSTALLED WITH SEPARATE GATE VALVE AND PRESSURE REGULATOR AT MAIN ENTRY POINT.

7. HOSE BIBS AND IRRIGATION SYSTEMS SHALL NOT BE CONNECTED TO BUILDING WATER SYSTEM, BUT SHALL BE FED FROM MAIN WATER LINES BEFORE BUILDING SYSTEM PRESSURE REGULATOR AND MAIN VALVE.

8. CONTRACTOR SHALL PROVIDE WASTE LINES OF SUFFICIENT SIZE [illegible] AS REQUIRED BY CODE.

9. ALL WASTE PIPING SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED BY THE DESIGNER. PLASTIC DRAIN, WASTE OR VENT PIPE, WHERE PERMITTED, SHALL BE A.B.S. AN APPROVED PER ASTM STANDARD D2261-73. WASTE LINES INSIDE THE [illegible]

10. STRAP ALL FIRE PLACE GAS LINES IN PLACE AND PRESSURE TEST FOR LEAKS, INCLUDING SECTION OF LINES FROM KEY VALVES TO LOG LIGHTERS. REPAIR ANY LEAKS PRIOR TO ENCLOSING WALLS. GAS LINE HOLES THROUGH FIREBOXES SHOULD BE GROUTED TO PREVENT PIPE MOVEMENT AND TO CLOSE ANY AIR LEAKAGE.

11. UNLESS OTHERWISE NOTED OR REQUIRED BY CODE, ALL UNDERGROUND STORM DRAIN LINES SHALL BE MIN. 4" DIAMETER [illegible] TRADE STANDARD. ALL CONNECTIONS SHALL BE PROPERLY BONDED AND SEALED SO THAT THEY ARE WATER-TIGHT. SEE ROOF SECTION FOR ADDITIONAL INFORMATION REGARDING COORDINATING WITH ROOF DRAINAGE.

12. LINES UNDER PUBLIC SIDEWALKS SHALL MEET PUBLIC WORKS DEPARTMENT STANDARDS.

13. FLUSH ALL NEW AND OLD WATER SUPPLY LINES PRIOR TO CONNECTING FIXTURES.

14. CONTRACTOR SHALL MAINTAIN ADEQUATE AND CONSTANT WATER SUPPLY TO ALL EXISTING PLUMBING FIXTURES, HOSE BIBS AND SPRINKLER SYSTEMS AS REQUIRED BY OWNER DURING CONSTRUCTION.

15. CONTRACTOR SHALL INSTALL A TIMER CONTROLLED, INSULATED HOT WATER RECIRCULATING SYSTEM TO ALL FIXTURES WITH PUMP AND TIMER LOCATIONS AT THE HOT WATER HEATER.

16. SHOWER DRAINS SHALL BE INSTALLED SO TOP OF FINISH DRAIN STRAINER IS FLUSH OR 1/16" MAXIMUM BELOW FINISHED SHOWER FLOOR. USE DRAIN TYPE THAT ACCOMMODATES WEEP HOLES FOR SETTING BED.

17. ALL PLUMBING FITTINGS SHALL BE C.T.C. CERTIFIED.

18. ALL WORKMANSHIP SHALL MEET THE HIGHEST STANDARDS OF THE TRADE.

L. MECHANICAL, SHEET METAL

1. ALL SHEET METAL WORK SHALL BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS AND LOCAL CODES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF THE TRADE.

2. CONTRACTOR SHALL PROVIDE AIR CONDITIONING, FORCED AIR, AND/OR RADIANT HEATING SYSTEMS AS INDICATED ON PLANS. EQUIPMENT, DUCTS AND REGISTERS SHALL BE SIZED AND INSTALLED TO PROVIDE ADEQUATE AIR TEMPERATURE, VOLUME, DISTRIBUTION AND CIRCULATION AT MINIMUM NOISE LEVELS. SYSTEM EQUIPMENT AND LAYOUT SHALL BE CONFIRMED WITH OWNER AND DESIGNER PRIOR TO ORDERING AND INSTALLATION.

3. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN OPERATING MANUAL OF HEATING, COOLING, VENTILATION, WATER HEATING AND SOLAR SYSTEM DEVICES INSTALLED IN THE BUILDING AND INSTALLER'S NAME, ADDRESS AND PHONE NUMBER. FURNISH COMPLETE MAINTENANCE INFORMATION. REQUIRED ROUTINE MAINTENANCE ITEMS SHALL BE CLEARLY STATED AND ALSO PRINTED ON A LABEL TO BE AFFIXED TO EACH PIECE OF EQUIPMENT REQUIRING SUCH MAINTENANCE.

4. PROVIDE SHOP DRAWINGS AND DETAILED MANUFACTURER'S SPECIFICATIONS FOR DESIGNER'S REVIEW OF ALL MECHANICAL EQUIPMENT, DUCT SIZING AND RUNS AND CALCULATIONS.

5. ALL EQUIPMENT SHALL BE C.E.C. CERTIFIED. EER RATING AND HEATING COMBUSTION EFFICIENCY RATING OF EACH HVAC UNIT SHALL COMPLY WITH STATE REQUIREMENTS.

6. ALL FURNACES, CONDENSERS, FANS OR OTHER NOISE-PRODUCING EQUIPMENT TO BE INSTALLED INSIDE OR ON THE BUILDING SHALL BE MOUNTED AND INSULATED SO AS TO MINIMIZE SOUND TRANSMISSION TO USABLE AREAS. HANG ALL EQUIPMENT LOCATED IN ATTIC AREAS FROM ROOF STRUCTURE (DO NOT INSTALL ON OR TOUCH CEILING STRUCTURE) AND USE RUBBER NEOPRENE PADS, SOUND ISOLATOR, SPRING HANGERS AND/OR EQUIVALENT VIBRATION REDUCING DEVICES TO ISOLATE EQUIPMENT FROM STRUCTURE. WHERE ADDITIONAL SOUND-PROOFING IS REQUIRED IN ATTIC AREAS, INSTALL SOUND INSULATED PARTITIONS AROUND EQUIPMENT.

7. CONDENSER REFRIGERANT PIPING IN THE STRUCTURE SHALL BE INSTALLED SO AS NOT TO TOUCH STRUCTURE, FRAMING OR WALL SURFACES. INSTALL FOAM RUBBER CUSHIONS AT PENETRATIONS TO SEPARATE PIPING FROM STRUCTURE.

8. MAIN SUPPLY AIR DUCTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS [illegible]

9. COMBUSTION AIR SHALL BE PROVIDED PER CODE. ADVISE DESIGNER OF ANY [illegible]

10. DUCT WORK CONSTRUCTION: ALL DUCT WORK AND PLENUMS TO BE MADE OF GALVANIZED SHEET STEEL. CONTRACTOR SHALL SIZE DUCT WORK FOR S.P. NOT TO EXCEED 0.1" PER 100' LENGTH. DUCTS MAY BE RECTANGULAR OR ROUND.

11. DUCT INSTALLATION: FOR THERMAL & SOUND INSULATION, INSULATE ALL SUPPLY AND RETURN AIR DUCT WORK AND PLENUM WITH 2" THICK FIBERGLASS INSULATION WRAPPED AROUND WITH 2" OVERLAP AND WIRED ON #18 GALVANIZED WIRE @ 12" O.C. ALL DUCTS SHALL HAVE JOINTS AND SEAMS SEALED WITH MASTIC OR FIBERGLASS AND MASTIC. DUCT TAPE IS NOT ACCEPTABLE. INSTALL SOUND TRAPS IN PLENUM AND INSULATE BLOWER COMPARTMENT WHERE RETURN AIR REGISTERS ARE IN CLOSE PROXIMITY TO UNITS.

12. EXPOSED OR ROOF MOUNTED DUCT WORK SHALL BE LINED WITH INSULATION ON THE INSIDE [illegible] ACCORDINGLY, AND SHALL BE WATER-PROOFED PER SPECIFICATIONS APPROVED BY DESIGNER.

13. INSULATION LINING MUST BE APPROVED BY THE BUILDING DEPARTMENT AND SHALL MEET OR EXCEED [illegible] STANDARDS.

14. THERMOSTATS, REGISTERS AND DIFFUSERS SHALL BE SUBMITTED FOR APPROVAL BY THE DESIGNER. NO STAMPED GRILLS WILL BE PERMITTED. ALL DIFFUSERS AND REGISTERS SHALL BE MANUALLY ADJUSTABLE, WITH DOUBLE DEFLECTION AND OPPOSED BLADE DAMPERS, UNLESS NOTED OTHERWISE.

15. SEE INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR EXACT REGISTER AND DIFFUSER HEIGHTS AND LOCATIONS PRIOR TO INSTALLATION OF ROUGH DUCT WORK.

16. DUCT INTERIORS ADJACENT TO SUPPLY AND RETURN REGISTERS SHALL BE SPRAYED FLAT BLACK PRIOR TO INSTALLING REGISTERS.

M. ELECTRICAL

1. CONTRACTOR SHALL OBTAIN A SIGNED PLAN FROM THE POWER COMPANY WHICH APPROVES SIZES, LOCATIONS, AND SPECIFIC CLEARANCES OF MAIN SERVICE AND PANEL, ANY TRANSFORMERS, UNDERGROUND LINES, POLES, OVERHEAD LINES AND ANY OTHER RELATED ELECTRICAL INFORMATION OVER WHICH THE POWER COMPANY HAS AUTHORITY. CONTRACTOR SHALL SUBMIT APPROVAL PLAN TO DESIGNER FOR REVIEW PRIOR TO START OF CONSTRUCTION.

2. ALL WIRING AND DEVICES SHALL BE NEW. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE CONCEALED IN STRUCTURE, ATTIC SPACES OR UNDERGROUND. CABLE, TELEPHONE AND LAN SYSTEMS SHALL BE INSTALLED IN CONDUITS WHERE NOT ACCESSIBLE IN ATTIC AND CRAWL SPACES. TEL. SYSTEM SHALL USE HOME RUNS WITH MIN. THREE PAIR WIRE TO EACH JACK LOCATION. CONFIRM ANY SPECIAL WIRING REQUIREMENTS OR SPECIFICATIONS WITH DESIGNER PRIOR TO ORDERING WIRE.

3. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL PANEL CAPACITY, BREAKERS, CIRCUITS, ETC. AS REQUIRED FOR ELECTRICAL LOADS, AND SHALL VERIFY LOCATION AND SCOPE OF SERVICE WITH THE OWNER AND DESIGNER. CONTRACTOR SHALL CONFIRM ALL ELECTRICAL LOADS AND REQUIREMENTS FOR APPLIANCES, HEATING AND AIR CONDITIONING SYSTEMS AND OTHER ELECTRICAL EQUIPMENT AND FIXTURES PRIOR TO FINALIZING CONTRACT.

4. CONTRACTOR TO ROUGH-IN BOXES AND HOUSINGS PER PLAN FOR ALL OUTLETS, SWITCHES, FIXTURES, TELEPHONE, TV, ETC. FOR FINAL DESIGNER APPROVAL PRIOR TO INSTALLATION OF CONDUIT OR WIRE.

5. CONFIRM ALL ELECTRICAL DEVICE TRIMS, LENSES, MATERIALS, FINISHES, STYLES AND [illegible] WITH DESIGNER PRIOR TO ORDERING.

6. ALL RECESSED FIXTURES SHALL BE IC RATED. TRIMS SHALL BE GASKETED AND TIGHT FITTING TO PREVENT LIGHT LEAKS.

7. ALL WIRING SHALL BE COPPER "ROMEX" [illegible]. CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE FOR WIRING RUN IN CONDUIT.

8. FIXTURE HEIGHTS: LIGHT CONTROLS SHALL BE 3'-10" TO CENTER ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL WALL DUPLEX RECEPTACLES, TELEPHONE, T.V. AND OTHER OUTLETS SHALL BE MOUNTED VERTICALLY 12" TO CENTER ABOVE FINISHED FLOOR, EXCEPT AT COUNTERS AND WHERE OTHERWISE NOTED.

9. GROUND FAULT INTERRUPTER REQUIRED FOR ALL BATHROOMS, KITCHENS, TEMPORARY PANELS, WET AREAS OR OTHER LOCATIONS AS REQUIRED BY CODE. [illegible] TAMPER-RESISTANT [illegible] REQUIRED IN ALL BEDROOMS AND LIVING AREAS REQUIRED BY CODE.

10. INSTALL ONE 125/250 V 30 AMP OUTLET IN GARAGE, NEMA TO SPECIFY A HUBBELL OR EQUAL "INSULGRIP TWIST-LOCK" PLUG FOR TEMPORARY OUTDOOR USE. CONFIRM EXACT LOCATION WITH DESIGNER.

11. EVERY DWELLING UNIT SHALL BE PROVIDED WITH 110V INTERCONNECTED SIGNAL WIRE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP CONFORMING TO CALIFORNIA RESIDENTIAL CODE SECTION R314 & CRC 315. DETECTORS SHALL BE LOCATED IN EVERY ROOM USED FOR SLEEPING PURPOSES AND IN CORRIDORS OR AREAS GIVING ACCESS TO SUCH ROOMS. DETECTORS SHALL BE MOUNTED ON THE CEILING OR ON A WALL WITHIN TWELVE (12) INCHES OF THE CEILING WHEN LOCATED IN A ROOM AND IN THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO SUCH ROOMS. WHERE SLEEPING ROOMS ARE ON UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CENTER OF THE CEILING DIRECTLY ABOVE THE STAIRWAY. ALL DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. WHEN ACTUATED, THE DETECTOR SHALL PROVIDE AN ALARM IN THE DWELLING UNIT.

12. CONTRACTOR TO REVIEW AND CONFIRM THE COSTS AND INSTALLATION REQUIREMENTS OF FIRE ALARM SYSTEM, COMPUTER SYSTEM, SECURITY SYSTEM, LIGHTING CONTROL SYSTEM, STEREO WIRING, INTERCOM SYSTEM, LOW VOLTAGE LANDSCAPE LIGHTING, AND OTHER SPECIAL SYSTEMS OR ELECTRICAL REQUIREMENTS WITH DESIGNER AND OWNER PRIOR TO FINALIZING CONTRACT.

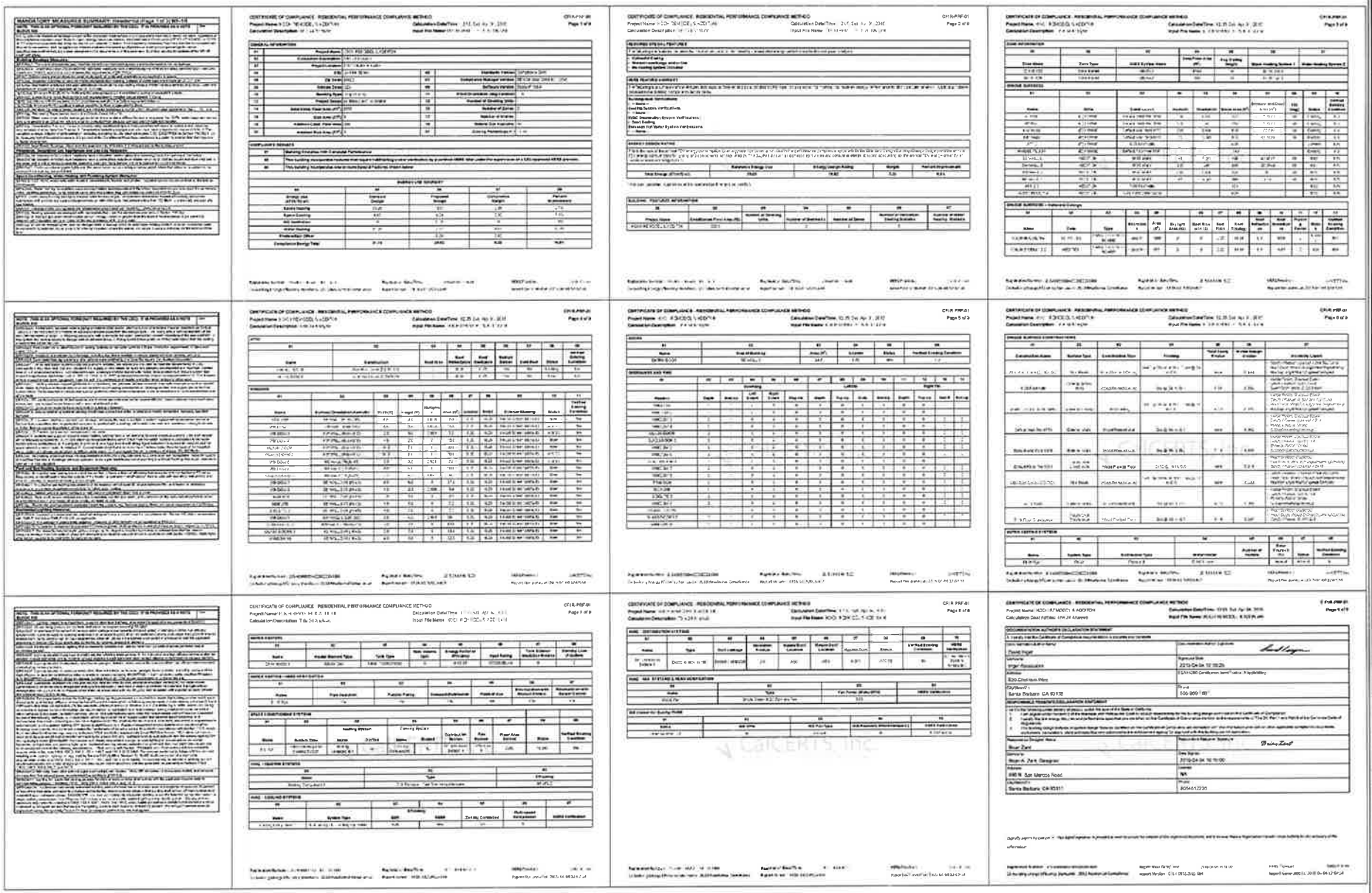
BRIAN A. ZANT
DESIGNER
[illegible] N SAN MARCOS RD
SANTA BARBARA, CA 93111
[illegible]

NO.	DATE	
	[illegible]	CITY OF CARP. PRELIM. REVIEW
	[illegible]	UPDATE
	[illegible]	CITY OF CARP. FINAL REVIEW

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

GENERAL SPECIFICATIONS

A-0.2



BRIAN A. ZANT

DESIGNER

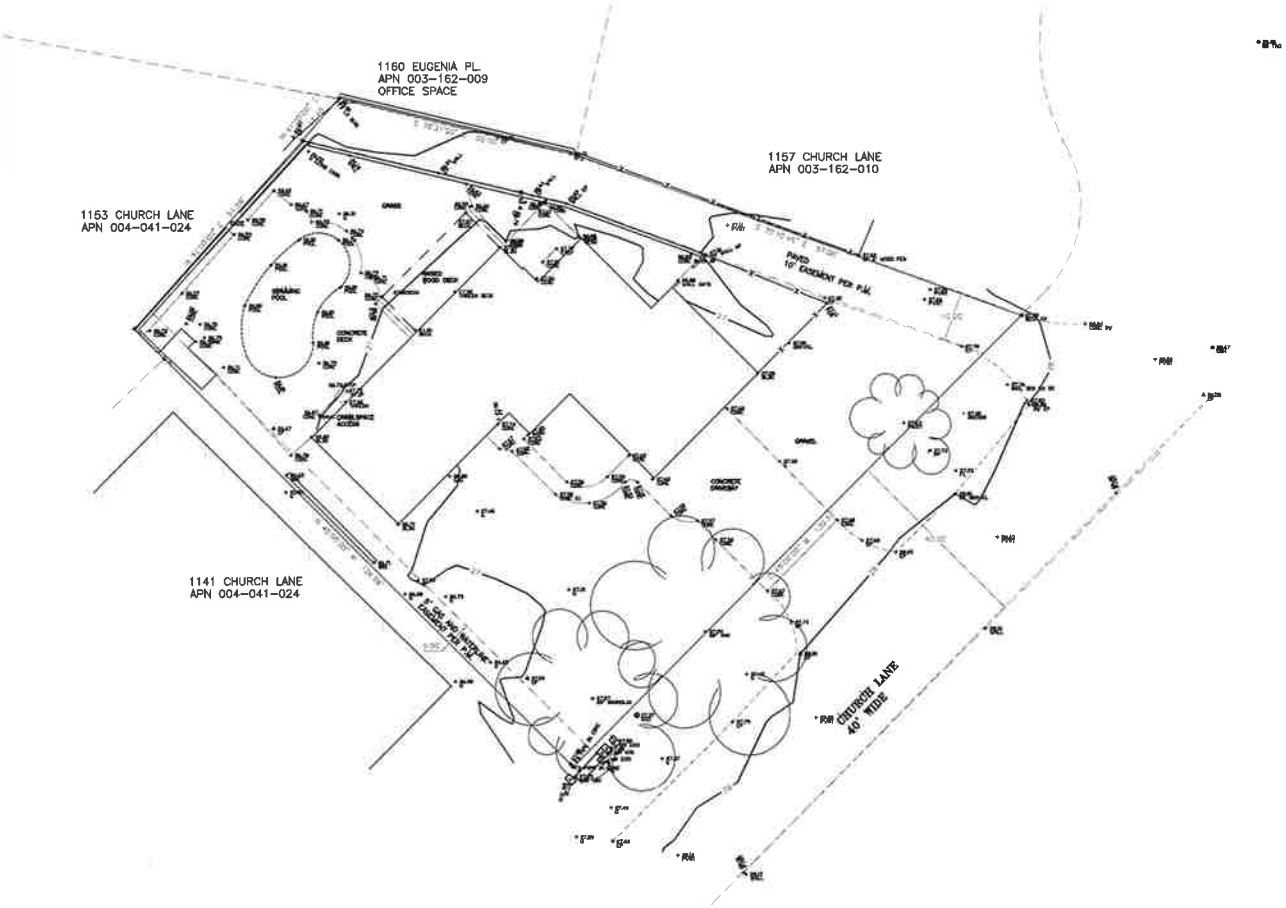
996 N SAN MARCOS RD
SANTA BARBARA, CA 93111
805.451.2236

NO.	DATE	
		CITY OF CARP. PERMIT REVIEW
		UPDATE
		CITY OF CARP. FINAL REVIEW

KOCH RESIDENCE
1154 CHURCH LANE
CARPINTERIA, CA 93013

TITLE 24 & CONDITION LETTERS

A-0.3



Christopher Gilmour, PLS 7843

Gilmour Land Surveying Inc.
7127 Hollister Ave. #25A-301
Goleta, CA. 93117
ph. 805.685.4500
info@gilmourlandsurveying.com

LICENSED LAND SURVEYOR
CHRISTOPHER G. GILMOUR
P.L.S. 7843
EXP. 12/31/14
STATE OF CALIFORNIA

SURVEY NOTES:

BOUNDARY SHOWN PER PARCEL MAP BOOK 32, PAGE 78 AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR.

BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" ASSUMED

LEGEND:
EP = EDGE OF PAVEMENT
FL = FLOWLINE
TC = TOP OF CURB
DI = DRAIN INLET
CONC = CONCRETE
TB = TOP OF BALL
FOW = FACE OF WALL
BOW = BACK OF WALL
BLDG = BUILDING CORNER
CL = CENTERLINE
DW = DRIVEWAY
PP = UTILITY POLE
FF = FINISH FLOOR

LEGEND:
X—X—X—X— = FENCE
= BUILDING LINE
G—G—G—G— = GAS LINE
OAK DRIPLINE
= SCHEMATIC TREE
= RETAINING WALLS
WM = WATER METER
WV = WATER VALVES

TOPOGRAPHIC SURVEY
OF 1151 CHURCH LANE
A.P.N. 004-041-032
IN THE CITY OF CARPENTERIA
PARCEL A-3 OF PM. BK. 32, PG 74 & 75
AT THE REQUEST OF BRIAN ZANT ARCHITECT
NOVEMBER 2014 SCALE 1" = 10'

BRIAN A. ZANT
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NO.	DATE	
	12-17-2014	CITY OF CARP PRELIM. REVIEW
	07-15-2016	KBR/BTP
	09-19-2016	CITY OF CARP FINAL REVIEW

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

TOPO SURVEY

TS-1

MASTER PLANT LIST

Botanical Name	Common Name	Quantity	Size	Notes
Aeonium 'Mint Sauce'	Green Aeonium	1	1 gal	
Agave americana	Century Agave	3	5 gal	
Aloe plicatilis	Fan Aloe	1	5 gal	
Anemone hybrida	Japanese Wind Flower	5	1 gal	
Artemisia 'Powis Castle'	Artemisia	6	1 gal	
Bougainvillea 'Sunset'	Sunset Bougainvillea	1	5 gal	7'x7'
Carex tumulicola	Foothill Sedge	7	4" flats	12/18"o.c.
Carpenteria californica	Bush Anemone	2	5 gal	
Ceanothus hybrid cultivar 'H.P.'		2	5 gal	4'o.c.
Ceanothus 'Concha'		1	5 gal	4'o.c.
Ceanothus 'Dark Star'		1	5 gal	4'o.c.
Cercis occidentalis	Western Redbud	1	15 gal	
Cistus hybrid 'Sunset'	Sunset Cistus	2	1 gal	3'-3'o.c.
Ceanothus gloriosus	Sierra Carmel's Lace	1	5 gal	
Erigeron karvinskianus	Red Flowered Buckwheat	5	1 gal	
Euphorbia characias		3	1 gal	4'x4'
Euphorbia cornitibia	Red Spurge	1	15 gal	
Euphorbia 'Diamond Frost'		1	1 gal	
Geranium maderense	Blue Oat Grass	8	1 gal	
Heuchera sanguinea (maxima & sanguinea)	Coral Bells	2	4" flats	12/18"o.c.
Iris douglasiana	Douglas Iris	16	1 gal	2'o.c.
Lavandula Nana/stoechas 'Silver Carpet'	California Aster	2	4" flats	
Leucadendron 'Safari Sunset'		1	5 gal	
Leucospermum cordifolium 'Flame Spike'	Spike Orange Pincushion	1	5 gal	
Leucospermum cordifolium 'Yellow Bird'	Nodding Pincushion	1	5 gal	
Leucospermum 'Sunrise'	Early Sunrise Pincushion	1	5 gal	
Leucospermum cluneanum var. rubrum 'Blush'	Red Fringe Flower	1	5 gal	
Muhlenbergia rigens	Deer Grass	4	1 gal	3'o.c.
Osteospermum 'Point Beauty'	Osteospermum Overpoint	21	4"	
Philadelphus lewisii	Western Mock Orange	1	5 gal	
Phormium 'Dark Delight'		4	5 gal	
Rhus ovata var. glabrescens	Pink Flowering Sumac	1	5 gal	
Rosa sp.	Roses (Dwarfers choice)	24	5 gal	
Salvia 'Hot's Mix'	Cleveland Sage	6	1 gal	
Salvia mexicana	Mexican Sage	8	1 gal	
Strelitzia nicolai	Madagascar Banana	1	5 gal	
Thymus pseudo	Elfin Thyme	8	flats	

Livin' Landscape Designs by Rachelle Gahan
PO Box 1166 Carpinteria CA 93013
PH: (805) 550-9748
E: rachelle@livinlandscape.com

Landscape Plan
Koch Residence
1151 Church Lane Carpinteria CA 93013

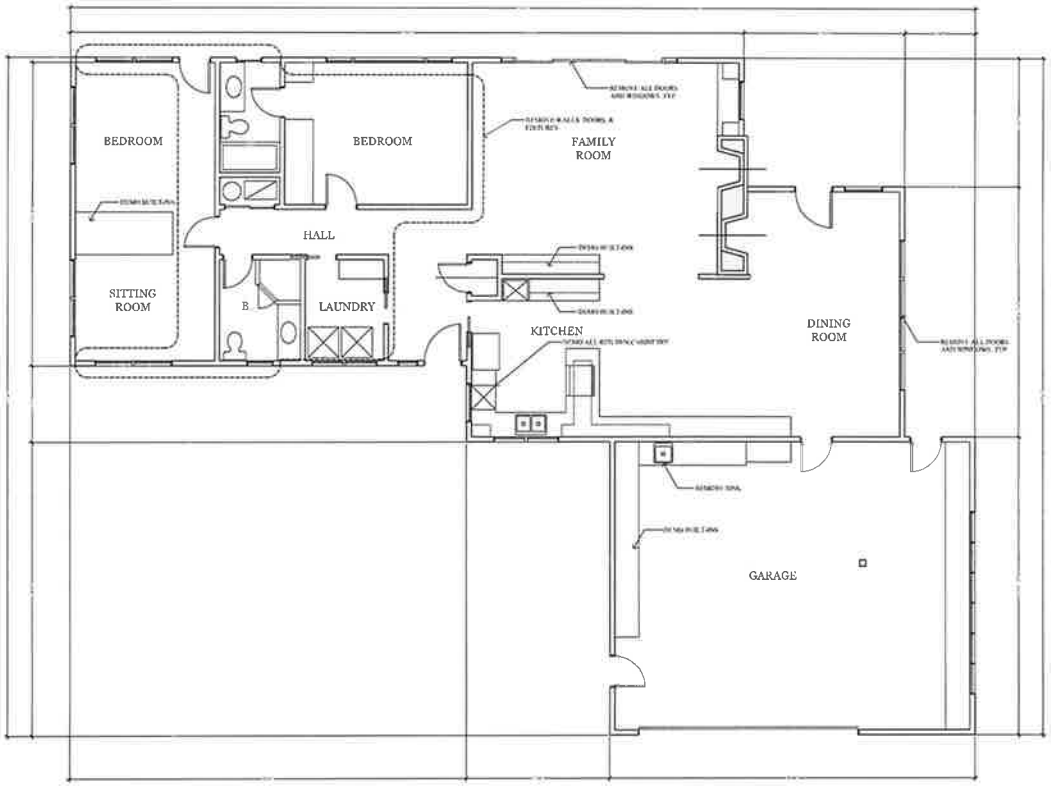
Date: January 12, 2015

Drawn By: Rachelle Gahan

Scale: 3/16"=1'-0"

Landscape Plan

L-1



(E) FLOOR PLAN & DEMO PLAN

BRIAN A. ZANT
DESIGNER
1052 CRAMER RD
CARPINTERIA, CA 93013
805.451.2216

WALL LEGEND

NEW WALLS
(E) WALLS
DEMO

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

(E) FLOOR PLAN & DEMO PLAN

A-2.0

DOOR SCHEDULE

NUMBER	SASH WIDTH	SASH HEIGHT	THICKNESS	TYPE	FINISH	NOTES
EXTERIOR						
1	3'-0"	7'-0"	1-3/4"	FRONT	STAIN	W/ 11" SIDELIGHTS & 17" TRANSOM
2	5'-0" PAIR	7'-0"	1-3/4"	FRENCH	PAINT	
3	5'-0" PAIR	7'-0"	1-3/4"	FRENCH	PAINT	W/ 24" SIDELIGHTS
4	15'-0"	7'-0"	1-3/4"	FR. SLIDER	PAINT	4-PANEL SWING SLIDING DOOR
5	15'-0"	7'-0"	1-3/4"	FR. SLIDER	PAINT	4-PANEL SWING SLIDING DOOR
6	2'-8"	7'-0"	1-3/4"	FRENCH	PAINT	
7	2'-8"	7'-0"	1-3/4"	DUTCH	PAINT	DUTCH DOOR W/ OR FRAME TO BE PAINT
8	16'-0"	7'-0"	1-3/4"	GARAGE	PAINT	GARAGE DOOR W/ SLAPING (SEE ELEV.)
9	2'-8"	7'-0"	1-3/4"	SOLID	PAINT	
INTERIOR						
10	2'-0" PAIR	6'-8"	1-3/4"	INTERIOR	PAINT	
11	2'-6"	7'-0"	1-3/4"	INTERIOR	STAIN	
12	2'-6"	6'-8"	1-3/4"	INTERIOR	PAINT	
13	2'-8"	6'-8"	1-3/4"	INTERIOR	PAINT	
14	2'-0"	7'-0"	1-3/4"	INTERIOR	PAINT	
15	2'-8"	7'-0"	1-3/4"	INTERIOR	STAIN	
16	2'-8"	7'-0"	1-3/4"	INTERIOR	STAIN	
17	2'-6"	6'-8"	1-3/4"	INTERIOR	PAINT	
18	2'-6"	7'-0"	1-3/4"	INTERIOR	STAIN	
19	2'-6"	6'-8"	1-3/4"	INTERIOR	PAINT	
20	5'-0" PAIR	6'-8"	1-3/4"	INTERIOR	PAINT	
21	2'-8"	7'-0"	1-3/4"	INTERIOR	STAIN	
22	1'-6" PAIR	6'-8"	1-3/4"	INTERIOR	PAINT	
23	1'-6" PAIR	6'-8"	1-3/4"	INTERIOR	PAINT	
24	2'-8"	6'-8"	1-3/4"	INTERIOR	STAIN	
25	2'-8"	7'-0"	1-3/4"	INTERIOR	STAIN	
26	2'-8"	6'-8"	1-3/4"	INTERIOR	PAINT	POCKET DOOR
27	2'-10"	7'-0"	1-3/4"	INTERIOR	STAIN	DOOR TO GARAGE, 1-HR RATED

WINDOW SCHEDULE

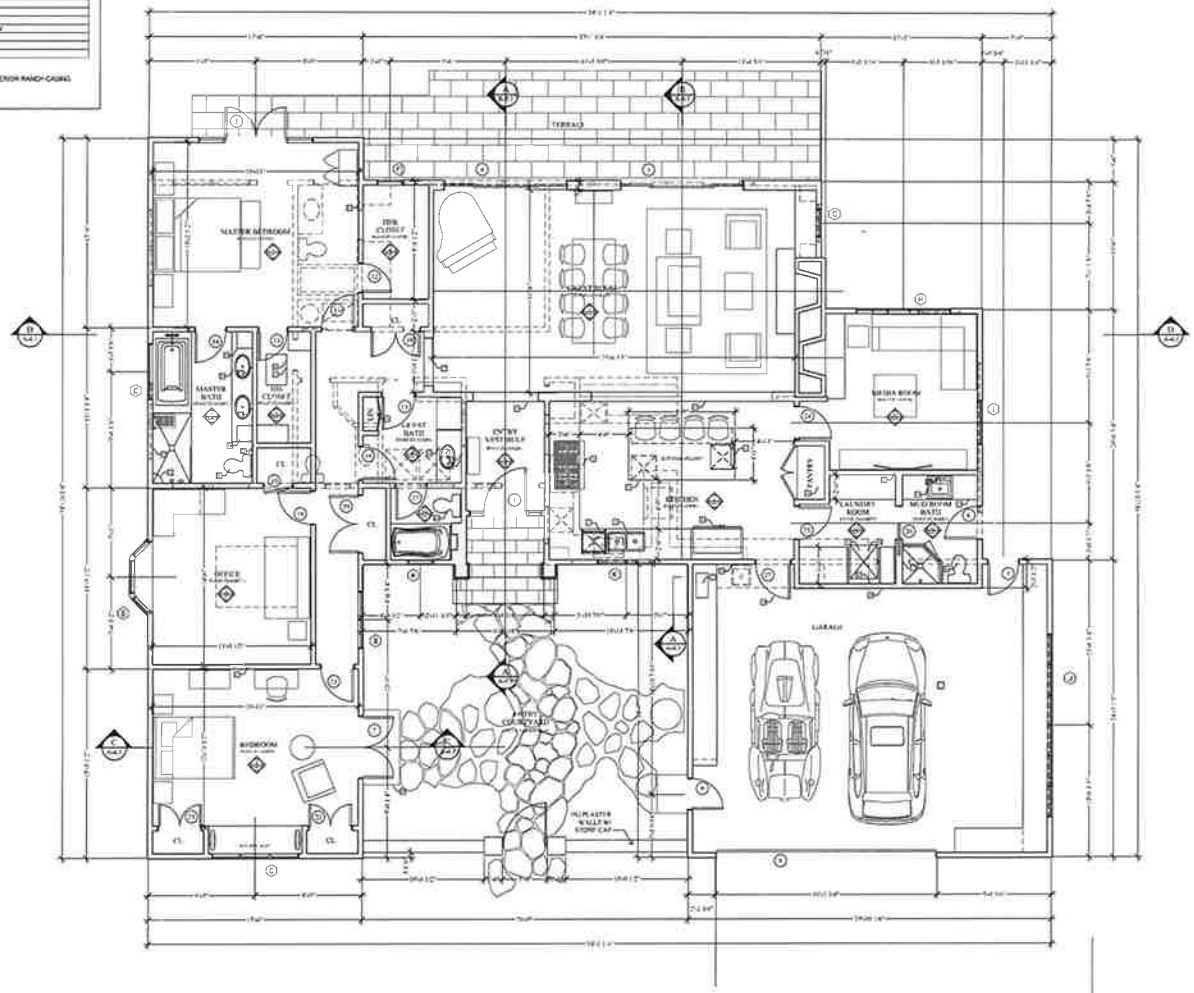
NUMBER	SASH WIDTH	SASH HEIGHT	THICKNESS	HEAD HT.	FINISH	NOTES
A	3'-0"	3'-0"	1-3/4"	7'-0"	PAINT	FROSTED GLASS FOR PRIVACY
B	2'-0"/2'	3'-0"	1-3/4"	7'-0"	PAINT	
C	2'-0"/2'	3'-0"	1-3/4"	7'-0"	PAINT	
D	1'-0" / 2'-0" / 1'-0"	4'-0"	1-3/4"	8'-0"	VINYL	3PT WINDOW SHAPE - SEE DETAIL
E	2'-0"/2'	7'-0"	1-3/4"	7'-0"	PAINT	
F	2'-0"	3'-0"	1-3/4"	7'-0"	PAINT	
G	2'-0"	3'-0"	1-3/4"	7'-0"	PAINT	
H	2'-0"/4'	7'-0"	1-3/4"	7'-0"	PAINT	
I	2'-0"/4'	4'-0"	1-3/4"	7'-0"	PAINT	
J	EXISTING					GARAGE WINDOW
K	2'-0"/2'	7'-0"	1-3/4"	7'-0"	PAINT	

NOTES:
ALL DOORS & WINDOWS TO BE EQUAL & EQUAL OR COMPARABLE.
HERITAGE SERIES, DUAL-GLAZED, TRUE DIVIDED LIGHTS, 2 1/2" FLAT CASING EXTERIOR WOOD TRIM AND 2 1/2" WIDE INTERIOR RANCH CASING.
ALL DOORS TO HAVE 3" WIDE STILE & TOP RAIL AND 9" BOTTOM RAILS.
ALL WINDOWS TO BE CASEMENT, PUSH OUT WITH RETRACTABLE SCREEN AND MULTIPOINT HARDWARE.

FLOOR PLAN NOTES

1. 36" WIDE KITCHEN SINK - W/ GARBAGE DISPOSAL*
2. DISHWASHER *
3. MICROWAVE DRAWER*
4. REFRIGERATOR *
5. 36" U/C BEVERAGE CENTER *
6. 48" GAS RANGE * W/ 48" RANGE HOOD W/ 700 CFM GAS RANGE HOOD FAN (SPEC.)
7. INSTANT HOT WATER HEATER
8. RECESSED HOT & COLD WATER W/ WASTE FOR WASHER
9. STACKABLE WASHER/DRYER
10. VENT DRYER TO EXTERIOR
11. SLAB WITH SHELF +36"
12. SHOWER (CERAMIC TILE TO BE FLUSH W/ PLASTER)
13. MIRRORS
14. LARGE UTILITY SINK
15. BUILT-IN CABINET W/ GAS
16. RECESSED MEDICINE CABINET
17. CARED OPENING ABOVE (SEE INTERIOR ELEVATIONS)
18. BUILT-IN CABINETRY (SEE INTERIOR ELEVATIONS)
19. TRAY CEILING - SEE TYP. DETAIL
20. ~~STONE FIREPLACE~~
21. 24" x 36" ATTIC ACCESS
22. (N) 2x4 STUD WALLS CONSTRUCTION GRADE DOUGLAS FIR OR BETTER, TYP.
23. 1 3/4" SOLID OAK, TIGHT-FITTING, SELF-CLOSING DOOR
24. F.A.U. IN ATTIC, PROVIDE SWITCH & LIGHT
25. 5/8" TYPE X FIRE RESISTANT DRYWALL
26. WATER CLOSETS, FIXTURE FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE OPERATED, SHALL LIST AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH. CPC 402.2

*TO BE SELECTED BY OWNER



MAIN FLOOR PLAN

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

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SANTA BARBARA, CA 93111
805 451 2236

WALL LEGEND

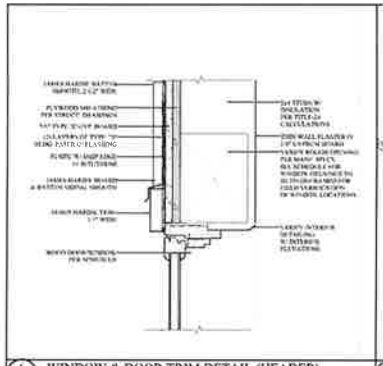
NEW WALLS	
(E) WALLS	
DEMO	

NO.	DATE	
	12/7/2016	CITY OF CARP. PRELIM. REVIEW
	03/20/2018	UPDATE
	04/09/2018	CITY OF CARP. FINAL REVIEW

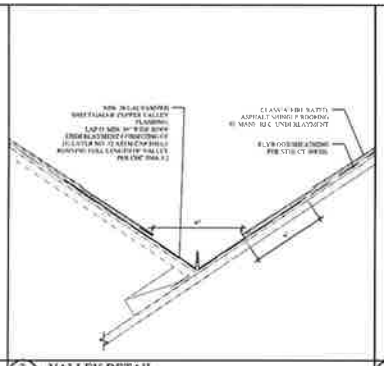
KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

FLOOR PLAN
SCALE 1/4"=1'-0"

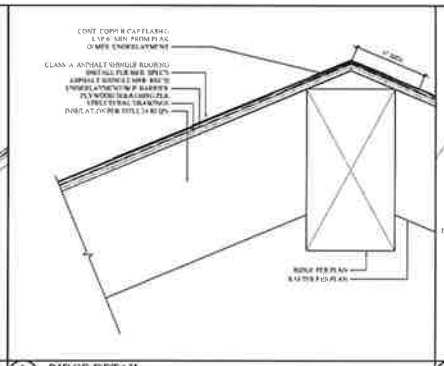
A-2.1



4 WINDOW & DOOR TRIM DETAIL (HEADER)
SCALE: 3"=1'-0"



3 VALLEY DETAIL
SCALE: 3"=1'-0"



2 RIDGE DETAIL
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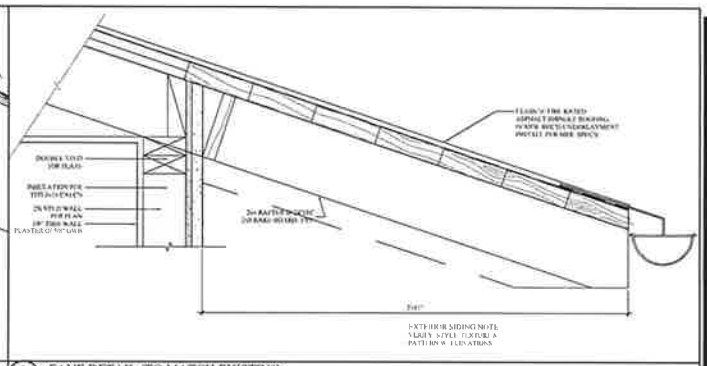

1 EAVE DETAIL (TO MATCH EXISTING)
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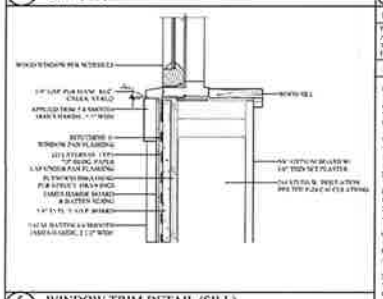


5 WINDOW TRIM DETAIL (SILL)
SCALE: 3"=1'-0"

ROOF MATERIAL

PITCHED ROOF
ASPHALT SHINGLE TO MATCH EXISTING
TO MEET CLASS A FIRE RESISTANCE RATING.
FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS

NOTE

ROOF PITCH NOTED 4:12 IN 2:12 IN ROOF PLAN IS TYPICAL UNLESS OTHERWISE NOTED

CHIMNEYS TO BE EQUIPPED WITH SPARK ARRESTERS w. A NOT FREE AREA NOT LESS THAN FOUR TIMES THE NETTFREE AREA OF THE CHIMNEY OUTLET. SCREENS SHALL BE OF CORROSION RESISTANT MATERIAL AND SHALL HAVE OPENINGS LESS THAN 1/4" & NOT LARGER THAN 1/2" IN SIZE

WHERE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF SHEATHING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE PROTECTED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING. (CBC 707.5.2)

ROOF VALLEYS: WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN 0.019 INCH (26 GAGE) GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER AND NOT LESS THAN ONE LAYER MIN. 72# MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY

GUTTERS TO MATCH EXISTING (IF ANY)

ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH SUFFICIENT SIZE TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER

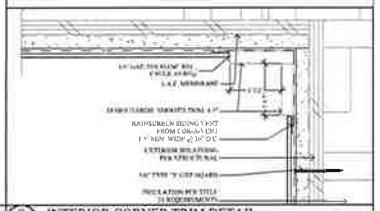
THE TRANSMISSION OF WATER VAPOR FROM THE INTERIOR OF THE BUILDING INTO THE EXTERIOR WALL AND ROOF CAVITIES SHALL BE CONTROLLED BY A CONCEPTUAL VAPOR RETARDANT SYSTEM CONSISTING OF THE INTERIOR DRYWALL, PLASTER MATERIALS, INTERIOR PAINT, PRIMER, INSTALLATION OF KRAFT-FACED INSULATION BATTS AND SEALED PENETRATIONS OF THE INTERIOR WALL SURFACES AND TOP PLATES BY ELECTRICAL FIXTURES, PLUMBING LINES, HVAC DUCTS AND OTHER BUILDING COMPONENTS

ALL ROOF SURFACES ARE TO DRAIN BEHIND AND WITHOUT PONDING

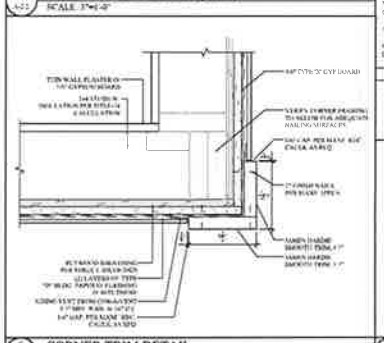
ROOF DRAIN LOCATIONS & CHECKS PLANS SHOWN DIAGRAMMATICALLY AND MAY BE MODIFIED IN CONSULTATION WITH THE DESIGNER

NEW ATTIC SPACE INSULATION.

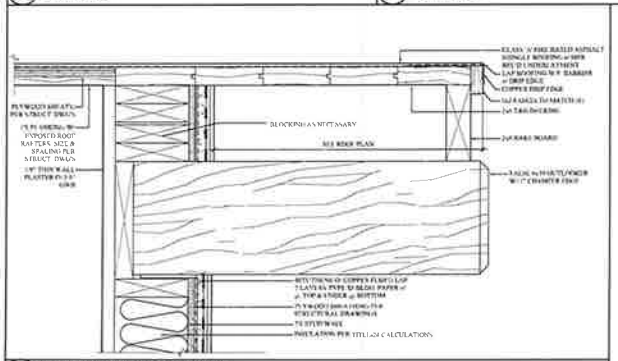
1. ALL NEW ATTIC SPACE TO BE CONDITIONED ATTIC ASSEMBLY WITH SPRAYED INSULATION OR RIGID INSULATION AS REQ'D BY TITLE 24 ENERGY CALCULATIONS
2. SOFFITS TO A FIREBAME INSULATION AND AIR BARRIER MATERIAL



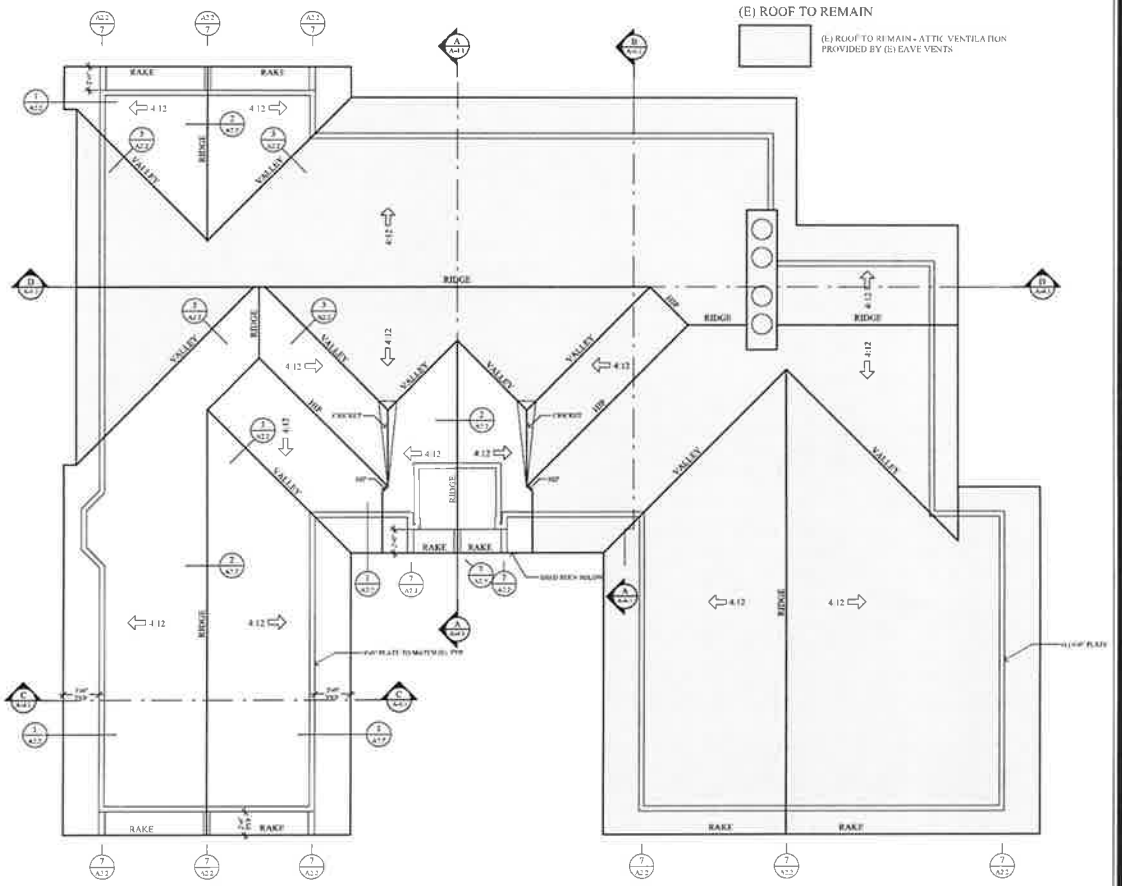
8 INTERIOR CORNER TRIM DETAIL
SCALE: 3"=1'-0"



6 CORNER TRIM DETAIL
SCALE: 3"=1'-0"



7 RAKE & OUTLOOKER DETAIL
SCALE: 3"=1'-0"



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

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WALL LEGEND

NEW WALLS
(E) WALLS
DEMO

NO	DATE	
	12-7-2014	CITY OF CARP. PRELIM. REVIEW
	4/20/15	DPR ATY
	10/28/2015	CITY OF CARP. FINAL REVIEW

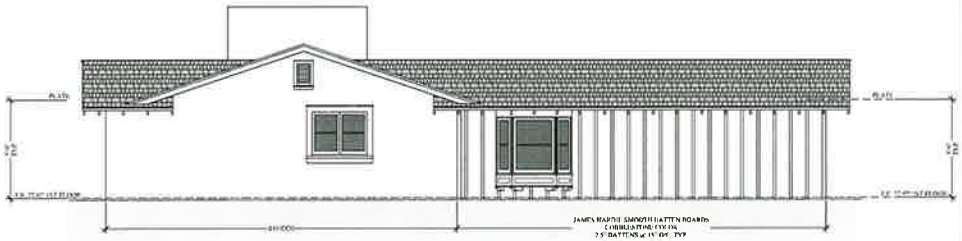
KOCH RESIDENCE
1121 CHURCH LANE
CARPENTERIA, CA 93013

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

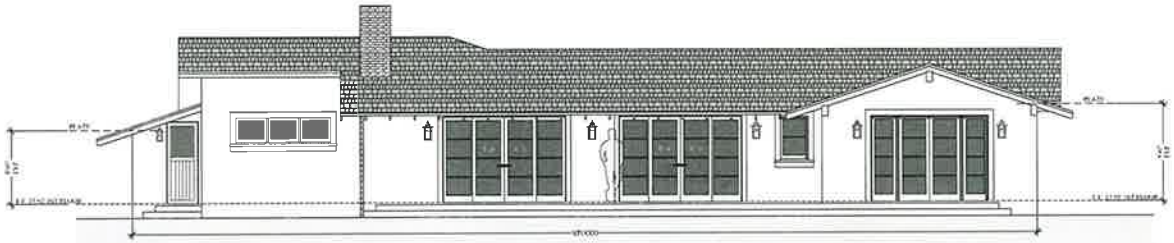
A-2.2

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

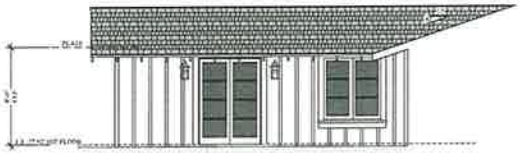
EAST ELEVATION (COLOR PALETTE)
SCALE: 3/16" = 1'-0"



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



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



ENTRY COURTYARD SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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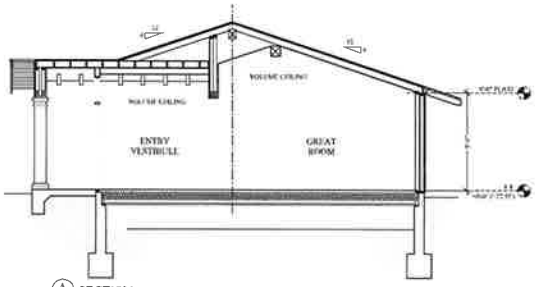
		CITY OF CARP. PRELIM. REVIEW
		EPPATH
		CITY OF CARP. FINAL REVIEW

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

ELEVATIONS

A-3.1



(A) SECTION
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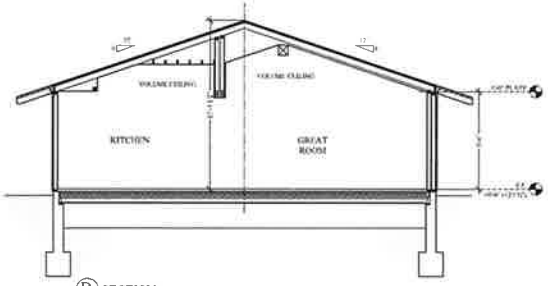

(B) SECTION
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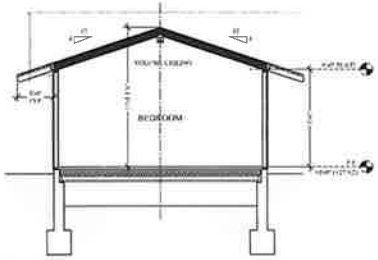

(C) SECTION
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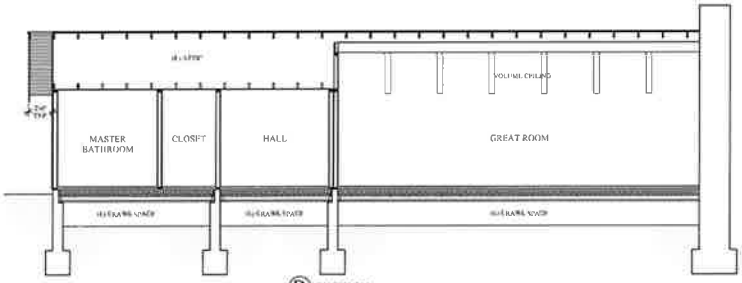

(D) SECTION
SCALE: 1/4" = 1'-0"

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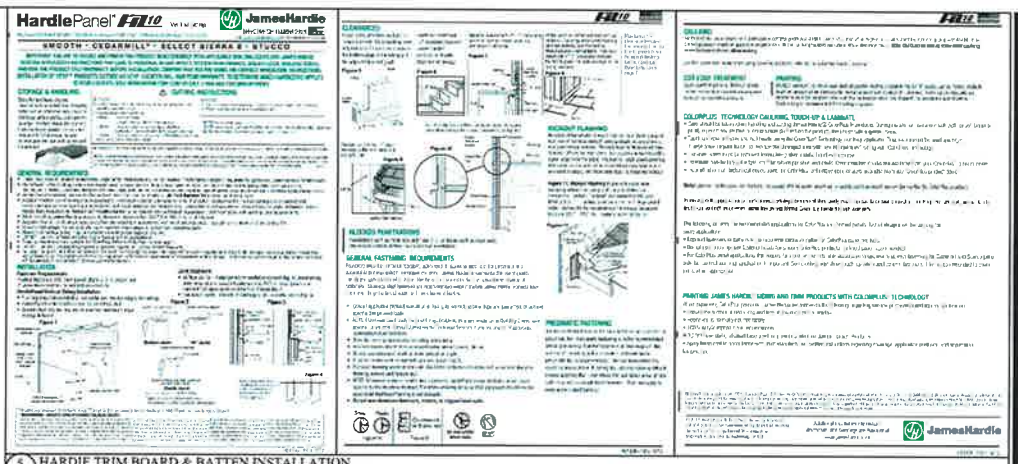
805.451.2276

		CITY OF CARP PRELIMINARY
		ESTATE
		CITY OF CARP FINAL SYSTEM

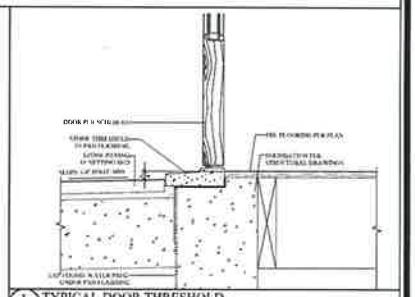
KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

SECTIONS

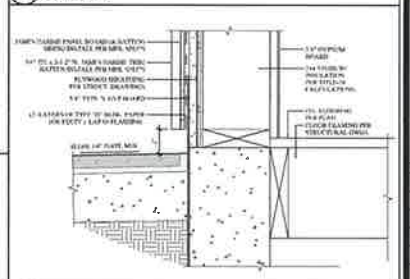
A-4.1



5 HARDIE TRIM BOARD & BATTEN INSTALLATION
NOT TO SCALE



1 TYPICAL DOOR THRESHOLD
SCALE: 3"=1'-0"



2 BASE DETAIL @ FIN. SURFACE (BOARD & BATTEN)
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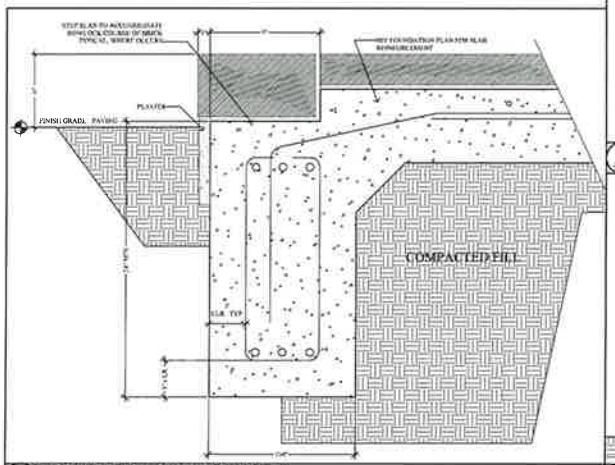
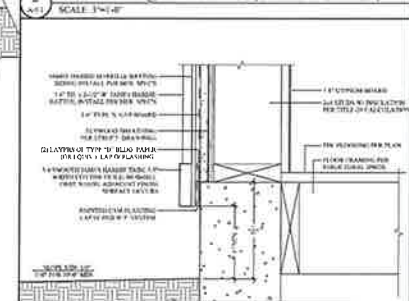


4 TERRACE SUBSLAB AND STOOP DETAIL
SCALE: 3"=1'-0"



3 BASE DETAIL @ FINISH GRADE (BOARD & BATTEN)
SCALE: 3"=1'-0"

BRIAN A. ZANT
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		CITY OF CARP PRELIM. REVIEW
		EPDATE
		CITY OF CARP FINAL REVIEW

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

TYPICAL DETAILS
SCALE: AS NOTED

A-5.1

BRIAN A. ZANT
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996 N SAN MARCOS RD
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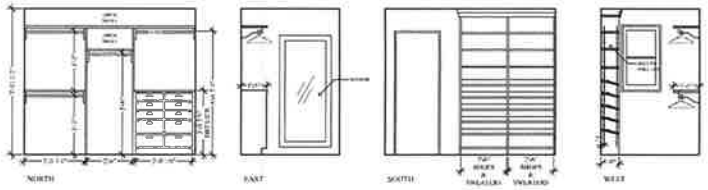
NO	DATE	
	[illegible]	CITY OF CARP. PRELIM. REVIEW
	[illegible]	UPDATE
	[illegible]	CITY OF CARP. FINAL REVIEW

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

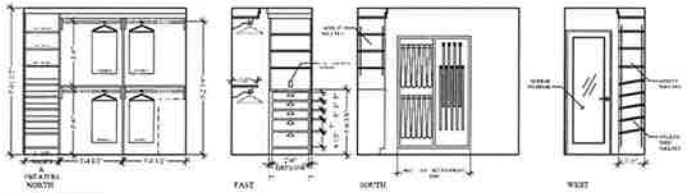
INTERIOR ELEVATIONS

SCALE: [illegible]

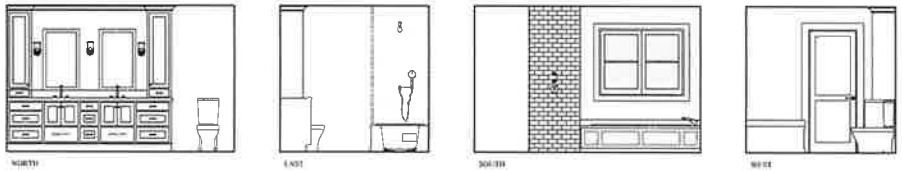
A-9.1



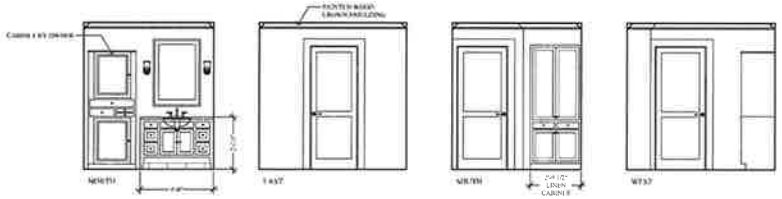
8 HER CLOSET



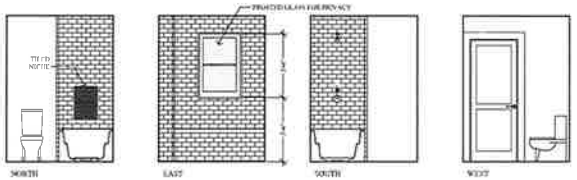
9 HIS CLOSET



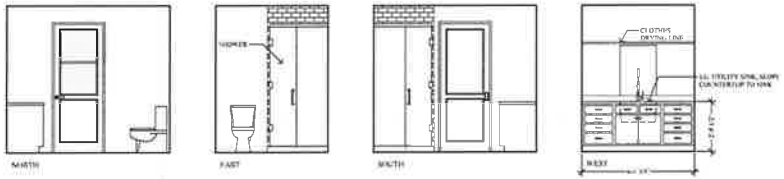
7 MASTER BATHROOM



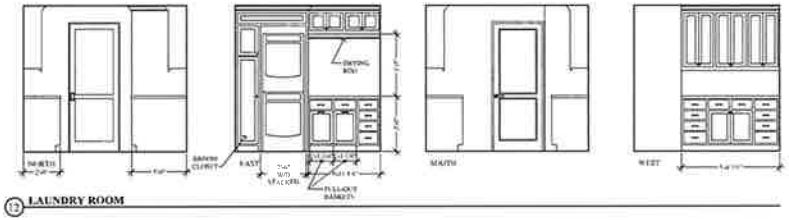
10 GUEST BATHROOM



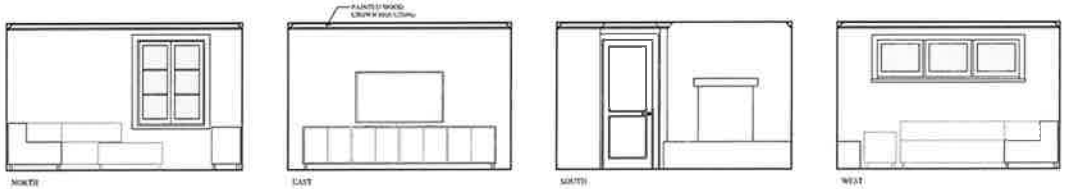
10a GUEST BATHROOM



11 MUDROOM BATHROOM



12 LAUNDRY ROOM



13 MEDIA ROOM

BRIAN A. ZANT
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996 N SAN MARCOS RD
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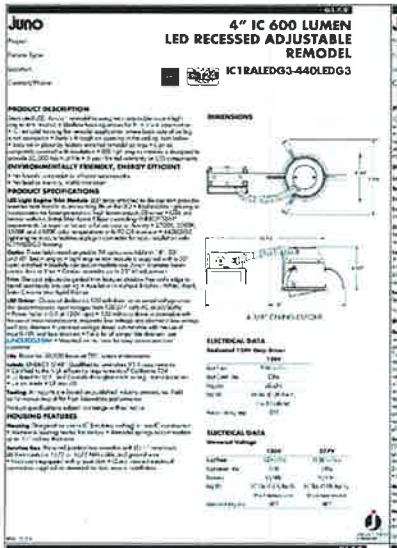
805.451.2236

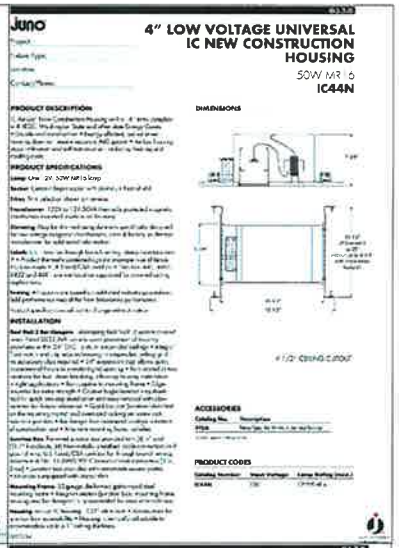
NO.	DATE	
	12-17-2014	CITY OF CARP. PRELIM. REVIEW
	[illegible]	[illegible]
	[illegible]	CITY OF CARP. REVIEW

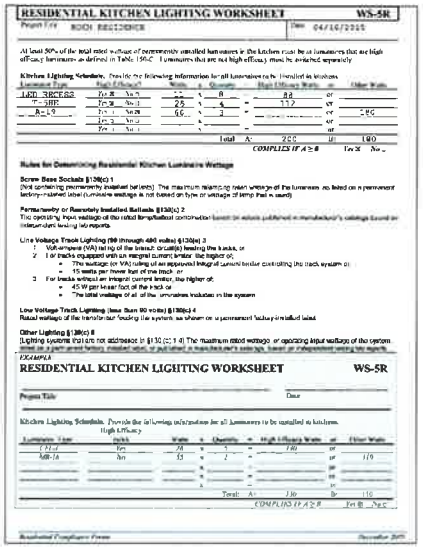
KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

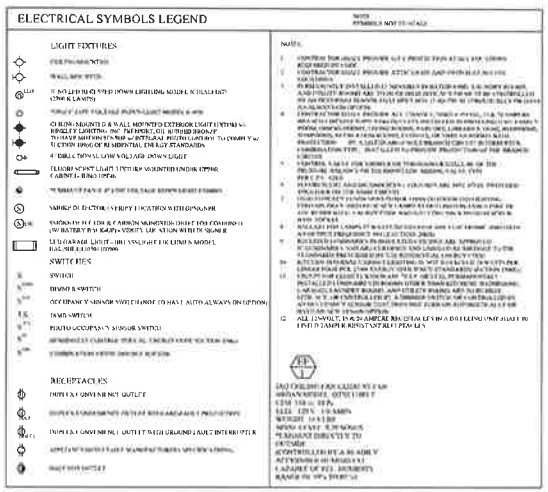
INTERIOR ELEVATIONS

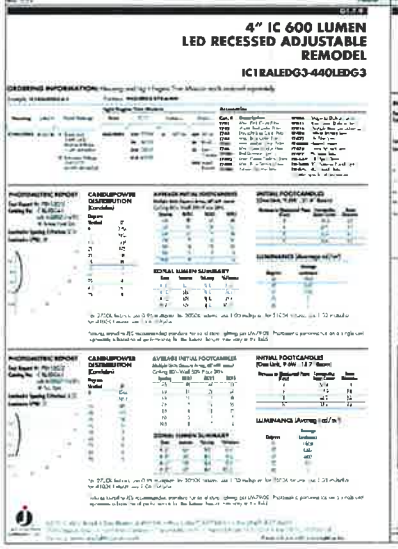
A-9.2

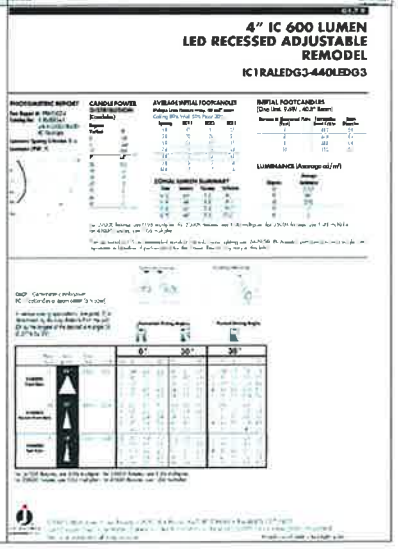






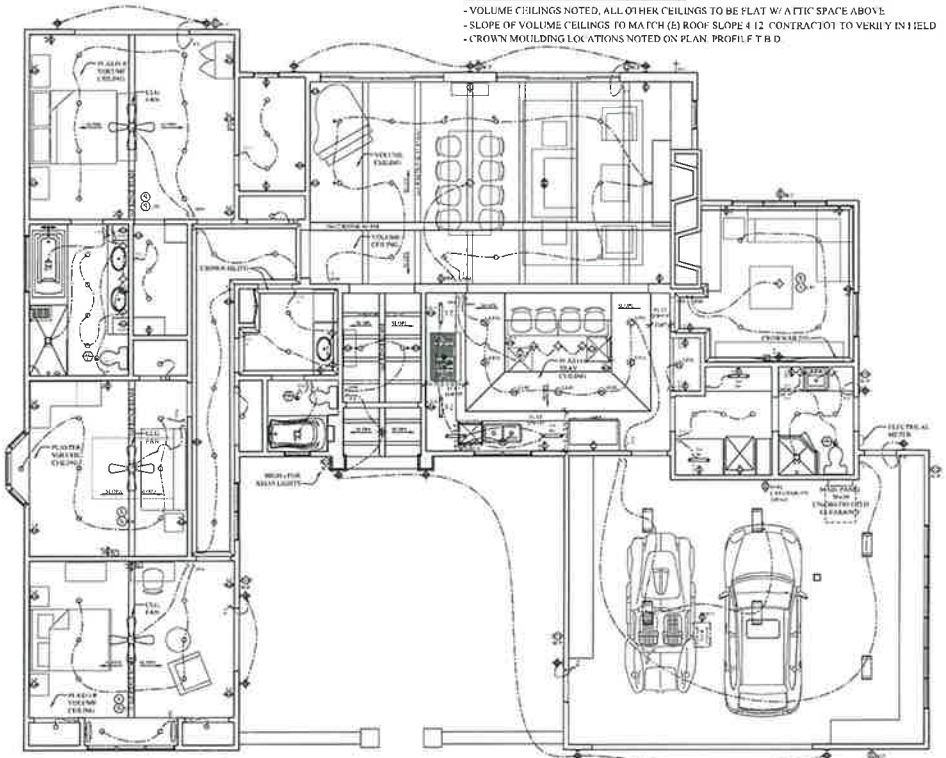






REFLECTED CEILING PLAN NOTES:

- VOLUME CEILINGS NOTED, ALL OTHER CEILINGS TO BE FLAT W/ ATTIC SPACE ABOVE
- SLOPE OF VOLUME CEILINGS TO MATCH (E) ROOF SLOPE 4:12 CONTRACTOR TO VERIFY IN FIELD
- CROWN MOULDING LOCATIONS NOTED ON PLAN. PROFILE TBD



ELECTRICAL & REFLECTED CEILING PLAN

BRIAN A. ZANT
DESIGNER
996 N SAN MARCOS RD
SANTA BARBARA, CA 93111
805 451 2936

No.	Date	
		CITY OF CARP. PLANN. REVIEW
		CITY ATT
		CITY OF CARP. FINAL REVIEW

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

ELECTRICAL PLAN

E-1.1

PLUMBING FIXTURE SCHEDULE

ROOM	FIXTURE	FLOW		MAX.	BRAND	NAME	MODEL
KITCHEN	FAUCET	1.8 GPM	<	2.2 GPM	KOHLER	BELLEKA	K548
MASTER BATH	FAUCETS	1.5 GPM	<	2.2 GPM	KOHLER	BANCROFT	K10577
	SHOWERHEAD	2.5 GPM	<	2.5 GPM	KOHLER	BANCROFT	K10583
GUEST BATH	HAND SHOWER	3.0 GPM	<	2.5 GPM	KOHLER	ARTIFACTS	K72766
	TOILET DUAL FLUSH	1.1 1.6 GPM	<	1.6 GPM	KOHLER	PERSUADE	K4353
	FAUCET	1.5 GPM	<	2.2 GPM	KOHLER	BANCROFT	K10577
MUD ROOM BATH	SHOWERHEAD	2.5 GPM	<	2.5 GPM	KOHLER	BANCROFT	K10583
	TOILET DUAL FLUSH	1.1 1.6 GPM	<	1.6 GPM	KOHLER	PERSUADE	K4353
	FAUCET	2.2 GPM	<	2.2 GPM	KOHLER	FORTE	K10416
	SHOWERHEAD	2.5 GPM	<	2.5 GPM	KOHLER	BANCROFT	K10583
	TOILET DUAL FLUSH	1.1 1.6 GPM	<	1.6 GPM	KOHLER	PERSUADE	K4353

EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES AND STANDARDS SPECIFIED IN TABLE 4.303.2 (USGBC 4.303.1) AND TABLE 4.303.3 (USGBC 4.303.3)

TABLE 4.303.2 FIXTURE FLOW RATES

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]

TABLE 4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

MECHANICAL LEGEND

- CEILING SUPPLY
- WALL REGISTER
- CEILING REGISTER
- RETURN AIR GRILLE

MECHANICAL EQUIPMENT

SPACE HEATING

FAU 1 YORK TM9TO4080
80K BTU 95% AFUE 2 STAGE

BATHROOM EXHAUST

EX 1 PANASONIC FV 13VKJ 130 CFM
EX 2 PANASONIC FV 80VKJ 80 CFM 2 STAGE
LOW STAGE SET TO 55 CFM MINIMUM
EX 3 PANASONIC FV 80VKJ 80 CFM

WHOLE HOUSE VENTILATION REQUIREMENTS

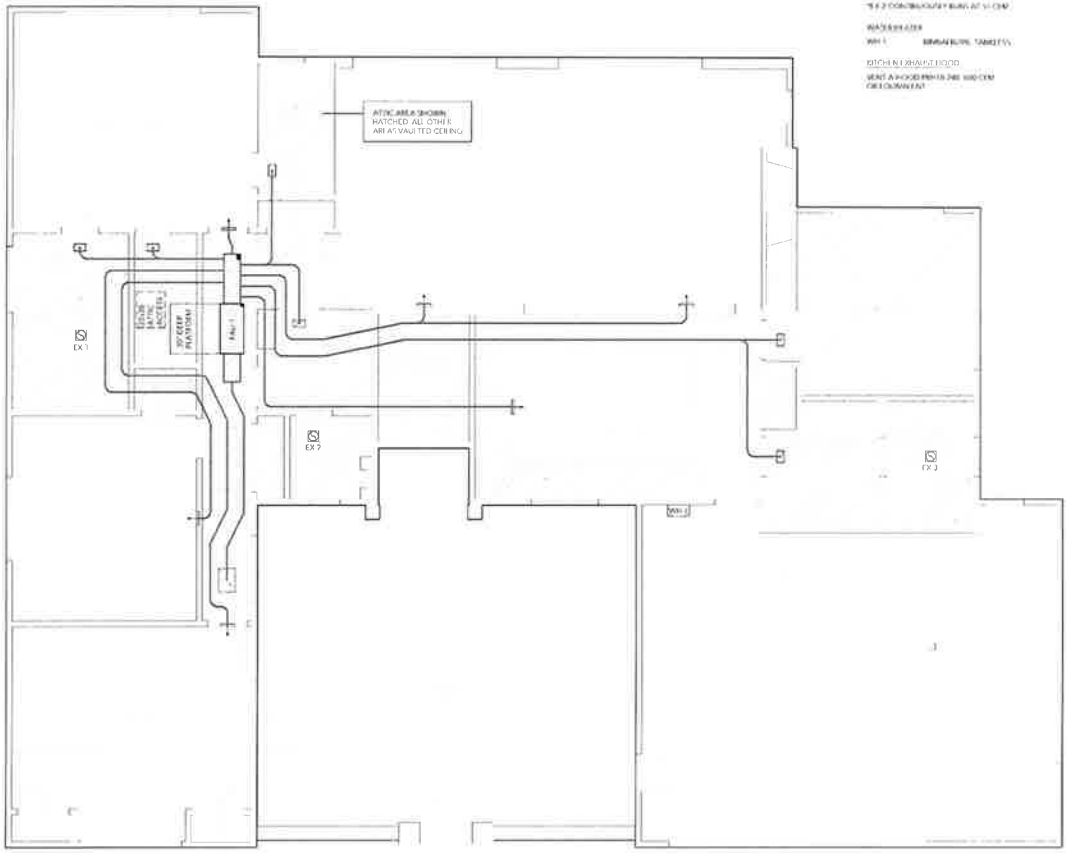
(0.01 x FLOOR AREA) + [7.5 x (BEDROOMS + 1)]
(0.01 x 2391) + [7.5 x (3 + 1)]
24 x 30
54 CFM REQUIRED
[illegible]

WATER HEATER

WH 1 [illegible]

KITCHEN EXHAUST HOOD

VENT A HOOD PRO HS 240 100 CFM
OR EQUIVALENT



MECHANICAL PLAN

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

N

ALLEN CONSTRUCTION

Koch Residence
1151 Church Lane Carpinteria, CA 93013

MECHANICAL PLAN
EQUIPMENT SCHEDULE
PLUMBING FIXTURE SCHEDULE

PROJECT KOCH
DATE 2.27.15

M-1

NOTES TO THE GENERAL CONTRACTOR/OWNER.

1. THE STRUCTURAL OBSERVATIONS ARE ADVISORY ONLY AND DO NOT BIND THE DEPARTMENT OR CERTIFY THAT THE WORK WILL PASS THE APPROPRIATE DEPARTMENT INSPECTION(S).
2. STRUCTURAL OBSERVATION DOES NOT CERTIFY, GUARANTEE OR ENSURE CONFORMANCE WITH THE APPROVED PLANS. IT DOES NOT PROVIDE THE QUALITY ASSURANCE OF CONTINUOUS INSPECTION. IT DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR PROGRESS, CALLED OR CONTINUOUS INSPECTIONS BY THE BUILDING INSPECTOR OR DEPUTY INSPECTOR. HOWEVER, STRUCTURAL OBSERVATION DOES PROVIDE ADDITIONAL REVIEW OF THE FIELD CONSTRUCTION TO SUBSTANTIALLY INCREASE THE LIKELIHOOD THAT THE STRUCTURAL SYSTEM WILL BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AS WELL AS CBC 2013 AND ALL APPLICABLE CODES.
2. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY PROVISIONS. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.
4. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.
5. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. AFTER COMMENCEMENT OF WORK, ANY DELAYS, PROBLEMS OR FAULTS IN CONSTRUCTION DUE IN FULL OR PART TO ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PERSON RESPONSIBLE FOR PREPARING THE CONSTRUCTION DOCUMENTS. THE LIABILITY FOR ERRORS AND OMISSIONS IN THE CONSTRUCTION DOCUMENTS SHALL NOT EXCEED ANY FEES PAID TO THE THE PERSON RESPONSIBLE FOR PREPARING THE CONSTRUCTION DOCUMENTS.

MANUFACTURED LUMBER

1. TJI & TJL. ALL PLYWOOD WEB AND OPEN WEB JOISTS SPECIFIED ARE MANUFACTURED BY THE WEYERHAUSER CORPORATION. LARR #22614 ICBO VAR 1006.
2. MICROLLAM LVL. ALL MICROLLAMS SPECIFIED ARE MANUFACTURED BY THE WEYERHAUSER CORPORATION. LARR #22614 ICC-ES ESR 1387
3. PARALLAM PSL. ALL PARALLAMS SPECIFIED ARE MANUFACTURED BY THE WEYERHAUSER CORPORATION. LARR #24878 ICC-ES ESR 1387
4. TIMBERSTRAND LSL. ALL TIMBERSTRAND MEMBERS SPECIFIED ARE MANUFACTURED BY THE WEYERHAUSER CORPORATION. ICC-ES ESR 1387
5. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INFORMATION TO THE ARCHITECT AND ENGINEER FOR APPROVAL.
6. TJI & TJL MANUFACTURER SHALL PROVIDE CALCULATIONS AND SHOP DRAWINGS TO ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS WILL SHOW ALL CRITICAL DIMENSIONS AND ALL LOADS THE JOISTS ARE DESIGNED TO SUPPORT. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.
7. TJI & TJL CROSS BRIDGING AND/OR BRACING SHALL BE PROVIDED AND DETAILED AS REQUIRED TO ADEQUATELY BRACE ALL JOISTS. BRIDGING SHOULD BE INSTALLED AS ERECTION PROCEEDS, AND TEMPORARY BRACING INSTALLED TO MAINTAIN ALIGNMENT AND PREVENT LATERAL MOVEMENT.
8. TJI & TJL TEMPORARILY REMOVING WEB MEMBERS AND DRILLING OR CUTTING CHORDS ARE NOT PERMITTED.
9. SHEATHING SHALL BE SECURELY FASTENED TO THE TOP CHORD. THE NAILING PATTERN SHALL BE STAGGERED TO AVOID SPLITTING AND TO ASSURE NAILING INTO EACH CHORD MEMBER.
10. COORDINATE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND WEIGHT OF MECHANICAL UNITS AND DESIGN MEMBERS ACCORDINGLY.

24-36

NAILING SCHEDULE

FASTENING SCHEDULE – SEE CBC TABLE 2304.9.1 FOR MORE INFORMATION
Common or box nails permitted unless noted. Staples shall have min. 7/16" crown width.

1. JOIST TO SILL OR GIRDER, TOENAIL
2. BRIDGING TO JOIST, TOENAIL EACH END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL
   SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS
7. TOP PLATE TO STUD, END NAIL
8. STUD TO SOLE PLATE, TOENAIL
   STUD TO SOLE PLATE, END NAIL
9. DOUBLE STUDS, FACE NAIL
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL
    DOUBLE TOP PLATES, LAP SPLICE
11. BLOCKING BETWEEN JOISTS RAFTERS TO TOP PLATE, TOENAIL
12. RIM JOIST TO TOP PLATE, TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL
14. CONTINUOUS HEADER , TWO PIECES
15. CEILING JOISTS TO PLATE, TOENAIL
16. CONTINUOUS HEADER TO STUD, TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL
19. RAFTER TO PLATE, TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL
23. BUILT-UP CORNER STUDS
24. BUILT-UP GIRDER AND BEAMS, FACE NAIL AT TOP AND BOTTOM
    STAGGERED ON OPPOSITE SIDES
    BUILT-UP GIRDER AND BEAMS, FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS, AT EACH BEARING
26. COLLAR TIE TO RAFTER, FACE NAIL
27. JACK RAFTER TO HIP, TOENAIL
    JACK RAFTER TO HIP, FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM, TOENAIL OR FACE NAIL
29. JOIST TO BAND JOIST, FACE NAIL
30. LEDGER STRIP, FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)
    1/2" AND LESS
    19/32" TO 3/4"
    7/8" TO 1"
    1 1/8" TO 1 1/4"
    WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SINGLE FLOOR
    (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)
    3/4" AND LESS
    7/8" TO 1"
    1 1/8" TO 1 1/4"
32. PANEL SIDING (TO FRAMING) – 1/2" OR LESS
    PANEL SIDING (TO FRAMING) – 5/8"
33. FIBERBOARD SHEATHING – 1/2"
    FIBERBOARD SHEATHING – 25/32"
34. INTERIOR PANELING – 1/4"
    INTERIOR PANELING – 3/8

1. 3 – 8d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
2. 2 – 8d common, 2 – 3" x 0.131" nails, 2 – 3" 14 gage staples
3. 2 – 8d common
4. 3 – 8d common
5. 2 – 16d common
6. 16d at 16"oc, 3" x 0.131" nails at 8" oc, 3" 14 gage staples at 12" oc
   3 – 16d at 16", 4 – 3" x 0.131" nails at 16", 4 – 3" 14 gage staples per 16"
7. 2–16d common, 3 – 3" x 0.131" nails, 3 –3" 14 gage staples
8. 4 – 8d common, 4 – 3" x 0.131" nails, 3 – 3 " 14 gage staples
   2 – 16d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
9. 16d at 24" oc, 3" x 0.131" nail at 8" oc, 3" 14 gage staple at 8" oc
10. 16d at 16" oc, 3" x 0.131" nail at 12" oc, 3" 14 gage staple at 12" oc
    8 – 16d common, 12 – 3" x 0.131" nails, 12 – 3" 14 gage staples
11. 3 – 8d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
12. 8d at 6" oc, 3" x 0.131" nail at 6" oc, 3" 14 gage staple at 6" oc
13. 2 –16d common, 3 – 3" x 0.131" nail at 6" oc, 3" 14 gage staples
14. 16d common 16" oc along edge
15. 3– 8d common, 5 – 3" x 0.131" nails, 5 – 3" 14 gage staples
16. 4 – 8d common
17. 3 – 16d common min. Table 2308.10.4.1, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
18. 3 – 16d common min. Table 2308.10.4.1, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
19. 3 – 8d at common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
20. 2– 8d common, 2– 3" x 0.131", 3 –3" 14 gage staples
21. 3 – 8d common
22. 3 – 8d common
23. 16d common at 24" oc, 3" x 0.131" nails at 16" oc , 3" 14 gage staples at 16" oc
24. 20d common at 32" oc, 3" x 0.131" nail at 24" oc, 3" 14 gage staple at 24" oc
    2 – 20d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staple
25. 16d common
26. 3 – 10d common, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
27. 3 – 10d common, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
    2 –16d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
28. 2 –16d common, 3 – 3" x 0.131" nails, 3 – 3" 14 gage staples
29. 3 –16d common, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
30. 3 –16d common, 4 – 3" x 0.131" nails, 4 – 3" 14 gage staples
31. 6d, 2 3/8" X 0.113" nail, 1 3/4" 16 gage
    8d com. or 6d def., 2 3/8" X 0.113" nail 4" oc at edge 8" oc field, 2" 16 gage 4" , 8" oc
    8d common or deformed shank
    10d or 8d common
    6d deformed shank
    8d deformed shank
    6d deformed shank
    10d common or 8d deformed
32. 6d Corrosion-resistant siding or casing nail
    8d Corrosion-resistant siding or casing nail
33. 1 1/2" 11 gage roofing nail, 6d common nail, 1 1/8" 16 gage staple
    1 3/4" 11 gage roofing nail, 8d common nail, 1 1/2" 16 gage staple
34. 4d Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports
    6d Panel supports at 24". Casing or finish nails spaced 6" at edges, 12" at intermediate

FRAMING LUMBER

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING GRADES, CONFORMING TO STANDARD GRADING RULES FOR WEST COAST LUMBER, NO. 16, UNLESS NOTED OTHERWISE:

RAFTERS, JOISTS, PLATES	NO. 2
2x BEAMS, STRINGERS, AND HEADERS	NO. 2
4x,6x AND 8x BEAMS, STRINGERS, AND HEADERS	NO. 1
POSTS AND TIMBERS	NO. 1
STUDS, BLOCKING	CONSTRUCTION GRADE

2. PLYWOOD FOR ROOF SHEATHING SHALL BE CDX, UNLESS NOTED OTHERWISE. USE EXTERIOR TYPE, MINIMUM C–C GRADE, WHERE PLYWOOD IS EXPOSED TO WEATHER. PLYWOOD FOR FLOOR SHEATHING SHALL BE CDX, UNLESS NOTED OTHERWISE. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1–95. EACH SHEET OF PLYWOOD SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF THE DOUGLAS FIR PLYWOOD ASSOCIATION.
3. ALL WOOD BEARING ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
4. STUDS OVER 10 FEET IN HEIGHT OR SUPPORTING 2 FLOORS AND A ROOF MUST BE 2x6's AT 16" O.C. UNLESS NOTED OTHERWISE. FOR STUDS GREATER THAN 16 FEET, SEE PLAN. STUDS IN CRIPPLE WALLS LESS THAN 4 FEET IN HEIGHT MAY MATCH THE STUDS ABOVE.
5. PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND BE THE FULL DEPTH OF THE JOIST OR RAFTER.
6. CROSS BRIDGING SHALL BE PROVIDED AT 8'–0" ON CENTER MAXIMUM FOR ALL JOISTS AND RAFTERS MORE THAN 8" DEEP.
7. PROVIDE DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO THE JOISTS.

FRAMING LUMBER CONTINUED

8. PROVIDE SOLID, FULL BLOCKING UNDER PARTITIONS WHICH ARE PERPENDICULAR TO THE JOISTS.
9. TOP PLATE OF ALL STUD WALLS SHALL BE TWO PIECES THE SAME SIZE AS THE STUDS. SPLICES ARE TO LAP 4'–0" MINIMUM AND BE NAILED WITH 12 16d NAILS MINIMUM EACH SIDE OF JOINT.
10. ALL NAILS SHALL BE COMMON, BOX OR SINKER. NAILING SHALL BE PER SPECIFIED IN CALIFORNIA BUILDING CODE.
11. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS NOTED OTHERWISE.
12. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.
13. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED.
14. WOOD STUDS MAY BE NOTCHED TO A DEPTH OF 25% OF THE WIDTH MAXIMUM, EXCEPT INTERIOR NONBEARING STUDS WHICH MAY BE 40% OF THE WIDTH MAXIMUM. STUDS MAY BE BORED OR NOTCHED TO 40 % OF THE WIDTH MAXIMUM, EXCEPT INTERIOR NONBEARING STUDS AND DOUBLED BEARING STUDS (PROVIDED NO MORE THAN TWO 25% SUCCESSIVE DOUBLED STUDS ARE BORED) WHICH MAY BE BORED TO 60% OF THE WIDTH MAXIMUM. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF A STUD AS A CUT OR NOTCH. IN NO CASE SHALL THE EDGE OF A BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD.
15. PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING, AND ROOF. FIRE STOPS SHALL BE 2x NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF 8'–0" IN EACH DIRECTION AND AT THE SAME LINES AS THE FIRE STOPS IN ADJACENT WALLS
16. SOLID BLK'G SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURING IN BRACED WALL PANELS

FOUNDATION NOTES

1. ALLOWABLE SOIL BEARING DESIGN VALUE = 1,000 PSF
2. NOT USED.
3. VERTICAL EXCAVATIONS IN SOIL SHALL BE LIMITED TO 5 FEET. VERTICAL CUTS IN EXCESS OF 5 FT SHALL BE CUT BACK AT 1:1 SLOPE. WHERE IT IS IMPOSSIBLE TO SLOPE AT 1:1, THE A–B–C SLOT CUT PROCEDURES ARE TO BE USED.
4. NOT USED.
5. MINIMUM SLAB ON GRADE CONSTRUCTION UNLESS NOTED OTHERWISE ON THE PLANS SHALL BE 5 INCH CONCRETE REINFORCED WITH #4 @ 18" O.C. OVER 2 INCHES OF SAND OVER 6 mil VISQUEEN MOISTURE BARRIER OVER 2 INCHES OF SAND. THE BUILDING FLOOR SLAB SHALL BE SUPPORTED ON COMPACTED GRADE, BEDROCK, OR APPROVED SOIL.
6. IF TRENCHES OR EXCAVATIONS OF 5' OR MORE IN WHICH A PERSON MUST DESCEND, ARE REQUIRED, A PERMIT MUST BE OBTAINED FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

CONCRETE ANCHORS

1. ALL EPOXY ANCHORS SPECIFIED ON THE PLANS SHALL BE BY ONE OF THE FOLLOWING MANUFACTURES AND SHOULD BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS:
   SIMPSON STRONG–TIE "SET XP EPOXY" ADHESIVE ANCHOR LARR# 25279, ICC–ES 2508
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR ARE REQUIRED FOR ALL EPOXY ANCHOR INSTALLATIONS.
3. POST INSTALLED MECHANICAL ANCHORS SHALL BE SIMPSON TITEN HD, ICC–ER–ES # 2713

CONCRETE

1. ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL BE REGULAR WEIGHT, HARD ROCK TYPE (150 PCF). AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%
2. ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS SHALL BE:
   3000 PSI CONTINUOUS FTGS
   3000 PSI SLAB ON GRADE
   3000 PSI RETAINING WALLS
   3000 PSI PAD FOOTINGS
   3000 PSI CAISSONS/PILES
   3000 PSI GRADE BEAMS

   SPECIAL INSPECTION IS REQUIRED PER CBC2013 TABLE 1704.4
3. CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
4. PLACEMENT OF CONCRETE SHALL CONFORM WITH THE REQUIREMENTS OF ACI 301.
5. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF (5) FIVE DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
6. KEYED CONSTRUCTION JOINTS SHALL BE USED IN ALL CASES. ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
7. ALL CONCRETE WITH A DESIGNATED STRENGTH GREATER THAN 2500 PSI SHALL REQUIRE CONTINUOUS INSPECTION BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT AND THE ARCHITECT.
8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS:

   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO SOIL 3"
   CONCRETE EXPOSED TO SOIL OR WEATHER:
   #5 BARS, W31 OR D31 WIRES, AND SMALLER 1–1/2"
   #6 BARS AND LARGER 2"
   CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH SOIL:
   SLABS, WALLS AND JOISTS:
   #11 BARS AND SMALLER 3/4"
   #14 BARS AND LARGER 1–1/2"
   BEAMS AND COLUMNS 1–1/2"
9. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.
10. BEFORE NEW CONCRETE IS DEPOSITED ON OR AGAINST CONCRETE WHICH IS SET, THE SURFACE OF THE SET CONCRETE SHALL BE ROUGHENED SUFFICIENTLY TO EXPOSE THE AGGREGATE APPROXIMATELY 1/4" AND CLEANED. USE EPOXY WHERE REQUIRED.
11. EXPANSION BOLTS SHALL BE HILTI "KWIK" BOLTS; ICBO #4627; LARR 23272

REINFORCING STEEL

1. ALL REINFORCING STEEL, DOWELS, AND TIES SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE. #3 BARS SHALL BE ASTM A615, GRADE 40.
2. ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED ON THE DRAWINGS. WHERE LAPS AND/OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED, VERIFY WITH THE ENGINEER IF A SPLICE CAN BE PROVIDED. ALL REINFORCING STEEL SHALL BE LAPPED WITH A CLASS "B" LAP UNLESS NOTED OTHERWISE. ALL SPLICE LOCATIONS SHALL BE SHOWN ON SHOP DRAWINGS AND APPROVED PRIOR TO FABRICATION.
3. ALL REINFORCING STEEL IN MASONRY SHALL BE LAPPED 40 BAR DIAMETERS OR TWO (2) FEET MINIMUM, UNLESS NOTED OTHERWISE

MASONRY AND STONE VENEERS

1. THIS SECTION APPLIES TO VENEERS OF 5" THICKNESS MAXIMUM ACCORDING TO C.B.C. CHAPTER 14.
2. WHERE ANCHORED VENEER IS APPLIED MORE THAN 25 FEET ABOVE ADJACENT GROUND, IT SHALL BE SUPPORTED BY NONCOMBUSTIBLE, CORROSIVE–RESISTANT, STRUCTURAL FRAMING HAVING HORIZONTAL SUPPORTS SPACED A MAXIMUM OF 12 FEET O.C. VERTICALLY.
3. NONCOMBUSTIBLE, NONCORROSIVE LINTELS AND NONCOMBUSTIBLE SUPPORTS SHALL BE PROVIDED OVER ALL OPENINGS WHERE THE VENEER IS NOT SELF SPANNING.
4. MASONRY SHALL BE ANCHORED DIRECTLY TO STRUCTURAL MASONRY,CONCRETE, OR STUDS ACCORDING TO THE FOLLOWING:
   A. ANCHOR TIES SHALL BE CORROSIVE RESISTANT 22 GA. X 1" WIDE STEEL STRAPS SPACED TO SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL WITH A MAXIMUM HORIZONTAL SPACING OF 24".
   B. ANCHOR TIES SHALL BE ATTACHED TO NO. 9 GAUGE WIRE HORIZONTAL JOINT REINFORCING.
   C. WOOD STUDS SHALL BE SPACED AT 16" MAXIMUM AND APPROVED PAPER SHALL FIRST BE APPLIED OVER THE SHEATHING OR WIRES BETWEEN STUDS. MORTAR SHALL BE SLUSHED INTO THE 1" SPACE BETWEEN FACING AND PAPER.ALTERNATELY, AN AIR SPACE OF AT LEAST 1" MAY BE MAINTAINED IN WHICH CASE SPOT BEDDING OF CEMENT MORTAR MAY BE USED TO COMPLETELY SURROUND THE TIES.

ADHERED VENEERS

1. ADHERED VENEER UNITS SHALL NOT EXCEED 2–5/8" IN THICKNESS, 36" IN NY FACE DIMENSION, NOR 5 SQUARE FEET IN TOTAL FACE AREA, AND SHALL NOT WEIGH MORE THAN 15 PSF WHEN SATURATED.
2. BACKING SHALL PROVIDE A CONTINUOUS, MOISTURE RESISTANT SURFACE TO RECEIVE ADHERED VENEER.
3. INSTALL ADHERED VENEER PER APPROPRIATE ICC–ES REPORT

   CORONADO STONE PER ESR–2598
   ELDORADO STONE PER ESR–1215

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING:
   Wx BEAMS & COLUMNS ASTM A992, GRADE 50
   CHANNELS, C & MC ASTM A36
   ANGLES ASTM A36
   PIPE COLUMNS ASTM A36, GRADE B
   TUBE STEEL ASTM A53, GRADE B
   COLUMN BASE PLATES ASTM A36
   ALL OTHER PARTS U.N.O. ASTM A36

   ALL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. NO ATTEMPT HAS BEEN MADE TO DIFFERENTIATE BETWEEN SHOP AND FIELD WELDED CONNECTIONS.
3. UNLESS A LARGER SIZE OF FILLET WELD IS SPECIFIED ON THE PLANS, PROVIDE THE MINIMUM SIZE OF WELD PER AISC SECTION AND TABLE 1.17.2A.
4. BOLTED CONNECTIONS SHALL USE HIGH STRENGTH BOLTS, CONFORMING TO ASTM A325. WHERE SPECIFICALLY NOTED, MACHINE BOLTS, CONFORMING TO ASTM A307 SHALL BE USED.
5. ALL WELDING IS TO COMPLY WITH AWS SPECIFICATIONS AND IS TO BE DONE BY CERTIFIED WELDERS AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY. ALL WELDING IS TO BE DONE BY THE ELECTRIC ARC PROCESS AND SHALL BE PERFORMED WITH APPROVED ELECTRODES AS REQUIRED BY THE BUILDING CODE. WELDS ARE DESIGNED AT FULL STRESS AND MUST BE DONE IN THE SHOP OF A LICENSED FABRICATOR. ALL WELDS ARE TO BE E70XX.
6. CONTINUOUS INSPECTION IS REQUIRED FOR ALL FIELD WELDS AND HIGH STRENGTH BOLTS UNLESS NOTES OTHERWISE.
7. ALL STEEL WELD TO BE INSPECTED BY APPROVED DEPUTY INSPECTOR.

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24-36

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STRUCTURAL NOTES
AND SPECIFICATIONS

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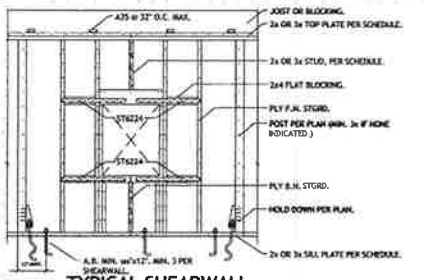
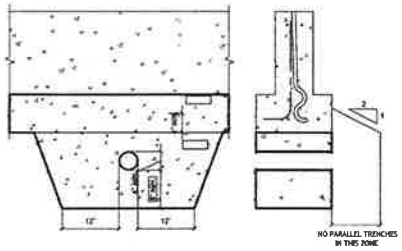
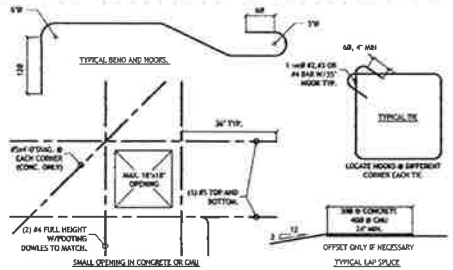


13 TYPICAL SHEARWALL 1/2"=1'-0"

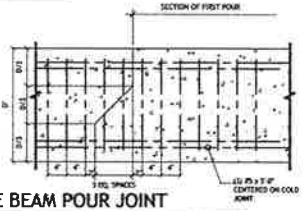


9 PIPE TRENCH AT FOOTING 1"=1'-0"

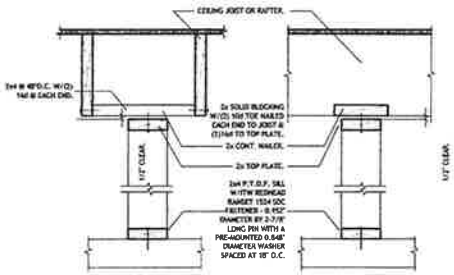


5 REINF. BENDS, LAPS & SPLICES 1"=1'-0"

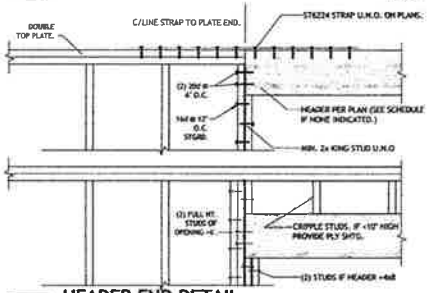
NOTE:
POUR JOINT TO BE IN MIDDLE THIRD OF GRADE BEAM SPAN. LOCATION OF ALL GRADE BEAM POUR JOINTS TO BE DETERMINED AND ACCEPTED BY OWNERS REPRESENTATIVE IN ADVANCE OF POUR.



1 GRADE BEAM POUR JOINT 1"=1'-0"

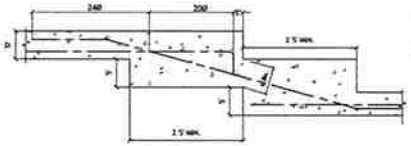


10 NON-BEARING PARTITION 1-1/2"=1'-0"

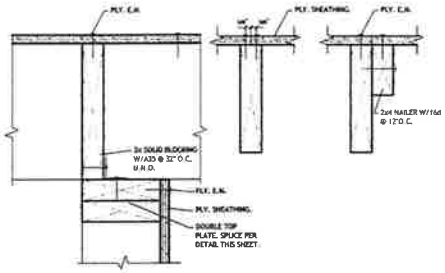


6 HEADER END DETAIL 1"=1'-0"

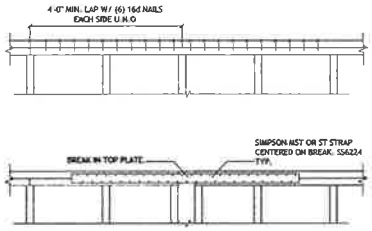
NOTE:
5' TO BE 12" MAX.



2 STEPPED FOOTING 1"=1'-0"



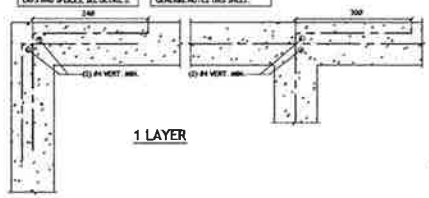
11 SHEAR TRANSFER 3"=1'-0"



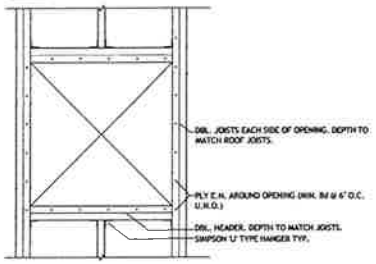
7 TOP PLATE SPLICE 1"=1'-0"

NOTE:
FOR TYPICAL REINFORCING BENDS, LAPS AND SPLICES, SEE DETAIL 5.

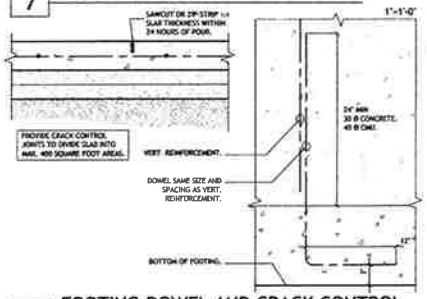
NOTE:
FOR TYPICAL CLEARANCES, SEE GENERAL NOTES THIS SHEET.



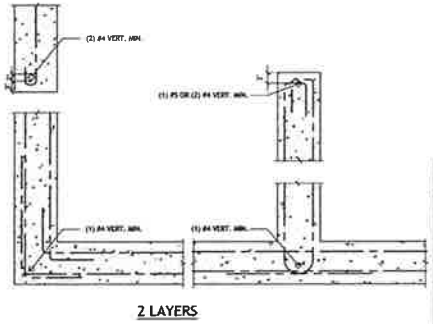
1 LAYER



12 TYP. OPENING IN FRAMING 1"=1'-0"



8 FOOTING DOWEL AND CRACK CONTROL 1-1/2"=1'-0"



2 LAYERS

4 REINFORCEMENT @ CORNERS 3/4"=1'-0"

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24-56

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TYPICAL STRUCTURAL DETAILS

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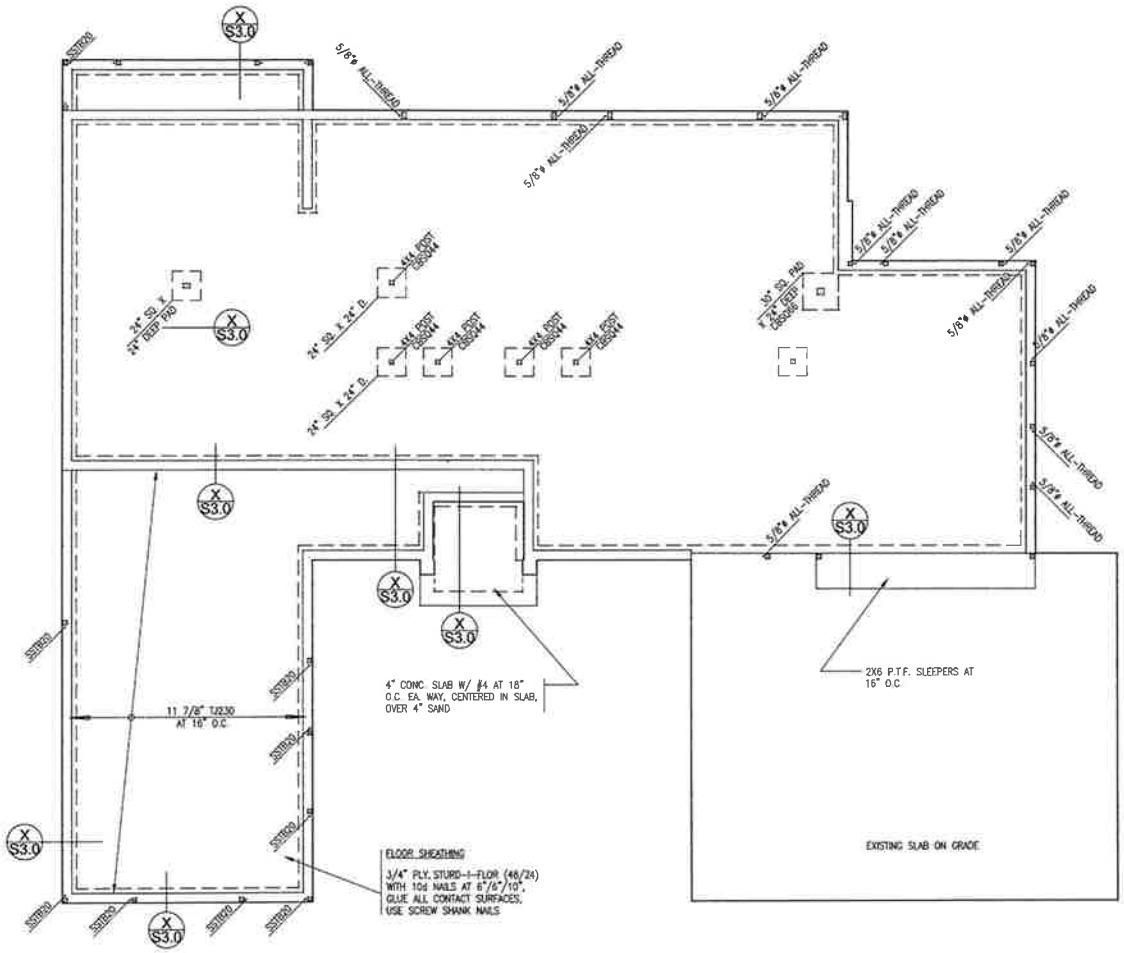

FOUNDATION PLAN

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

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FOUNDATION AND FLOOR FRAMING PLANS

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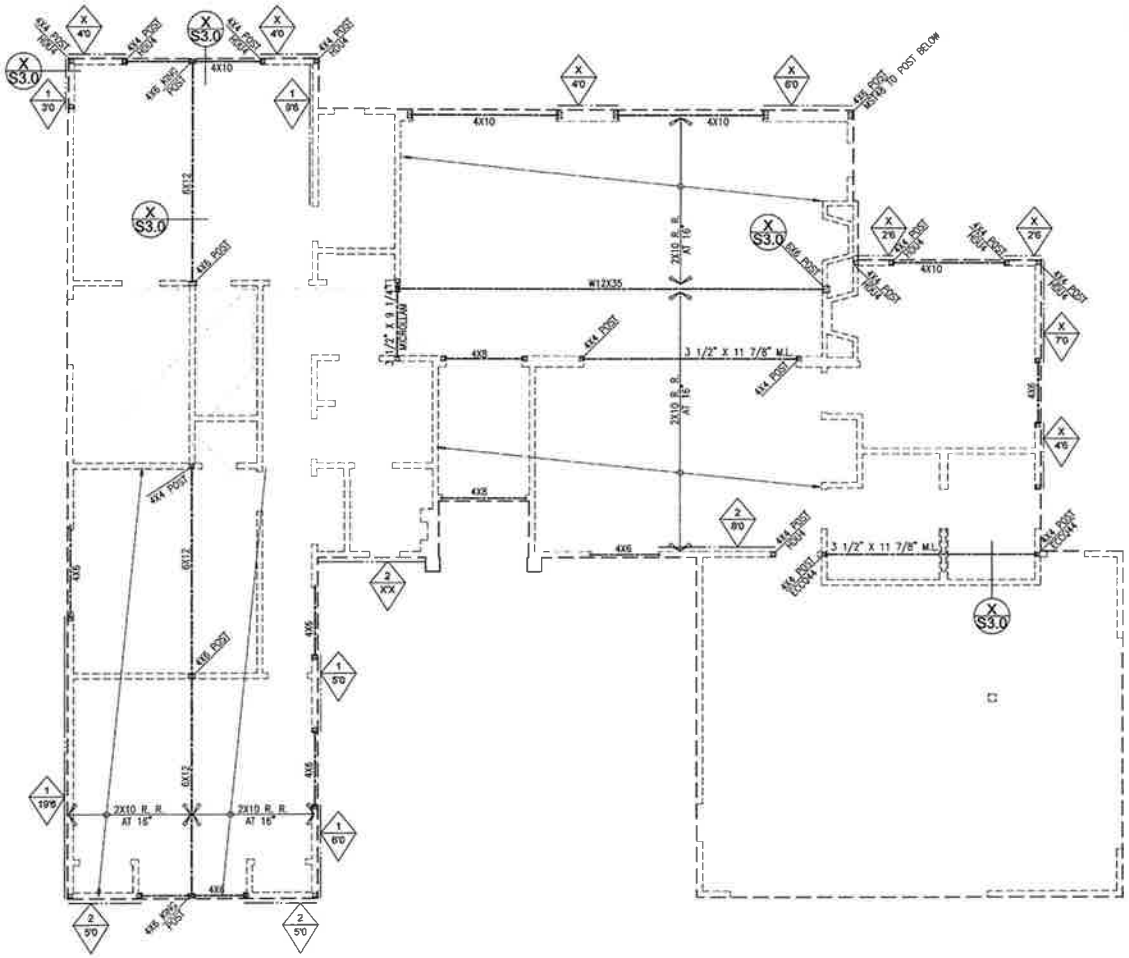
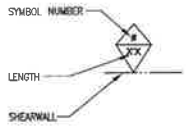


ROOF FRAMING PLAN

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

SHEARWALL SCHEDULE



SYMBOL	SHEATHING AND NAILING	SILL ANCHORAGE	REMARKS
1	15/32" STRUC. 1 PLY (32/16) WITH 10d AT 6,6,12 (v allow @ 75% = 255 plf)	5/8" A.B. @ 48" O.C. TO FOUND.	
2	15/32" STRUC. 1 PLY (32/16) WITH 10d AT 4,4,12 (v allow = 350 plf)	5/8" A.B. @ 32" O.C. TO FOUND.	
3	15/32" STRUC. 1 PLY (32/16) WITH 10d AT 3,3,12 (v allow @ 75% = 498 plf)	5/8" A.B. @ 32" O.C. TO FOUND	PROVIDE 3X SILL, 3X STUDS AND 3X BLOCKING AT PLY PANEL EDGES
4	15/32" STRUC. 1 PLY (32/16) WITH 10d AT 2,2,12 (v allow @ 75% = 653 plf)	5/8" A.B. @ 16" O.C. TO FOUND	PROVIDE 3X SILL, 3X STUDS AND 3X BLOCKING AT PLY PANEL EDGES, ALTERNATE - SILL MAY BE 2X WITH BLOCKING BETWEEN STUDS

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ROOF FRAMING PLAN

DATE 4-4-15

SCALE

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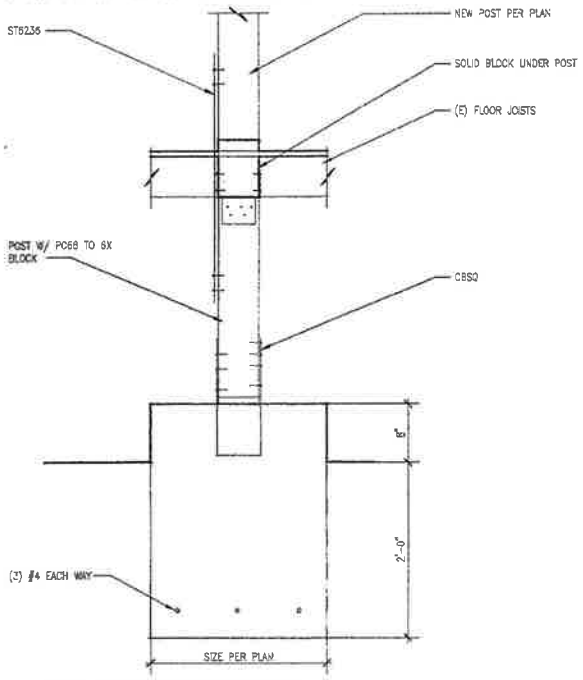
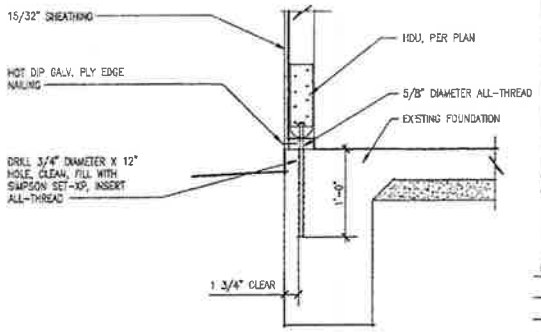
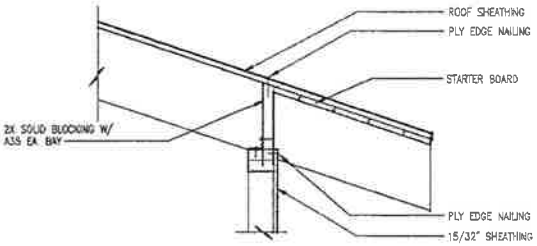


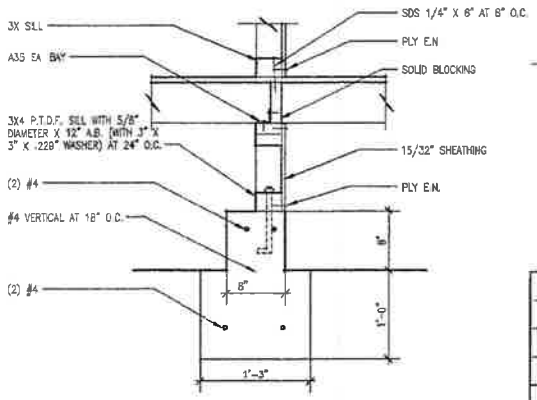
1 NEW PAD FOOTING
SCALE: 1 1/2" = 1'-0"



4 HOLDOWN TO (E) FOUNDATION
SCALE: 1 1/2" = 1'-0"



11 TYPICAL EAVES
SCALE: 1 1/2" = 1'-0"



21 NEW INTERIOR FOOTING
SCALE: 1 1/2" = 1'-0"

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REVISIONS DATE

STAMP

PROJECT

KOCH RESIDENCE
1151 CHURCH LANE
CARPINTERIA, CA 93013

SHEET CONTENTS

STRUCTURAL DETAILS

DATE 4-4-15
SCALE
DRAWN
REVIEWED
SHEET

S3.0

Boardmember Ellinwood felt that the concerns from the home across the street were unreasonable. It was noted that large windows and second floor balconies are generally encouraged to face out toward the street rather than impact the much closer neighbors typically adjacent to the side or rear of the property. He did however agree that privacy concerns for the neighbor(s) to the rear merited further consideration; he suggested that window sills along the rear elevation be raised to five feet from the floor and that the balcony rail be brought up to match the sill height on at least the rear elevation. He suggested the balcony railing could have a similar treatment as the garage door (metal frame with frosted glass panels) as one possible way to tie the railing in to the rest of the home.

Boardmember Gahan noted she felt the project was fine as submitted.

Boardmember Johnson agreed with Boardmember Ellinwood that the entry feature needed adjustment; he suggested that the gable be lowered in height. He agreed with the other Boardmembers that the deck railing on at least the rear elevation needed to be raised. He suggested the railing could be comprised of a low pony wall with a glass wall on top as a possible architectural treatment. He also suggested that perhaps some vertical landscape features in the front yard could help to mitigate Mr. Lusk's concerns.

ACTION: Motion by Boardmember Ellinwood, seconded by Boardmember Reginato, to recommend preliminary approval to the Community Development Director with the following comments:

- Raise rear window sills to five feet from the floor;
- Raise the solid rail/wall around the rear elevation (at minimum) of the second floor deck to a height of five feet; and
- Lower the height of the entry gable element.

VOTE: 4-0

PROJECT REVIEW

3) Applicant: Alan and Carol Koch — Planner: Nick Bobroff
Project Number: 14-1746-ARB
Project Location: 1151 Church Lane
Zoning: Single Family Residential (6-R-1)

Hearing on the request of Brian Zant, agent for Alan and Carol Koch to consider Case No. 14-1746-ARB for preliminary review of a request to remodel an existing 2,443 square foot single family residence and construct ground floor additions totaling 650 square feet. The property is a 12,632 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 004-041-032, located at 1151 Church Lane.

DISCUSSION:
Brian Zant, project designer, presented an updated color/materials board and a cut sheet for the proposed exterior light fixture. He clarified they hoped to save as much of the existing roof as possible and the portions of new roof would match existing.

Rachelle Gahan, landscape designer, walked the Board through her proposed landscape plan for the project. She noted the existing Magnolia was looking distressed and would be removed; helping draw attention to the mature oak to remain.

The Board was in unanimous support of the project as submitted. They noted it would nicely designed and would be an upgrade for the neighborhood.

Boardmember Johnson suggested the plaster wall be offset by approximately one foot.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato, to recommend preliminary approval to the Community Development Director as submitted.

VOTE: 4-0

PROJECT REVIEW

4) Applicant: Applicant: Erik Olson Planner: Shanna R. Farley-Judkins
Project Number: 14-1740-DP/CDP/ARB
Project Number: 4879 Dorrance Way
Zoning: Planned Residential Development (PRD-20)

Hearing on the request Erik Olson, to consider Case No. 14-1740-DP/CDP/ARB for a preliminary review of a request to demolish an existing single family residence and construct a new 2,634 square foot two story single family residence and attached two-car garage. The property is a 4,135 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-021 located at 4879 Dorrance Way.

DISCUSSION:

Steve Goggia presented the proposal for Shanna, noting that the maximum height of the structure is closer to 25 feet eight inches although there is a possibility the amount of proposed fill could be reduced, lowering the overall height nearly a foot as viewed from the street. Architect Scott Ellinwood shared additional renderings showing the break-ups along the side elevations, along with revised plans that increased setbacks for portions of the second story walls. Landscape designer Wade Nomura provided details of the proposed landscape plan.

Overall, the Board commented that the proposal fit well within the neighborhood pattern and that the residence is attractively detailed. The seven-foot front yard encroachment of the front porch was supported by all.

After some discussion of the massing of the second floor side elevations, the Board agreed that the revision proposed by Scott Ellinwood to reduce the size of the master bedroom closet and thus reduce the amount of wall stacked above the first floor worked best. It was also suggested that the second floor bathroom on the opposite side be likewise reconfigured.

ACTION: Motion by Boardmember Chappell, seconded by Boardmember Reginato, to recommend preliminary approval to the Planning Commission with the second floor plans revised as discussed above.

VOTE: 4-0