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PROJECT TEAM

CLIENT:	ALEX AND MARIAH ELLER 530 HOOVER ST OCEANSIDE, CA 92054 ----- -----
CONTRACTOR:	MERRIBUILD SEAN MERRICK OCEANSIDE, CA 92054 760.470.2107 OFFICE@MERRIBUILD.COM
DESIGNER:	WAABI STUDIO MARTIN POLANCO SAN DIEGO, CA 92113 760.708.8168 MARTIN@WAABISTUDIO.COM
STRUCTURAL ENGINEER:	LOMA DESIGN AND ENGINEERING OMAR MAURICIO 626.419.8168 LOMADESIGNENGINEERING@GMAIL.COM

SCOPE OF WORK

1. 304 SF ATTACHED ADU

PROJECT INFORMATION

PROJECT ADDRESS:	530 HOOVER ST OCEANSIDE,CA 92054
OWNER:	ALEX AND MARIAH ELLER
LEGAL DESCRIPTION:	SEC 24-11-5W*POR*
APN:	149-390-30-00
SUBDIVISION:	-
ZONING DESIGNATION:	RS
OVERLAY DESIGNATIONS:	-
CONSTRUCTION TYPE:	VB
OCCUPANCY:	R-3, U
EXISTING USE:	SFR
PROPOSED USE:	NO CHANGE
YEAR BUILT:	
EXISTING # OF STORIES:	1
PROPOSED # OF STORIES:	NO CHANGE
LOT AREA:	11,833 SF
BASE FAR:	.65 (7,692 SF)
MAX. ALLOWABLE HEIGHT:	36 FT
PROPOSED BUILDING HEIGHT:	13' - 4"
FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACK:	7.5 FT
STREET SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	15 FT

NO FIRE SPRINKLERS	
LOT COVERAGE CALCULATION:	
LOT:	11,833 SF
EXISTING:	1,653 SF
NEW:	368 SF
TOTAL:	2,201 SF (17%)

SOILS REPORT:	
W.O. 8769-A-SC	
GEOSOLS, INC.,	
CONTACT: 760-438-3155	

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S1	STRUCTURAL

A FOUNDATION FORMS CERTIFICATION THAT IS CERTIFIED BY A LICENSED LAND SURVEYOR MAY BE REQUIRED BY THE BUILDING INSPECTOR AT THE FIRST FOOTING INSPECTION.

ABBREVIATIONS

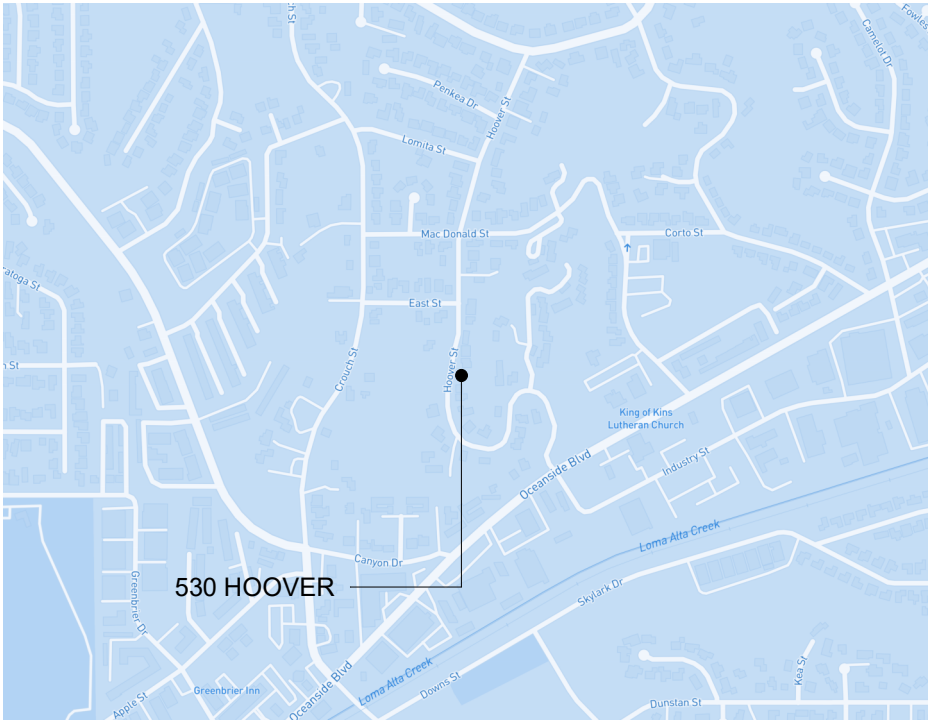
ACT	ACOUSTICAL CEILING TILE	HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ADD	ADDITIONAL		
ADJ	ADJUSTABLE	IN	INCH
AFF	ABOVE FINISH FLOOR	INCAN	INCADESCENT
ALUM	ALUMINIUM	INCL	INCLUDING
APPX	APPROXIMATELY	INS	INSULATION
		INT	INTERIOR
BC	BRICK COURSE		
BD	BOARD	JT	JOINT
BLDG	BUILDING		
BLK	BLOCK	LAM	LAMINATED
BLKG	BLOCKING	LAV	LAVATORY
BM	BEAM	LP	LOW POINT
BOT	BOTTOM	LTG	LIGHTING
BUR	BUILT-UP ROOFING		
CEM	CEMENT	MAT	MATERIAL
CI	CAST IRON	MAX	MAXIMUM
CIP	CAST-IN-PLACE	MECH	MECHANICAL
CJ	CONTROL JOINT	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CLR	CLEARANCE	MISC	MISCELLANEOUS
CLO	CLOSET	MTL	METAL
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
COL	COLUMN	NO	NUMBER
COMP	COMPRESSIBLE	NTS	NOT TO SCALE
CONC	CONCRETE		
CONST	CONSTRUCTION	OC	ON CENTER
CONT	CONTINUOUS	OHD	OVERHEAD DOOR
CPT	CARPET	OPNG	OPENING
CRS	COURSES		
CT	CERAMIC TILE	PC	PRECAST
		PGL	PLATE GLASS
DET	DETAIL	PL	PLATE
DF	DRINKING FOUNTAIN	PLAM	PLASTIC LAMINATE
DIA	DIAMETER	PLUM	PLUMBER
DN	DOWN	PT	PAINT
DR	DOOR	PTN	PARTITION
DWG	DRAWING		
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	R	RADIUS OR RISER
EL	ELEVATION	RA	RETURN AIR
ELEV	ELEVATOR	RD	ROOF DRAIN
ENC	ENCLOSURE	REINF	REINFORCING
EQ	EQUAL	REQD	REQUIRED
EQUIP	EQUIPMENT	RM	ROOM
ERD	ELECTRICAL WATER COOLER	RO	ROUGH OPENING
EXIST	EXISTING	SC	SOLID CORE
EXP	EXPANSION	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FDN	FOUNDATION	SQ	SQUARE
FE	FIRE EXTINGUISHER	SSTL	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STA	STATION
		STD	STANDARD
FFT	FINISHED FLOOR TRANSITION	STL	STEEL
FHC	FIRE HOSE CABINET	STOR	STORAGE
FIN	FINISH	STRUC	STRUCTURAL
FIXT	FIXTURE	SUSP	SUSPENDED
FLR	FLOOR		
FLUOR	FLUORESCENT	T	TREAD
FOC	FACE OF FINISH	THK	THICKNESS
FOF	FACE OF FINISH	TO	TOP OF
FOF	FACE OF FINISH	TOF	TOP OF FOOTING
FOM	FACE OF MASONRY	TOR	TOP OF RAIL
FR	FIRE-RATED	TOS	TOP OF STEEL
FT	FEET	TOW	TOP OF WALL
FTG	FOOTING	TYP	TYPICAL
FUB	FLOOR UTILITY BOX	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VCT	VYNIL
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GL	GLASS	VP	VEENER PLASTER
GWB	GYP	WVC	VINYL WALL COVERING
HC	HOLLOW CORE HARDWARE	W/	WITH
HDW	HEIGHT	WC	WATER CLOSET
HGT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WDW	WINDOW
HORIZ	HORIZONTAL	W/O	WITHOUT
HP	HIGH POINT	WPR	WATERPROOFING
HTR	HEATER		

GOVERNING CODES

THE 2022 CALIFORNIA BUILDING CODE (CBC)
THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
THE 2022 CALIFORNIA ELECTRICAL CODE (CEC)
THE 2022 CALIFORNIA MECHANICAL CODE (CMC)
THE 2022 CALIFORNIA PLUMBING CODE (CPC)
THE 2022 CALIFORNIA ENERGY CODE
THE 2022 CALIFORNIA FIRE CODE (CFC)
THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OCEANSIDE MUNICIPAL CODE WHICH INCLUDE AMENDMENTS TO THE 2022 CALIFORNIA CODE OF REGULATIONS.

VICINITY MAP



DRAWING SYMBOLS1

	CENTER LINE
	PROPERTY LINE
	PROPERTY SETBACK LINE
	COLUMN GRID AND BUBBLE
	EXTERIOR BUILDING ELEVATION
	BUILDING SECTION
	DETAIL SECTION
	ENLARGED DETAIL REFERENCE
	INTERIOR ELEVATION
	WINDOW TAG
	DOOR TAG
	PARTITION TYPE
	ROOM NAME & NUMBER
	REVISION CLOUD & DELTA #
	SLOPE DIRECTION
	SPOT ELEVATION ABOVE SEA LEVEL
	NORTH ARROW

GENERAL NOTES

- CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL INSURANCE REQUIRED BY THE OWNER AND FURNISH ALL MATERIAL, LABOR TRANPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR RESONABLY IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDED AS PART OF THE WORK OF THESE SECTIONS, NOT NOT NECESSARILY LIMITED BY THEM, ARE THE FOLLOWING: ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT REQUIRED TO PROPERLY EXECUTE AND COMPLETE HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DESCREPENCIES OR ERRORS AND OMISIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMMITTING BID.
- CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
- ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
- CONTRACTORS SHALL INDIVIDUALLY WARRENT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREES. IN CASE OF CONCONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR INTENDED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED BY THE OWNER AND ARCHITECT.
- CONTRACTORS SHALL, UPON COMPLETION OF THIS WORK, CLEAN AND CLEAR THE AREA OF ALL DEBRIS OR ANY OTHER MATTER CAUSED BY HIS OPERATION.
- THE OWNER RESERVES THE RIGHT TO CHANGE, INCREASE OR REDUCE THE WORK AS MAY BE NECESSARY.
- CONTRACTOR SHALL NOT MAKE CHANGES NOR DO EXTRA WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR HIS REPRESENTATIVE.
- THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR THE WAY IN WHICH FIELD WORK IS PERFORMED, SAFETY IN, ON OR AROUND THE JOBSITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPENCY OR OMISSION HE MAY DISCOVER.
- FENCES AND FREE STANDING MASONRY WALLS UP TO 36" IN HEIGHT DO NOT REQUIRE A BUILDING PERMIT. ALL THOSE OVER 36" IN HEIGHT REQUIRED A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- WHERE CONTINUOUS OR SPECIAL INSPECTION IS REQUIRED BY THESE PLANS, A REGISTERED DEPUTY INSPECTOR APPROVED BY AND RESPONSABLE TO THE ARCHITECT AND BUILDING DEPARTMENT SHALL BE EMPLOYED BY THE OWNER.
- THESE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE, AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME. ALL SPECIFICATIONS AND DETAILS INCLUDED ON THESE DRAWINGS ARE INTENDED TO INDICATE A PARTICULAR LEVEL OF QUALITY FOR THE PROJECT. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH EACH SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL MANUFACTURERS RECOMMENDATIONS FOR MATERIAL INSTALLATION SHALL TAKE PRECEDENCE OVER ANY METHOD IMPLIED IN THESE CONSTRUCTION DOCUMENTS.

GENERAL NOTES CONT

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF AN DISCREPENCIES.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. DO NOT SCALE ANY DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPENCIES.
- THE BUILDING INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS(CCR), TITLE 19.
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- IN BUILDINGS THAT REQUIRE STANDPIPES, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. CFC SECTIONS 3310, 3313
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL
- OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
- COMPLETE PLANS, SPECIFICATIONS, MATERIAL DATA AND/OR CALCULATIONS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR INSTALLATION FOR CITY OF SAN DIEGO REVIEW AND APPROVAL.
- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TOTHE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

HOVER ADDITION
530 HOVER ST OCEANSIDE,CA 92054
ALEX & MARIAH

PROJECT #:	-----
PTS #:	BLD23-2120
DATE:	02/16/2024
STATUS:	Project Status

TITLE SHEET

A000



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CALGREEN NOTES CONTINUED

1. THE CALIFORNIA GREEN BUILDING CODE (CALGREEN) APPLIES TO ALL RESIDENTIAL BUILDINGS WHICH ARE UNDER THE JURISDICTION OF HCD. THIS INCLUDES ALL BUILDINGS WITH ANY OF THE FOLLOWING OCCUPANCIES: SINGLE FAMILY DWELLINGS, DUPLEXES, HOTELS, MOTELS, APARTMENTS, CONDOMINIUMS, RAW HOMES, ETC. (CALGREEN 101.3.1.3).
2. CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONAL AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO WITHIN THE SPECIFIC AREA OF THE ALTERATION OR ADDITION. (CALGREEN 101.3.1.3; 301.1.1).

CALGREEN NOTES

1. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING.
2. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
3. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
4. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM) AT 80 PSI.
5. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 1.28 GALLONS FLUSH (GPF).
6. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIDS.
7. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
8. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

TITLE 24 NOTES

1. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
2. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
3. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO THE OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
4. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
5. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED
6. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

ELECTRICAL NOTES

- ALL NEW OUTLETS ARE AFCI (ARQ-FAULT CIRCUIT INTERRUPTER TYPE)
2. ALL 125 VOLT 15 AND 20 AMPERE RECEPTACLES ARE TAMPER RESISTANT RECEPTACLES
3. SMOKE ALARMS ARE TO BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP.
4. CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP.
5. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4
6. ALL INTERIOR/EXTERIOR LIGHTING SOURCES SHALL HAVE AN ILLUMINATION CAPACITY OF NOT LESS THAN ONE FOOT CANDLE.
7. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NO LESS THAN 3' FEET FROM A PROPERTY LINES AND 3' FROM OPENINGS INTO THE BUILDING.
8. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
9. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
10. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
11. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
12. SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
13. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
14. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.
15. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH THE BATTERY BACKUP AND LOW BATTERY SIGNAL.

BMP NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), LOCAL MUNICIPAL STORM WATER PERMIT, LOCAL LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARD MANUAL.

PRIOR TO SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN WALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS, AND SUPPLIES ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAT.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEM FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

8. THE CONTRACTOR OF QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEVELOPMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURE DUE TO UNFORSEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREA WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURE PROVIDED PER THE APPROVED SWPPP/PCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR THE INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE ALL BMPS SHALLBE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOUR DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CLATrans FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. SHALL BE SMALL, BUT FOR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT "PASSING" THE ENTRANCE. (A) NON-STORM WATER DISCHARGED SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

HOVER ADDITION

530 HOVER ST OCEANSIDE, CA 92054

ALEX & MARIAH

PROJECT #: -----
PTS #: Checked
DATE: 02/16/2024
STATUS: Project Status

BMP NOTES

A001



WAABI STUDIO

WILLING ABLE BODIES INTERACT

SD, CA 92113
760.708.8168
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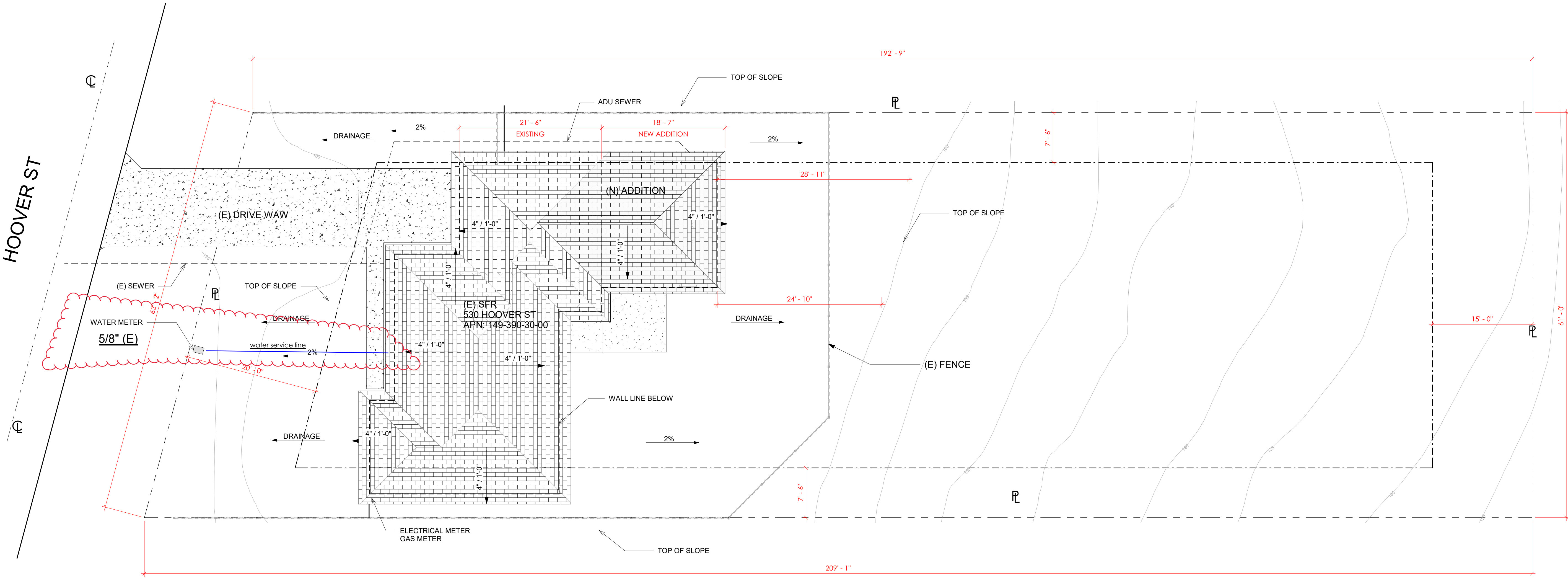


MERRIBUILD
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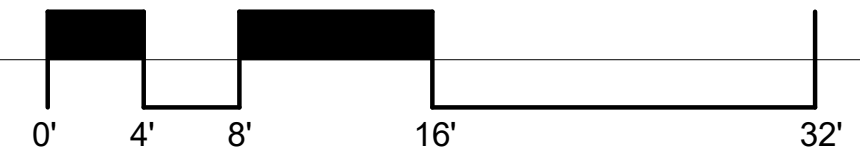
SITE PLAN NOTES

1. THE PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.



1 SITE

1/8" = 1'-0"



HOVER ADDITION

530 HOVER ST OCEANSIDE, CA 92054

ALEX & MARIAH

PROJECT #: -----
PTS #: -----
DATE: 02/16/2024
STATUS: Project Status

SITE PLAN

A004



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)



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HOVER ADDITION

530 HOVER ST OCEANSIDE, CA 92054

ALEX & MARIAH

PROJECT #: -----
PTS #: Checker
DATE: 02/16/2024
STATUS: Project Status

CALGREEN
CHECKLIST
RESIDENTIAL
A006.1

Y N/A RESPON PARTY CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New CHAPTER 4 RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 PLANNING AND DESIGN SECTION 4.102 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply. 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". 4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.	Y N/A RESPON PARTY 4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3. Note: Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B. 4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on ampereage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated ampereage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. 4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. TABLE 4.106.4.3.1 <table><thead><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED EV SPACES</th></tr></thead><tbody><tr><td>0-9</td><td>0</td></tr><tr><td>10-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>4</td></tr><tr><td>76-100</td><td>5</td></tr><tr><td>101-150</td><td>7</td></tr><tr><td>151-200</td><td>10</td></tr><tr><td>201 and over</td><td>6 percent of total</td></tr></tbody></table> 4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486mm). 2. The minimum width of each EV space shall be 9 feet (2743mm) 4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3. 4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4. 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5. 4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	5	101-150	7	151-200	10	201 and over	6 percent of total	Y N/A RESPON PARTY DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets. 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE <table><thead><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr></thead><tbody><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></tbody></table> 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. NOTES: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH	Y N/A RESPON PARTY DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycling programs available in the area. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON. PARTY MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: - Manufacturer's product specification. - Field verification of on-site product containers.	Y N/A RESPON. PARTY TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter) <table><thead><tr><th>SEALANTS</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr></tbody></table> SEALANT PRIMERS <table><tbody><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>OTHER</td><td>750</td></tr></tbody></table>	SEALANTS	VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLE-PLY ROOF MEMBRANE	450	OTHER	420	ARCHITECTURAL		NON-POROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	Y N/A RESPON. PARTY TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS <table><thead><tr><th>COATING CATEGORY</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr></tbody></table> SPECIALTY COATINGS <table><tbody><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></tbody></table> 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD. ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2006. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	COATING CATEGORY	VOC LIMIT	FLAT COATINGS	50	NON-FLAT COATINGS	100	NONFLAT-HIGH GLOSS COATINGS	150	ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BREAKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE/MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	150	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	350	FLOOR COATINGS	100	FORM-RELEASE COMPOUNDS	250	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	HIGH TEMPERATURE COATINGS	420	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHELLACS		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	Y N/A RESPON. PARTY TABLE 4.504.4 - FORMALDEHYDE LIMITS: <table><thead><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr></thead><tbody><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD:</td><td>0.13</td></tr></tbody></table> 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD:	0.13	Y N/A RESPON. PARTY CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: - State certified apprenticeship programs. - Public utility training programs. - Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. - Programs sponsored by manufacturing organizations. - Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: - Certification by a national or regional green building program or standard publisher. - Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. - Successful completion of a third party apprentice training program in the appropriate trade. - Other programs acceptable to the enforcing agency. Notes: - Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. - HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



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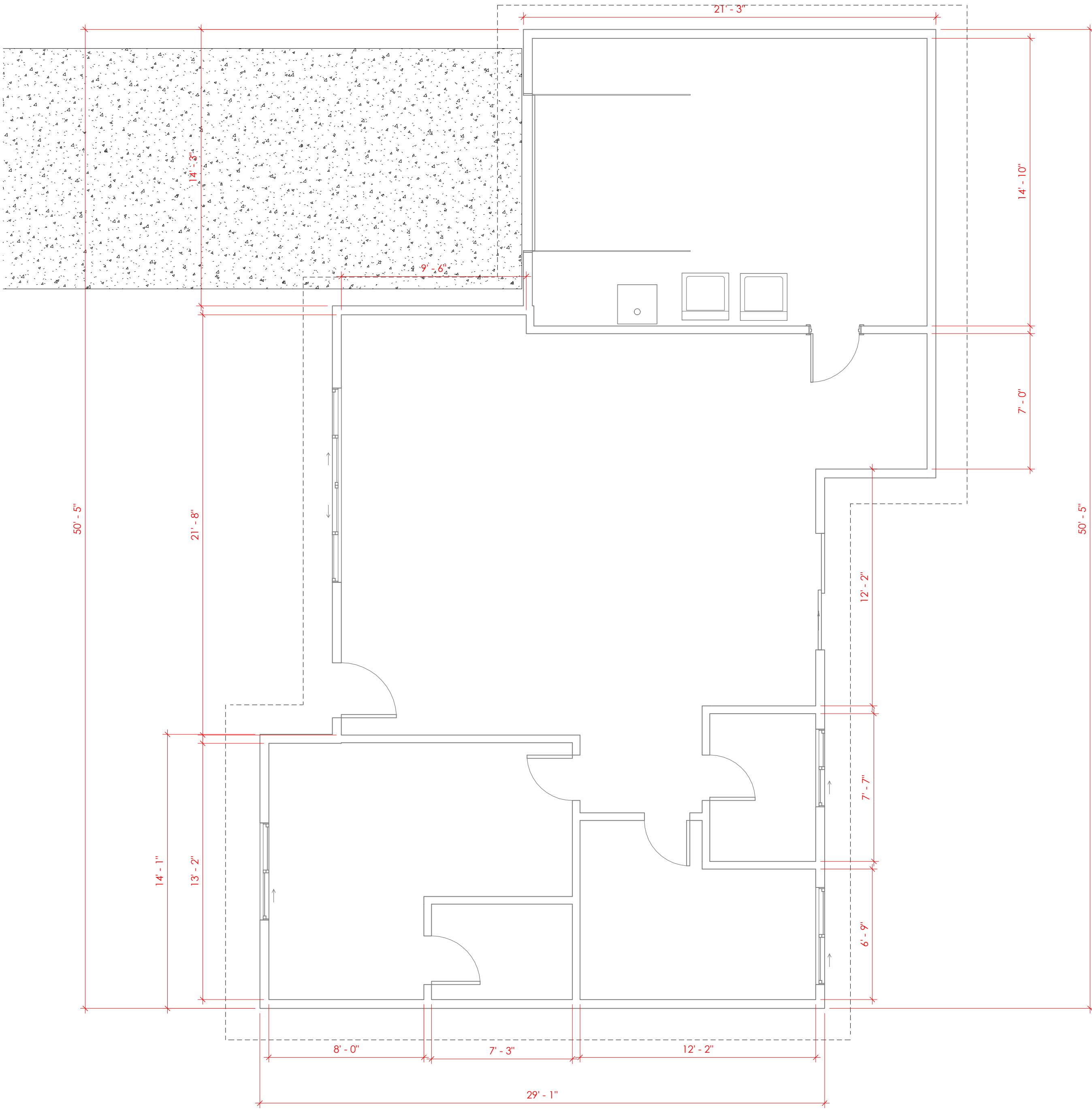
MERRIBUILD
Merrily Building Your Dreams

OCEANSIDE, CA 92054
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HOVER ADDITION
530 HOVER ST OCEANSIDE, CA 92054
ALEX & MARIAH

PROJECT #: -----
PTS #: Checker
DATE: 02/16/2024
STATUS: Project Status

CALGREEN
CHECKLIST
RESIDENTIAL
A006.2



NOTES

- (E) TO BE DEMOLISHED.
- (E) 2X WALL TO REMAIN.
- (N) 2X WALL
- (N) 2X 1 HOUR RATED FIRE WALL
- XX WALL TYPE. REFER TO SHEET A701 FOR ASSEMBLY SPECIFICATIONS.
- 1' - 3" MIN TYP. TOILET + CLEARANCES
- 2' - 6" TYP. SHOWER + 30" DIAMETER CLEARANCE.
- SINK VANITY
- KITCHEN SINK
- WASHER / DRYER



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HOVER ADDITION

530 HOVER ST OCEANSIDE, CA 92054

ALEX & MARIAH

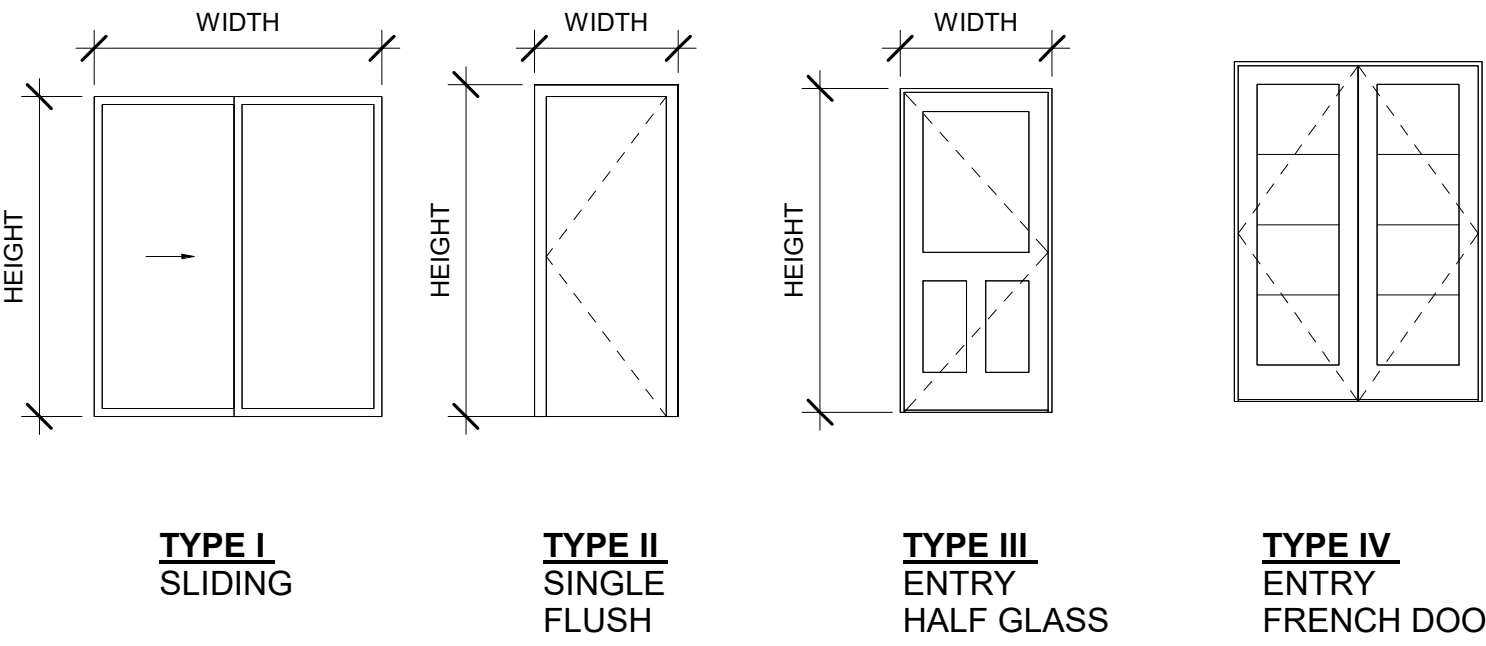
PROJECT #: _____
PTS #: _____
DATE: 02/16/2024
STATUS: Project Status

FLOOR PLAN

A101

DOOR SCHEDULE				
MARK	TYPE	DOOR		NOTES
		WIDTH	HEIGHT	
203		6'-0"	6'-8"	TEMPERED GLASS
204		3'-0"	6'-8"	
205		2'-6"	6'-8"	
206		2'-4"	6'-8"	

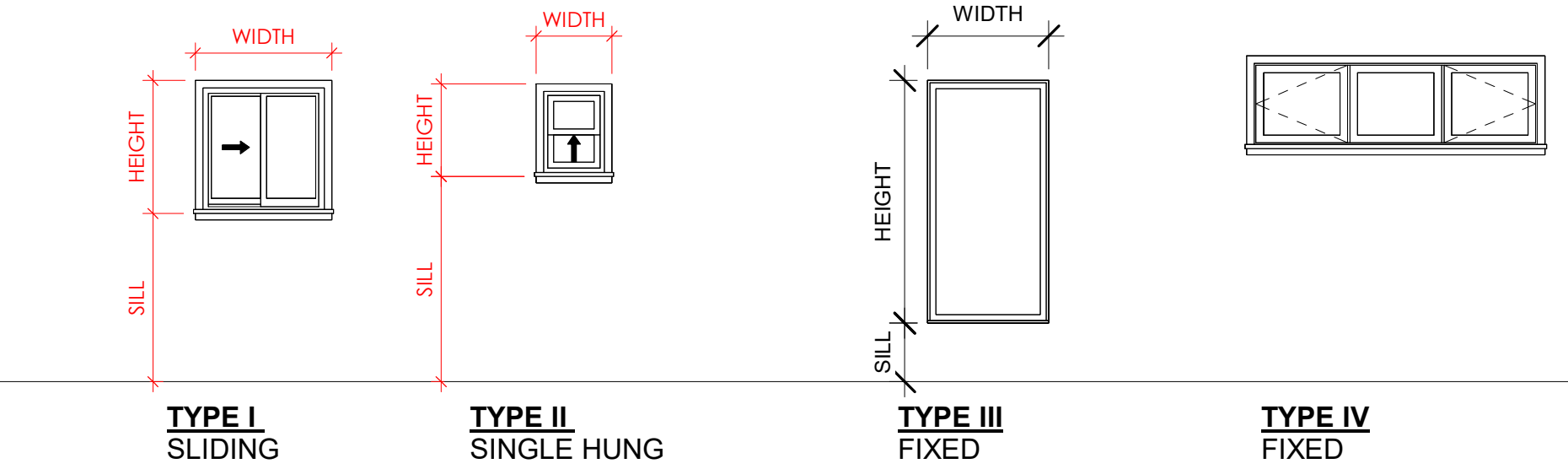
DOOR LEGEND



NOTE:
DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING OR AUTOMATIC-CLOSING AND SELF-LATCHING DEVICE. IN SPRINKLERED BUILDINGS, THE OTHER DOORS (FOR NONSLEEPING ROOMS) NEED ONLY SELF-CLOSING AND SELF-LATCHING [CRC R302.5.1].

WINDOW SCHEDULE										
MARK	TYPE	COUNT	WIDTH	HEIGHT	AREA	OPERABLE	U-FACTOR	SHGC	COMMENTS	
F		1	7' - 0"	2' - 0"			.3	.23		
H		1	1' - 6"	2' - 0"			.3	.23		
I		1	3' - 0"	1' - 0"			.3	.23		
J		1	2' - 6"	3' - 6"			.3	.23		

WINDOW LEGEND



NOTES

- (E) TO BE DEMOLISHED.
- (E) 2X WALL TO REMAIN.
- (N) 2X WALL.
- (N) 2X 1 HOUR RATED FIRE WALL
- XX WALL TYPE. REFER TO SHEET A701 FOR ASSEMBLY SPECIFICATIONS.
- 1'-3 1/2" - 3" MIN MIN TYP. TOILET + CLEARANCES
- 2'-6" MIN TYP. SHOWER + 30" DIAMETER CLEARANCE.
- SINK VANITY
- KITCHEN SINK
- WASHER / DRYER



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FLOOR PLAN NOTES

- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER SECTION 408.3 CPC
- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY." (CALGREEN 4.406.1).
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING, AND VENTILATION EQUIPMENT." (CALGREEN 4.504.1).
- PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2016 CALGREEN SECTION 4.504.2.1." THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.
- ALL NEW AND CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
1) CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
2) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
3) NSF/ANSI 140 AT THE GOLD LEVEL
4) SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE™ GOLD EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING (CALGREEN 4.504.4)
1) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
2) CERTIFIED UNDER UL GREENGUARD GOLD
3) CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSORE PROGRAM
4) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH S SPECIFICATION 01350
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2016 CALGREEN TABLE 4.504.5.
- (E) WATER HEATER TO BE USED. MODEL: M440T6FBN INPUT: 40000 BTU/HR

WATER SUPPLY FIXTURE UNIT TABLE

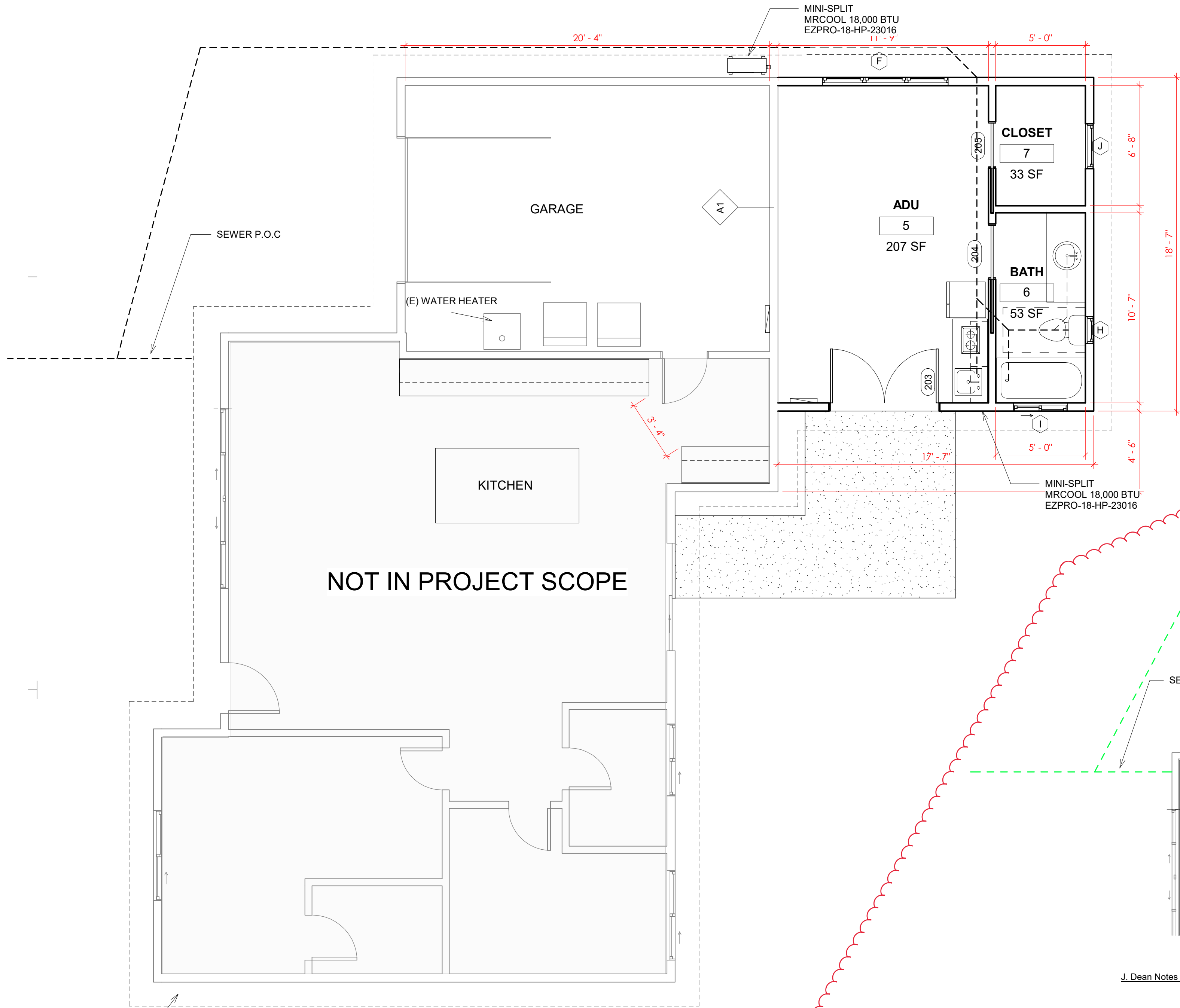
PER TABLE A103.1				
FIXTURE	EXISTING	PROPOSED	DEMAND PER FIX.	
KITCHEN SINK	1	1	1.5 (2x)	3
LAVATORY	2	/2	1 (4x)	4
WATER CLOSET	2	1	2.5 (3x)	7.5
WASHER	1	---	4	4
BATH	1	0	4 (1x)	4
Shower	1	1	2(1x)	4
Dishwasher	1	0	1.5(1x)	1.5
Hose Bib	2	0	2.5 +1(per addl)	3.5

J. Dean Notes that meter is within threshold and will not be requiring any upgrade.

NO UPGRADE TO WATER METER REQUIRED

TOTAL 31.5F U

RESULTING TOTAL FIXTURE UNIT (FU) COUNT FOR ALL EXISTING AND PROPOSED PLUMBING FIXTURES PER 2022 CPC, APPENDIX A, TABLE A 103.1.

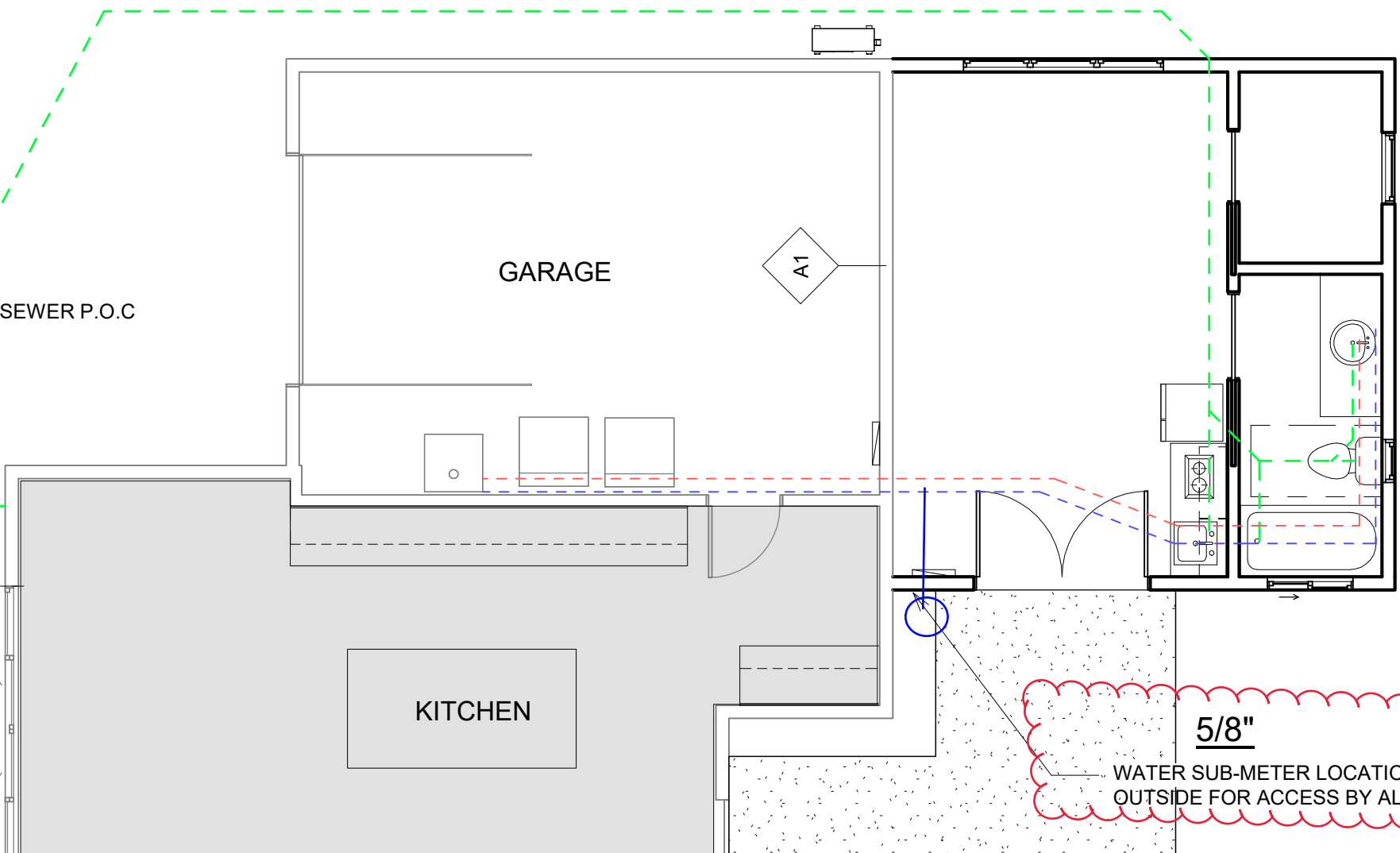


ELECTRICAL METER
GAS METER

1 PROPOSED ADDITION FLOOR PLAN
1/4" = 1'-0"

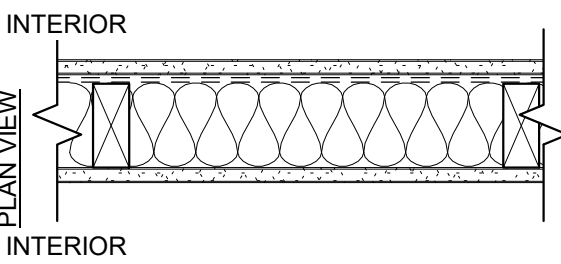
J. Dean Notes that meter is within threshold and will not be requiring any upgrade.

5 PLUMBING PLAN
3/16" = 1'-0"



THE PROPOSED UNIT MUST BE EQUIPPED WITH A PRIVATE WATER SUB-METER (NOT PROVIDED BY THE CITY). ALL ADU BUILDING PERMITS SUBMITTED AFTER JANUARY 1ST 2018 MUST BE PRIVATELY SUB-METERED PER SENATE BILL NO. 7 CHAPTER 623. SUB-METER SHALL BE CAPABLE OF BEING ACCESSED AND READ BY THE TENANT OF THE ADU AND READ BY THE LANDLORD WITHOUT ENTERING THE DWELLING UNIT.

DESIGN NO. UL U305
FIRE RATING: 1 HOUR
STC RATING: 47
SOUND TEST: USG-151238
SYSTEM THICKNESS: 5-7/8" (149 MM)
LOCATION: INTERIOR
FRAMING TYPE: WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSON PANELS: ONE LAYER 5/8" TYPE X

WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION
GYPSON PANELS: ONE LAYER 5/8" TYPE X

3 WALL TYPE -A1
1 1/2" = 1'-0"

HOVER ADDITION
530 HOVER ST OCEANSIDE, CA 92054
ALEX & MARIAH

PROJECT #: -----
PTS #: -----
DATE: 02/16/2024
STATUS: Project Status

FLOOR PLAN

A102

ELECTRICAL LOAD

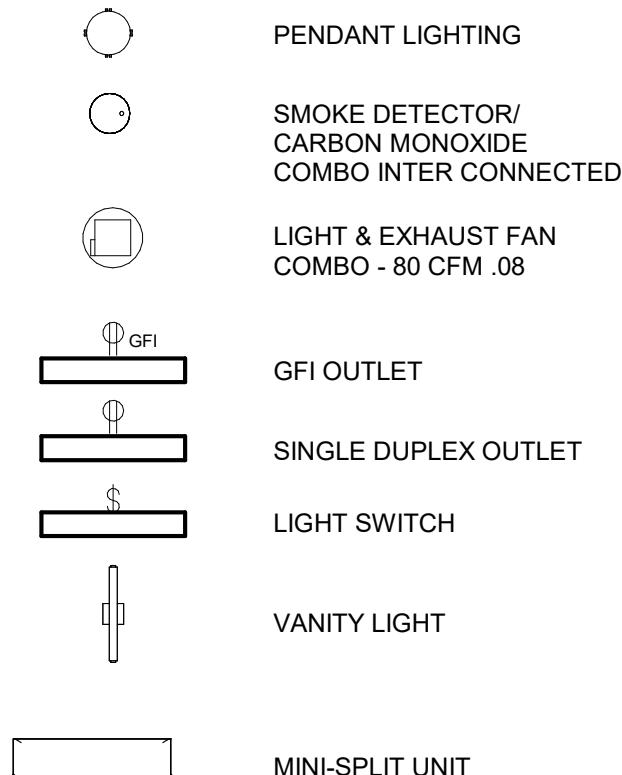
ADU	QUANTITY	FACTOR	LOAD
ADDITION	394 SF	x 3	= 1,182 WATTS
MINI-SPLIT	1	x 5,000	= 5,000 WATTS
RANGE	1	x 5,000	= 5,000 WATTS
ADDITIONAL APPLIANCE	2	x 3,000	= 6,000 WATTS
TOTAL			= 17,182 WATTS

10,000 @ 100% = 10,000 WATTS
REMAINING 7,182 @ 40% = 2,873
SUBTOTAL= 12,873
TOTAL= 12,873 WATTS
/240= 54 AMPS

MAIN SFR	QUANTITY	FACTOR	LOAD
(200amp)			
SF OF MAIN SFR	1,004 SF	x 3	= 3,012 WATTS
KITCHEN	2	x 1,500	= 3,000 WATTS
WASHER/DRYER	1	x 3,000	= 3,000 WATTS
WATER HEATER	1	x 5,000	= 5,000 WATTS
DISH WASHER	1	x 1,200	= 2,000 WATTS
STOVE/RANGE	1	x 5,000	= 5,000 WATTS
MICROWAVE	1	x 1,400	= 1,400 WATTS
ADDITIONAL APPLIANCES	2	x 2,000	= 4,000 WATTS
TOTAL			= 26,412 WATTS

10,000 @ 100% = 10,000 WATTS
REMAINING 16,412 @ 40% = 6,565
SUBTOTAL= 16,565
A/C= 5,000
TOTAL= 21,565 WATTS
/240= 90 AMPS

ELECTRICAL + LIGHTING PLAN LEGEND



ELECTRICAL CONT..

- ELECTRICAL & DATA RECEPTACLES TO BE FLUSH MTD TO WALL WITH CL 44" A.F.F., U.N.O.
- WALL SWITCHES TO BE FLUSH MTD TO WALL WITH CL 44" A.F.F., U.N.O. WALL SWITCHED AND ELECTRICAL RECEPTACLES AT COUNTER TOPS & VANITIES TO BE FLUSH MTD TO WALL WITH CL 44" A.F.F., U.N.O.
- ELECRICAL RECEPTACLES LOCATED AT EXTERIOR SHALL BE WEATHERPROOF.
- PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACES, AND GARAGES. EXCEPTION: SINGLE OUTLET RECEPTACLES IN GARAGES UTILIZED FOR A FIXED OR STATIONARY APPLIANCE.
- SMOKE DETECTORS AND COMBO SMOKE/CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED AND BATTERY BACK-UP.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72.
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTANT CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SMOKE ALARM - GROUP R. LOCATE IN SLEEPING AREAS. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING AREA, IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS. FOR SLEEPING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS.
- A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. CFC 907.2.11.1. OPENING SHALL NOT BE GREATER THAN 44 INCHES FRAMED HEIGHT TO THE BOTTOM SILL.
- CARBON MONOXIDE DETECTION - SHALL BE INSTALLED WHEN ANY ONE OF THE FOLLOWING ARE PRESENT: FUEL-BURNING APPLIANCES AND FUEL-BURNING FIREPLACES, FORCED-AIR FURNACES, ATTACHED GARAGES. CFC 915.
- ALL KITCHEN GENERAL APPLIANCE RECEPTACLES SHALL BE ON 2-20 AMP BRANCH CIRCUITS AND SHALL HAVE GFCI PROTECTION. BATHROOMS SHALL BE ON A DEDICATED 20 AMP CIRCUIT WITH NO OTHER DEVICES OR EACH BATHROOM TO BE ON ITS OWN DEDICATED 20 AMP CIRCUIT WITH ONLY THAT BATHROOM'S DEVICES ON THAT CIRCUIT.

PLUMBING NOTES

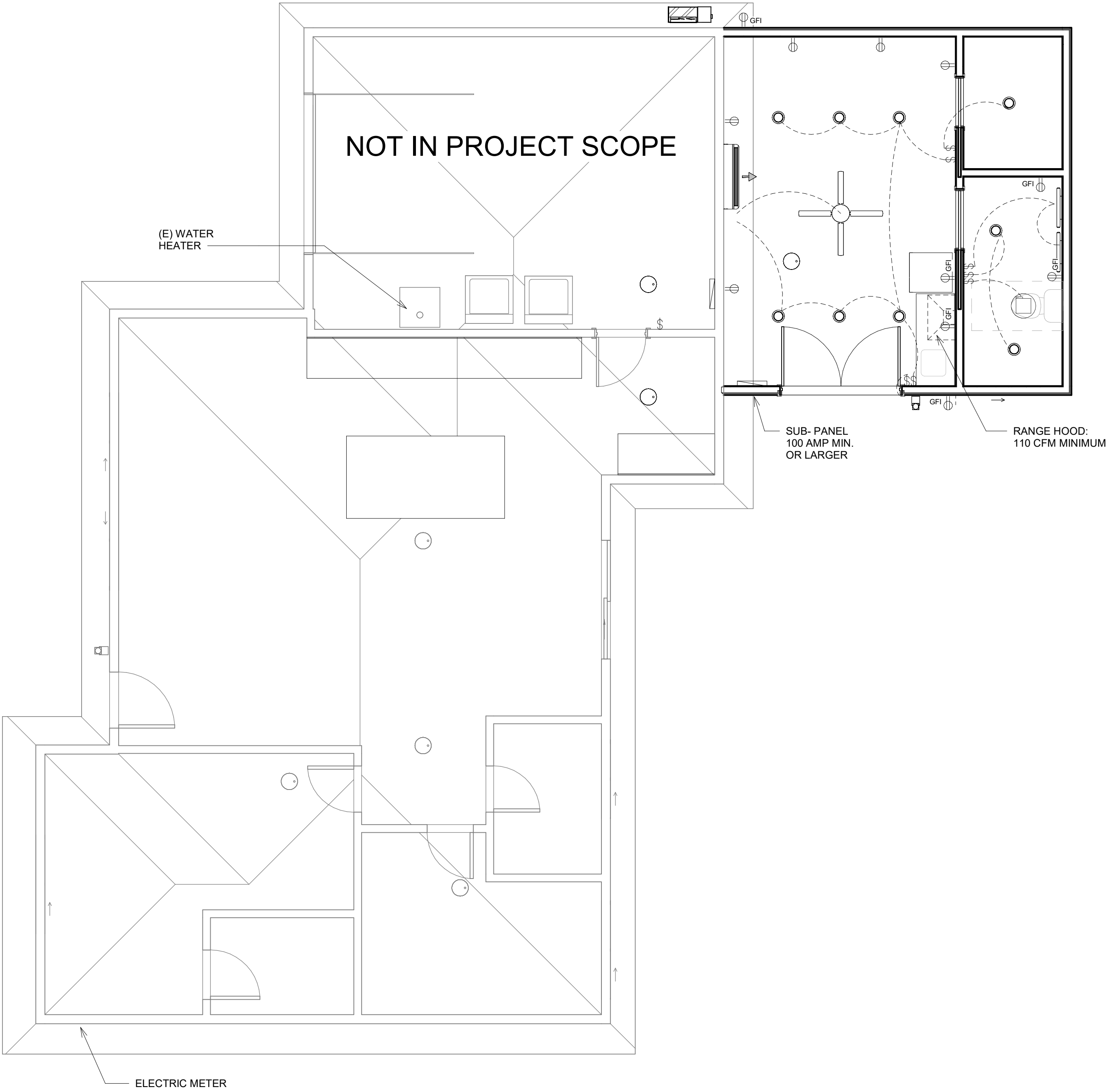
- PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR ALL PLUMBING FIXTURES INCLUDING WASTE, VENTS, HOT AND COLD WATER, AND PROVIDE ALL PLUMBING WORK NECESSARY TO MAKE THE PANTRY, ELECTRIC WATER COOLER(S) BATH, ETC. ENTIRELY OPERABLE AND ACCEPTABLE TO LOCAL HEALTH AND BUILDING OFFICIALS.
- ALL VISIBLY EXPOSED PIPE TO EQUIPMENT SHALL BE CHROME PLATED BRASS.
- PROVIDE SHUT-OFF VALVES FOR EACH PLUMBING FIXTURE AND PIECE OF EQUIPMENT.
- PROVIDE TRAPS ON ALL WASTE PIPING FROM PLUMBING FIXTURES AND PIECE OF EQUIPMENT.
- COORDINATE POSITION OF SLEEVES AND OPENINGS THROUGH FLOOR WITH THE GENERAL CONTRACTOR.
- PROVIDE VACUUM BREAKERS AND CHECK VALVES FOR THE PLUMBING FIXTURES WHERE AND WHEN REQUIRED BY CODE.
- ALL PIPING AND EQUIPMENT SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE. HANGER AND SUPPORTS SHALL BE SPECIFICALLY APPROVED FOR USE IN PLUMBING SYSTEMS.
- PLUMBING FIXTURES TO BE APPROVED BY OWNER.
- PROVIDE WATER HAMMER ARRESTORS FOR ALL FAST CLOSING VALVES.
- DOMESTIC COLD WATER PIPE SIZING IS BASED ON A VELOCITY NOT TO EXCEED 8 FT PER SECOND AND HOT WATER PIPING NOT TO EXCEED 5 FT PER SECOND.
- PROVIDE TRAP PRIMERS AS INDICATED ON THE DRAWINGS.
- NO GAS PIPE SHALL BE INSTALLED UNDER THE BUILDING UNLESS IT IS PROPERLY SLEEVED.
- THE SEISMIC GAS SHUTOFF VALVE SHALL BE MOUNTED RIGIDLY TO THE EXTERIOR TO THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- ALL FIXTURES, EQUIPMENT AND MATERIALS SHALL BE LISTED.

PLAN NOTES

- "SMOKE AND CARBON MONOXIDE ALARMS ARE OR WILL BE INSTALLED IN THE EXISTING RESIDENCE AS REQUIRED PER THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) SECTIONS R314 SMOKE ALARMS, AND R315 CARBON MONOXIDE ALARMS."
- WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.6 EXCEPTIONS 1-3]
- SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.4]
- SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R314.6]
- CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.6]
- CO ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 [CRC R315.1.1]. CO DETECTOR SHALL BE LISTED IN ACCORDANCE WITH UL 2075 [CRC R315.1.1].
- CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.5]
- IN EXISTING DWELLING UNITS, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTIONS 1]

ELECTRICAL LIGHTING NOTES

- SIZE AND LOCATION OF ELECTRICAL SERVICE AND PANELS TO BE SHOWN ON THE DRAWINGS.
- A MINIMUM 36-INCH CLEAR IN DEPTH, 30-INCH IN WIDTH, AND 6.5-FEET IN HEIGHT WORKING SPACE IN FRONT OF ELECTRICAL PANEL FOR EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED IS REQUIRED. [CEC 110.28(A)(1)]
- SIZE AND LOCATIONS OF ANY NEW SUB-PANELS, AND THE SIZE (AMPERAGE) OF THE MAIN SERVICE TO BE SHOWN ON THE DRAWINGS. LOAD CALCS FOR THE MAIN SERVICE, IF THE SUB PANEL EXCEEDS 40% OF THE MAIN SERVICE AMPERAGE TO BE PROVIDED FOR REVIEW.
- UFER OR OTHER APPROVED GROUNDING IS REQUIRED PER CEC 250.32.
- ONE SWITCHED LIGHT FIXTURE OR SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL, ATTACHED GARAGE, AND AT OUTDOOR ENTRANCES. (CEC 210-70(A))
- OUTDOOR OUTLETS SHALL BE WATERPROOF AND SHALL BE IDENTIFIED AS "EXTRA DUTY." CEC 406.9 (B)
- PROVIDE G.F.I. PROTECTION TO ALL 120 VOLTS, 15- AND 20-AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS & BATHING AREAS, IN UNFINISHED BASEMENT, AT KITCHEN COUNTERTOP SURFACES, WITHIN 6 FEET OF THE OUTER EDGE OF THE SINK, LAUNDRY AREAS, IN GARAGES, NON-CONDITION SPACE, CRAWL SPACE OUTLET AND LIGHTING, AND DISHWASHER OUTLET. EXCEPTION: BASEMENT OUTLETS SERVING FIRE OR BURGLAR ALARMS. [CEC 210.9(A) & (D)]
- ALL ELECTRICAL OUTLETS SPECIFIED IN 210.52 SHALL BE TAMPER RESISTANT. CEC 406.12 (A)
- OUTLETS SHALL BE SPACED NO MORE THAN 12' APART, AND A MAXIMUM OF 6' FROM END OF WALLS OR OPENING. WALLS 2' WIDE OR GREATER SHALL HAVE AN OUTLET. [CEC 210-52(A)(1)]
- IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING AREA, REQUIRE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SERVING ALL WALL AND FLOOR RECEPTACLE OUTLETS, COUNTERTOP OUTLETS, AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT. THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [CEC 10.52(B)]
- ELECTRICAL OUTLETS IN HALLWAYS OVER 10' IN LENGTH IS REQUIRED. [CEC 210-52(H)]
- IN THE KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING AREA, A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET. (4' 0" MAX SPACING BETWEEN OUTLETS.) (CEC 210-52(C))
- KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, AND SIMILAR AREAS, RECEPTACLE OUTLETS FOR COUNTERTOP AND WORK SURFACES SHALL BE INSTALLED AT EACH COUNTERTOP THAT IS 12-INCH OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24-INCH MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. 210.52(C)(1) THROUGH (C)(5).
- PROVIDE AT LEAST ONE RECEPTACLE AT ISLAND AND PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 24-INCH OR GREATER AND A SHORT DIMENSION OF 12-INCH OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL. [CEC 210.52(C)(2)]
- COUNTERTOP SEPARATED BY RANGE TOPS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES. IF A COUNTER-RANGE OR SINK IS INSTALLED IN AN ISLAND OR PENINSULAR AND THE DEPTH OF THE COUNTERTOP BEHIND THE RANGE OR SINK IS LESS THAN 12-INCH, THE RANGE OR SINK SHALL BE CONSIDERED TO DIVIDE THE COUNTERTOP SPACE INTO TWO SEPARATE COUNTERTOP SPACES. EACH SEPARATE COUNTERTOP SPACE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN 210.52(C).
- RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE NOT MORE THAN 20 INCHES FROM THE COUNTERTOP OR WORK SURFACE. EXCEPTION FOR THE PHYSICALLY IMPAIRED RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12-INCH BELOW THE COUNTERTOP OR WORK SURFACE, AND ON ISLAND AND PENINSULAR COUNTERTOPS WHERE THE SURFACE IS FLAT ACROSS ITS ENTIRE SURFACE. [CEC 210.52(C)(5)]
- EXTERIOR OUTLETS AT DECKS, BALCONIES, AND PORCHES IS REQUIRED. [CEC 210.52(E)(3)]
- AT LEAST ONE OUTSIDE WEATHERPROOF GFI 120-VOLT RECEPTACLE AT FRONT AND BACK OF DWELLING UNIT TO BE PROVIDED. [CEC 210-52(E)(1), 406.8(A)(8)]
- AT LEAST ONE RECEPTACLE OUTLET IN AREAS DESIGNATED FOR THE LAUNDRY EQUIPMENT. [CEC 210.52(F)]
- A 125-VOLT, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF ELECTRICAL SERVICE AREA, HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE WITHIN 25- FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS. [CEC 210.63]
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET OR RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN, AND BATHROOM. [CEC 210.70(A)(1)]
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, AND GARAGES WITH ELECTRIC POWER. [CEC 210.70(A)(2)]
- GARAGES WITH ELECTRIC POWER, PROVIDE AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR ENTRANCE OR EXIT. [CEC 210.70(A)(2)(2)]
- AT LEAST ONE RECEPTACLE IN GARAGE OR BASEMENT IN ADDITION TO ANY RECEPTACLE PROVIDED FOR STATIONARY APPLIANCES. [CEC 210-52(G), 406.8(A)(8)]
- GARAGE OUTLETS SHALL NOT BE TIED INTO OTHER OUTLETS OUTSIDE THE GARAGE. CEC 210.52 (G)
- IN THE GARAGE, AT LEAST ONE OUTLET FOR EACH CAR SPACE. CEC 210.52 (G)
- SURFACE MOUNTED FULLY ENCLOSED LIGHTING FIXTURES IN CLOTHES CLOSETS MUST BE 12" FROM STORAGE AREA(S). FLUSH MOUNTED FULLY ENCLOSED AND FLUORESCENT LIGHTS MUST BE 6" AWAY. (CEC 410.8)
- AT BATHROOMS, AT LEAST ON GFI OUTLET WITHIN 3- FEET OF THE OUTSIDE EDGE OF THE LAVATORY IS REQUIRED. [CEC 210-52(D)]
- TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS SPECIFIED BY 210.52(B). [CEC 210.11(C)(1)]
- A DEDICATED 120-VOLT, 20-AMPERE BRANCH CIRCUIT TO THE LAUNDRY RECEPTACLE OUTLET(S), TO EACH BATHROOM, AND TO THE GARAGE SHALL BE PROVIDED. [CEC 210.52(C)] 210.52(F).
- NOTE: 120-VOLT, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN THE KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI). [CEC 210.12(A)]
- WHERE BRANCH-CIRCUIT IS MODIFIED, REPLACED, OR EXTENDED MORE THAN 6- FEET, THE BRANCH CIRCUIT SHALL BE PROTECTED BY AFCI. [CEC 210.12(D)]
- WHERE OUTLETS ARE REQUIRED TO HAVE BOTH AFCI AND GFCI PROTECTION, DUAL PROTECTION IS REQUIRED.
- ANY SUSPENDED OR DROPPED LUMINARIES OR CEILING FANS THAT HAVE ANY PARTS ABOVE OR WITHIN 3' 0" OF A TUB OR SHOWER AND ARE LESS THAN 8' 0" ABOVE THE RM ELEVATION, SHALL BE APPROVED FOR DAMP LOCATIONS OR WET LOCATIONS WHEN SUBJECT TO SHOWER SPRAY. CEC 410.10 (D).
- NOTE: BRANCH-CIRCUIT CONDUCTORS SUPPLYING ELECTRIC RANGES, WALL-MOUNTED OVENS, COUNTER-MOUNTED COOKING UNITS, AND OTHER COOKING APPLIANCES HAVING A RATING OF 8-3/4 KW OR MORE, THE MINIMUM BRANCH-CIRCUIT RATING SHALL BE 40-AMPERES. [CEC 210.9(A)(3)]
- NOTE: BRANCH-CIRCUIT CONDUCTORS THAT SUPPLY LOADS OTHER THAN COOKING APPLIANCES SHALL NOT BE SMALLER THAN 14 AWG. [CEC 210.19(A)(4)]
- BRANCH CIRCUITS IN EACH DWELLING UNIT SHALL SUPPLY ONLY LOADS WITHIN THAT DWELLING UNIT OR LOADS ASSOCIATED ONLY WITH THAT DWELLING UNIT. [CEC 210.25(A)]
- BRANCH CIRCUITS FOR PUBLIC OR COMMON AREAS SHALL NOT BE SUPPLIED FROM EQUIPMENT THAT SUPPLIES AN INDIVIDUAL DWELLING UNIT OR TENANT SPACE. [CEC 210.25(B)]
- APPLIANCE RECEPTACLE OUTLETS FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6- FEET OF THE INTENDED LOCATION OF THE APPLIANCE. [CEC 210.50]



WAABI STUDIO

WILLING ABLE BODIES INTERACT

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760.708.8168

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MERRIBUILD
Merrily Building Your Dreams

OCEANSIDE, CA 92054

760.470.2107

office@merribuild.com

HOVER ADDITION

530 HOVER ST OCEANSIDE, CA 92054

ALEX & MARIAH

PROJECT #:

PTS #:

DATE: 02/16/2024

STATUS: Project Status

RCP

A103



WAABI STUDIO

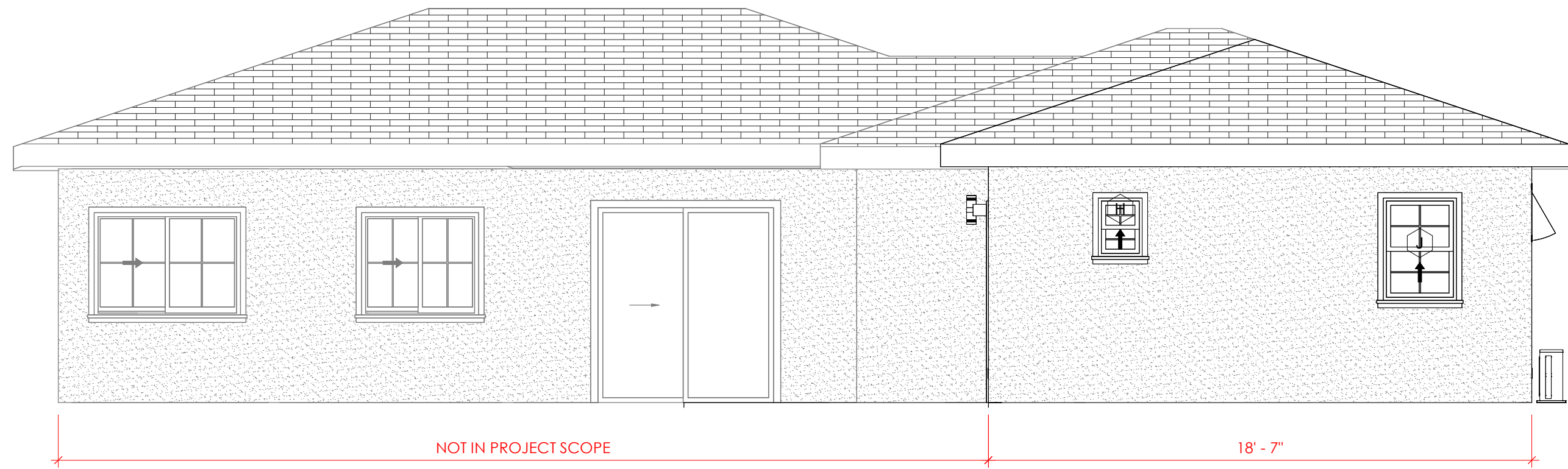
WILLING ABLE BODIES INTERACT

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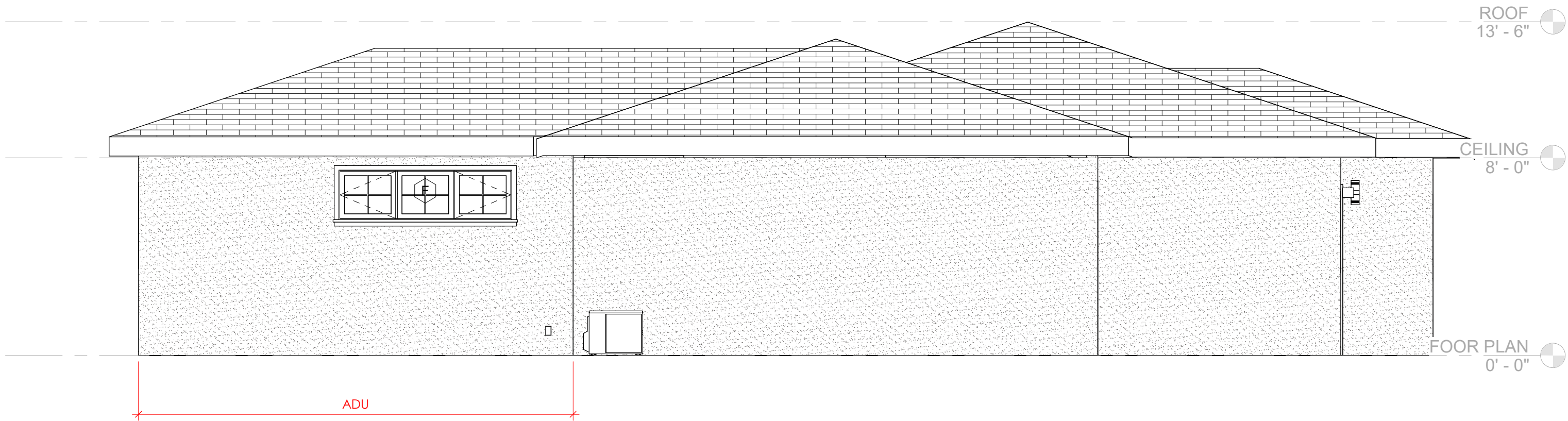


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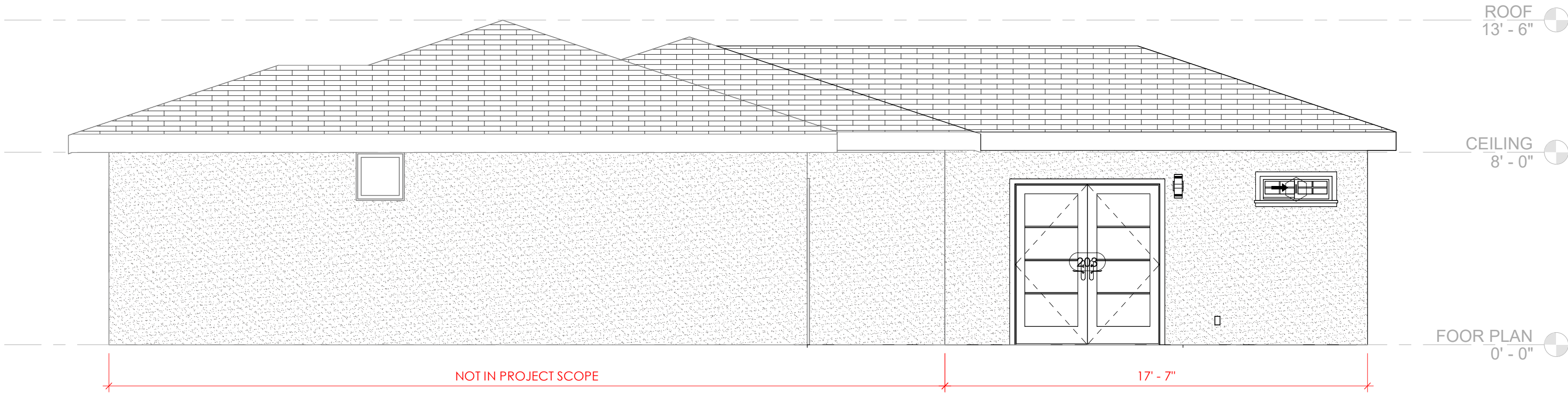
OCEANSIDE, CA 92054
760.470.2107
office@merribuild.com



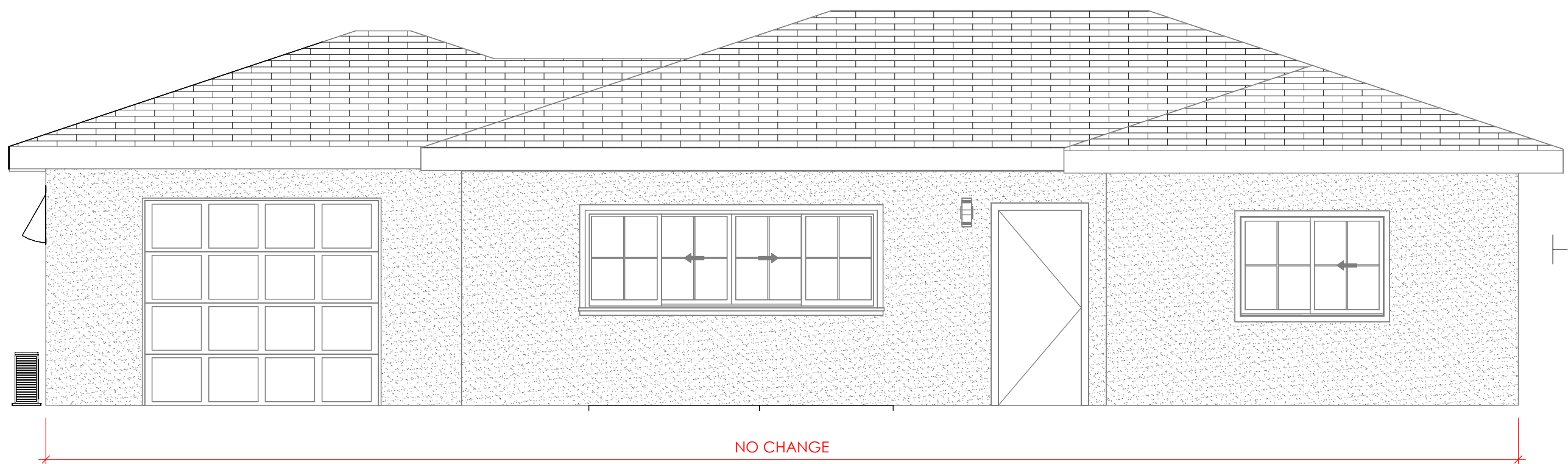
① East
1/4" = 1'-0"



② North
1/4" = 1'-0"



③ South
1/4" = 1'-0"



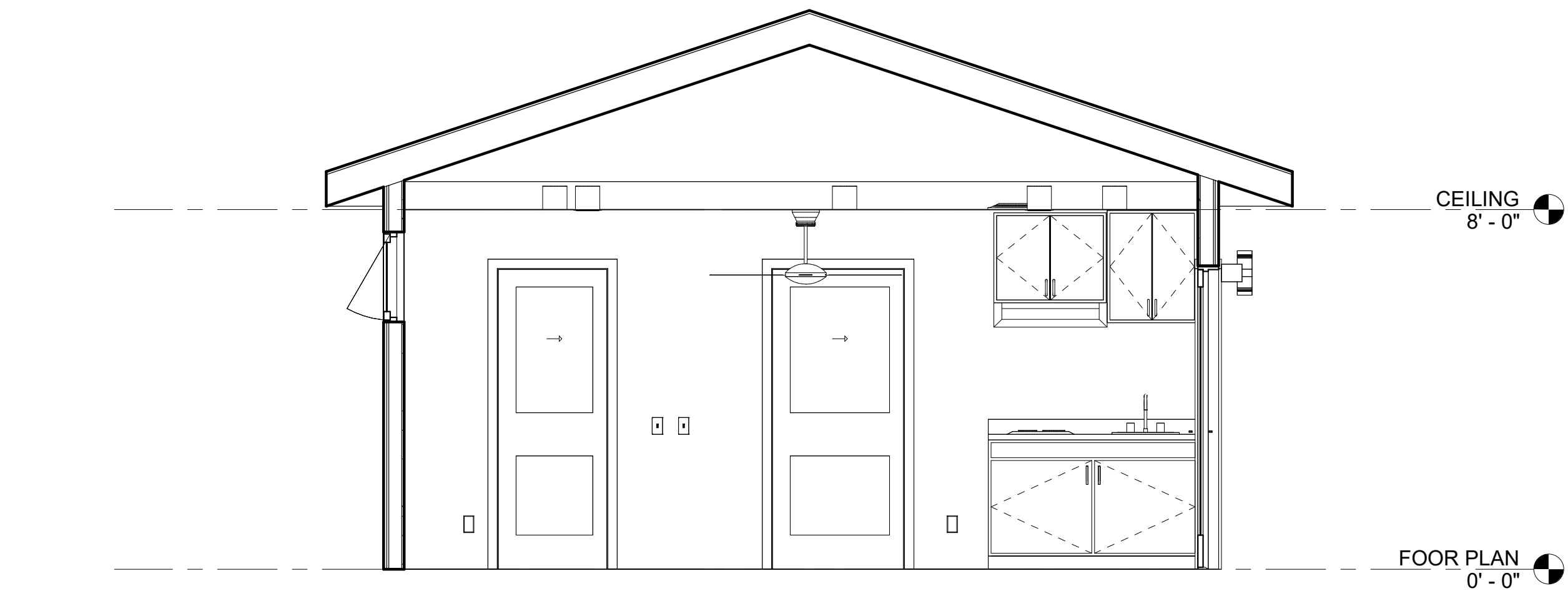
④ West
1/4" = 1'-0"

HOVER ADDITION
530 HOVER ST OCEANSIDE, CA 92054
ALEX & MARIAH

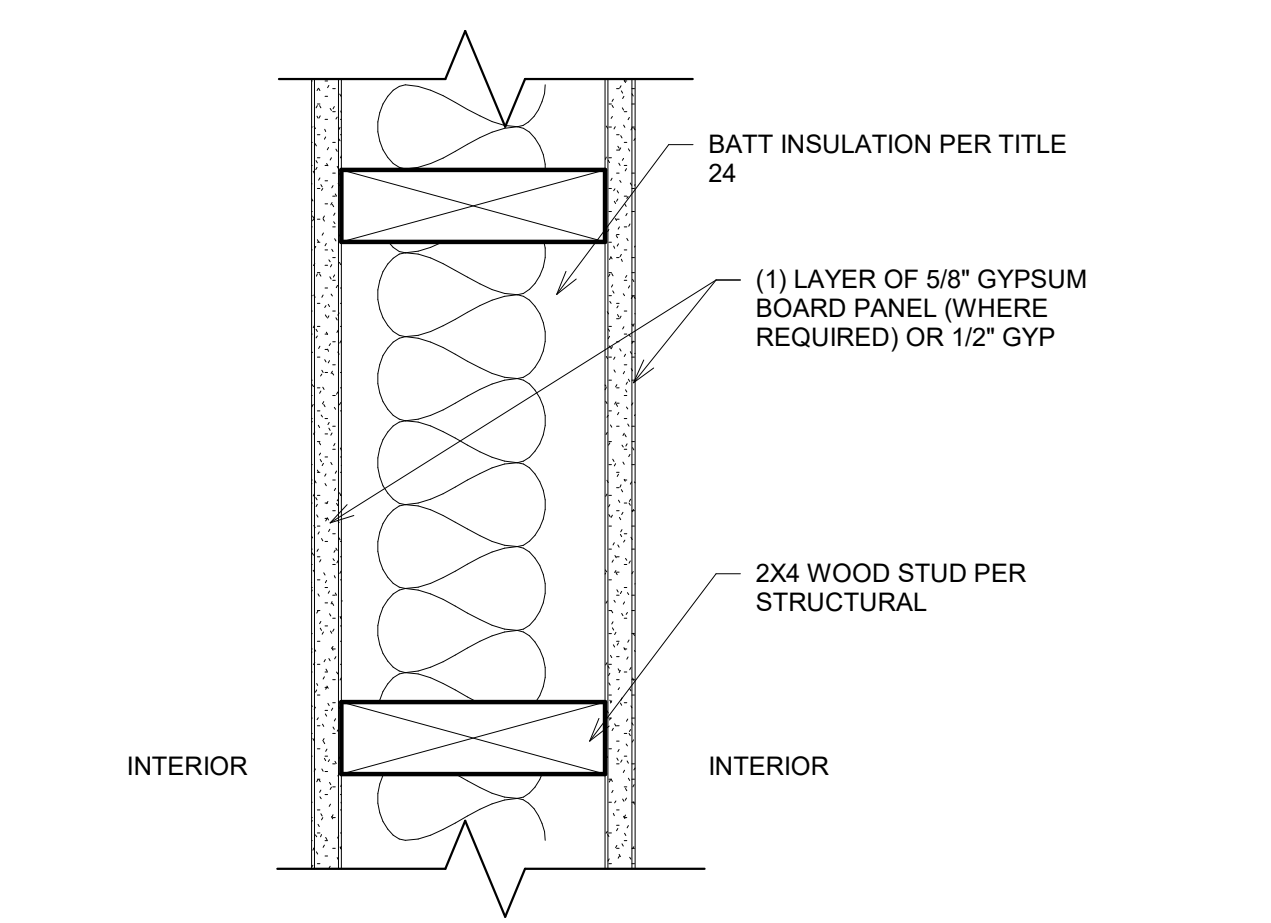
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PTS #: -----
DATE: 02/16/2024
STATUS: Project Status

ELEVATIONS

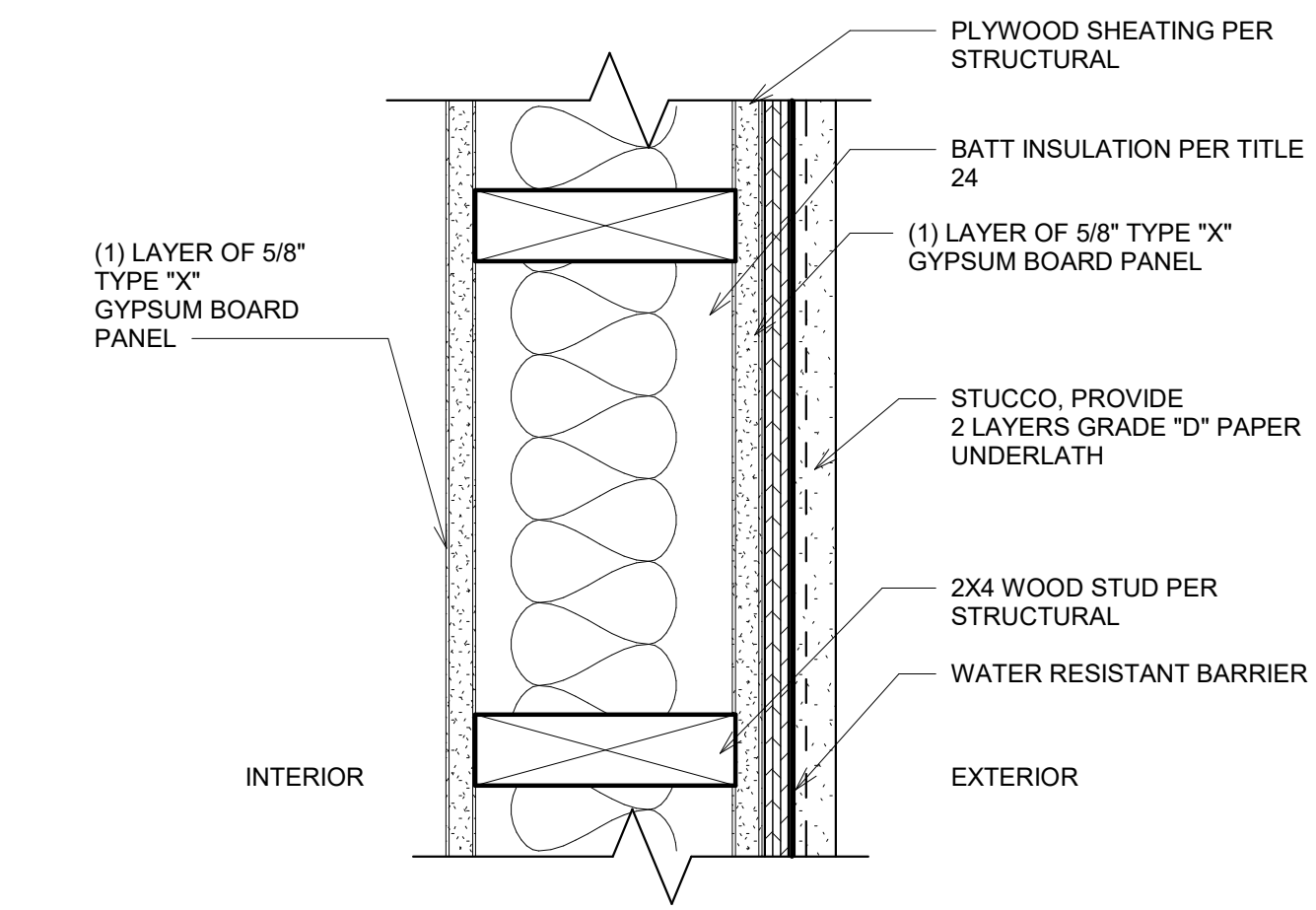
A201



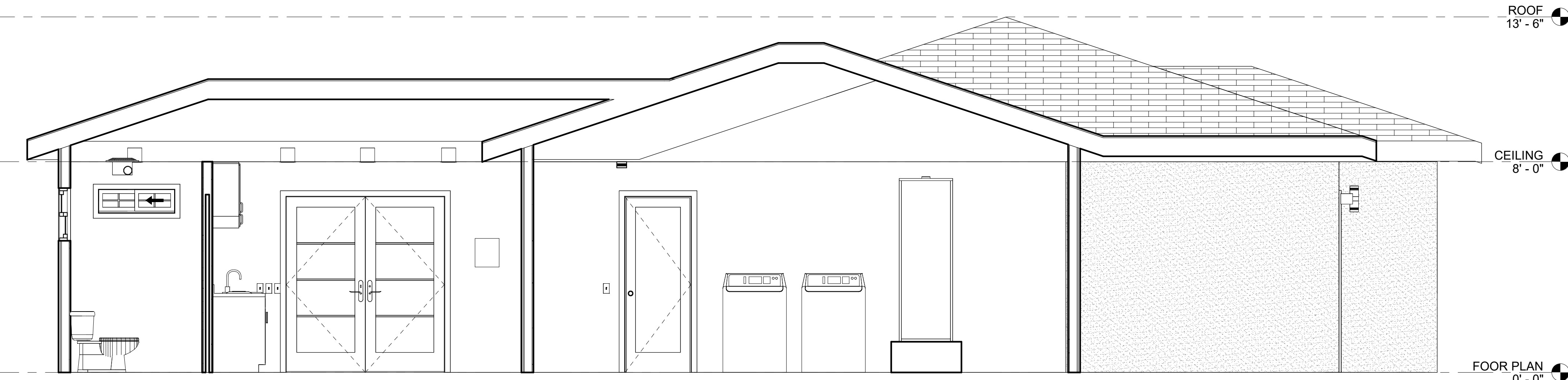
1 Detail 0
3/8" = 1'-0"



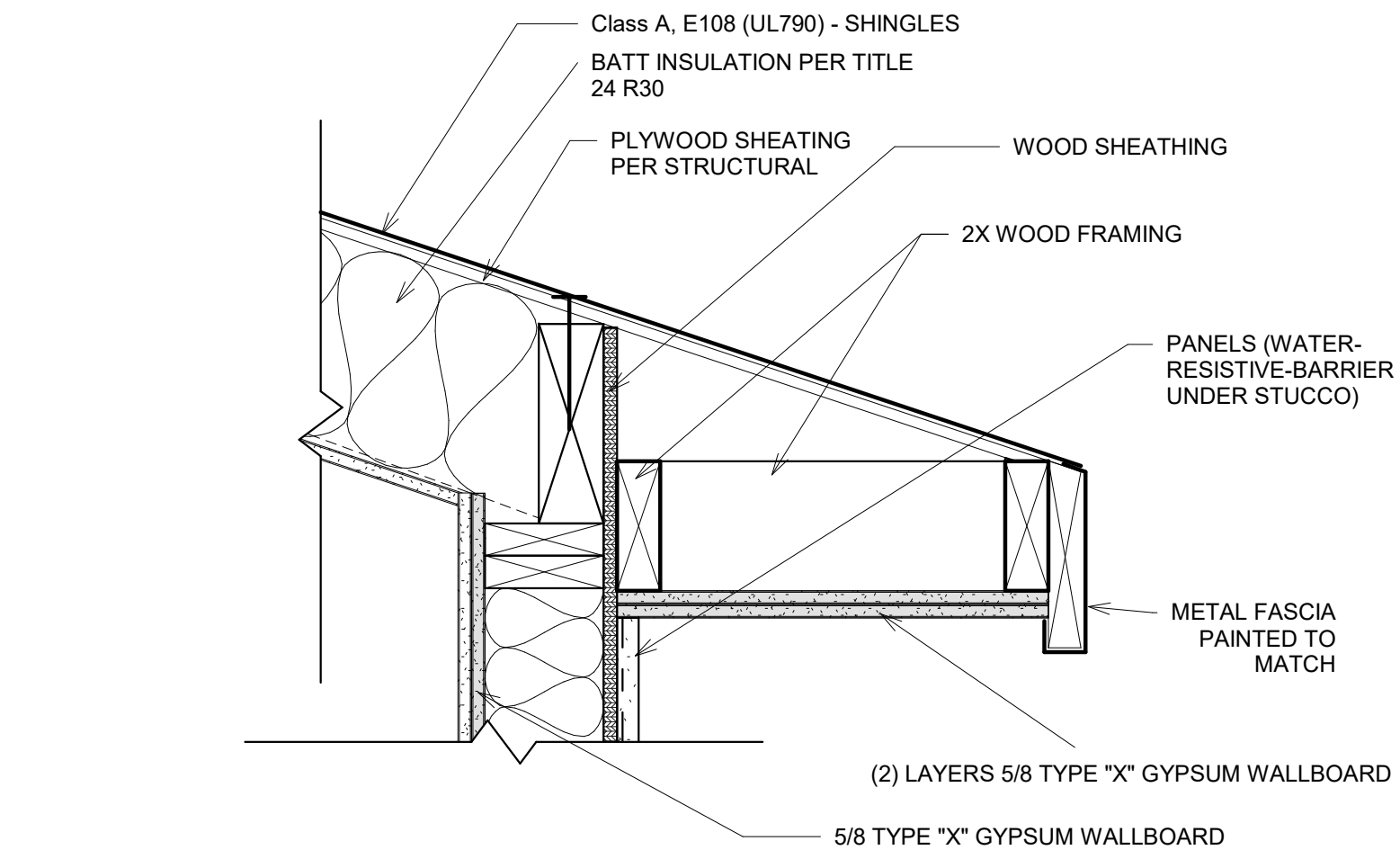
5 INTERIOR WALL TYPE - UL-U305
3" = 1'-0"



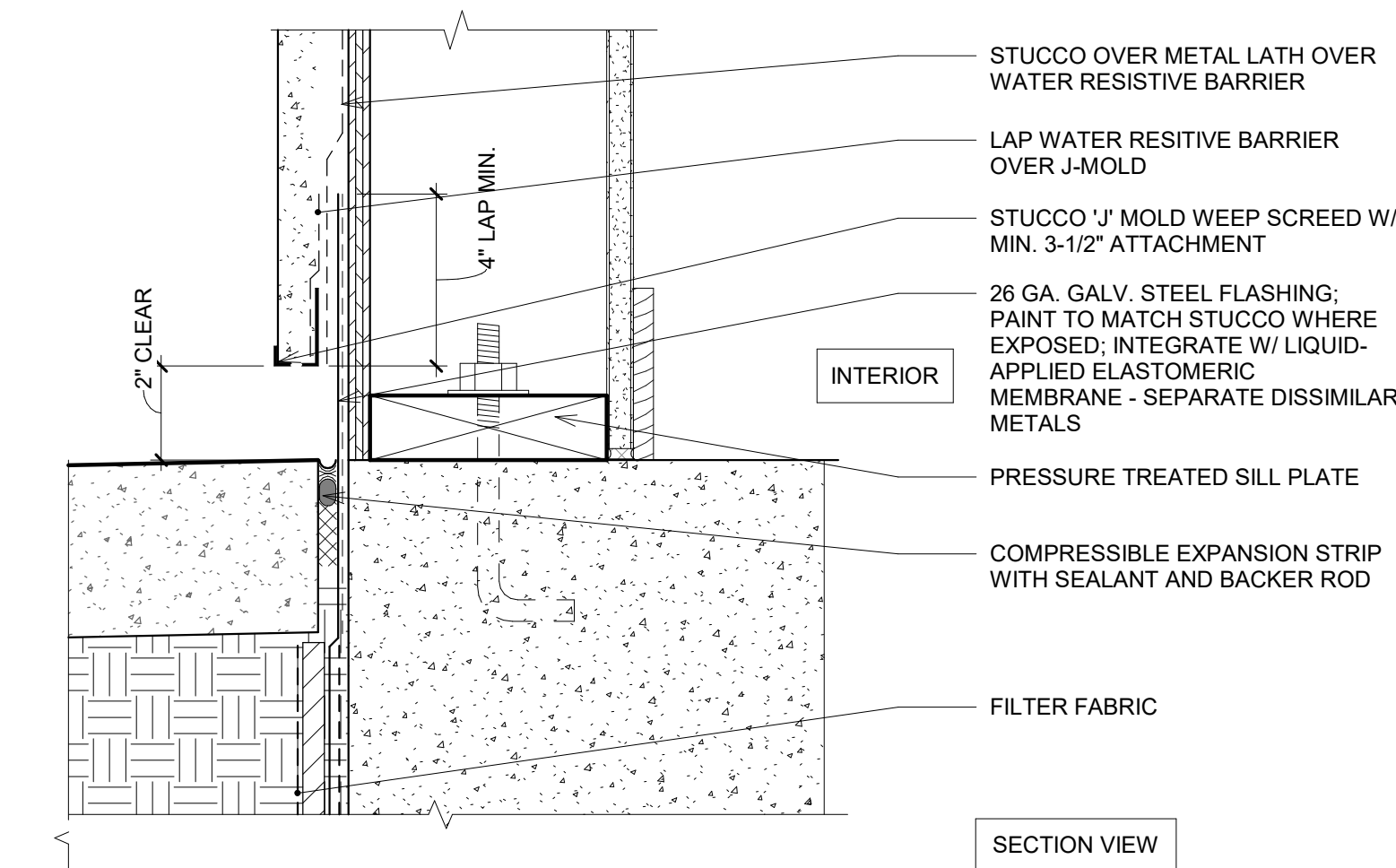
3 EXTERIOR WALL TYPE - UL-U309
3" = 1'-0"



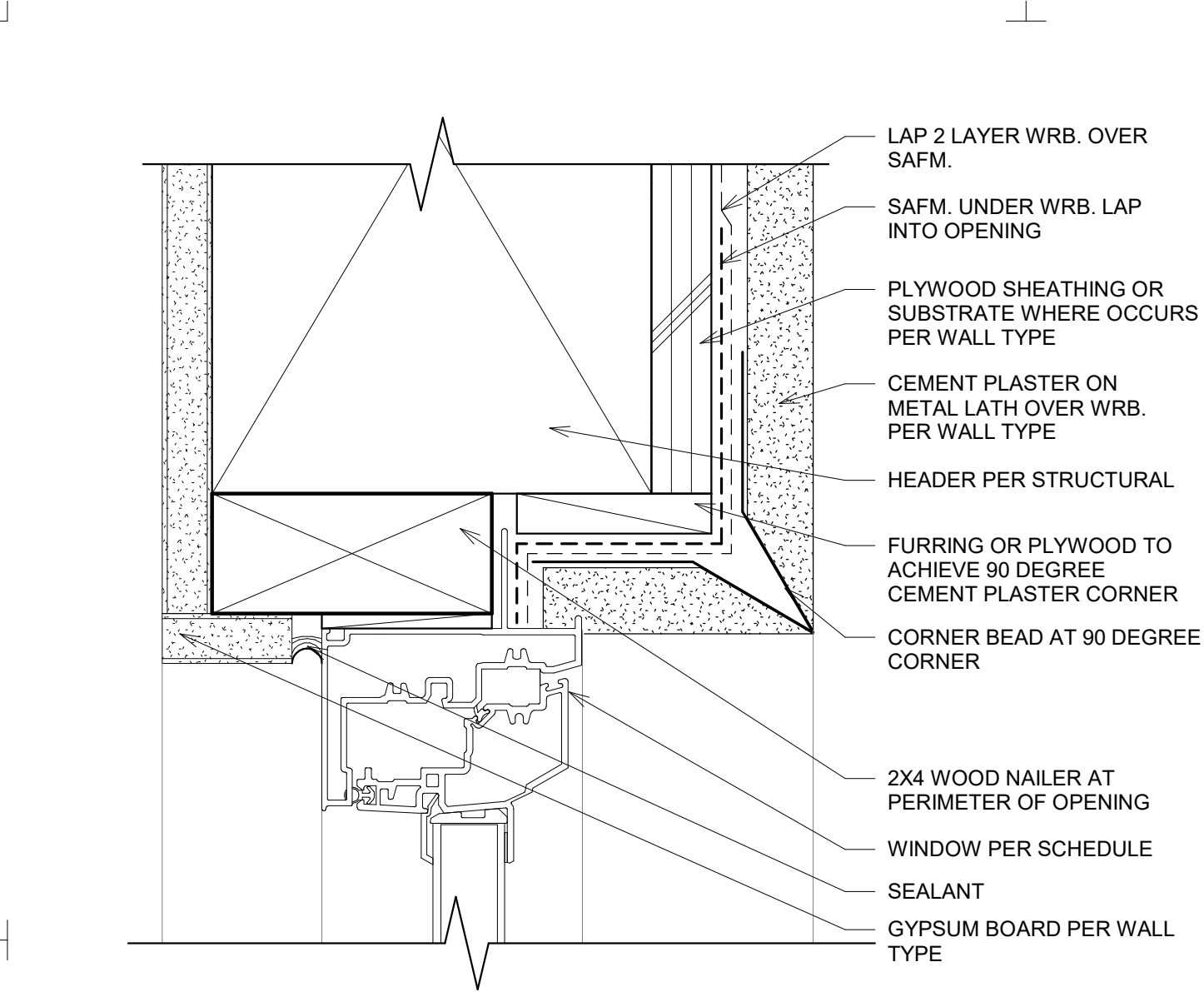
2 Detail 1
3/8" = 1'-0"



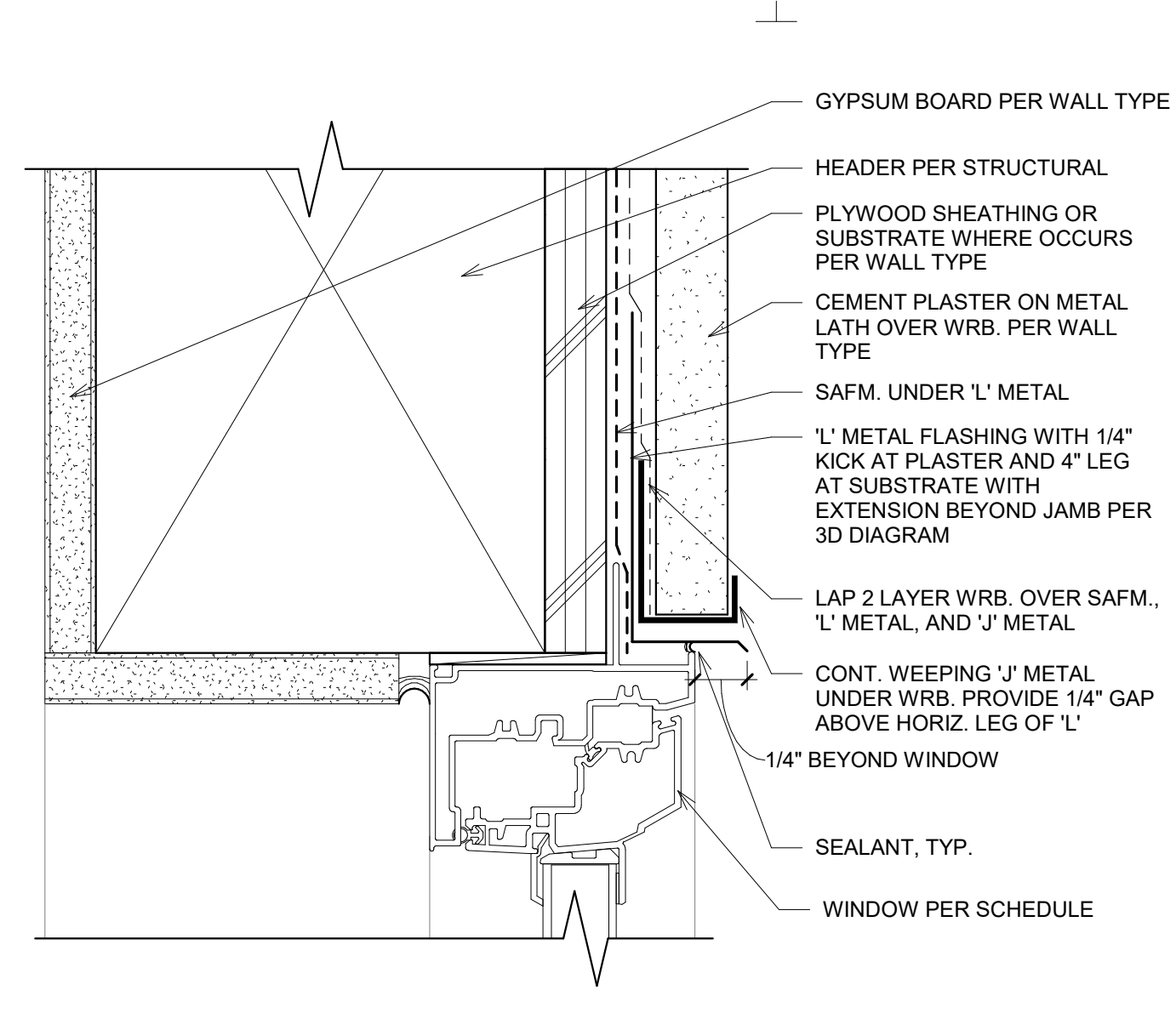
FIRE-RATED EAVE ASSEMBLY PER CBC
TABLE 721.1(3) item #21-1.1 (1HR FIRE RATING)
4 1 1/2" = 1'-0"



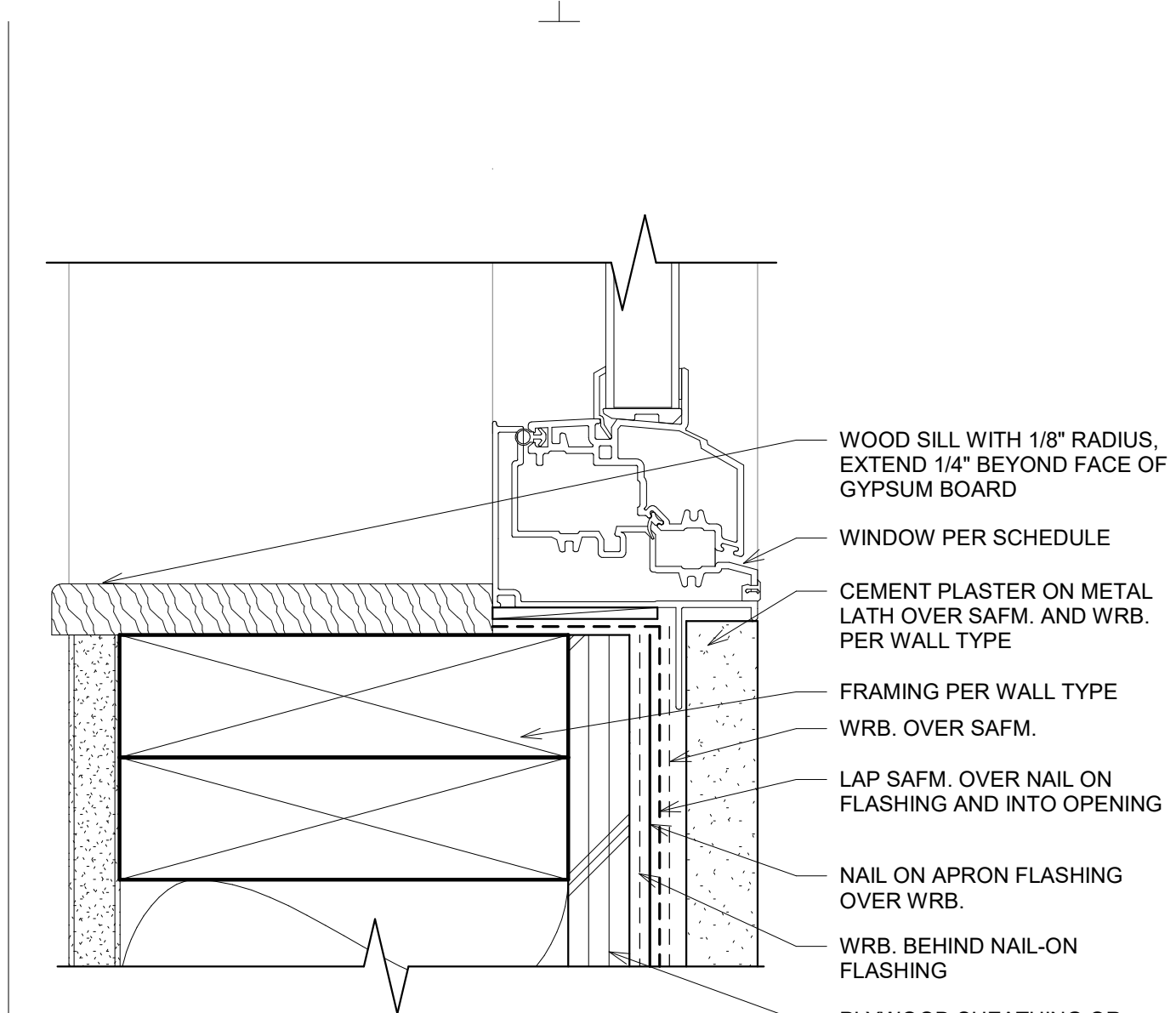
7 TYP. STUCCO WALL AT FOUNDATION
3" = 1'-0"



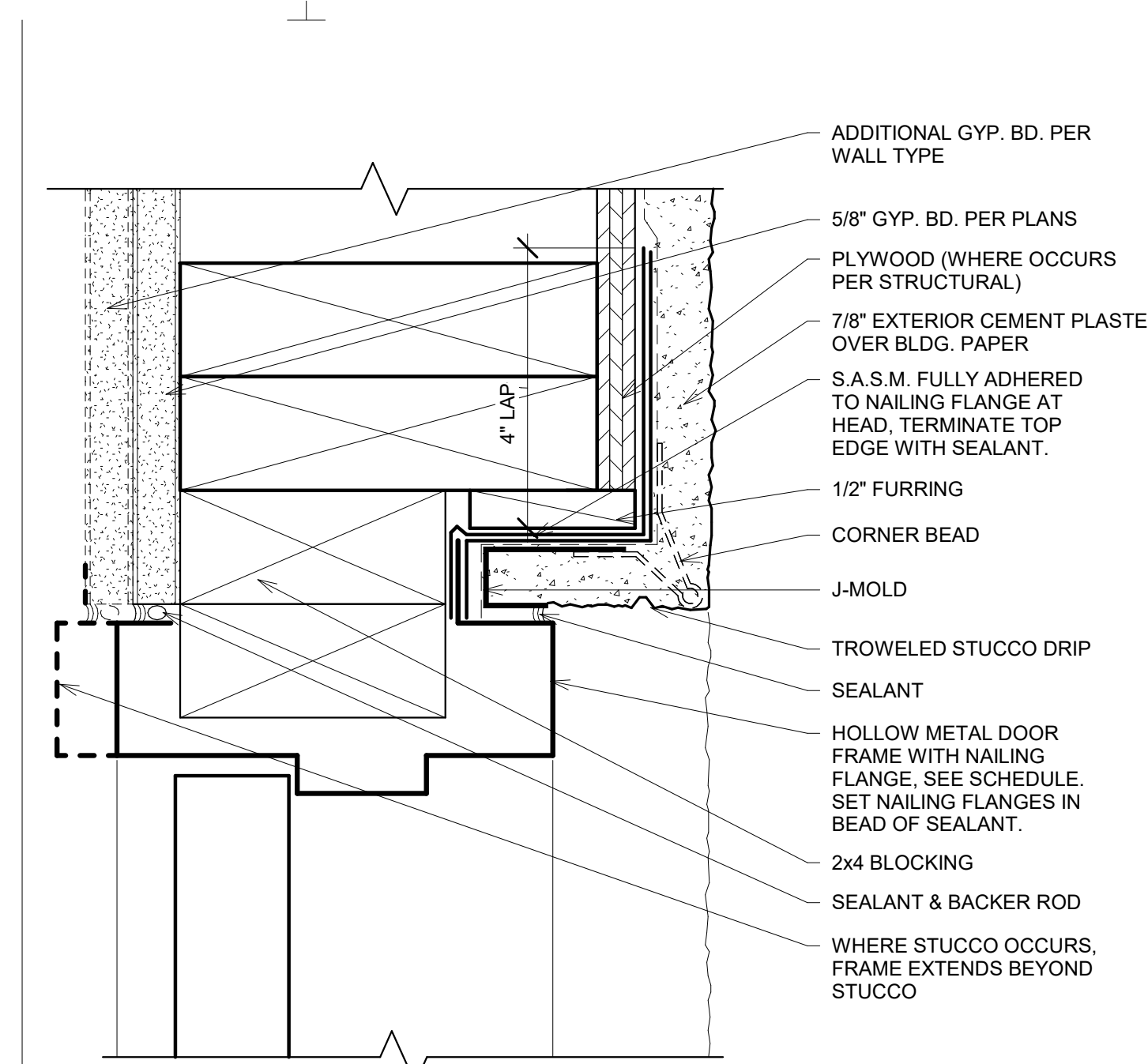
13 WINDOW-RECESSED NAIL-ON HEAD AT STUCCO
6" = 1'-0"



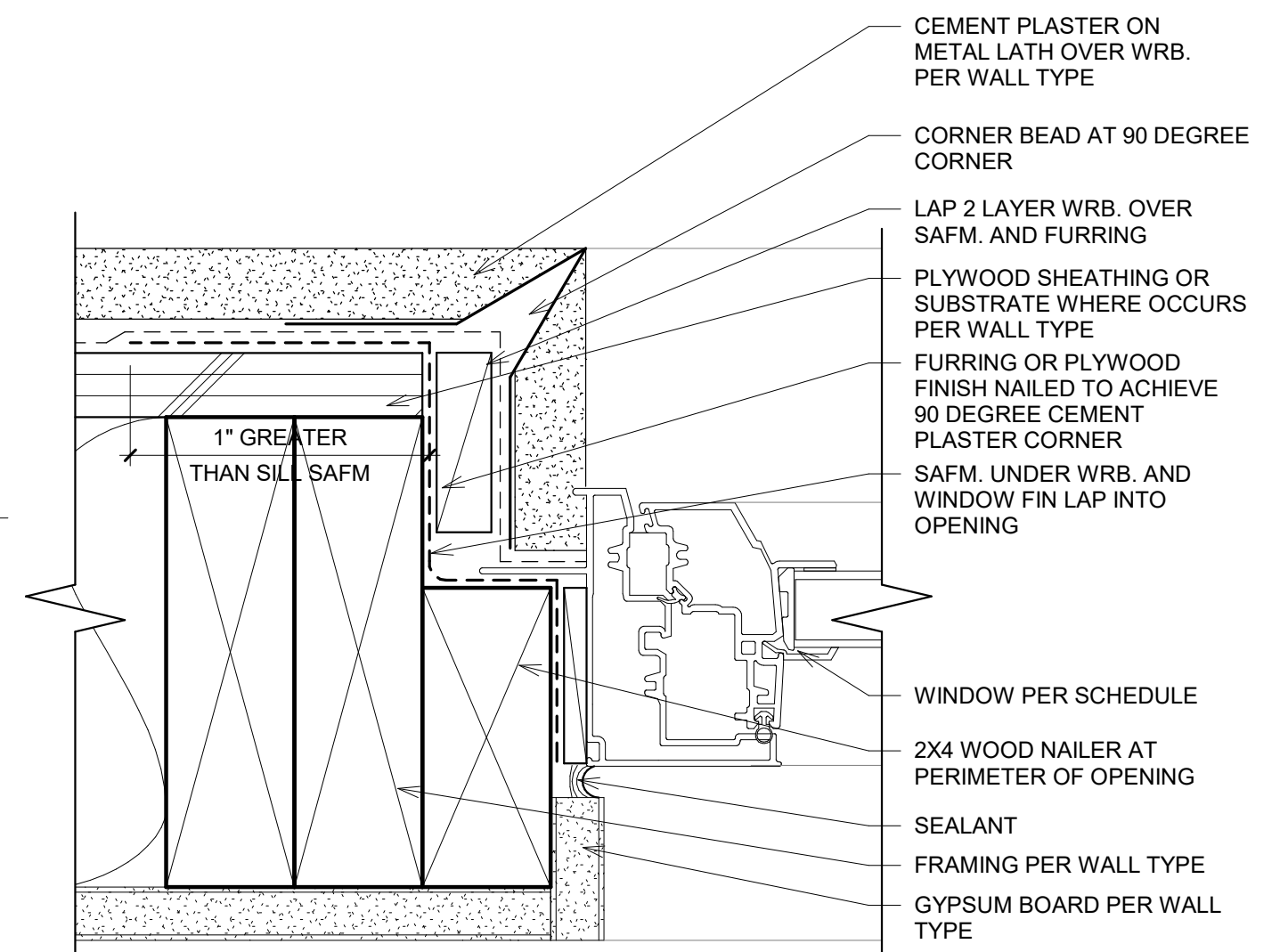
9 WINDOW-FLUSH NAIL-ON HEAD AT STUCCO
6" = 1'-0"



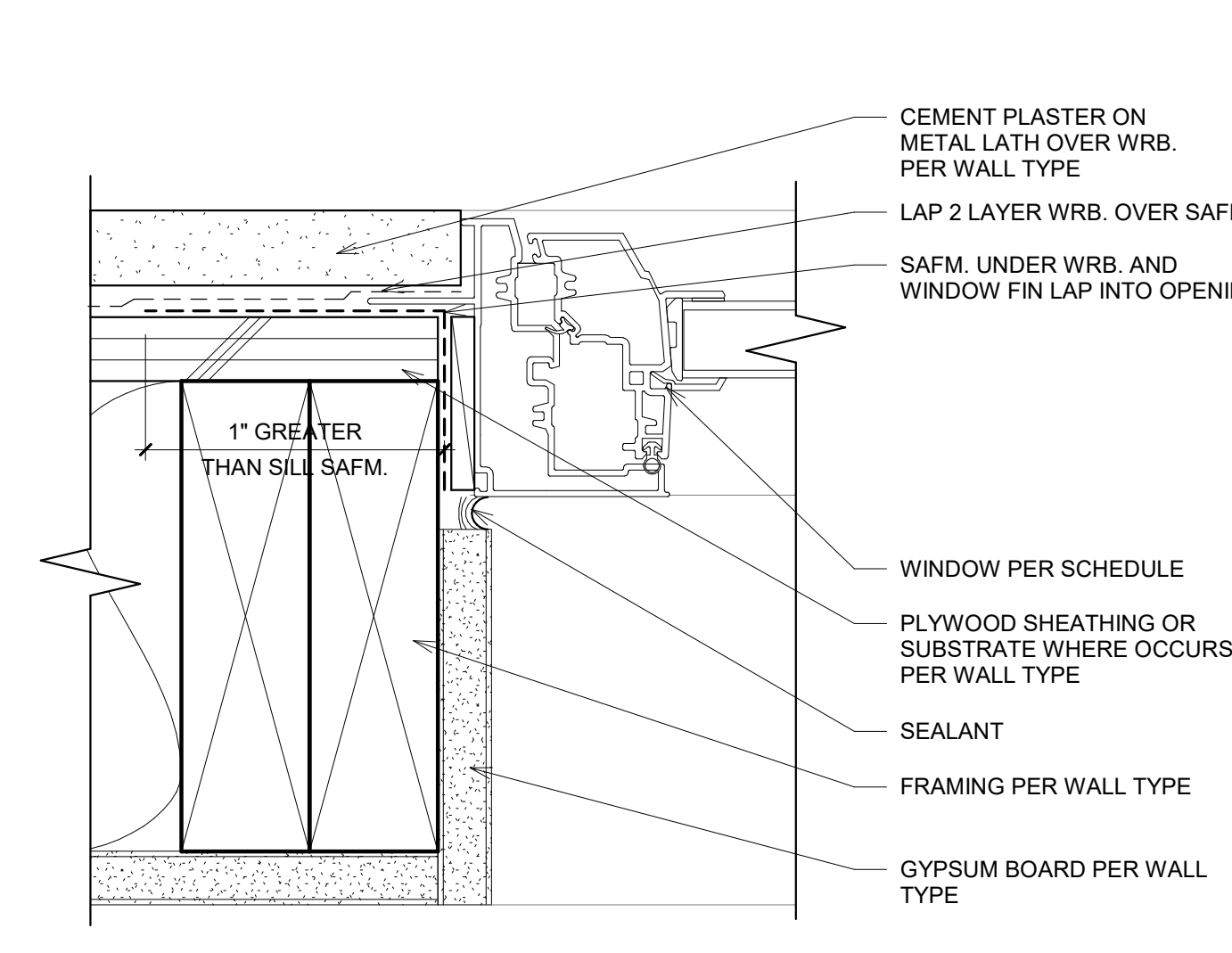
11 WINDOW-FLUSH NAIL-ON SILL AT STUCCO
6" = 1'-0"



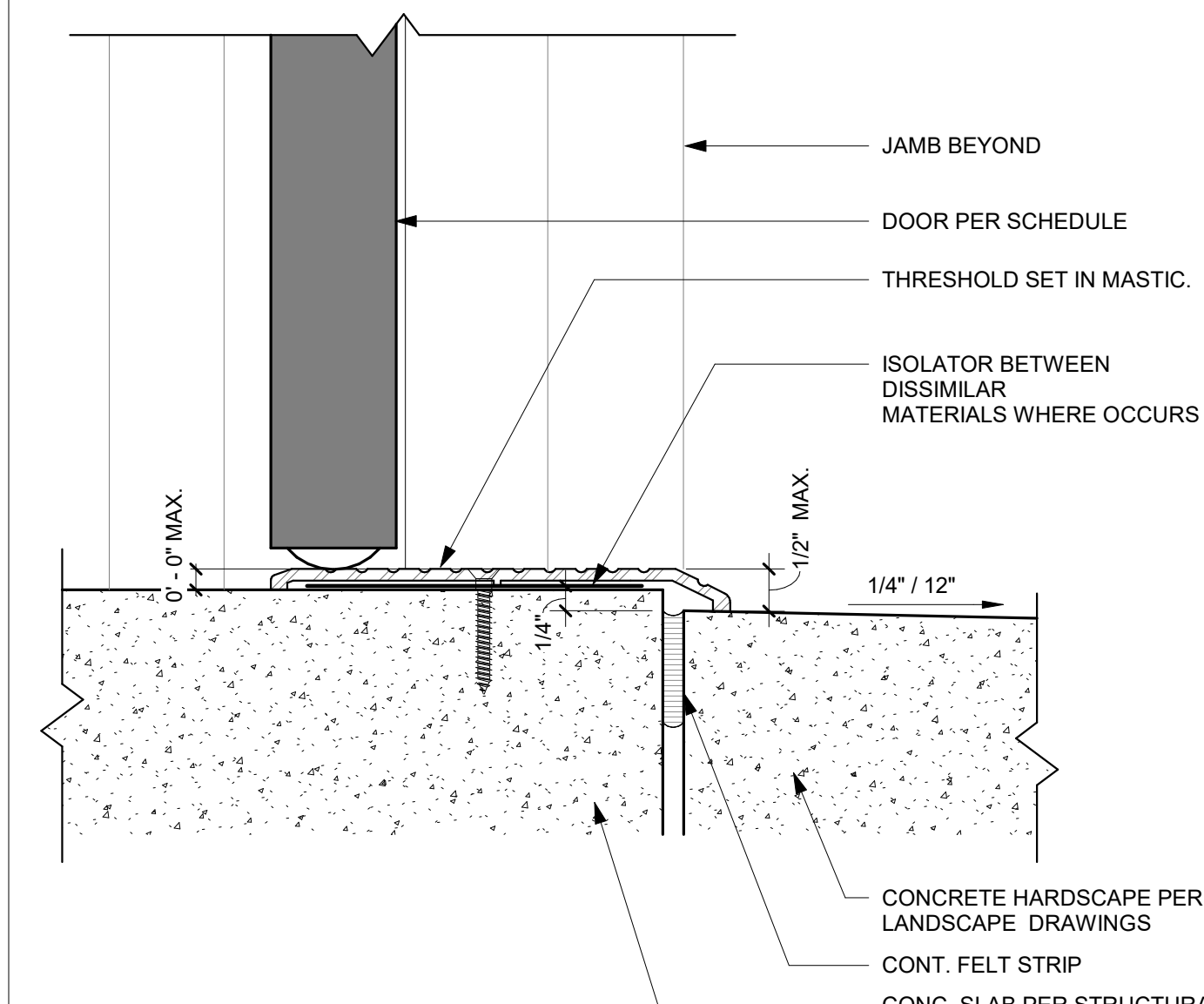
1 EXTERIOR DOOR HEAD AT STUCCO (JAMB SIM.)
6" = 1'-0"



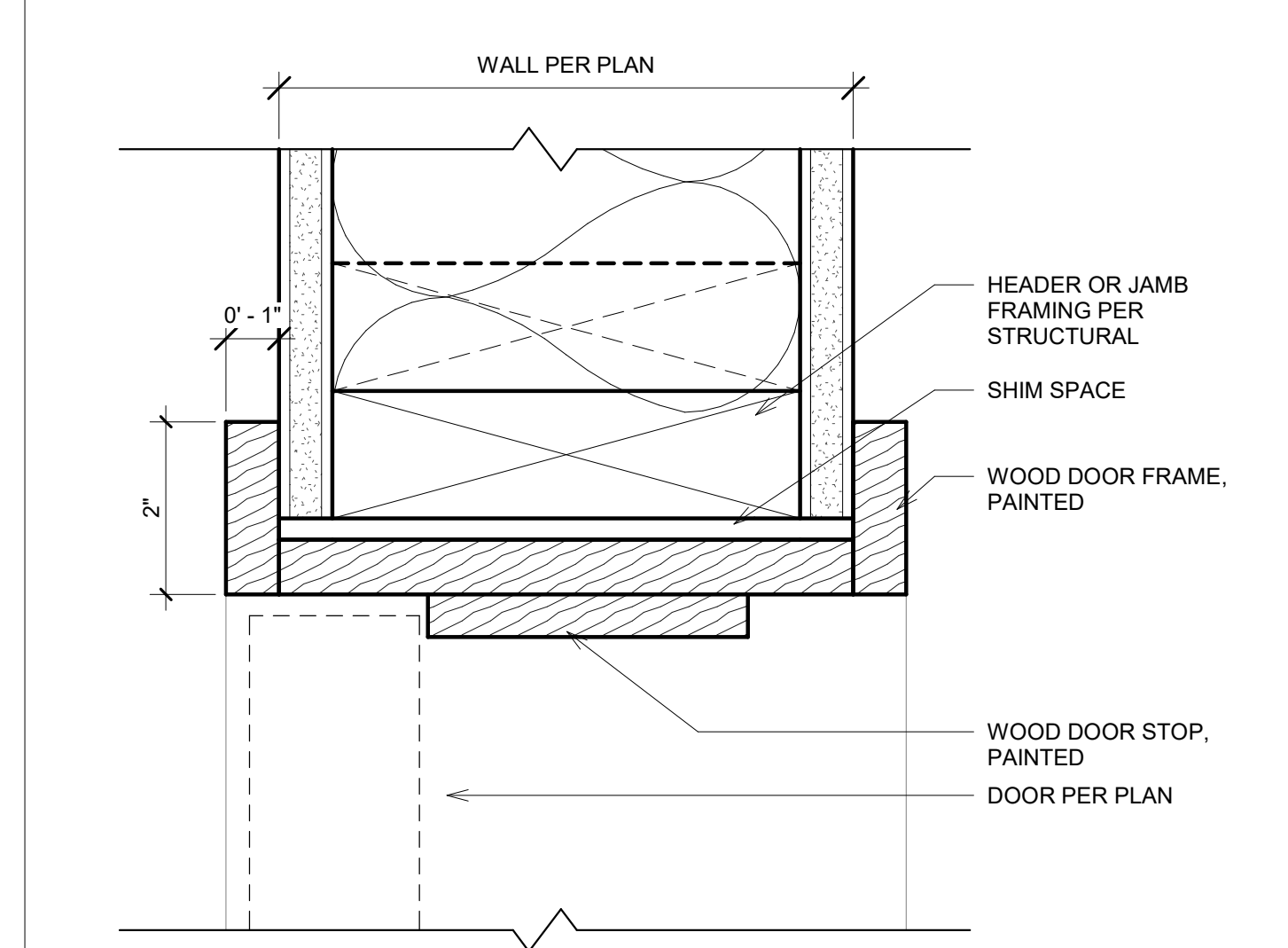
15 WINDOW-RECESSED NAIL-ON JAMB AT STUCCO
6" = 1'-0"



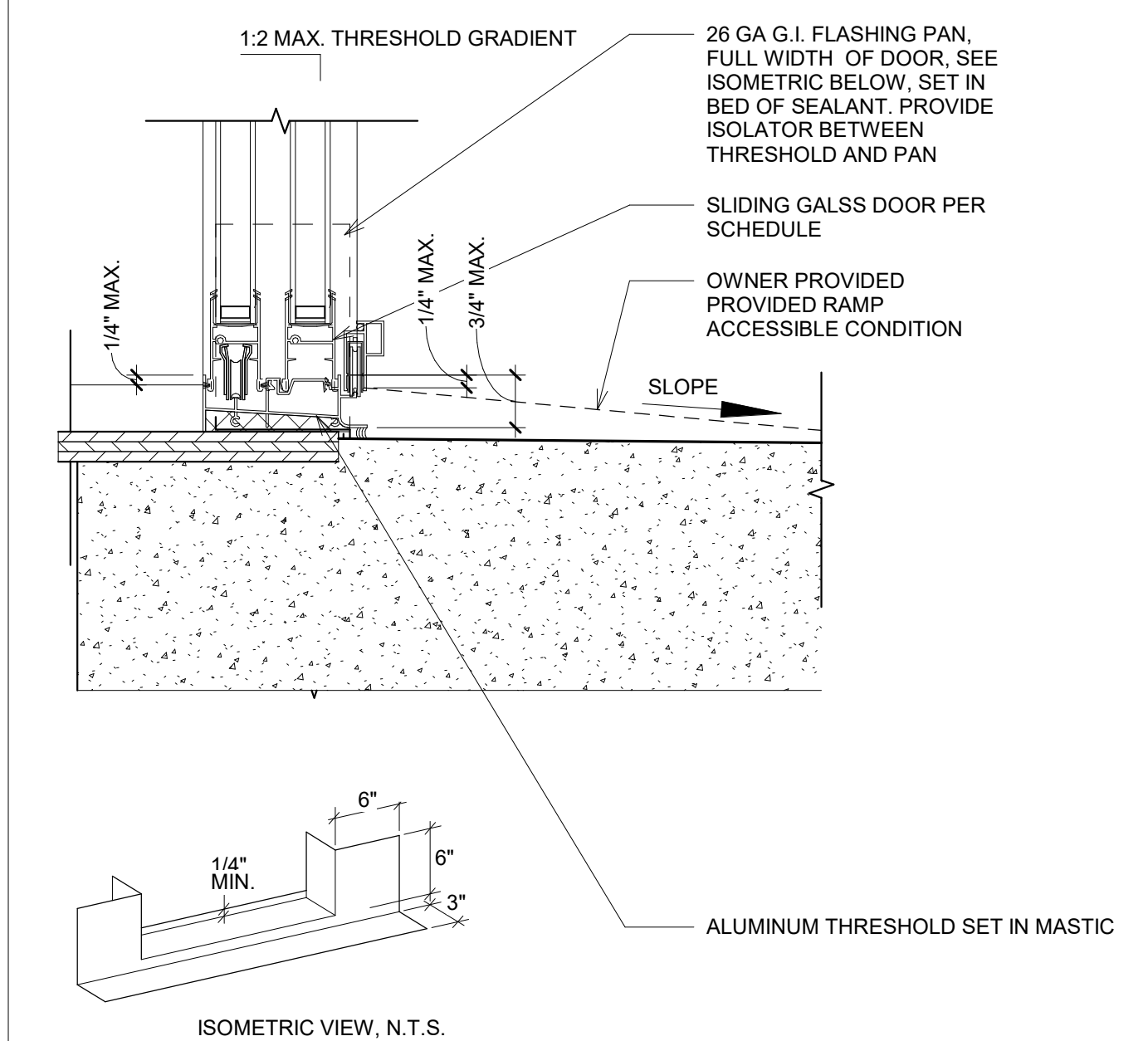
10 WINDOW-FLUSH NAIL-ON JAMB AT STUCCO
6" = 1'-0"



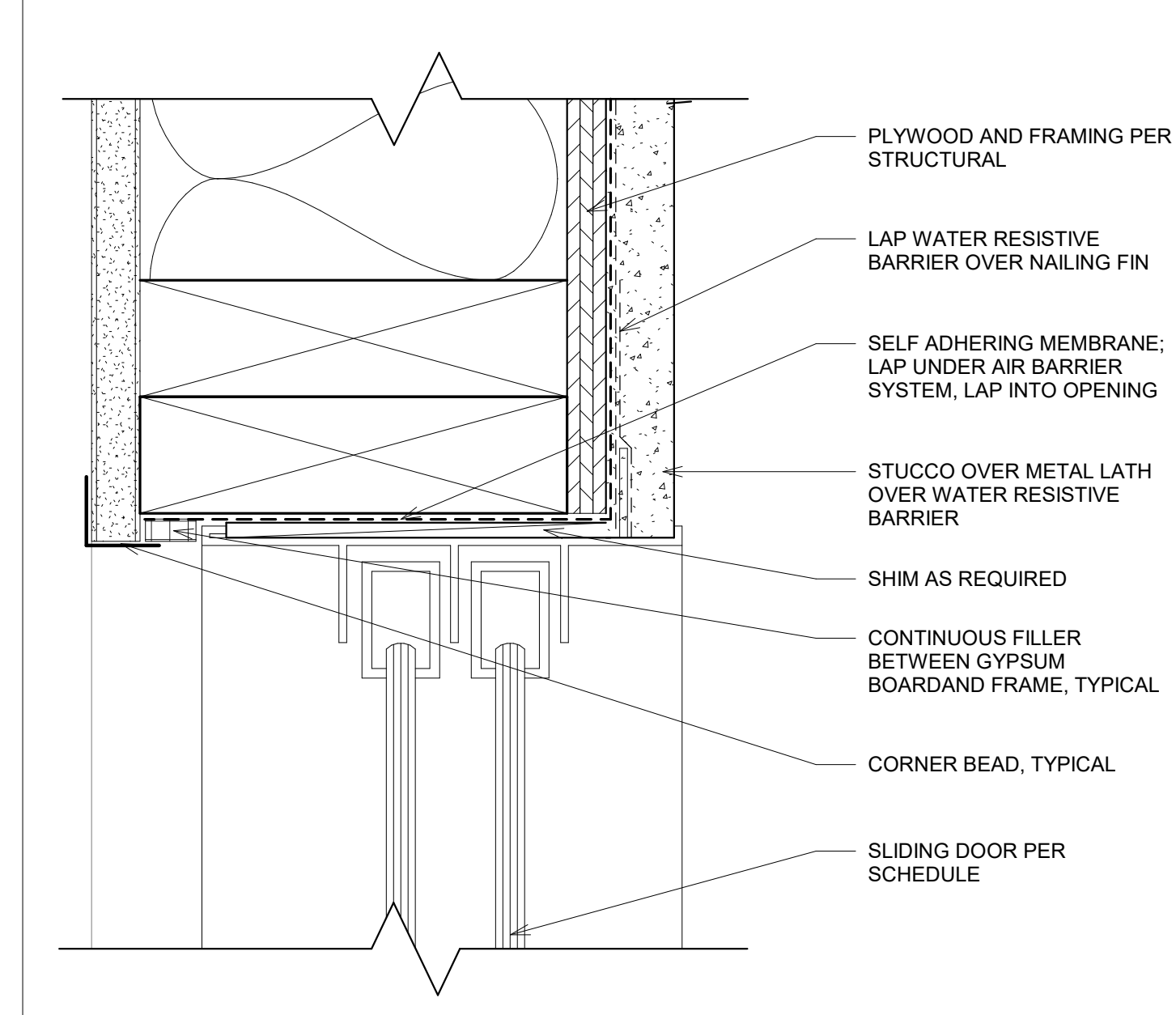
6 THRESHOLD DETAIL
6" = 1'-0"



2 INTERIOR WOOD DOOR HEAD (JAMB SIM.)
6" = 1'-0"



4 SLIDING GLASS DOOR SILL
3" = 1'-0"



3 SLIDING GLASS DOOR HEAD (JAMB SIM.) STUCCO
6" = 1'-0"



WAABI STUDIO

WILLING ABLE BODIES INTERACT

SD, CA 92113
760.708.8168
martin@waabistudio.com



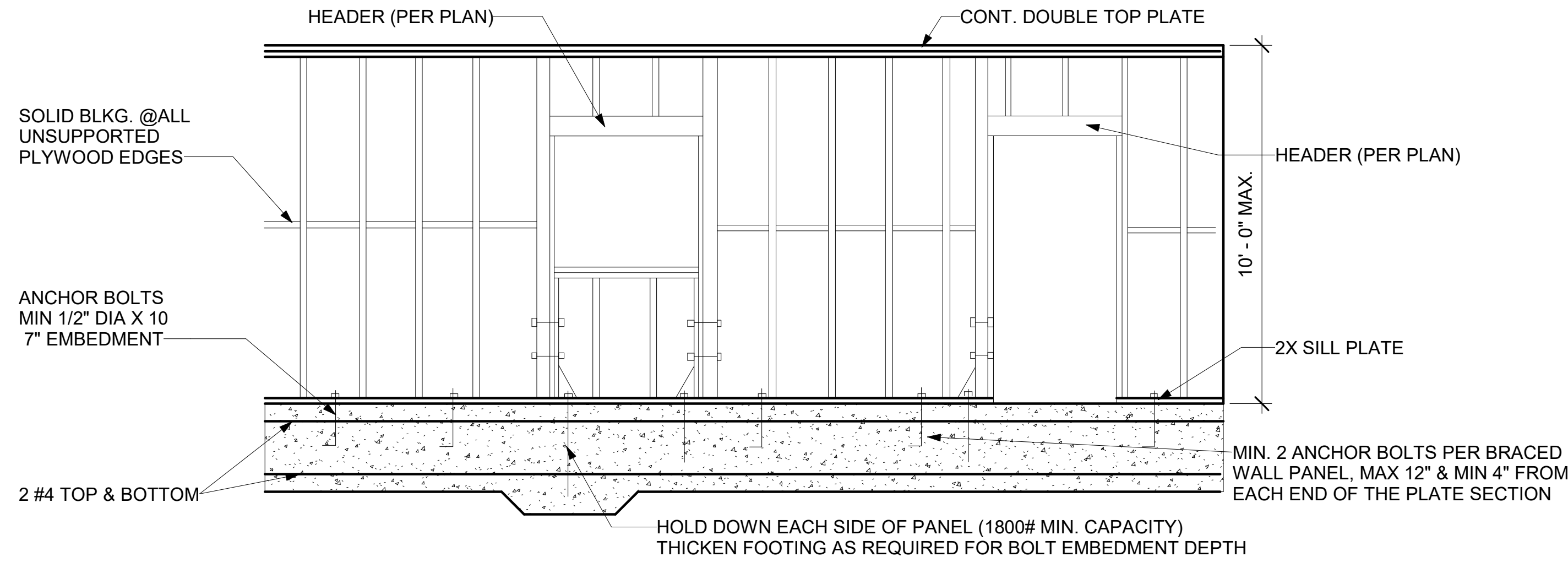
MERRIBUILD
Merrily Building Your Dreams

OCEANSIDE, CA 92054
760.470.2107
office@merribuild.com

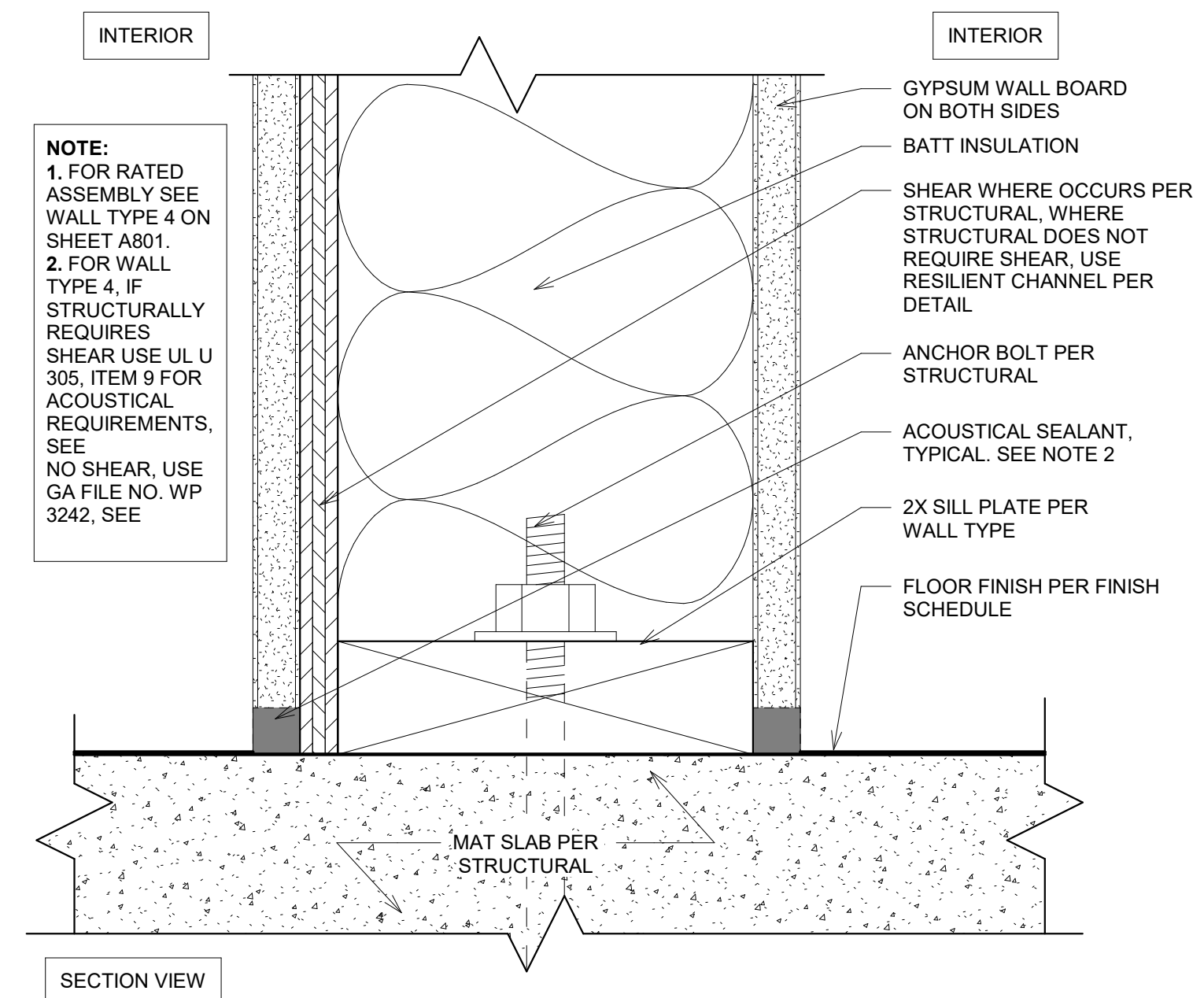
HOVER ADDITION
530 HOVER ST OCEANSIDE, CA 92054
ALEX & MARIAH

PROJECT #: -----
PTS #: Checker
DATE: 02/16/2024
STATUS: Project Status

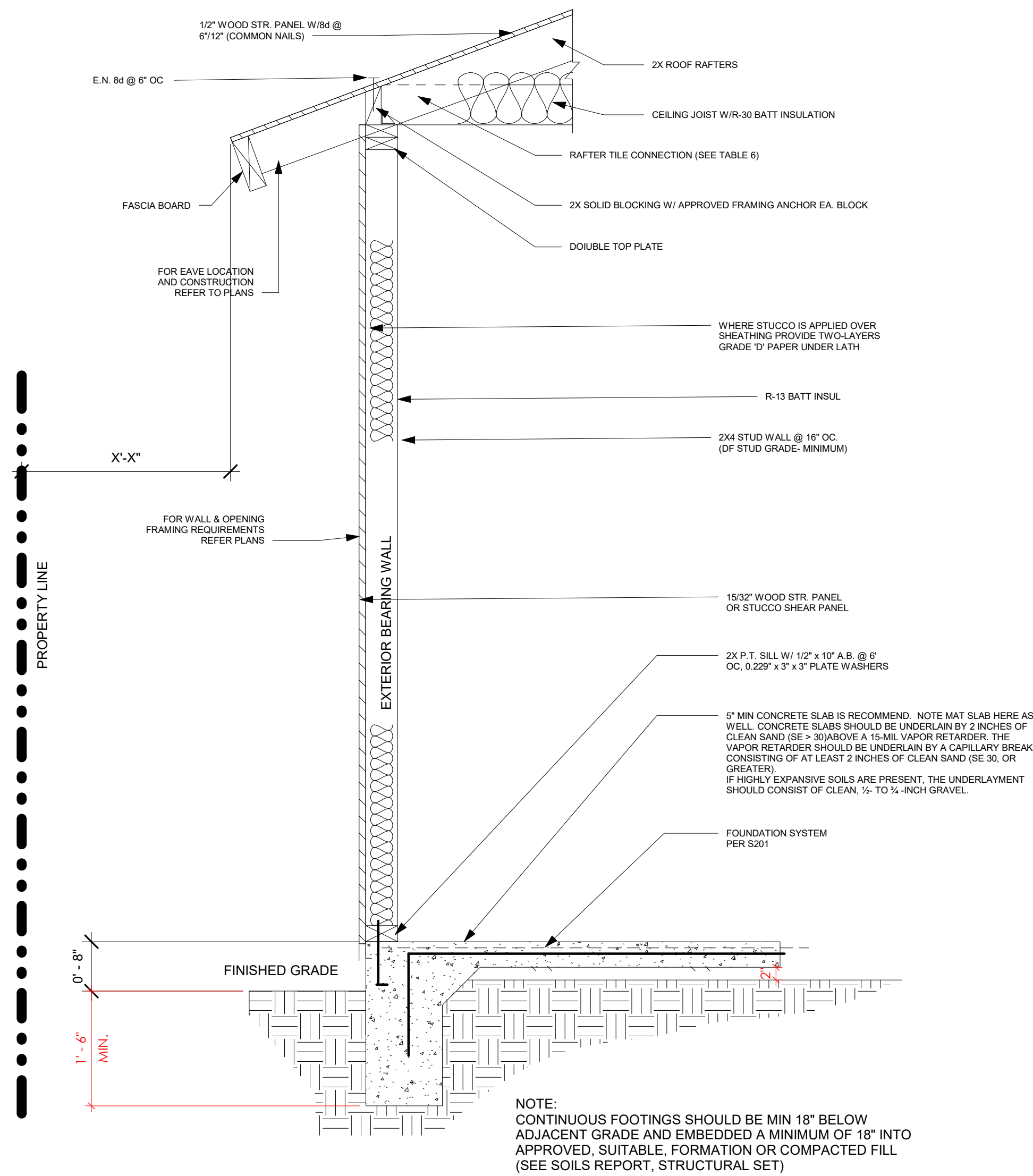
DETAILS - DOORS & WINDOWS
A501



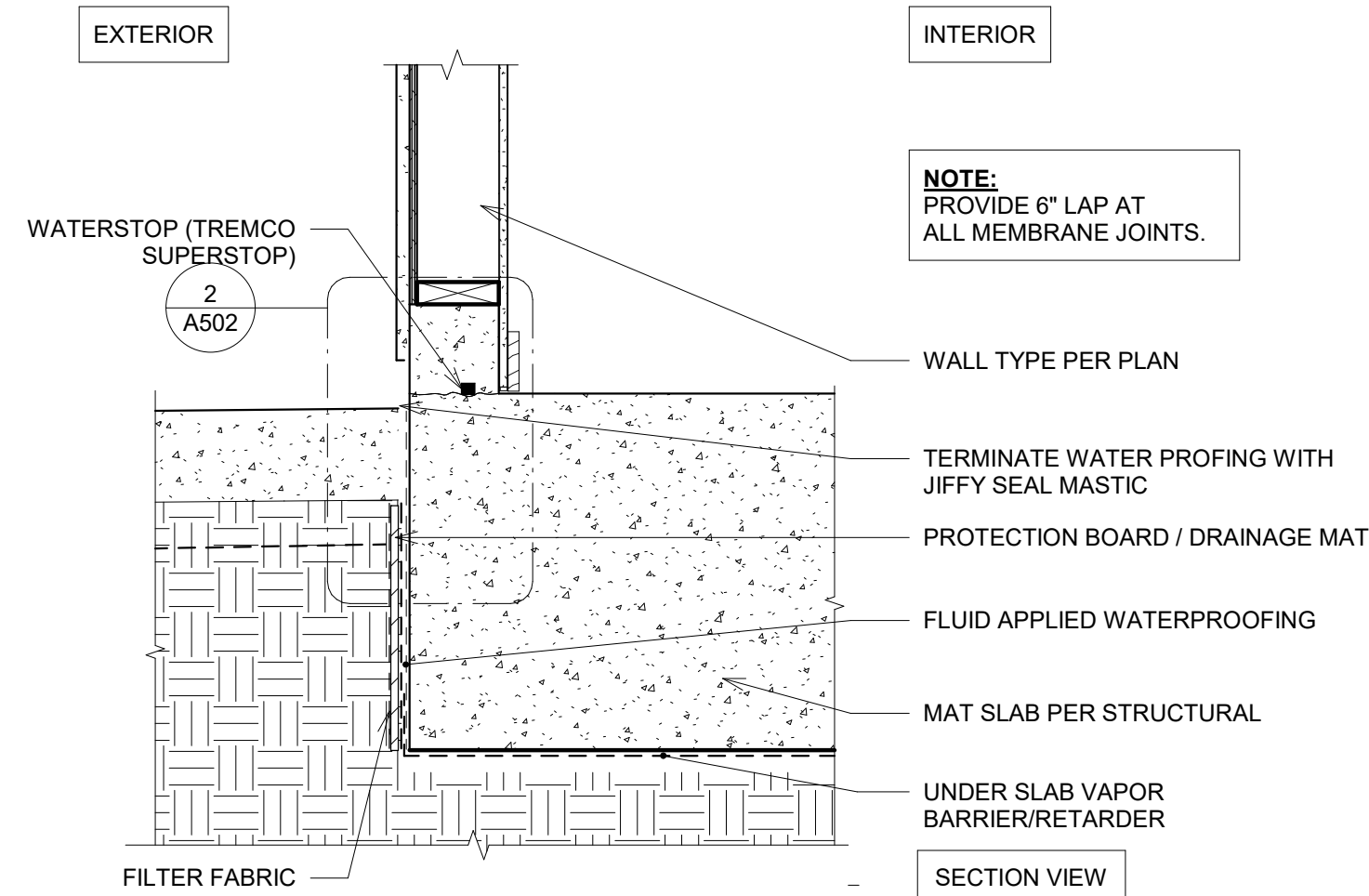
4 TYP WALL FRAMING
1/2" = 1'-0"



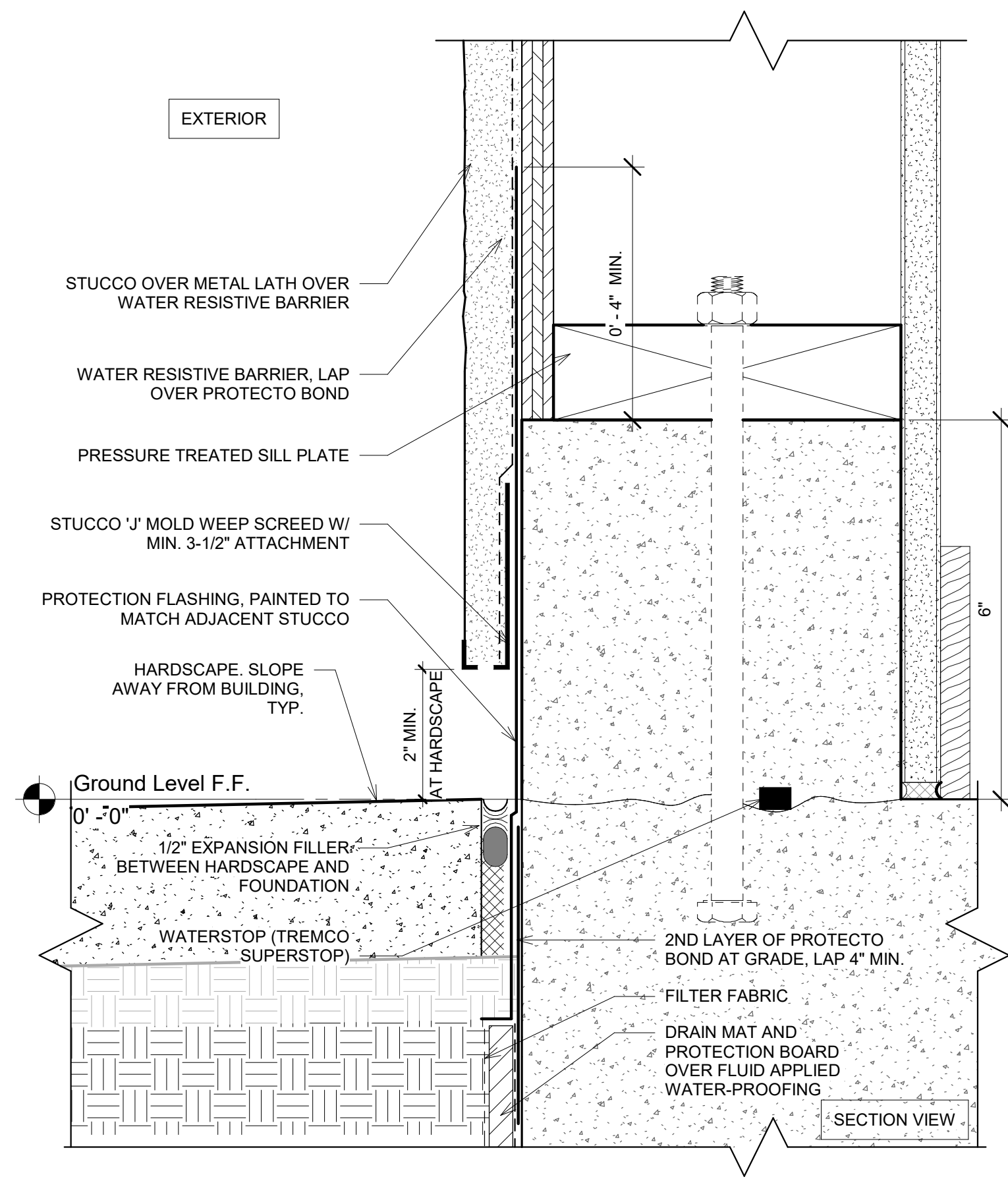
1 WALL AT FLOOR AT CONCRETE SLAB
6" = 1'-0"



5 WALL SECTION SLAB ON GRADE
3/4" = 1'-0"



3 FOUNDATION WATER PROOFING
1" = 1'-0"



2 TYPICAL WALL AT FOUNDATION - STUCCO
6" = 1'-0"



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760.470.2107
office@merribuild.com

HOVER ADDITION

530 HOVER ST OCEANSIDE, CA 92054

ALEX & MARIAH

PROJECT #:
PTS #:
DATE: 02/16/2024
STATUS: Project Status

DETAILS -
FOUNDATIONS &
WALL
A502

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 530 Hoover St. Addition
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-26T08:44:09-07:00
Input File Name: 530 Hoover St. Addition.rbd22x

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GENERAL INFORMATION									
01	Project Name		530 Hoover St. Addition						
02	Run Title		Title 24 Analysis						
03	Project Location		530 Hoover St.						
04	City		Oceanside			05	Standards Version		2022
06	Zip code		92054			07	Software Version		EnergyPro 9.2
08	Climate Zone		7			09	Front Orientation (deg/ Cardinal)		270
10	Building Type		Single family			11	Number of Dwelling Units		1
12	Project Scope		Newly Constructed Addition			13	Number of Bedrooms		4
14	Addition Cond. Floor Area (ft ²)		325			15	Number of Stories		1
16	Existing Cond. Floor Area (ft ²)		1004			17	Fenestration Average U-factor		0.3
18	Total Cond. Floor Area (ft ²)		1329			19	Glazing Percentage (%)		21.15%
20	ADU Bedroom Count		n/a			21	ADU Conditioned Floor Area		n/a
22	Fuel Type		Natural gas			23	Occupancy U:		No

ADDITION ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1004	325	1329	3	1	4

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	Building does not Incorporate Special Features

Registration Number: 223-P01606293A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-10-26 08:50:06
Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider: CalCERTS inc.
Report Generated: 2023-10-26 08:44:20

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ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	0	0.11	0	0.18	0	-0.07	
Space Cooling	0	19.69	0	18.82	0	0.87	
IAQ Ventilation	0	0	0	0	0	0	
Water Heating	0	89.17	0	89.17	0	0	
Self Utilization/Flexibility Credit							
Efficiency Compliance Total	0	108.97	0	108.17	0	0.8	
Photovoltaics	0		0				
Battery			0				
Flexibility							
Indoor Lighting	0	8.06	0	8.06			
Appl. & Cooking	0	69.55	0	69.17			
Plug Loads	0	117.02	0	117.02			
Outdoor Lighting	0	7.51	0	7.51			
TOTAL COMPLIANCE	0	311.11	0	309.93			

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
Gross EUI ¹	50.15	50.09	0.06	0.12
Net EUI ²	50.15	50.09	0.06	0.12

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

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• NO SPECIAL FEATURES REQUIRED

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

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Addition	Conditioned	Ductless Mini-Split1	325	8	DHW Sys 1	New

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
North Wall	Addition	R-15 Wall1	0	Left	140	14	90	none	New
South Wall	Addition	R-15 Wall1	180	Right	140	43	90	none	New
East Wall	Addition	R-15 Wall1	90	Back	149	11.75	90	none	New

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OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Interior Surface	Addition	R-15 Wall	n/a	n/a	149	0	n/a		New
Roof	Addition	R-30 Roof Attic	n/a	n/a	325	n/a	n/a		New

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

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window-F	Window	North Wall	Left	0				14	0.3	NFRC	0.23	NFRC	Bug Screen
Window-I	Window	South Wall	Right	180			1	3	0.3	NFRC	0.23	NFRC	Bug Screen
Swinging Doors-203	Window	South Wall	Right	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
Window-J	Window	East Wall	Back	90			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
Window-H	Window	East Wall	Back	90			1	3	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Addition	325	54	none	0	80%	No

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall1	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic RoofAddition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QI1)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

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

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WATER HEATERS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneo us	1	0	UEF	0.81	Btu/Hr	200000	0	n/a	n/a	

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

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ductless Mini-Split1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

Registration Number: 223-P01606293A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance

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HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling				Compressor Type	HERS Verification
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled		
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF	9.7	15000	9500	EERSEER	18.5	9.8	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump



2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011.5.2/A440-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-11(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J44.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-1.04. Ceiling and other roofs minimum R-22 insulation in wood frame ceiling. U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to piecing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	Raised-Floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:	
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-off temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.



2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(k)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7.7 suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *
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Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and/or controlled per §150.0(o)1Biii.iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally Illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22



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HOVER ADDITION

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ALEX & MARIAH

PROJECT #: -----
PTS #: Checker
DATE: 01/03/2023
STATUS: Project Status

TITLE - 24

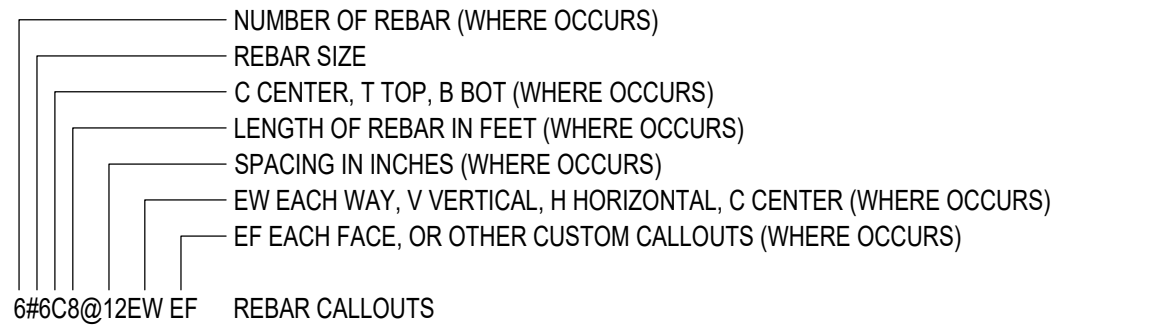
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REINFORCEMENT



- ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND BELOW:
 - FOR SLABS AND FOUNDATIONS A HIGHER GRADE THAN GRADE 60 MAY BE PROVIDED AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO THE CLIENT, PROVIDED THAT REBAR SIZE AND SPACING SHALL NOT BE ALTERED. IF ALTERATION TO REBAR SIZE AND SPACING IS SOUGHT, THESE MUST BE APPROVED IN WRITING BY SEOR. ENGINEERING AND PERMITTING FEES SHALL BE PAID BY CONTRACTOR WITHOUT ADDITIONAL COST TO THE CLIENT.
 - SMOOTH DOWELS IN SLAB ON GRADE: ASTM A36, 36 KSI
- WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL NOT BE DONE UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, THE FOLLOWING SHALL APPLY:
 - WELDED REBAR SHALL COMPLY WITH ASTM A-706 [Fy=60 KSI]
 - WELDING SHALL CONFORM TO AWS D1.4
 - WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE CITY OF LA
 - USE E90XX ELECTRODES
- WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A-185 [Fy=65 KSI], MINIMUM LAP AT SPLICES OF 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:

A. CONCRETE POURED AGAINST EARTH (OTHER THAN PILES)	3"
B. CONCRETE NOT FORMED IN CONTACT WITH EARTH	3"
C. FORMED CONCRETE IN CONTACT WITH EARTH	2"
D. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER)	2"
E. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER)	1-1/2"
F. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER)	1"
G. OTHER CONCRETE NOT EXPOSED TO WEATHER	1-1/2"
- #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE CLASS 'B' SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS, LAPPING 48 BAR DIAMETERS, 2'0" MINIMUM. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
- BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. ALL SLAB AND BEAM REINFORCEMENT SHALL BE CHAIRED UP.
- IN WALL REINFORCING, CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE, VERTICAL BARS SHALL BE PLACED CLOSEST TO THE WALL SURFACE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, THE LAYER WITH THE MOST STEEL SHALL BE PLACED CLOSEST TO THE NEAR SURFACE, UNLESS NOTED OTHERWISE ON PLAN.
- DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
- ALL PRINCIPAL REBAR SHALL TERMINATE WITH A STANDARD HOOK MINIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE. REBAR BENDS SHALL BE MADE COLD. REBAR SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
- ALL LAP SPLICES ARE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.
- MECHANICAL COUPLER SHALL BE BAR-LOCK COUPLER SYSTEM (ICC ESR-2495, LARR #25342) FOR GRADE 60 CONFORMING TO ASTM A615 OR ASTM A706 OR LENTON MECHANICAL COUPLERS (ICC ESR-0129 LARR #24507) FOR GRADE 60, 75 CONFORMING TO ASTM A615 OR APPROVED EQUAL.
- ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.
- ALL SLABS ON GRADE LESS THAN 6" IN THICKNESS SHALL BE REINFORCED WITH #4 REBARS AT 16 INCHES ON CENTERS EACH WAY, UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6x6W2 9xW2 9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3' ARCHITECTURAL CONCRETE FILLS ABOVE THE STRUCTURAL SLAB.
- ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.
- ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.18 EACH WAY CONTINUOUS.
- CONTRACTOR SHALL FURNISH MISCELLANEOUS REBAR IN ADDITION TO THE REBAR SPECIFIED ON THE STRUCTURAL DRAWINGS, WHICH SHALL BE INSTALLED AT EOR'S DISCRETION DURING CONSTRUCTION. THE AMOUNT OF ADDITIONAL REBAR SHALL BE 5 TONS OR 2% OF THE REBAR WEIGHT SPECIFIED PER STRUCTURAL DRAWINGS, WHICHEVER IS GREATER.

CONCRETE CONTINUED

- TO MINIMIZE CONCRETE SHRINKAGE CRACKING IN CONCRETE SLABS, THE MAXIMUM SIZE OF CONCRETE POURS FOR SLABS ON GRADE, FORMED SLABS, AND SLABS ON METAL DECK, IS 200 FEET IN ANY DIRECTION. THE RATIO OF THE PLAN LENGTH (LONGER DIRECTION) TO WIDTH (SHORTER DIRECTION) DIMENSIONS SHALL NOT EXCEED 2 TO 1.
- FORM WORK SHALL BE REMOVED IN A MANNER THAT MAINTAINS THE STRENGTH AND STABILITY OF THE STRUCTURE AT ALL TIMES.
- CONCRETE PLACEMENT METHOD. GENERAL CONTRACTOR SHALL SELECT CONCRETE PLACEMENT METHOD, INCLUDING, BUT NOW LIMITED TO, POURED IN PLACE, SHOTCRETE, ETC., ADEQUATE TO COMPLY WITH ALL CONCRETE SPECIFICATIONS PER CONSTRUCTION DOCUMENTS, SUCH AS, BUT NOT LIMITED TO, CONCRETE MIXES PARAMETERS, ARCHITECTURAL FINISH, EXPOSED CONCRETE, ETC.
- CONCRETE PLACEMENT METHOD. GENERAL CONTRACTOR SHALL SELECT CONCRETE PLACEMENT METHOD, INCLUDING, BUT NOT LIMITED TO, POURED IN PLACE, SHOTCRETE, ETC., ADEQUATE TO COMPLY WITH ALL CONCRETE SPECIFICATIONS PER CONSTRUCTION DOCUMENTS, SUCH AS, BUT NOT LIMITED TO, CONCRETE MIXES PARAMETERS, ARCHITECTURAL FINISH, EXPOSED CONCRETE, ETC.
- ALL BASEMENT WALLS INSTALLED DIRECTLY AGAINST SHORING OR OTHER BLIND SIDE INSTALLATIONS SHALL HAVE APPROPRIATE WATERPROOFING AND DRAINAGE SYSTEMS INSTALLED THAT ARE COMPATIBLE WITH SHOTCRETE PLACEMENT METHOD AND POURED IN PLACE METHOD REGARDLESS OF CONCRETE PLACEMENT METHOD. WATERPROOFING AND DRAINAGE SYSTEMS SHALL BE AS SPECIFIED BY THE ARCHITECT AND/OR WATERPROOFING CONSULTANT AND SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

FOUNDATIONS

- THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE CRITERIA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT TITLED LIMITED GETEOCHNICAL INVESTIGATION PROPOSED ADDITION, 530 HOOVER ST, BY GEOSOILS INC. DATED MARCH 06, 2024, PROJECT W.O. 8769-A-SC.
- THE GEOTECHNICAL INVESTIGATION REPORT IS PART OF THE CONSTRUCTION SET, AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
- PER GEOTECHNICAL INVESTIGATION REPORT, THE ALLOWABLE SOIL BEARING PRESSURES ARE AS FOLLOWS:
 - CONTINUOUS FOOTING: 2000 PSF
 - ISOLATED SPREAD FOUNDATIONS: 2000 PSF
- FOUNDATION TYPE: STRUCTURAL MAT SLAB SUPPORTED ON PERMIETER CONTINUOUS FOOTINGS. CONT. FOOTINGS SHALL BE DEEPENED 18" INTO SUITABLE FORMATION AND A MIN. OF 18" BELOW THE LOWEST ADJACENT GRADE AS REQ'D BY SOILS REPROT. SEE SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
- REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.
- LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
- REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, CASING, UNDERPINNING, AND PROTECTION OF EXISTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE OF DEWATERING WHEN SO REQUIRED PER SOILS REPORT OR AS WARRANTED BY FIELD CONDITIONS.

CODE

- BUILDING SHALL COMPLY WITH THE 2022 CBC BUILDING CODE.
- VERTICAL LIVE LOADS:
 - ROOF 20 PSF
- LATERAL LOADS:
 - SEISMIC:

EXPECTED INTERSTORY DRIFT FOR EACH STORY IS AS OUTLINED BELOW. ALL NON-STRUCTURAL ELEMENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO FINISHES, GLAZING, MEP, ETC. SHALL TAKE INTO ACCOUNT THIS PARAMETER.

-INELASTIC INTERSTORY DRIFT RATIO = 0.02
-ELASTIC INTERSTORY DRIFT RATIO = CONTACT SEOR

SITE CLASS: D - DEFAULT
SEISMIC DESIGN CATEGORY: D
RISK CATEGORY: II
SEISMIC IMPORTANCE FACTOR, Ie: 1.0
SS = 0.995
S1 = 0.365
FA = 1.4
FV = 1.9
SDS = 0.929
SD1 = 0.482
R = 6.5 LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANE IS RATED FOR SHEAR RESISTANCE
 $\rho = 1.3$
CS = 0.143
EQUIVALENT STATIC FORCE METHOD USED FOR DESIGN.
V = CS x W

CONCRETE

- CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"
- CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

CONCRETE MIX SPECIFICATIONS							
LOCATION	WEIGHT	F _c @ 28 DAYS (PSI)	W/C	SLUMP (IN)	LARGEST Dagg (IN)	ALLOWABLE FLYASH	MAX SHRINK @ 28 DAYS
ALL LOCATIONS UNO	NORMAL	3,000*	0.50	4	1	15%	0.045%

*DESIGN OF CONCRETE FDN ELEMENTS BASED ON 2500 PSI

 - NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
 - ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.
 - CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.
 - CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR
 - CONCRETE MATERIALS AND MIXTURES
 - MIXES SHALL BE PREPARED WITH TYPE I/IV PORTLAND CEMENT CONFORMING TO ASTM C150.
 - FLY ASH CONFORMING WITH ASTM C618 MAY REPLACE PORTLAND CEMENT CONTENT BY WEIGHT. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, REPLACEMENT MAY BE UP TO 15% FOR ELEVATED SLAB OR 25% FOR OTHER CASES. WHERE CONCRETE IS VISUALLY EXPOSED VERIFY WITH THE PROJECT ARCHITECT THE USE OF FLY ASH.
 - NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 3/8" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.
 - WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
 - ADMIXTURES, IF USED, SHALL COMPLY WITH ASTM STANDARDS NOTED ON LATEST EDITION OF ACI 318.
 - ADDITIVES SPECIFIED BY OTHER CONSULTANT, SUCH AS, BUT NOT LIMITED TO, WATER PROOFING ADDITIVES, PIGMENTS, ETC. SHALL NOT IMPAIR THE EXPECTED STRUCTURAL PERFORMANCE OF THE CONCRETE. SPECIFICATIONS SHALL BE SUBMITTED TO SEOR FOR REVIEW AND APPROVAL.
- THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.
- DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- WHERE ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, PIPES, AND DUCTWORK, ARE TO BE PLACED WITHIN OR THRU CONCRETE MEMBERS, DIRECT CONTACT OF SUCH MEMBERS WITH CONCRETE SHALL BE PREVENTED AS REQUIRED BY DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS, AND AS NEEDED TO COMPLY WITH PLUMBING CODE AND/OR TO AVOID DAMAGE OF SUCH ELEMENTS. TYPICAL MEANS TO AVOID DIRECT CONTACT WITH CONCRETE SUCH AS SLEEVES, LAYERS OF COMPRESSIBLE MATERIALS, AIR GAPS, ETC. SHALL BE SPECIFIED BY, OR OBTAINED BY GC FROM, DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS. REBAR DISPLACED BY SUCH ELEMENTS SHALL BE ARRANGED AS CLOSE AS PRACTICALLY POSSIBLE AROUND THE EMBEDDED ELEMENTS AND SHALL NOT BE INTERRUPTED.

- NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "QUIKRETE" (LARR #25451) OR "RAPID SET" (LARR #24654).
- WHEN WATER OVER 3" IN DEPTH IS PRESENT IN THE DRILLED PILE HOLES:
 - A CONCRETE MIX WITH A STRENGTH OF 1,000 PSI GREATER THAN THE SPECIFICATIONS LISTED ABOVE WITH A MINIMUM OF 5,000 PSI AND MAX W/C = 0.42 WILL BE USED.
 - AN ADMIXTURE THAT REDUCES THE PROBLEM OF SEGREGATION OF PASTE/AGGREGATES AND DILUTION OF PASTE SHALL BE INCLUDED.

GENERAL

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE CALIFORNIA BUILDING CODE.
- REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
- THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
- DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWINGS SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
- CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
- THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
- A COPY OF ANY REQUIRED RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS, ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
- SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.
- GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR
- ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT. ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFIS). PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

LOMA | D+E

626-344-7543

LOMADESIGNENGINEERING@GMAIL.COM

SIGN DATE: 04/12/2024

REVISIONS

1ST SUBMITTAL - 10/20/23

2ND SUBMITTAL - 03/11/24

3RD SUBMITTAL - 04/12/24

4TH SUBMITTAL - 05/02/24

IT IS TO THE CLIENTS LIABILITY TO REPORT ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSION & EXISTING CONDITIONS AS TO SATISFY APPLICABLE ZONING AND BUILDING REGULATIONS.

PROPOSED PROJECT:

HOOVER ADDITION

530 HOOVER ST
OCEANSIDE, CA 92054

TITLE

GENERAL
NOTES

DRAWN BY

R.G.

DATE :

MAY 02, 2024

SCALE:

AS NOTED

SHEET

S001

MECHANICAL AND ADHESIVE ANCHORS

1.

ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE:
A. "SET-XP" BY SIMPSON STRONG TIE (COLA RR#25744, ESR#2508)
B. "HIT-HY 200" BY HILTI, INC. (COLA RR#25964, ESR#3187)
C. "HIT-RE 500 V3" BY HILTI, INC. (COLA RR#26028, ESR#3814)
D. "PURE110+" BY DEWALT (COLA RR#26035, ESR#3298)
2.

ADHESIVE ANCHORS AND DOWELS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
A. "SET-XP" BY SIMPSON STRONG TIE (COLA RR#25965, IAPMO#265)
B. "AC100+GOLD" BY DEWALT (COLA RR#26049, ESR#3200)
3.

ADHESIVE ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM):
A. "EPOXY-TIE ET-HP" BY SIMPSON STRONG TIE, IN CITY OF LOS ANGELES ONLY (COLA RR#25120)
B. "EPOXY-TIE SET" BY SIMPSON STRONG TIE, NOT IN CITY OF LOS ANGELES (ESR#1772)
C. "AC100+GOLD" BY DEWALT (ESR#4105)
4.

MECHANICAL ANCHORS INSTALLED INTO CONCRETE:
A. "STRONG BOLT2" BY SIMPSON STRONG-TIE (COLA RR#25891, ESR#3037)
B. "KWIK BOLT 3" BY HILTI, INC. NOT IN CITY OF LOS ANGELES (ESR#2302)
C. "KWIK BOLT TZ" BY HILTI, INC. (COLA RR#25701, ESR#1917)
D. "POWER-STUD+SD2" BY DEWALT (COLA RR#26035, ESR#2502)
5.

MECHANICAL ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (COLA RR#25936, IAPMO#240)
B. "POWER-STUD+SD1" BY DEWALT (COLA RR#25864, ESR#2966)
6.

ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.
7.

ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.
8.

ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT AND COLA REPORT AND MANUFACTURERS RECOMMENDATIONS.
9.
10.

UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT, COLA REPORTS & MANUFACTURERS RECOMMENDATIONS.
11.

CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES. SIZE & WELD
12.

PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.
13.

IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
14.

ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY. TEST 20% OF ALL ANCHORS.
15.

TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
16.

APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.
17.

ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.
18.

ALLOW FOR CURING TIME PER MANUFACTURER RECOMMENDATIONS PRIOR TO POURING FRESH CONCRETE AGAINST DRILL AND EPOXY ELEMENTS.
19.

FOR EXTERIOR AND FOR EXPOSED APPLICATIONS PROVIDE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS.

TIMBER CONTINUED

13.

STRUCTURAL COMPOSITE LUMBER (SCL) OR ENGINEERED LUMBER

A. SCL MEMBERS INCLUDE I-JOISTS, PSL, LVL, LSL, BEAMS, HEADERS, POSTS, AND STUDS.
B. SCL MEMBERS SHALL BE MANUFACTURED BY A LICENSED FABRICATOR.
C. SUBSTITUTION OF PRODUCTS LISTED BELOW SHALL BE SUBMITTED TO SEOR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INCLUDE ICC OR LARR AS APPLICABLE AND COMPARISON TABLES.
E. EXCEPT I-JOISTS AND LSL, SCL MEMBERS SHALL BE:
 - MEMBER DEPTH 14" OR LESS: "RIGIDLAM" LVL MANUFACTURED BY "ROSEBURG", GRADE 2.1 (ICC-ESR 1210, LARR 25680).
 - MEMBER DEPTH GREATER THAN 14": "PARALLAM" PSL MANUFACTURED BY "WEYERHAEUSER" GRADE 2.2 (ICC-ESR 1387, LARR 25202).F. I-JOIST MEMBERS SHALL BE "TJI" JOISTS MANUFACTURED BY "WEYERHAEUSER" (ICC-ESR 1153, L.A. RR 25538).
G. LSL MEMBERS SHALL BE "TIMBERSTRAND" LSL MANUFACTURED BY "WEYERHAEUSER", GRADE 1.55E (ICC-ESR1387, LARR 25202).
14.

HOT DIP GALVANIZED FASTENERS SUCH AS - BUT NOT LIMITED TO - NAILS, SCREWS, BOLTS, THREADED ROD, ETC., SHALL BE USED WHEN IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
15.

NARROW STEEL SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HFx); LARR#25759 SIMPSON STRONG WALLS (SSW); LARR#25625
16.

WOOD NAILERS: U.N.O. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C.
A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2x WOOD NAILERS, COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR FLUSH INSTALLATION OF FINISH MATERIAL.
B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2x WOOD NAILERS OR 3x WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.
17.

GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF OCCUPIABLE SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3496. INSTALL AS DIRECTED PER APA FORM NO. Q300P.
18.

WOOD AND COMPONENTS IN EXTERIOR WALLS LABELED AS FIRE RATED BY THE ARCHITECT SHALL BEAR A FIRE-RETARDANT-TREATED STAMP INDICATION BY MEANS SATISFACTORY TO LOCAL AUTHORITIES. THE FOLLOWING FIRE RETARDANTS SHALL BE USED:

A. FOR PLYWOOD & LUMBER: PYRO-GUARD FIRE RETARDANT (ICC ESR-1791, LARR 25150). EQUIVALENT SUBSTITUTE MAY BE USED ONLY IF PRODUCT IS APPROVED BY THE S.E.O.R.

TIMBER

1.

ALL TIMBER ON SITE SHALL BE IDENTIFIED BY THE GRADE MARK OF A GRADING OR INSPECTION BUREAU OR AGENCY RECOGNIZED AS COMPETENT, TO ALLOW FOR VERIFICATION OF COMPLIANCE WITH SPECIFICATIONS AND DRAWINGS BY STRUCTURAL OBSERVERS AND INSPECTORS. INSTALLATION SHALL NOT NOT CONCEAL STAMPS AT TIME OF OBSERVATION/INSPECTION. STRUCTURAL LUMBER GRADE STAMP SHALL COMPLY WITH WITH "STANDARD GRADING RULE NUMBER 17" OF THE WEST COAST LUMBER INSPECTION BUREAU. WOOD STRUCTURAL PANELS SHALL BEAR APA STAMP. STRUCTURAL COMPOSITE LUMBER SHALL BEAR IDENTIFICATION PER MANUFACTURER.
2.

ALL STRUCTURAL MEMBERS SHALL NOT EXCEED THE MAXIMUM MOISTURE CONTENT (MMC) REQUIREMENTS AS LISTED BELOW PRIOR TO INSTALLATION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO WEATHER BARRIER, DRYWALL AND FACADE.

A. 16% FOR SAWN LUMBER JOISTS AND PLATES.
B. 19% FOR ALL OTHER SAWN LUMBER FRAMING MEMBERS

CONTRACTOR TO CONDUCT MOISTURE TESTING, IN THE PRESENCE OF A DEPUTY INSPECTOR, USING MOISTURE METER HAVING A ONE INCH NEEDLE INTO LUMBER AT NINE LOCATIONS (THREE JOISTS, THREE TOP PLATES & THREE SILL PLATES) AT EACH FLOOR. LOCATIONS TO BE REVIEWED AND APPROVED BY S.E.O.R. MOISTURE TO BE MEASURED WITHIN SEVEN DAYS PRIOR TO INSTALLATION OF DRY WALL OR DENS BOARD TO DEMONSTRATE MOISTURE CONTENT IS AT OR BELOW REQUIRED PERCENTAGE.

ANY LUMBER, IF BROUGHT TO THE SITE WITH MOISTURE CONTENT GREATER THE FINAL REQUIRED MMC, IS REQUIRED TO BE DRIED ON SITE BEFORE OR DURING FRAMING AND REMAIN DRY, AND IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE REQUIRED FINAL MMC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL AND NON-STRUCTURAL DAMAGE FROM SHRINKAGE FROM LUMBER RECEIVING FINISHES WITHOUT PASSING THE SPECIFIED MOISTURE TEST. IT IS CONTRACTOR'S RESPONSIBILITY TO INCLUDE THIS MOISTURE TESTING AS PART OF THE CONSTRUCTION SCHEDULE TO ALLOW VARIOUS WEATHER CONDITIONS.
3.

ALL STRUCTURAL SAWN LUMBER, UNLESS NOTED BELOW OR ON THE PLANS, SHALL BE VISUALLY GRADED DOUGLAS FIR LARCH NO. 1.
A. ALL 2x "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO. 2
B. ALL 4x "DIMENSION LUMBER" UP TO 4x8 SHALL BE DFL NO. 2
C. ALL 4x10 OR DEEPER "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO.1
D. ALL 6x6 "POST AND TIMBER" MEMBERS SHALL BE DFL NO. 1
E. ALL 6x8 "POST AND TIMBERS" MEMBERS SHALL BE DFL NO. 1
F. ALL 6x10 OR DEEPER "BEAM AND STRINGERS" SHALL BE DFL NO. 1
4.

ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT LIMITED TO FOUNDATION SILLS, SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF FIRE TREATED ASSEMBLIES SHALL BE FIRE TREATED
5.

WOOD STRUCTURAL PANELS SHALL COMPLY WITH U.S. PRODUCT STANDARDS FOR ITS TYPE IN PS 1-09 OR PS 2-10 AND BE CLASSIFIED AS EXPOSURE 1, AS A MINIMUM ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED SHEATHING UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. PANEL CONSTRUCTION FOR ALL WOOD STRUCTURAL PANELS SHALL BE 4 PLY PLYWOOD, EXCEPT THAT OSB IS PERMITTED FOR WALL SHEATHING AT NON FIRE TREATED PANELS. MINIMUM GRADE VENEER FOR PLYWOOD SHALL BE "CD". ALL WOOD STRUCTURAL PANELS SHALL BE BLOCKED AT UNSUPPORTED EDGES. WALL PANELS SHALL BE 15/32 INCH, SPAN RATING 32/16 U.N.O.
6.

NAILS:
A. ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)
B. NAILING TO BE IN ACCORDANCE WITH CBC 2019 NAILING SCHEDULE UNLESS NOTED OTHERWISE.
C. THE MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
D. BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL DIAMETER.
E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP PREVENT WOOD FROM SPLITTING.
D. ALL NAILS SHALL BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED TIMBER.
7.

WOOD SCREWS:
A. WOOD SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
B. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
C. LEAD HOLES SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW.
D. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.
E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.
F. ALL WOOD SCREWS SHALL BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED TIMBER.
8.

LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED HOLES. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
9.

FRAMING HARDWARE:
A. ALL FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.
B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.
C. FRAMING CLIPS TO COMPLY WITH (IAPMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).
D. CORROSION PROTECTION COATING SHALL BE:
 - G90 FOR INTERIOR AND DRY APPLICATIONS
 - Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.
10.

ALL BOLTS AND ANCHOR BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER (NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - APPENDIX TABLE L6), OR METAL PLATE OR METAL STRAP OF EQUAL OR GREATER DIMENSIONS AND THICKNESS SHALL BE PROVIDED BETWEEN THE WOOD AND THE NUT.
11.

DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
12.

JOISTS OR RAFTERS FRAMING FROM OPPOSITE SIDES OF BEAMS OR WALLS SHALL HAVE A LAP OF 4" OR MORE AND BE SPLICED WITH 4-16d NAILS, UNLESS NOTED OTHERWISE.

LOMA

DESIGN + ENGINEERING

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626-344-7543

LOMADESIGNENGINEERING@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER

DOMAR MAJURDIO

C 87487

CIVIL

STATE OF CALIFORNIA

SIGN DATE: 04/12/2024

REVISIONS

1ST SUBMITTAL - 10/20/23

2ND SUBMITTAL - 03/11/24

3RD SUBMITTAL - 04/12/24

4TH SUBMITTAL - 05/02/24

IT IS TO THE CLIENTS LIABILITY TO REPORT ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSION & EXISTING CONDITIONS AS TO SATISFY APPLICABLE ZONING AND BUILDING REGULATIONS.

PROPOSED PROJECT:

HOOVER ADDITION

530 HOOVER ST
OCEANSIDE, CA 92054

TITLE
GENERAL
NOTES

DRAWN BY

R.G.

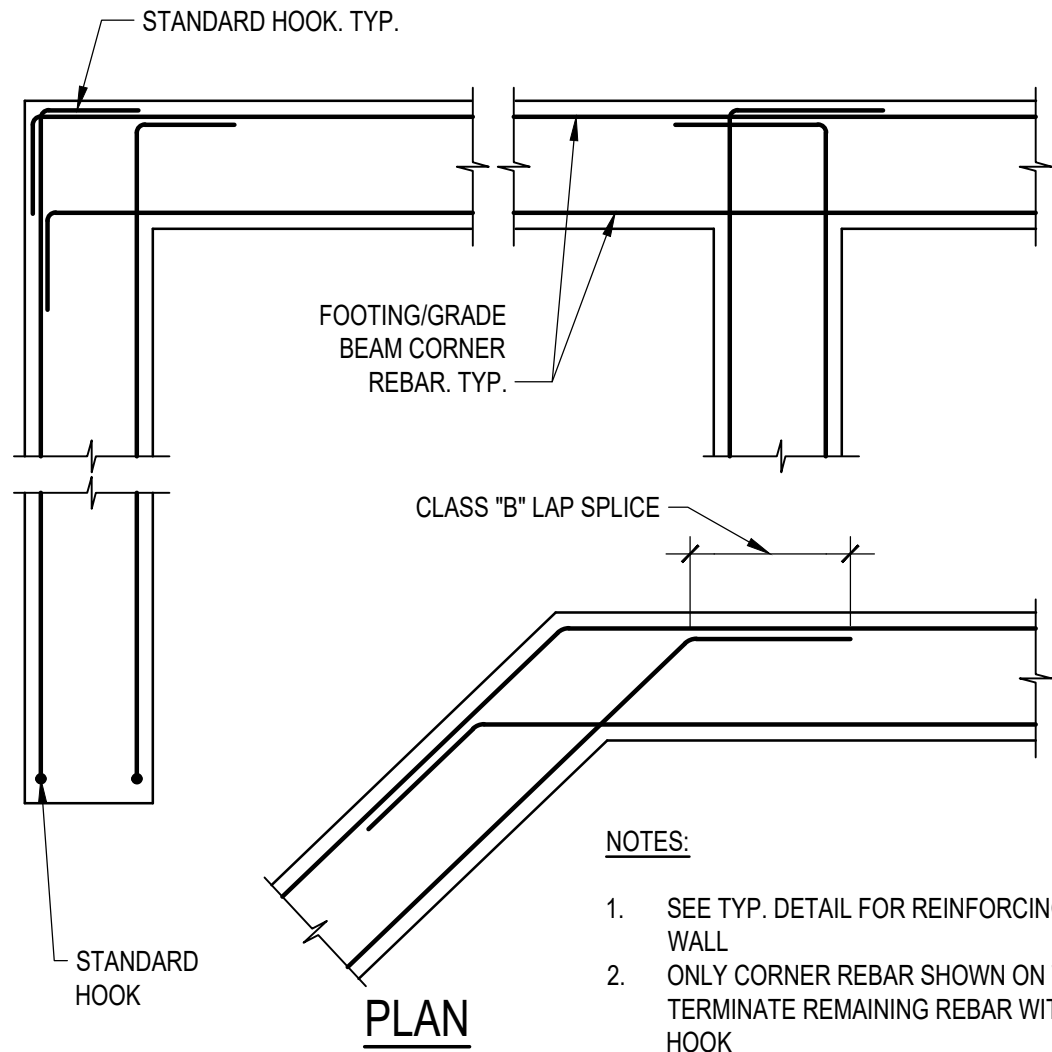
DATE :

MAY 02, 2024

SCALE:

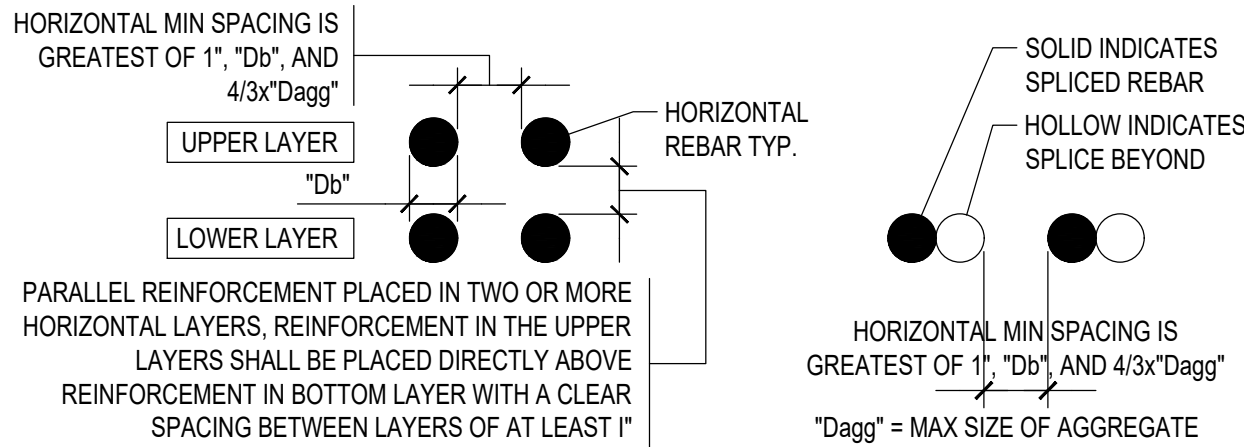
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SHEET

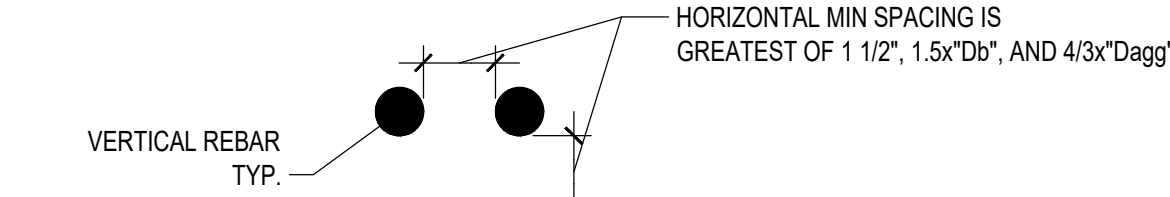


FOOTING AND GRADE BEAM
REINFORCEMENT @ CORNERS
SCALE: N.T.S.

10



HORIZONTAL PARALLEL LONGITUDINAL REBAR
BEAMS, SLABS, ETC. (A)

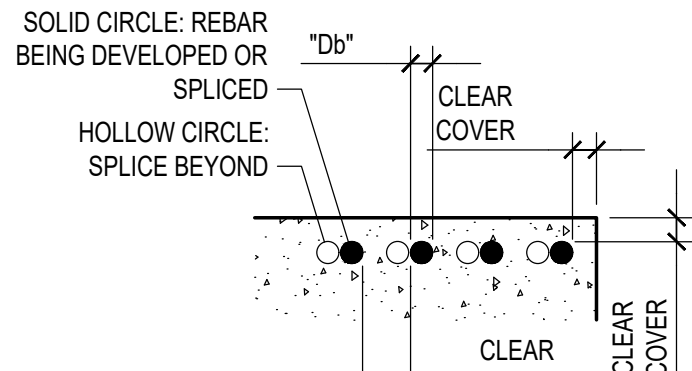


VERTICAL PARALLEL LONGITUDINAL REBAR
COLUMNS, WALLS, BOUNDARY ELEMENTS, ETC. (B)

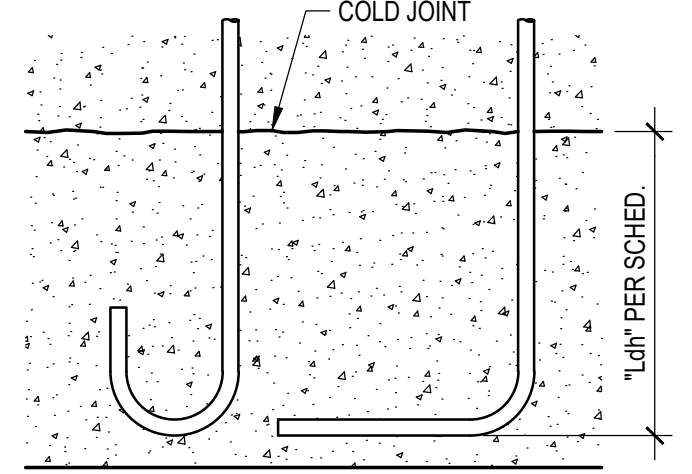
- NOTES:
1. THIS DETAIL APPLIES TO CAST IN PLACE CONCRETE. FOR SHOTCRETE SEE MIN BAR SPACING IN SHOTCRETE.
 2. "Dagg" INDICATES MAXIMUM NOMINAL SIZE OF COURSE AGGREGATE

MIN BAR SPACING IN CIP CONC. (7)

SCALE: N.T.S.

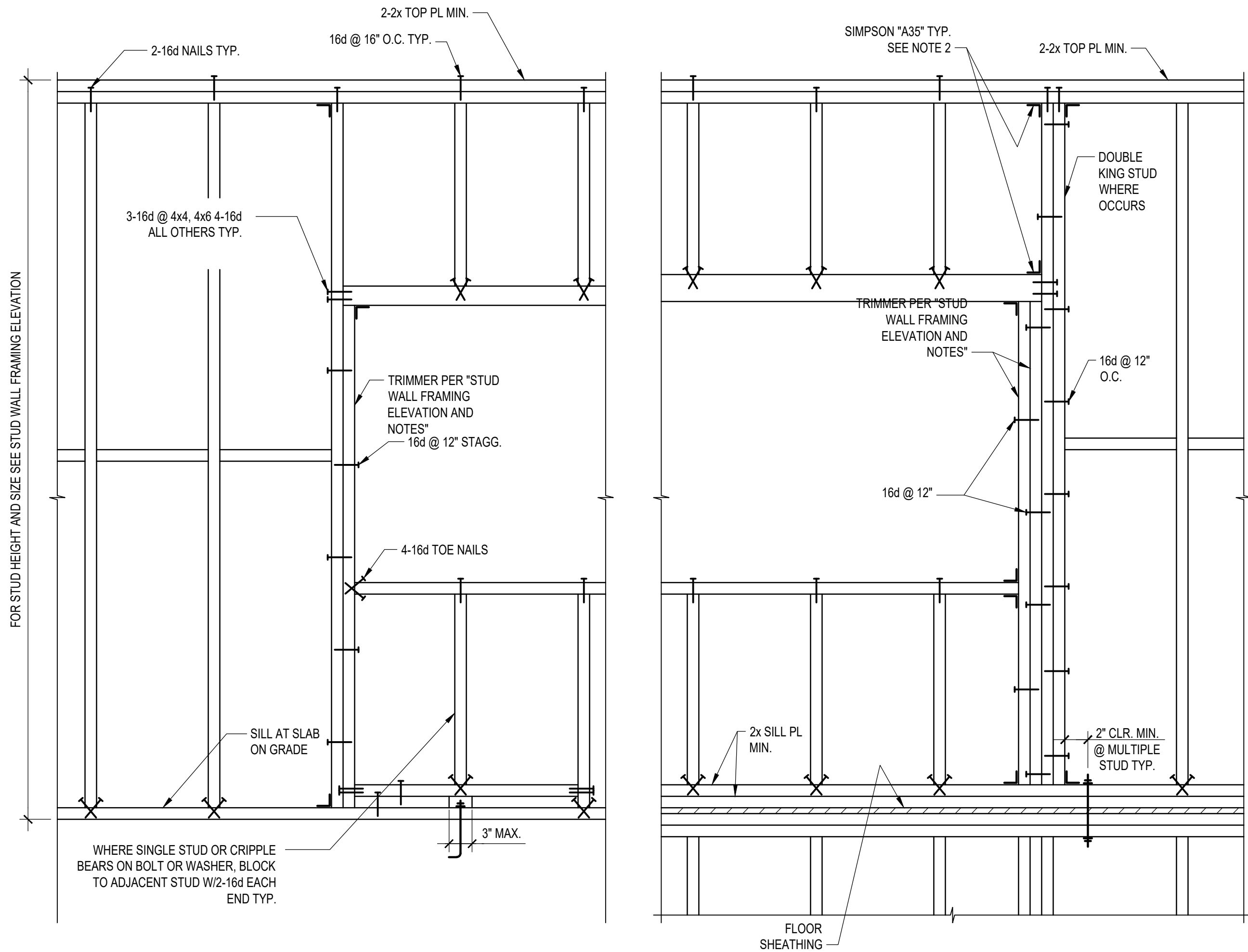


CLEAR COVER &
CLEAR SPACING (A)



180° HOOK 90° HOOK
DEVELOPMENT OF
STANDARD HOOK "Ldh" (B)

DEVELOPMENT OF LONGITUDINAL GR60 REBAR (IN) SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2															LAP SPLICE OF LONGITUDINAL GR60 REBAR (IN) SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2																								
TENSION DEVEL. LENGTH "Ld"					DEVEL. LENGTH "Ldh" STD HOOK					DEVEL. LENGTH "Ldh" HEADED BARS					COMPRESSION DEVEL. LENGTH "Ldc"					TENSION LAP SPLICE "Lst"					COMPRESSION LAP SPLICE "Lsc"														
																				CLASS A					CLASS B (2)					REDUCED CLASS B (3)					REBAR GRADE (KSI) SP. 18-20 36-42 60-66 75-80 90-99 100-109 110-119 120-129 130-139 140-149 150-159 160-169 170-179 180-189 190-199 200-209 210-219 220-229 230-239 240-249 250-259 260-269 270-279 280-289 290-299 300-309 310-319 320-329 330-339 340-349 350-359 360-369 370-379 380-389 390-399 400-409 410-419 420-429 430-439 440-449 450-459 460-469 470-479 480-489 490-499 500-509 510-519 520-529 530-539 540-549 550-559 560-569 570-579 580-589 590-599 600-609 610-619 620-629 630-639 640-649 650-659 660-669 670-679 680-689 690-699 700-709 710-719 720-729 730-739 740-749 750-759 760-769 770-779 780-789 790-799 800-809 810-819 820-829 830-839 840-849 850-859 860-869 870-879 880-889 890-899 900-909 910-919 920-929 930-939 940-949 950-959 960-969 970-979 980-989 990-999 1000-1009 1010-1019 1020-1029 1030-1039 1040-1049 1050-1059 1060-1069 1070-1079 1080-1089 1090-1099 1100-1109 1110-1119 1120-1129 1130-1139 1140-1149 1150-1159 1160-1169 1170-1179 1180-1189 1190-1199 1200-1209 1210-1219 1220-1229 1230-1239 1240-1249 1250-1259 1260-1269 1270-1279 1280-1289 1290-1299 1300-1309 1310-1319 1320-1329 1330-1339 1340-1349 1350-1359 1360-1369 1370-1379 1380-1389 1390-1399 1400-1409 1410-1419 1420-1429 1430-1439 1440-1449 1450-1459 1460-1469 1470-1479 1480-1489 1490-1499 1500-1509 1510-1519 1520-1529 1530-1539 1540-1549 1550-1559 1560-1569 1570-1579 1580-1589 1590-1599 1600-1609 1610-1619 1620-1629 1630-1639 1640-1649 1650-1659 1660-1669 1670-1679 1680-1689 1690-1699 1700-1709 1710-1719 1720-1729 1730-1739 1740-1749 1750-1759 1760-1769 1770-1779 1780-1789 1790-1799 1800-1809 1810-1819 1820-1829 1830-1839 1840-1849 1850-1859 1860-1869 1870-1879 1880-1889 1890-1899 1900-1909 1910-1919 1920-1929 1930-1939 1940-1949 1950-1959 1960-1969 1970-1979 1980-1989 1990-1999 2000-2009 2010-2019 2020-2029 2030-2039 2040-2049 2050-2059 2060-2069 2070-2079 2080-2089 2090-2099 2100-2109 2110-2119 2120-2129 2130-2139 2140-2149 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8'-0" MAX. OPENING

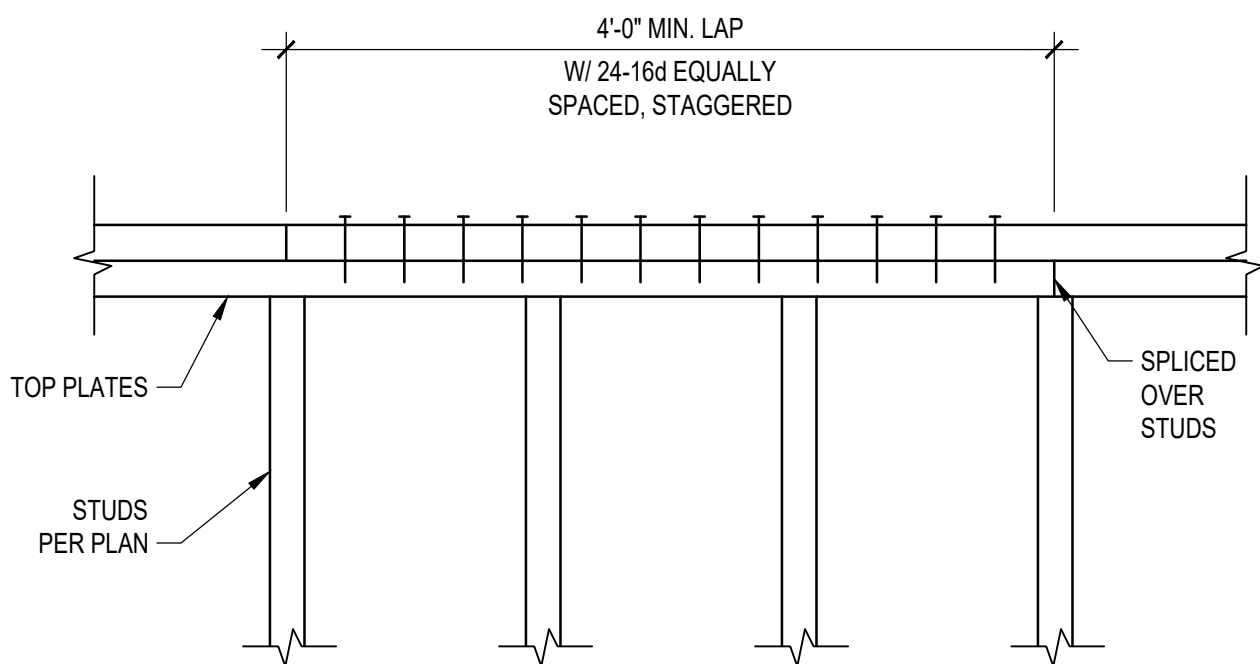
NOTES:

- SEE "STUD WALL FRAMING ELEVATION AND NOTES" FOR MINIMUM HEADER SIZES, AND MINIMUM NUMBER AND SIZE OF TRIMMERS AND KING STUDS.
- A35 CLIPS CAN BE OMITTED AT INTERIOR WALLS

TYP. STUD WALL OPENING FRAMING

SCALE: N.T.S.

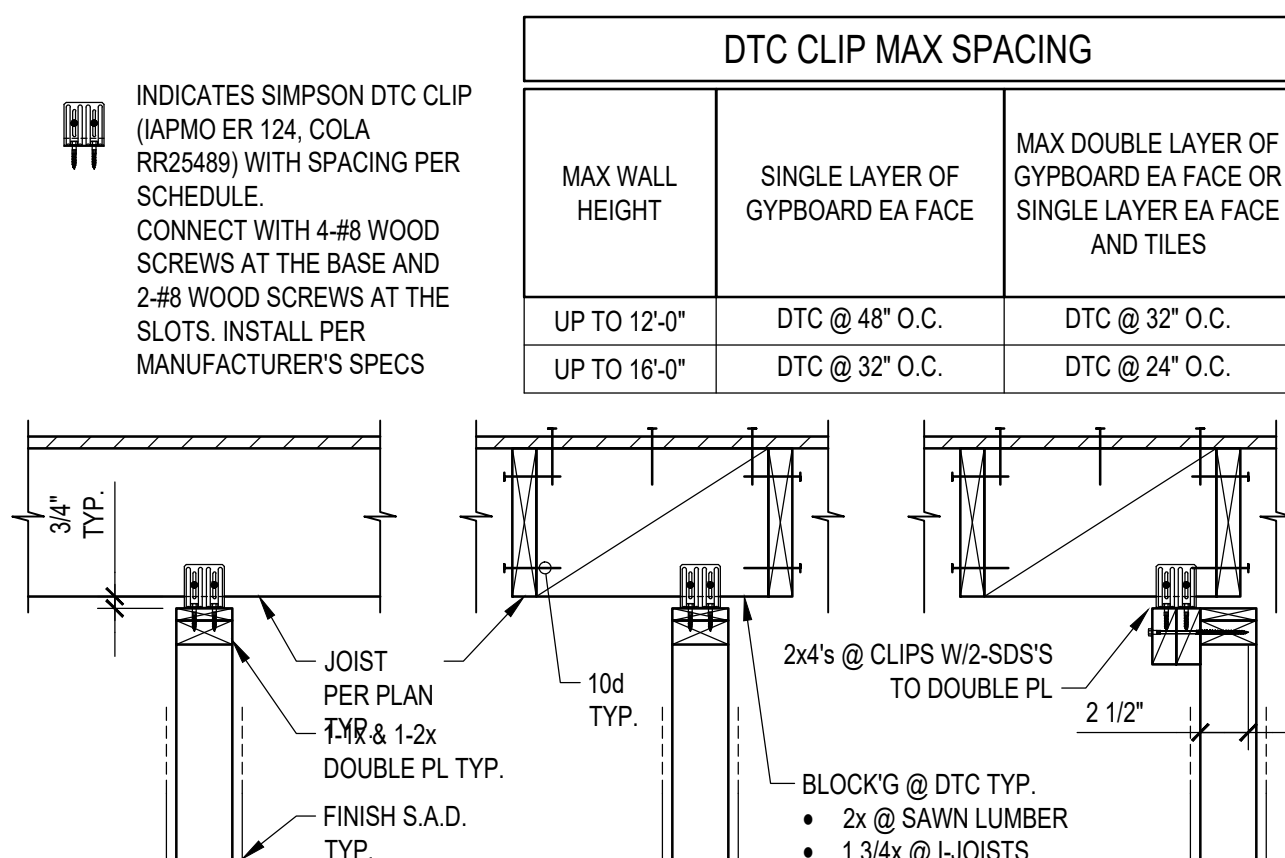
8



TYP. TOP PLATES SPLICE DETAIL

SCALE: N.T.S.

12



PERPENDICULAR TO JOIST

PARALLEL TO JOIST

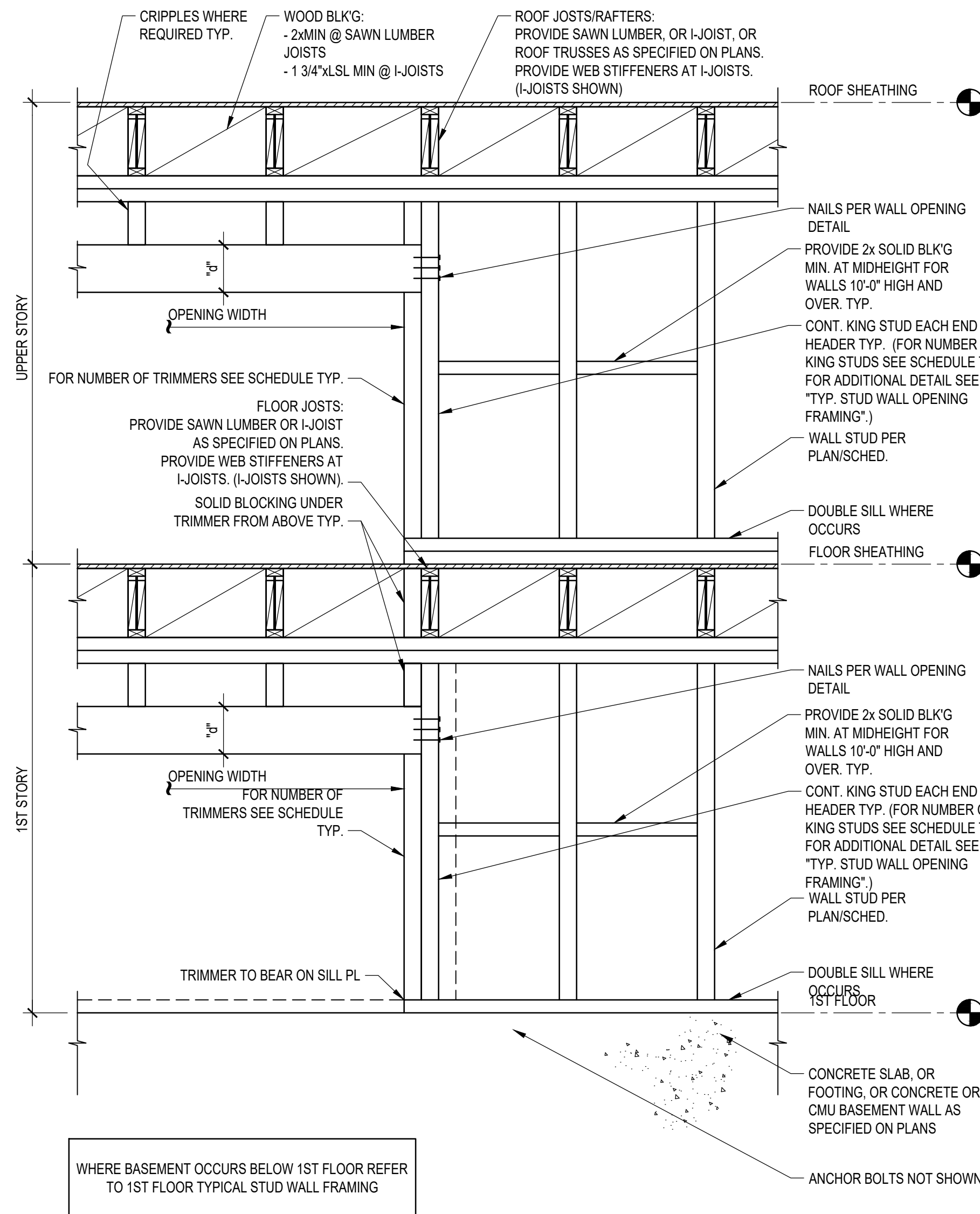
NOTES:

- DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
- FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING.

TOP CONN. NON BEARING WALL

SCALE: N.T.S.

9



STUD WALL PLATFORM FRAMING ELEVATION

SCALE: N.T.S.

3

TYP. TRIMMER & KING STUDS SCHEDULE AT BEARING HEADERS U.N.O.		
OPENING WIDTH	INTERIOR	EXTERIOR
<= 6'-0"	(1)-TRIMMER (1*)-KING STUD	(1)-TRIMMER (1)-KING STUD
> 6'-0"	-	(2)-TRIMMER (2)-KING STUD

* FOR ALL INTERIOR HEADERS SUPPORTING ROOF + 3 LEVELS OR MORE, ADD ONE ADDITIONAL KING STUD TO THE SCHEDULE ABOVE.

TYP. MINIMUM NON-BEARING HEADER SCHEDULE U.N.O.			
WIDTH OF OPENING	EXTERIOR	INTERIOR (4x WALL)	INTERIOR (6x WALL)
4'-0"	6x6	4x4/(2)-2x4	6x6
6'-0"	6x6	4x4/(2)-2x4	6x6
8'-0"	6x6	4x6/(2)-2x6	6x6

TYP. MINIMUM BEARING HEADER SCHEDULE U.N.O.									
WIDTH OF OPENING	EXTERIOR			INTERIOR - 4x WALL			INTERIOR - 6x WALL		
	ROOF	FLOOR	PUBLIC AREA	ROOF	FLOOR	PUBLIC AREA	ROOF	FLOOR	PUBLIC AREA
4'-0"	6x6	6x6	6x8	4x6/(2)-2x6	4x8/(2)-2x8	4x10/(2)-2x12	6x6	6x8	6x10
6'-0"	6x6	6x8	6x10	4x8/(2)-2x8	4x10/(2)-2x12	4x12	6x8	6x10	6x12
8'-0"	6x8	6x10	6x12	-	-	-	-	-	-

NOTES:

- SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS. PLATFORM FRAMING SHALL BE PROVIDED UNLESS BALLOON FRAMING IS EXPLICITLY CALLED OUT ON THE PLANS
- HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES. SEE PLANS FOR WHERE LARGER HEADER SIZES ARE REQUIRED.
- STUD HEIGHT LIMITATIONS:
2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.
3x4 AT 16" O.C. NOT TO EXCEED 10 1/2 FEET.

IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.

- TRIMMERS TO BE SAME SIZE AS STUDS AS GIVEN FLOOR LEVEL UNLESS NOTED OTHERWISE. SEE PLANS FOR POSTS WHERE REQUIRED INSTEAD OF TRIMMERS.
- NAIL TRIMMERS TOGETHER W/16d NAILS AT 12" O.C. STAGGERED EACH FACE.
- SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
- FOR ACTUAL WALL WIDTH, SEE ARCHITECTURAL DRAWINGS.
- ALIGN ROOF & FLOOR FRAMING WITH STUDS AS SHOWN.
- PROVIDE (1)-TRIMMER AND (1)-KING STUD @ NON-LOAD BEARING HEADERS.



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SIGN DATE: 04/12/2024

REVISIONS

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- 3RD SUBMITTAL - 04/12/24
- 4TH SUBMITTAL - 05/02/24

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PROPOSED PROJECT:

HOOVER ADDITION

530 HOOVER ST
OCEANSIDE, CA 92054

TITLE
TYPICAL
DETAILS

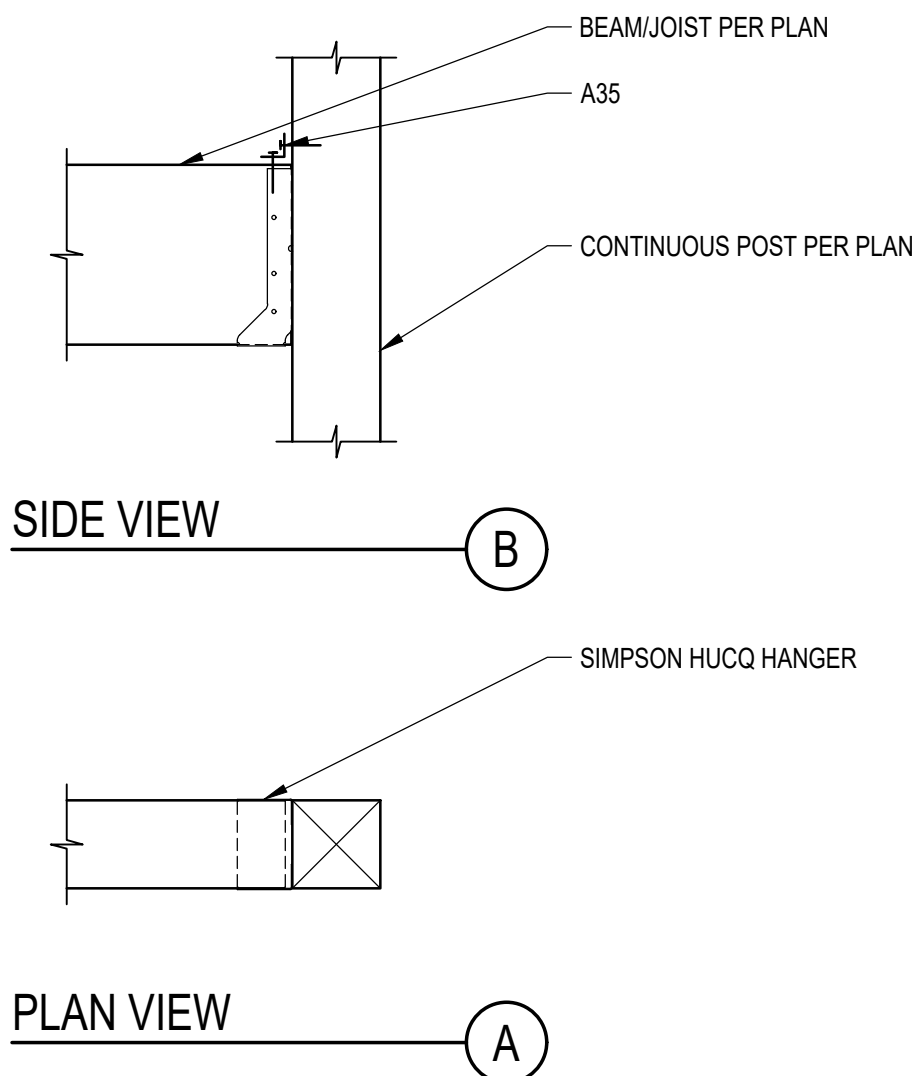
DRAWN BY
R.G.

DATE:
MAY 02, 2024

SCALE:
AS NOTED

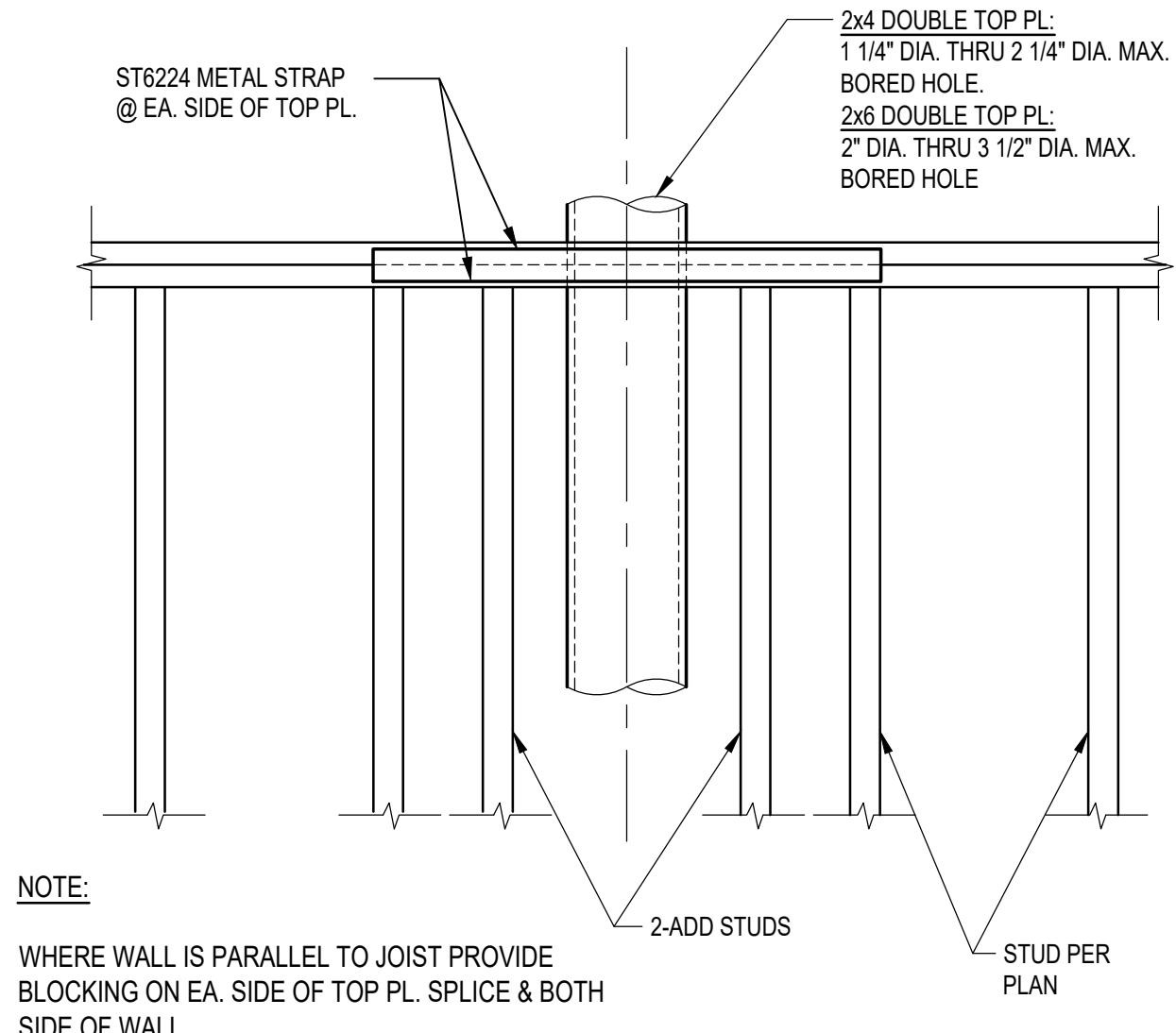
SHEET

S111



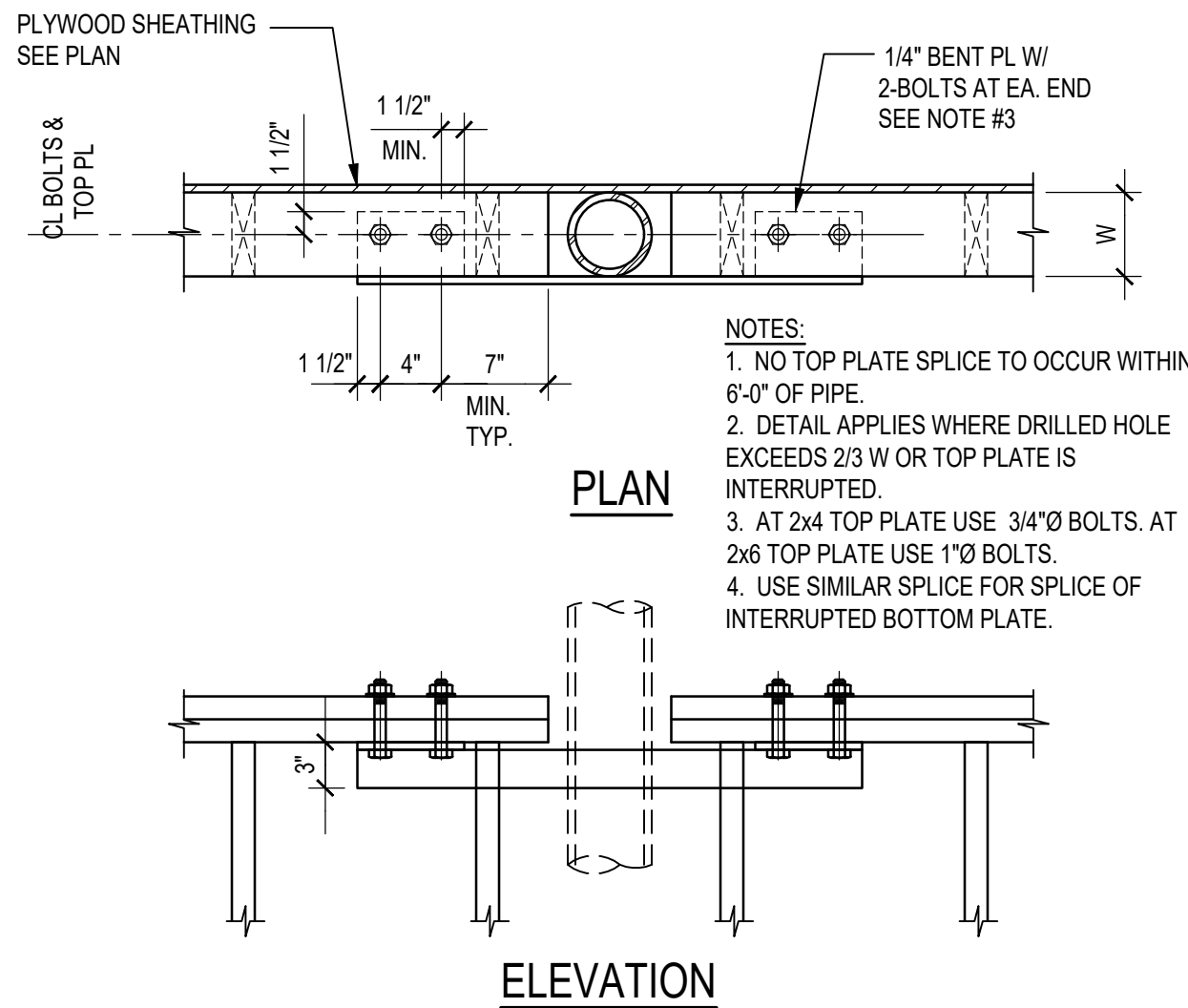
BM TO POST FACE MOUNT CONN.
SCALE: N.T.S.

10



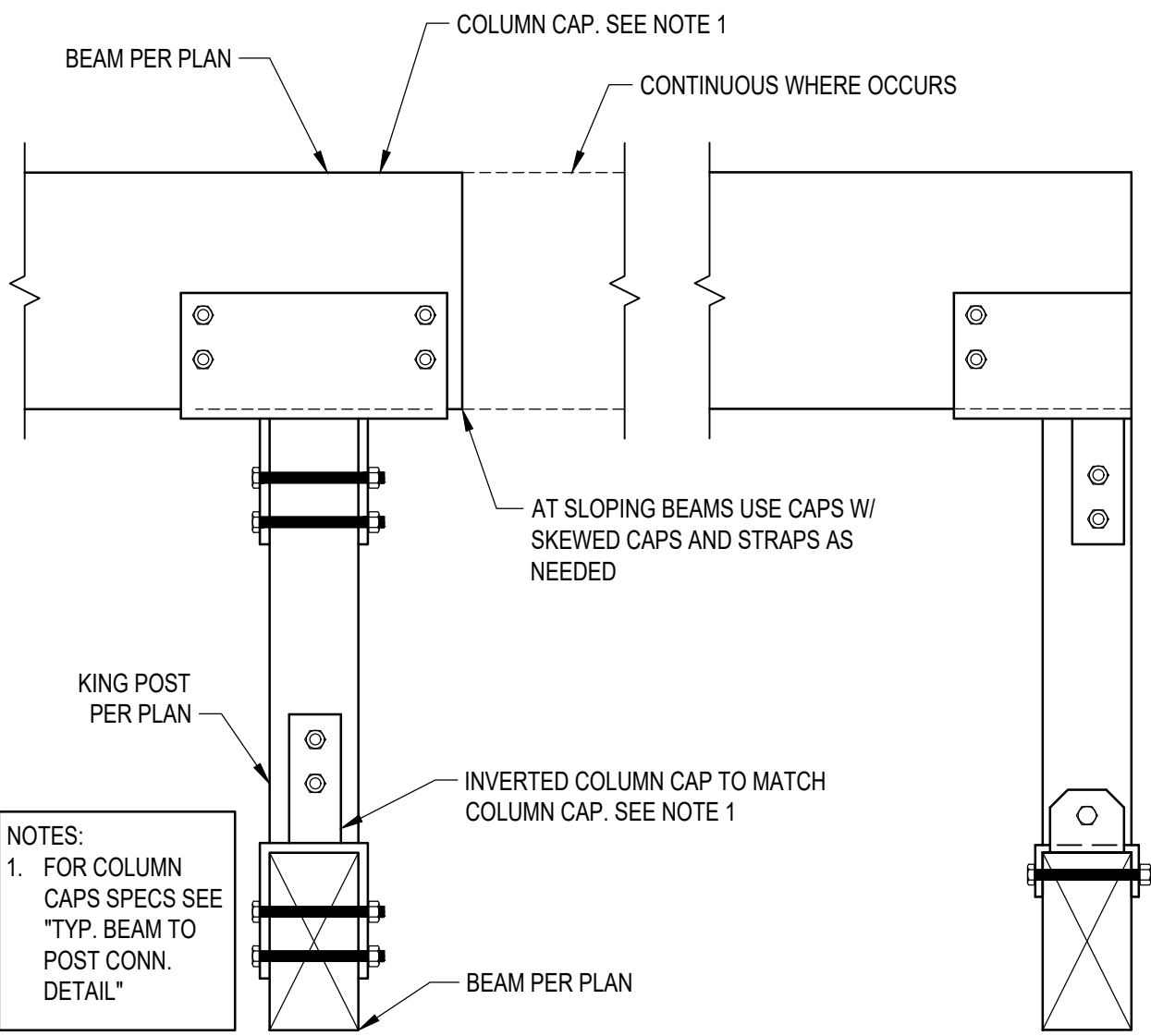
SHEAR WALL WITH PIPE DETAIL
SCALE: N.T.S.

7



TYP. INTERRUPTED
TOP/BOTT. PLATE SPLICE
SCALE: N.T.S.

8



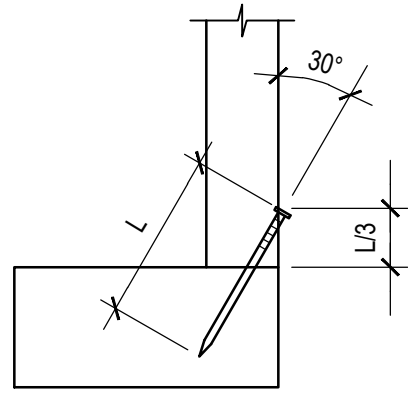
TYP. KING POST DETAIL
SCALE: N.T.S.

9

NAILING SCHEDULE (1)	
CONNECTION	NAILING
POST TO PIER PAD, TOE NAIL	3-16d or 4-8d
GIRDER TO POST, TOE NAIL	3-16d or 4-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
JOIST TO BLOCKING, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO JOISTS, END NAIL	16d T&B OF EACH JOIST
RIM JOIST TO SILL, TOE NAIL	16d @ 16" O.C.
FLOOR JOIST LAP @ BEARING, FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	2-16d END NAIL, OR 4-8d TOE NAIL
DOUBLED STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	8-16d
DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 16" O.C.
CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
CEILING JOISTS, LAP OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	3-16d
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER, FACE NAIL	3-16d
RAFTER TIES, 1" LUMBER, FACE NAIL	5-8d
RAFTER TO PLATE, TOE NAIL	3-8d
1"x4" MIN. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
BUILT-UP CORNER STUDS	16d @ 24" O.C.

NOTES:
1. ALTERNATIVELY, PROVIDE NAILING PER "FASTENING SCHEDULE" PER LATEST EDITION OF CALIFORNIA BUILDING CODE

SCHEDULE



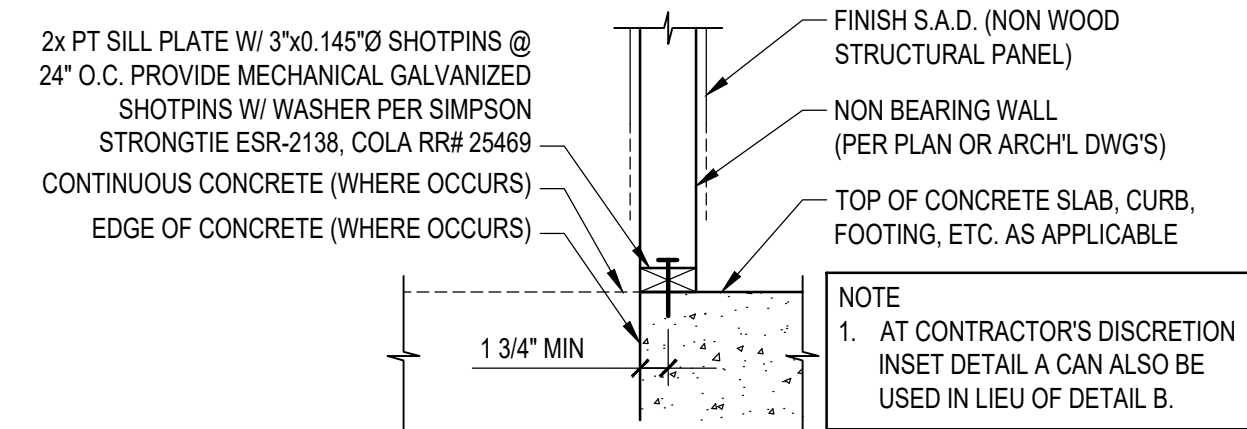
TOE NAIL INSTALLATION

A

NAILING SCHEDULE

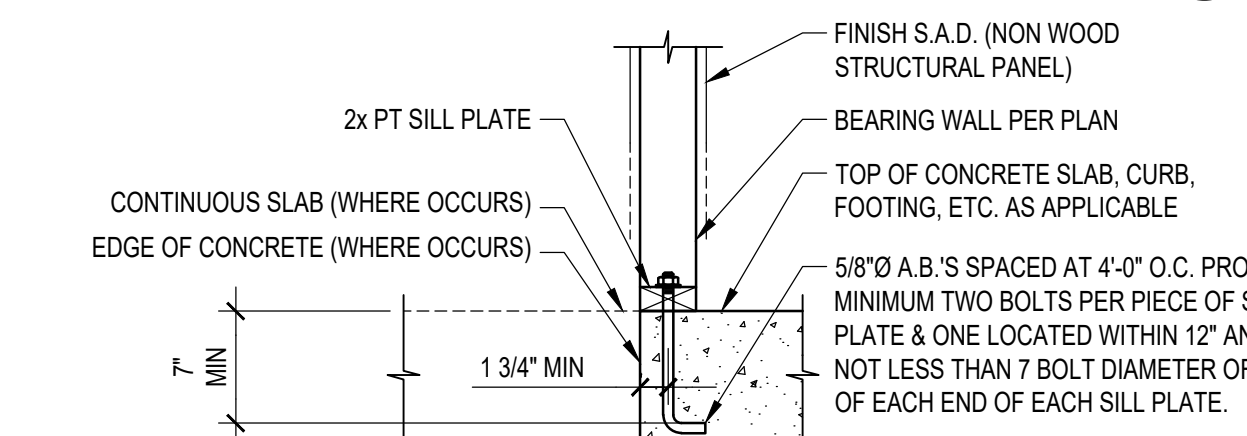
SCALE: N.T.S.

5



NON BEARING WALL

B



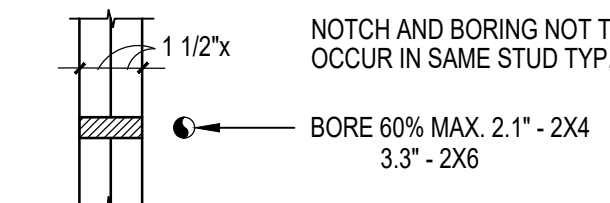
BEARING WALL

A

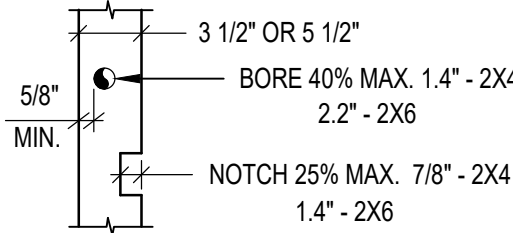
BASE DETAIL @ NON SHEAT'D WALL

SCALE: N.T.S.

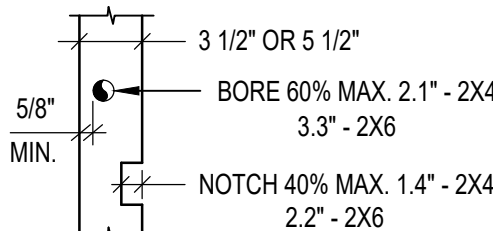
6



DOUBLE STUDS-BEARING OR NOT



BEARING STUDS



NON-BEARING STUDS

TYP. STUD NOTCHING

SCALE: N.T.S.

1

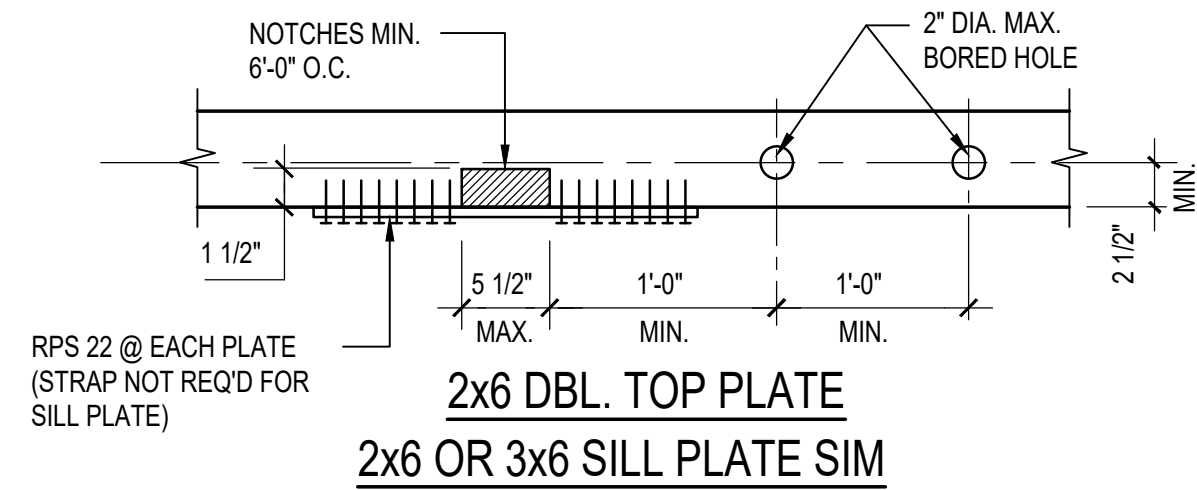
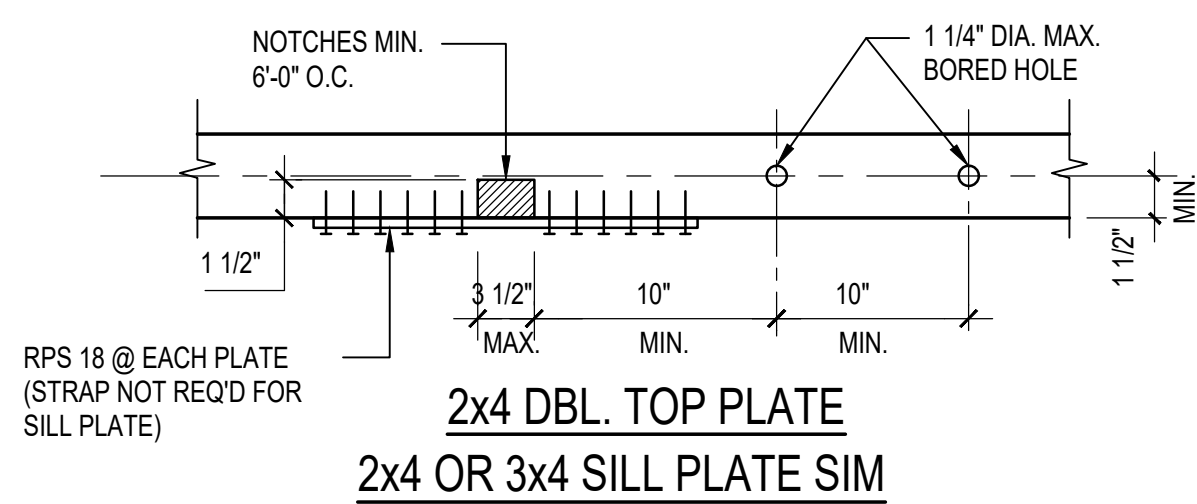
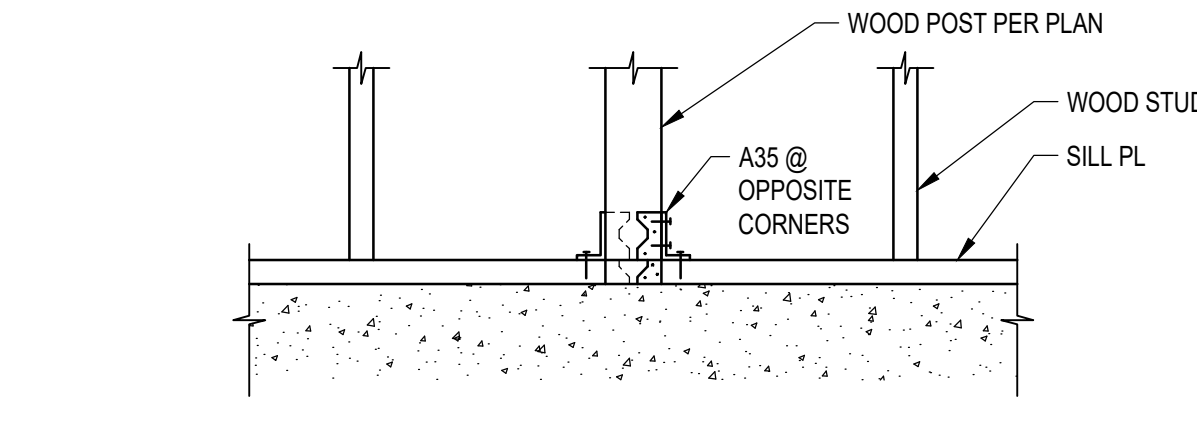


PLATE NOTCHING & BORING

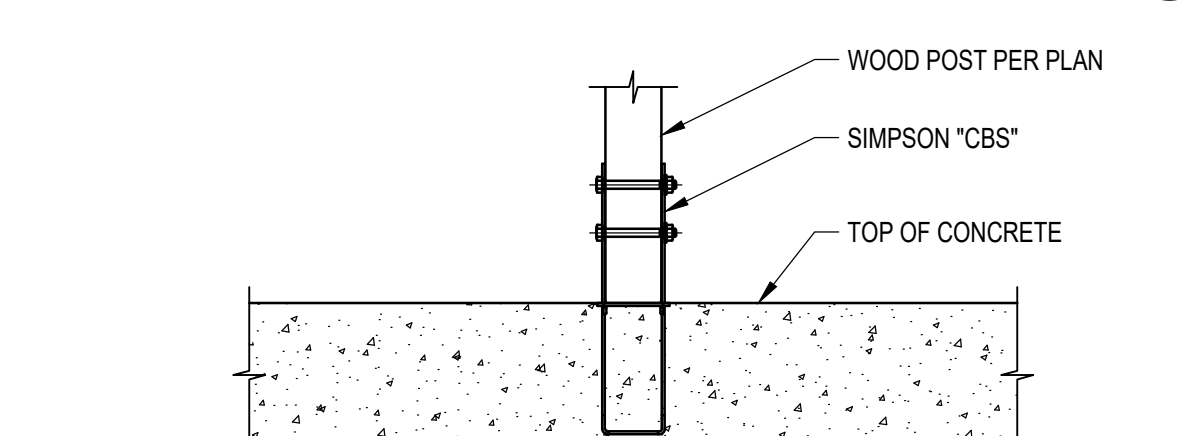
SCALE: N.T.S.

2



WITHIN A WALL

B



ISOLATED POST

A

TYP. POST BASE

SCALE: N.T.S.

3

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REGISTERED PROFESSIONAL ENGINEER
OMAR MAJOURID
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CIVIL
STATE OF CALIFORNIA
SIGN DATE: 04/12/2024

REVISIONS

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PROPOSED PROJECT:
HOOVER ADDITION
530 HOOVER ST
OCEANSIDE, CA 92054

TITLE
TYPICAL
DETAILS

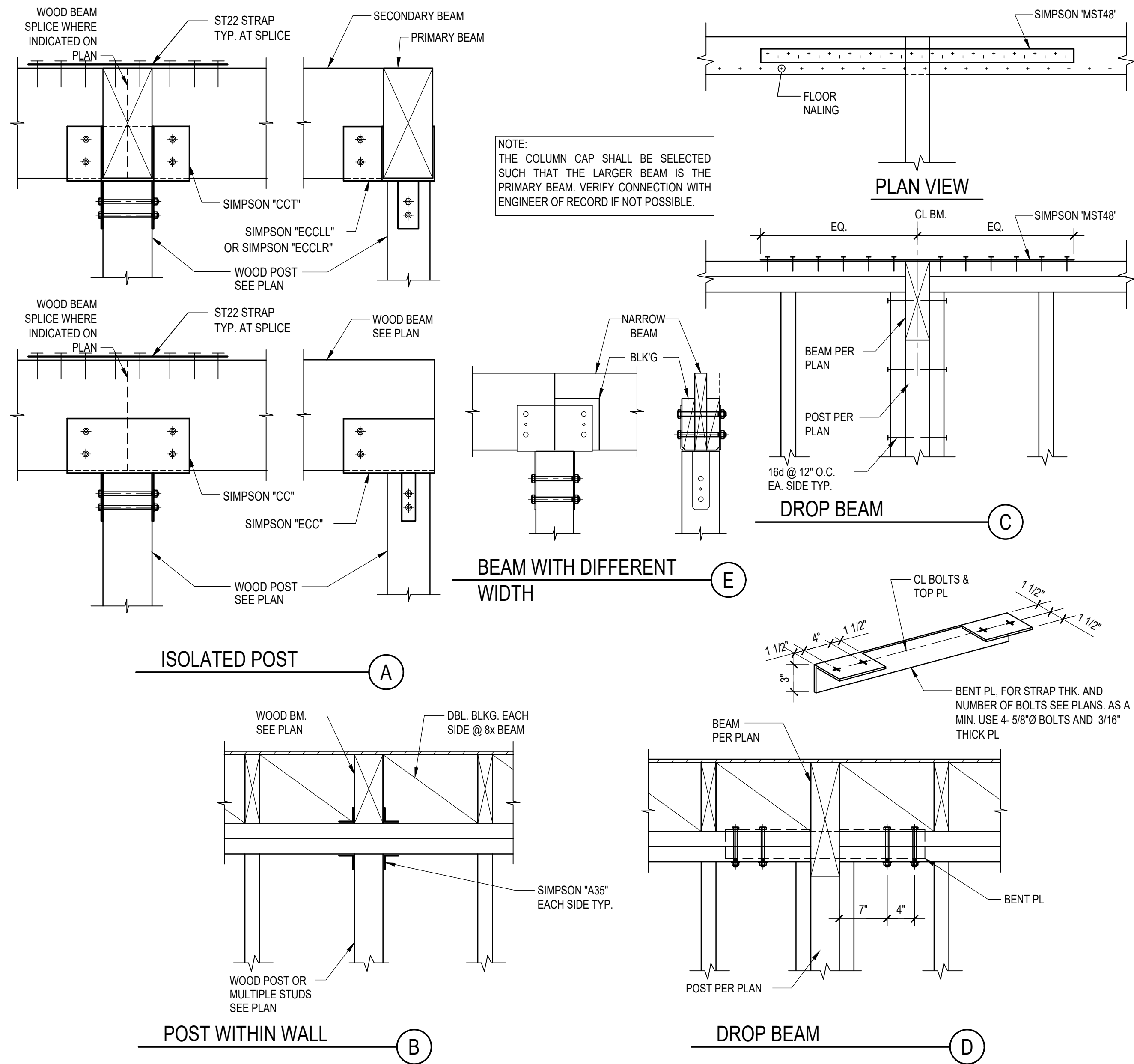
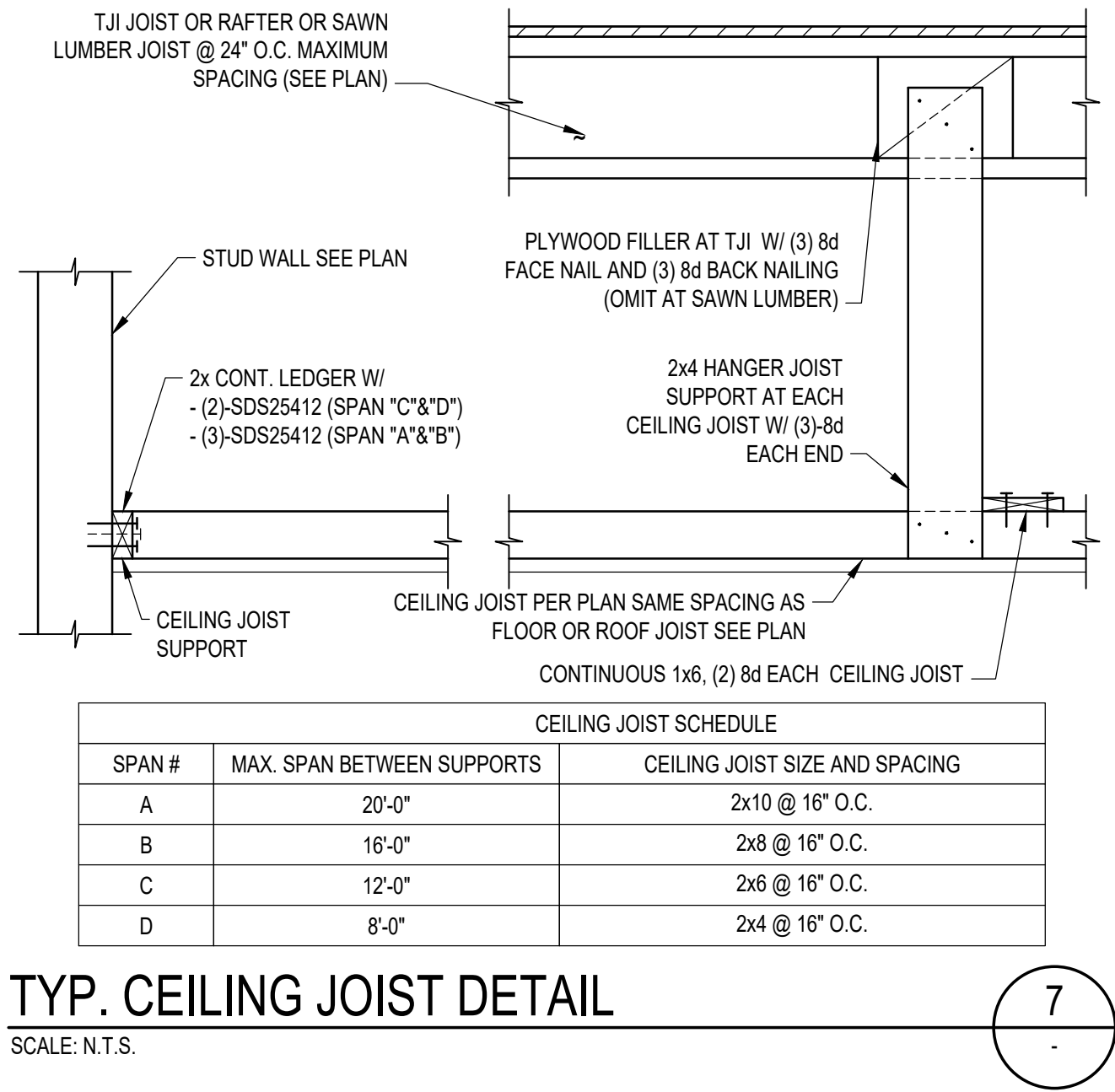
DRAWN:
R.G.

DATE:
MAY 02, 2024

SCALE:
AS NOTED

SHEET

S112

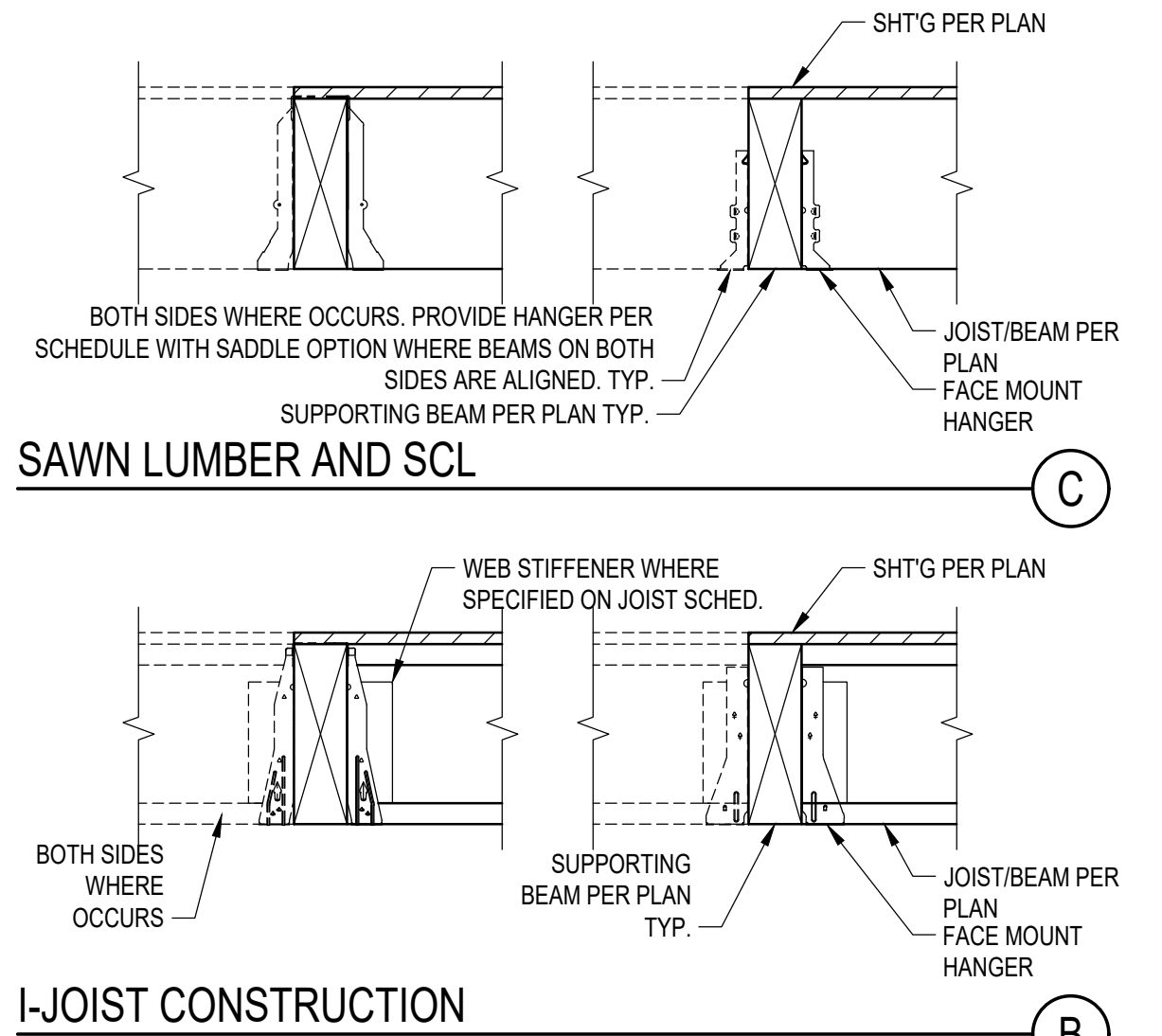


HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE			
TOP MOUNT HANGER (SEE NOTE 1)		FACE MOUNT HANGER (SEE NOTE 1)	
JOIST/BEAM SIZE	HANGER TYPE	JOIST/BEAM SIZE	HANGER TYPE
ALL SAWN LUMBER U.N.O.	SIMPSON HUTF ESR-2593 COLA R925901	ALL SAWN LUMBER U.N.O.	SIMPSON HU ESR-2549 COLA R925901
2x6 THRU 2x16	SIMPSON LB ESR-2593 COLA R925901	2x6 THRU 2x10	SIMPSON LUS ESR-2549 COLA R925901
2-2x6 THRU 2-2x14	SIMPSON HUSTF ESR-2593 COLA R925901	2-2x6 THRU 2-2x10	SIMPSON LUS ESR-2549 COLA R925901
4x6 THRU 4x14	SIMPSON HUSTF ESR-2593 COLA R925901	4x6 THRU 4x16	SIMPSON HUS ESR-2592 COLA R925901
ALL I-JOIST U.N.O.	SIMPSON MIT ESR-2615 LA SUPPLEM	ALL I-JOIST U.N.O.	SIMPSON MIU ESR-2692 COLA R925901
SINGLE I-JOIST TO WOOD BEAM 9 1/4 THRU 16 DEEP	SIMPSON ITS ESR-2615 COLA R925903	SINGLE I-JOIST TO WOOD BEAM 9 1/4 THRU 16 DEEP	SIMPSON IUS ESR-2692 COLA R925901
ALL PS/LV/L/SL BEAMS U.N.O.	SIMPSON HGLTV ESR-2615 COLA R925902	ALL PS/LV/L/SL BEAMS U.N.O.	SIMPSON HGU ESR-2692 COLA R925901
		3 1/2" AND 5 1/4" PS/LV/L/SL UP TO 11 7/8" DEEP	SIMPSON MGU ESR-2692 COLA R925901
ALL GLULAM BEAMS U.N.O.	SIMPSON EG ESR-2615 COLA R925903	ALL GLULAM BEAMS U.N.O.	SIMPSON HHGU ESR-2692 COLA R925901

NOTES:

- HANGERS SHALL BE USED TO SUPPORT BEAM OR JOISTS FROM A SUPPORTING BEAM.
- TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION BASED ON MORE ECONOMICAL CHOICE.
- HANGERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, SUCH AS BUT NOT LIMITED TO MIN THICKNESS FOR FASTENER EMBEDMENT, MIN EDGE DISTANCE, MIN SIZE OF HEADERS, ETC.
- PROVIDE SKEWED, SLOPED HANGERS AS REQ'D
- PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED

HANGER SCHEDULE AND NOTES



JOIST AND BEAM HANGER SCHEDULE

SCALE: N.T.S.

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530 HOOVER ST
OCEANSIDE, CA 92054

**TITLE
TYPICAL
DETAILS**

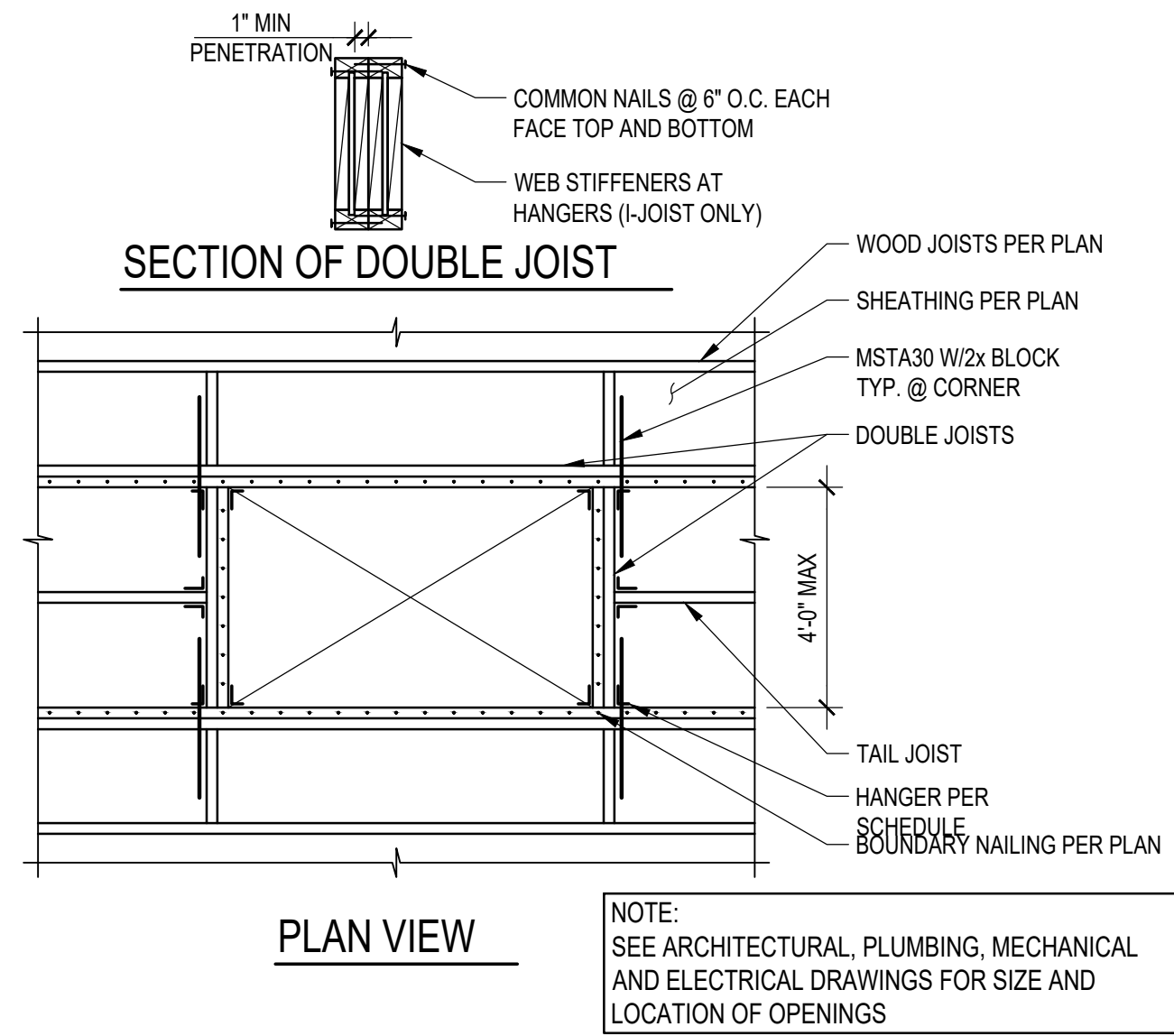
DRAWN BY
R.G.

DATE:
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SCALE:
AS NOTED

SHEET

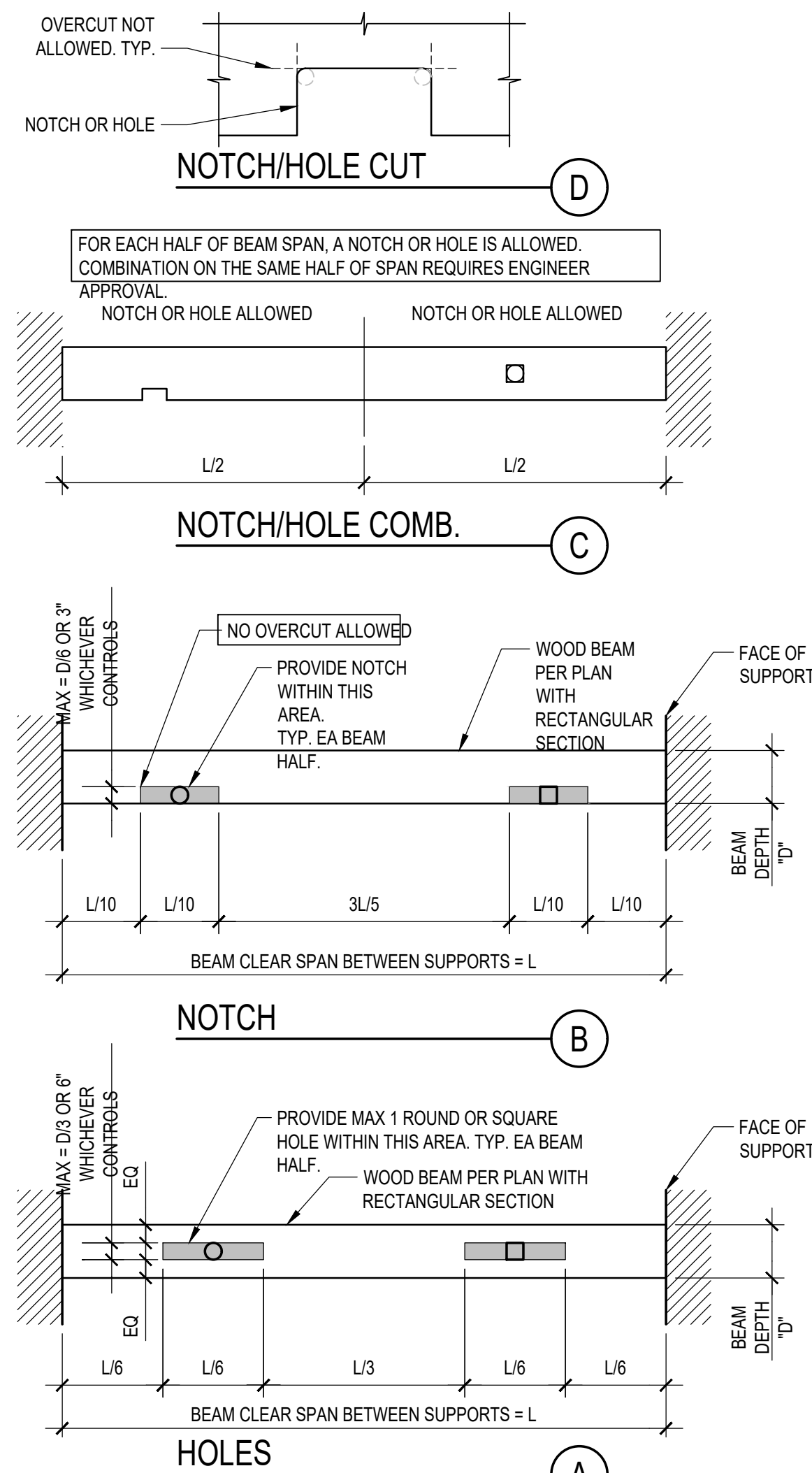
S113



TYP. FLOOR AND ROOF OPENING

SCALE: N.T.S.

10



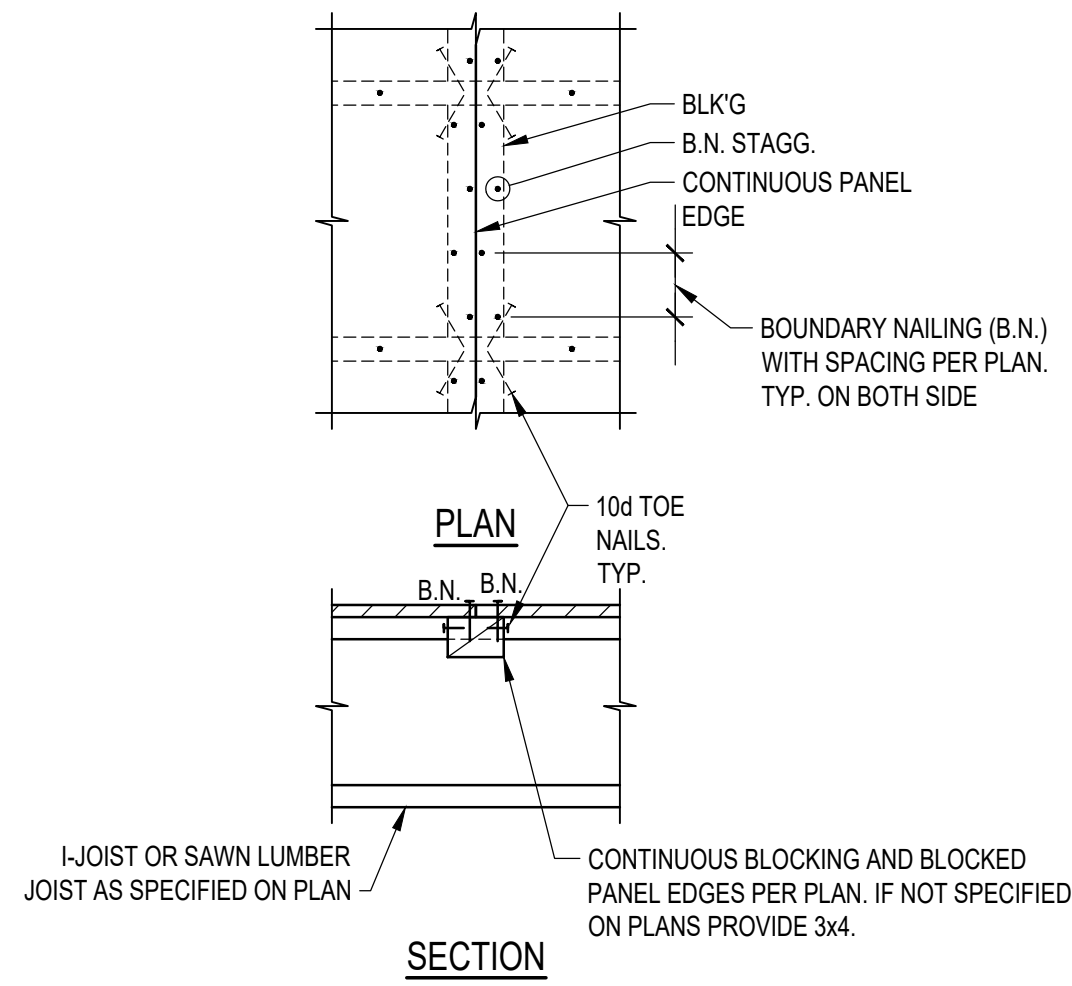
NOTES:

- HOLES AND NOTCHES SHOWN ON THIS SKETCH ARE PERMITTED ONLY FOR SIMPLY SUPPORTED BEAMS WITH UNIFORM DISTRIBUTED LOAD.
- OBTAIN ENGINEER'S APPROVAL IF CONCENTRATED LOADS ARE APPLIED TO THE BEAM (LIKE COLUMN ABOVE THE BEAM, OR OTHER BEAMS FRAMING INTO THE BEAM TO BE PERFORATED).
- THIS DETAIL APPLIES TO RECTANGULAR SECTION SAWN LUMBER. FOR I-JOIST, GLULAM AND ENGINEERED LUMBER CONSTRUCTION, REFER TO MANUFACTURER'S SPECIFICATION.
- DO NOT OVERCUT HOLES OR NOTCHES.

HOLE IN WOOD MEMBERS

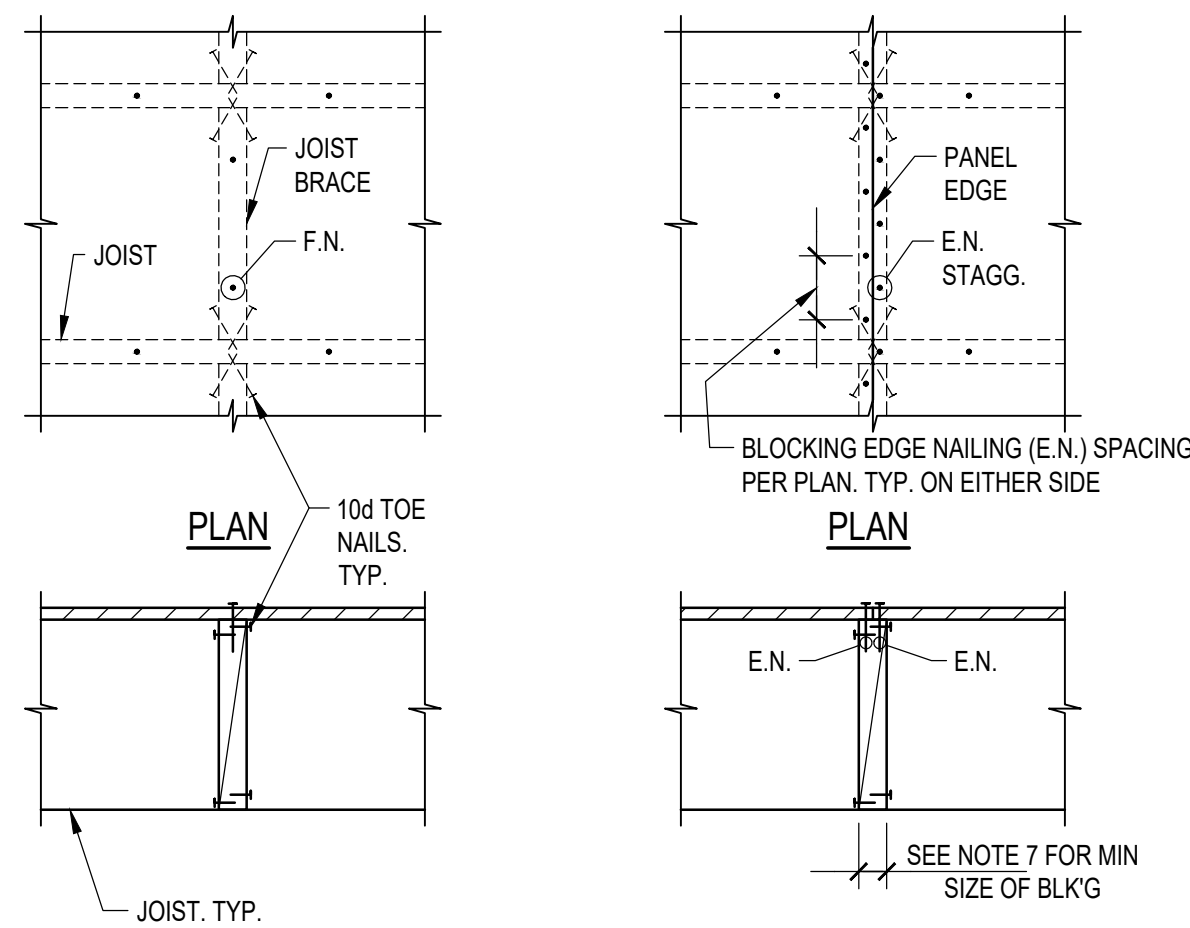
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12



ADJOINING PANEL EDGES - NAILING TO CONT. BLK'G SAWN LUMBER AND I-JOISTS

D



JOIST BRACING - FULL DEPTH BLK'G SAWN LUMBER ONLY

SCALE: N.T.S.

SCALE: N.T.S.

SCALE: N.T.S.

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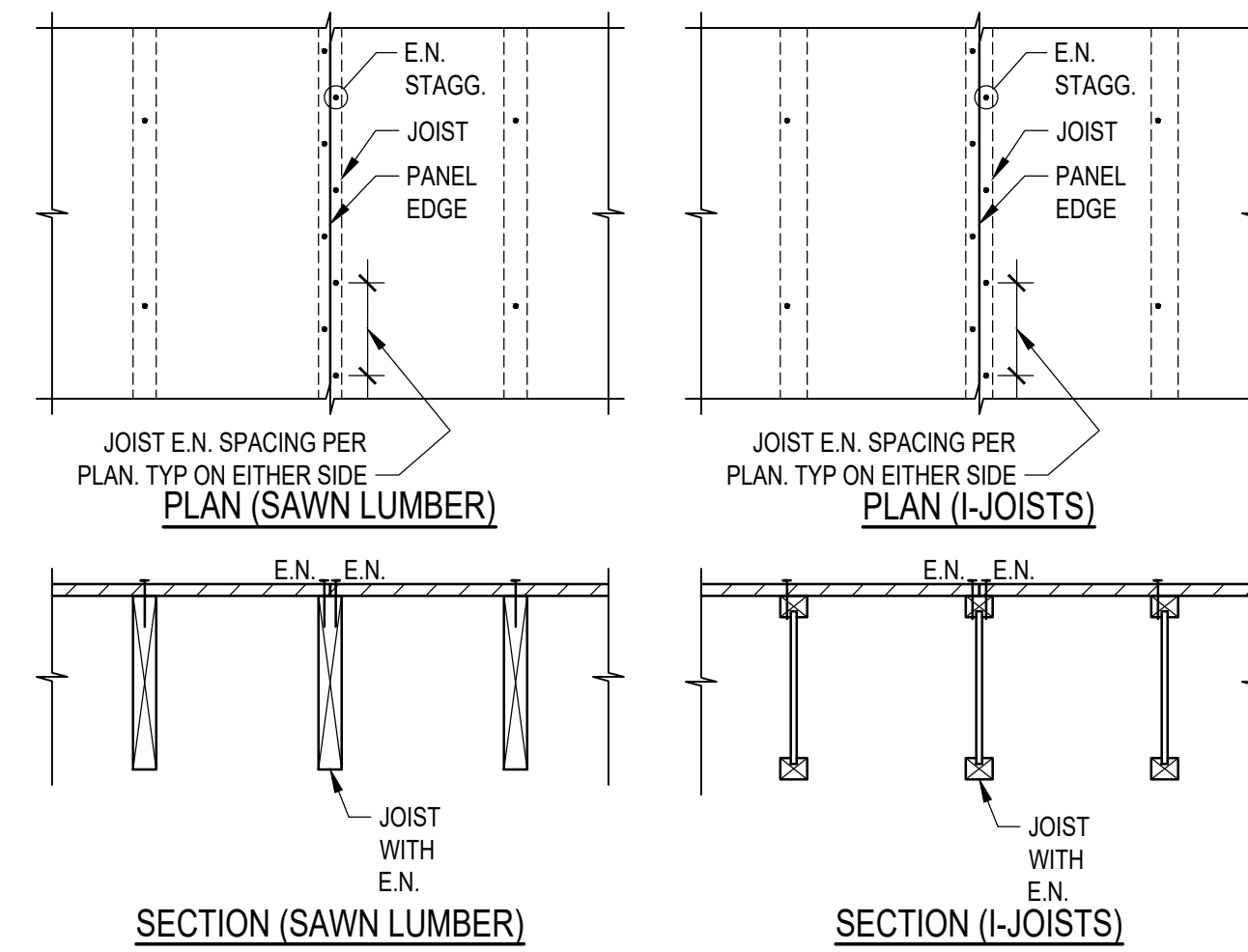
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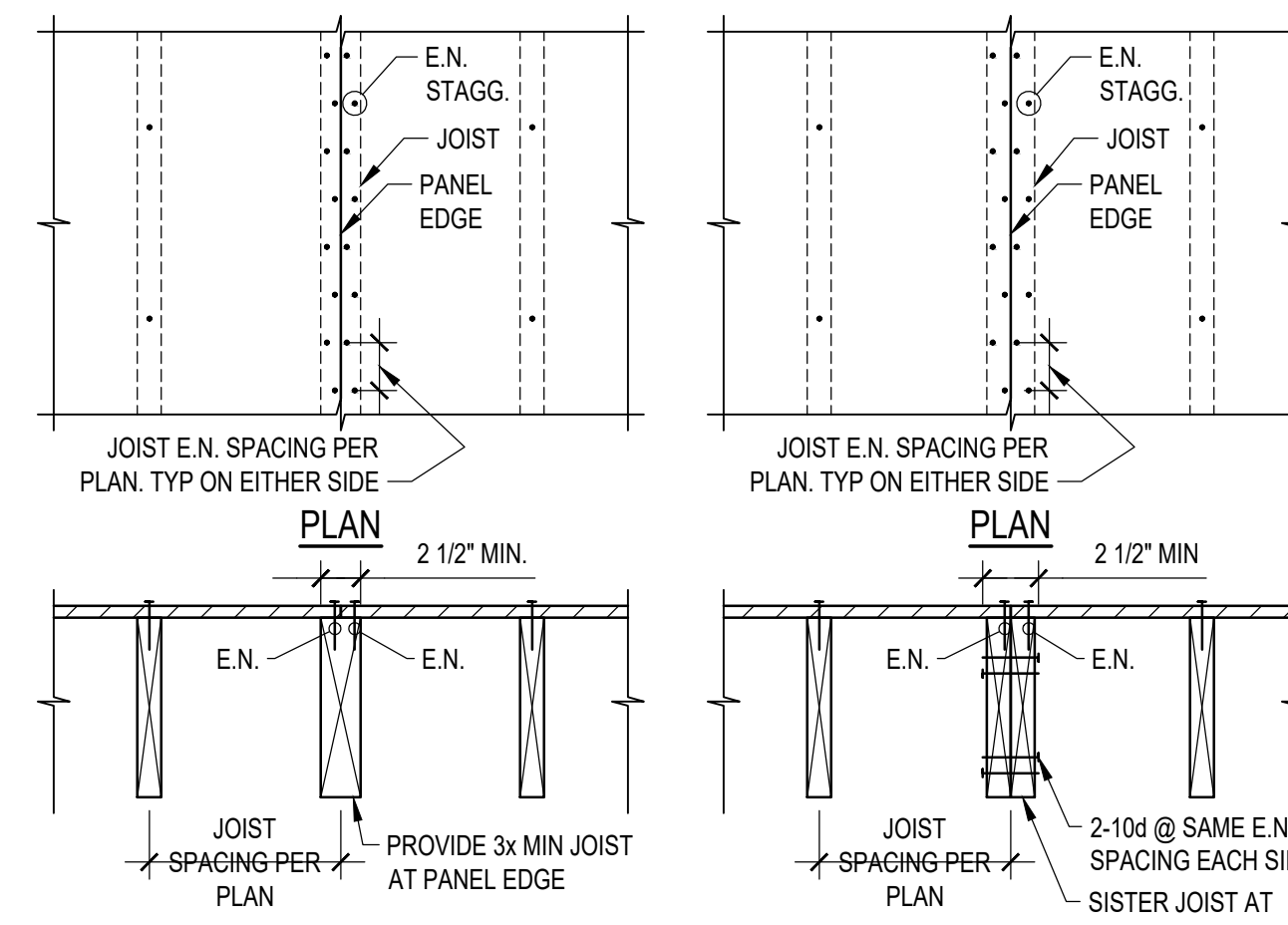
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SCALE: N.T.S.



ADJOINING PANEL EDGES - NAILING TO JOISTS NAIL SPACING GREATER THAN 3"

B



JOIST BRACING - FULL DEPTH BLK'G SAWN LUMBER ONLY

SCALE: N.T.S.

SCALE: N.T.S.

SCALE: N.T.S.

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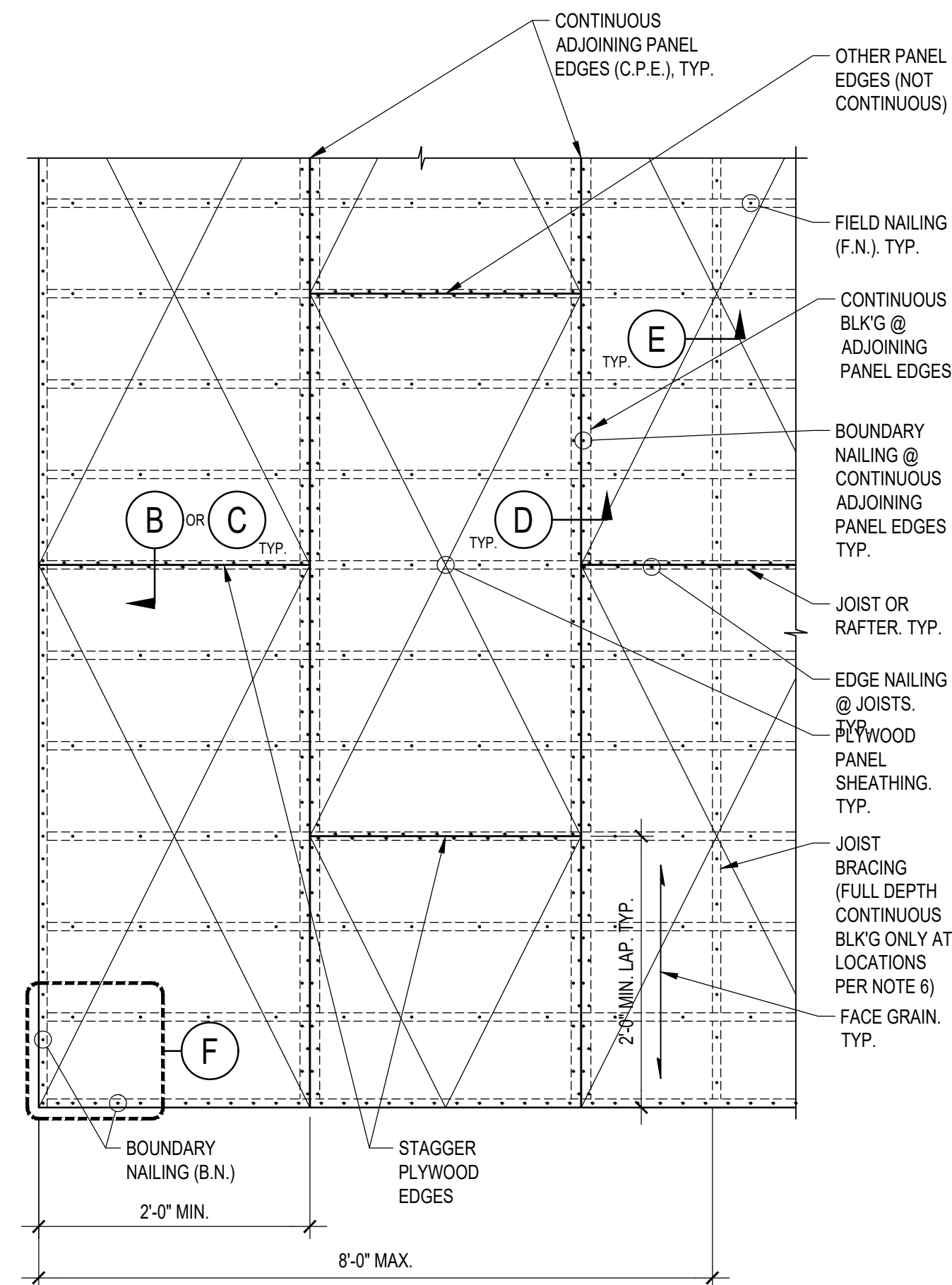
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SCALE: N.T.S.



NOTES:

- FOR SHEATHING THICKNESS AND GRADE SEE PLANS
- FOR NAIL SIZE AND SPACING OF BOUNDARY NAILING (B.N.), EDGE NAILING (E.N.) AT JOISTS, EDGE NAILING AT BLOCK'G, SEE PLANS. FIELD NAILING (F.N.) SHALL ALWAYS BE @ 12" O.C.
- PROVIDE MIN. 3/8" NAIL EDGE DISTANCE FROM PLYWOOD AND FRAMING MEMBERS. SEE INSET DETAIL "G"
- FOR JOIST OR RAFTER SIZE AND SPACING SEE PLANS. PROVIDE SAWN LUMBER OR I-JOISTS MEMBERS AS SPECIFIED ON PLANS
- BLOCK ALL PANEL EDGES AS SHOWN UNLESS OTHERWISE SPECIFIED EXPRESSLY ON THE PLANS. TONGUE AND GROOVE CANNOT BE USED AS SUBSTITUTION OF PANEL EDGES BLOCKING. WHERE BLOCKING IS NOT REQUIRED, TONGUE AND GROOVE MUST BE PROVIDED. WHERE BLOCKING IS REQUIRED, TONGUE AND GROOVE MAY BE OMITTED.
- FULL DEPTH CONTINUOUS JOIST BRACING: AT SAWN LUMBER JOISTS WITH NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 PROVIDE FULL DEPTH CONTINUOUS JOIST BRACING MEMBERS @ 8'-0" MAX SPACING AS INDICATED ON THE PLAN ABOVE. AT ENGINEERED LUMBER JOISTS PROVIDE CONTINUOUS BRACING MEMBERS ONLY IF SPECIFIED PER MANUFACTURER'S RECOMMENDATIONS
- (SAWN LUMBER ONLY) JOIST BRACING MEMBERS SHALL CONSISTS OF FULL DEPTH BLOCKING AS SHOWN PER INSET DETAIL "E". AS A MINIMUM PROVIDE 2x MEMBERS. IT SHALL BE PERMITTED TO USE JOIST BRACING BLOCKING AS PANEL EDGE BLOCKING PER INSET DETAIL "E2", PROVIDED THAT THE NAILED FACE OF FULL DEPTH BLOCKING MEETS THE LIMITATIONS SET FORTH ON NOTE 8.
- THE MIN WIDTH OF NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS FOLLOWS (FOR MULTIPLE LINE OF FASTENERS MORE STRINGENT REQUIREMENTS SHALL APPLY - SEE NOTE 15):
 - 1 1/2" ACTUAL (2x NOMINAL) IF E.N. OR B.N. SPACING IS GREATER THAN 3". SEE INSET DETAILS "B", "D", AND "E2".
 - 2 1/2" ACTUAL (3x NOMINAL) IF E.N. OR B.N. SPACING IS 3" OR LESS. SEE INSET DETAILS "C", "D", AND "E2".
- ALL PLYWOOD END JOINTS SHALL BE STAGGERED 2'-0" MIN AS INDICATED
- LONG DIMENSION OF PLYWOOD SHEATHING SHALL BE LAID PERPENDICULAR TO JOIST AS INDICATED
- AT UNBLOCKED DIAPHRAGMS, C.P.E. & E.N. NEED ONLY OCCUR AT SUPPORTED PANEL EDGES
- DIAPHRAGM NAILING TO BE OBSERVED BY STRUCTURAL ENGINEER BEFORE COVERING
- PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1) OF THE CBC.
- NOT USED.
- FOR DIAPHRAGM CONSTRUCTION WITH MULTIPLE LINES OF FASTENERS SEE ADDITIONAL REQUIREMENTS PER "MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGM) DETAIL" UNDER TYPICAL DETAILS

TYP. LAYOUT AND NOTES

A

3



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SIGN DATE: 04/12/2024

REVISIONS

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2ND SUBMITTAL	- 03/11/24
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PROPOSED PROJECT:

HOOVER ADDITION

530 HOOVER ST
OCEANSIDE, CA 92054

TITLE TYPICAL DETAILS

DRAWN:

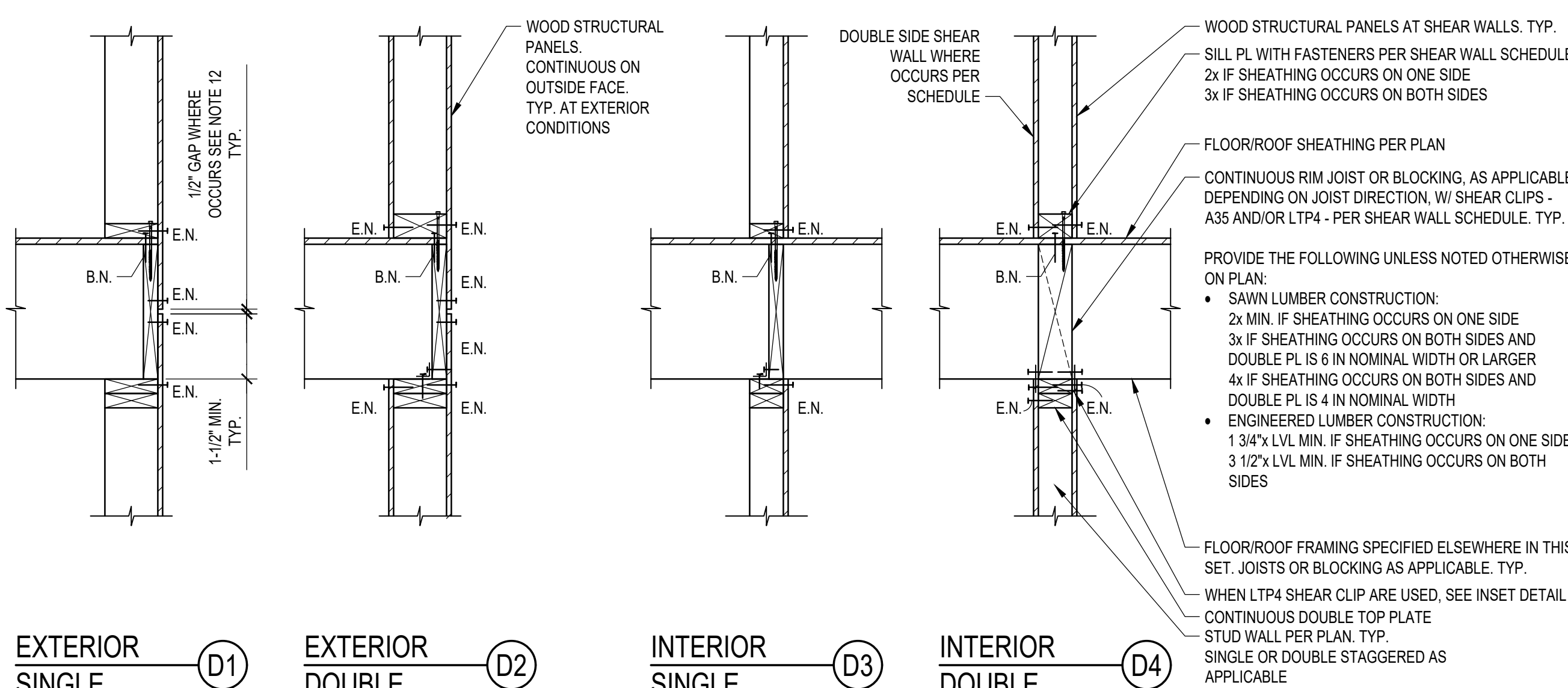
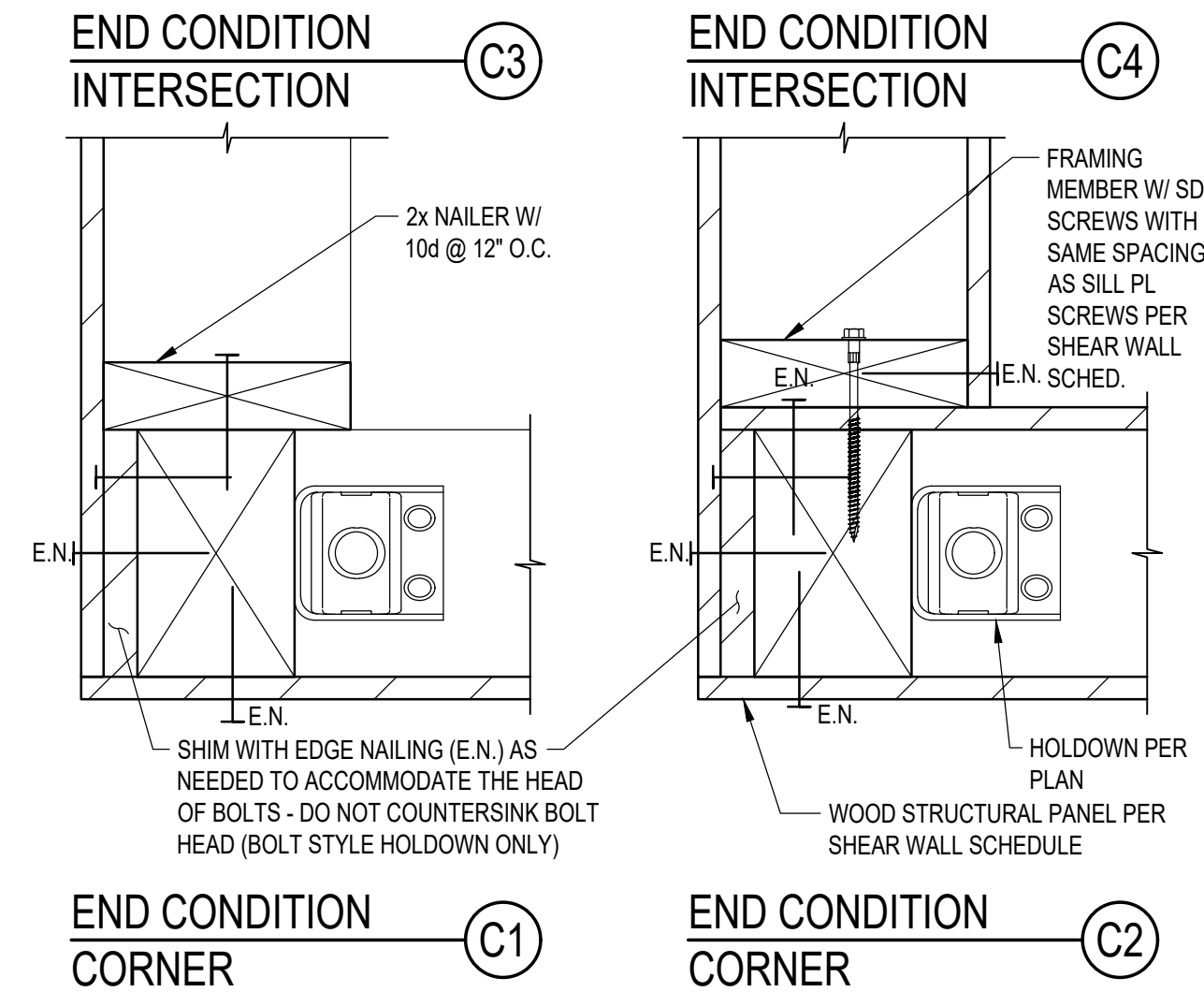
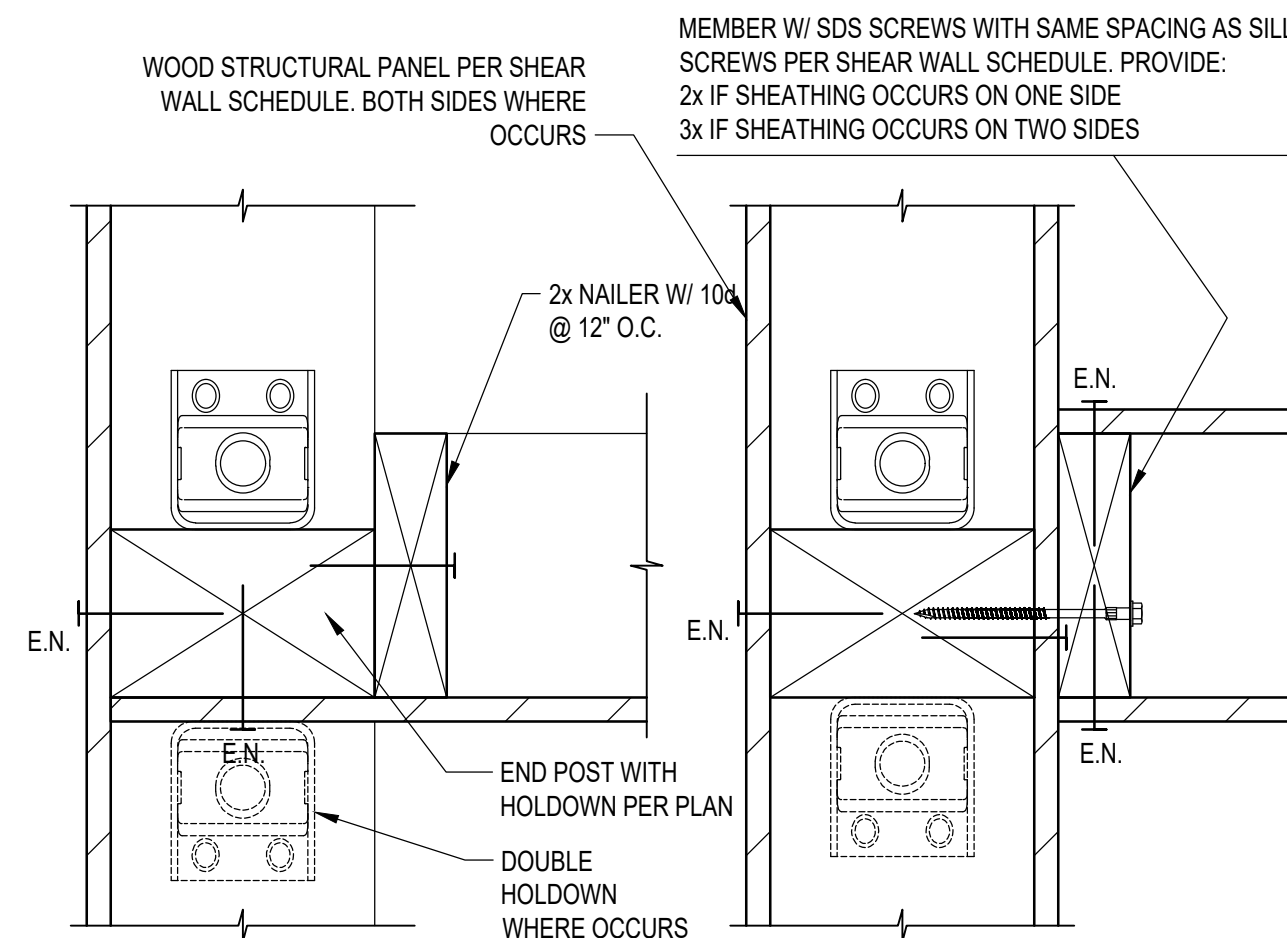
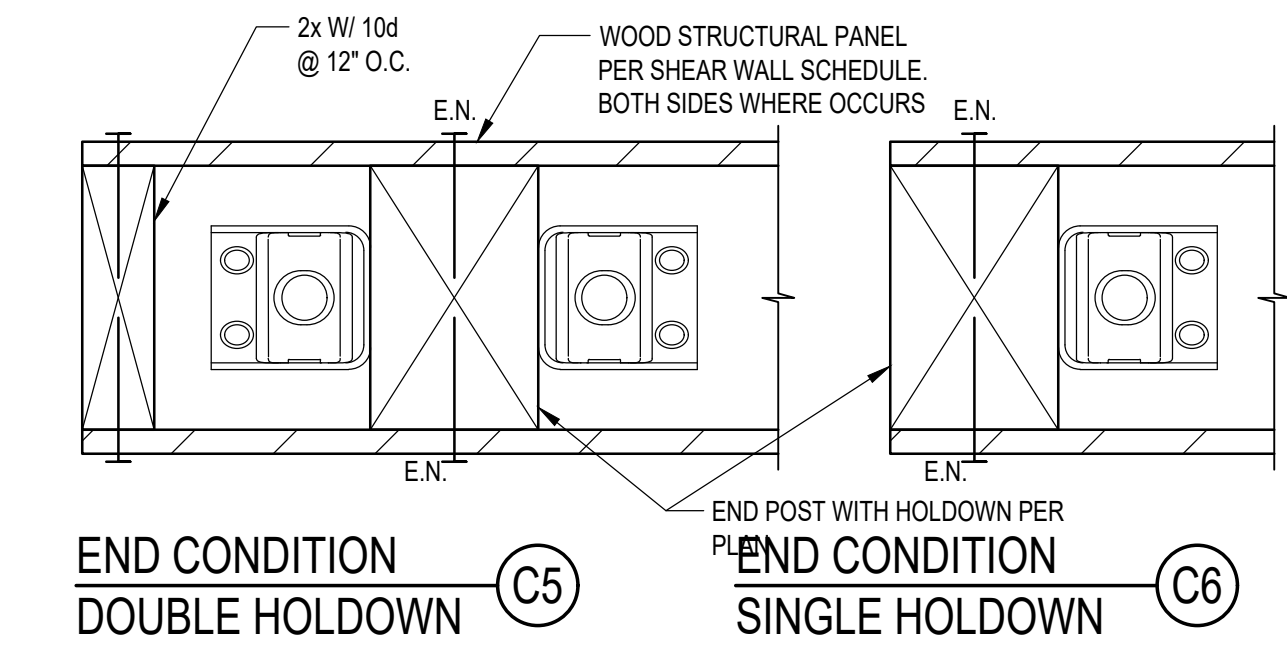
R.G.

DATE:
MAY 02, 2024

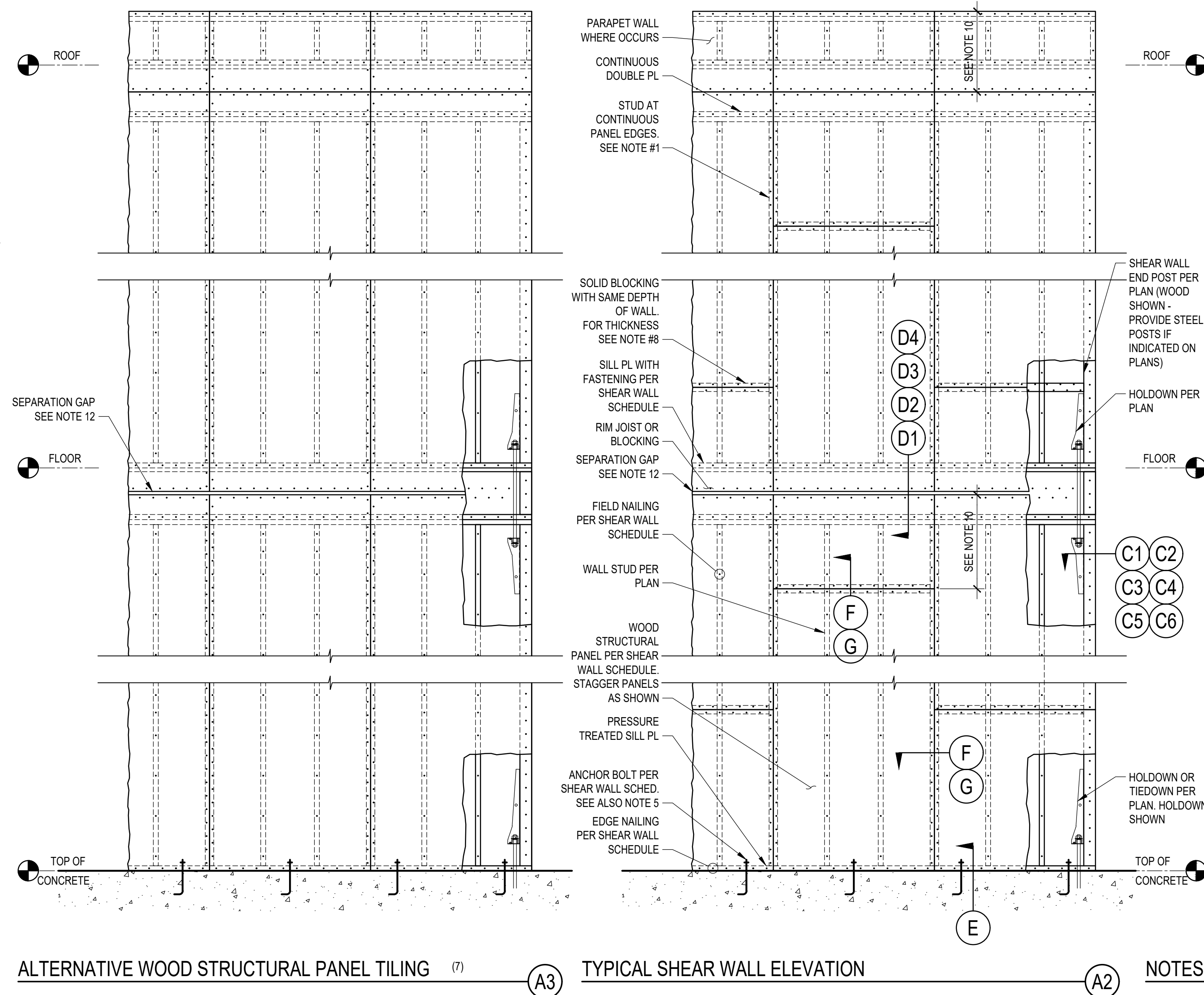
SCALE:
AS NOTED

SHEET

S114



SHEAR WALL ELEVATION SCHEDULE AND DETAILS - CONTINUE TO NEXT PAGE FOR INSET DETAILS AFTER "D4"
SCALE: N.T.S.



SHEAR WALL SCHEDULE NOTES:

1. INSTALL PANELS, FASTENERS, AND CLIPS, PER INSET DETAIL B "SHEAR WALL SCHEDULE".
2. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. FOR SILL PL ATTACHMENT TO WOOD FRAMED FLOORS, WOOD SCREWS SHALL BE SIMPSON SDS25600 FOR SILL PL CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING THICKNESS IS $\leq 3/4"$.
4. AT (E) FOUNDATION, SILL ANCHORS MAY BE UPF W/ 2- 1/2" TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5- 1/4" X 3" LONGS SDS SCREWS TO SILL PL. SPACING SHALL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHED. (LARR #25726, ICC ESR-2616 FOR UPF; LARR #25741, ICC ESR-2713 FOR TITEN HD).
5. FOR SPECIFICATIONS OF HOLD-DOWNS AT THE END OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE".
6. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
7. WOOD STRUCTURAL PANELS MAY BE TILED PER EITHER ELEVATION A2 OR ELEVATION A3. CONTRACTOR SHALL SELECT MORE ECONOMICAL TILING.
8. FOR SHEAR WALL WITH SHEAR CAPACITY PER SCHEDULE EXCEEDING 350 #/FT FRAMING MEMBERS AT ADJOINING PANEL EDGES INCLUDING WALL STUDS AND BLOCKING SHALL BE 3" MINIMUM, UNLESS THICKER MEMBERS ARE SPECIFIED ON PLANS. PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
9. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL G, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS E.
10. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2'-0"
11. NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM PANEL EDGES AT 2x MEMBERS (1/2 INCH AT 3x MEMBERS) & 3/8 INCH FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
12. PROVIDE 1/2" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING.

TYPICAL SHEAR WALL ELEVATION

NOTES

SHEAR WALL SCHEDULE (2019 CBC - 2015 AF&PA SDPWS - TABLE 4.3A)										
MARK	WOOD STRUCTURAL PANELS (PLYWOOD OR OSB U.N.O. ON THE PLANS) ⁽⁶⁾	NUMBER OF SIDES	NAILING		SHEAR CLIPS (A35 OR LTP4)		SILL PL ATTACHMENT U.N.O.		WELDED THREADED STUDS AT WOOD NAILERS. SEE INSET DETAIL "H"	ALLOWABLE SHEAR (PLF)
			EDGE (E.N.)	FIELD (F.N.)	ALL LOCATIONS U.N.O.	INSET DETAIL "D1" AND "D2" EXTERIOR CONDITIONS ONLY	FRAMED FLOOR ⁽⁸⁾	CONCRETE ⁽⁶⁾		
1	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 6" O.C.	8d @ 12" O.C.	1 @ 16" O.C.	NO CLIPS	SDS @ 16" O.C. OR 16d @ 8" O.C.	5/8"Ø A.B. @ 48" O.C.	5/8"Ø @ 24" O.C.	234
2	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 4" O.C.	8d @ 12" O.C.	1 @ 16" O.C.	NO CLIPS	SDS @ 12" O.C. OR 16d @ 6" O.C.	5/8"Ø A.B. @ 48" O.C.	5/8"Ø @ 24" O.C.	342
3	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 4" O.C.	10d @ 12" O.C.	1 @ 12" O.C.	NO CLIPS	SDS @ 8" O.C. OR 16d @ 4" O.C.	5/8"Ø A.B. @ 32" O.C.	5/8"Ø @ 24" O.C.	459
4	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 3" O.C.	10d @ 12" O.C.	1 @ 8" O.C.	NO CLIPS	SDS @ 6" O.C. OR 16d @ 3" O.C.	5/8"Ø A.B. @ 24" O.C.	5/8"Ø @ 24" O.C.	599
5	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 2" O.C.	10d @ 12" O.C.	1 @ 8" O.C.	NO CLIPS	SDS @ 4" O.C. OR 16d @ 2 1/2" O.C.	5/8"Ø A.B. @ 20" O.C.	5/8"Ø @ 24" O.C.	783
6	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 3" O.C.	10d @ 12" O.C.	2 @ 8" O.C.	1 @ 8" O.C.	SDS @ 3" O.C.	5/8"Ø A.B. @ 16" O.C.	5/8"Ø @ 16" O.C.	1,330
7	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 2" O.C.	10d @ 12" O.C.	2 @ 8" O.C.	1 @ 8" O.C.	2 ROWS SDS @ 4" O.C.	5/8"Ø A.B. @ 12" O.C.	5/8"Ø @ 12" O.C.	1,740

TYPICAL SHEAR WALL SCHEDULE

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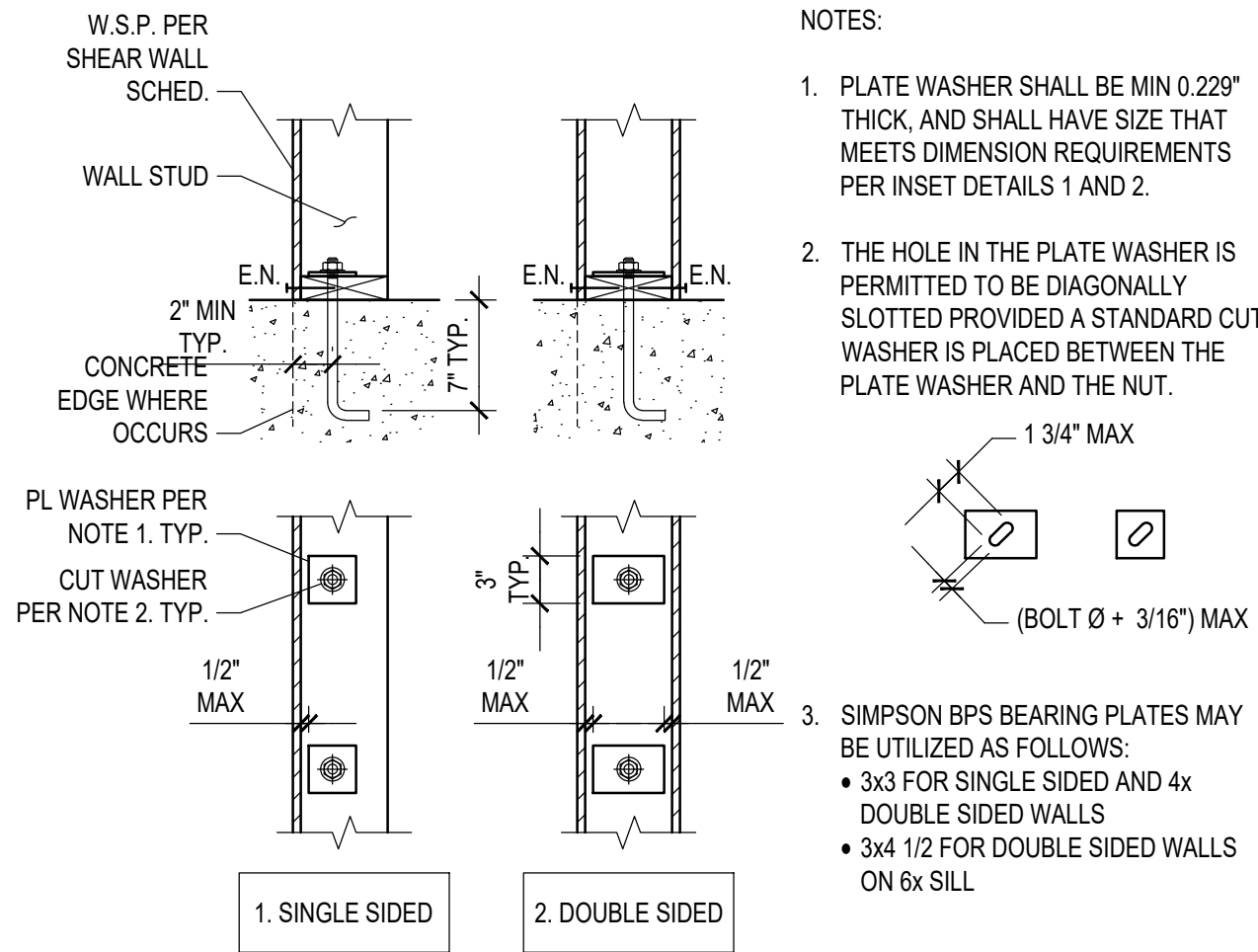
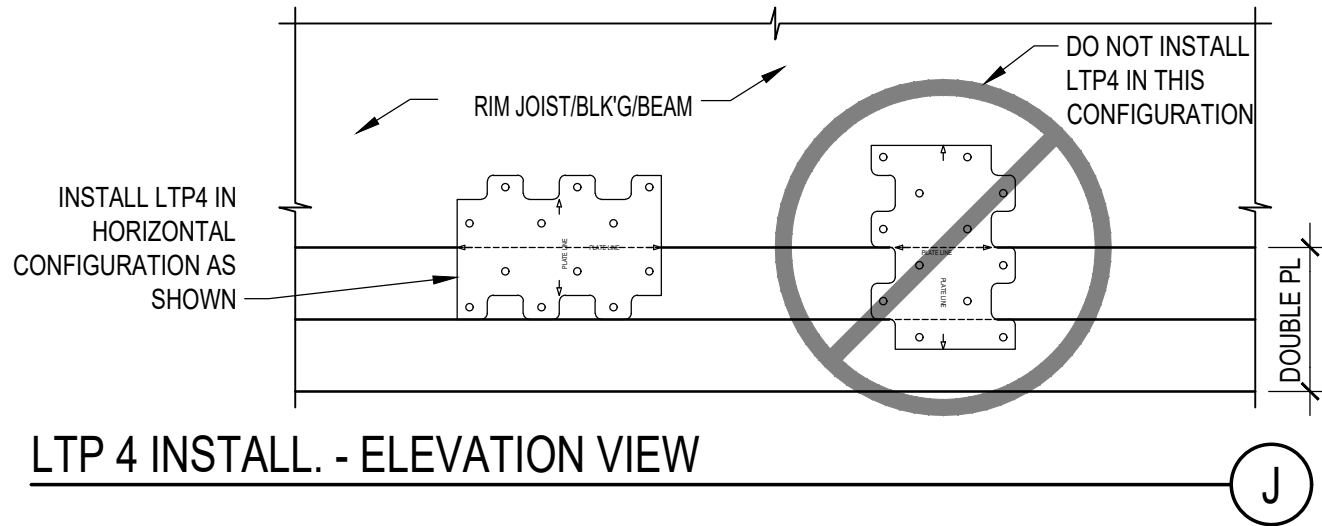
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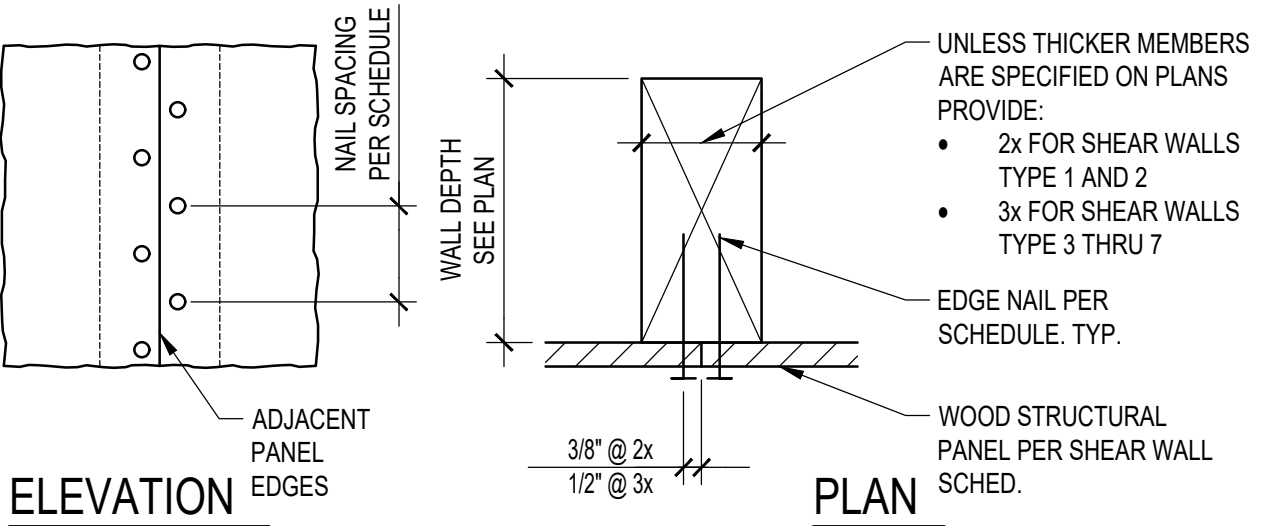
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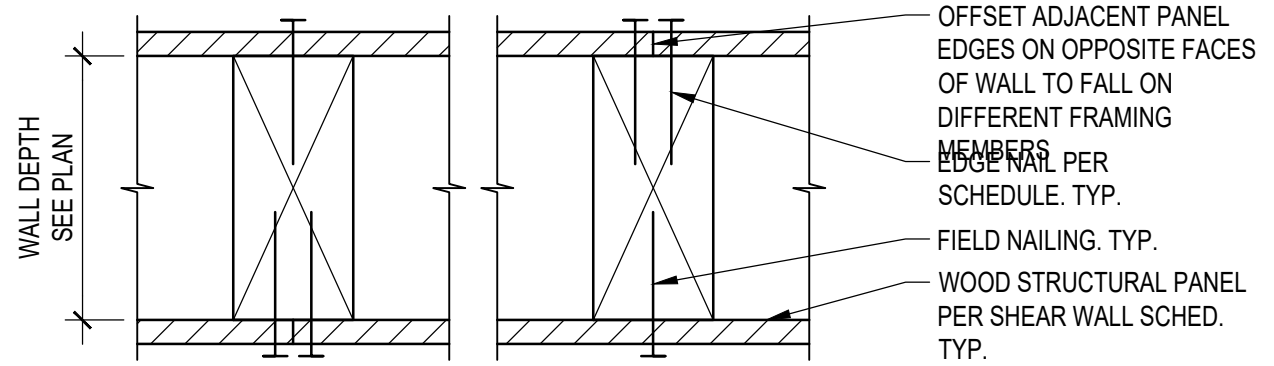
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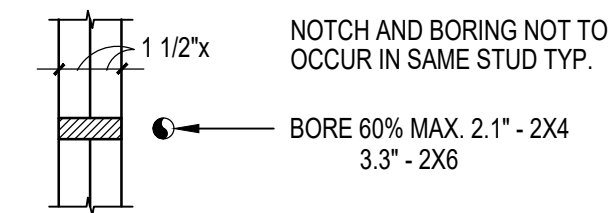
SILL PLATE CONNECTION TO CONCRETE



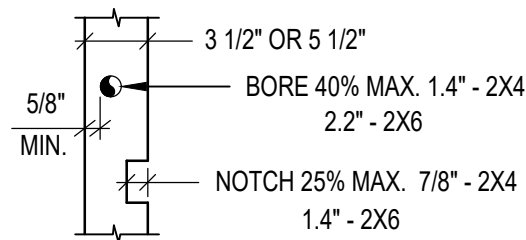
FRAMING AT ADJACENT PANEL EDGES



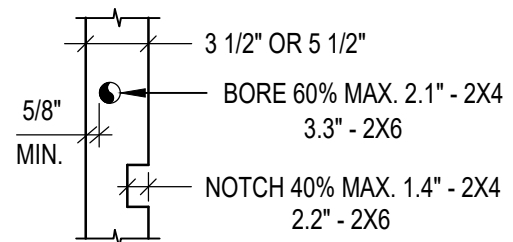
FRAMING AT DOUBLE SIDED WALL



DOUBLE STUDS-BEARING OR NOT

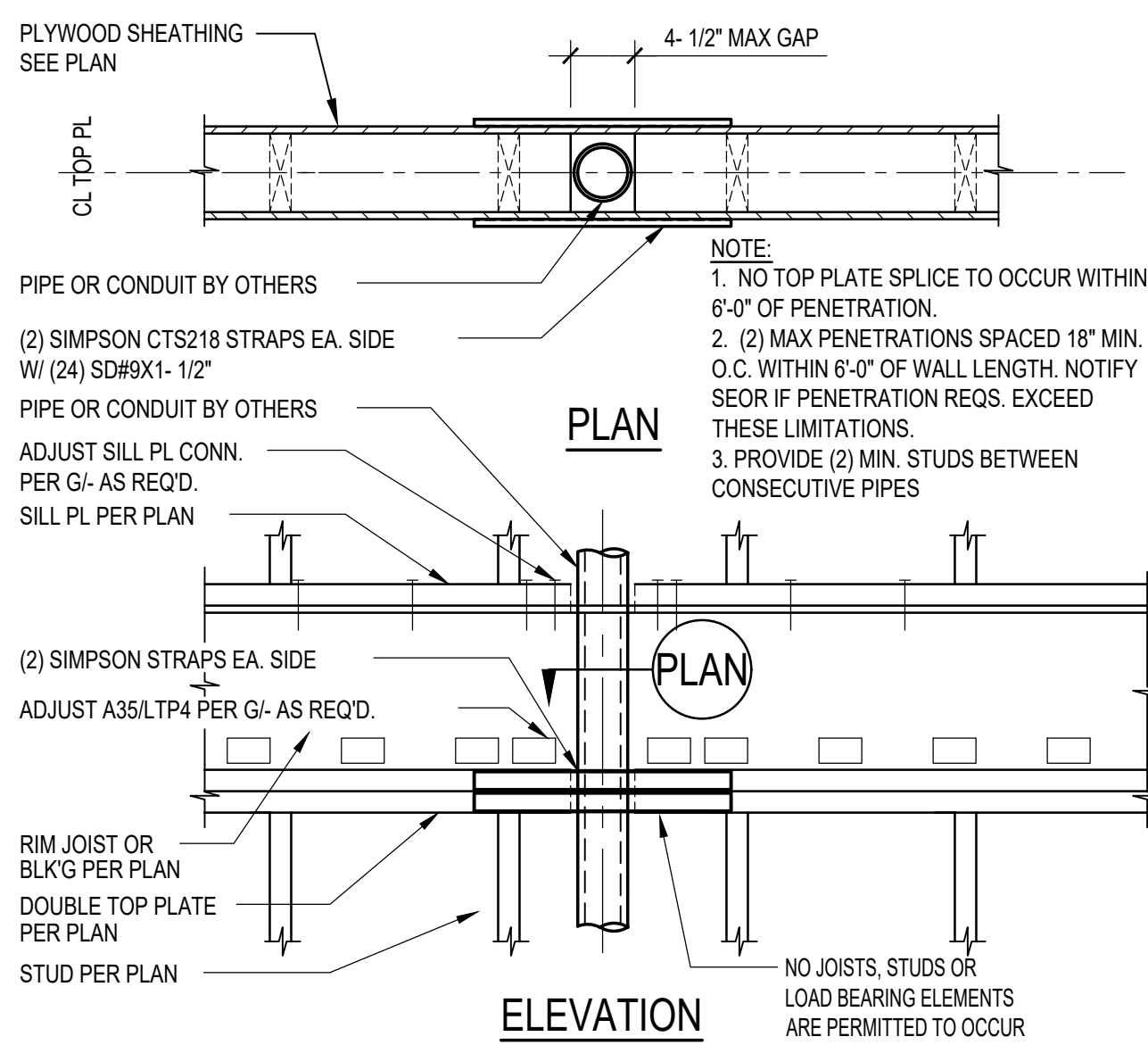


BEARING STUDS



NON-BEARING STUDS

SECTION: TYP. STUD NOTCHING

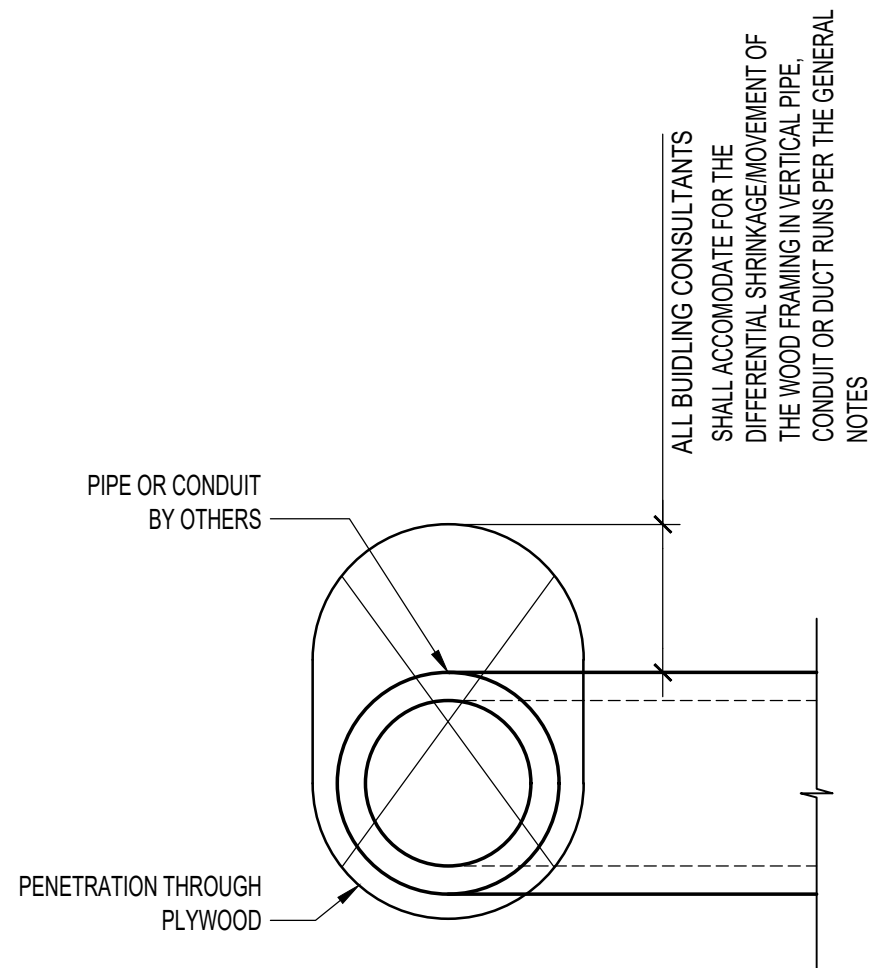


TYP. INTERRUPTED DBL. TOP PL & SILL PL BY PIPE

PENETRATIONS THROUGH SHEAR WALL NOTES:

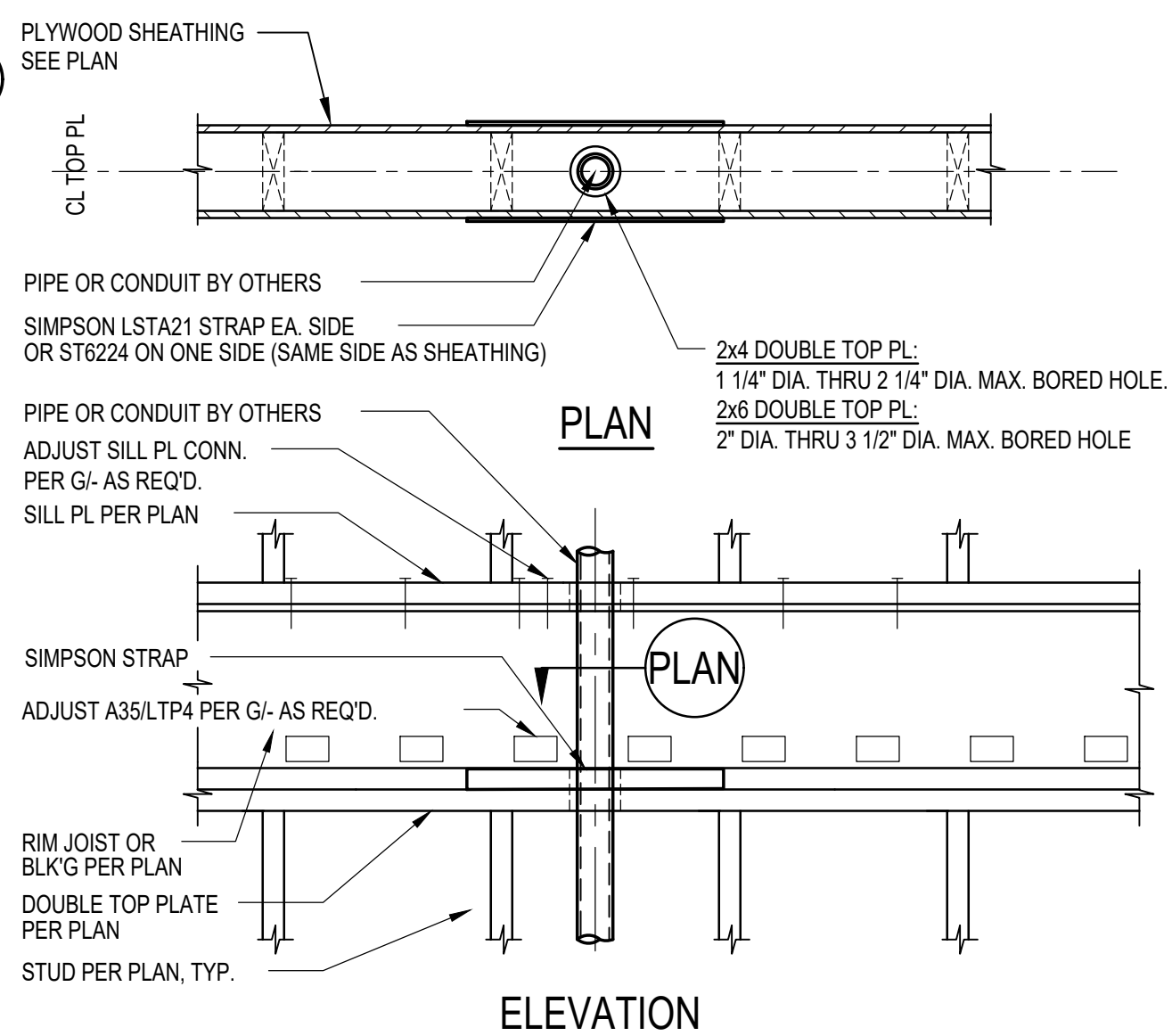
- 4 1/2" Ø AND 4 1/2" SQ. MAX PENETRATION SIZE THROUGH SHEAR WALL PANELS ARE PERMITTED PROVIDED:
 - 3X Ø (OR 3X SQ. DIMENSION) MINIMUM CLEAR SPACING BETWEEN PENETRATIONS
 - NO OPENINGS TO OCCUR WITHIN TIE-DOWN POST AREA AT WALL ENDS UNLESS SPECIFICALLY CALLED OUT ON PLAN OR APPROVED BY THE SEOR
 - NO OVER CUTS IN WOOD MEMBERS AND SHEATHING ARE PERMITTED
- FOR PENETRATIONS LARGER THAN THOSE SPECIFIED IN 1) ABOVE:
 - REROUTE PIPE OR DUCT, ETC. AROUND SHEAR WALLS
 - SEE PLANS FOR LOCATIONS OF APPROVED PENETRATIONS
 - OR NOTIFY THE SEOR AND AOR OF SPECIFIC PROPOSED PENETRATIONS FOR REVIEW
- THE MAX ACCUMULATED LENGTH OF PENETRATIONS AT ANY GIVEN ELEVATION SHALL NOT EXCEED 10% OF THE WALL LENGTH 'L'. TYP. U.N.O.
- THIS DETAIL APPLIES TO ALL SHEARWALLS AND WALLS IN LINE WITH SHEARWALLS, TYP. U.N.O.
- INSTALL ALL STRAPS AND HARDWARE PER MANUFACTURER SPECIFICATIONS.

NOTES: PENETRATIONS THROUGH TYP. SHEAR WALLS

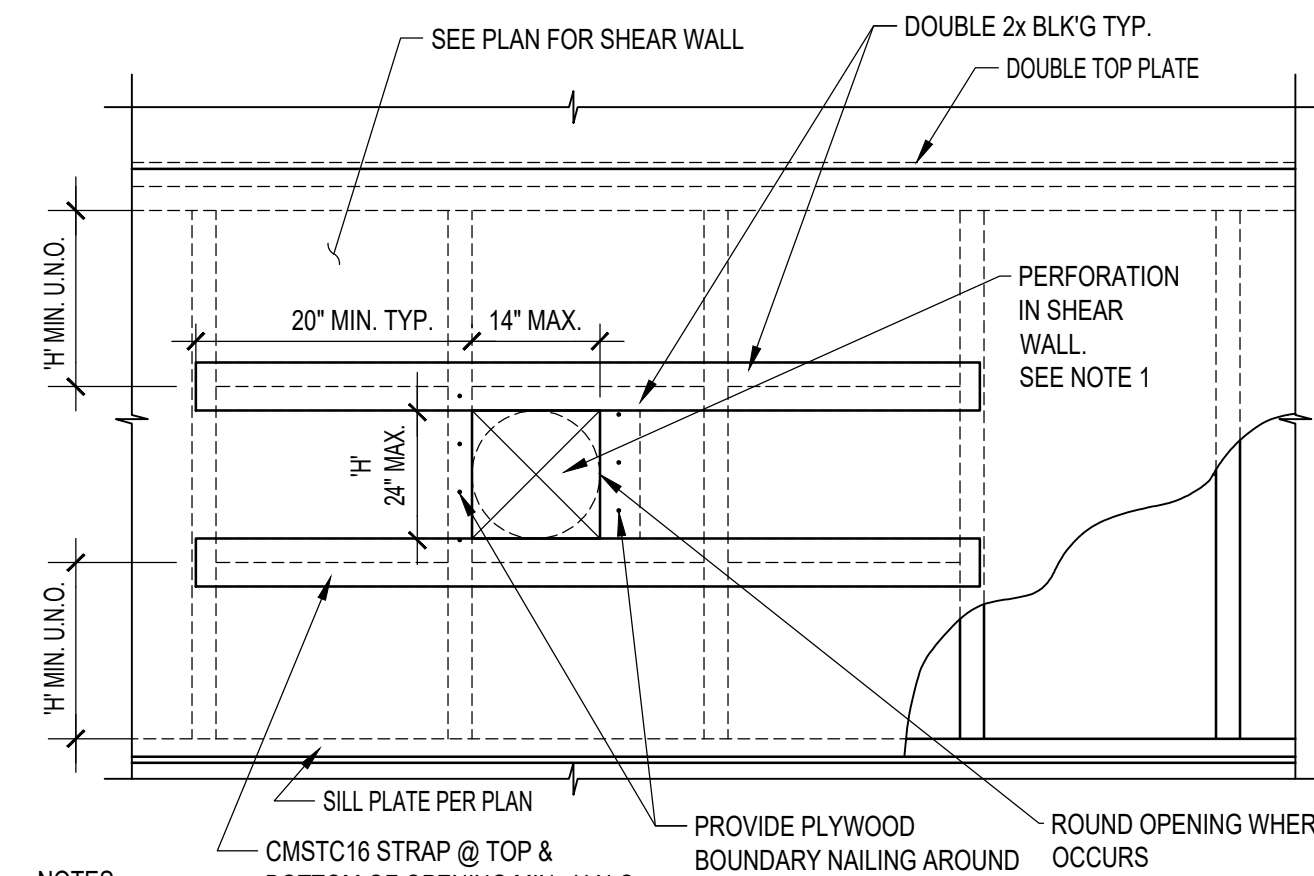
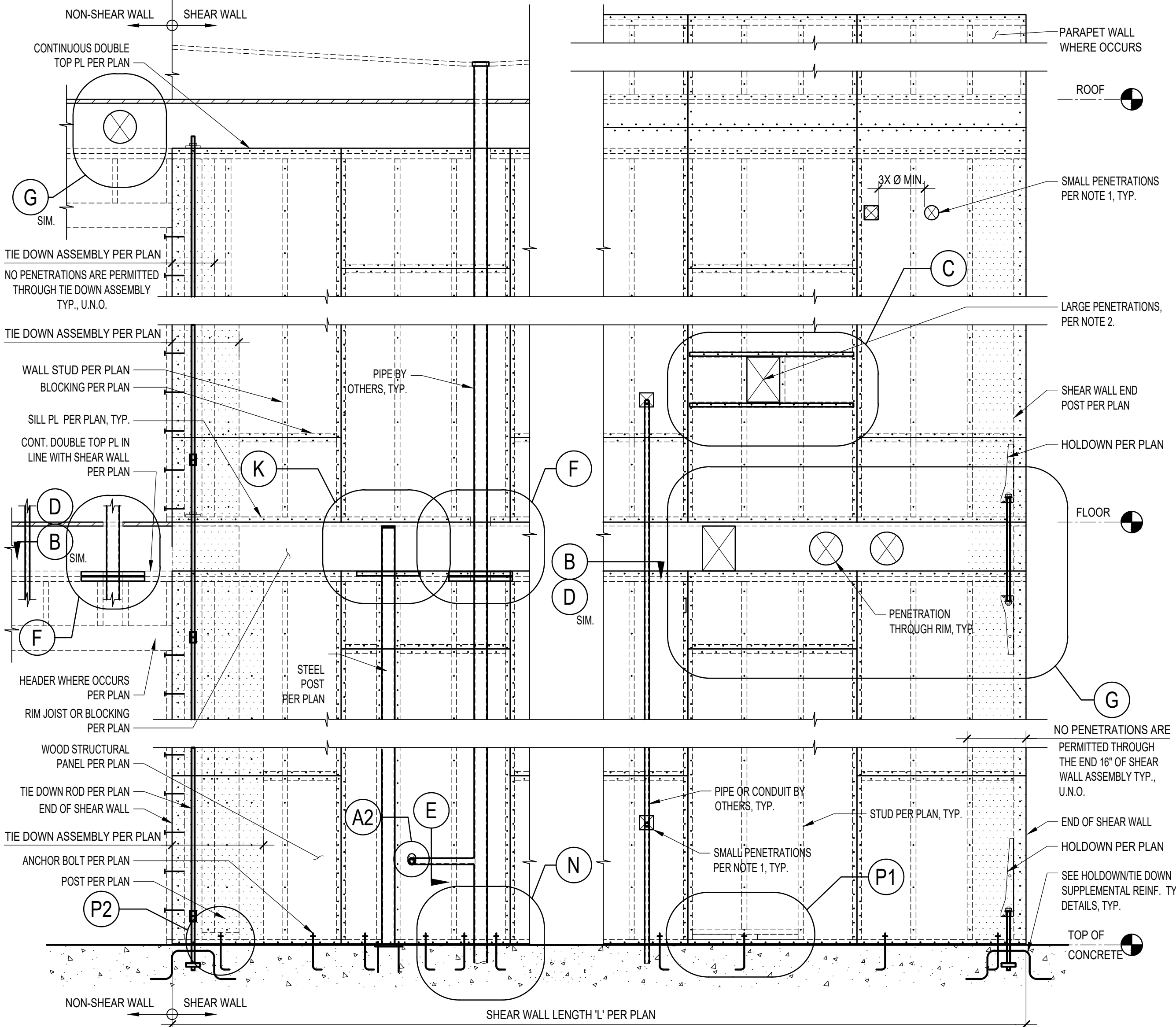


ELEVATION: BUILDING SHRINKAGE/MOVEMENT AT PIPES

ELEVATION: PENETRATIONS THROUGH A TYPICAL SHEAR WALL

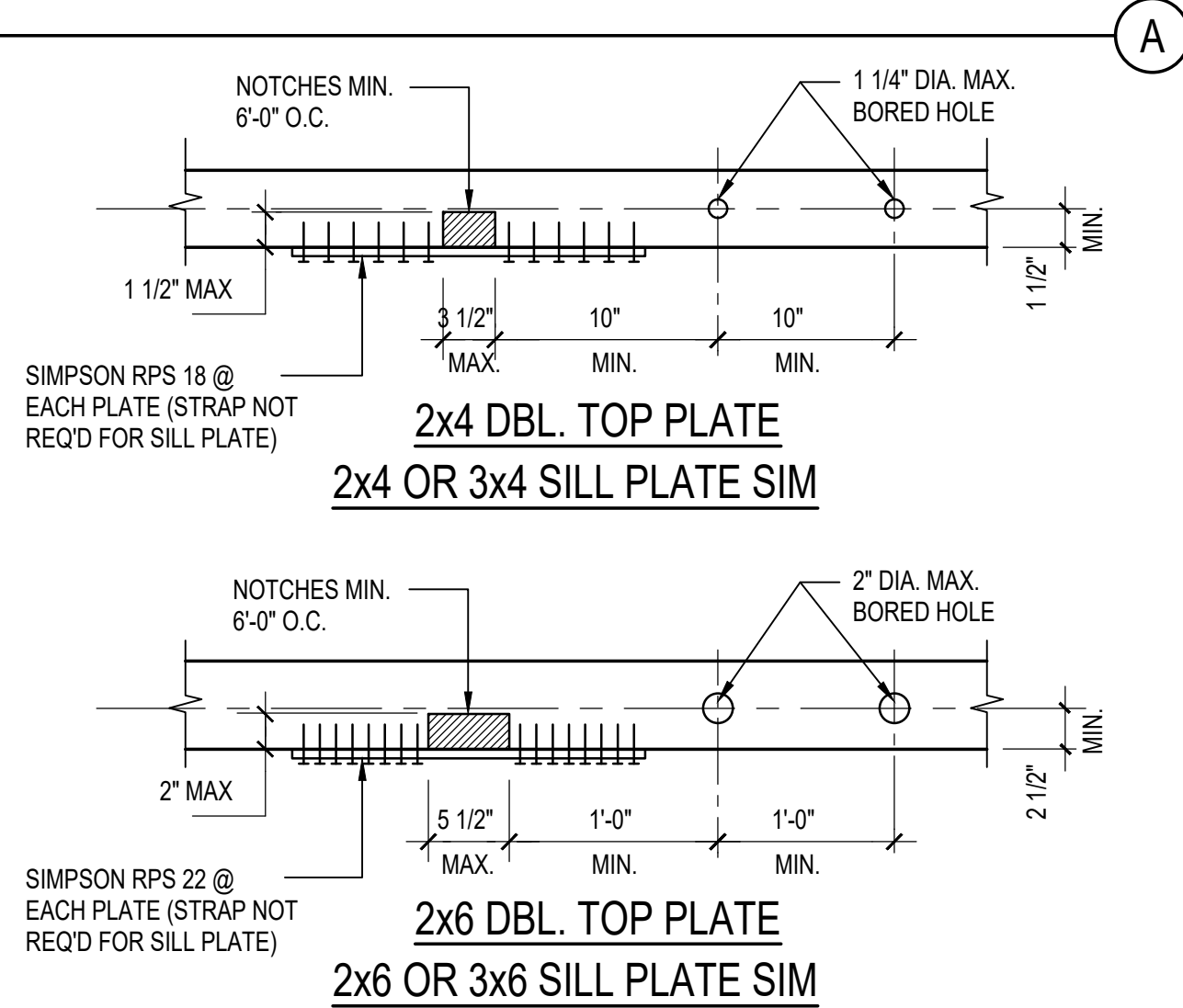


TYP. SMALL PIPE OR CONDUIT THROUGH DBL. TOP PL



- NOTES:
- ACCEPTABLE TO PROVIDE PERFORATIONS IN SHEAR WALL PER THIS DETAIL ONLY WHERE NOTED ON PLANS, OR OBTAIN SEOR'S WRITTEN APPROVAL.
 - AT SHEARWALLS W/ PLYWOOD ON BOTH SIDES PROVIDE STRAPS EA. SIDE OF WALL

ELEVATION: LARGE OPENINGS IN SHEAR WALLS



PLAN: TYP. DOUBLE TOP PL NOTCHING & BORING

PENETRATIONS AND ASSEMBLY INTERRUPTIONS AT A TYPICAL SHEAR WALL

SCALE: N.T.S.

SIGN DATE: 04/12/2024

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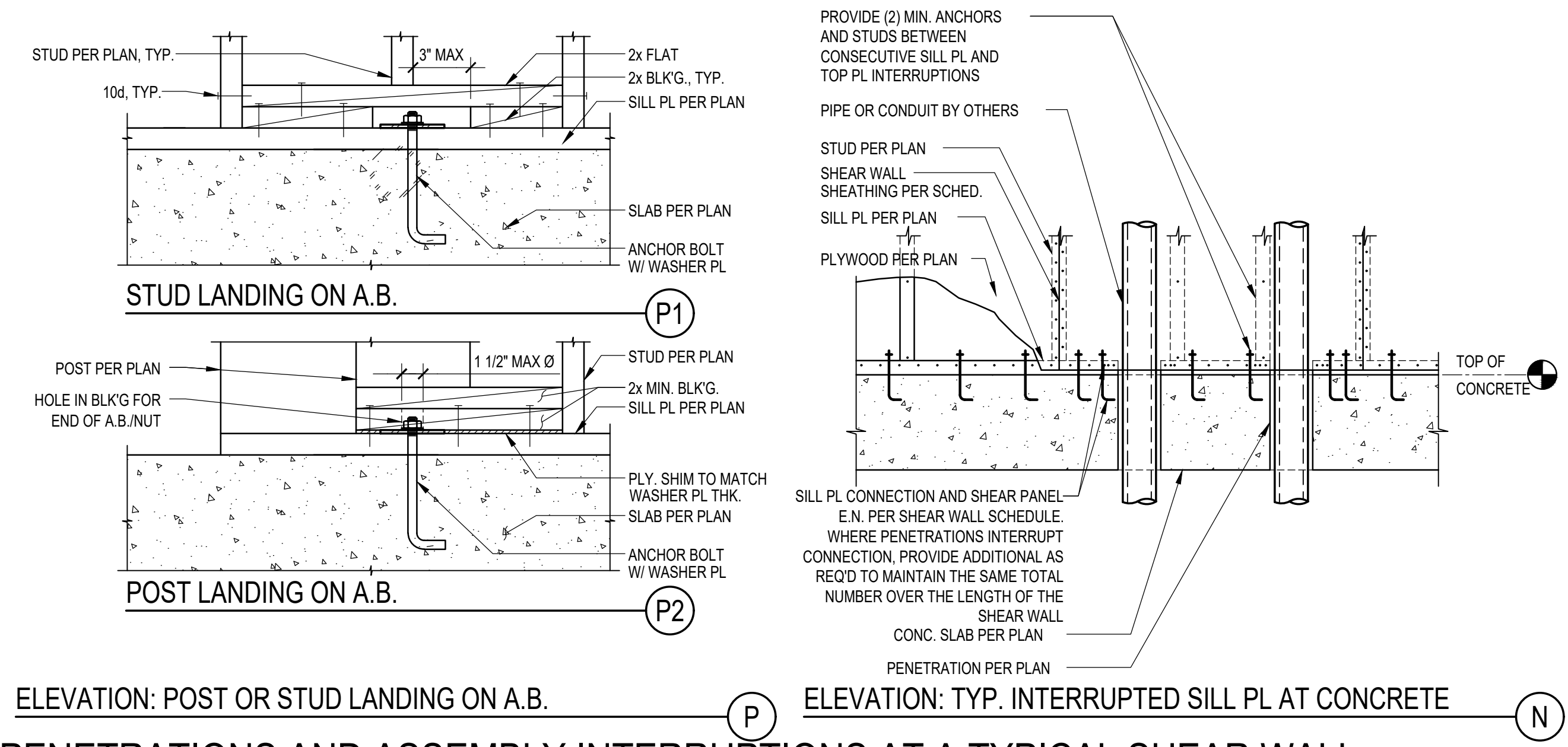
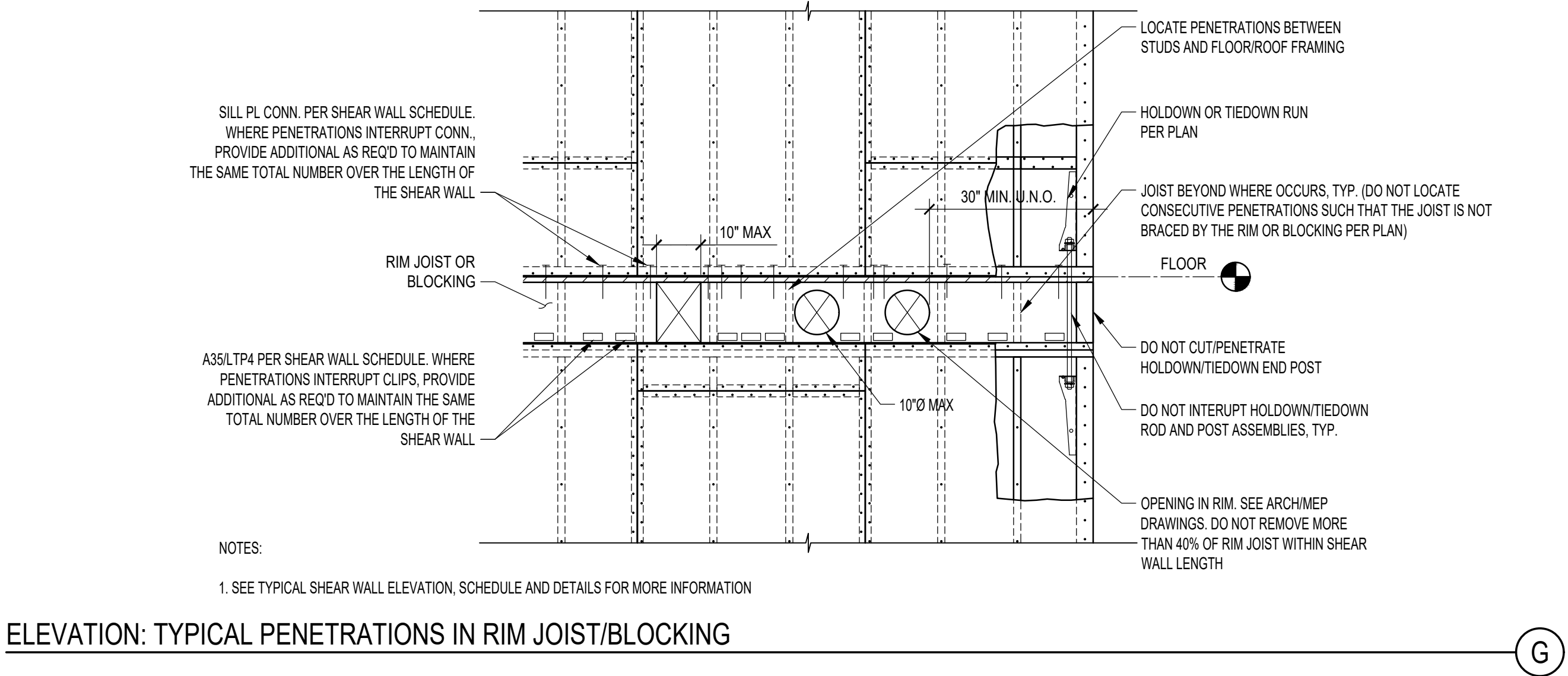
MAY 02, 2024

SCALE

AS NOTED

SHEET

S124



PENETRATIONS AND ASSEMBLY INTERRUPTIONS AT A TYPICAL SHEAR WALL -
CONTINUED FROM PREVIOUS PAGE

SCALE: N.T.S.

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN (1)	FASTENER	MIN POST SIZE (2)	CAPACITY	CAPACITY WITH 25% REDUCTION PER CITY OF LA
		T (IN)	SIDE (IN)					
2	5/8"	3/8	1 1/2	HDU2	6-SDS25212	4x4	3,075 LBS	2,306 LBS
4	5/8"	3/8	1 1/2	HDU4	10-SDS25212	4x4	4,565 LBS	3,424 LBS
5	5/8"	3/8	1 1/2	HDU5	14-SDS25212	4x6	5,670 LBS	4,253 LBS
8	7/8"	3/8	2	HDU8	20-SDS25212	4x6 OR 6x6	7,870 LBS	5,903 LBS
11	1"	3/8	2	HDU11	30-SDS25212	4x6 OR 6x6	9,535 LBS	7,151 LBS
14	1"	3/8	2	HDU14	36-SDS25212	6x6	14,445 LBS	10,834 LBS
12	1 1/8"	3/8	2 1/2	HD12	4-1"Ø BOLTS	6x6	15,510 LBS	11,633 LBS
19	1 1/4"	3/8	3	HD19	5-1"Ø BOLTS	4x8 OR 6x8	19,360 LBS	14,520 LBS
2-14	2-1"	3/8	2	DOUBLE HDU14	2 x 36-SDS25212	6x6	28,780 LBS	21,585 LBS

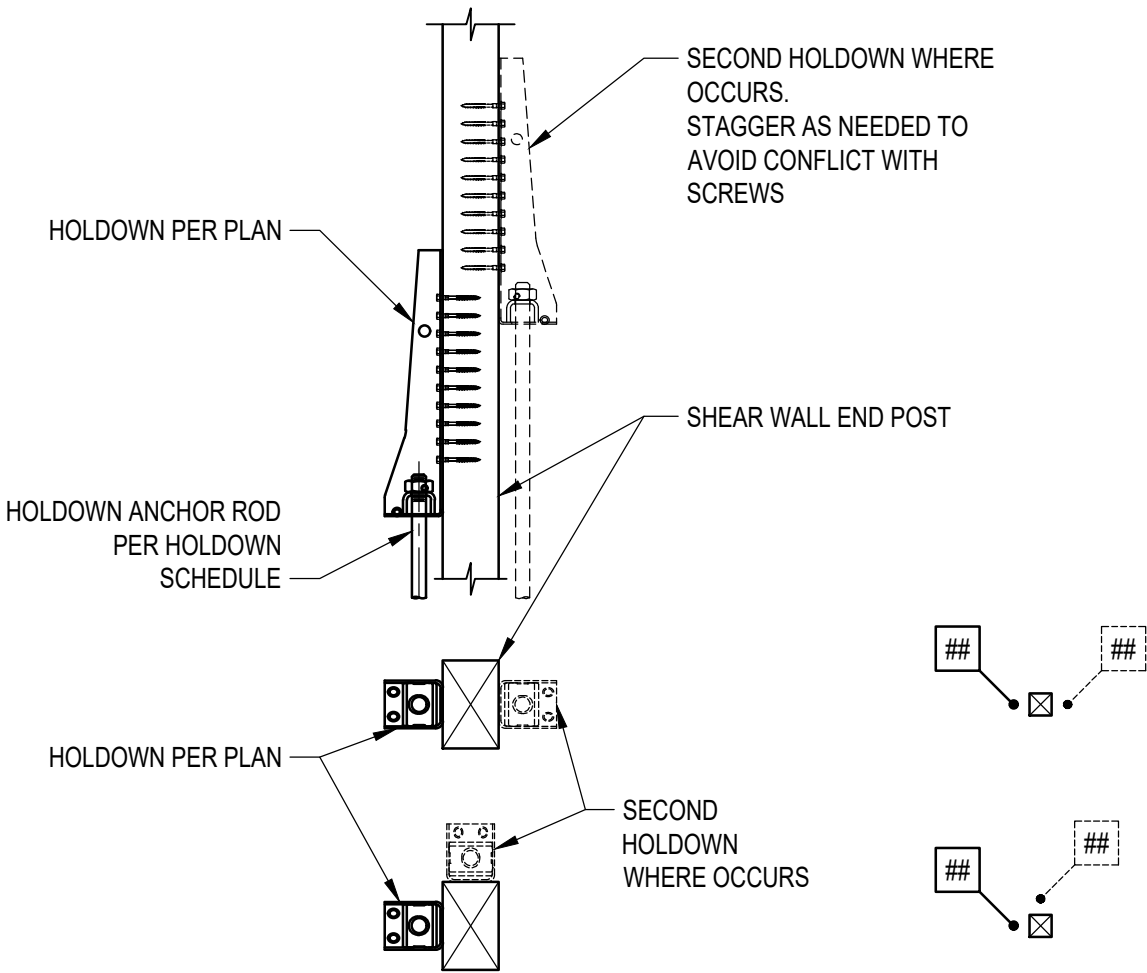
HOLDOWN SCHEDULE

A

HOLDOWN SCHEDULE AND NOTES

SCALE: N.T.S.

1

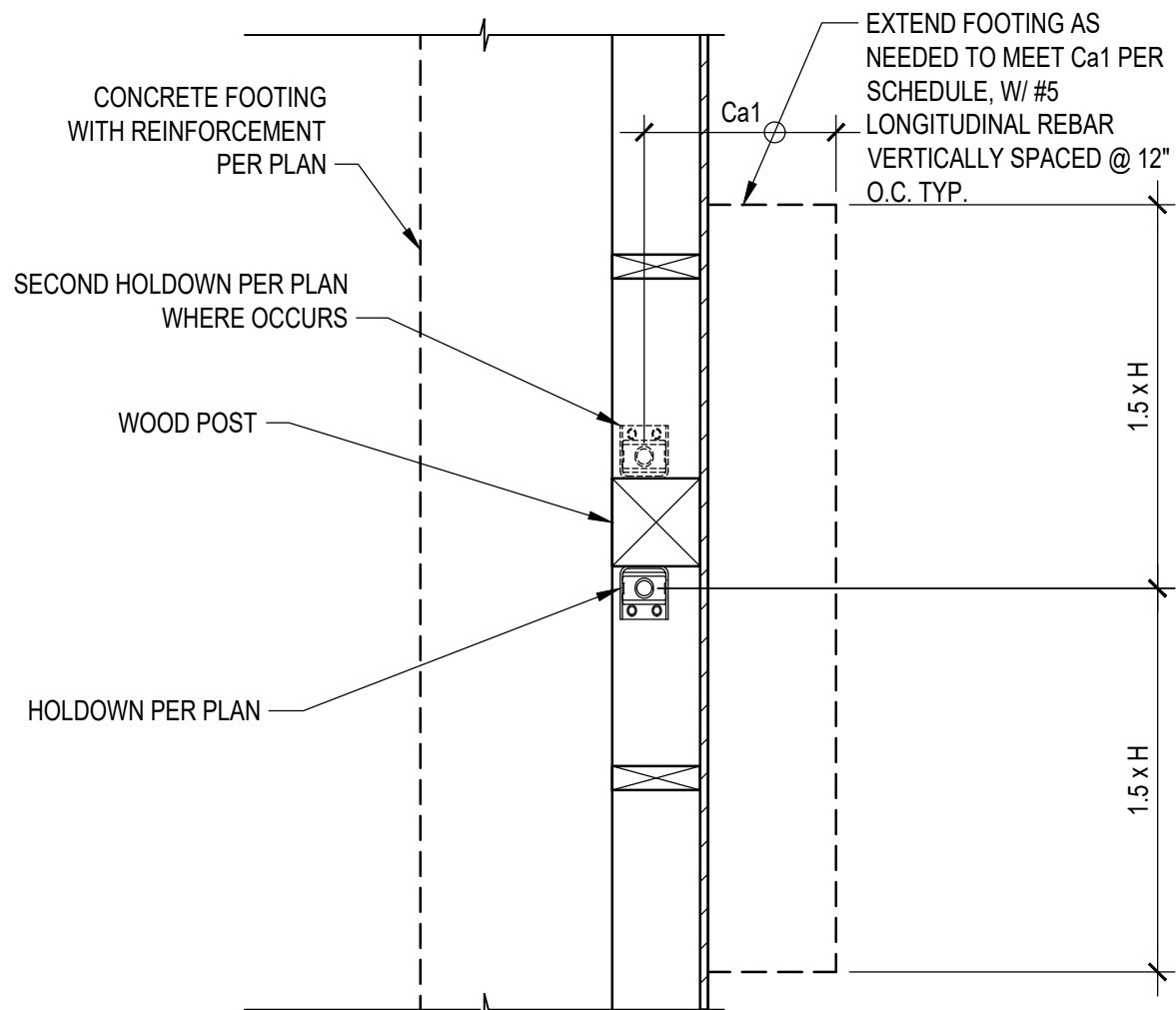


HOLDOWN WITH SCREWS

SCALE: N.T.S.

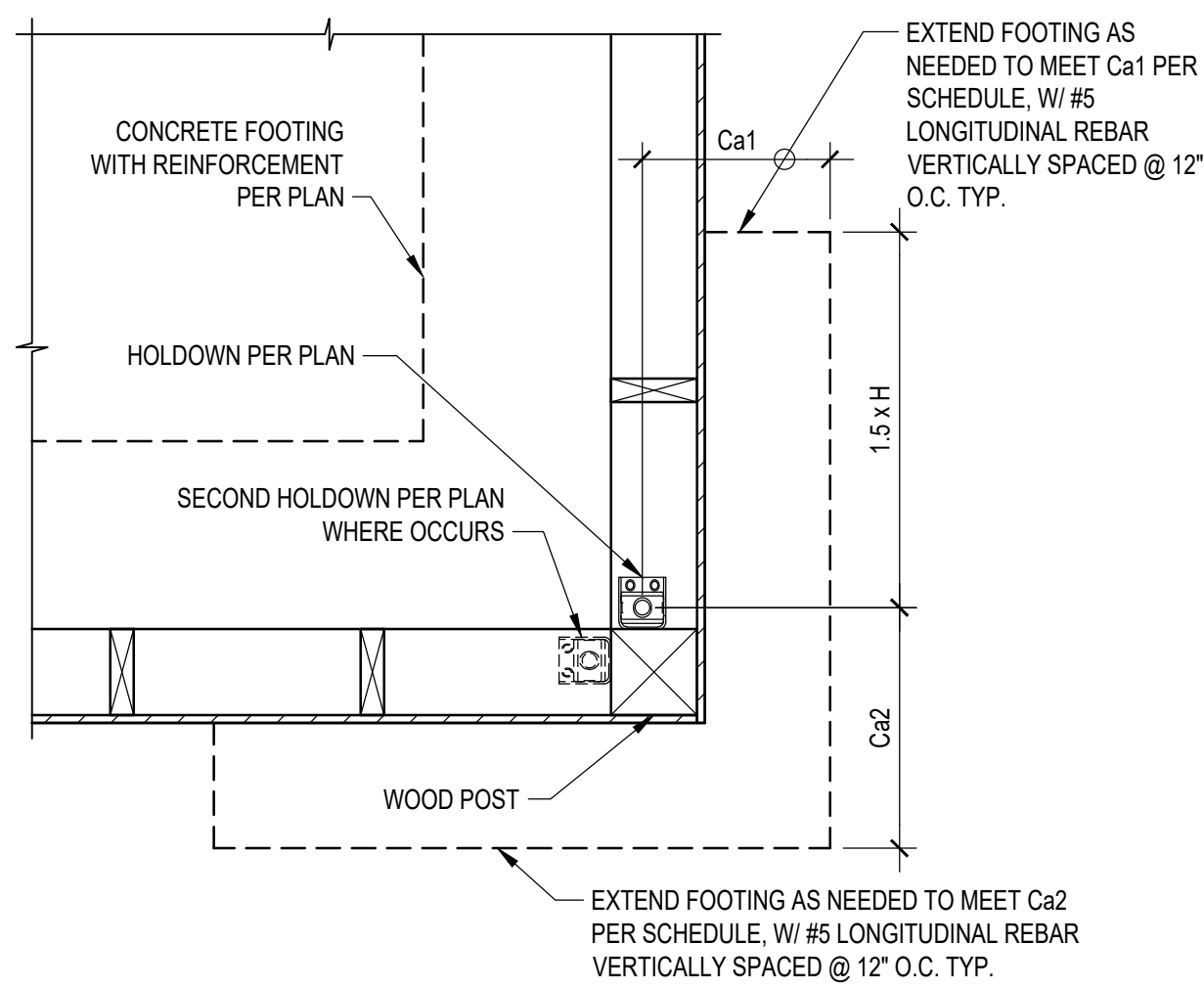
PLAN SYMBOL

2



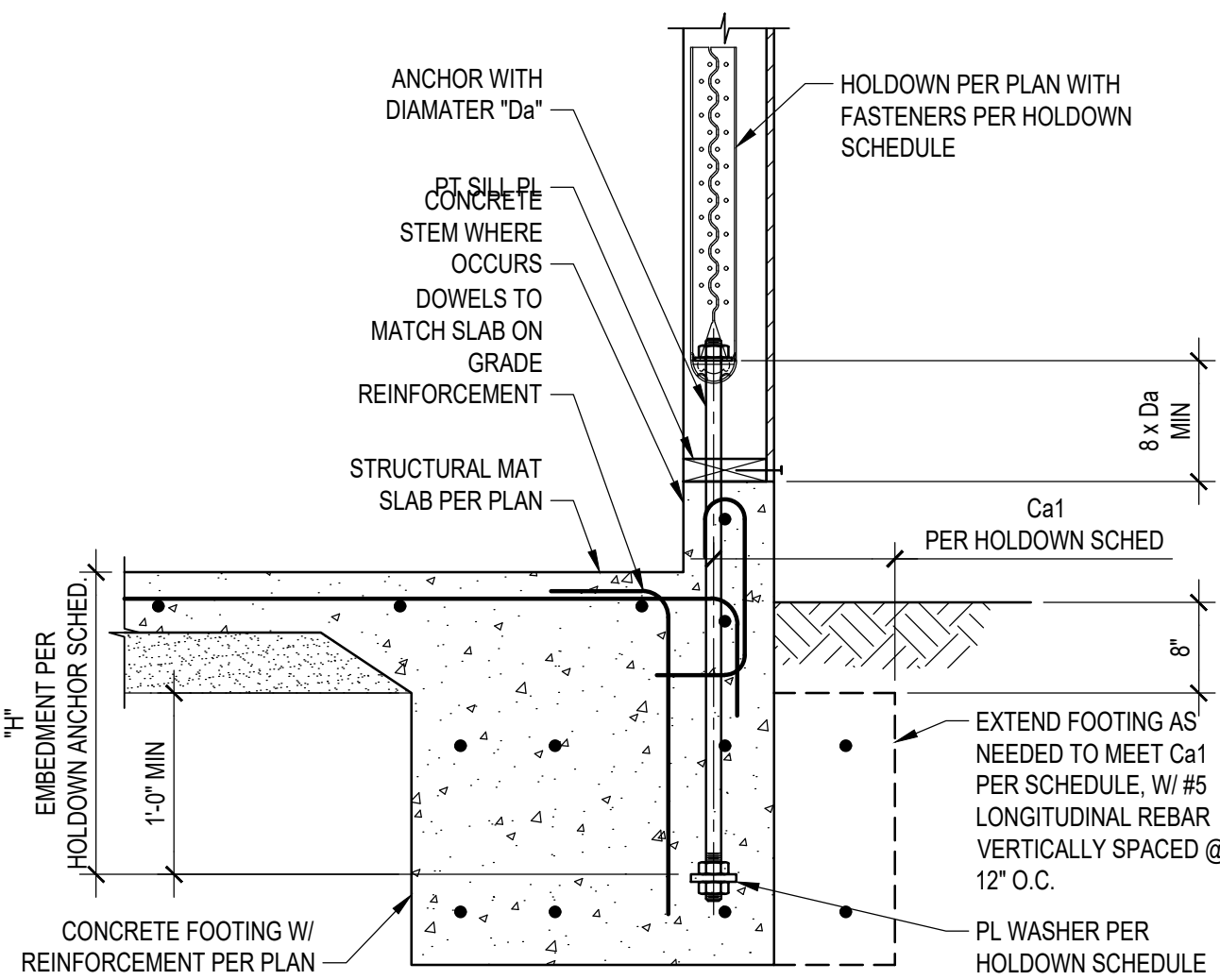
HOLDDOWN ANCHOR AT FTG - EDGE CONDITION

D



HOLDDOWN ANCHOR AT FTG - CORNER CONDITION

C



TYPICAL SECTION OF FOOTING AT HOLDOWN

B

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER		HOLDOWN ANCHOR IN CONCRETE FOOTING			
		T (IN)	SIDE (IN)	INSTALL	H MIN	Ca1 MIN	Ca2 MIN
2	5/8"	3/8	1 1/2	EDGEFIELD	12"	4"	NA
4	5/8"	3/8	1 1/2	CORNER	12"	4"	4"
5	5/8"	3/8	1 1/2	EDGEFIELD	12"	4"	NA
8	7/8"	3/8	2	CORNER	12"	4"	4"
11	1"	3/8	2	EDGEFIELD	16"	4"	NA
14	1"	3/8	2	CORNER	20"	4"	8"
12	1 1/8"	3/8	2 1/2	EDGEFIELD	18"	4"	NA
19	1 1/4"	3/8	3	CORNER	24"	4"	7"
2-14	2-1"	3/8	2	EDGEFIELD	20"	4"	NA

SCHEDULE
HOLDOWN ANCHOR IN CONCRETE FOOTING

A

HOLDDOWN ANCHOR IN CONCRETE FOOTING

SCALE: N.T.S.

3

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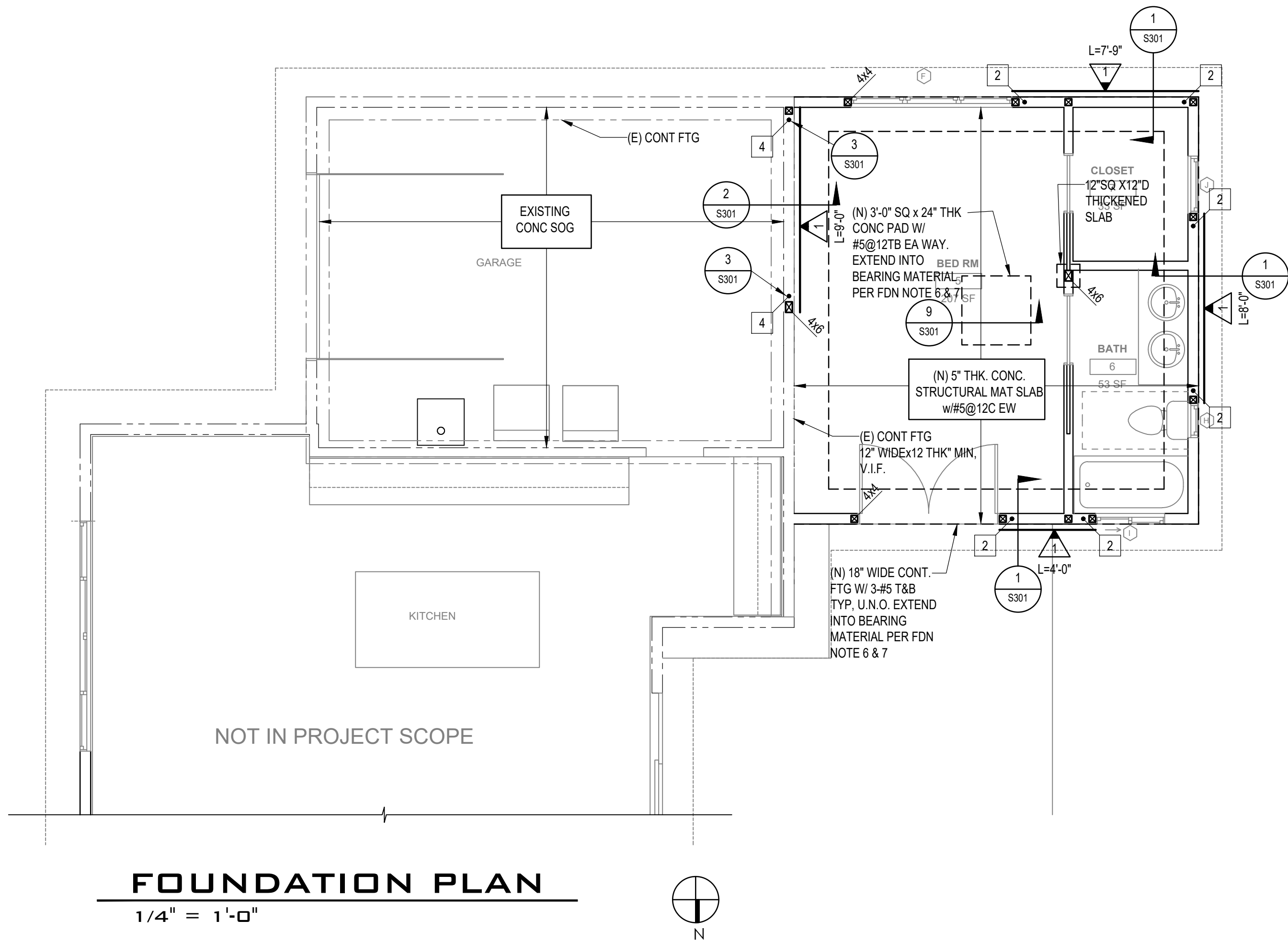
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S131



SYMBOLS - FRAMING

- INDICATES WOOD WALLS
UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR
WALL STUD SCHEDULE PROVIDE:
- EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
 - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST.
UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE
POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
- MIN. SIZE PER POST SCHEDULE WHERE PRESENT
 - 4x DEPTH OF WALL
 - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS, POST STARTS AT THIS LEVEL
AND IT IS DISCONTINUOUS BELOW
- WOOD STRUCTURAL PANEL SHEATHED SHEAR WALL (SW)
- LETTER: STACKING SW
 - NUMBER: TYPE PER SW SCHED. UNDER TYP. DETAILS
- MINIMUM LENGTH
- HOLDOWN TYPE PER TYPICAL DETAIL.
- HOLDOWN ROD, FOR CONNECTION INTO CONCRETE AND CMU
SEE "ANCHOR INTO CONCRETE AND CMU" TYPICAL DETAIL.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- INDICATES POST OR COLUMN BELOW
- INDICATES KING POST
- HEADER PER "TYP. STUD WALL FRAMING ELEVATION"

SYMBOLS - FOUNDATION

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE FOOTING
- INDICATES HOLDOWN TYPE PER "HOLDOWN SCHEDULE AND
NOTES" DETAIL UNDER TYP. DETAIL SHEET.
- INDICATES HOLDOWN ROD PER "HOLDOWN SCHEDULE AND
NOTES" DETAIL UNDER TYP. DETAIL SHEET
- INDICATES WOOD POST

SYMBOLS - EXISTING ELEMENTS

- INDICATES (E) WOOD WALLS
- INDICATES (E) BEAM
- INDICATES (E) JOISTS
- INDICATES (E) CONCRETE FOOTING
12"x12" MIN, V.I.F.
- INDICATES (E) WOOD WALLS

PLAN NOTES - FOUNDATION:

- FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL
DRAWINGS/SOILS REPORT AS REQ'D.
- U.N.O. TOP OF CONCRETE GRADE BEAMS & TOP OF CONC. FOOTING
ELEVATION SHALL BE 12" BELOW THE TOP OF THE LOWEST SLAB
DIRECTLY ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION SEE
ARCH'L DRAWINGS.
- ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO
FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST
PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED
FOR ALL HOLDOWNS.
- FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
- FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D.
SPECIFICATIONS/DRAWINGS.
- STRUCTURAL CONCRETE MAT SLAB" 5" THICK PER PLAN, SUPPORTED ON
PERIMETER CONT. FTGS EXTENDED INTO BEARING MATERIAL PER SOILS REPORT.
- CONT. FOOTINGS SHALL BE A MINIMUM OF 18" BELOW GRADE AND A
MINIMUM OF 18" IN SUITABLE BEARING MATERIAL (APPROVED BEDROCK
FORMATION). ISOLATED PAD FOOTINGS SHALL BE A MINIMUM OF 24" BELOW
GRADE AND A MINIMUM OF 18" IN SUITABLE BEARING MATERIAL (APPROVED
BEDROCK FORMATION). SEE SOILS REPORT.

PLAN NOTES - SHEETS AND GENERAL:

- GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S001 THRU S131
SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF
THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE
FLOOR PLANS AND PLAN NOTES
- VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS,
SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH
ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL
DRAWINGS.
- FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR
NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - WOOD FRAMING:

- ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.
- HOLD DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE
WALL FRAMING.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS
OR GALVANIZED BOX.
- ALL HEADER'S SHALL BE 4x6 MIN OR (2)-2x8.
- PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR
WALLS AS FOLLOWS FOR NEW CONSTRUCTION ONLY: WOOD STRUCTURAL
PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1,
SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG
ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS
(FIELD) (F.N.)
- EXTEND SHEAR WALLS THROUGH CEILING/ATTIC SPACE AND CONNECT TO
EXISTING ROOF SHEATHING.

PLAN NOTES - EXISTING FIELD CONDITIONS:

- THE LANGUAGE "EXISTING" (E) OR "BASE BUILDING" (B.B.) SHALL BE USED
INTERCHANGEABLY.
- EXISTING INFORMATION AS SHOWN ON THESE PLANS ARE BASED ON
LIMITED AS-BUILT INFORMATION AND ARE FOR REFERENCE ONLY. GC
SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BEAM SIZES,
BEAM ELEVATIONS, SLAB THICKNESS, DIMENSIONS, CONFLICTS WITH MEP
& FINISHES, ETC. PRIOR TO PROCEEDING WITH DETAILING, SHOP
DRAWINGS, FABRICATION, AND CONSTRUCTION. GC SHALL REPORT
CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE
OWNER'S REPRESENTATIVE, PROJECT ARCHITECT AND ENGINEER FOR
DIRECTION ON HOW TO PROCEED BEFORE DETAILING OR PERFORMING
ANY STRUCTURAL WORK. DO NOT DEVIATE FROM THE CONTRACT
DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S
REPRESENTATIVE.

- GC TO REMOVE AND REPLACE EXISTING FINISHES, MEP SYSTEMS,
FIREPROOFING, ETC., IN ORDER TO INSTALL ALL NEW WORK.
CONTRACTOR TO PERFORM ALL DEMO AND NEW CONSTRUCTION SUCH
THAT THE EXISTING STRUCTURE IS NOT DAMAGED, ANY DAMAGE IS TO BE
REPAIRED BY GC AT GC'S COST.
- SEE ARCH/MEP DRAWINGS FOR SLAB PENETRATIONS, MEP PADS AND
CURBS. PRIOR TO PROCEEDING WITH WORK, GC TO CONFIRM WEIGHTS
OF EQUIPMENT AND PADS/CURBS AND CONFIRM THEY DO NOT EXCEED
WEIGHTS SHOWN ON STRUCTURAL DRAWINGS. CONTRACTOR TO SUBMIT
SHOP DRAWINGS TO SHOW ANY EQUIPMENT NOT SHOWN ON
STRUCTURAL DRAWINGS. SHOP DRAWINGS TO PROVIDE SIZE, LOCATION,
AND WEIGHT OF ALL EQUIPMENT IN A SINGLE SUBMITTAL. DESIGN OF
CURBS, ANCHORAGE AND BRACING OF EQUIPMENT IS BY THE EQUIPMENT
SPECIFIER OR CONTRACTOR. SUBMIT CALCULATIONS AND DRAWINGS FOR
REVIEW AND APPROVAL TO THE ARCHITECT AND TO THE BUILDING
DEPARTMENT FOR DEFERRED APPROVAL.

- PRIOR TO CORE DRILLING OR CUTTING OPENINGS, GC TO LOCATE
EXISTING REBAR, ELECTRICAL CONDUITS, AND OTHER SYSTEMS
EMBEDDED IN SLAB BY NON-DESTRUCTIVE TESTING. LOCATE CORES FOR
NEW PENETRATIONS TO AVOID CUTTING REBAR. NEW SLAB OPENINGS TO
BE SAW CUT AFTER CORNERS ARE CORE DRILLED. DO NOT OVER CUT
OPENING BEYOND DIMENSIONS OF CLEAR OPENING. SUBMIT A SINGLE
COORDINATED SET OF PLANS FOR ALL FLOORS TO SHOW ALL NEW
PENETRATION AND OPENING SIZES AND LOCATIONS DIMENSIONED FROM
EXISTING COLUMN LINES FOR REVIEW AND APPROVAL BY ARCHITECT AND
ENGINEER. SUBMITTAL TO INCLUDE METHOD OF CORE DRILLING, SAW
CUTTING, AND REMOVING OF CONCRETE SLABS FROM BUILDING SUCH
THAT MINIMAL DISRUPTION TO EXISTING BUILDING OCCURS. DO NOT CUT
INTO EXISTING STRUCTURE OR MAKE ANY PENETRATION UNTIL APPROVAL
IS PROVIDED. GC TO TAKE ALL PRECAUTIONS DURING CORE DRILLING
AND SAW CUTTING TO SAFEGUARD WORKERS FROM CUTTING LIVE
ELECTRICAL CONDUIT OR OTHER SYSTEMS THAT COULD BE HAZARDOUS
TO ANYONE.

- ALL (N) CONCRETE AND/OR (N) MASONRY SHALL BE CONNECTED TO
ADJACENT (E) CONCRETE AND/OR (E) MASONRY WITH DRILL & EPOXY
DOWELS TO MATCH THE (N) REINFORCING. ALL SUCH DOWELS SHALL
HAVE 8" MIN. EMBED. U.N.O.

LOMA | D+E
DESIGN + ENGINEERING

LOMA | D+E
626-344-7543
LOMADESIGNENGINEERING@GMAIL.COM



SIGN DATE: 04/12/2024

REVISIONS

- | | |
|---------------|------------|
| 1ST SUBMITTAL | - 10/20/23 |
| 2ND SUBMITTAL | - 03/11/24 |
| 3RD SUBMITTAL | - 04/12/24 |
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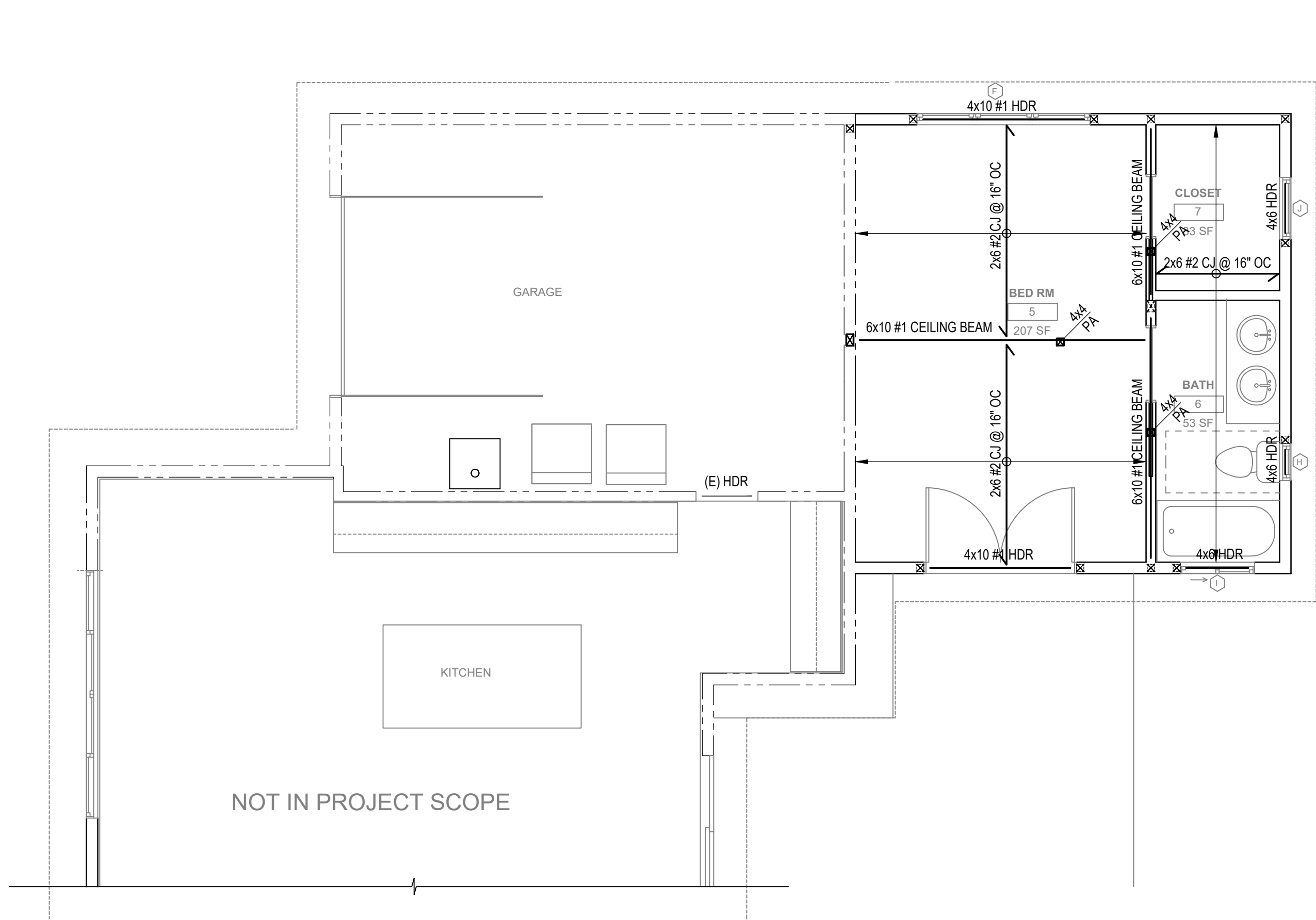
IT IS TO THE CLIENTS LIABILITY TO REPORT
ANY DISCREPANCIES PRIOR TO STARTING
CONSTRUCTION. CONTRACTOR SHALL
VERIFY ALL DIMENSION & EXISTING
CONDITIONS AS TO SATISFY APPLICABLE
ZONING AND BUILDING REGULATIONS.

PROPOSED PROJECT:
HOOVER ADDITION
530 HOOVER ST
OCEANSIDE, CA 92054

TITLE
**FOUNDATION
PLAN**

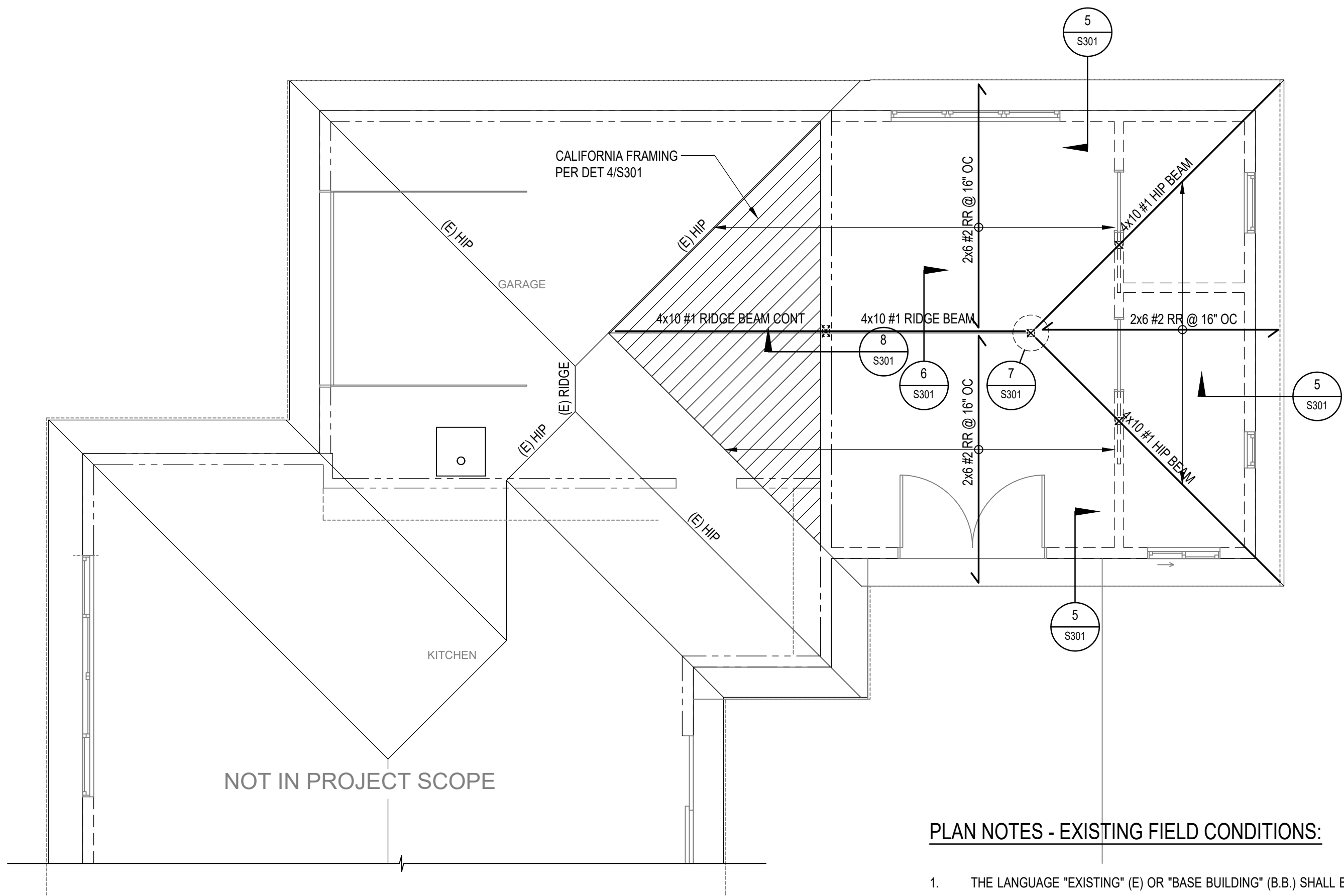
DRAWN BY
R.G.
DATE:
MAY 02, 2024
SCALE:
AS NOTED
SHEET

S201



CEILING FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"



PLAN NOTES - EXISTING FIELD CONDITIONS:

- THE LANGUAGE "EXISTING" (E) OR "BASE BUILDING" (B.B.) SHALL BE USED INTERCHANGEABLY.
- EXISTING INFORMATION AS SHOWN ON THESE PLANS ARE BASED ON LIMITED AS-BUILT INFORMATION AND ARE FOR REFERENCE ONLY. GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BEAM SIZES, BEAM ELEVATIONS, SLAB THICKNESS, DIMENSIONS, CONFLICTS WITH MEP & FINISHES, ETC. PRIOR TO PROCEEDING WITH DETAILING, SHOP DRAWINGS, FABRICATION, AND CONSTRUCTION. GC SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE, PROJECT ARCHITECT AND ENGINEER FOR DIRECTION ON HOW TO PROCEED BEFORE DETAILING OR PERFORMING ANY STRUCTURAL WORK. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

PLAN NOTES - SHEETS AND GENERAL:

- GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S001 THRU S131 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES
- VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - WOOD FRAMING:

- ALL WOOD FRAMING MEMBERS MUST BE GRADE MARKED.
- HOLD DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- ALL HEADER'S SHALL BE 4x6 MIN OR (2)-2x8.
- PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS FOR NEW CONSTRUCTION ONLY: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
- EXTEND SHEAR WALLS THROUGH CEILING/ATTIC SPACE AND CONNECT TO EXISTING ROOF SHEATHING.

- PRIOR TO CORE DRILLING OR CUTTING OPENINGS, GC TO LOCATE EXISTING REBAR, ELECTRICAL CONDUITS, AND OTHER SYSTEMS EMBEDDED IN SLAB BY NON-DESTRUCTIVE TESTING. LOCATE CORES FOR NEW PENETRATIONS TO AVOID CUTTING REBAR. NEW SLAB OPENINGS TO BE SAW CUT AFTER CORNERS ARE CORE DRILLED. DO NOT OVER CUT OPENING BEYOND DIMENSIONS OF CLEAR OPENING. SUBMIT A SINGLE COORDINATED SET OF PLANS FOR ALL FLOORS TO SHOW ALL NEW PENETRATION AND OPENING SIZES AND LOCATIONS DIMENSIONED FROM EXISTING COLUMN LINES FOR REVIEW AND APPROVAL BY ARCHITECT AND ENGINEER. SUBMITTAL TO INCLUDE METHOD OF CORE DRILLING, SAW CUTTING, AND REMOVING OF CONCRETE SLABS FROM BUILDING SUCH THAT MINIMAL DISRUPTION TO EXISTING BUILDING OCCURS. DO NOT CUT INTO EXISTING STRUCTURE OR MAKE ANY PENETRATION UNTIL APPROVAL IS PROVIDED. GC TO TAKE ALL PRECAUTIONS DURING CORE DRILLING AND SAW CUTTING TO SAFEGUARD WORKERS FROM CUTTING LIVE ELECTRICAL CONDUIT OR OTHER SYSTEMS THAT COULD BE HAZARDOUS TO ANYONE.
- ALL (N) CONCRETE AND/OR (N) MASONRY SHALL BE CONNECTED TO ADJACENT (E) CONCRETE AND/OR (E) MASONRY WITH DRILL & EPOXY DOWELS TO MATCH THE (N) REINFORCING. ALL SUCH DOWELS SHALL HAVE 8" MIN. EMBED. U.N.O.

SYMBOLS - FRAMING

- INDICATES WOOD WALLS
UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
- EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
 - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD POST.
UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
- MIN. SIZE PER POST SCHEDULE WHERE PRESENT
 - 4x DEPTH OF WALL
 - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW
- WOOD STRUCTURAL PANEL SHEATHED SHEAR WALL (SW)
- LETTER: STACKING SW
 - NUMBER: TYPE PER SW SCHED. UNDER TYP. DETAILS
- MINIMUM LENGTH
- HOLDOWN TYPE PER TYPICAL DETAIL.
- HOLDOWN ROD. FOR CONNECTION INTO CONCRETE AND CMU SEE "ANCHOR INTO CONCRETE AND CMU" TYPICAL DETAIL.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- INDICATES POST OR COLUMN BELOW
- INDICATES KING POST
- HEADER PER "TYP. STUD WALL FRAMING ELEVATION"

SYMBOLS - FOUNDATION

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE FOOTING
- INDICATES HOLDOWN TYPE PER "HOLDOWN SCHEDULE AND NOTES" DETAIL UNDER TYP. DETAIL SHEET.
- INDICATES HOLDOWN ROD PER "HOLDOWN SCHEDULE AND NOTES" DETAIL UNDER TYP. DETAIL SHEET
- INDICATES WOOD POST

SYMBOLS - EXISTING ELEMENTS

- INDICATES (E) WOOD WALLS
- INDICATES (E) BEAM
- INDICATES (E) JOISTS
- INDICATES (E) CONCRETE FOOTING 12"x12" MIN. VIF
- INDICATES (E) WOOD WALLS

PLAN NOTES - FOUNDATION CONT.:

- THE NATIVE SOILS HAVE BEEN ASSUMED TO BE CLAY, SANDY-CLAY OR SILTY-CLAY. PRESUMPTIVE SOIL VALUES HAVE BEEN ASSUMED FOR THIS PROJECT, SEE CBC SECTION 1806.
- THE ALLOWABLE PASSIVE SOIL BEARING PRESSURE IS 1500 PSF BASED ON TABLE 1806.2. THE ALLOWABLE BEARING PRESSURES MAY BE INCREASED BY ONE THIRD WHEN CONSIDERING LOADINGS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES WHEN USED IN CONJUNCTION WITH THE ALTERNATE BASIC LOAD CASES IN CBC 1605.3.2.
- FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 2'-0" BELOW LOWEST ADJACENT SOIL GRADE.
- WHERE THE BUILDING OFFICIAL HAS REASON TO DOUBT THE CLASSIFICATION, STRENGTH OF COMPRESSIBILITY OF THE SOIL, THE BUILDING OFFICIAL SHALL BE PERMITTED TO REQUIRE THAT A GEOTECHNICAL INVESTIGATION BE CONDUCTED.

PLAN NOTES - FOUNDATION:

- FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.
- U.N.O. TOP OF CONCRETE GRADE BEAMS & TOP OF CONC. FOOTING ELEVATION SHALL BE 12" BELOW THE TOP OF THE LOWEST SLAB DIRECTLY ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION SEE ARCH'L DRAWINGS.
- ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
- FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.
- FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.
- CONCRETE SLAB ON GRADE: 4" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY.
- FOUNDATIONS SHALL BE A MINIMUM OF TWENTY FOUR INCHES (24") BELOW GRADE



SIGN DATE: 04/12/2024

REVISIONS

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IT IS TO THE CLIENTS LIABILITY TO REPORT ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSION & EXISTING CONDITIONS AS TO SATISFY APPLICABLE ZONING AND BUILDING REGULATIONS.

PROPOSED PROJECT:

HOOVER ADDITION

530 HOOVER ST
OCEANSIDE, CA 92054

TITLE CEILING & ROOF FRAMING PLAN

DRAWN BY

R.G.

DATE:

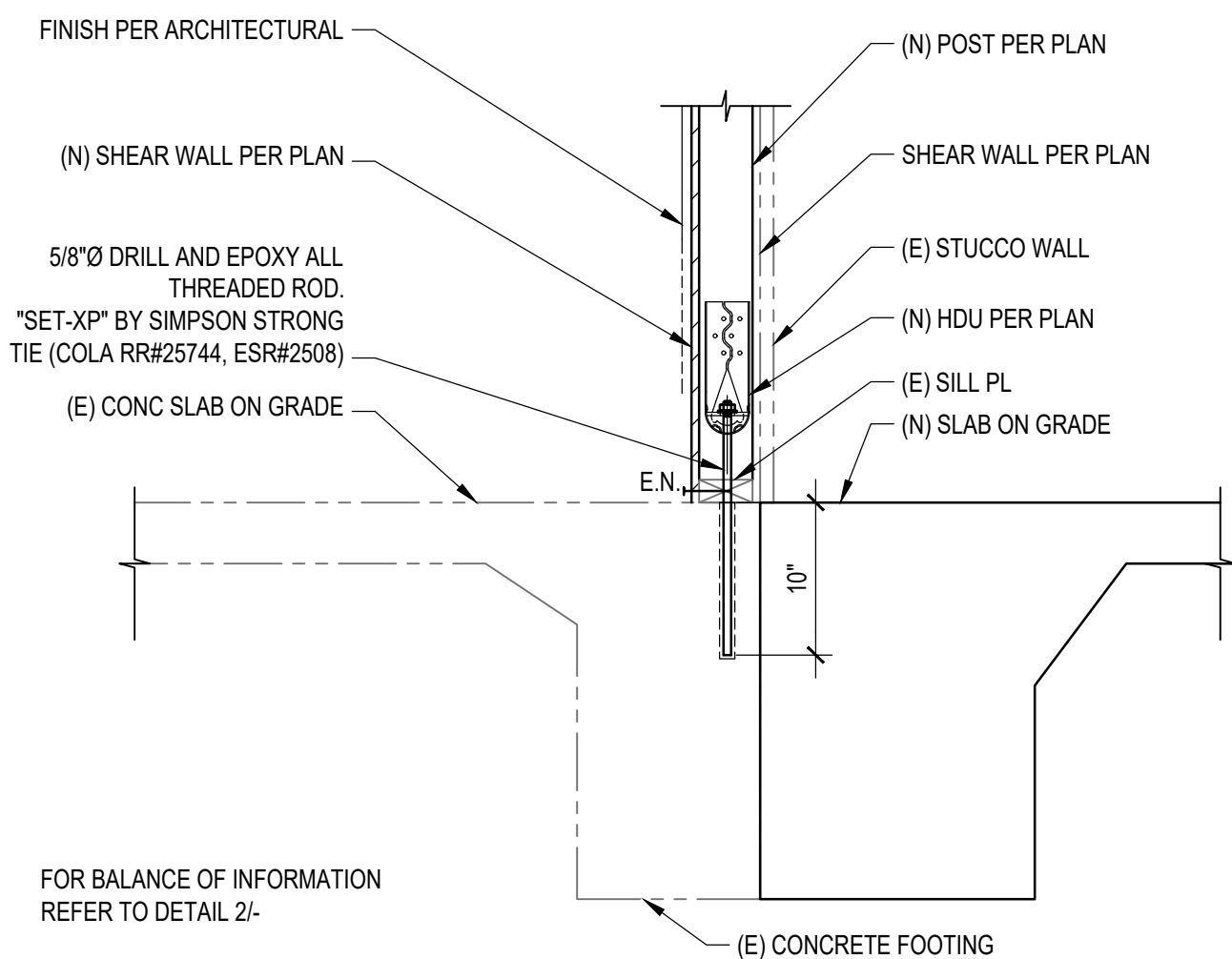
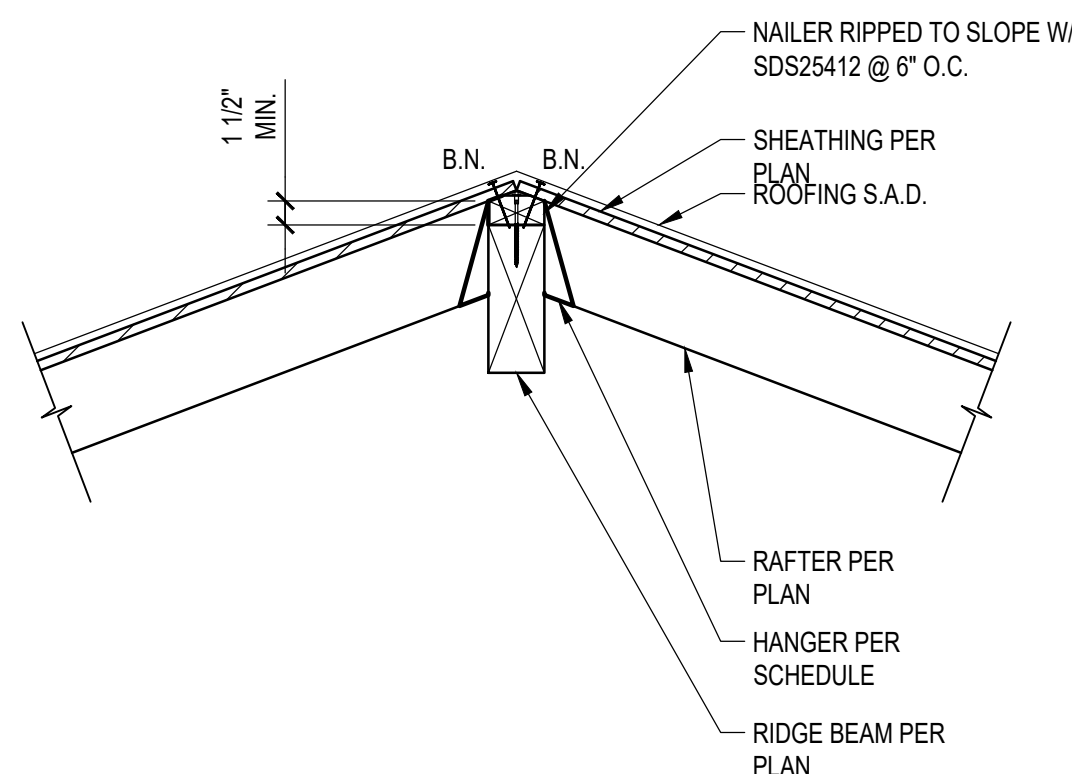
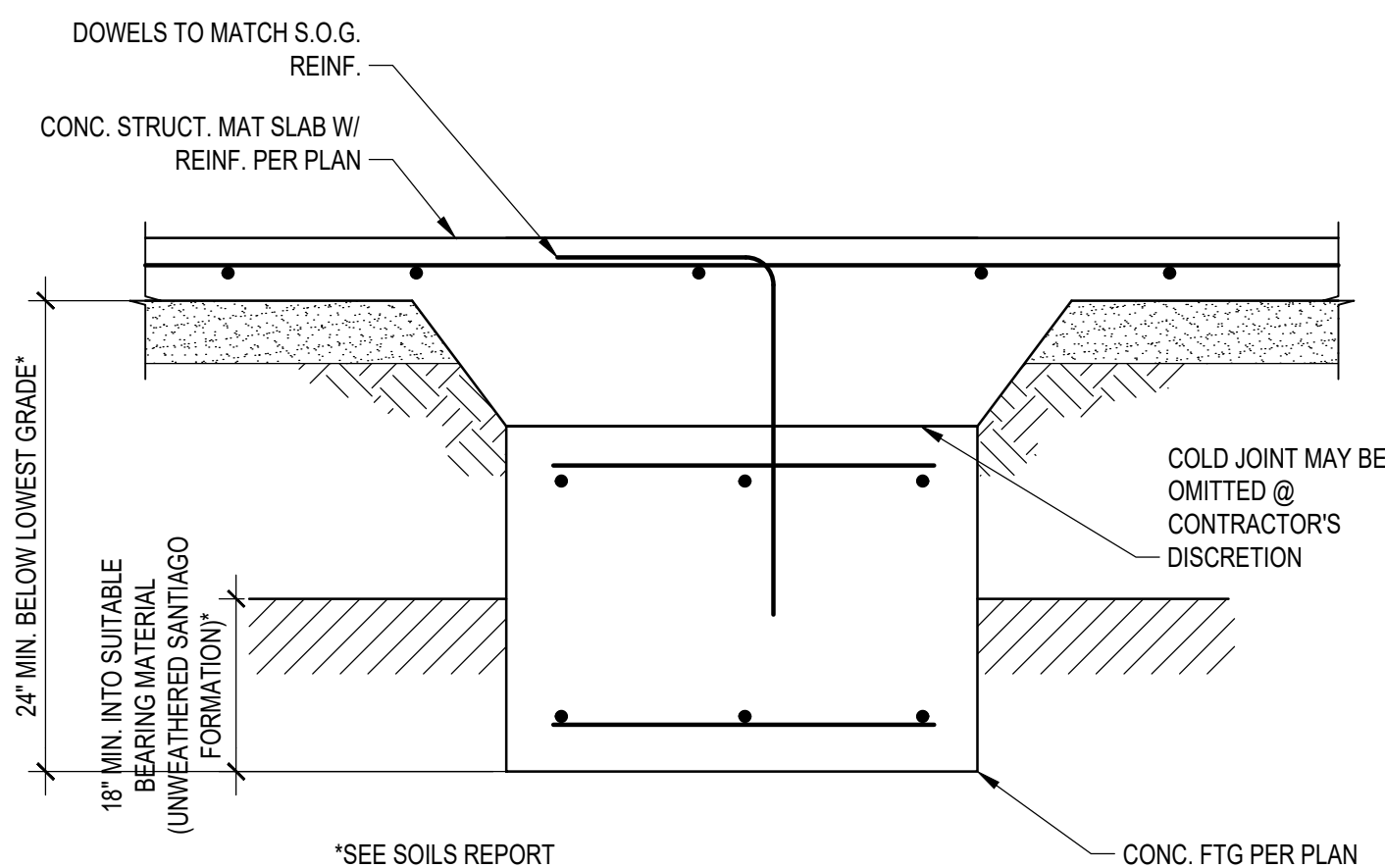
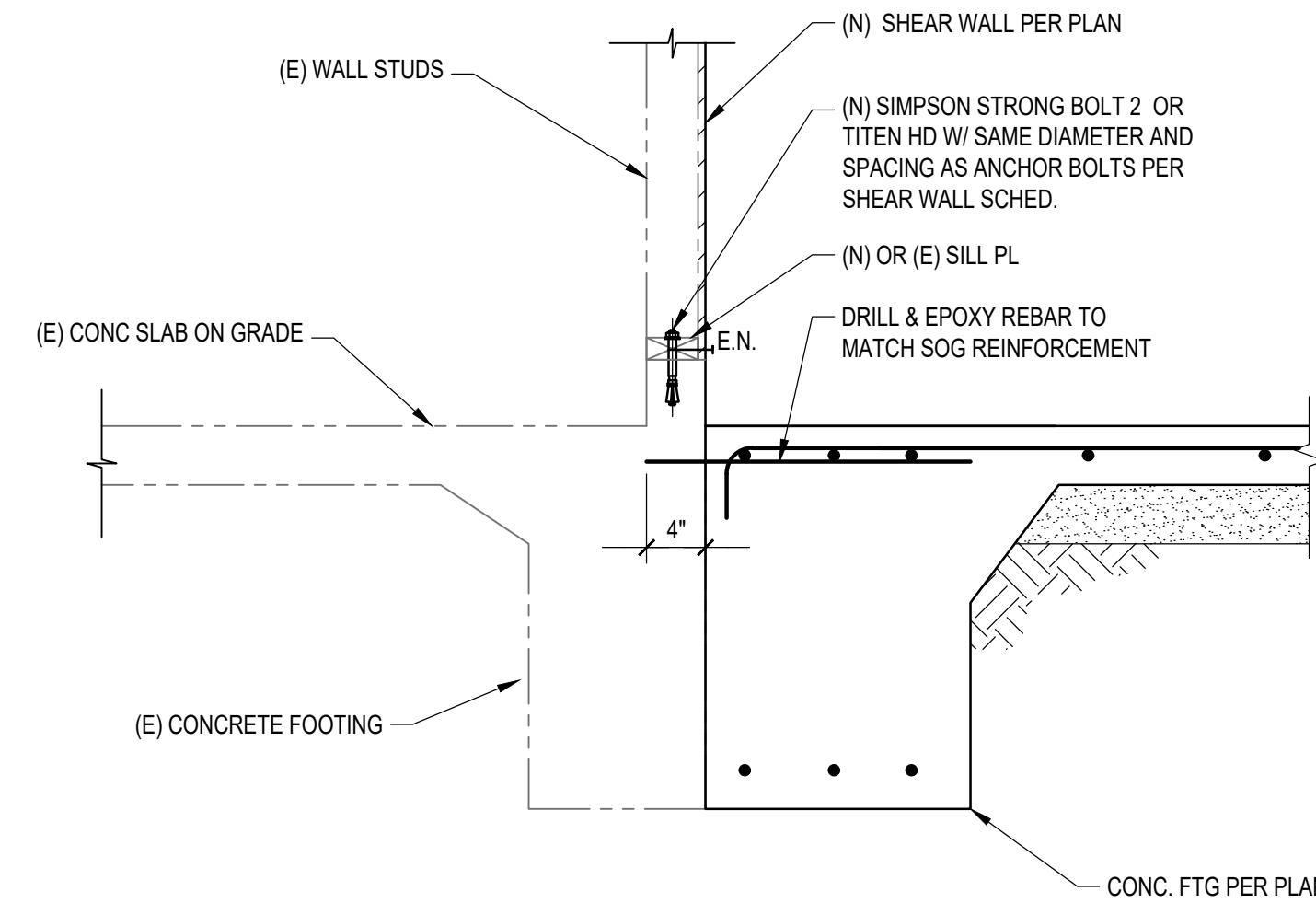
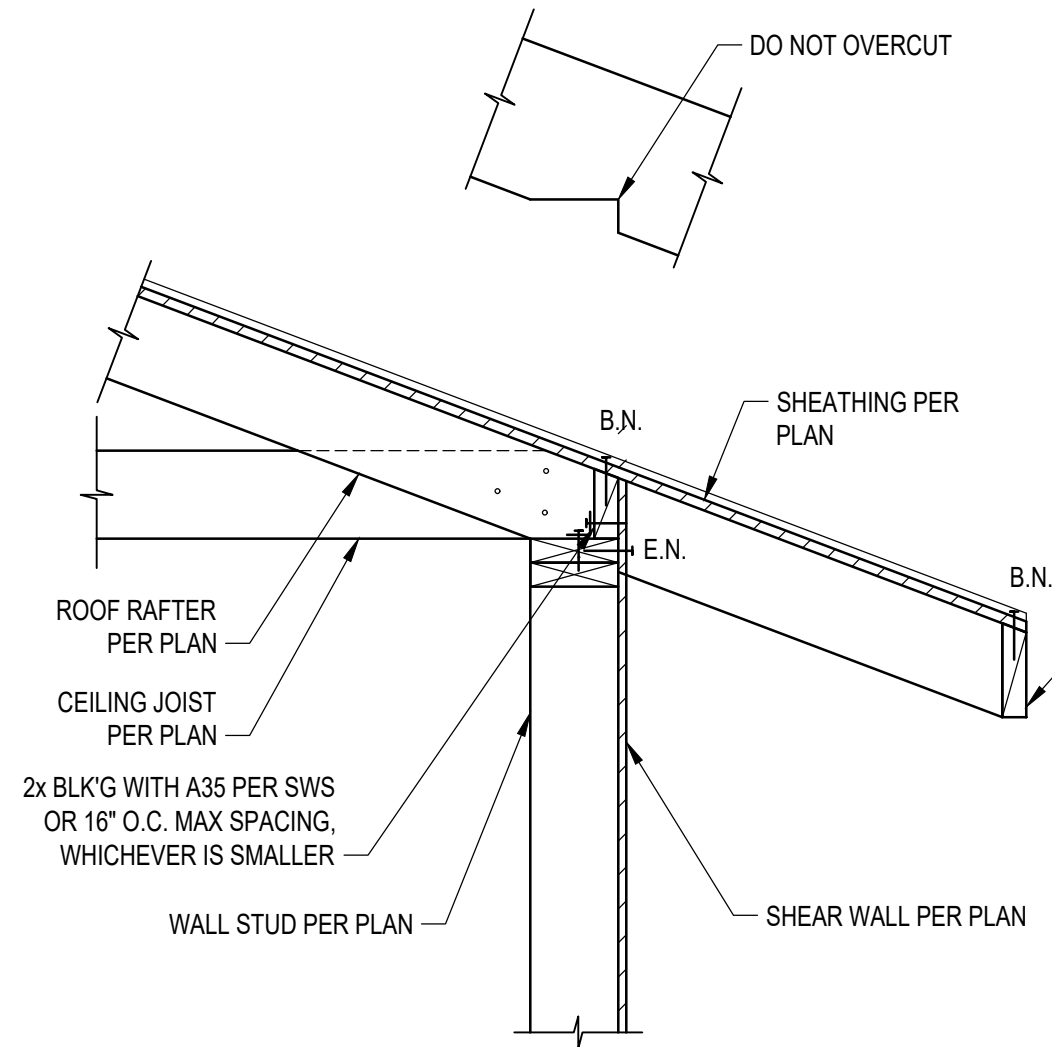
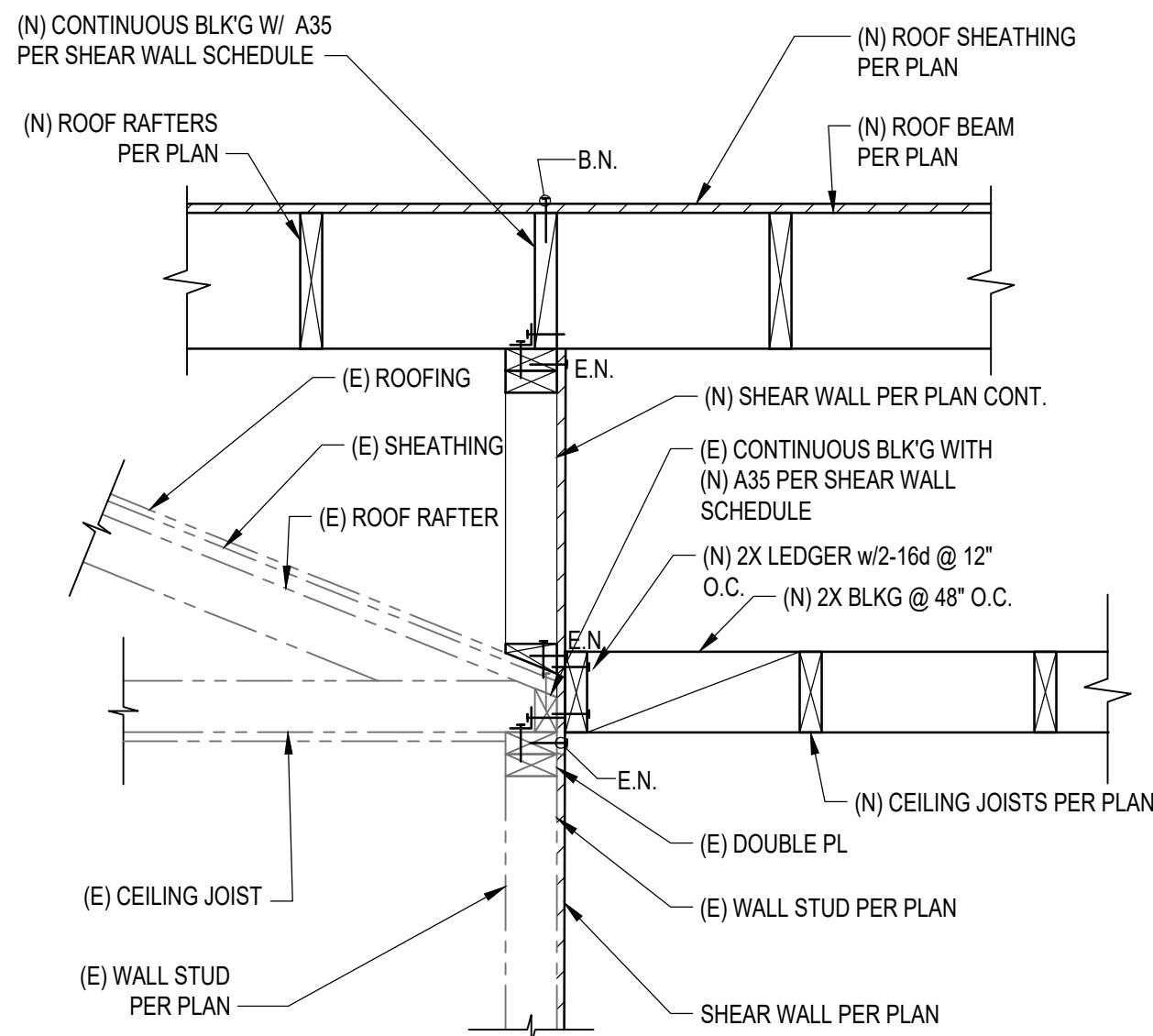
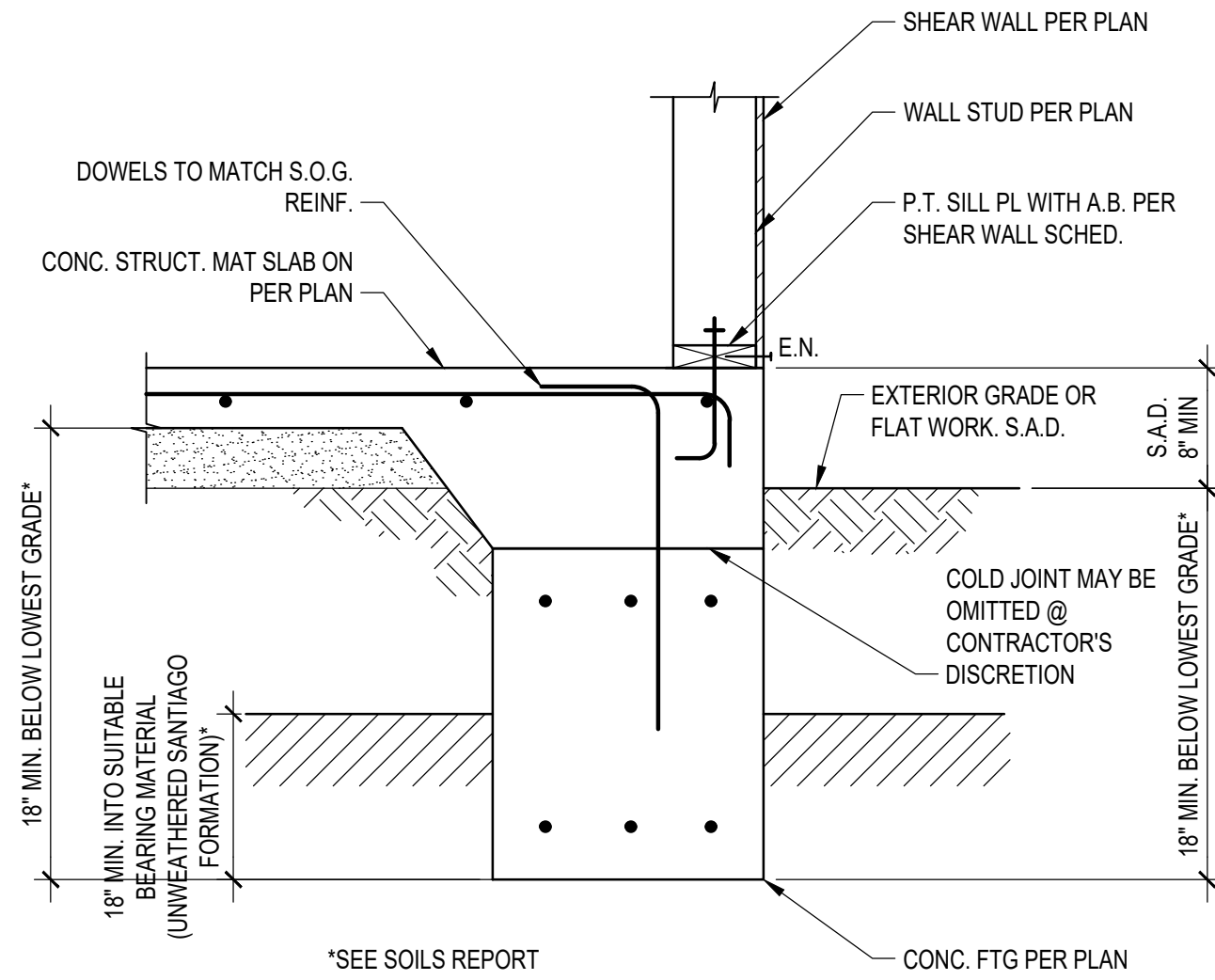
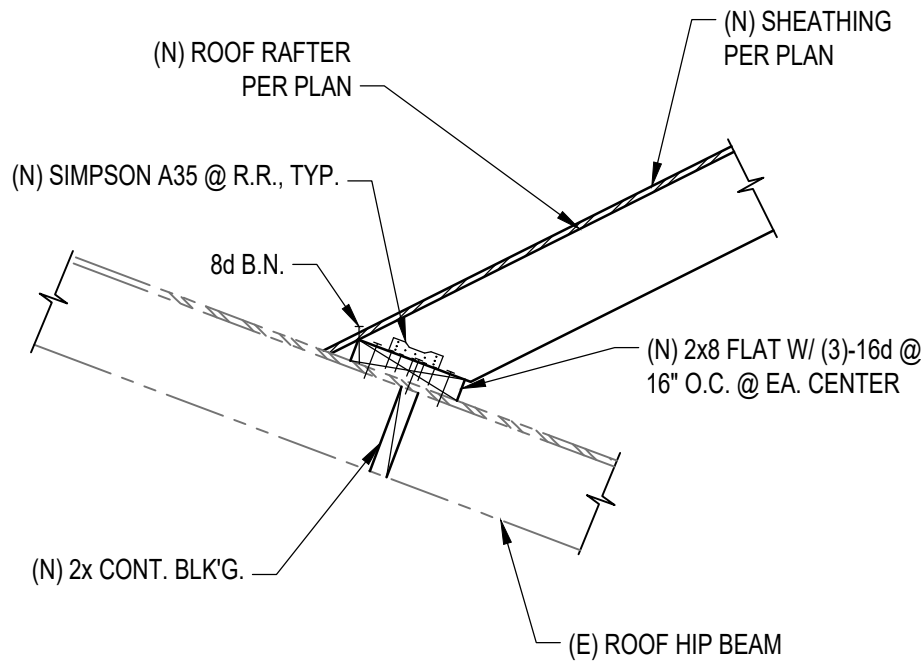
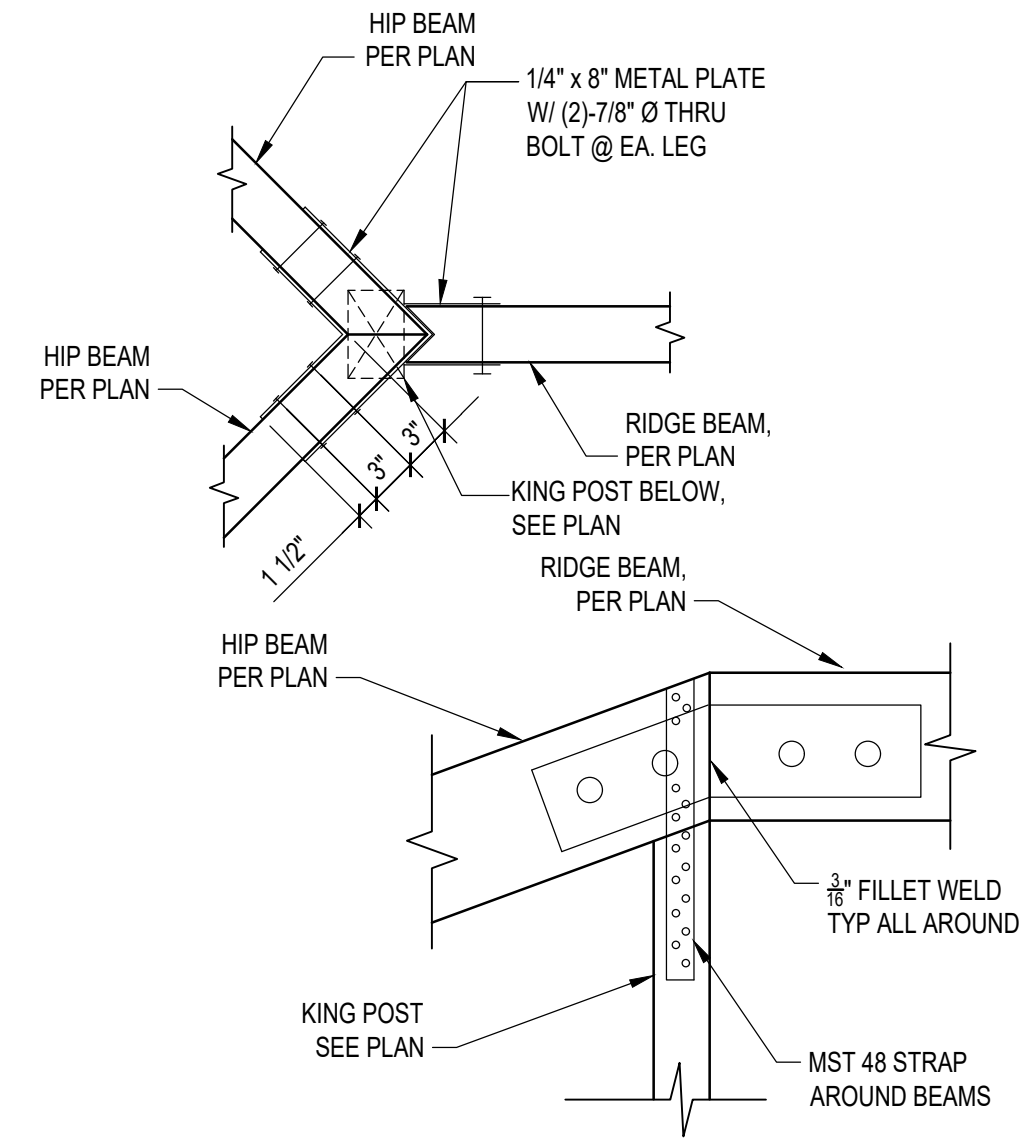
MAY 02, 2024

SCALE:

AS NOTED

SHEET

S202



LOMA | D+E
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626-344-7543
LOMADESIGNENGINEERING@GMAIL.COM



SIGN DATE: 04/12/2024

REVISIONS
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PROPOSED PROJECT:
HOOVER ADDITION
530 HOOVER ST
OCEANSIDE, CA 92054

TITLE
SECTIONS & DETAILS

DRAWN BY
R.G.

DATE:
MAY 02, 2024

SCALE:
AS NOTED

SHEET