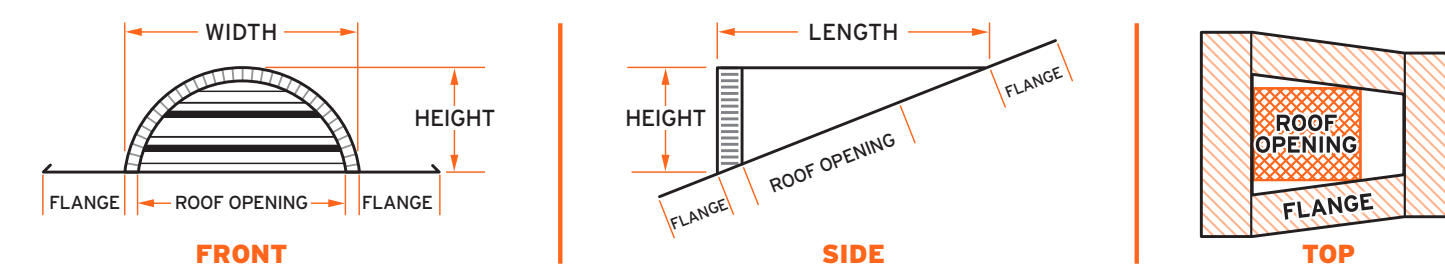


GIBALTAR BUILDING PRODUCTS

SPECIFICATIONS

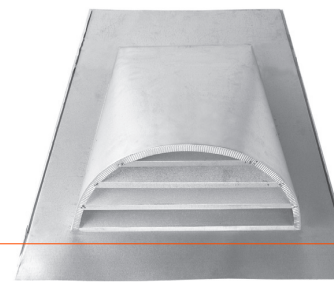
DORMER VENTS

#BH24 #BH24-1/8
#LPDG19 #LPDH18
#LPSD20 #STDS24-2B



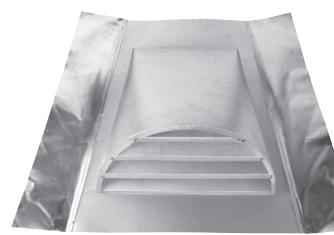
DORMER VENTS

PART#	DESCRIPTION	HEIGHT	WIDTH	ROUGH OPENING	N.F.V.
BH24	12 x 24 Square-Tail	12"	24"	12" x 9"	100 sq. in.
BH24-1/8	12 x 24 Square-Tail - 1/8 in. screen	12"	24"	12" x 9"	100 sq. in.
LPDG19	19" Low Profile	4"	19"	19" x 10"	43 sq. in.
LPDH18	18" Low Profile	7"	18"	18" x 10"	81 sq. in.
LPSD20	20" Low Profile (Simpson)	2.75"	20"	19" x 10"	48 sq. in.
STDS24-2B	12 x 24 Soft Aluminum - 2 Sides	12"	24"	12" x 9"	100 sq. in.



SUB BASES

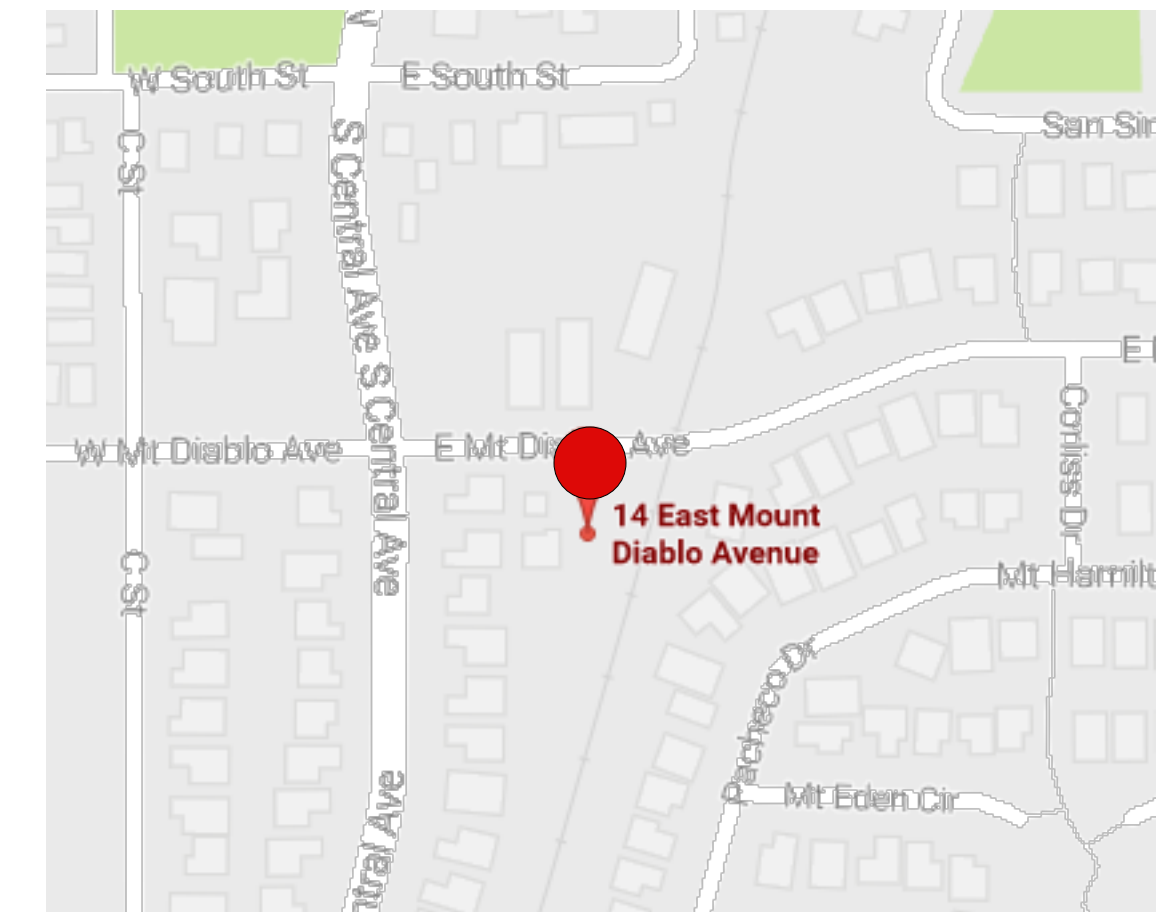
PART#	DESCRIPTION	HEIGHT	WIDTH	ROUGH OPENING	N.F.V.
3SBF1010S	18" Sub-Base - with screen	n/a	16.5"	12" x 9"	110 sq. in.
STD185J	18" Sub-Base - no screen	n/a	16.5"	10.5" x 10.5"	110 sq. in.
3SBF1414S	24" Sub-Base - with screen	n/a	22.5"	14" x 14"	196 sq. in.
STD245J	24" Sub-Base - no screen	n/a	22.5"	14" x 14"	196 sq. in.



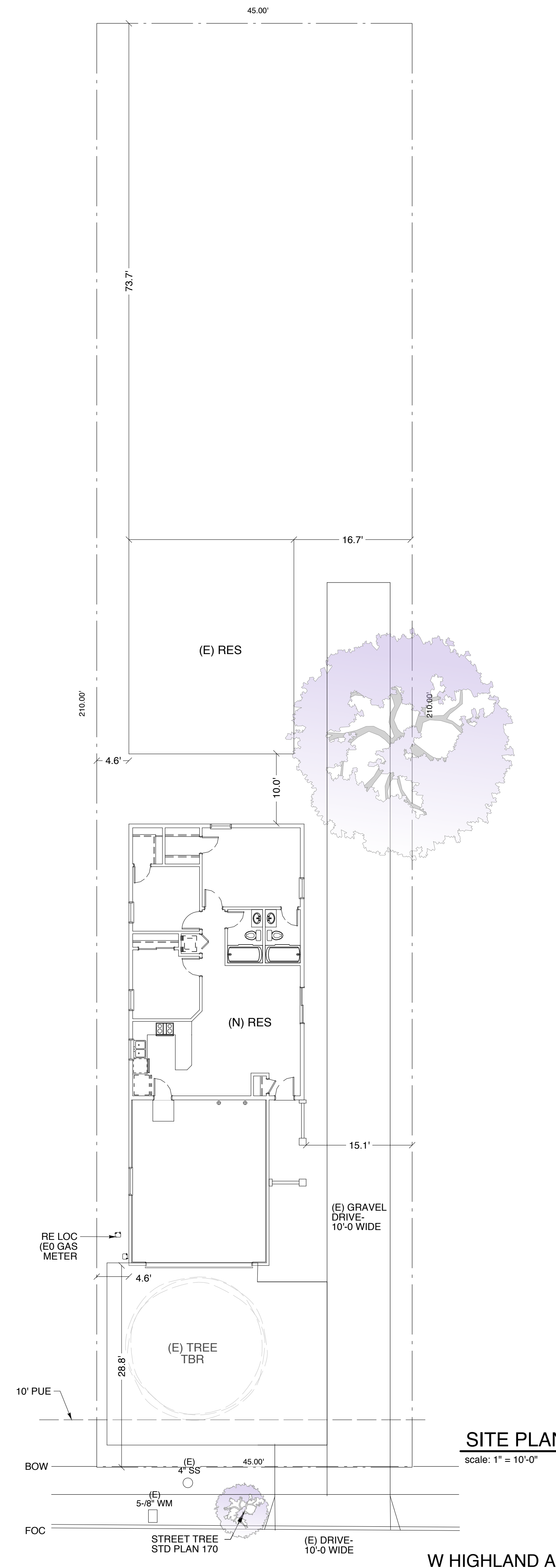
STANDARD MATERIALS
ASTM A653/A653M - G90 hot dipped galvanized steel, 28GA and 26GA.
ASTM D9092 - mill phosphatized coating for painting.
.025 x .025 hot dipped galvanized 23GA wire bird screen.
.017 in. x 0.25 in. x 0.50 in. bird screen, copper or galvanized steel.

CODE
Conforms to Federal Spec. QQ-5775A, Type 1, Class 4 ASTM A-527.
Meets FHA codes.

INSTALLATION GUIDELINES
Before installation, ensure that the substrate is uniform and even. Do not install venting products on uneven substrate. Installation shall be made in accordance with recognized sheet metal practices. SMACNA Architectural Sheet Metal Manual 6th Edition specifications shall be used as a guide and basis for detail whenever applicable. Construction Metals Inc. ventilation products can be nailed or riveted using conventional hand or power tools. Flashings shall be properly fastened to the substrate by means of wood or metal screws. When fastening dissimilar metals the use of stainless steel is recommended. Use of neoprene washers or similar gasketing material is acceptable.
*NOTE: Recommended use of this product is for exhaust of warm dry or slightly moist air only. This product is not intended for venting or exhaust grease or liquid.



VICINITY MAP



SITE ADDRESS- 145 W HIGHLAND AVE TRACY, CA 95376

OWNER/BUILDER DENNIS ALEGRE

APN- 235-130-010-000

OCCUPANCY- R3
ZONING- LDR

CONSTRUCTION- V-B
STORIES- 1

SQUARE FOOT- 983

THIS PROJECT IS COVERED UNDER THE FOLLOWING CODES:

- 2016 CA BUILDING CODE
- 2016 CA MECHANICAL CODE
- 2016 CA PLUMBING CODE
- 2016 CA ELECTRICAL CODE
- 2016 CA RESIDENTIAL CODE
- 2016 CA FIRE CODE
- 2016 CA GREEN BUILDING CODE
- 2016 CA ENERGY CODE

CITY OF TRACY MUNICIPAL CODE

SCOPE OF WORK
CONSTRUCT (N) RES W/ ATTACHED 2 CAR GARAGE FOUNDATION, FRAMING, PLUMBING, ELECTRICAL, HVAC, SIDING, STUCCO, ROOFING, DRYWALL, FLAT-WORK & GRADING

(N) ADU IS NOT SPRINKLERED
(E) RES IS NOT SPRINKLERED

INDEX

01 A 000	SITE PLAN & INFORMATION PAGE
02 A 060	CA GREEN REQUIREMENTS
03 A 070	T24 PAGE 1
04 A 090	CONSTRUCTION NOTES
05 A 092	CONSTRUCTION DETAILS
06 A 100.1	1st FLOOR PLAN
07 A 150	FOUNDATION PLAN
08 A 210	FRAME PLAN & ELEVATIONS
09 E 100.1	1st FLOOR ELECTRICAL PLAN
10 P 100.1	PLUMBING/ HVAC PLAN

DEFERRED
1. TRUSS ENGINEERING

DALE A COSE
design
title 24 energy

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95378

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TRACY, CA

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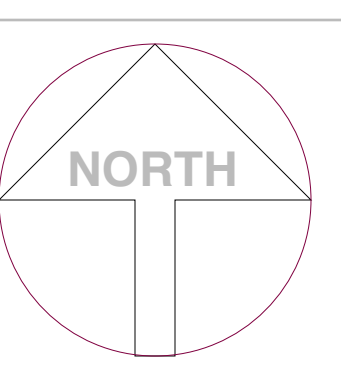
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09/05/2019
CITY OF TRACY
Development Services
Building Safety
Division

APPROVED
09/19/2019
City of Tracy
Development Services
Building Safety
Division

Owner:
MR & MRS ALEGRE
PO BOX 387
TRACY, CA 95378



145 W HIGHLAND AV
TRACY, CA 95376

983 PLAN

SITE & PLAN INFORMATION

A 000 OF 10 SHEETS

18-3450 pc-6

SECTION		CREDIT	REQUIREMENTS	PC	INSP
CalGreen RESIDENTIAL MANDATORY MEASURES CHECKLIST					
Division 4.4 Material Conservation & Resource Efficiency (Building Maintenance & 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 with covers 10 specific subject areas shall be placed in the building. CBA and HCD staff will develop a generic manual for use by the building industry to assist compliance with this section. Sheet #		✓
Division 4.5 Environmental Quality (Fireplaces)					
4.503.1	General		Any installed gas appliance shall be direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase I emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with local ordinances. Sheet #	✓	✓
Division 4.5 Environmental Quality (Pollutant Control)					
4.504.1	Covering of duct openings and protection of mechanical equipment during construction		At the time of rough installation, or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered. Sheet #		✓
4.504.2.1	Adhesive, sealants and Caulks		Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesives bonding primers, adhesive primers, Sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2 as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic components (chloroform, ethylene dichloride, methylene chloride, perchloroethylene, and trichloroethylene), except for aerosol products as specified in subsection 2 below 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply 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. Sheet #		✓
Division 4.5 Environmental Quality (Pollutant Control)					
4.504.2.2	Paints and Coatings		Architectural paints and coatings shall comply with VOC limits in Table 1 of the AB6 Architectural Suggested Control Measures as shown in Table 4.504.3 unless the more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in 4.504.3 shall comply. Sheet #		✓
4.504.2.3	Aerosol Paints and Coatings		Aerosol paints and coatings shall meet the Product-Weight MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in section 94520 and 66021 of the 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 limit of Regulations 8 Rule 49. Sheet #		✓
4.504.3	Carpet Systems		All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rub institute's Green Label Plus Program 2. California Department of Public Health Standard Practice for testing of VOC's (Specification 01330) 3. Department of General Services, California Gold Sustainable Carpet Standard 4. Scientific Certifications Systems Indoor Advantage Gold. Sheet #		✓
4.504.3.1	Carpet Cushion		All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Sheet #		✓
4.504.3.2	Carpet Adhesive		All carpet adhesives shall meet the requirements of Table 4.504.1. Sheet #		✓
4.504.4	Resilient Flooring Systems		Where resilient flooring is installed at least 50% of the floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low emitting Materials List or certified under the Resilient Floor Covering Institute (RFCI) Floor Score Program. Sheet #		✓

SECTION		CREDIT	REQUIREMENTS	PC	INSP
CalGreen RESIDENTIAL MANDATORY MEASURES CHECKLIST					
Division 4.1 PLANNING AND DESIGN (Site Development)					
4.106.2	Storm water drainage and retention during construction		Project which disturbs 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. Sheet #	✓	✓
4.106.3	Surface Drainage		Site shall be planned and developed to keep surface water from entering building. Sheet #	✓	✓
Division 4.2 Energy Efficiency					
42.01.1	Scope		The Department of Housing and Community Development's mandatory green building standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the California Energy Commission, (Part 6, Title 24). The most recent set of changes to the CEC's Energy Efficient Standards for Residential Buildings took effect on January 1, 2010. Sheet #		
Division 4.3 Water Efficiency and Conservation (Indoor Water Use)					
4.303.1	20% Savings		A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by at least 20% shall be provided. The 20% reduction shall be demonstrated by one of the following methods: 1. Prescriptive Approach: Toilets = (1.28 gal/flush); Showerheads = (2.0 gpm @ 80psi); Kitchen Faucets = (1.8 gpm @ 60psi); Lavator Faucets = (1.5 GPM @ 60psi) 2. Performance Approach: A calculation demonstrating a 20% reduction of indoor potable water shall be performed using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of water closets, lavatory faucets and showerheads within the dwelling. Sheet #	✓	✓
4.303.2	Multiple Showerheads Serving One Shower		When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 20% reduction column of Table 4.303.2 or shower shall be designed to only allow one showerhead to be in operation at a time. Exception: The max flow rate for showerheads when using the calculation method specified in Section 4.303.1, Item 2 is 2.5gpm @ 80psi. Sheet #	✓	✓
Division 4.3 Water Efficiency and Conservation (Outdoor Water Use)					
4.304.1	Irrigation Controllers		Automatic irrigation system controllers for landscaping proved by the builder and installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather changes 2. Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have separate wired or wireless rain sensor that connects or communicates with the controller(s). Sheet #		✓
Division 4.4 - Material Conservation & Resource Efficiency (Enhance Durability & Reduce Maintenance)					
4.406.1	Joints and Openings		Openings in the building envelope separating conditioned space from unconditioned space needs to accommodate gas, plumbing, electrical lines and necessary penetrations must be sealed in compliance with the California Energy Code. Sheet #		✓
Division 4.4 - Material Conservation & Resource Efficiency (Construction Waste Reduction, Disposal & Recycling)					
4.408.1	Construction Waste Reduction of at least 50%		Recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever ever is more stringent. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working agencies if diversion or recycle facilities capable compliance with this item do not exist or are not located reasonably close to the jobsite. Sheet #	✓	✓
4.408.2	Construction waste Management Plan		Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency. Sheet #	✓	
4.408.2.2	Isolated Jobsites		The enforcing agency may make exceptions to the requirements of this section when jobsites are located in Areas beyond the haul boundaries of the division facility. Sheet #	✓	

GREEN BUILDING RESIDENTIAL CERTIFICATION CHECKLIST AT FINAL INSPECTION

AS CONTRACOT/ARCHITECT/OWNER/ENGINEER, I _____ CERTIFY THAT THE FOLLOWING GREEN BUILDING CODE REQUIREMENTS HAVE BEEN INCORPORATED INTO THE NEW RESIDENTIAL BUILDING AT _____, AUTHORIZED BY BUILDING PERMIT # _____

- _____ Surface drainage
- _____ Indoor water use fixtures are in compliance with item 1 on Green Building Code Mandatory Residential requirements (GBCMRR) document.
- _____ Outdoor water use in compliance with GBCMRR.
- _____ Joints and openings in the building envelope have been sealed in compliance with the GBCMRR.
- _____ Construction Waste Reduction, Disposal and Recycling report verified.
- _____ A copy of the Operational and Maintenance Manual required by GBCMRR has been placed at the site and has or will be transferred to the owner.
- _____ Fireplace compliance with emissions verified to comply with 4.503.1 and AQMD 445.
- _____ Duct openings and mechanical equipment protection during construction was verified.
- _____ Adhesives, sealants, caulks, paints, coatings, aerosol paints, carpet system, resilient flooring systems, and composite wood products used at the site are in compliance with the GBCMRR
- _____ The concrete slab (if applicable) for he project has been installed with capillary break per plans
- _____ The moisture content of the floor and wall framing did not exceed 19 percent when the building framing was enclosed.
- _____ Each room containing a bathrumb, shower, or tub/shower combination has been provided with an approved mechanical exhaust fan with humidistat and/or signage according to the GBCMRR
- _____ A whole house exhaust fan if installed is in compliance with R-4.2 insulation when off per GBCMRR
- _____ The heating and air-conditioning system is in compliance with the plans and the GBCMRR.
- _____ I have reviewed all the above items and the Mandatory Measures incorporated into the plans and find this project in compliance with the CAL Green Code.

Signature _____ Date _____
 Print Name _____
 Phone # _____ E-mail _____

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title 24 energy

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09/05/2019

CITY OF TRACY
Development Services
Building Safety
Division
"Build Inside the Triangle"

APPROVED
09/19/2019

City of Tracy
Development Services
Building Safety
Division

Owner:

MR & MRS ALEGRE
PO BOX 387
TRACY, CA 95378

145 W
HIGHLAND AV
TRACY, CA 95376

983 PLAN

CA GREEN
REQUIREMENTS

A 060 OF 10 SHEET(S)

18-3450 pc-6

GENERAL INFORMATION									
01	Project Name	Residential Building							
02	Calculation Description	Title 24 Analysis							
03	Project Location	145 W Highland Ave							
04	City	Tracy	05	Standards Version	Compliance 2017				
06	Zip Code	95376	07	Compliance Manager Version	BEMCompMgr 2016.3.1 (1149)				
08	Climate Zone	C212	09	Software Version	EnergyPro 7.2				
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	180				
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1				
14	Total Cond. Floor Area (ft²)	983	15	Number of Zones	2				
16	Slab Area (ft²)	983	17	Number of Stories	1				
18	Addition Cond. Floor Area (ft²)	n/a	19	Natural Gas Available	Yes				
20	Addition Slab Area (ft²)	n/a	21	Glazing Percentage (%)	10.4%				

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	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDD/yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	25.91	21.62	4.29	16.6%
Space Cooling	23.03	26.19	-3.16	-13.7%
IAQ Ventilation	1.94	1.94	0.00	0.0%
Water Heating	17.19	17.19	0.00	0.0%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	68.07	66.94	1.13	1.7%

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	Yes	No
Attic Sleeping Zone	Attic RoofSleeping Zone	Ventilated	4	0.1	0.85	Yes	No
Attic_Garage_	Attic Garage Roof Cons	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
LWin 3	Window	LWall (Left-270)	---	---	1	9.0	0.32	0.25	Insect Screen (default)
RWin 1 SGD	Window	RWall (Right-90)	---	---	1	33.0	0.32	0.25	Insect Screen (default)
LWin 1	Window	LWall 2 (Right-90)	---	---	1	15.0	0.32	0.25	Insect Screen (default)
LWin 2	Window	LWall 2 (Right-90)	---	---	1	15.0	0.32	0.25	Insect Screen (default)
BWin 1	Window	BWall (Back-0)	---	---	1	15.0	0.32	0.25	Insect Screen (default)
RWin 1	Window	RWall 2 (Right-90)	---	---	1	15.0	0.32	0.25	Insect Screen (default)
LWin 1 2	Window	Gar LWall (Left-270)	---	---	1	15.0	0.32	0.25	Insect Screen (default)

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
FDoor 1	FWall	17.8	0.50
GDoor 1	FWall	16.7	0.50
GDoor 1 2	Gar FWall	16.7	0.50

HVAC COOLING - HERS VERIFICATION					
01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	150	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS						
01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsAttic	Sealed and tested	8	Attic	None	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQventRpt	40	0.25	Default	0	Required

ENERGY DESIGN RATING			
EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
53.7	53.4	0.0	53.4
<input type="checkbox"/> Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QI verification prerequisite. <input type="checkbox"/> Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QI verification prerequisite. <input type="checkbox"/> Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone C212 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QI must be verified.			

Notes:
 * Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 * Zonal heating controls

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 components tables below.

Building-level Verifications:
 * High quality insulation installation (QII)
 * IAQ mechanical ventilation
 Cooling System Verifications:
 * Minimum Airflow
 * Verified EER
 * Verified SEER
 * Verified Refrigerant Charge
 * Fan Efficacy Watts/CFM
 HVAC Distribution System Verifications:
 * Duct Sealing
 Domestic Hot Water System Verifications:
 * -- None --

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.481	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle)
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	Cavity / Frame: no insul. / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking Above Deck Insulation: R8 Sheathing Roofing: Light Roof (Asphalt Shingle)
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.103	Cavity / Frame: no insul. / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking Above Deck Insulation: R8 Sheathing Roofing: Light Roof (Asphalt Shingle)
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-21 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.094	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-21 Wall1	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 HP Attic Option A	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	Inside Finish: Gypsum Board Cavity / Frame: R-9 / 12 2x4 Over Ceiling Joists: R-28.9 insul.
Attic RoofSleeping Zone	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.103	Cavity / Frame: no insul. / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking Above Deck Insulation: R8 Sheathing Roofing: Light Roof (Asphalt Shingle)

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab	Zone 1	525	51	None	0.8	No
Slab 2	Sleeping Zone	458	73	None	0.8	No
Slab 3	Garage	480	68	None	0	No

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Dale Cose
 Documentation Author Signature: [Signature]
 Date Signed: 2018-12-28 13:07:24
 Company: CEAHERS Certification Identification (if applicable): na
 Address: 17 E 6th St
 City/State/Zip: Tracy, CA 95376
 Phone: 209-481-7810

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Dale Cose
 Responsible Designer Signature: [Signature]
 Date Signed: 2018-12-28 13:07:24
 Company: CEAHERS Certification Identification (if applicable): na
 Address: 17 E 6th St
 City/State/Zip: Tracy, CA 95376
 Phone: 209-481-7810

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	983	1	3	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Living	HVAC System1	525	8	DHW Sys 1	n/a
Sleeping Zone	Sleeping	HVAC System1	458	8	DHW Sys 1	n/a

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
LWall	Zone 1	R-21 Wall1	270	Left	314.64	9	90
RWall	Zone 1	R-21 Wall1	90	Right	314.64	33	90
FWall	Zone 1	R-21 Wall1	180	Front	200	34.5	90
IS 1	Zone 1-->Sleeping Zone	R-0 Wall1	n/a	n/a	118	0	n/a
IS 2	Zone 1-->Sleeping Zone	R-0 Wall1	n/a	n/a	123	0	n/a
IS 3	Zone 1-->Sleeping Zone	R-0 Wall1	n/a	n/a	85	0	n/a
IS 4 Gar	Zone 1-->Garage	R-21 Wall	n/a	n/a	160	0	n/a
Roof	Zone 1	R-38 HP Attic Option A	n/a	n/a	525	n/a	n/a
LWall 2	Sleeping Zone	R-21 Wall1	90	Right	314.64	30	90
BWall	Sleeping Zone	R-21 Wall1	0	Back	200	15	90
RWall 2	Sleeping Zone	R-21 Wall1	90	Right	314.64	15	90
Roof 2	Sleeping Zone	R-38 HP Attic Option A	n/a	n/a	458	n/a	n/a
Gar FWall	Garage	R-0 Wall	180	Front	160	16.7	90
Gar LWall	Garage	R-0 Wall	270	Left	192	15	90
Gar RWall	Garage	R-0 Wall	90	Right	193	0	90
Roof 3	Garage	R-0 Roof Attic	n/a	n/a	983	n/a	n/a

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS					
01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	0%

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	1	0.82 EF	<= 200 kBtu/hr	R-0R-0	0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS					
01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
HVAC System1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	CentrifFurnace	1	95.5 AFUE

HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	SplitAirCond	1	16	19	Zonally Controlled	Single Speed	Cooling Component 1-hers-cool

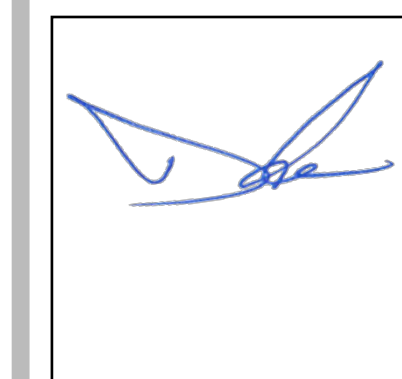
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
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983 PLAN

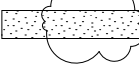
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ROOF NOTES

- ROOFING MATERIAL TO BE ASPHALT SHINGLE O/ 30 LB. FELT O/ 1/2" APA RATED SHEATHING.
- NAIL ROOF PLYWOOD WITH EDGE NAILING TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND ALL RAFTERS/TRUSSES IN-LINE WITH EXTERIOR WALLS OR SHEER WALLS.
- NAIL SHEAR MATERIAL WITH 2 ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDOWN ANCHORS OR STRAPS.
-  HATCHED AREA INDICATES CALIF. FRAMING W/ 2X6 @ 24" OC - EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREA AND EDGE NAIL TO BEAM OR PERIMETER WALL BLOCKING.

ROOF FRAMING NOTES

- 1/2" APA RATED SHEATHING W/ 24/O PANEL INDEX EXPOSURE 1.

NAILING 8d COMMON	EDGE: 6"OC
STAGGER JOINTS	FIELD: 12" OC
- PROVIDE CCX EXT. PLYWOOD @ ALL ROOF OVERHANGS.
- APPLY SHTG. WITH FACE GRAIN PERPENDICULAR TO FRAMING.
- JOIST HANGERS AND OTHER FRAMING ANCHORS SHALL BE SIMPSON OR EQUAL AND INSTALLED FOR MAX. LOAD RATING PER MFR'S WRITTEN INSTRUCTIONS.
- ALL BEAMS/HEADERS SHALL BE 4X6 D.F. #2 (U.O.N.) @ 2X4 WALLS, AND 6X6 D.F. #1 @ 2X6 WALLS.
-  INDICATES INTERIOR BEARING WALL.
- ALL ROOF SHTG. SHALL HAVE A 24" MIN. DIMENSION.
- ALL HDRS. GREATER THAN 4X12 AND 6X'S SHALL BE DF#1.
- PROVIDE 1/8" GAP BETWEEN SHEATHING.
- DO NOT BREAK FACE OF PLYWOOD WHEN NAILING.

FABRICATED WOOD TRUSS NOTES

- A COMPLETE SHOP DRAWING SUBMITTAL SHALL BE MADE TO THE ARCHITECT AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
- MATERIALS, DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI) LATEST EDITION AND THE **CBC 2016** EDITION AND ANY APPLICABLE LOCAL CODES.
- TRUSS MFG. SHALL DESIGN FINISH FRAMEWORK OF GABLE END TRUSS SO INTERNAL MEMBERS DO NOT OBSTRUCT GSM VENTS. - SEE ELEVATIONS FOR LOCATIONS.
- ALL ROOF TRUSSES SHALL BE SPACED @ 24" OC AND SHALL INCLUDE RAFTER TAILS (EXTEND TOP CHORD) @ EXTERIOR EDGES WHERE NO CALIFORNIA FRAMING OCCURS. (U.O.N.)

STRONG-TIE FRAME INSTALLATION

STEP I: PREPARE FOR CONCRETE

- A: ARCHITECT , STRUCTURAL ENGINEER OR DESIGNER SHOULD DETERMINE THE MOST STRATEGIC LOCATIONS FOR THE HARDY FRAME.
- B: CONCRETE CONTRACTOR SHOULD USE HARDY TEMPLATE, WHICH WILL ENSURE ACCURATE SPACING BETWEEN ANCHOR BOLTS. THE FRAMING CONTRACTOR SHALL VERIFY THE TEMPLATE LOCATION.
- C: PLACE THE BOLTS IN TEMPLATE (7/8" BOLTS ON THE OUTSIDE CORNERS, 3/4" BOLTS ON THE INSIDE) WITH PROPER EMBEDMENT LENGTH; POUR THE CONCRETE.

STEP II: PLATE PREPARATION

- A: AFTER SLABS ARE POURED, PERFORM THE REGULAR LAY OUT PROCEDURES.
- B: PLOT THE BOTTOM PLATE AND CUT THE SAME SIZE IS THE FRAME. IF THERE IS A DOOR OPENING NEXT TO THE FRAME, ALLOW THE BOTTOM PIPE TO CONTINUE INTO THE OPENING.

STEP III: FRAME INSTALLATION

- A: SET THE HARDY FRAME ON THE BOTTOM PLATE, ALIGN WITH THE ANCHOR BOLTS.
- B: APPLY THE NUTS TO THE 7/8" CORNER HOLD-DOWNS, BUT DO NOT TIGHTEN YET.
- C: APPLY THE CUT WASHER TO THE INSIDE 3/4" ANCHOR BOLTS.
- D: TIGHTEN DOWN ALL NUTS FIRMLY UNTIL FRAME IS PLUMB AND LEVEL. MAKE SURE TO USE THE CUT WASHERS.
- E: THE SHEAR RESISTING ELEMENTS FOR THE FIRST STORY IS NOW COMPLETE. WAIT FOR THE INSPECTION PRIOR TO FRAMING OF THE WALLS.
- F: AFTER FRAMING AND PLUMB & LINE, SCREW THE CONTINUOUS TOP PLATES TO THE HARDY FRAME, FLOOR ONE IS COMPLETE. MAKE SURE TOP PLATES ARE CONTINUOUS OR APPLY A MINIMUM OF 8'-0" PLATE LAP.

STEP IV: THE 2 STORY CONDITION (STACKED FRAMES)

- A: PROVIDE 4x RIM BEAM OR 4x BLOCKING BELOW THE HARDY FRAME AT 2ND STORY.
- B: PRE-DRILL THE 4x RIM-BEAMS OR BLOCKING EASY INSTALLATION OF THE ALL-THREAD BOLTS THAT CONNECT FRAMES VERTICALLY. USE TEMPLATES FOR ACCURATE LOCATIONS.
- C: AFTER SECOND FLOOR SHEETED, SNAPPED AND PLATED, CONTINUE WITH THE INSTALLATION OF THE HARDY FRAMES ON THE SECOND STORY.
- D: PLACE THE HARDY FRAME ON THE BOTTOM PLATE WITH THE ALL-THREADS PROTRUDING FROM THE FIRST STORY.
- E: ATTACH AND TIGHTEN HOLD-DOWN NUTS AND INSTALL WOOD SCREWS FOR SHEAR.
- F: WHEN THE SECOND FLOOR FRAMING IS COMPLETE AND WALLS HAVE BEEN PLUMBED & LINED, SCREW THE HARDY FRAMES TO THE CONTINUOUS TOP PLATE.



FOUNDATION NOTES

- SEE GENERAL NOTES FOR SOILS REPORT INFORMATION.
- SITE GRADING, PLACEMENT OF FILL AND FOOTING EXCAVATIONS SHALL BE OBSERVED BY SOILS ENGINEER WHEN NOTED PER SOILS REPORT.
- WHERE DISCREPANCIES BETWEEN SOILS REPORT AND DESIGNER'S DRAWINGS OCCUR, CONTACT DESIGNER.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- FOUNDATION ELEVATION AND DRAINAGE TO COMPLY WITH SECTION 1806.4.
- VERIFY ALL DIMENSIONS AND LOAD CONDITIONS WITH ARCHITECTURAL DRAWINGS, PRIOR TO CONSTRUCTION.
- GARAGE SLAB & BUILDING SLAB: SEE P.T. PLANS
- BUILDING/GARAGE SLAB WHEN OCCURS SHALL BE: 5" CONG. SLAB w/ #4 REBAR 16" OC EACH WAY OVER 1" SAND OVER 10 MIL VAPOR BARRIER OVER COMPACTED NATIVE SOIL.
- FLATWORK SLAB SHALL BE PER LANDSCAPE/CIVIL DRAWINGS BY OTHERS. COORDINATE DETAIL AND SCORE JOINTS PER OTHERS. (4" CONG. MIN. W/ #3 @ 18 " E.W.)
- SLAB, FOOTINGS AND STAIRS ARE DESIGNED FOR TYPICAL FLAT PAD CONDITIONS. WHERE SITE CONDITIONS REQUIRE VARIATIONS, NOTIFY DESIGNER AND OWNER BEFORE REVIEW.
- ALL HARDWARE SHALL BE "SIMPSON" OR APPROVED EQUAL CONNECTIONS AND INSTALLED PER MFR'S INSTRUCTIONS.
- ALL ANCHOR BOLTS NOT SHOWN TO BE: 5/8" DIAMETER A.B. X 12" LONG @ 48" O.C. (U.O.N.) W/ 3"X3"X.1/4" METAL WASHER EMBED MIN 7" INTO CONCRETE - SEE SHEAR WALL SCHEDULE FOR SPACING. (2) MINIMUM PER PLATE AND 12" FROM END AND SPLICE. 1" MIN.
- ALL HOLDDOWNS ARE SHOWN AND OTHER FOUNDATION HARDWARE SHOW BE INSTALLED PRIOR TO FOUNDATION INSPECTION.
- ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 DEG. (U.O.N.)
- HOLDOWNS ARE SHOWN FOR REFERENCE ONLY - SEE FLOOR AND FLOOR FRAMING PLAN(S) FOR ACTUAL LOCATIONS.
- POST SHOWN ARE IN REFERENCE TO VERTICAL LOADS ONLY - SEE FLOOR PLAN FOR ACTUAL DIMENSIONS.
- NOTE NOT USED
- 2x4 RECESSED PTDF MUDDSILL @ ALL EXTERIOR DOORS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PTDF OR REDWOOD.
- PROVIDE SPLASH BLOCKS @ ALL DOWNSPOUT LOCATIONS OR PERIMETER DRAINAGE SYSTEM AS REQUIRED PER SOILS REPORT.
- CONCRETE TO BE WELL GRADED MIX OF CEMENT, SAND, 1" MAX. AGGREGATE W/ 4" MAX. SLUMP. STRENGTH SHALL BE MIN. OF 2000 PSI @ 28 DAYS. USE 5 SACK CEMENT MIN. PER YARD. SEE P.T. PLANS FOR OTHER REQ.
- ATTACHMENT FOR NONBEARING INTERIOR WALLS SHALL BE HILTI DN72-145 x 2" LONG @ 36" OC. ESR-1663. MINIMUM 2 PER MEMBER.
- MINIMUM CONCRETE COVER OVER REINFORCEMENT SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH.
- ATTACHMENT FOR NONBEARING INTERIOR WALLS SHALL BE "HILTI" DN72-145 X 2 7/8" LONG **IESR-1663** @ 36" O.C. MINIMUM (2) PER MEMBER.
- NOT USED
- NOT USED
- PROVIDE "MASA" CLIP @ ALL EXTERIOR WALLS LESS THAN 9" LONG.
- PROVIDE HOT AND COLD WEATHER PROTECTION.
- NOT USED
- NOT USED

FLOOR FRAMING NOTES

- FLOOR SHEATHING: 3/4" CDX T & G PLYWOOD

NAILING 10d COMMON	EDGE: 6" OC
	FIELD: 10" OC

 STAGGER PANEL JOINTS, GLUE AND NAIL
- PROVIDE MID-SPAN BLOCKING AT SPANS GREATER THAN 8'-0".
-  INDICATES INTERIOR BEARING WALL
- ALL ANGLES OTHER THAN 90 DEG. SHALL BE 45 (DEG.) (U.O.N.)
- ALL EXTERIOR/INTERIOR WALLS SHALL BE 2X4 @ 16" O/C DF #2 OR BETTER (U.O.N.). ALL WALLS OVER 10'-0" SHALL BE 2X6 @ 16 O/C DF #2 OR BETTER OR 2-2X4 @ 16" OC (UP TO 14'-0") (U.O.N.)
- CARRY ALL SHEAR WALLS TO UNDERSIDE OF ROOF FRAMING (U.O.N.)
- PROVIDE FIRE STOPPING OF ENCLOSED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND @ 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
- BRACED WALLS INDICATED AS  ALL HOLDDOWNS SHALL BE ATTACHED 4X4 (MIN.) POSTS (U.O.N.) AND NAILED WITH 16d COMMON.
- ALL LUMBER SHALL BEAR AN APPROVED RATING STAMP.
- ALL BEARING WALL BEAMS/HEADERS SHALL BE 4X6 D.F. #2 (U.O.N.) @ 2X4 WALLS, AND 6X6 D.F. #1 @ 2X6 WALLS.
- LAP WALL TOP PLATE SPLICE 4'-0" MIN. W/ 12-16d. SEE 13/SD2.
- STUDS, PLATES, BEAMS AND BLOCKING SHALL HAVE 19% MAX. MOISTURE CONTENT.
- NAILING PER CBC TABLE CRC R602.3(1). ALL NAILS TO BE COMMON.
- SEE 16/A092 FOR TYPICAL FRAMING @ DOOR AND WINDOW OPENINGS.
- ATTACHMENT FOR NON-BEARING INTERIOR WALLS SHALL BE "HILTI" DNI 72-145 X 2 7/8" LONG @ 24" O/C ICBO 1690 (MIN. 2 PER MEMBER) AND 9" FROM EACH END & SPLICE.
- ALL LUMBER IN CONTACT WITH CONCRETE SHAL BE PT-DF.
- PROVIDE 3"X3"X.1/4" METAL WASHER AT ALL ANCHOR BOLTS..

ABBREVIATIONS

G.T.	GIRDER TRUSS
J.H.	JOIST HANGER
(U.O.N.)	UNLESS OTHERWISE NOTED
(K)	KING STUD/POST
E.N.	EDGE NAILING
SIM.	SIMILAR
TYP.	TYPICAL EACH END
(T)	TRIMMER
DIR.	DIRECTION
T.P.	TOP PLATES
BLKG.	BLOCKING
HDR.	HEADER
W/	WITH
F.P.	FIRE PLACE
C.M.U.	CONCRETE MASONRY UNIT
D.F.	DOUGLAS FIR
A.B.	ANCHOR BOLT
O.C. (or o/c)	ON CENTER
T.&B	TOP & BOTTOM
DF.	DEEP
FTG.	FOOTING
(E)	EXISTING
(N)	NEW
EQ.	EQUAL
BM.	BEAM
E.W.	EACH WAY
E.S.	EACH SIDE
CONT.	CONTINUOUS
ST	ST6224

GENERAL NOTES

- SOILS REPORT BY: CBC MINIM<UMS
- SITE GRADING, PLACEMENT OR FILL AND FOOTING EXCAVATIONS SHALL BE OBSERVED BY SOILS ENGINEER AS NOTED PER SOILS REPORT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SUPPORT OF ALL TEMPORARY CONSTRUCTION AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ADJACENT PAVED SURFACES, UTILITIES AND STRUCTURES.
- ALL ELECTRICAL, PLUMBING AND UTILITY TRENCHES SHALL BE BACK FILLED AND COMPACTED PER SOILS REPORT RECOMMENDATIONS.
- VERIFY ALL DIMENSIONS AND POINT LOAD CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL HARDWARE SHALL BE "SIMPSON" OR EQUAL CONNECTIONS AND INSTALLED PER MFR. RECOMMENDATIONS AND INSTALLED FOR MAX. LOAD RATINGS.
- ALL ANCHOR BOLTS NOT SHOWN TO BE: 5/8" Ø x 12" @ 48" O/C/ (U.N.O.) WITH 3" X 3" X.233" METAL WASHERS EMBED MIN 7" INTO CONCRETE. (2) ANCHOR BOLTS MIN. PER PLATE AND 12" MAX. FROM EACH END AND SPLICE.
- ALL HOLDOWNS AND OTHER FOUNDATION HARDWARE SHALL BE INSTALLED PRIOR TO FOUNDATION INSPECTION AND INSTALLED PER MFR. RECOMMENDATIONS

MASONRY NOTES

- BRICK SHALL BE MEDIUM WEIGHT (MW) GRADE IN ACCORDANCE WITH A.S.T.M. C-62, WITH AN ALLOWANCE COMPRESSIVE STRENGTH OF 2000 POUNDS.
- ALL CONCRETE BLOCK SHALL CONFORM TO A.S.T.M. C-90, GRADE N-1, LIGHT OR MEDIUM WEIGHT WITH F'm=1500 PSI (min.).
- AGGREGATE SHALL CONFIRM TO A.S.T.M. C-144 (MORTAR) & A.S.T.M. C-404 (GROUT).
- PORTLAND CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
- MORTAR SHALL BE TYPE "S".
- GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- MASONRY VENEER SHALL BE AS PER CRC 703.
- ALL MASONRY SHALL BE REINFORCED GROUTED MASONRY. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS, ETC.. GROUT SOLID ALL CELLS BELOW GRADE.
- PROVIDE 2 1/2" MINIMUM GROUT SPACE AND 1/2" MINIMUM GROUT BETWEEN REINFORCING BARS AND MASONRY.
- SET BOLTS, ANCHORS, REGLETS, SLEEVES, INSERT, OR OTHER ITEMS NECESSARY FOR THE ATTACHMENT OF SUBSEQUENT WORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR TYPES OF UNITS, LAYING PATTERN AND JOINT DETAILS, UNLESS SPECIFICALLY SHOWN OTHERWISE ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND.

Table R602.3(1)	
CONNECTION	NAILING (#) IN PARENS = NOTE (#)
1 JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2 BRIDGING TO JOIST (TOENAIL, EACH END)	2-8d
3 1X6 SUBFLOOR TO EACH JOIST, FACE NAIL	2-8d
4 WIDER THAN 1X6 SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5 2" SUBFLOOR TO JOIST & GIRDER, BLIND & FACE NAIL	2-8d
6 SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" OC
7 SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3- 16d @ 16" OC
8 STUDS TO SOLE PLATE	2-16d OR 3"-d
9 DOUBLE STUDS, FACE NAIL	16d @ 24" OC
10 DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" OC
DOUBLE TOP PLATES, LAP SPLICE	8- 16d
11 BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3- 8d
12 RIM TO TOP PLATE, TOE NAIL	8d @ 6" OC
13 TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	2- 16d
14 CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC AT EACH EDGE
15 CEILING JOISTS TO PLATE, TOENAIL	3- 8d
16 CONTINUOUS HEADER TO STUD, TOENAIL	4- 8d
17 CEILING JOISTS, LAPS OVER PARTITION, FACE NAIL	3- 16d
18 CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3- 16d
19 RAFTER TO PLATE, TOENAIL	3- 8d
20 1" BRACE TO EACH STUD & PLATE, FACE NAIL	2-8d
21 1X6 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	2-8d
22 WIDER THAN 1X6 TO EACH BEARING, FACE NAIL	3- 8d
23 BUILT-UP CORNER STUDS	16d @ 24" OC
24 BUILT-UP CORNERS & BEAMS	20d @ 32" OC AT TOP & BOTTOM AND STAGGERED 2,20d AT ENDS AND EACH SPLICE
25 2" PLANKS	2- 16d @ EACH BEARING
26 WOOD STRUCTURAL PANELS	
19/32" - 3/4"	10d (#1) OR 8d (#2)
7/8" - 1"	3-8d
1 1/8" - 1 1/4"	10d (#4) OR 8d (#3)
COMBINATION SUBFLOOR/UNDERLAYMENT (TO FRAMING)	
3/4" & LESS	6d (#4)
7/8" - 1"	8d- (#4)
1 1/8" - 1 1/4"	10d (#4) OR 8d (#5)
27 PANEL SIDING (TO FRAMING)	
1/2"	6d (#8)
5/8"	8d (#8)
28 FIBERBOARD SHEATHING	
1/2"	NO. 11 GA. (#7)
	6d (#8)
	NO. 10 GA. (#8)
	NO. 11 GA. (#9)
	NO. 10 GA. (#9)
	NO. 10 GA. (#9)
29 INTERIOR PANELING	
1/4"	4d (#10)
3/8"	6d (#11)

- NOTES:
- (#1) COMMON OR BOX NAILS MAY BE USED UNLESS OTHERWISE NOTED
- (#2) NAILING- 6" OC @ EDGES, 12" OC AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE FOR WOOD STRUCTURAL DIAPHRAGMS, & SHEARWALLS. REFER TO SECTION 2314.3. COMMON OR BOX NAILS MAY BE USED UNLESS OTHERWISE NOTED.
- (#3) COMMON OR DEFORMED SHANK
- (#4) COMMON
- (#5) DEFORMED SHANK
- (#6) CORROSION-RESISTANT SIDING OR CASING NAILS
- (#7) CORROSION-RESISTANT FASTENERS- 3" OC EDGES & 6" OC IN THE FIELD
- (#8) CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEADS & 1 1/2" LENGTH FOR 1/2" SHEATHING & 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2323.1
- (#9) CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING & 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2323.1
- (#10) PANEL SUPPORT @ 16" OC (20" IF STRANDS ORGANIZED IN THE LONG DIRECTION OF THE PANEL UNLESS OTHERWISE MARKED). CASING OR FINISHED NAILS SPACED 6" ALONG EDGES & 12" ALONG INTERMEDIATE SUPPORTS.
- (#11) PANEL SUPPORTS @ 24" OC. CASING OR FINISHED NAILS SPACED 6" ALONG EDGES & 12" ALONG INTERMEDIATE SUPPORTS.

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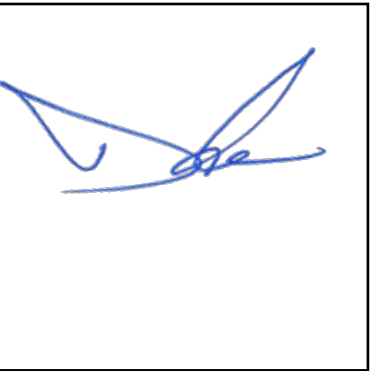
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Division

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TRACY, CA 95378

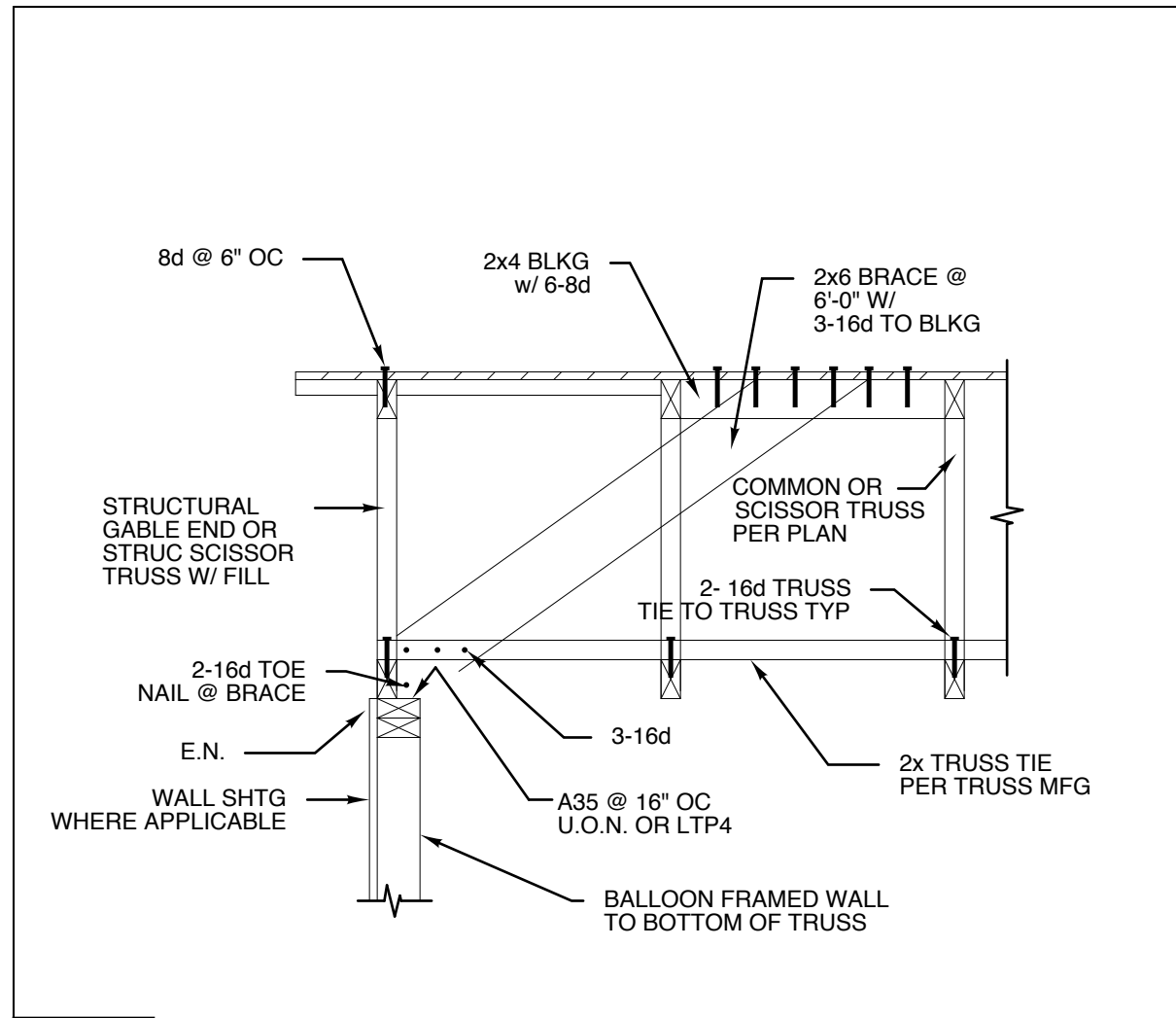
145 W
HIGHLAND AV
TRACY, CA 95376

983 PLAN

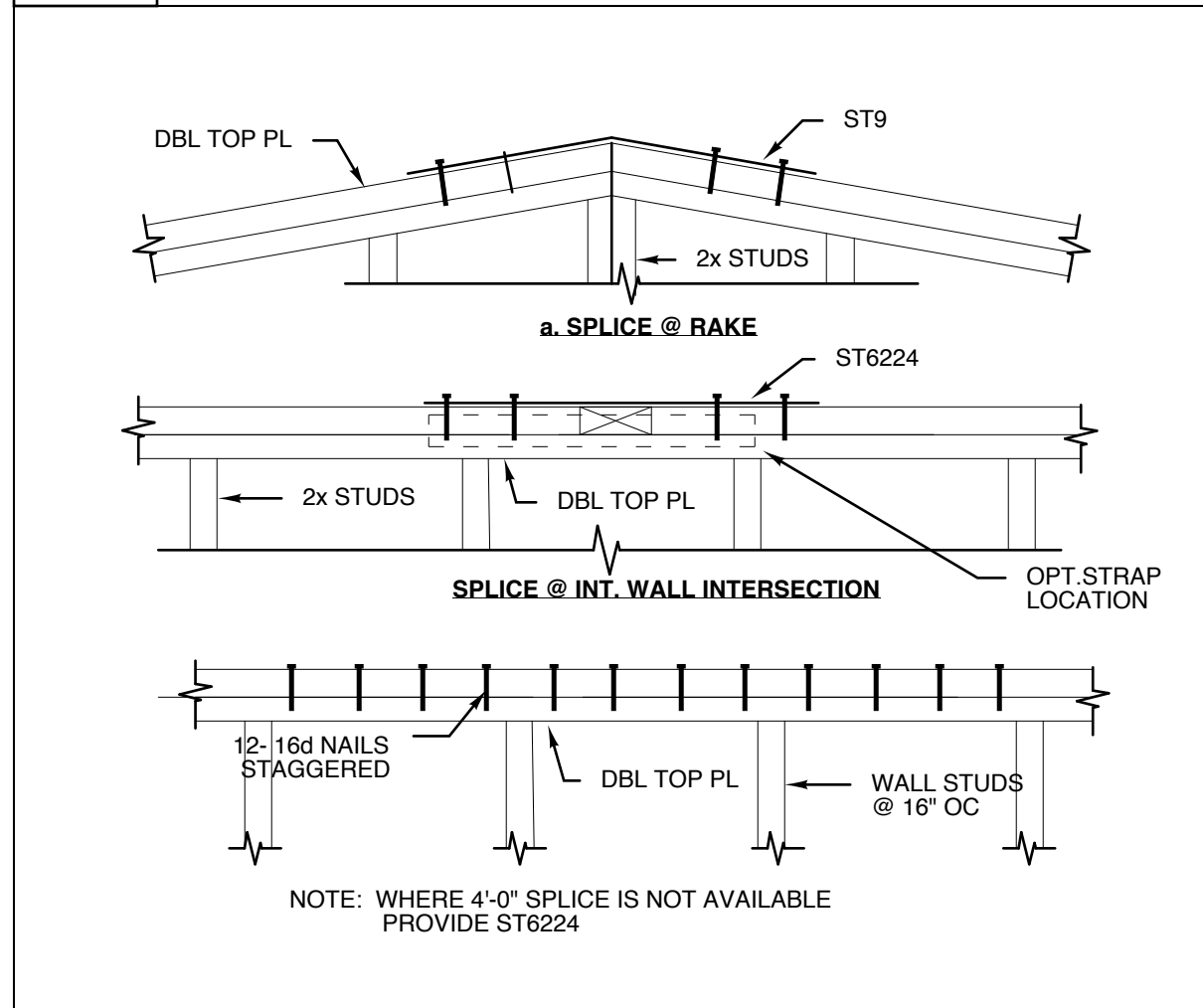
CONSTRUCTION
NOTES

A 090 OF 10 SHEETS

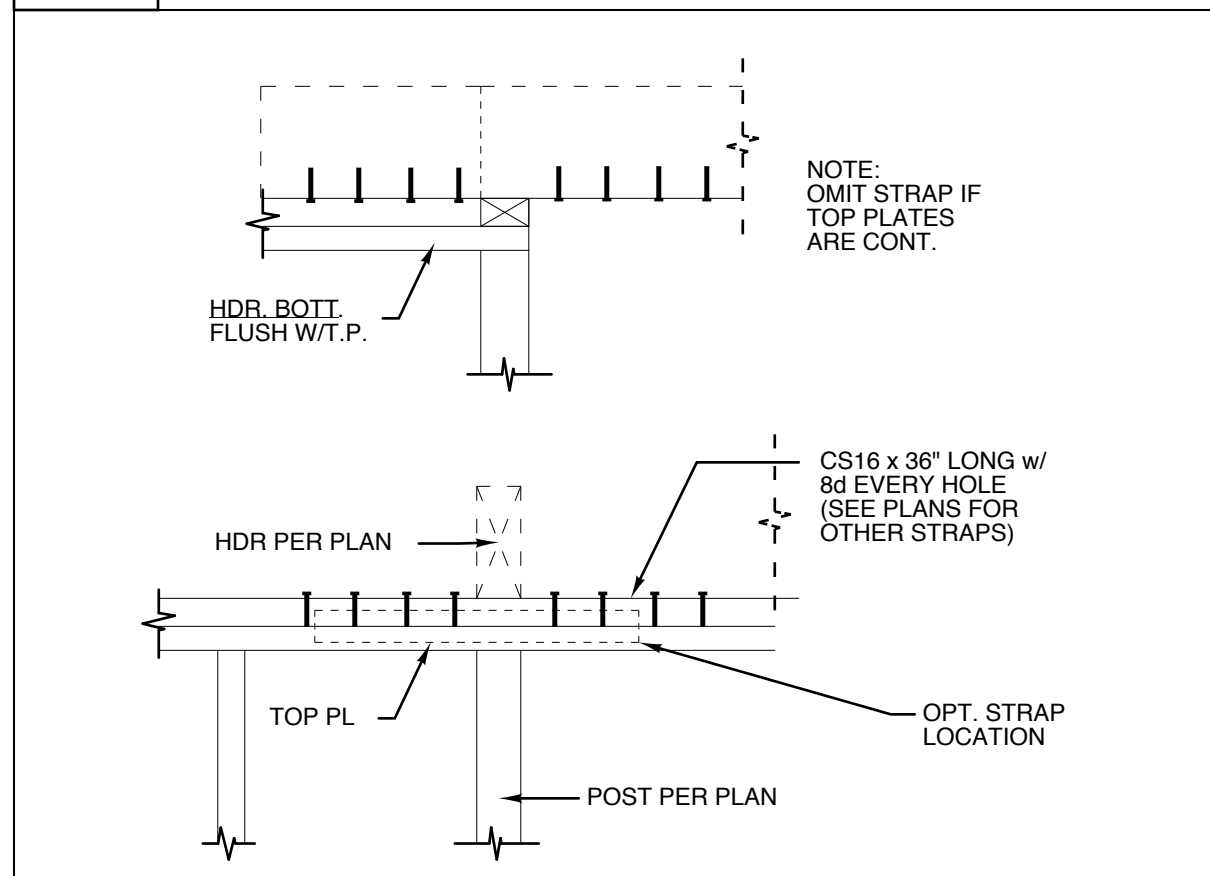
18-3450 pc-6



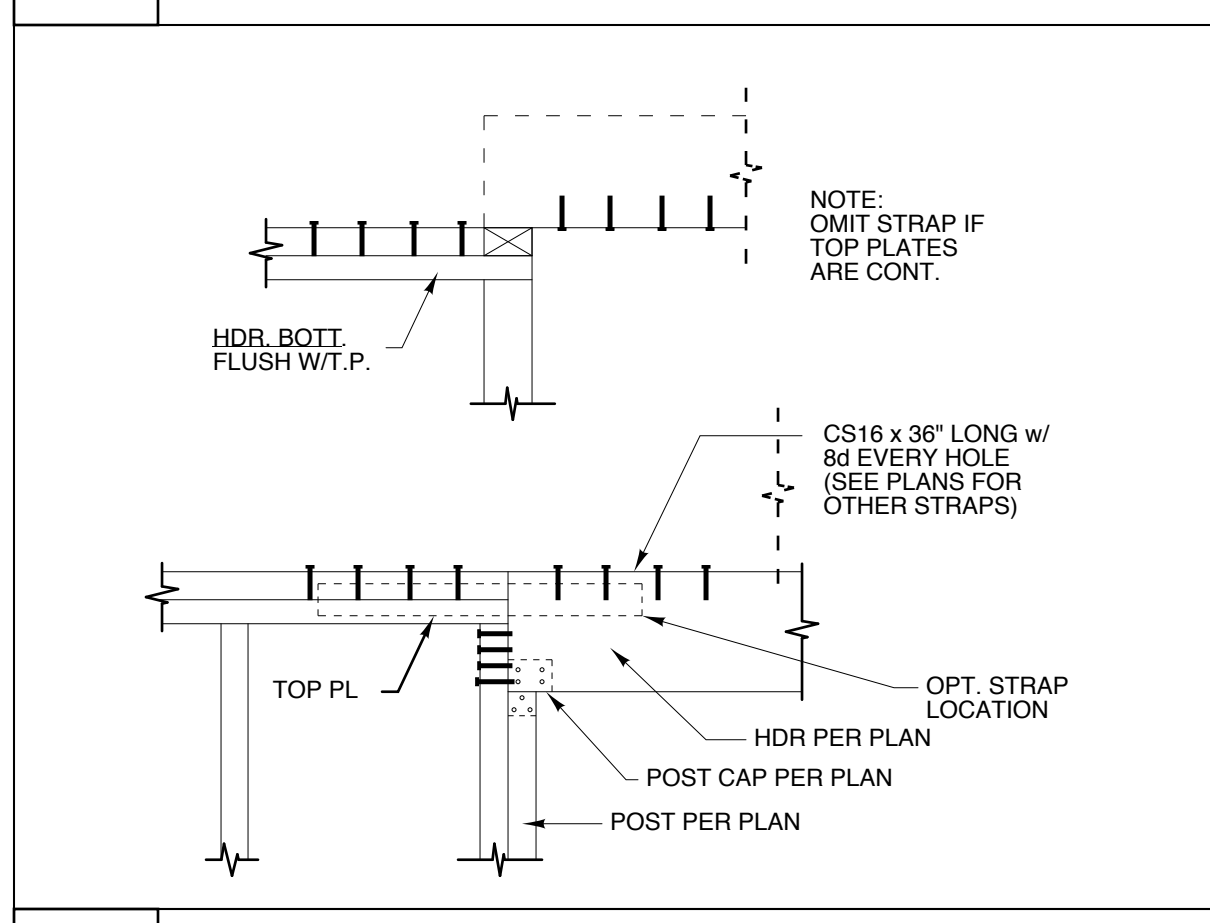
20 BRACE @ GABLE



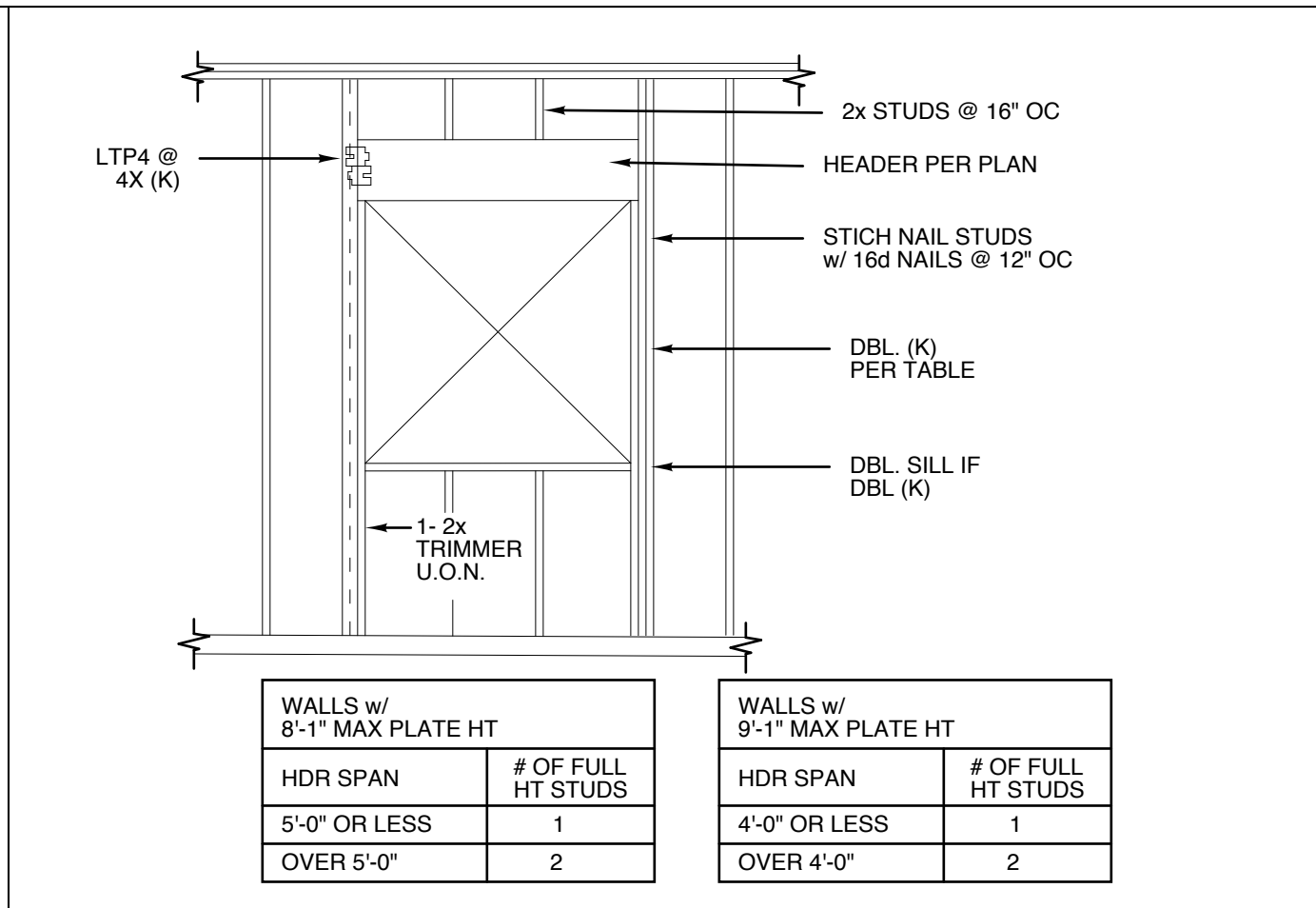
19 TOP PLATE SPLICE



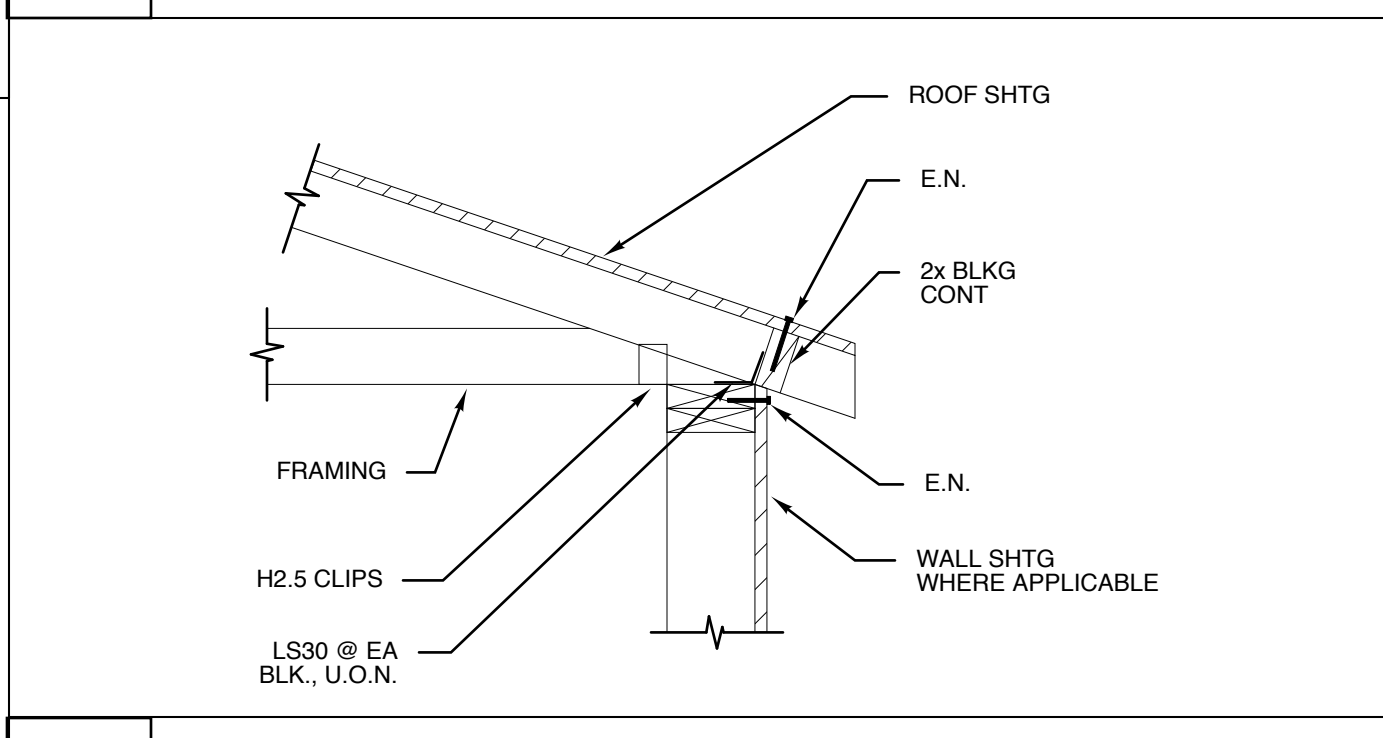
18 HEADER ABOVE WALL



17 HEADER FLUSH/TOPSET



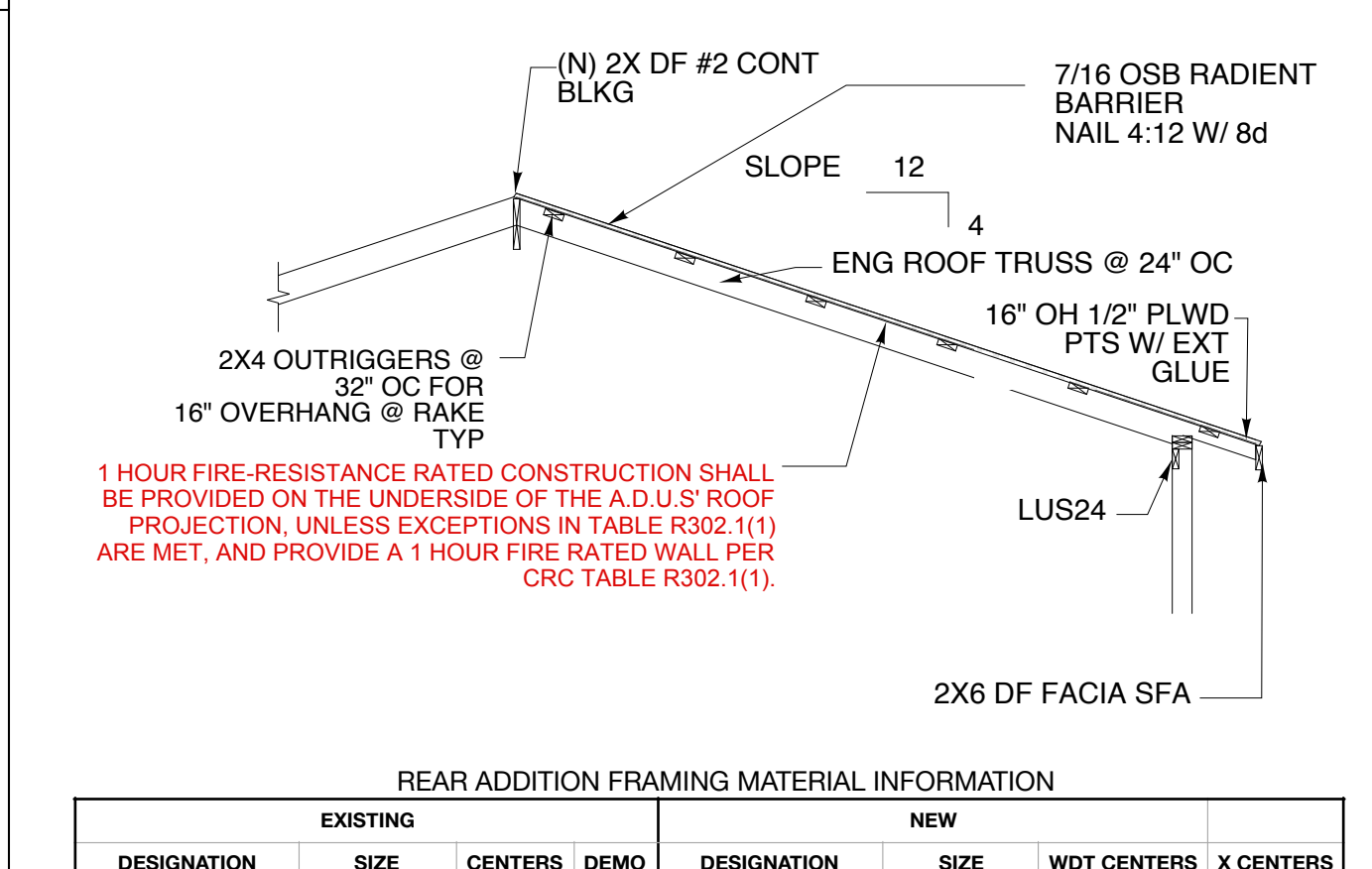
16 TYP FRAMED OPENING @ EXTERIOR WALLS



15 TRANSFER @ EAVE

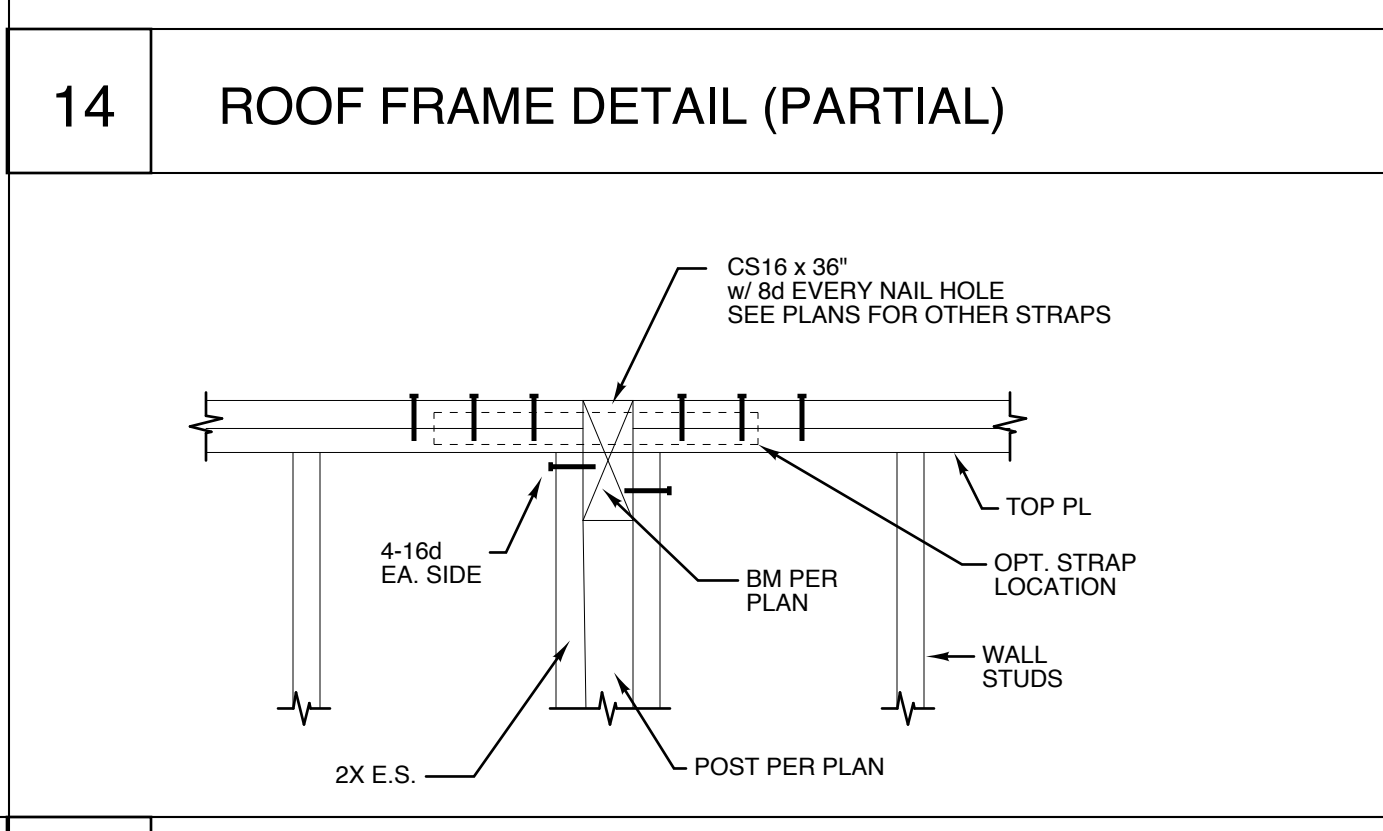
FRONT ADDITION FRAMING MATERIAL INFORMATION

DESIGNATION	EXISTING SIZE	EXISTING CENTERS	EXISTING DEMO	NEW DESIGNATION	NEW SIZE	NEW WDT CENTERS	NEW X CENTERS
GIRDER/ FLOOR JT	4 X 6 DF	24	NO	GIRDER/ FLOOR JT	4 X 6 DF #2	32	72
CEILING JOIST	2X6	12	NO	CEILING JOIST	2X6 DF #2	12	
ROOF RAFTER	2X4	12	NO	ROOF RAFTER	2X6 DF #2	24	
RIDGE	1X6	N/A	NO	RIDGE	2X8 DF #2	N/A	

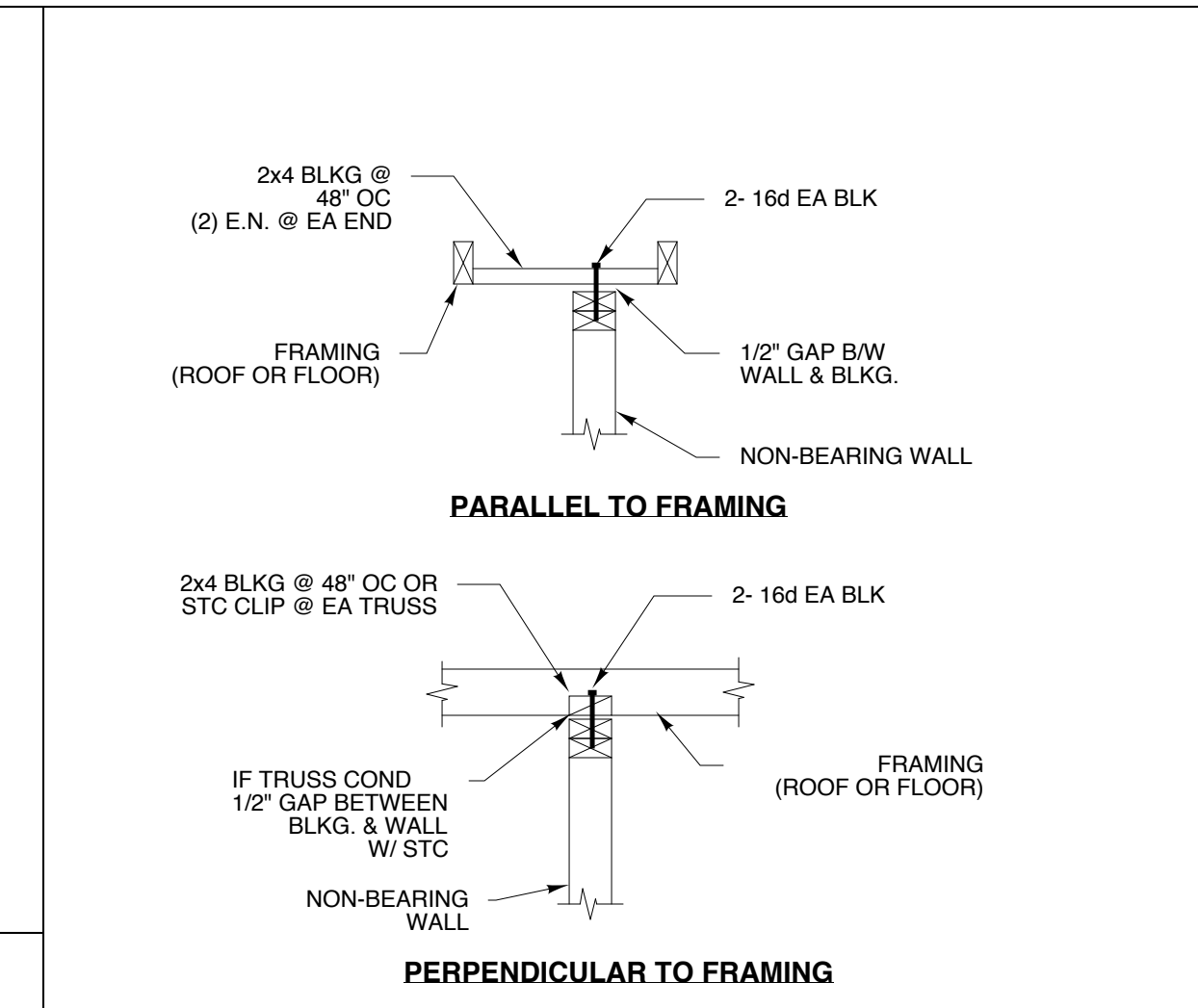


REAR ADDITION FRAMING MATERIAL INFORMATION

DESIGNATION	EXISTING SIZE	EXISTING CENTERS	EXISTING DEMO	NEW DESIGNATION	NEW SIZE	NEW WDT CENTERS	NEW X CENTERS
GIRDER/ FLOOR JT	4 X 6 DF	24	NO	GIRDER/ FLOOR JT	4 X 6 DF #2	32	72
CEILING JOIST	2X6	12	NO	CEILING JOIST	2X6 DF #2	12	
ROOF RAFTER	2X4	12	NO	ROOF RAFTER	2X8 DF #2	24	
RIDGE	1X4	N/A	NO	RIDGE	2X10 DF #2	N/A	



13 TOP PLATE SPLICE @ BM. POCKET

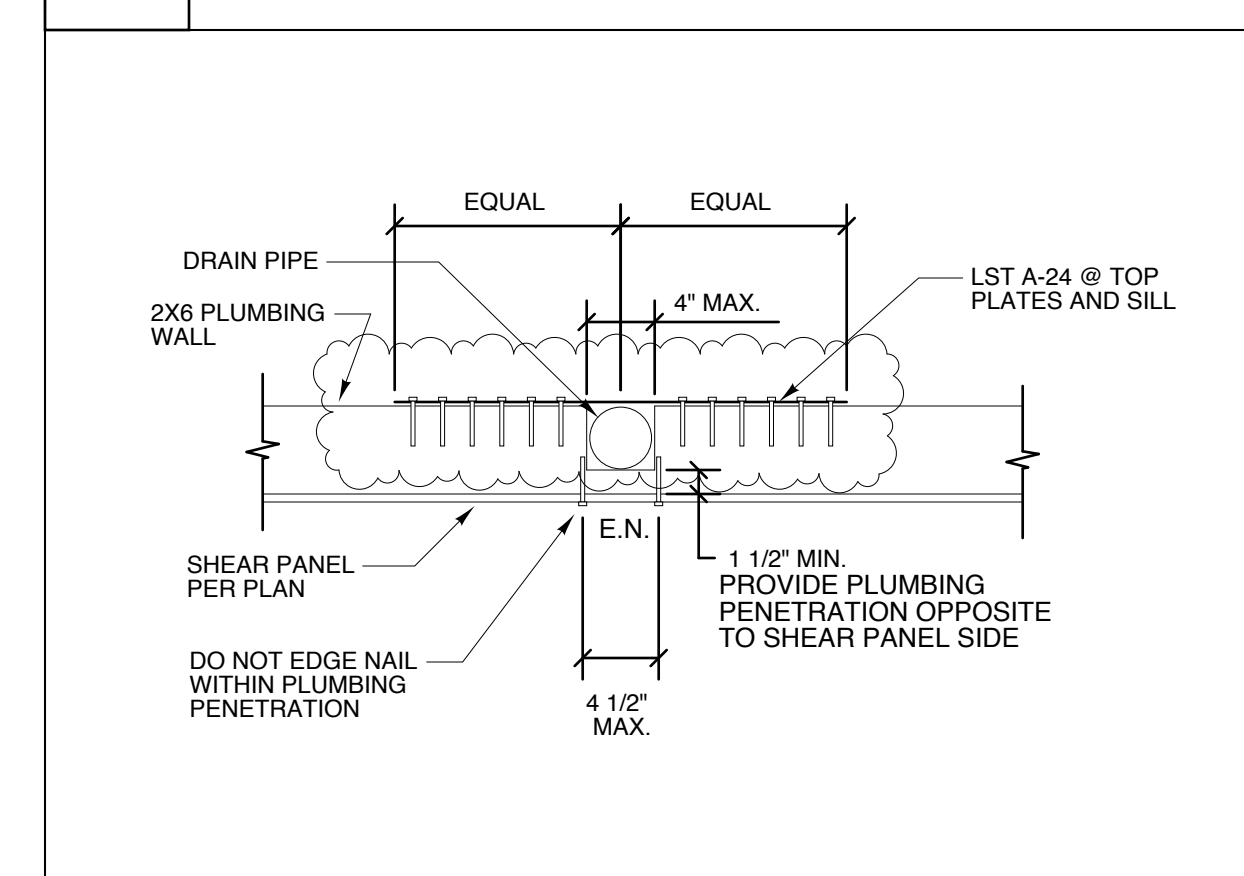


12 NON-BEARING WALL TOP CONDITION

NOTCH/BORE % OF STUD	2X4 STUDS	2X6 STUDS
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

NOTE: ONLY ONE NOTCH OR HOLE ALLOWED PER EACH STUD (EXCLUDING LET-IN BRACES.)

11 STUD NOTCHING



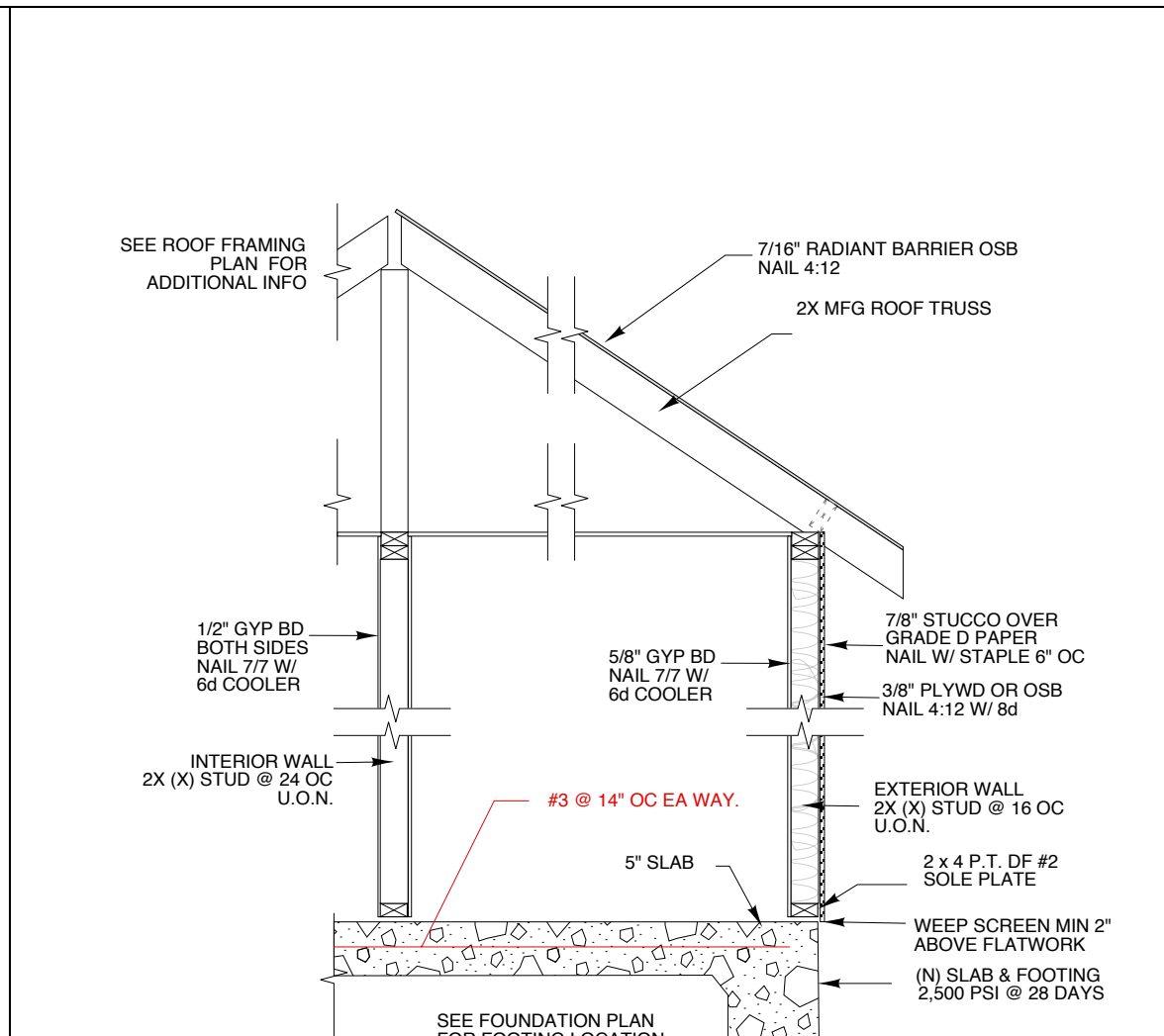
10 NOTCHING @ PLUMBING WALLS

BRACED WALL PANEL SCHED

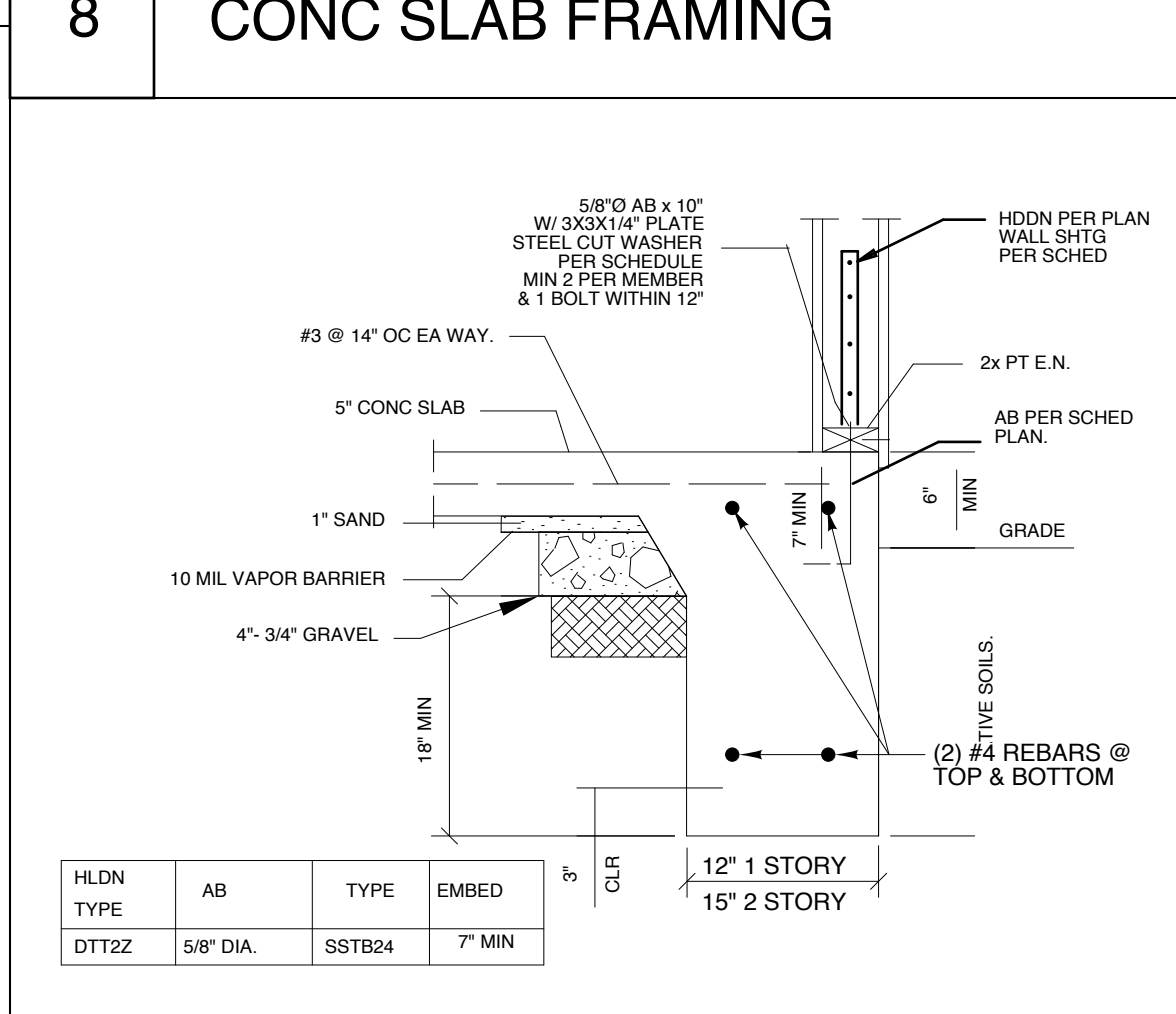
WALL ID	MIN LGTH	MAX HIGHT	FND CONNRCT	CODE	REMARKS
B1	XX"	9'-0"	SEE REMARKS	R602.10.3.4 R602.10.4.1	SIMP SW XX 9
B2	32"	10'-0"	HD-DTT22	R602.10.3(1) R602.10.4.1	MIN 32" PNL @ EA END W/ CONT SHTG ON (2) SIDES
B3	32"	10'-0"	HD-DTT22	R602.10.3.4 R602.10.4.1	MIN 32" PNL @ EA END W/ CONT SHTG ON ONE SIDE
B4	48"	10'-0"		R602.10.3 R602.10.4	MIN 48" PNL @ EA END W/ CONT SHTG ON ONE SIDE

SEE TABLE R602.3(1) FOR CONNECTOR INFORMATION PG A 210/ 5
3/8" STRUC I PLYWD O/ EXTERIOR STUDS @ 16" OC NAIL 10d 4:12

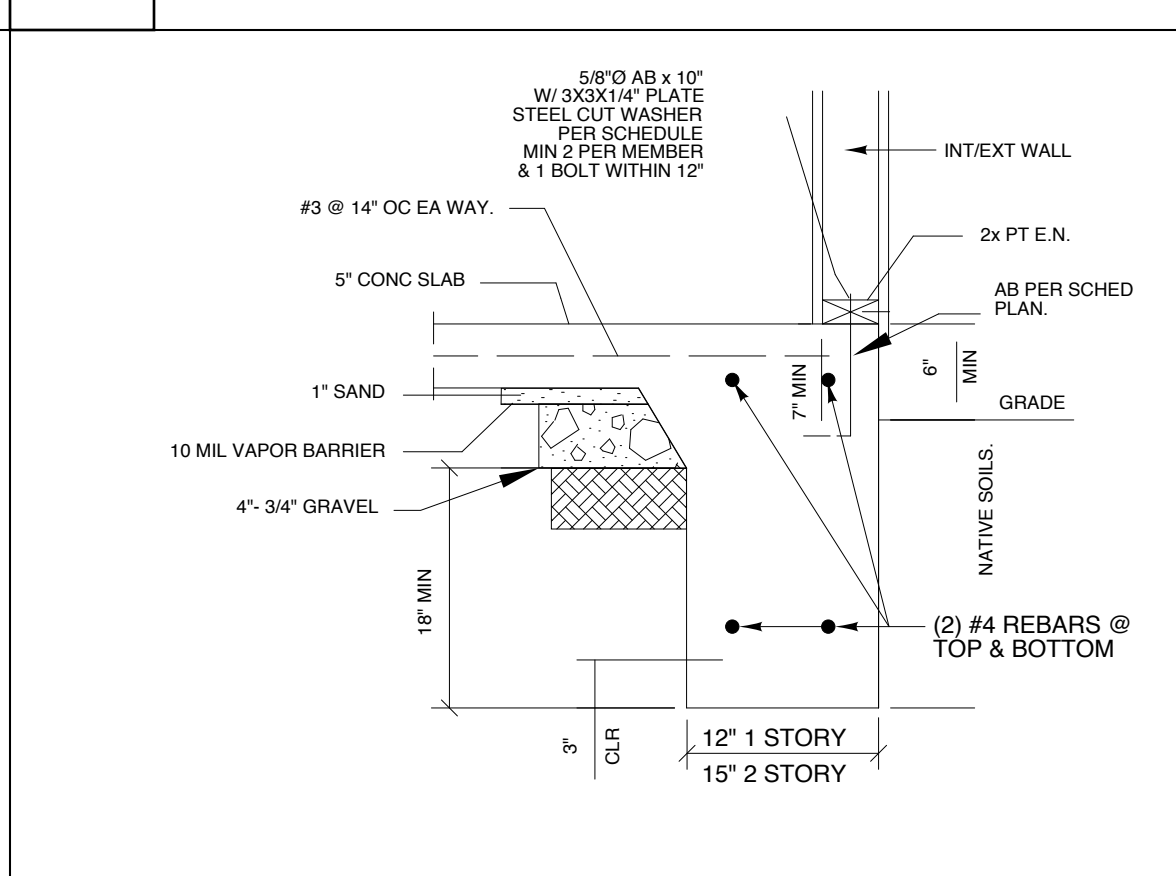
9 BRACED WALL PANEL SCHEDULE



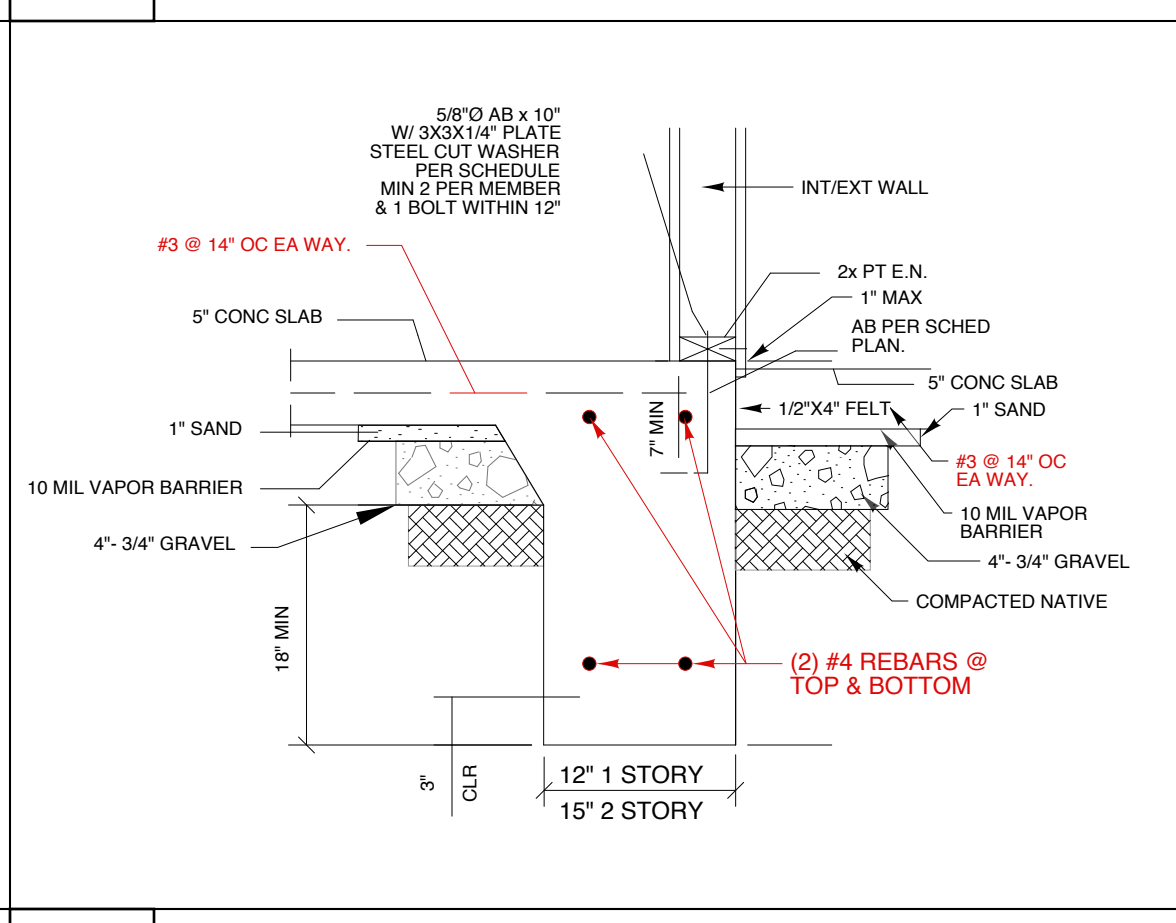
8 CONC SLAB FRAMING



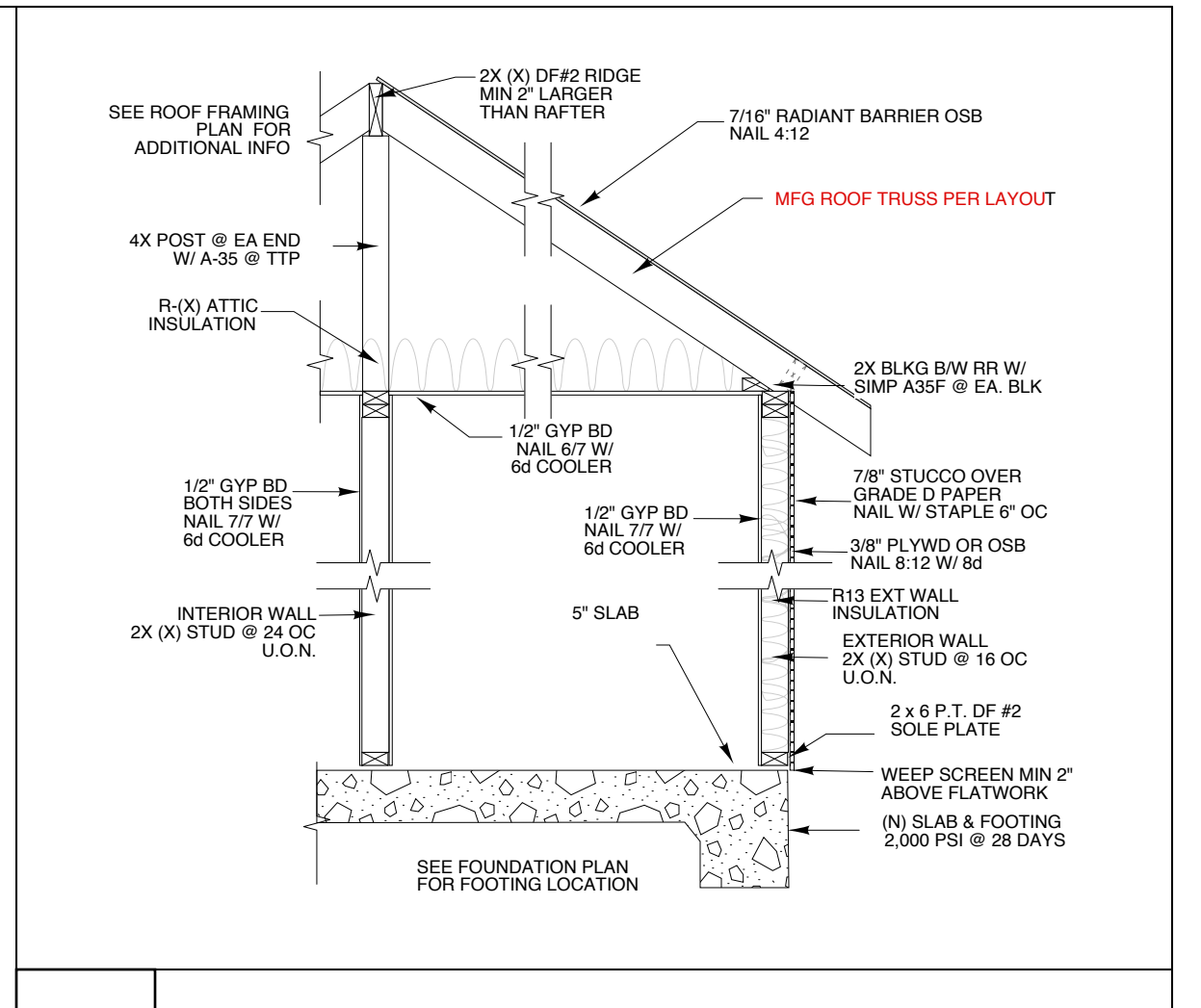
7 DTT2Z HOLDDOWN



6 FOUNDATION SECTION VIEW



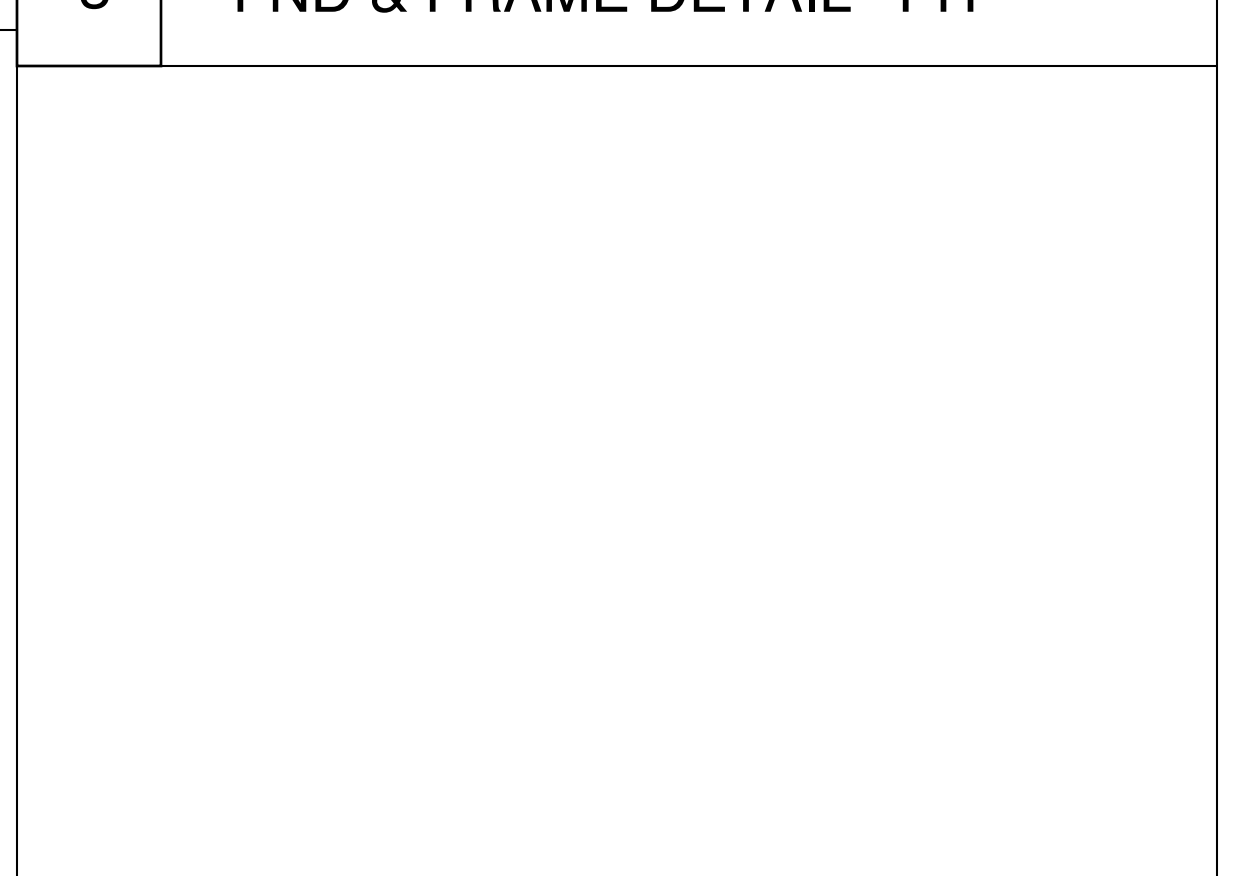
5 FND @ HSE/GAR SECTION VIEW



4 PORCH FRAMING



3 FND & FRAME DETAIL- TYP



2

DALE A COSE
design
title 24 energy

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RECEIVED
09/05/2019
CITY OF TRACY
Development Services
Building Safety
Division

APPROVED
09/19/2019
City of Tracy
Development Services
Building Safety
Division

Owner:
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145 W
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983 PLAN

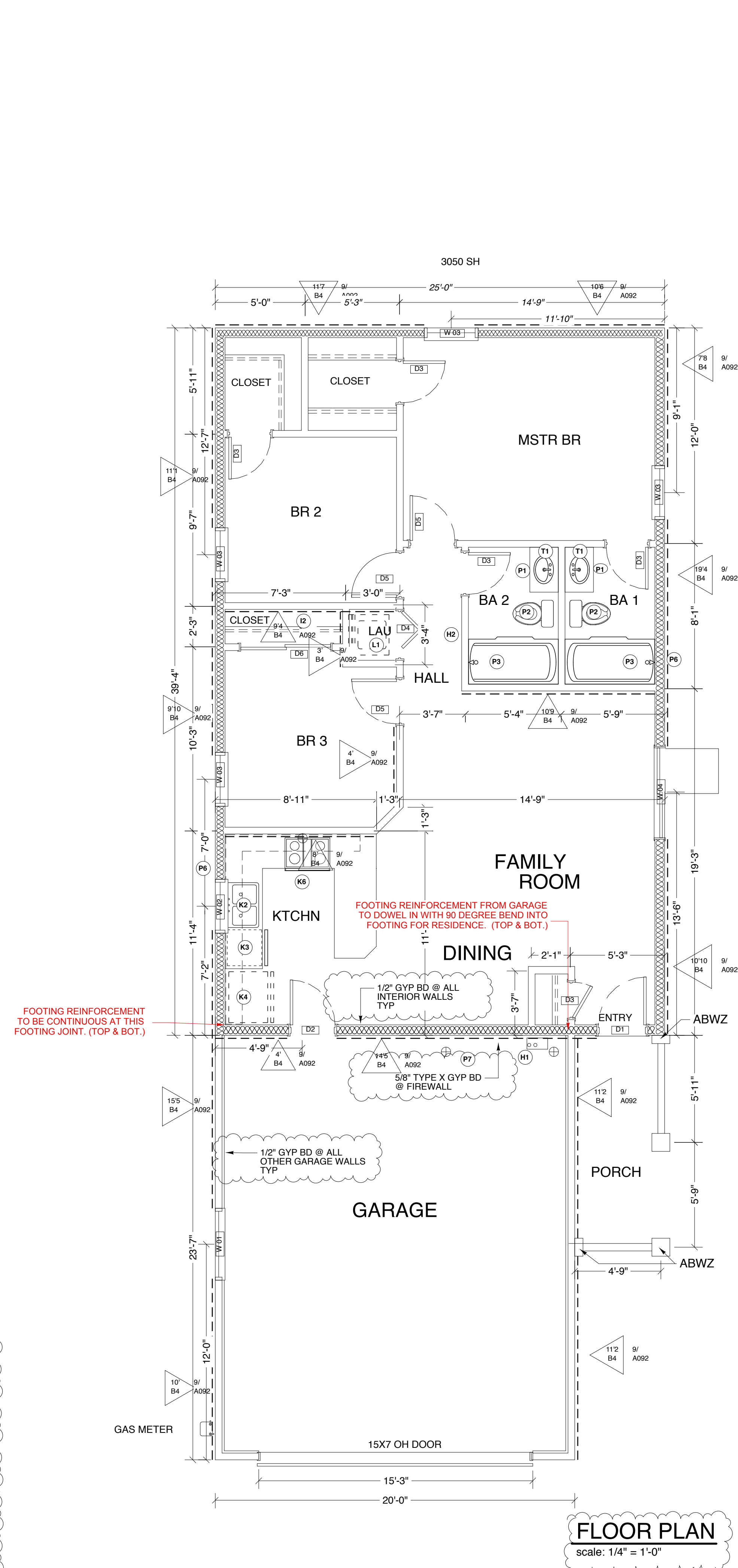
CONSTRUCTION
DETAILS

NOTES:
 1. STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH PS-20 AMERICAN SOFTWOOD LUMBER STANDARD, CBC STD. 23-1, AND WITH THE WESTERN LUMBER GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU. LATEST REVISIONS. WOOD MEMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. DOUGLAS FIR SOUTH IS NOT ALLOWED.
 EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW THE GRADES INDICATED. GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 ALL FRAMING EXCEPT AS NOTED ----- NO. 2 OR STUD WOOD SHIMS ----- ANY GRADE OR EXTR. GRADE PLYWOOD.
 2. ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D, UON, WITH EXTERIOR GLUE AND IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-95 AND CBC STANDARD 23-2. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH A PANEL SPAN RATING IN ACCORDANCE WITH CBC TABLE NO. 23A-II-E-1. USE 4X8' PANELS, MINIMUM, EXCEPT AT BOUNDARIES AND FRAMING CHANGES WHERE THE MINIMUM PANEL DIMENSION SHALL BE 24" AT ROOFS OR FLOORS UNLESS PANEL IS SUPPORTED AT ALL FOUR SIDES BY FRAMING OR BLOCKING. MINIMUM PANEL DIMENSION AT WALLS SHALL BE 12". TECO RESEARCH & TESTING AND PITTSBURG TESTING LABS ARE ACCEPTABLE ALTERNATIVES TO APA FOR PLYWOOD APPROVAL.
 3. BOLTS FOR TIMBER CONNECTIONS SHALL BE FULL DIAMETER BODY AND PER THE REQUIREMENTS OF ASTM A307, GRADE 4 AND ANS/A307 STANDARD B18.2.1, UNLESS OTHERWISE NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE, CHAPTER 23A AND ANS/A307 (AFPA) NDS-91, 1991 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION OF THE AMERICAN FOREST AND PAPER ASSOCIATION (NDS), PART VII, AND SHALL HAVE A MINIMUM BENDING YIELD STRENGTH OF 45,000 PSI. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN BOLT DIAMETER. RETIGHTEN BOLTS BEFORE CLOSING IN WORK.
 4. LAG SCREWS SHALL CONFORM TO ANS/A307 STANDARD B18.2.1, THE REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE, CHAPTER 23A, AND THE NDS, PART IX. HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PREVENTION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER. PROVIDE FULL DIAMETER BODY, STEEL LAG SCREWS WITH MINIMUM BENDING YIELD STRENGTHS PER TABLES 9.2 IN THE NDS.
 5. PROVIDE MALLEABLE IRON WASHERS OR 3X3X.233" CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD UON.
 6. WOOD SCREWS SHALL CONFORM TO ANS/A307 STANDARD B18.6.1, THE REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE, CHAPTER 23A, AND THE NDS, PART XI. WOOD SCREWS SHALL BE STEEL, WITH MINIMUM BENDING YIELD STRENGTHS PER TABLES 11.3 IN THE NDS, AND CUT THREADS. LEAD HOLES FOR SCREWS SHALL BE 7/8 OF THE SHANK DIAMETER AT THE SHANK (UNTHREADED PORTION) AND 7/8 OF THE THREAD ROOT DIAMETER FOR THE THREADED PORTION OF THE SCREW.
 7. WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON STRUCTURAL DRAWINGS.
 8. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER.
 9. STRUCTURAL NAILING SHALL BE WITH COMMON STEEL WIRE NAILS PER FEDERAL SPECIFICATION FOR NAILS ALL REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE, CRC TABLE 503.2.1.1(1) AND THE NDS, PART XII. NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH CRC TABLE 503.2.1.1(1) NAILS EXPOSED TO MOISTURE OR WEATHER SHALL BE GALVANIZED OR PRESERVATIVE TREATED MEMBERS AND IN FOUNDATION SHIMS SHALL BE HOT DIP GALVANIZED OR PRESERVATIVE TREATED PER 2316A.3.4. PROVIDE ELECTROGALVANIZED ELSEWHERE. PROVIDE NAILS WITH MINIMUM BENDING YIELD STRENGTHS PER TABLE 12.3B IN THE NDS. EDGE OR END DISTANCES SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION, U.O.N. THE SPACING CENTER TO CENTER OF NAILS SHALL NOT BE LESS THAN REQUIRED PENETRATION, U.O.N. IF MACHINE NAILING IS UTILIZED FOR THIS PROJECT, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CCR TITLE 24, PART 2, SECTIONS 2315A.3.3 AND 2316A.3.3. MACHINE NAILING IS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT.
 10. NAIL EQUIVALENCE: (PROVIDE MINIMUM NAIL LENGTHS AS REQUIRED FOR SPECIFIED PENETRATION, TYP. U.O.N.)
 8d EQUALS 11d DIA. - PROVIDE 1 3/8" MIN. POINT PENETRATION
 8d EQUALS 13d DIA. - PROVIDE 1 1/2" MIN. POINT PENETRATION
 10d EQUALS 14d DIA. - PROVIDE 1 3/4" MIN. POINT PENETRATION
 16d EQUALS 16d DIA. - PROVIDE 2" MIN. POINT PENETRATION
 11. EXCEPT WHERE MORE STRINGENT CONSTRUCTION IS SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 23A, DIVISION IV, CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS, AS A MINIMUM.
 12. WOOD INDICATED ON THE DRAWINGS TO BE PRESERVATIVE TREATED (PPT) SHALL BE TREATED IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE, ESPECIALLY SECTIONS 2303.A3 AND 2304A.1. COMPLY WITH AWBP PROCEDURE LP-2 AND RELATED AWPA STANDARDS UNLESS OTHERWISE NOTED. FOUNDATION PADS AND OTHER WOOD WITH GROUND SHALL BE TREATED IN ACCORDANCE WITH AWBP PROCEDURE LP-22 AND RELATED AWPA STANDARDS. ALL CUTS, HOLES AND NOTCHES SHALL BE TREATED PER AWPA M4. ALL TREATED MEMBERS SHALL BE IDENTIFIED WITH CERTIFICATION STAMP OF AN APPROVED INDEPENDENT AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARDS COMMITTEE.

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), VOLUME 2, COMPLIANCE WITH ALL APPLICABLE UBC STANDARDS, CBC ADOPTED STANDARDS, AND CBC RECORDED STANDARDS REQUIRED FOR THIS PROJECT. ALSO COMPLY WITH ADMINISTRATIVE REQUIREMENTS OF CCR TITLE 24, PART 1, CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, CHAPTER 4, GROUP 1, (LATEST REVISION) AND REQUIREMENTS OF IRS BY THE DIVISION OF THE STATE ARCHITECT (DSA).
 2. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR DESIGNER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL OCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
 3. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON THESE DRAWINGS. THE CONTRACTOR ADMITS AND AGREES THAT THE CONTRACT DOCUMENTS EXHIBIT THE INTENT AND PURPOSE OF THE OWNER IN REGARD TO THE WORK, AND THAT THEY ARE NOT COMPLETE IN EVERY DETAIL AND ARE TO BE CONSIDERED AS SHOWING THE PURPOSE AND INTENT ONLY; AND THE CONTRACTOR FURTHER AGREES TO FURNISH ALL LABOR OR MATERIAL FOR ANY DETAIL THAT IS NECESSARY TO CARRY OUT SAID INTENT AND PURPOSE OF THE CONTRACT DOCUMENTS WITHOUT EXTRA CHARGE TO THE OWNER.
 4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
 5. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE DESIGNER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
 6. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 7. WHERE THESE GENERAL NOTES AND THE TYPICAL DETAILS ARE IN CONFLICT WITH SPECIFICATIONS, THESE GENERAL NOTES AND THE TYPICAL DETAILS SHALL GOVERN.
 8. PROVIDE INSPECTIONS, TEST, AND REPORTS IN ACCORDANCE WITH THE 2016 CBC AND CCR TITLE 24, PART 1, CHAPTER 4, GROUP 1.
 9. IN ADDITION TO CONTINUOUS PROJECT INSPECTION, THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED, AS A MINIMUM:
 A. INSPECTION OF ALL WELDING FOR STRUCTURAL AND MISCELLANEOUS STEEL.
 10. ALL REQUIRED INSPECTIONS AND TESTS ARE THE RESPONSIBILITY OF THE OWNER. ALL INSPECTORS SHALL PROVIDE REPORTS AS REQUIRED BY CCR TITLE 24, PART 1, CHAPTER 4, GROUP 1. SEE ALSO CBC CHAPTER 17A FOR ADDITIONAL REQUIREMENTS.
 11. DIMENSIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND ARE PROVIDED AS AN AID IN INTERPRETING THE DRAWINGS ONLY. DIMENSIONS AND ELEVATIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS. IN THE EVENT OF CONFLICT, CONTACT DESIGNER/OWNER & BUILDING MANUFACTURER & RESOLVE PRIOR TO PROCEEDING WITH THE WORK. DRAWING SCALES GIVEN ARE APPROXIMATE.

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), VOLUME 2, COMPLIANCE WITH ALL APPLICABLE UBC STANDARDS, CBC ADOPTED STANDARDS, AND CBC RECORDED STANDARDS REQUIRED FOR THIS PROJECT. ALSO COMPLY WITH ADMINISTRATIVE REQUIREMENTS OF CCR TITLE 24, PART 1, CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, CHAPTER 4, GROUP 1, (LATEST REVISION) AND REQUIREMENTS OF IRS BY THE DIVISION OF THE STATE ARCHITECT (DSA).
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 4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
 5. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE DESIGNER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
 6. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 7. WHERE THESE GENERAL NOTES AND THE TYPICAL DETAILS ARE IN CONFLICT WITH SPECIFICATIONS, THESE GENERAL NOTES AND THE TYPICAL DETAILS SHALL GOVERN.
 8. PROVIDE INSPECTIONS, TEST, AND REPORTS IN ACCORDANCE WITH THE 2016 CBC AND CCR TITLE 24, PART 1, CHAPTER 4, GROUP 1.
 9. IN ADDITION TO CONTINUOUS PROJECT INSPECTION, THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED, AS A MINIMUM:
 A. INSPECTION OF ALL WELDING FOR STRUCTURAL AND MISCELLANEOUS STEEL.
 10. ALL REQUIRED INSPECTIONS AND TESTS ARE THE RESPONSIBILITY OF THE OWNER. ALL INSPECTORS SHALL PROVIDE REPORTS AS REQUIRED BY CCR TITLE 24, PART 1, CHAPTER 4, GROUP 1. SEE ALSO CBC CHAPTER 17A FOR ADDITIONAL REQUIREMENTS.
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ID	Location	Type	Width	Height	SF2	U-Value	SHDC
W01	GARAGE	HORZ SLIDER	4.0	4.0	16	0.32	0.25
W02	KITCHEN	HORZ SLIDER	3.0	3.3	10	0.32	0.25
W03	BEDRMS	SINGLE HUNG	3.0	5.0	15	0.32	0.25
W04	FAMILY RM	SGD	3.0	6.7	20	0.32	0.25
D1	ENTRY	WOOD	36	80			KEYED, LATCH
D2	GARAGE	WOOD- 45 MIN	32	80			KEYED, CLOSER, LATCH
D3	CLOSETS/ BATH	WOOD	28	80			PRIVACY
D4	FAU	BI-FOLD	36	5.0			CATCH
D5	BEDROOMS	WOOD	30	80			PRIVACY
D6	BDRM CLOSET	BIPASS	60	80			FINGER PULL



FLOOR PLAN
 scale: 1/4" = 1'-0"

SURFACES:
 *1 TUB-SHOWER COMBINATION FLOOR AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (72 INCHES) ABOVE THE FLOOR. NO WINDOW CAN BE INSTALLED BELOW THE REQUIRED 72 INCH TUB-SHOWER SURROUND.
 *2 WATER-RESISTANT GYPSUM BACKING BOARD: GYPSUM USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES ON CENTER FOR 1/2 INCH THICK OR 16 INCHES FOR 5/8-INCH-THICK GYPSUM BOARD.
 *3 WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.
 *4 NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE IS DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

GLAZING NOTES
 *1 TEMPERED SAFETY GLASS REQUIRED @ SHOWER DOORS
 *A) WITHIN 24" OF DOORS
 *B) WITHIN 18" OF FLOOR
 *2 PROVIDE A SHOWER CURTAIN WITH ROD OR TEMPERED SHOWER DOORS WITH A MINIMUM TWENTY-TWO (22) INCH DOOR. RECOMMEND INSTALLING INSULATION AROUND THE BATHTUB PERIMETER. SHOWER DOORS TO SWING OUTWARD.
 *3 WINDOWS:
 MINIMUM WINDOW U-FACTOR SHALL BE 0.32 AND THE SHGC (SOLAR HEAT GAIN COEFFICIENT) SHALL BE 0.25. THE WINDOW ENERGY VALUES SHALL BE FIELD VERIFIED.
 *4 MINIMUM SHOWER WINDOW HEIGHT REQUIREMENT OF 6'-0".
 5. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.6 SF, MINIMUM NET CLEAR HEIGHT OF 24" WIDTH OF 20" MINIMUM AND FINISHED SILL NOT MORE THAN 44" ABOVE THE FINISHED FLOOR/

BATHROOM WALL INSULATION:
 *1 ANY EXTERIOR BATHROOM WALLS SHALL BE INSULATED WITH A MINIMUM R-21 INSULATION. INSULATION INSPECTION IS REQUIRED BEFORE INSTALLING DRYWALL.

STOOPS:
 ALL DOORS LEADING TO THE EXTERIOR OF THE HOME SHALL BE PROVIDED WITH A LANDING. THE LANDING SHALL HAVE A DIMENSION OF AT LEAST 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 INCH VERTICAL IN 12 UNITS HORIZONTAL (2%) PER CRC R311.3

- NOTES & KEYNOTE**
- CABINETS
 - FACE FRAME CAB. DOORS
 - DRYWALL
 - WALLS - 1/2" GYP BD O/ FRAMING.
5/8" TYPE 'X' @ 16 OC @ FIRE WALLS
 - CEILING 5/8" TYPE 'X' GYP BD UNDER STAIRS @ WALLS & O/ 16" OC FRAMING

- HEAT & A/C**
- H1 SPLIT SYSTEM, VENT TO OUTSIDE ANCHOR EXT CONDENSOR UNIT TO 3" BASE CMC 1105.2
 - H2 SETBACK THERMOSTAT @ MAX 48" AF
 - H 18" X 24" ATTIC SPACE ACCESS
 - H 22" X 30" ATTIC ACCESS DOOR W/ WEATHERSTRIP & INSULATION TO MATCH CLG

- KITCHEN**
- K1 DOUBLE SINK W/ GARBAGE DISPOSAL
 - K2 SINGLE BOWL SINK
 - K3 DISHWASHER
 - K4 REFRIGERATOR SPACE W/ STUB-OUT FOR ICEMAKER
 - K5 FREEZER SPACE
 - K6 30" COOKTOP VENT TO EXTERIOR W/ GAS OVEN
 - L1 WASHER/ DRYER- PROVIDE KD PIPE TO OUTSIDE W/ BACK-DRAFT DAMPER

- PLUMBING**
- P1 LAVATORY
 - P2 LOW FLOW WATER CLOSETS (MAX 1.28 GAL FLUSH)
 - P3 32" X 60" TUB/SHOWER W/ SWR HEAD @ 80."INSTALL TEMPERED GLASS DOOR
 - P4 CUSTOM CULTURED MARBLE SHOWER W/ SWR @ 80"
 - P5 3/4" STUB FOR IRRIGATION @ WATER SUPPLY SEPARATE FROM SOFTENER
 - P6 INSTALL HOSE BIBS WITH BACK FLOW PREVENTION DEVICE. SEPARATE FROM SOFTENER
 - P7 GAS TANKLESS WATER HEATER
 - P8 WATER SOFTENER

- STAIRS**
- S1 +36" HT GUARDRAIL ABOVE T.O.S.F. OR +36" HT HANDRAIL ABOVE TOP OF STAIR TREAD NOSING. STAIR GUARDRAILS SHALL HAVE INTERMEDIATE RAILS SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH

- TRIM & HARDWARE**
- T1 MEDICINE CABINET

PLAN AREAS

1st FLOOR	983 SF
TOTAL	983 SF
GARAGE	480 SF
COVERED PORCH	60 SF

- SYMBOLS**
- INTERIOR FLOOR VIEW (SEE SHEET)
 - FLOORING MATERIAL BREAK
 - ACTIVE SLIDING GLASS DOOR PANEL

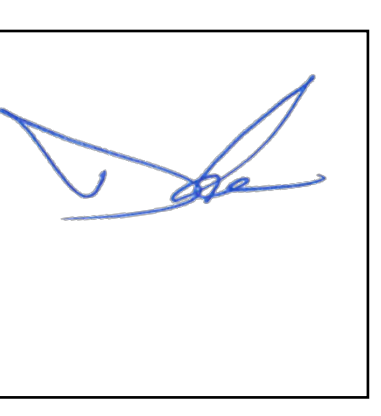
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983 PLAN

1ST FLOOR PLAN

Adjustable and Standoff Post Bases

Additional standoff bases are on p. 379.

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

Features:

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier.
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash.

Material: Varies (see table)

Finish: All galvanized, most offered in ZMAX®; see Corrosion Information, pp. 15-18

Installation:

- Use all specified fasteners; see General Notes.
- See our Anchoring and Fastening Systems for Concrete and Masonry catalog, or visit strongtie.com for retrofit anchor options or reference technical bulletin T-4-ANCHORING.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non-top-supported installations (such as fences or unbraced carports).
- Place the base, load transfer plate and nut on the anchor bolt. Loosely tighten the nut.

ABW

Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-Drive SD Connector screws

- Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt.
- Bend up the fourth side of the ABW and fasten using the correct fasteners.

ABU

Place the standoff base and then the post in the ABU

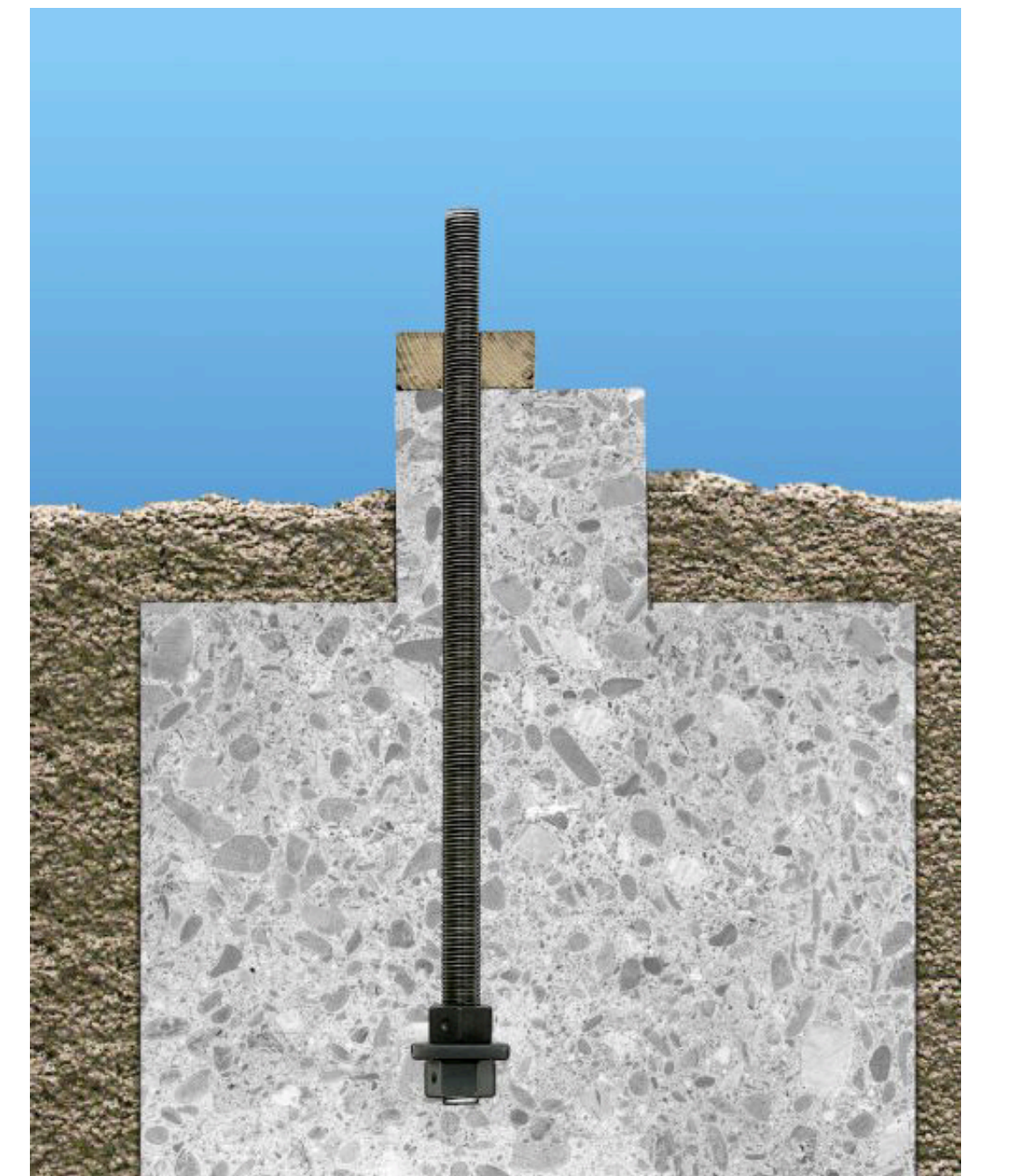
- Fasten using nails or Strong-Drive SD Connector screws or bolts (ABU8BZ, ABU1010Z, ABU1212Z – SDS optional).

ABA

Place the post in the ABA

- Fasten using nails or Strong-Drive SD Connector screws.

Codes: See p. 14 for Code Reference Key Chart



Detail 2 - Single-Wall Garage Portal

1. Base in support post and support post to foundation uplift connections may be reduced where justified by calculation.

2. This detail reflects standard load requirements of a Single-Wall Portal system. It is the Designer's responsibility to provide a complete load path for all loads in accordance with the governing code.

3. Larger header sizes can be accommodated if larger headers are used such that equivalent stiffness is equal to or greater than that provided by the original header and maximum height is maintained.

4. Simpson Strong-Tie® #852533 and #852534 are minimum requirements to achieve the allowable loads.

Model No.	W (in.)	H (in.)	T (in.)	Minimum Allowable Uplift (lb)	Minimum Allowable Shear (lb)	Minimum Allowable Tension (lb)
PA8100	10	16	4	8,550 14" x 4"	2	55
PA8120	12	16	4	8,550 14" x 4"	2	55
PA8140	14	16	4	8,550 14" x 4"	2	55
PA8160	16	16	4	8,550 14" x 4"	2	55
PA8180	18	16	4	8,550 14" x 4"	2	55
PA8200	20	16	4	10,000 14" x 4"	2	55
PA8220	22	16	4	10,000 14" x 4"	2	55
PA8240	24	16	4	10,000 14" x 4"	2	55
PA8260	26	16	4	10,000 14" x 4"	2	55
PA8280	28	16	4	10,000 14" x 4"	2	55
PA8300	30	16	4	10,000 14" x 4"	2	55

1. Recommended minimum 5/8" x 12" rebar anchor.

2. #852533 and #852534 are minimum requirements to achieve the allowable loads.

3. #852533 anchor bolts may be specified when the anchor tension force does not exceed allowable anchor tension. See #852533 anchor bolt information and anchorage details.

Post Caps

The LCE4's universal design provides high capacity while eliminating the need for rights and lifts. For use with 4x or 6x lumber, LPCZ — Adjustable design allows greater connection versatility.

Material: LCE4 — 20 gauge; AC, ACE, LPCZ — 18 gauge; LPCZ — 18 gauge; RTC — 14 gauge

Finish: Galvanized. Some products available in ZMAX® coating and stainless steel; see Corrosion Information, pp. 15-18.

Installation:

- Use all specified fasteners; see General Notes.
- Install all models in pairs. LPCZ — 2 1/2" beams may be used if 100 x 1 1/2" nails are substituted for 100 commons.

Codes: See p. 14 for Code Reference Key Chart

Wood Strong-Wall® Shearwalls: Garage Portal Systems on Concrete Foundations

Garage Portal systems provide increased lateral resistance over site-built shearwalls in locations where space is at a premium. Portal walls shall be installed with a minimum 12" nominal deep header for adequate shear nailing. Because the portal walls and header are tested as a system, the resulting portal frame offers superior engineering performance over site-built walls.

See installation information and Structural Details.

Note for garage portal walls

Cripple walls over the garage header by Designer

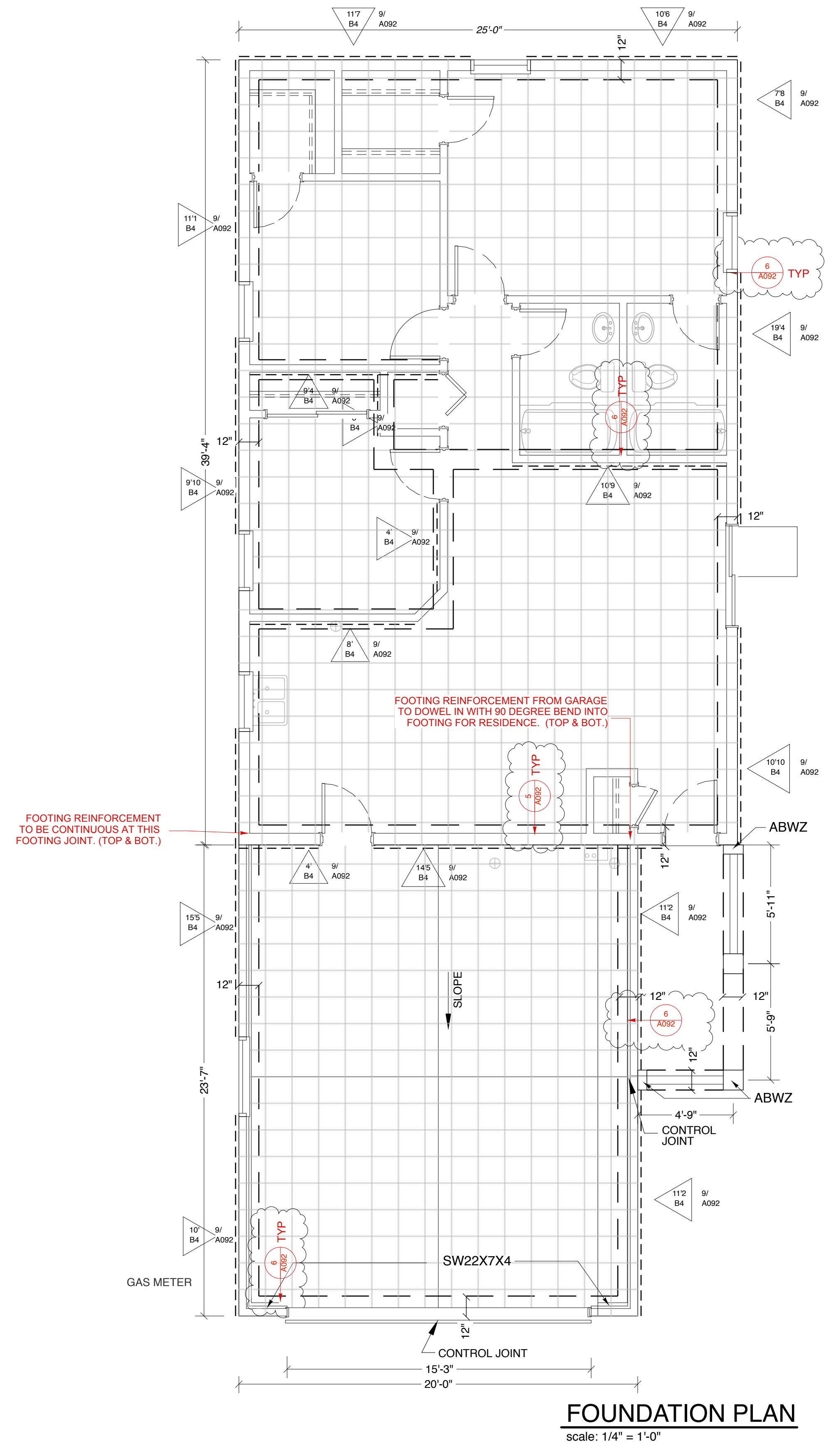
Foundation Design (size and reinforcement) by Designer

U.S. Patents 6,006,487; 6,109,850; 6,327,831; and 6,643,986

PAB Anchor Bolt

Diameter (in.)	Plate Washer Size (in.)	l ₁ (in.)	Root Model No.		Lengths (in.)
			Standard Strength	High Strength	
1/2	3/8 x 1 1/2 x 1 1/2	1 1/8	PAB4—XX	PAB4H—XX	12" to 36" (in 6" increments)
5/8	1/2 x 1 3/4 x 1 3/4	1 3/8	PAB5—XX	PAB5H—XX	
3/4	1/2 x 2 1/4 x 2 1/4	1 1/2	PAB6—XX	PAB6H—XX	
7/8	1/2 x 2 1/2 x 2 1/2	1 5/8	PAB7—XX	PAB7H—XX	
1	5/8 x 3 x 2 3/4	1 7/8	PAB8—XX	PAB8H—XX	
1 1/8	5/8 x 3 1/2 x 3 1/4	2	PAB9—XX	PAB9H—XX	
1 1/4	3/4 x 3 1/2 x 3 1/2	2 1/4	PAB10—XX	PAB10H—XX	

- Lengths greater than 36" are available as a special order.
- Plate washers are designed to develop the capacity of the bolt.



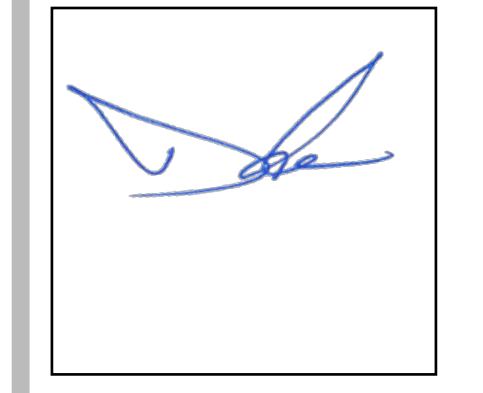
- FOUNDATION NOTES
- SOILS REPORT PER: CBC MINIMUM
 - SITE GRADING, PLACEMENT OF FILL AND FOOTING PER SOILS REPORT WHEN APPLICABLE
 - WHERE DISCREPANCIES BETWEEN SOILS REPORT AND DESIGNER'S DRAWINGS OCCUR, CONTACT DESIGNER
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE.
 - FOUNDATION ELEVATION AND DRAINAGE TO COMPLY WITH SECTION CBC1806.4.
 - VERIFY ALL DIMENSIONS AND POINT LOAD CONDITIONS WITH ARCHITECTURAL DRAWINGS, PRIOR TO CONSTRUCTION.
 - BUILDING SLAB WHEN OCCURS SHALL BE: 5" CONC. SLAB W/ #3 REBAR - 14" OC EA WAY OVER 2" SAND OVER 10 MIL VAPOR BARRIER OVER 4" GRAVEL OVER COMPACTED NATIVE SOIL.
 - FLATWORK SLAB SHALL BE: 5" CONC. SLAB W/ #3 REBAR 14" OC EA WAY OVER 2" SAND OVER COMPACTED NATIVE SOIL.
 - GARAGE SLAB SHALL BE: 5" CONC. SLAB #3 REBAR 14" OC EA WAY OVER 2" SAND OVER COMPACTED NATIVE SOIL.
 - ALL HARDWARE SHALL BE "SIMPSON" OR APPROV EQUAL CONNECTIONS AND INSTALLED PER MFG.'S INSTRUCTIONS.
 - ALL ANCHOR BOLTS NOT SHOWN SHALL BE: 5/8" x 10" USING W/ 3"X3"X1/4" METAL CUT WASHER @ 48" O.C. (U.O.N.) EXTENDING A MIN OF 7" INTO THE CONCRETE PER CRC 403.1.6. SEE BRACE WALL SCHEDULE FOR SPACING & LOCATION(S). (2) BOLTS MIN PER PLATE, AND 6" FROM EACH END AND SPLICE.
 - ALL HOLDDOWNS AND OTHER FOUNDATION HARDWARE SHALL BE INSTALLED PRIOR TO FOUNDATION INSPECTION.
 - ALL ANGLES OTHER THAN 90° SHALL BE 45° (U.O.N.).
 - HOLDDOWNS ARE SHOWN FOR REFERENCE ONLY, SEE FLOOR PLAN FOR ACTUAL LOCATION.
 - POSTS SHOWN ARE REFERENCE TO VERTICAL LOADS ONLY - SEE FLOOR PLAN FOR ACTUAL DIMENSIONS.
 - NOTCH GARAGE CURB @ GARAGE DOOR, BARS TO BE CONT.
 - 2x4 RECESSED PTFD MUDSILL @ ALL EXTERIOR DOORS.
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PTFD.
 - PROVIDE SPLASH BLOCKS @ ALL D.S. LOCATIONS OR PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT.
 - CONCRETE TO BE WELL GRADED MIX OF CEMENT, SAND, 1" MAX. AGGREGATE AND 4" MAX. SLUMP. STRENGTH SHALL BE MIN. OF 2500 PS @ 28 DAYS USING 5 SACK CEMENT MIN. PER YARD.
 - REINFORCEMENT SHALL BE ASTM A615, GRADE 40.
 - MINIMUM CONCRETE COVER OVER REINFORCEMENT SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH.
 - ATTACHMENT FOR NONBEARING INTERIOR WALLS SHALL BE HILTI DN72-145 x 2" LONG @ 36" OC. ICBO #2388. MINIMUM 2 PER MEMBER.
 - HPAHD22 HD'S MAY BE REPLACED W/ SIMPSON/EQ HTT22
 - INDICATES BRACED WALL
 - PROVIDE MASA CLIPS @ ALL EXT WALLS LESS THAN 9" LONG.
 - PROVIDE HOT & COLD WEATHER PROTECTION
 - GARAGE SLAB REBAR SHALL DOWEL MIN OF 15" INTO ADJACENT FOOTING.

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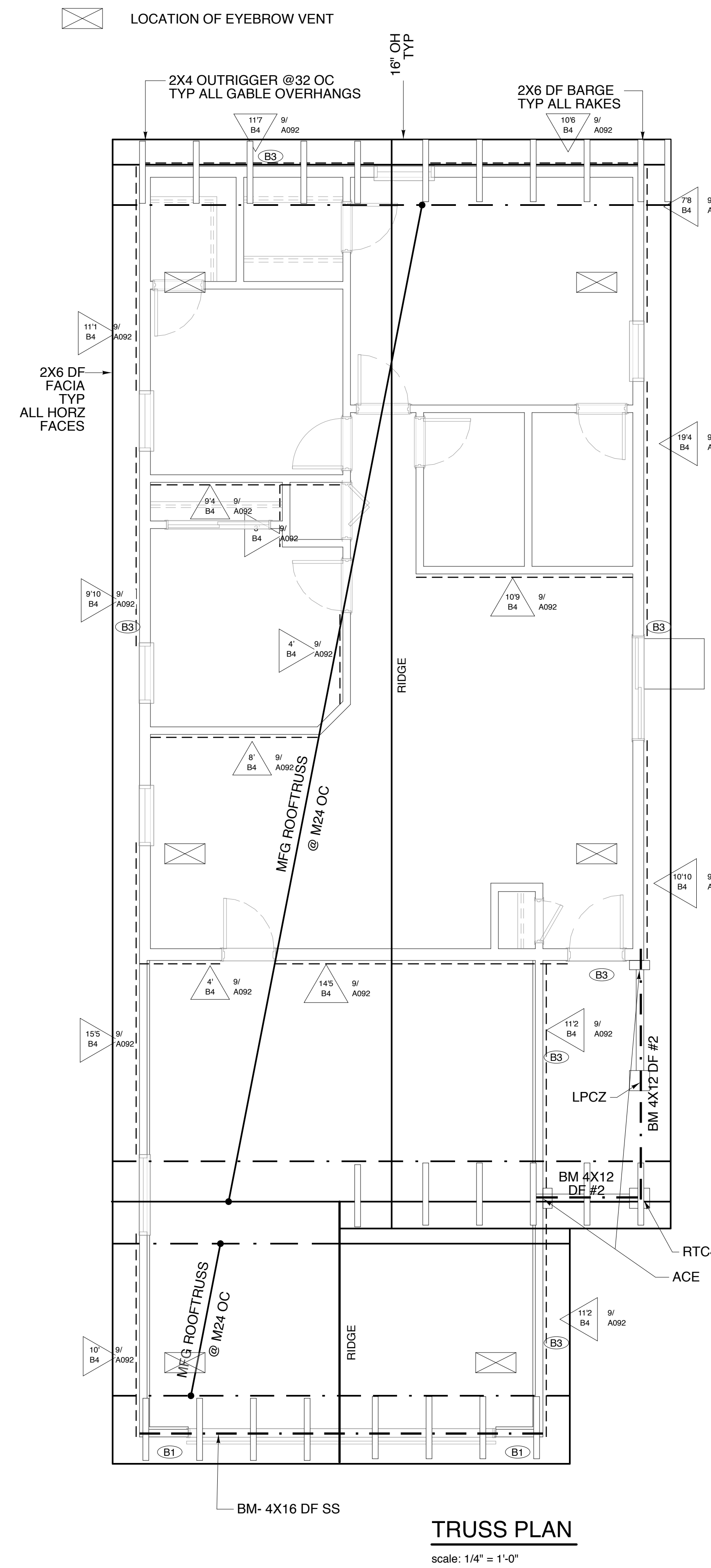
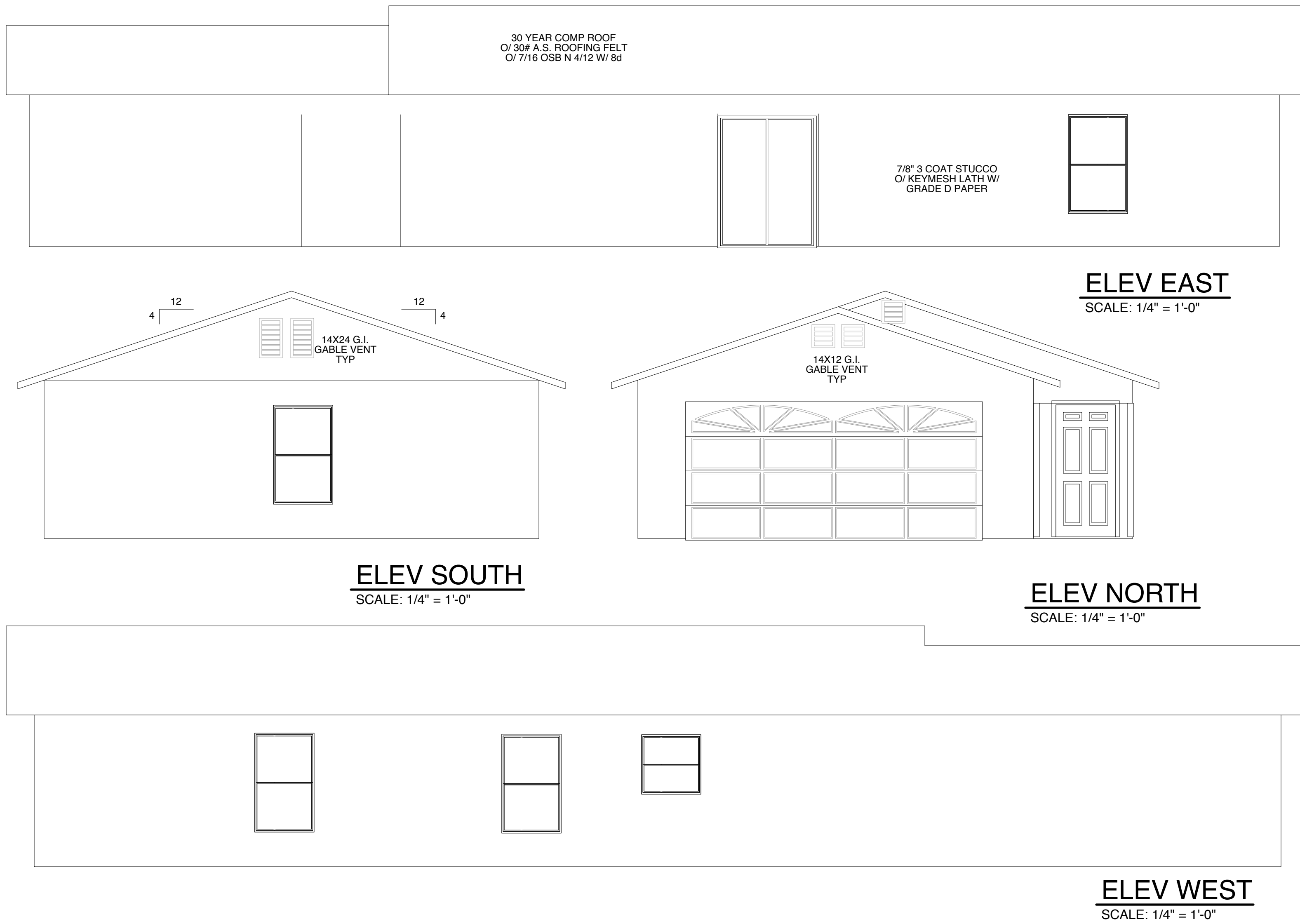
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FOUNDATION PLAN



NOTES:

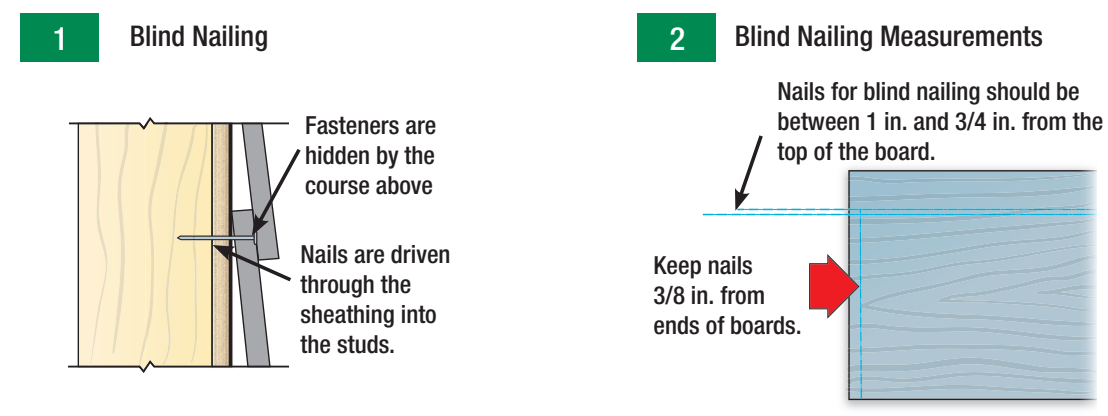
- STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH PS-20 AMERICAN SOFTWOOD LUMBER STANDARD, CBC STD. 25.1, AND WITH THE WESTERN LUMBER GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU. LATEST REVISIONS. WOOD MEMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. DOUGLAS FIR SOUTH IS NOT ALLOWED. EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW THE GRADES INDICATED. GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
- ALL FRAMING EXCEPT AS NOTED NO. 2 OR STUD WOOD SHIMS ANY GRADE OR EXTRA GRADE PLYWOOD.
- ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D, U.O.N. WITH EXTERIOR GLUE AND IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS-135 AND CBC STANDARD 23.2. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH A PANEL SPAN RATING IN ACCORDANCE WITH CBC TABLE NO. 23A-II-E-1. USE 4x8\"/>

Fastening Tips for HardiePlank® Lap Siding
 TECHNICAL BULLETIN #17
 SEPTEMBER 2014

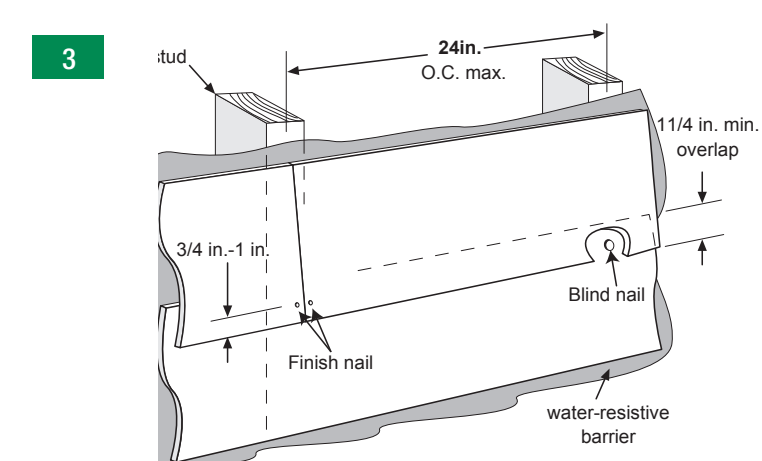
Scope: This Technical Bulletin addresses approved fastening techniques when using HardiePlank® Lap Siding.

HardiePlank® lap siding may be used with fasteners approved by ICC-ES ESR-2290 spaced in accordance with the Wind Load Tables. Fasteners must be corrosion resistant, galvanized or stainless steel.

BLIND NAILING (PREFERRED INSTALLATION)
 James Hardie prefers and recommends installation of HardiePlank® lap siding by the blind nailing technique, such that fasteners are hidden by the course above. Fasteners shall be installed between 1 in. and 3/4 in. from the top edge and no closer than 3/8 in. from the ends of the plank.

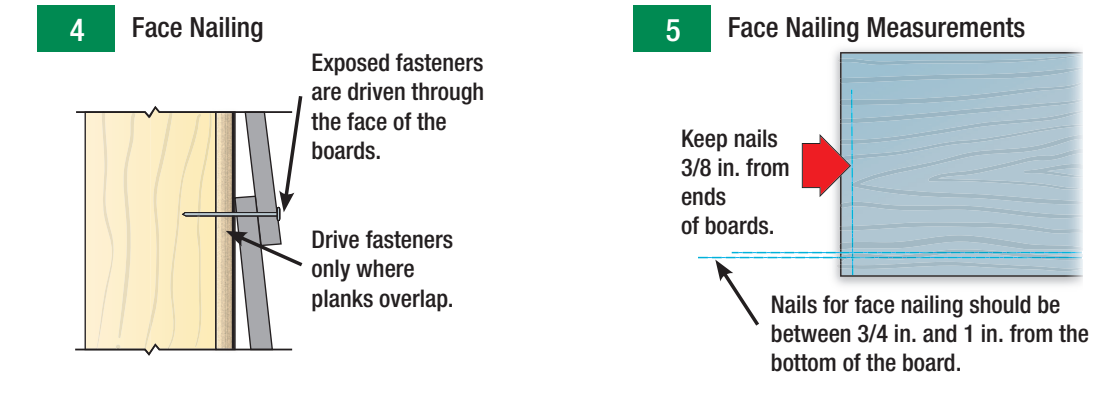


PIN BACKS
 Pinning the plank down at the bottom edge is a common practice called "pin back." It is used to correct "high nailing", loose planks, gaps or rattling. Pinning of the butt joints is not intended to increase wind load values, and shall be installed 3/8 in. from end and between 3/4 in. and 1 in. from bottom edge. The finish nail shall be nailed flush to the surface (not countersunk), must be corrosion resistant (e.g. galvanized or stainless) and does not provide structural support. For best aesthetics nail heads should be touched-up to color match.



FACE NAILING
 #17

Face nailing is applicable where dictated by building code, in high wind areas, and when fastening to OSB or equivalent sheathing without penetrating into studs. Face nailing exposes the fastener head to the elements and allows for the fastener to penetrate through two sheets of overlapped plank. Fasteners shall be installed between 3/4 in. and 1 in. from the bottom edge of the board and the head must be snug, not counter sunk or overdriven.



The use of roofing nails (11GA) are not approved in this application. Where ColorPlus® products are used, the fastener head must be touched-up for color match.

Wood Framing	Fastener Selection For Face Nailing	Steel Framing
.116 in. x .257 in. x 2 in. 6d common		Ribbed Bugle-Head No. 8 screws
.091 in. x .221 in. x 1.5 in. siding nail		ETAF [AKN-100] .100 in. x .25 in. x 1.5 in.
.089 in. x .221 in. x 2 in. siding nail		

DOUBLE NAILING
 Double nailing refers to the combined use of blind nailing and face nailing. Double nailing may be applicable in circumstances of repair or when a correction is necessary to meet fastening requirements that would otherwise require replacement of the siding. Additional care must be taken to assure that fastening of the face nail does not contact the blind nail and that spacing does not induce damage to the lapped plank. With double nailed assemblies, the wind load value for face nailing is not additive to the wind load value for blind nailing. To determine the wind load value for a double nailed assembly locate the blind nailing and the face nailing wind values as listed in the product's evaluation report (ICC-ES ESR-2290), the greater of the two wind load values shall be used.

NOTE: These installation details are intended to be used as a guide only. Refer to the manufacturer's instructions and consult with an architect or licensed design professional.

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury.

Additional Installation Information, Warranties, and Warning are available at JamesHardie.com



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DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project (e.g. builder, architect or engineer). James Hardie will not be responsible in connection with any such information or assistance.

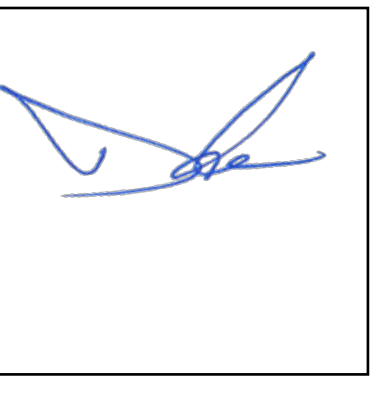
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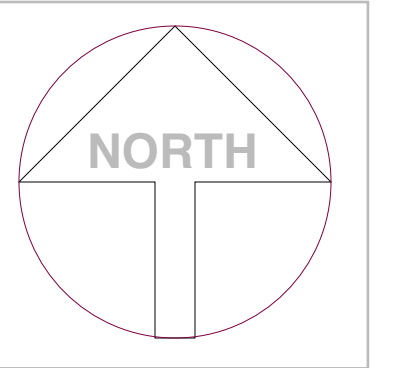
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