

B

Type

Docs

33

Plans

BLD06-0317

Building Permit Number (List all associated with these documents)

60

Street Number

SEA WALK DR

Street Name

SEA

Community Code

122-200-009

APN



**PERFORMANCE CERTIFICATE OF COMPLIANCE Part 1 of 3 PERF-1**

PROJECT NAME: Sea Ranch, Units 1 & 2 DATE: 1/17/2008

PROJECT ADDRESS: 60 Sea Walk Drive, Sea Ranch, CA 95472

DESIGNER: Paul Jeff Taggart Architects (415) 956-1118

OWNER: ENERGY CALC CO. (415) 457-0090

**GENERAL INFORMATION**

PROJECT TYPE: BUILDING REDESIGN/RENOVATION

FLOORING TYPE: [ ] NONRESIDENTIAL [X] HIGH RISE RESIDENTIAL [X] HOTEL/Motel GUEST ROOM

PHASE OF CONSTRUCTION: [ ] NEW CONSTRUCTION [ ] ADDITION [X] ALTERATION [X] EXISTING + ADDITION

**STATEMENT OF COMPLIANCE**

The undersigned hereby certifies that the documentation herein and complete.

**GENERAL INFORMATION**

Building Orientation: Conditioned Floor Area: 960 sq-ft

Number of Stories: 3 Unconditioned Floor Area: 0 sq-ft

Number of Systems: 2 Conditioned Footprint Area: 466 sq-ft

Number of Zones: 2 Fuel Type: Natural Gas

**MECHANICAL COMPLIANCE**

Indicate location on plans of Node Block for Mandatory Measures:

MECHANICAL DESIGNER: NAME: Paul Jeff Taggart Architects SIGNATURE: DATE: 1/17/08

**MECHANICAL COMPLIANCE**

Indicate location on plans of Node Block for Mandatory Measures:

MECHANICAL DESIGNER: NAME: SIGNATURE: DATE: 1/17/08

**MECHANICAL COMPLIANCE**

Indicate location on plans of Node Block for Mandatory Measures:

MECHANICAL DESIGNER: NAME: SIGNATURE: DATE: 1/17/08

Run Initiation Time: 01/17/08 08:24:29 Run Code: 1137815666

**PERFORMANCE CERTIFICATE OF COMPLIANCE Part 2 of 3 PERF-1**

PROJECT NAME: Sea Ranch, Units 1 & 2 DATE: 1/17/2008

**ANNUAL ENERGY USE SUMMARY (Equivalent)**

SERVICES COMPONENT	Minimum	Present	Compliance
Space Heating	18.11	73.89	16.15
Space Cooling	0.00	0.00	0.00
Indoor Fans	0.00	0.00	0.00
Heat Pumps and Heat	0.00	0.00	0.00
Domestic Hot Water	0.00	0.00	0.00
Lighting	20.54	28.54	0.66
Refrigeration	0.00	0.00	0.00
Process	0.00	0.00	0.00
<b>TOTALS</b>	<b>38.65</b>	<b>102.37</b>	<b>17.81</b>

Present better than Standard: 11.9% (1.14% penalty imposed)

**BUILDING COMPLEX**

Lighting Power Density: 3.000 W/sq ft

Prescriptive EHV Heat Loss: 293 Btu/h

Prescriptive EHV Heat Gain: 1676 Btu/h

Run Initiation Time: 01/17/08 08:24:29 Run Code: 1137815666

**PERFORMANCE CERTIFICATE OF COMPLIANCE Part 3 of 3 PERF-1**

PROJECT NAME: Sea Ranch, Units 1 & 2 DATE: 1/17/2008

**ROOF INFORMATION**

Section Name	Zone Name	Occupancy Type	Floor Area (sq-ft)	U-Value (Btu/hr-ft <sup>2</sup> -°F)	Roofing (R-Value)	Insulation (R-Value)	Thermal Bridge
Roofing Units 1&2	Roofing Units 1 & 2	Roofing	71	0.08	15	15	
Roofing Units 1&2	Roofing Units 1 & 2	Roofing	74	0.08	15	15	

**EXTERIOR SHADING**

Type	Area	U-Value	SHGC	SHGC	SHGC	Location
1. Window	20	0.80	0.75	0.75	0.75	Window
2. Door	10	0.80	0.75	0.75	0.75	Door
3. Wall	10	0.80	0.75	0.75	0.75	Wall
4. Slab	10	0.80	0.75	0.75	0.75	Slab
5. Ceiling	10	0.80	0.75	0.75	0.75	Ceiling
6. Floor	10	0.80	0.75	0.75	0.75	Floor
7. Wall	10	0.80	0.75	0.75	0.75	Wall
8. Ceiling	10	0.80	0.75	0.75	0.75	Ceiling
9. Floor	10	0.80	0.75	0.75	0.75	Floor
10. Wall	10	0.80	0.75	0.75	0.75	Wall
11. Ceiling	10	0.80	0.75	0.75	0.75	Ceiling
12. Floor	10	0.80	0.75	0.75	0.75	Floor
13. Wall	10	0.80	0.75	0.75	0.75	Wall
14. Ceiling	10	0.80	0.75	0.75	0.75	Ceiling
15. Floor	10	0.80	0.75	0.75	0.75	Floor
16. Wall	10	0.80	0.75	0.75	0.75	Wall
17. Ceiling	10	0.80	0.75	0.75	0.75	Ceiling
18. Floor	10	0.80	0.75	0.75	0.75	Floor

Run Initiation Time: 01/17/08 08:24:29 Run Code: 1137815666

**CERTIFICATE OF COMPLIANCE ENV-1-C**

PROJECT NAME: Sea Ranch, Units 1 & 2 DATE: 1/17/2008

**OPAQUE SURFACES**

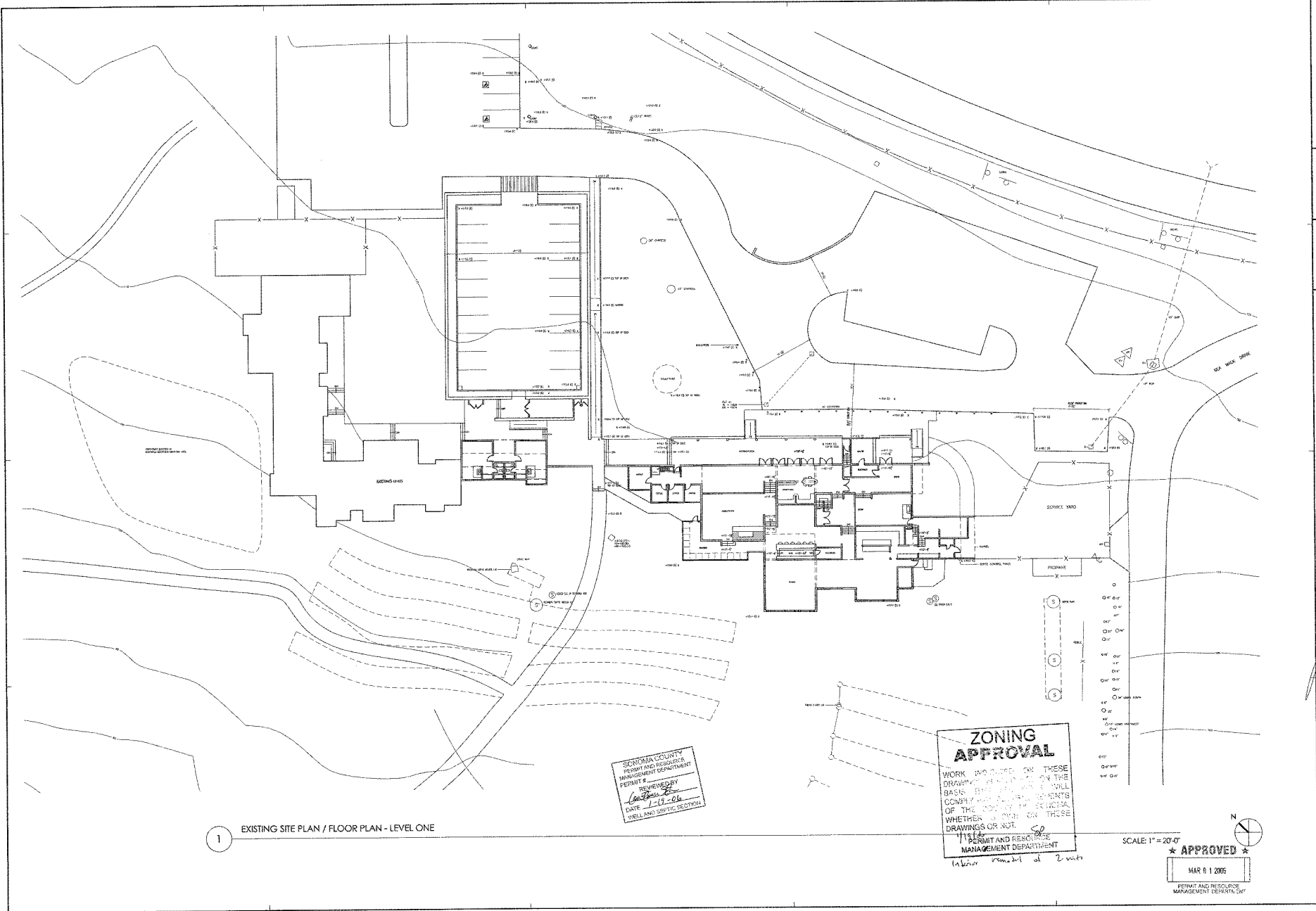
ID	Type	Area	U-Value	SHGC	SHGC	SHGC	Location
1. Wall	1.00	100	0.80	0.75	0.75	0.75	Wall
2. Door	1.00	10	0.80	0.75	0.75	0.75	Door
3. Wall	1.00	10	0.80	0.75	0.75	0.75	Wall
4. Slab	1.00	10	0.80	0.75	0.75	0.75	Slab
5. Ceiling	1.00	10	0.80	0.75	0.75	0.75	Ceiling
6. Floor	1.00	10	0.80	0.75	0.75	0.75	Floor
7. Wall	1.00	10	0.80	0.75	0.75	0.75	Wall
8. Ceiling	1.00	10	0.80	0.75	0.75	0.75	Ceiling
9. Floor	1.00	10	0.80	0.75	0.75	0.75	Floor
10. Wall	1.00	10	0.80	0.75	0.75	0.75	Wall
11. Ceiling	1.00	10	0.80	0.75	0.75	0.75	Ceiling
12. Floor	1.00	10	0.80	0.75	0.75	0.75	Floor
13. Wall	1.00	10	0.80	0.75	0.75	0.75	Wall
14. Ceiling	1.00	10	0.80	0.75	0.75	0.75	Ceiling
15. Floor	1.00	10	0.80	0.75	0.75	0.75	Floor
16. Wall	1.00	10	0.80	0.75	0.75	0.75	Wall
17. Ceiling	1.00	10	0.80	0.75	0.75	0.75	Ceiling
18. Floor	1.00	10	0.80	0.75	0.75	0.75	Floor

Run Initiation Time: 01/17/08 08:24:29 Run Code: 1137815666

1 CERTIFICATES OF COMPLIANCE

APPROVED  
MAY 6 1 2008  
PLANNING AND RESOURCE MANAGEMENT DEPARTMENT

CONSULTANT: REVISED: DATE: 01/19/08 SCALE: NTS JOB #: 0023  
 SEA RANCH 60 Sea Walk Drive, Sea Ranch, CA 95472  
 TITLE 24 - COMPLIANCE  
 A0.5



1 EXISTING SITE PLAN / FLOOR PLAN - LEVEL ONE

SCRIPPS COUNTY  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT  
 REVIEWED BY  
*[Signature]*  
 DATE 1-17-06  
 WELLS & ASSOCIATES

**ZONING APPROVAL**  
 WORK INVOLVED ON THESE DRAWINGS IS BASED ON THE BASIS THAT THE CLIENTS WILL COMPLY WITH ALL REQUIREMENTS OF THE ZONING ORDINANCE, WHETHER OR NOT ON THOSE DRAWINGS OR NOT.  
 I, *[Signature]*  
 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

SCALE: 1" = 20'-0"  
 \* APPROVED \*  
 MAR 9 1 2006  
 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

PAUL M. TAYLOR  
 ARCHITECT  
 601 GREENWICH SAN FRANCISCO CALIF. 94102

CONSULTANT:

REVISIONS:

SEA RANCH  
 60 Sea View Drive, Sea Ranch, CA 95597



SITE PLAN - EXISTING

DATE: 01/19/06  
 SCALE: 1" = 20'-0"  
 JOB #: 0633

A1.0

CONSULTANT:

REVISIONS:

SEA RANCH  
60 Sea Walk Drive, Sea Ranch, CA 94967



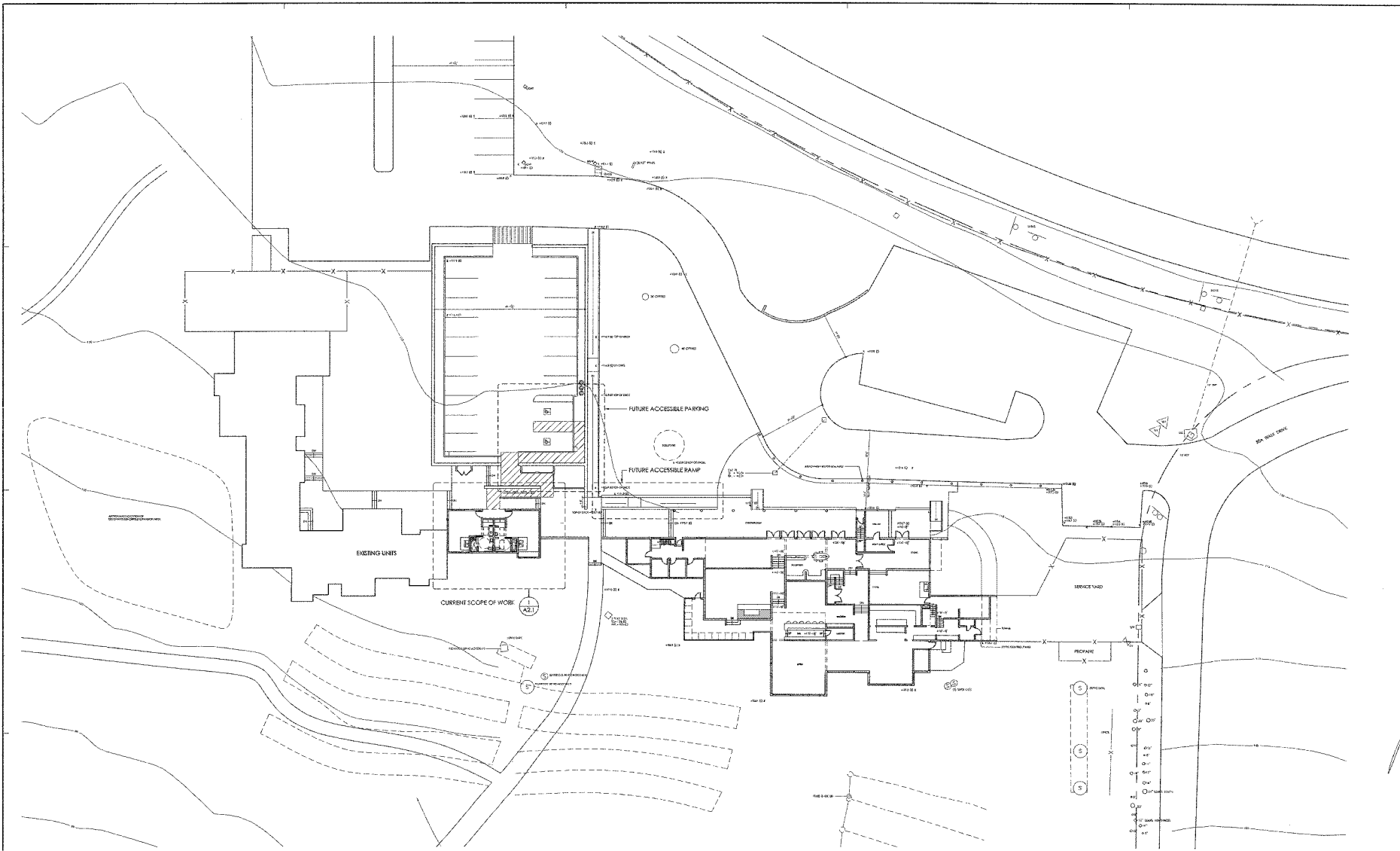
SITE PLAN -  
NEW

DATE: 01/19/06

SCALE: 1" = 20'-0"

JOB#: 0923

A1.1



1 PROPOSED SITE PLAN / FLOOR PLAN - LEVEL ONE

SCALE: 1" = 20'-0"



★ APPROVED ★  
MAR 9 1 2006  
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

CONSULTANT:

REVISIONS:

SEA RANCH  
 60 Sea Walk Drive, Sea Ranch, CA 95497



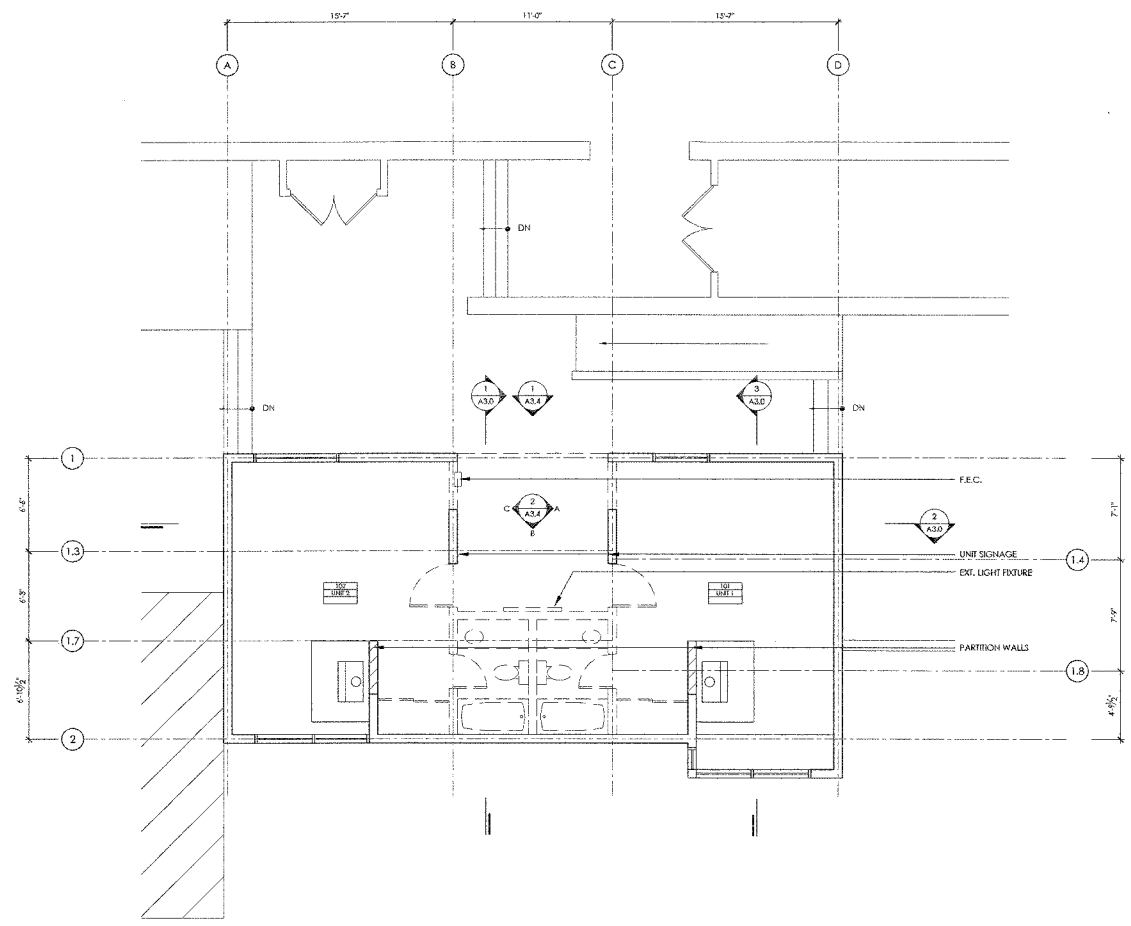
FLOOR PLAN -  
 EXISTING/DEMO

DATE: 01/19/04

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

JOB #: 0523

A2.0



1 FLOOR PLAN - EXISTING/DEMO

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

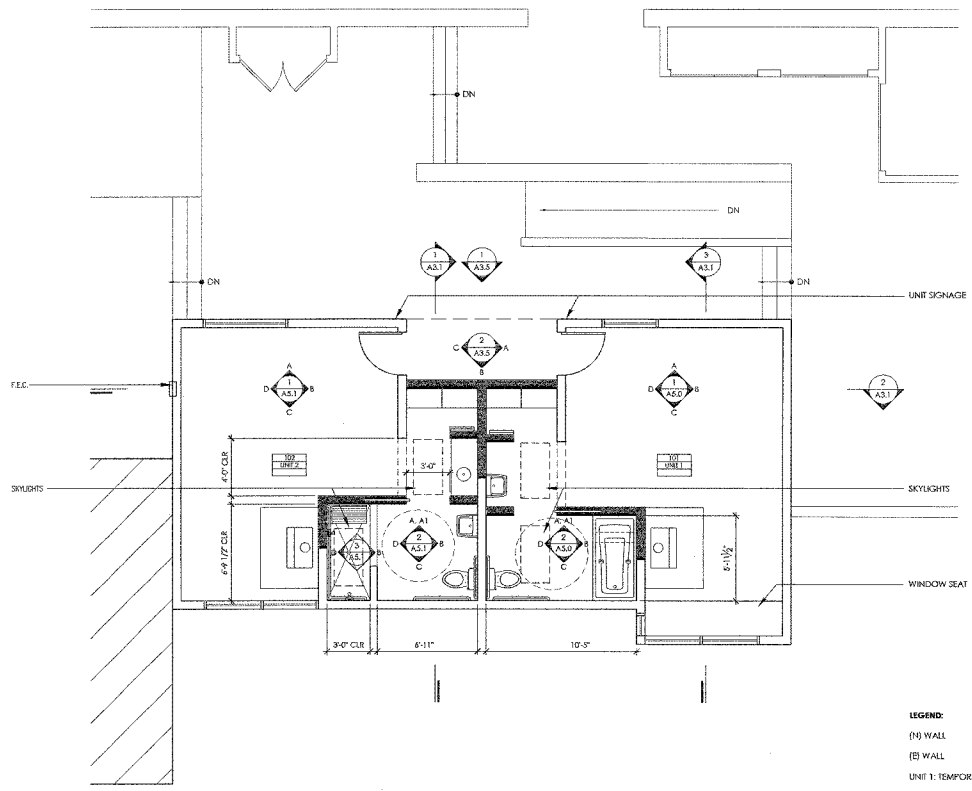


APPROVED  
 MAR 3 1 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

CONSULTANT:

REVISIONS:

SEA RANCH  
60 Sea Walk Drive, Sea Ranch, CA 95497



**LEGEND:**

- (N) WALL
- (E) WALL

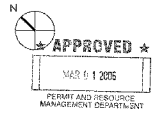
UNIT 1: TEMPORARY ACCESSIBLE UNIT TO SERVICE LODGE  
UNIT 2: ACCESSIBLE UNIT

**NOTES:**

1. REFER TO A9.5 ACCESSIBILITY STANDARD DETAILS FOR REQUIRED HEIGHTS AND DIMENSIONS.
2. 36" CLEAR MANEUVERING SPACE ALONG BOTH SIDES OF THE BED.
3. PROVIDE CLEAR SPACE UNDER THE BED. THE CLEAR SPACE EXTENDS HORIZONTALLY TO POINTS NOT MORE THAN 12" FROM EACH END OF THE BED, VERTICALLY NOT LESS THAN 7", AND NOT LESS THAN 30" DEEP.

1 FLOOR PLAN - NEW

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



FLOOR PLAN - NEW

DATE: 01/19/06

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

JOB #: 0523

A2.1



ROOF PLAN - NEW

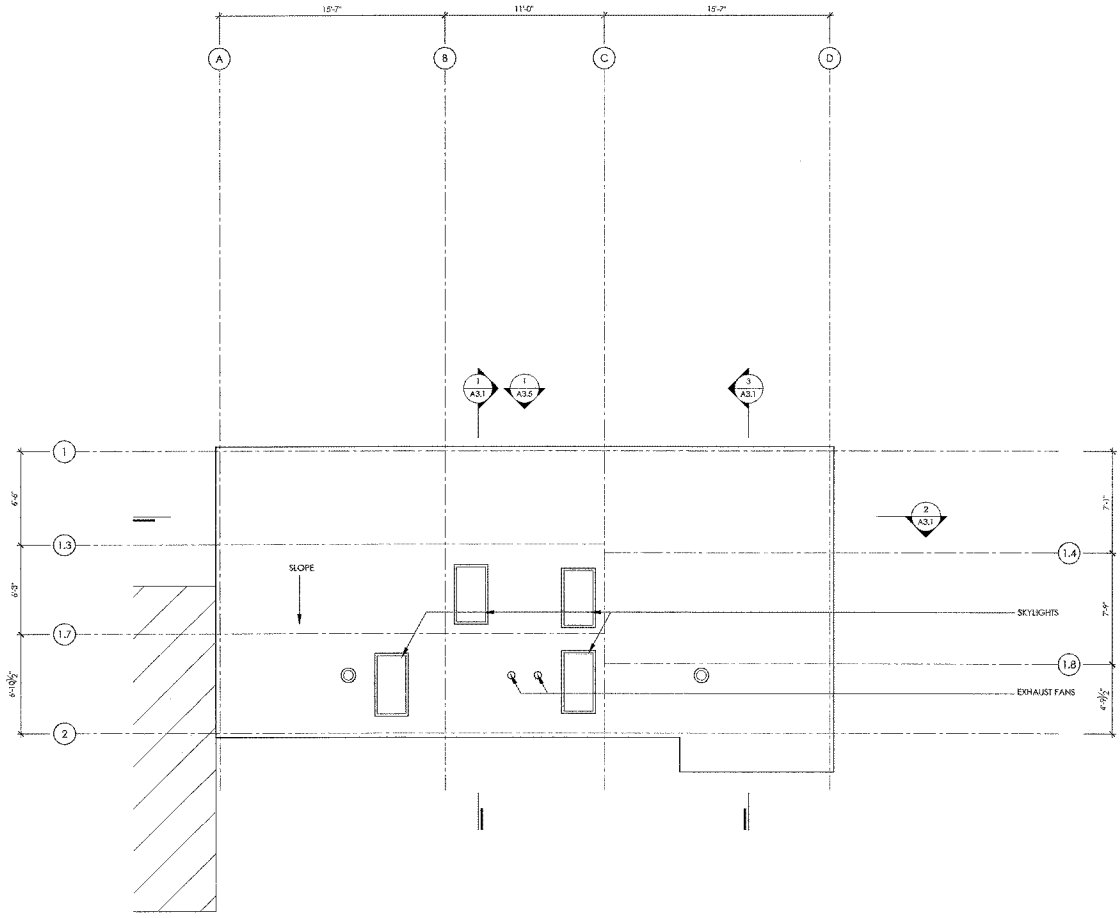
★ APPROVED ★  
 MAR 6 1 2006

DATE: 01/19/04

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

JOB #: 0523

A2.2



1 ROOF PLAN - NEW

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



PERMIT AND RESOURCE MANAGEMENT DEPARTMENT



CONSULTANT

REVISIONS:

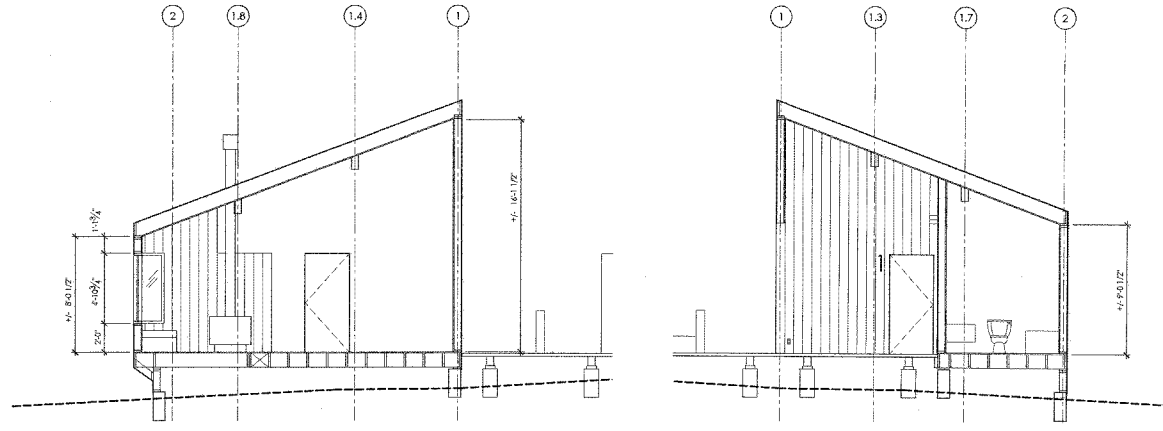
SEA RANCH  
60 Sea Walk Drive, Sea Ranch, CA 95497



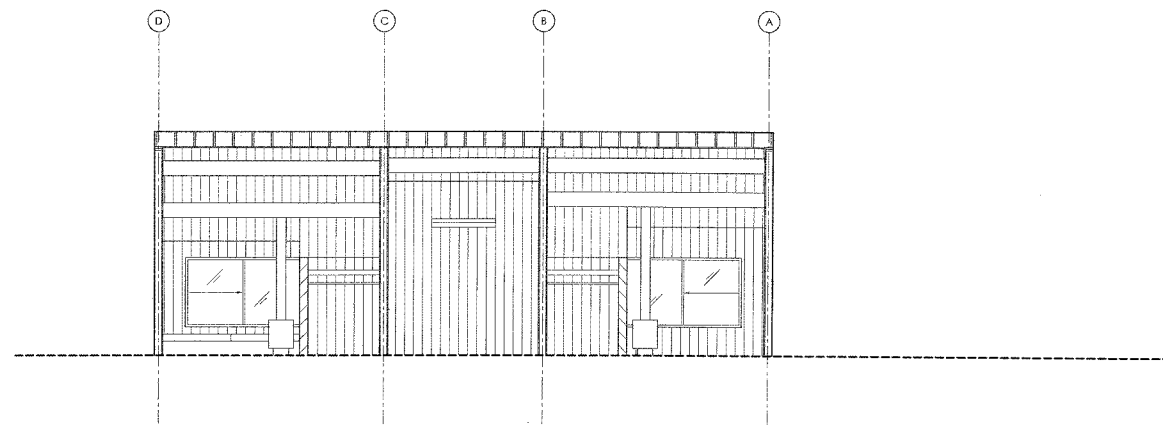
SECTIONS - EXISTING

DATE: 01/19/06  
SCALE: 1/4" = 1'-0"  
JOB #: 0020

A3.0



3 EXISTING SECTION - UNIT ONE 1 EXISTING SECTION - THROUGH ENTRY SCALE: 1/4" = 1'-0"



2 EXISTING LONGITUDINAL SECTION - UNITS ONE & TWO SCALE: 1/4" = 1'-0"

★ APPROVED ★  
MAR 9 1 2006  
FERRIS AND RESOURCE  
MANAGEMENT DEPARTMENT

PAUL  
TAGGART  
ARCHITECTS  
ARCHITECTS  
151 GREENWICH AVE  
FISHERMAN'S WHARF  
SAN FRANCISCO, CA 94133

CONTRACT:

REVISIONS:

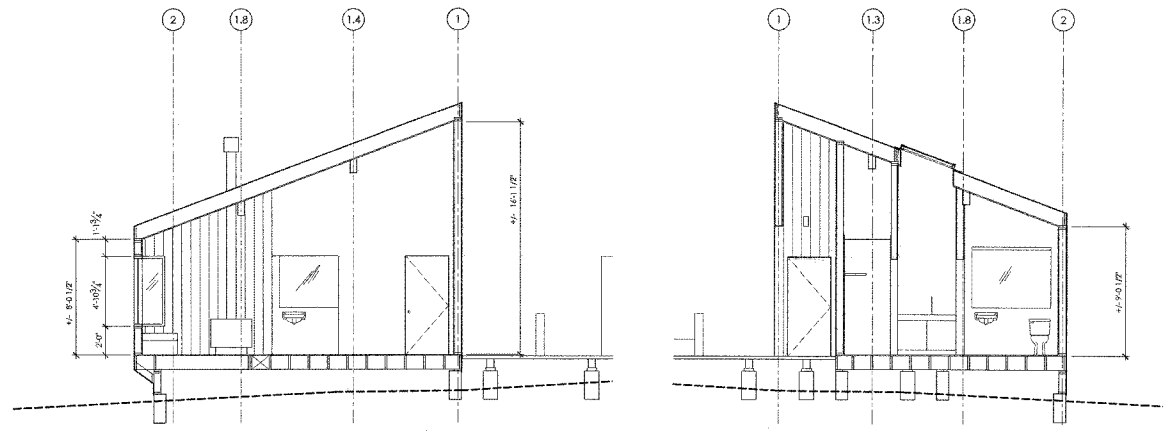
SEA RANCH  
60 Sea Walk Drive, Sea Ranch, CA 95497



SECTIONS -  
NEW

DATE: 01/19/06  
SCALE: 1/4" = 1'-0"  
JOB #: 0523

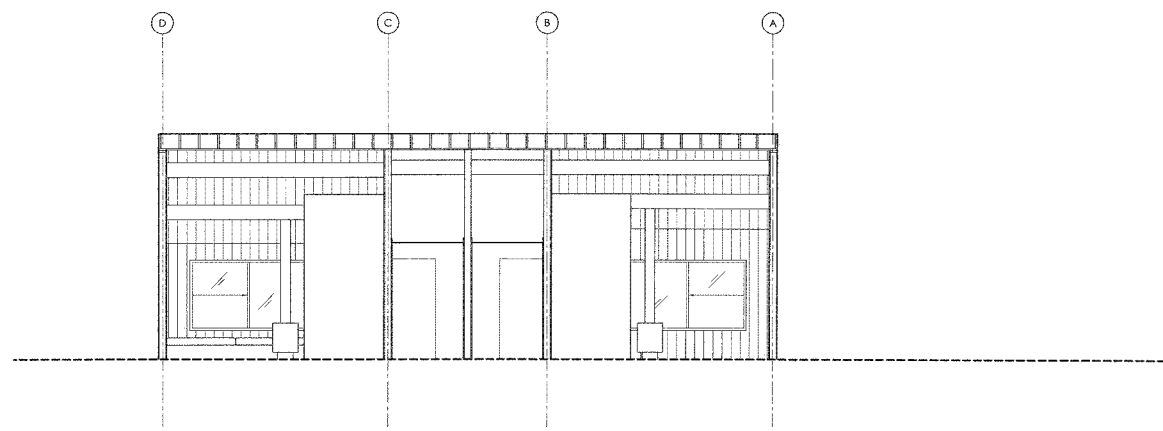
A3.1



3 EXISTING SECTION - UNIT ONE

1 EXISTING SECTION - THROUGH ENTRY

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



2 EXISTING LONGITUDINAL SECTION - UNITS ONE & TWO

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

★ APPROVED ★  
MAR 8 1 2006  
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT

CONSULTANT:

REVISIONS:

SEA RANCH  
 60 Sea Walk Drive, Sea Ranch, CA 95497



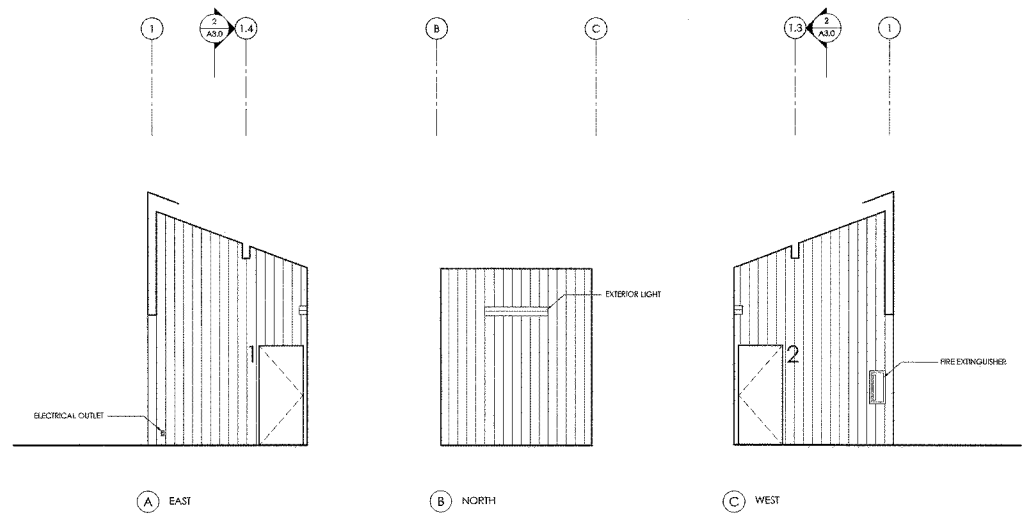
EXT. ELEVATIONS - EXISTING

DATE: 01/24/04

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

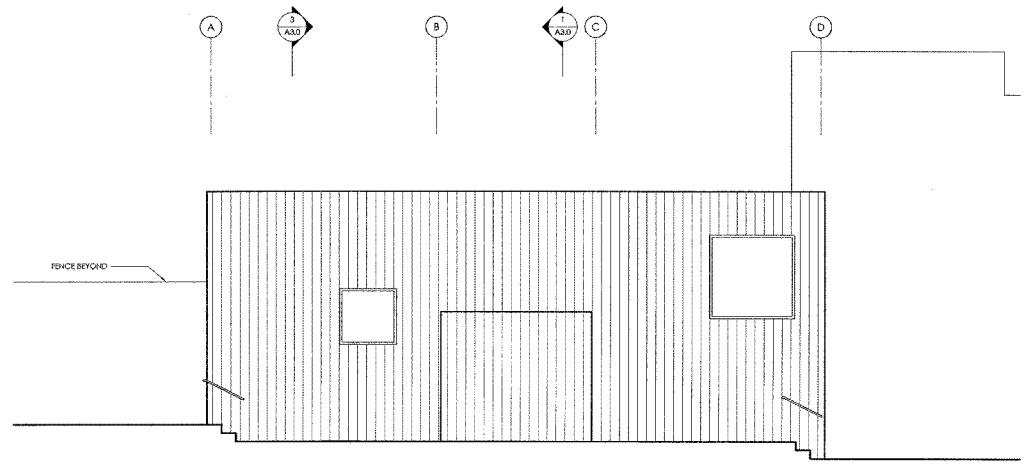
JOB #: 0023

A3.2



2 ENTRY ELEVATIONS

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



1 NORTH ELEVATION

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

★ APPROVED ★  
 MAR 9 1 2005  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

CONSULTANT:

REVISIONS:

SEA RANCH  
 60 Sea Walk Drive, Sea Ranch, CA 95967



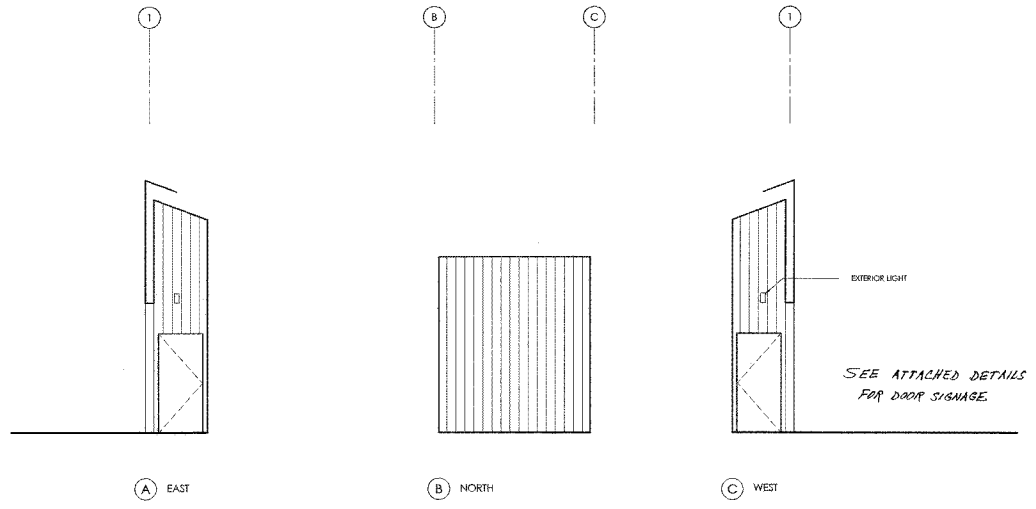
EXT. ELEVATIONS - NEW

DATE: 01/10/06

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

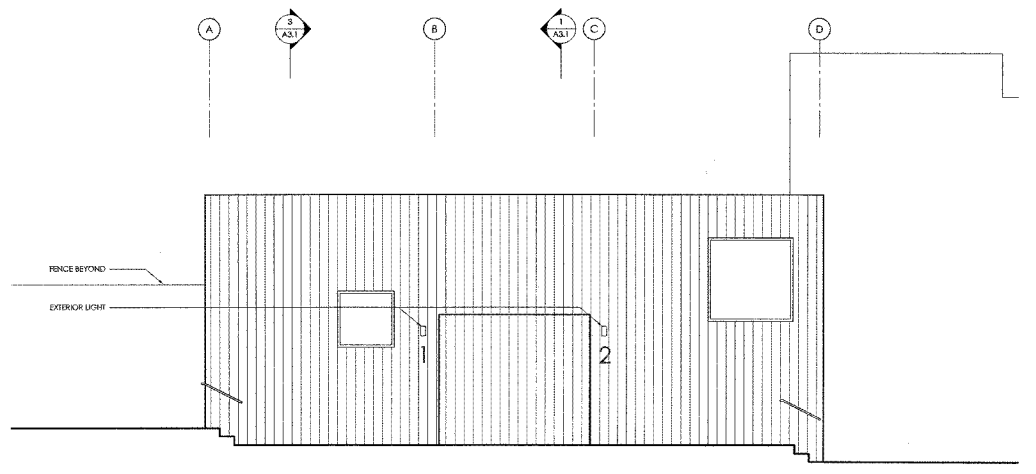
JOB #: 0023

A3.3



2 ENTRY ELEVATIONS

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



1 NORTH ELEVATION

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

★ APPROVED ★  
 MAR 9 1 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

CONSULTANT:

REVISIONS:

SEA RANCH  
 60 Sea View Drive, Sea Ranch, CA 95607



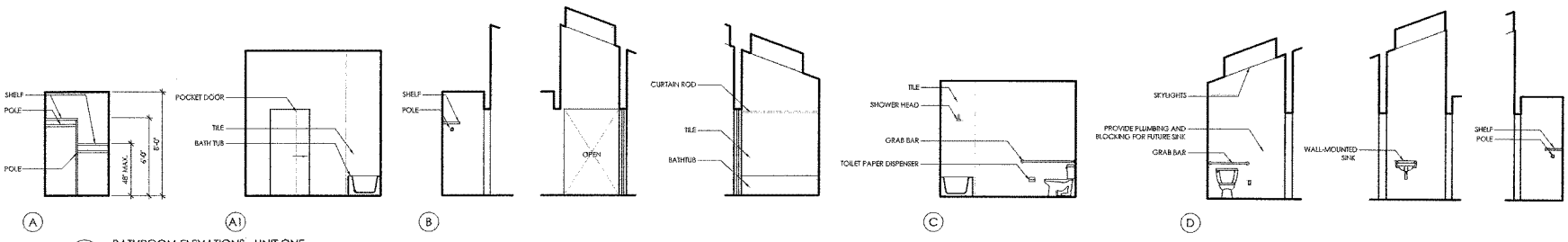
INT. ELEVATIONS - UNIT ONE - NEW

DATE: 01/19/06

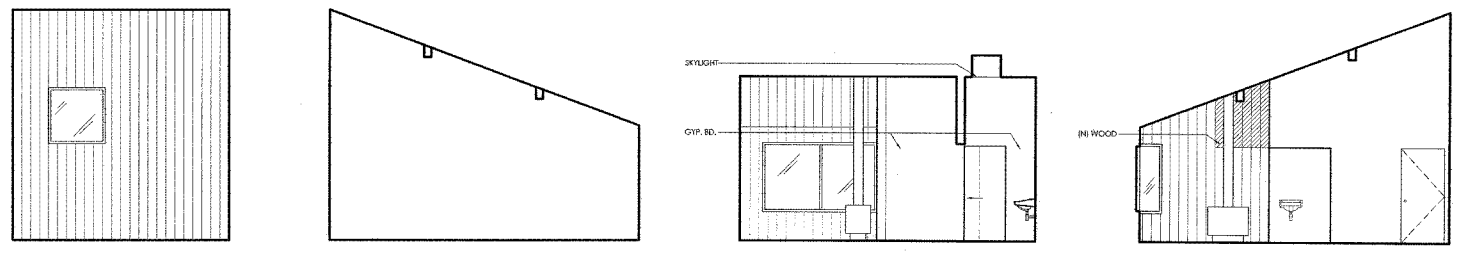
SCALE: 1/4" = 1'-0"

JOB #: 0023

A5.0



2 BATHROOM ELEVATIONS - UNIT ONE



1 PROPOSED INTERIOR ELEVATIONS - UNIT ONE

★ APPROVED ★  
 MAR 01 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

CONTRACT:

REVISIONS:

**SEA RANCH**  
 60 Sea View Drive, Sea Ranch, CA 95577



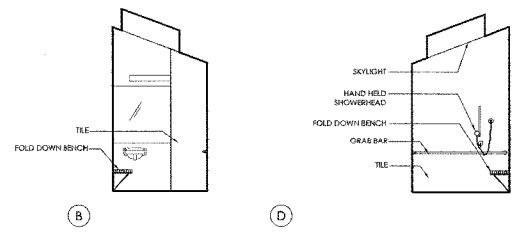
INT. ELEVATIONS  
UNIT TWO - NEW

DATE: 01/19/06

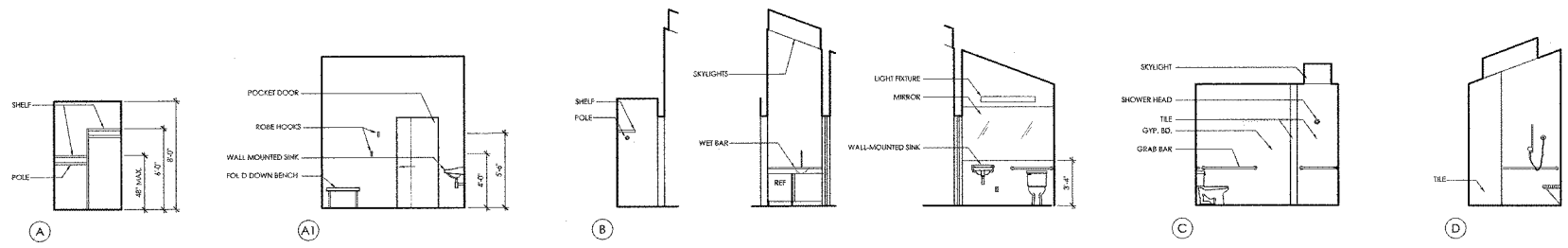
SCALE: 1/4" = 1'-0"

JOB #: 0253

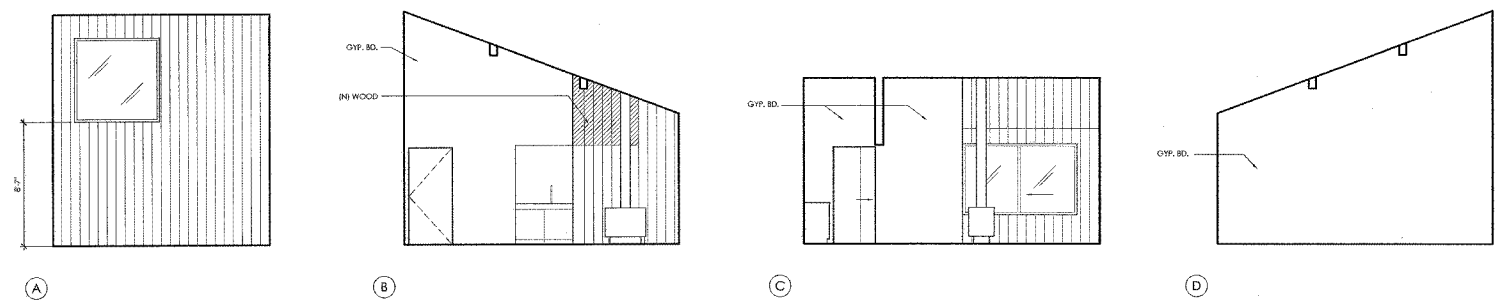
**A5.1**



3 SHOWER ELEVATIONS - UNIT TWO

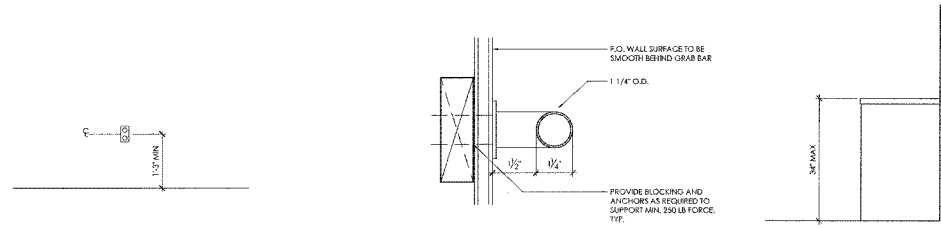


2 BATHROOM ELEVATIONS - UNIT TWO



1 PROPOSED INTERIOR ELEVATIONS - UNIT TWO

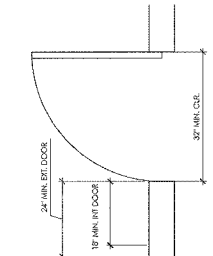
★ APPROVED ★  
 MAR 9 1 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



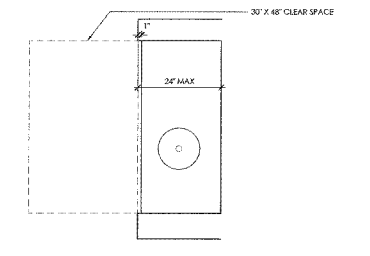
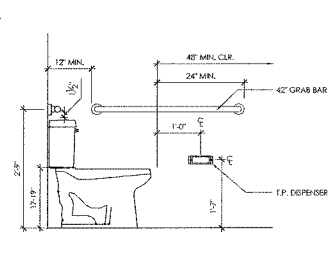
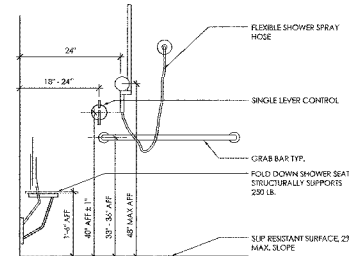
11 ACCESSIBLE OUTLETS  
3/4" = 1'-0"

8 TYP. GRAB BAR DETAIL  
3/4" = 1'-0"

4 SIDE REACH ACCESSIBILITY  
3/4" = 1'-0"



HARDWARE IS OPERABLE WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.  
FORCE REQUIRED TO ACTIVATE CONTROLS IS A MAXIMUM OF 5 LB.

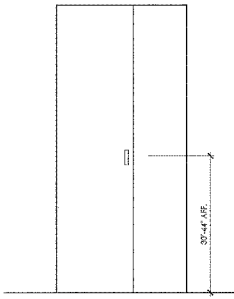
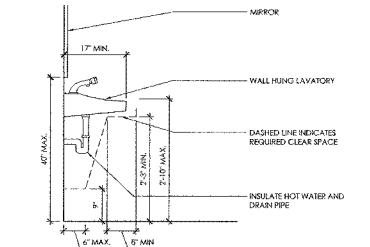
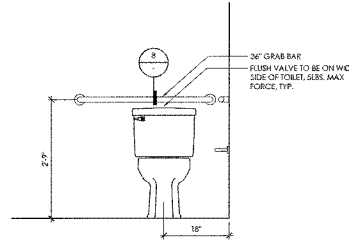
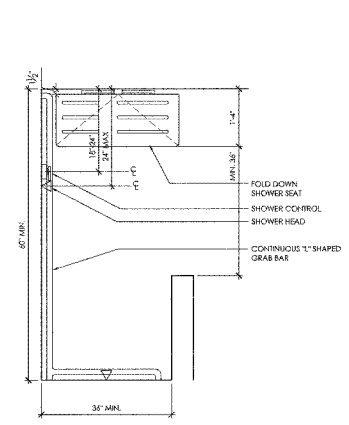
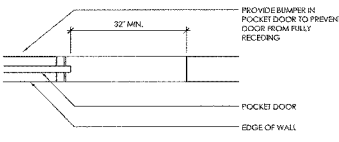


13 HINGED DOOR CLEARANCE  
3/4" = 1'-0"

10 OPEN SHOWER ELEVATION  
3/4" = 1'-0"

7 TYP. GRAB BARS @ ACCESSIBLE TOILETS  
3/4" = 1'-0"

3 SIDE REACH ACCESSIBILITY  
3/4" = 1'-0"

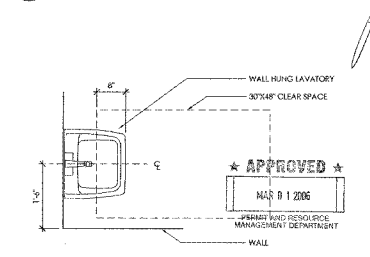
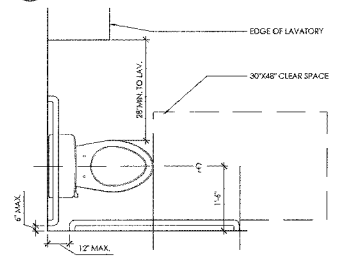


HARDWARE IS OPERABLE WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

9 ROLL-IN SHOWER PLAN  
3/4" = 1'-0"

6 TYP. GRAB BARS @ ACCESSIBLE TOILET  
3/4" = 1'-0"

2 WALL HUNG LAVATORY - SECTION  
3/4" = 1'-0"



12 POCKET DOOR CLEARANCES  
3/4" = 1'-0"

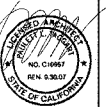
5 TYP. CLEARANCE @ ACCESSIBLE TOILET  
3/4" = 1'-0"

1 WALL HUNG LAVATORY - PLAN  
3/4" = 1'-0"

CONSULTANT:

REVISIONS:

SEA RANCH  
 40 Sea Vista Drive, Sea Ranch, CA 95497



ELECTRICAL PLAN - NEW

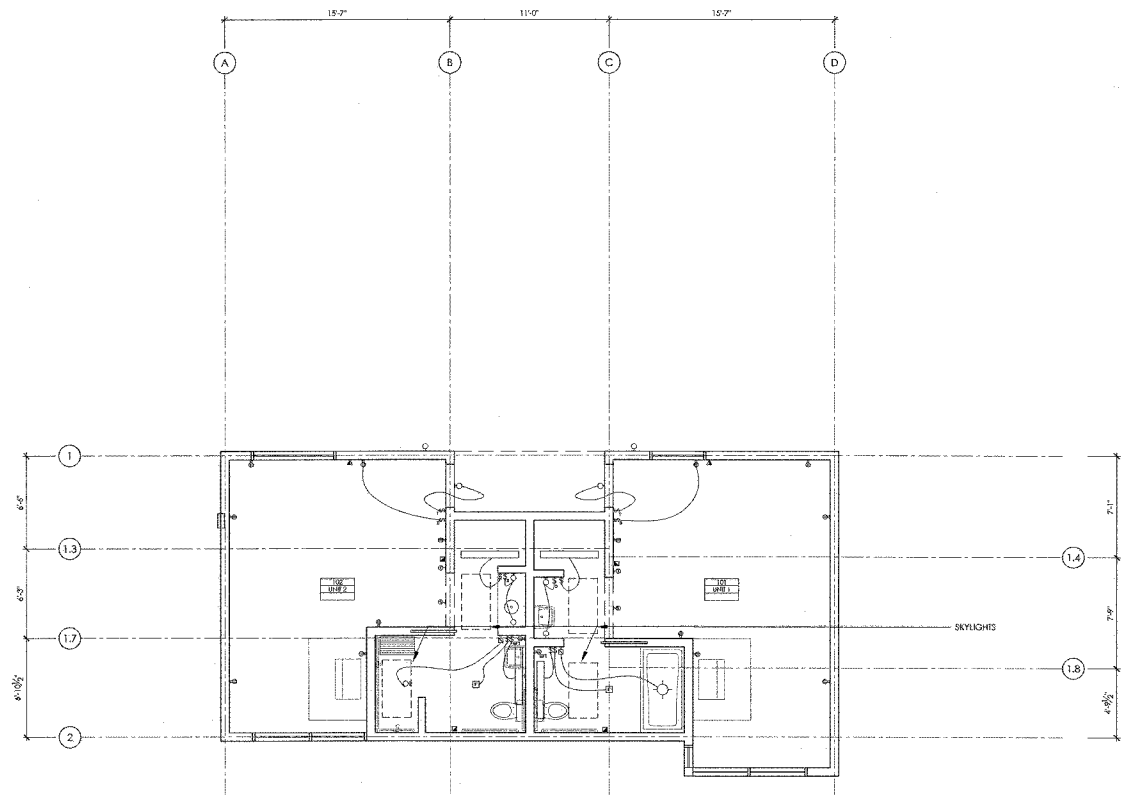
DATE: 01/19/06

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

JOB #: 0623

ME1.0

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	WALL MOUNTED TOGGLE SWITCH - 3 WAY
	WALL MOUNTED TOGGLE SWITCH - 4 WAY
	WALL MOUNTED TOGGLE SWITCH WITH DIMMER
	WALL MOUNTED TOGGLE SWITCH WITH TIMER
	WALL MOUNTED ROTARY SWITCH
	HEATER VWH
	DUPLEX OUTLET
	WALL MOUNTED DUPLEX OUTLET GFCI RATED
	WALL MOUNTED HALF SWITCH OUTLET
	DEDICATED RECEPTACLE OUTLET
	WALL MOUNTED SMOKE DETECTOR
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED TELEPHONE OUTLET
	DIRECTIONAL RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED EXHAUST FAN
	SINGLE POLE WALL SWITCH MANUAL-ON MOTION SENSOR
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED THERMOSTAT
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE



NOTES:  
 BATHROOM LIGHTING: ALL HARDWIRED LIGHTING TO BE HIGH EFFICACY OR CONTROLLED BY MANUAL-ON MOTION SENSORS.  
 ALL OTHER ROOMS HARDWIRED LIGHTING TO BE HIGH EFFICACY, OR CONTROLLED BY A MANUAL-ON MOTION SENSOR, OR CONTROLLED BY A DIMMER.  
 OUTDOOR LIGHTING: ALL HARDWIRED LIGHTING TO BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANCY SENSOR.

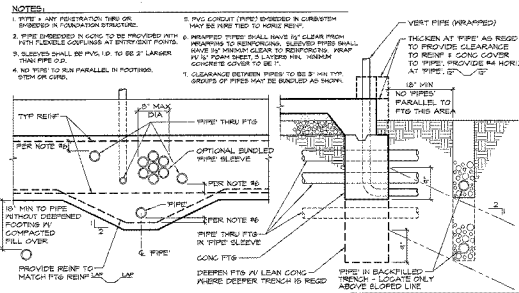
1 ELECTRICAL PLAN - UNITS ONE & TWO

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

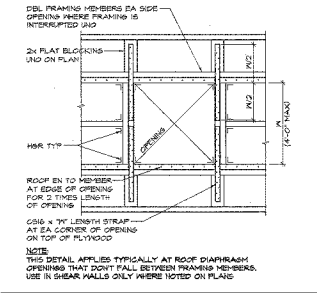


★ APPROVED ★  
 MAR 9 1 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

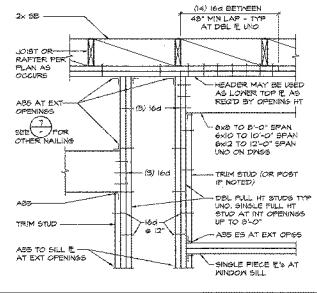




9 TYPICAL PIPE THRU FOOTING DETAILS



5 HOLE IN DIAPHRAGM



1 TYPICAL STUDWALL & HEADER FRAMING

MINIMUM BAR LAPS FOR REINFORCING STEEL

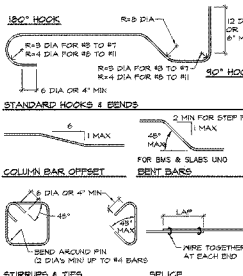
CONCRETE STRENGTH	2000 PSI OR GREATER - (DEVELOPER SPECIFIED)				
SIZE/NO	LAP LENGTH	SIZE/NO	LAP LENGTH	SIZE/NO	LAP LENGTH
#5/40	2'	#6/50	42"	#8/60	48"
#4/30	24"	#7/40	50"	#10/30	112"
#6/50	36"	#8/60	78"	#10/30	132"

MINIMUM BAR SPACING GREATER OF 4x BAR DIAMETER & 4" MIN. USE 12" x LAP AT LIGHT WEIGHT CONCRETE (A-800 APPROVED)

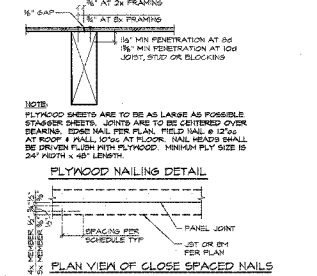
CONCRETE COVER FOR REINFORCING STEEL

CAST AGAINST EARTH OR GRADE: EXPOSED TO EARTH (POURED) OR WEATHER: #5 & SMALLER: 1 1/2"; #5 & LARGER: 1 1/2"; NOT EXPOSED TO EARTH OR WEATHER: #5 & SMALLER: 1 1/2"; #5 & LARGER: 1 1/2"; SLABS - FROM TOP OF CONG: 2"

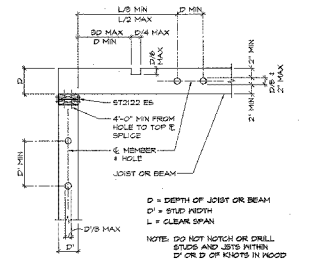
ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE AND END IN A STANDARD 90° OR 180° HOOK UNLESS DETAILED OTHERWISE



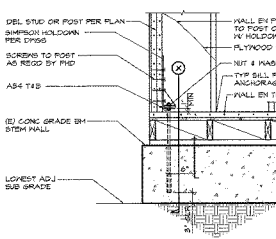
10 TYPICAL REINFORCING DETAILS



6 TYPICAL NAILING



2 HOLES & NOTCHES IN WOOD STUDS, JOISTS, BEAMS & PLATES



HOLDOWN	ANCHOR BOLT
FR22	1 1/2" x 16"
FR25	1 1/2" x 16"
FR30	1 1/2" x 16"

DRILL HOLE BY LARGER IN DIA THAN BOLT AND USE SHIMMER SET EPDM-FOLLOW ALL MANUFACTURER'S INSTRUCTIONS

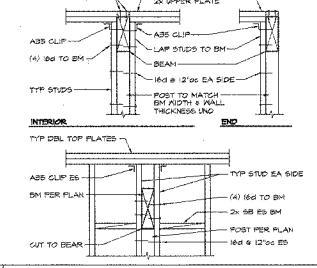
CONDITION AT (E) FTS

11 TYPICAL HOLDOWN DETAIL

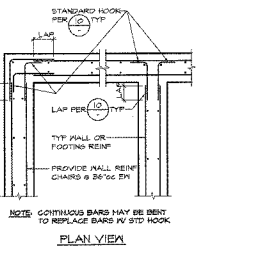
MINIMUM NAILING SCHEDULE

KIN JOIST TO TOP OF THE WALL	10d @ 6" OC
TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS	10d @ 6" OC
TRUSSES, JOISTS OR RAFTERS TO EACH SIDE OF STUDS	10d @ 6" OC
EIGHT (8) HIGH JOISTS OR LESS	10d @ 6" OC
TO JOIST OR RAFTERS - 10d NAILS EA SIDE EA END	10d @ 6" OC
TO JOIST OR RAFTER BEARING - 10d NAILS EA SIDE EA END	10d @ 6" OC
BLOCKING BETWEEN STUDS, EACH END THE WALL	10d @ 6" OC
BRISINGS TO JOIST, 10d NAIL EACH END	10d @ 6" OC
3" SURFLOOR TO JOIST OR ORDER BLDG - 10d NAIL	10d @ 6" OC
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	10d @ 16" OC
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	10d @ 16" OC
TOP PLATE TO STUD END NAIL	10d @ 16" OC
TOP PLATE TO STUD END NAIL	10d @ 16" OC
DOUBLE STUDS FACE NAIL	10d @ 24" OC
DOUBLE TOP PLATES FACE NAIL	10d @ 16" OC
TOP PLATES, LAP & INTERSECTIONS, FACE NAIL	10d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	ALONG EACH EDGE
CEILING JOISTS, LAP & INTERSECTIONS, FACE NAIL	10d @ 16" OC
CEILING JOISTS TO PARALLELS, RAFTERS, FACE NAIL	10d @ 16" OC
BUILT-UP CORNER STUDS	10d @ 24" OC
REIGNS TO STUDS	10d @ 16" OC
ONE (1) HIGH REIGNS	10d @ 16" OC
TWO (2) HIGH REIGNS	10d @ 16" OC
CEILING STRIPPINGS (2x 4)	10d @ 48" PLANT
	10d @ 40" TO SUPPORTS

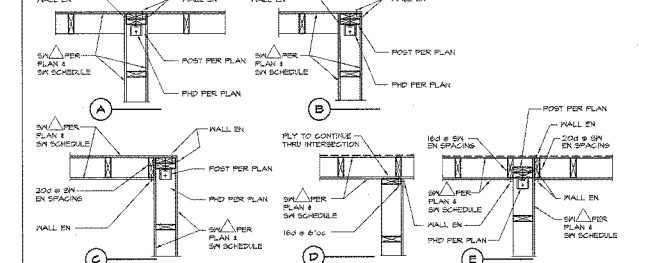
7 MINIMUM NAILING SCHEDULE



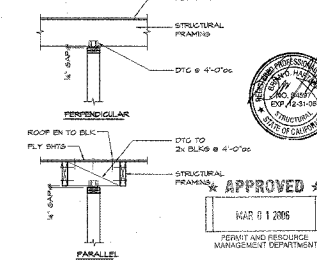
3 TYPICAL BEAM IN 4 THRU STUD WALL



12 CONCRETE REINFORCING



8 TYPICAL WALL INTERSECTIONS AT SHEAR WALLS



4 TYPICAL NON-BEARING STUD WALL

REVISIONS

FOR PERMIT ONLY

Structural Design Group

430 E Street  
Santa Rosa, CA 95404  
(707) 284-3641  
Fax: (707) 284-3645

SEA RANCH  
40 SEA WALK DRIVE, SEA RANCH, CA 95077



APPROVED  
MAR 9 2008  
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

STANDARD DETAILS

DATE 01/17/08  
SCALE N.T.S.  
JOB NO. 08003  
DRAWN BY MAT

S1.0



REVISIONS

FOR PERMIT ONLY

Structural Design Group

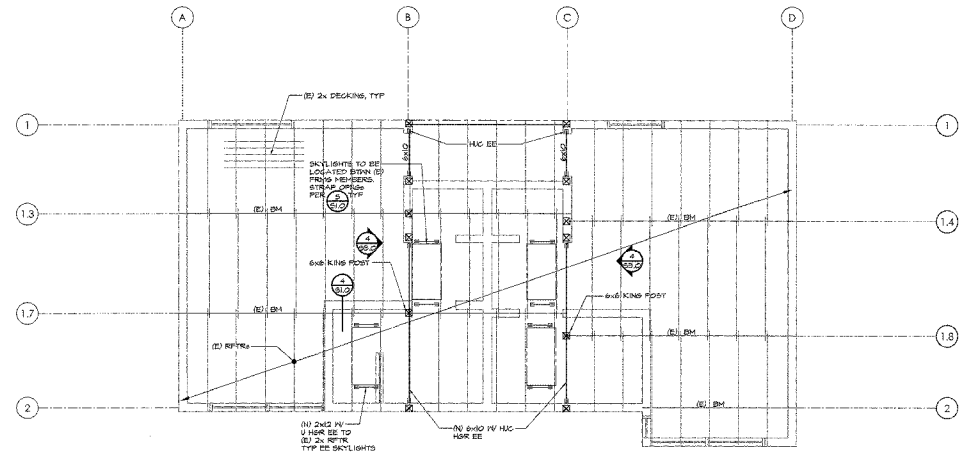
430 E Street  
 Santa Rosa, CA 95404  
 (707) 254-3643  
 Fax: (707) 254-3646

SEA RANCH  
 60 SEA WALK DRIVE, SEA RANCH, CA 95977

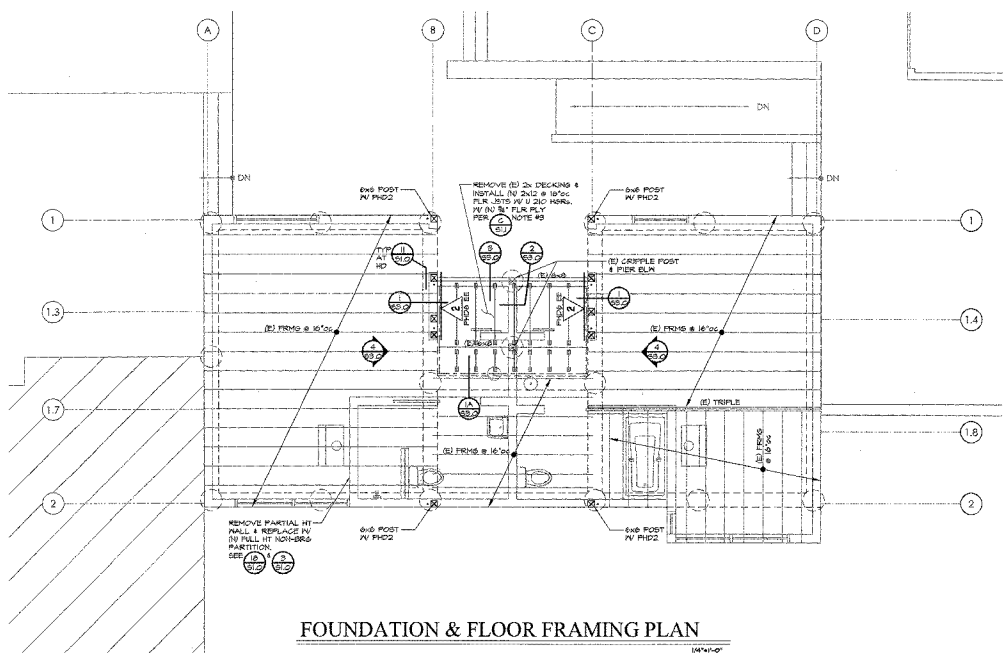
STRUCTURAL PLANS

DATE 01/17/04  
 SCALE 1/4" = 1'-0"  
 JOB NO. 06003  
 DRAWN BY MAJ

S2.0



ROOF FRAMING PLAN



FOUNDATION & FLOOR FRAMING PLAN

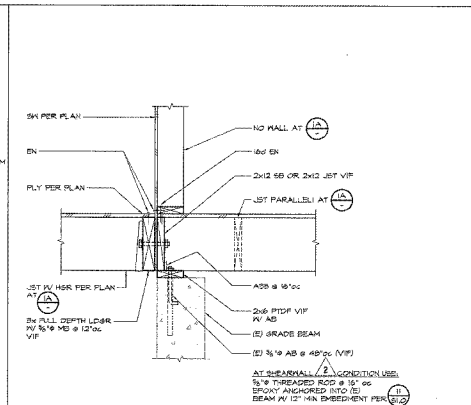
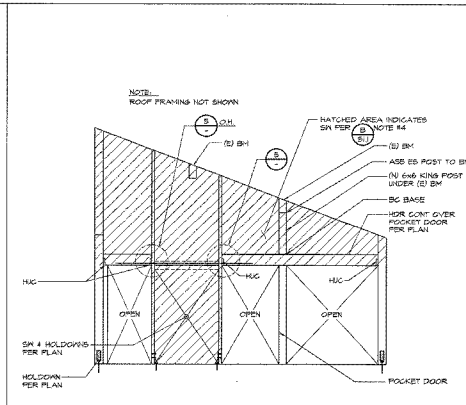
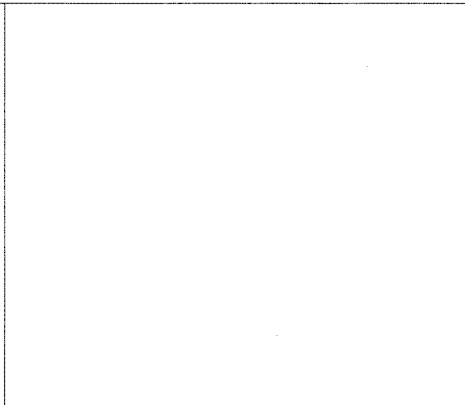
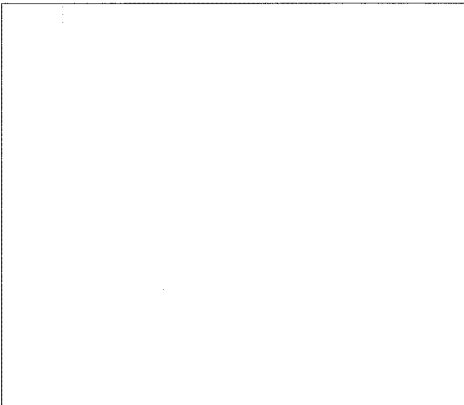
- NOTES:**
- SEE S10 FOR STANDARD DETAILS.
  - SEE S11 FOR GENERAL NOTES.
  - SEE S12 FOR INSTALLATION OF AN HOLDOWN THRU FLOOR.
  - HEADERS ARE PER S13 ON PLAN.
- ▲ DENOTES SHEAR WALL PER S14

**NOTE FOR S.G.1:**  
 DIMENSIONAL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE. CONDITIONS NOT SHOWN OR FORGOTTEN MAY ALTER NEW WORK. CONTRACTOR SHALL PROVIDE ENGINEER WITH WRITTEN VERIFICATION OF DIMENSIONS AND CONDITIONS SHOWN PRIOR TO COMMENCEMENT OF NEW WORK.

**SHORING NOTE FOR S.G.1:**  
 SHORING AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED.

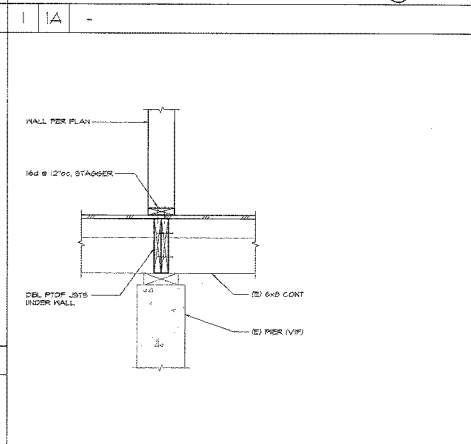
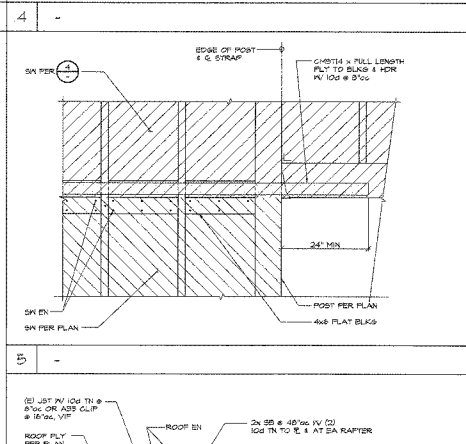
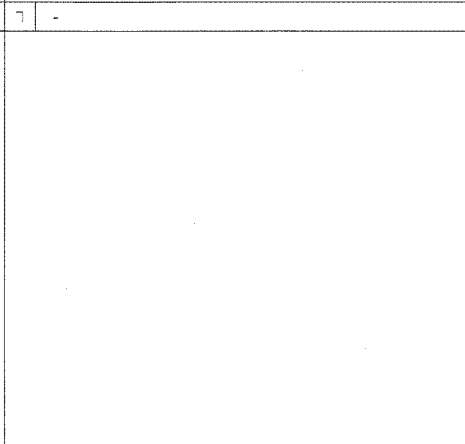
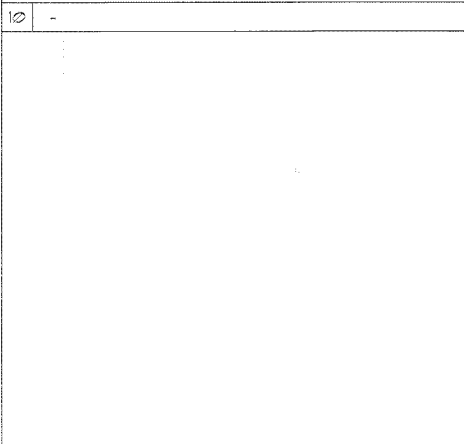


\* APPROVED \*  
 MAR 6 1 2005  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



REVISIONS

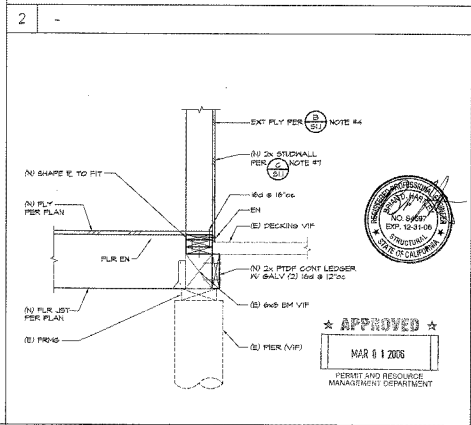
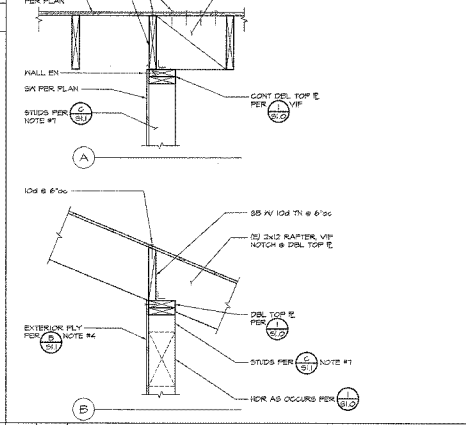
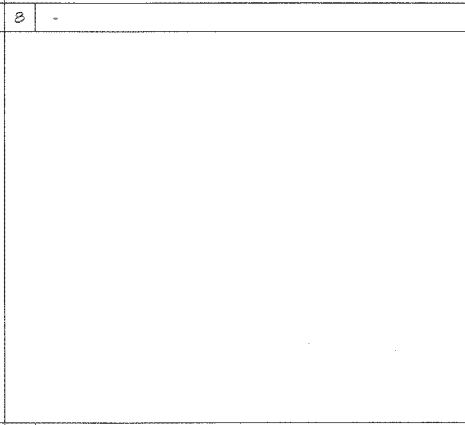
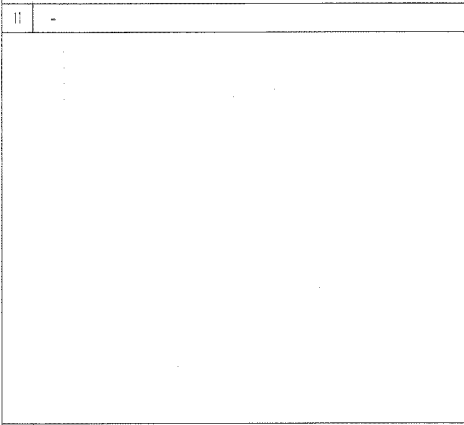
FOR PERMIT ONLY



Structural Design Group

450 E Street  
 Santa Rosa, CA 95404  
 (707) 284-3641  
 Fax (707) 284-3646

SEA RANCH  
 60 SEA WALK DRIVE, SEA RANCH, CA 95497



FOUNDATION DETAILS

DATE 01/17/08  
 SCALE 1"=1'-0"  
 JOB NO. 08025  
 DRAWN BY MAT

APPROVED  
 MAR 6 1 2008  
 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

S3.0

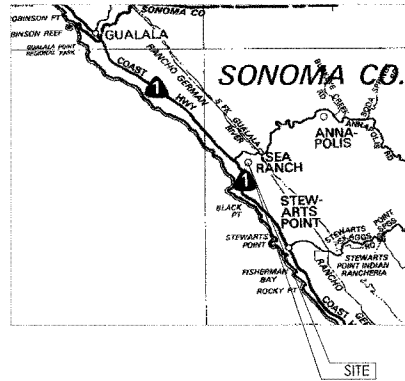
GENERAL NOTES :

- 1. Contractor to verify conditions and dimensions of the site. Bring any inconsistencies to the attention of the architect before proceeding with work.
2. Do not scale drawings. Written dimensions shall govern. Details shall govern over plans and elevations. Large scale drawing shall govern over small scale drawing. Contractor shall notify architect of any conflicts in writing prior to commencement of work.
3. Alternating System
General Dimensions are to Face of Frame, U.O.N. Grid Lines Dimensions to Grid Lines are to centerline, U.O.N. Other Dimensions noted as "Clear", "Minimum Clear", "Minimum", etc., Indicate Finish dimensions, U.O.N.
4. Location of all electrical fixtures and outlets to be as indicated on drawings and to be verified with the Architect in the field.
5. Location of all mechanical equipment, ducts, grills, registers, fans, & vents to be as indicated on drawings and to be verified with the Architect in the field.
6. Install all materials, equipment, and fixtures in conformance with the requirements and recommendations of the manufacturer and the requirements of applicable codes.
7. Provide all necessary blocking, bracing & framing for light fixtures, electrical units, plumbing fixtures, heating equipment & all other items requiring support.
8. Contractor is responsible for locating and protecting all existing on-site utilities during construction. Notify architect immediately of any discrepancies between actual field conditions and contract documents.
9. The building will be provided with insulation of all exterior walls and ceilings. Insulation values are to be as follows unless otherwise noted:
Roof: R-19
Walls: R-11
10. "Typical" or "Typ." means identical for all similar conditions unless otherwise noted.
11. "Similar" or "Sim." means comparable characteristics to the condition noted. Vary dimensions and orientation on plans.

BUILDING CODE SUMMARY :

Table with 4 columns: PROJECT DESCRIPTION, OCCUPANCY, CONSTRUCTION TYPE, SQUARE FOOTAGE. Values include RENOVATION OF 1 LODGE UNIT TO PROVIDE ACCESSIBLE UNIT, R1, TYPE V, HR, 6,140, 6,240, 3,640, 351.

VICINITY MAP :



SEA RANCH

60 SEA WALK DRIVE
SEA RANCH, CA 95497

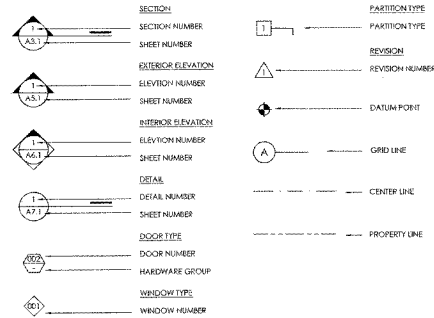
PERMIT SET
APRIL 17, 2006
Revision to Permit # BLDG 06-0917



ABBREVIATIONS :

- A. Acre
A. Angle
A. At
A. Centerline
A. Centimeter
A. Feet
A. Foot-Candle
A. Gallon
A. Inch
A. Kilometer
A. Liter
A. Meter
A. Millimeter
A. Pound
A. Square Foot
A. Square Meter
A. Tenth
A. Yard
A. Yards
A. Yards per Hour
A. Yards per Minute
A. Yards per Second
A. Yards per Hour
A. Yards per Minute
A. Yards per Second
A. Yards per Hour
A. Yards per Minute
A. Yards per Second

SYMBOLS :



DRAWING INDEX :

- A0.0 COVER SHEET
A1.0 SITE PLAN - EXISTING
A1.1 SITE PLAN - NEW
A2.0 FLOOR PLAN - EXISTING/DEMO
A2.1 FLOOR PLAN - NEW
A2.2 ROOF PLAN - NEW
A2.3 INT. ELEVATIONS - UNIT ONE - NEW
A2.4 ACCESSORY BUILDINGS
A2.5 MECHANICAL & ELECTRICAL PLAN
ME 1.0 MECHANICAL PLAN
E1.0 ELECTRICAL PLAN

ARCHITECT :

PAULETT TAGGART ARCHITECTS

501 GREENWICH STREET
SAN FRANCISCO, CA 94133
T: (415) 956-1116
F: (415) 956-0528

THIS SET REPLACES PREVIOUSLY APPROVED SETS

\* APPROVED \*

PERMIT NO. 2006-0917

STRUCTURAL ENGINEER:
Structural Design Group
430 E Street
Santa Rosa, CA 95404
p. 707.284.3641

PERMIT AND RESOURCE MANAGEMENT APPROVED JOB COPY OF PLANS...
BUILDER SHALL NOT DEVIATE FROM APPROVED PLANS...
APPROVAL OF THESE PLANS IS SUBJECT TO AND DOES NOT AUTHORIZE DEVIATION FROM COMPLETE COMPLIANCE WITH CODE REQUIREMENTS...
PLEASE READ ALL PERTINENT SECTIONS OF APPLICABLE CODES.

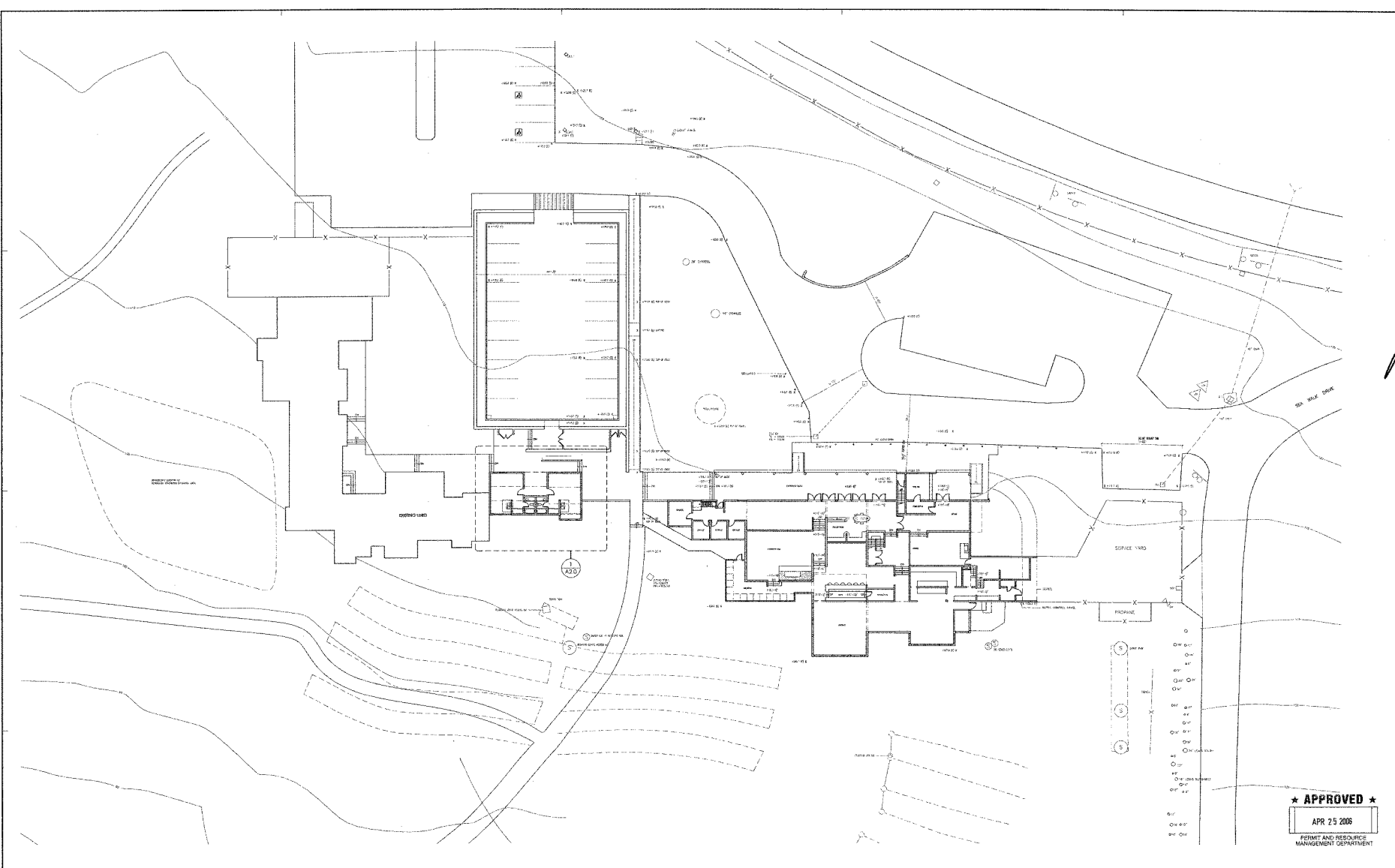
THESE ATTACHMENTS ARE PART OF THE APPROVED PLANS. \* DO NOT REMOVE THEM \*

- Plan Checklist
Energy Conservation Forms
Engineer's Stamp
Extracts from Soils Report
Fire Marshal Requirements
Special Inspection Form

APPROVAL BY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT IS BASED ON AND LIMITED TO THE FOLLOWING:

- 1. BUILDING TYPE: R-1
2. OCCUPANCY GROUP: R-1
3. USE OF STRUCTURE: Single
4. CONTINUOUS INSPECTION REQUIRED FOR THIS JOB REQUIRED FOR THE FOLLOWING:

RETAIN A0.0 FILE



1 EXISTING SITE PLAN / FLOOR PLAN - LEVEL ONE

★ APPROVED ★  
 APR 25 2008  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

SCALE: 1" = 20'-0"



REGISTERED ARCHITECT  
 Y. A. G. A. R. T.  
 A. S. C. R. I. T. I. C. I. T.  
 A. I. A.  
 101 GREENWICH SAN FRANCISCO 94102  
 415 556 1114

CONSULTANT:

REVISIONS:

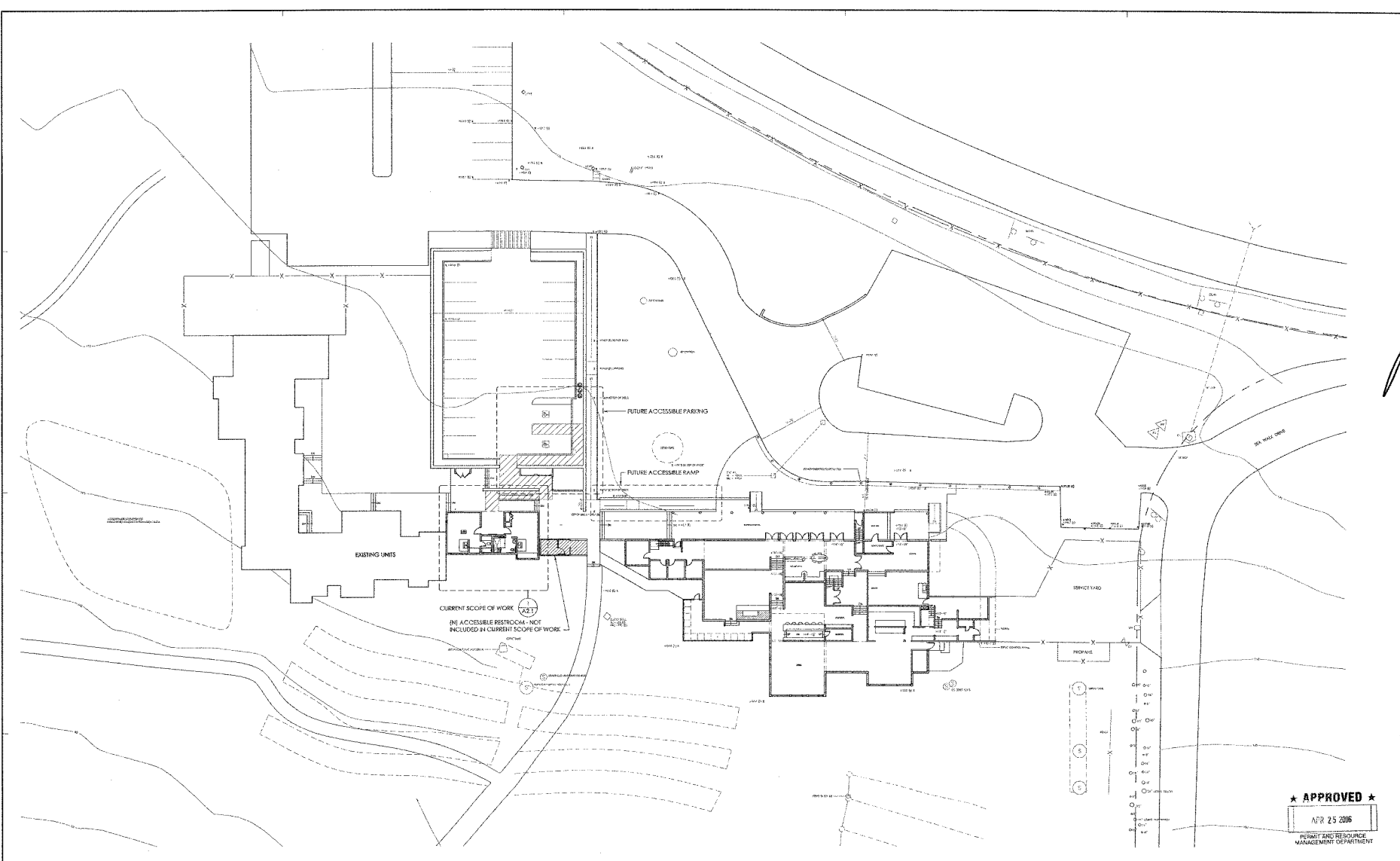


SEA RANCH  
 40 Sea Walk Drive, Sea Ranch, CA 94977

SITE PLAN -  
 EXISTING

DATE: 03/19/06  
 SCALE: 1" = 20'-0"  
 JOB#: 0593

A1.0



1 PROPOSED SITE PLAN / FLOOR PLAN - LEVEL ONE

SCALE: 1" = 20'-0"

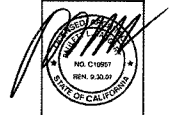


★ APPROVED ★  
 APR 25 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

PROJECT:  
 LABS RANCH  
 ARCHITECT:  
 A  
 101 GREENWICH INN (APPROX) #4192  
 115 255 1114

CONSULTANT:

REVISIONS:  
 04/17/06

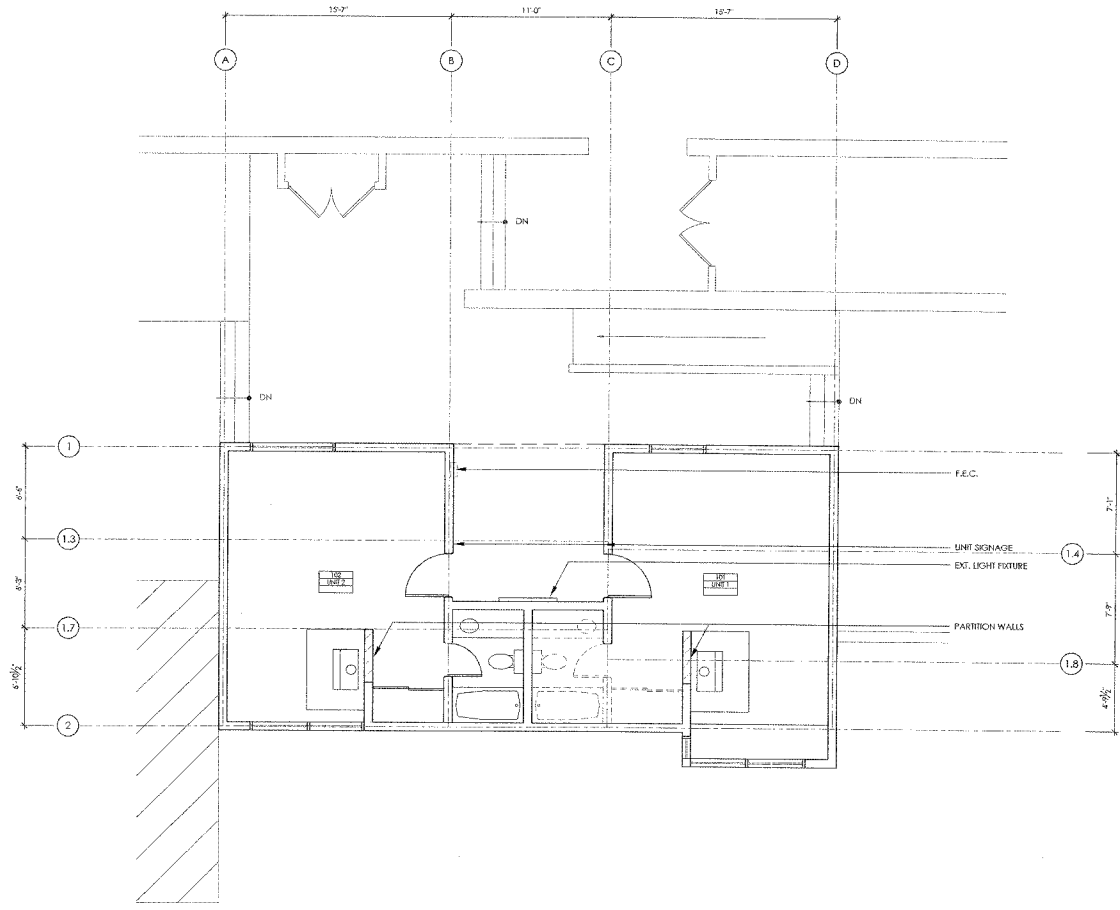


SEA RANCH  
 40 Sea Walk Drive, Sea Ranch, CA 94977

SITE PLAN -  
 NEW

DATE: 01/19/06  
 SCALE: 1" = 20'-0"  
 JOB#: 0523

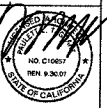
A1.1



F A B U L I T Y  
 I A R G A R Y  
 A R C H I T E C T S  
 187 GREENWICH SAN FRANCISCO, CALIF. 94102

CONSULTANT:

REVISIONS:  
 04/17/06



SEA RANCH  
 40 Sea Walk Drive, Sea Ranch, CA 95497

FLOOR PLAN -  
 EXISTING/DEMO

★ APPROVED ★  
 APR 25 2006  
 PLUMB AND RESOURCE  
 MANAGEMENT DEPARTMENT

DATE: 01/19/06

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

JOB #: 0523

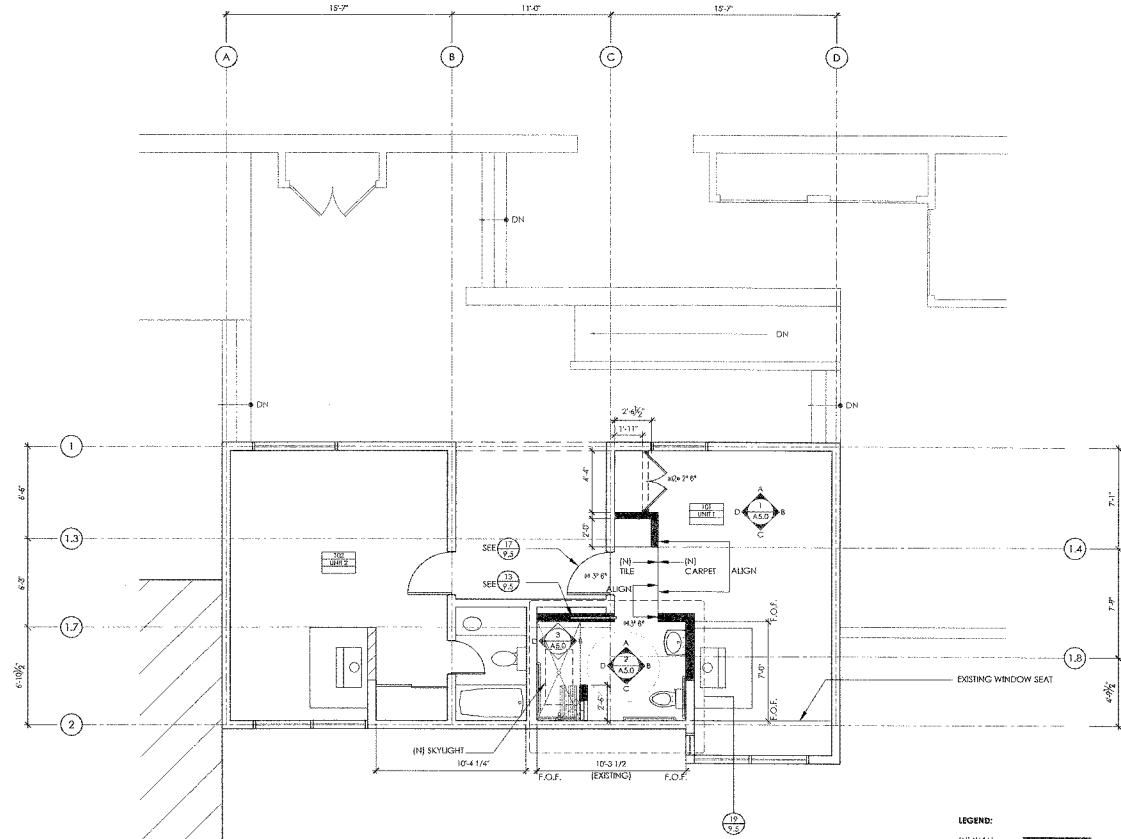
A2.0

1 FLOOR PLAN - EXISTING/DEMO

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







**LEGEND:**  
 (H) WALL   
 (E) WALL   
 UNIT 1: ACCESSIBLE UNIT

- NOTES:**
1. REF. A9.5 ACCESSIBILITY STANDARD DETAILS FOR REQUIRED HEIGHTS AND DIMENSIONS.
  2. 36" CLEAR MANEUVERING SPACE ALONG BOTH SIDES OF THE BED.
  3. PROVIDE CLEAR SPACE UNDER THE BED. THE CLEAR SPACE EXTENDS HORIZONTALLY TO POINTS NOT MORE THAN 12" FROM EACH END OF THE BED, VERTICALLY NOT LESS THAN 7", AND NOT LESS THAN 30" DEEP.
  4. REF. ME1.0 FOR OUTLET LOCATIONS.

**APPROVED**  
 APR 25 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

1 FLOOR PLAN - NEW

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



P A U L L E T T  
 T A G G A R T  
 A R C H I T E C T S  
 381 OSTERWICH SAN FRANCISCO 94102  
 415 552 1114

CONTRACTOR:  
 REVISIONS:  
 04/17/06

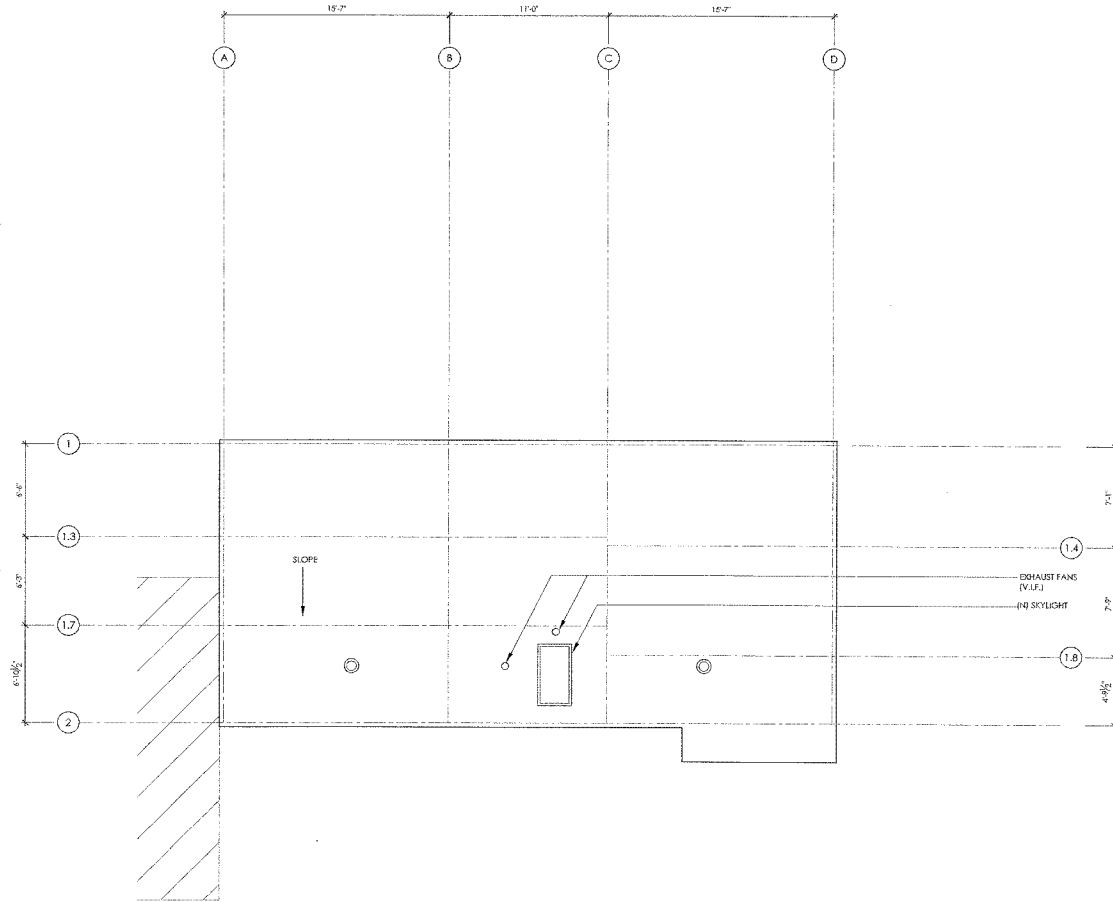
NO. C1000  
 REV. 9/30/05  
 STATE OF CALIFORNIA

**SEA RANCH**  
 60 Sea Walk Drive, Sea Ranch, CA 95477

FLOOR PLAN -  
 NEW

DATE: 01/19/06  
 SCALE: 1/4" = 1'-0"  
 JOB #: 6623

A2.1



1 ROOF PLAN - NEW

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

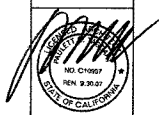


**★ APPROVED ★**  
 APR 25 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

LAGART  
 ARCHITECTS  
 501 GERRISON WAY, SPANISH HILLS  
 LOS ANGELES, CA 90015

CONSULTANT:

REVISIONS:  
 04/17/06



**SEA RANCH**  
 60 Sea Walk Drive, Sea Ranch, CA 94977

ROOF PLAN -  
 NEW

DATE: 04/19/06  
 SCALE: 1/4" = 1'-0"  
 JOB#: 0029

**A2.2**

A. ALBERT  
 J. LABRANT  
 ARCHITECTS  
 A. L. A.  
 101 GREENWICH INN PARKING #103  
 #101742-1114

CONSULTANT:  
 REVISIONS:  
 04/17/06

REVISIONS:  
 04/17/06



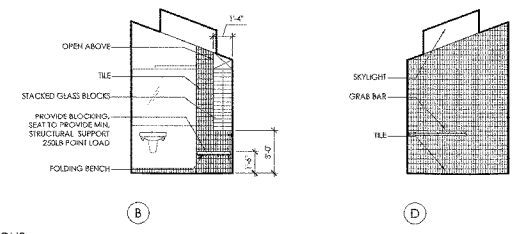
**SEA RANCH**  
 60 Sea Walk Drive, Sea Ranch, CA 94967

INT. ELEVATIONS -  
 UNIT ONE - NEW

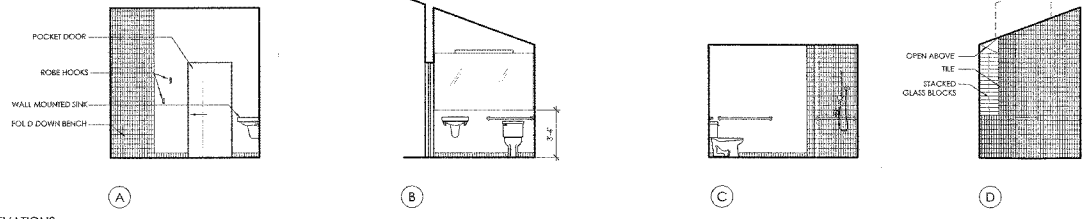
DATE: 01/19/06  
 SCALE: 1/4" = 1'-0"  
 JOB #: 0023

DATE: 01/19/06  
 SCALE: 1/4" = 1'-0"  
 JOB #: 0023

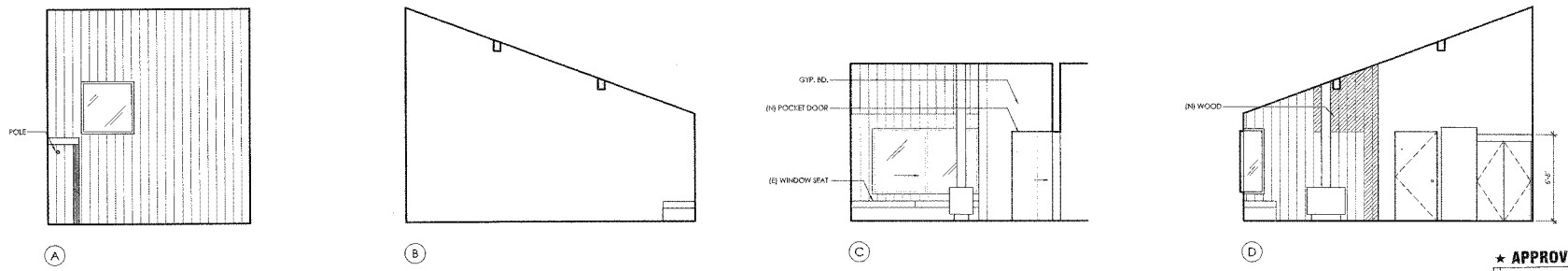
**A5.0**



**3** SHOWER ELEVATIONS

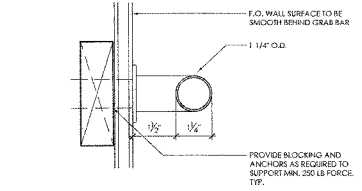
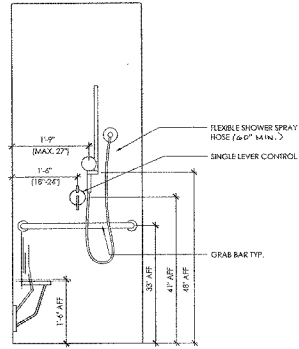
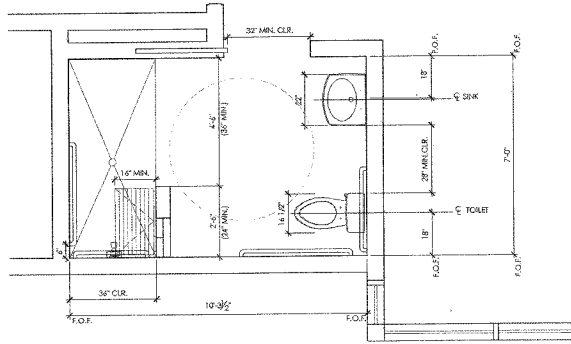


**2** BATHROOM ELEVATIONS

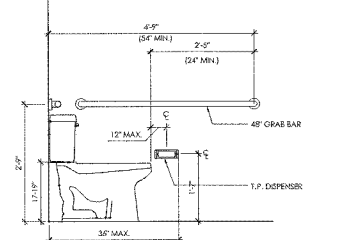


**1** BEDROOM ELEVATIONS

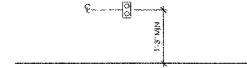
★ **APPROVED** ★  
 APR 25 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT



8 TYP. GRAB BAR DETAIL  
6" = 1'-0"



7 TYP. GRAB BARS @ ACCESSIBLE TOILETS  
3/4" = 1'-0"



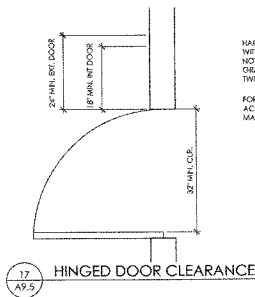
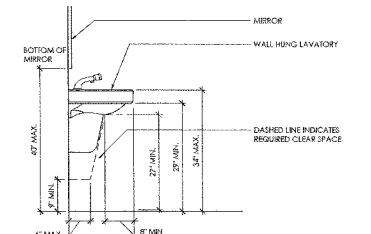
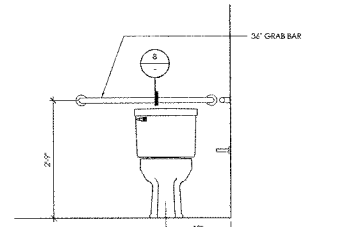
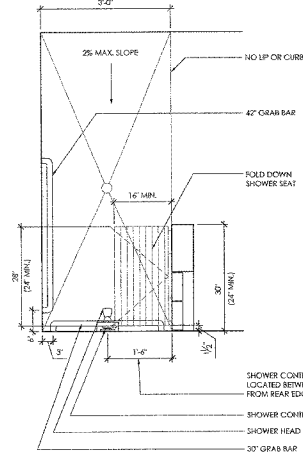
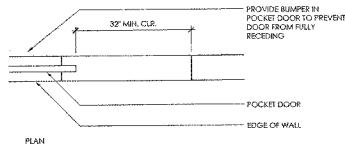
3 ACCESSIBLE OUTLETS  
3/4" = 1'-0"

19 ENLARGED BATHROOM FLOOR PLAN  
SEE DETAILS THIS PAGE FOR FURTHER CLARIFICATION OF REQUIRED DIMENSIONS  
1/2" = 1'-0"

11 OPEN SHOWER ELEVATION  
3/4" = 1'-0"

6 TYP. GRAB BARS @ ACCESSIBLE TOILET  
3/4" = 1'-0"

2 WALL HUNG LAVATORY - SECTION  
3/4" = 1'-0"



17 HINGED DOOR CLEARANCE  
3/4" = 1'-0"

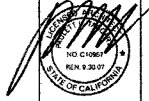
13 POCKET DOOR CLEARANCES  
3/4" = 1'-0"

9 ROLL-IN SHOWER PLAN  
3/4" = 1'-0"

5 TYP. CLEARANCE @ ACCESSIBLE TOILET  
3/4" = 1'-0"

1 WALL HUNG LAVATORY - PLAN  
3/4" = 1'-0"

GENERAL NOTES:  
1. AT ALL GRAB BARS & ACCESSIBLE BENCH AT SHOWER, PROVIDE BLOCKING AS REQUIRED TO PROVIDE MINIMUM STRUCTURAL STRENGTH TO SUPPORT A 250 LB. POINT LOAD.  
2. WHERE THE DRAWINGS HAVE EXCEEDED CODE REQUIREMENTS, ACTUAL DIMENSIONS ARE PROVIDED WITH CODE REQUIREMENTS SHOWN IN PARENTHESES.



SEA RANCH  
60 Spa Walk Drive, Sea Ranch, CA 94977

ACCESSIBILITY STANDARD DETAILS

DATE: 01/19/06  
SCALE: AS NOTED  
JOB #: 0528

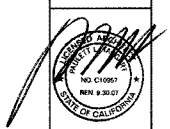


A9.5

LAGRARI ARCHITECTS  
 181 GREENWICH SAN ANGELES, CA 94106  
 TEL: 415.774.1111 FAX: 415.774.1112

CONTRACTOR:  
 REVISIONS:  
 04/17/06

REVISIONS:  
 04/17/06



SEA RANCH  
 40 Sea Walk Drive, Sea Ranch, CA 94977

ELECTRICAL PLAN - NEW

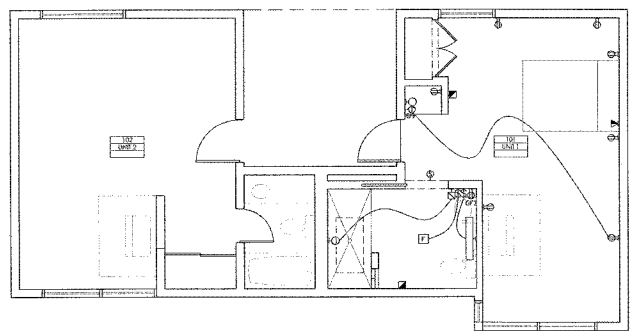
★ APPROVED ★  
 APR 25 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

DATE: 01/17/06  
 SCALE: 1/4" = 1'-0"  
 JOB#: 0525

ME1.0

ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	WALL MOUNTED TOGGLE SWITCH - 3 WAY
	WALL MOUNTED TOGGLE SWITCH WITH DIMMER
	WALL MOUNTED TOGGLE SWITCH WITH TIMER
	HEATER VENT
	DUPLEX OUTLET
	WALL MOUNTED DUPLEX OUTLET GFCI RATED
	WALL MOUNTED HALF SWITCH OUTLET
	DEDICATED RECEPTACLE OUTLET
	WALL MOUNTED SMOKE DETECTOR
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED TELEPHONE OUTLET
	DIRECTIONAL RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED EXHAUST FAN
	SINGLE POLE WALL SWITCH MANUAL ON MOTION SENSOR
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED THERMOSTAT
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE

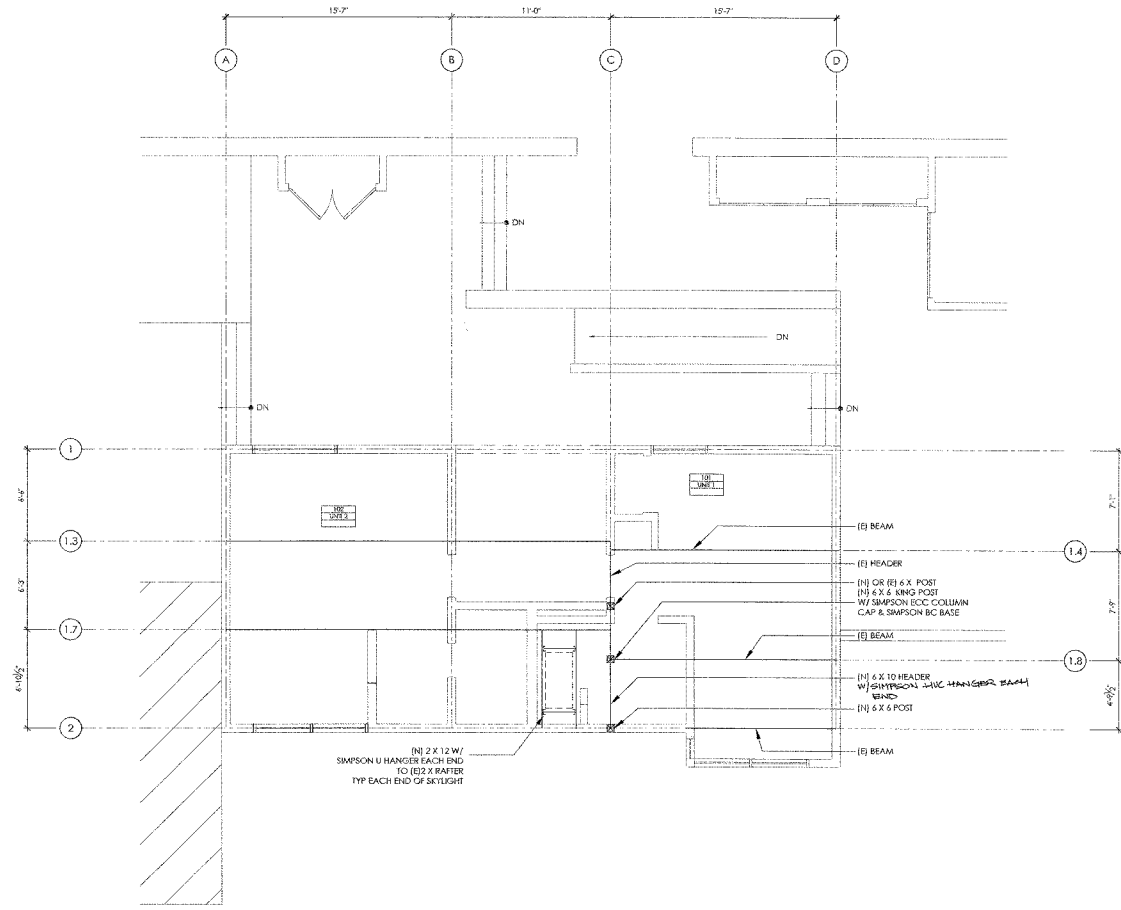
- NOTES:
- BATHROOM LIGHTING: ALL HARDWIRED LIGHTING TO BE HIGH EFFICACY OR CONTROLLED BY MANUAL ON MOTION SENSORS.
  - ALL OTHER ROOMS HARDWIRED LIGHTING TO BE HIGH EFFICACY, OR CONTROLLED BY A MANUAL ON MOTION SENSOR, OR CONTROLLED BY A DIMMER.
  - OUTDOOR LIGHTING: ALL HARDWIRED LIGHTING TO BE HIGH EFFICACY OR CONTROLLED BY AN OCCUPANCY SENSOR.
  - RECEPTACLES SHOULD BE INSTALLED 1'-3" ABOVE F.F. AND 6" ABOVE COUNTERTOP LEGS.
  - CENTER OF ALL SWITCHES/CONTROLS SHALL BE INSTALLED AT A MAXIMUM OF 48" ABOVE F.F.
  - VERIFY ALL OUTLET LOCATIONS WITH ARCHITECT/OWNER IN FIELD. MODIFY HEIGHTS AT ACCESSIBLE UNIT. ADD OUTLETS AS REQUIRED PER CODE OR AS INDICATED ON DRAWINGS.



1 ELECTRICAL PLAN - UNITS ONE & TWO

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

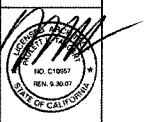




ARCHITECT  
 LAGBART  
 ARCHITECTS  
 A I A  
 381 GREENWICH SAN FRANCISCO 94133  
 415 774 1114

CONSULTANT:

REVISIONS:



**SEA RANCH**  
 40 Sea Walk Drive, Sea Ranch, CA 94977

★ APPROVED ★  
 APR 25 2006  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT

1 FRAMING PLAN

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



PARTIAL FRAMING PLAN

DATE: 04/17/06

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

JOB #: 0023

S1.0

**SPECIFICATION:**

**I. GENERAL REQUIREMENTS**

- A. ALL WORK SHALL COMPLY WITH THE 2000 IBCS, IBCS 2001 AND IBCS 2003, TITLE 24 CODE AND ALL APPLICABLE ORDINANCES.
- B. INTENTION: THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, SUPPLIES, TOOLS AND SERVICES NECESSARY TO COMPLETE THE PROJECT AND TO PROTECT AND PROPER INSTALLATION OF THE WORK IN AN ACCEPTABLE MANNER.
- C. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S AND OWNER'S APPROVAL.
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- F. CUTTING AND PATCHING: CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING TO MAKE THE WORK SHOWN HEREON ACCORD WITH THE PROJECT AND PERMITS TO RECEIVE OR BE RECEIVED BY SOME OF OTHER TRADES.
- G. SCOPE: CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- H. CLEAN UP AND MAINTENANCE: CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE WORK AREA FREE FROM ACCUMULATION OF DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AT THE END OF EACH WORKING DAY.

- I. DETAILS AND CONDITIONS AS NOTED ON PLANS ARE TO BE CAREFULLY CONSIDERED PRIOR TO THE START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- J. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT AND OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- K. IT IS ESSENTIAL THAT THE CONTRACTOR AND SUBCONTRACTORS INSURE FOR THE PROJECT AND MAINTAIN ADEQUATE LIABILITY COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- L. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- O. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- P. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**2. SITE WORK**

- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. UTILITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES PRIOR TO THE START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL UTILITIES.
- C. EROSION CONTROL: CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SILTATION.
- D. GRADING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- E. BACKFILL: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**3. CONCRETE**

- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. FORMWORK: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. REINFORCING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- D. PLACING AND FINISHING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- E. CURE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**4. METAL**

- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. FABRICATION: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. INSTALLATION: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- D. FINISHING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**5. ROUGH AND FINISH CARPENTRY**

- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. FRAMING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. PARTITION WALLS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- D. CEILING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- E. FLOORING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- F. DOORS AND WINDOWS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- G. TRIM: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**7. THERMAL AND MOISTURE PROTECTION**

- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. ROOFING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. EXTERIOR WALLS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- D. WINDOWS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- E. DOORS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**8. DOORS, WINDOWS AND HARDWARE**

- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. INSTALLATION: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. FINISHING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**9. FINISHES**

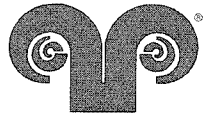
- A. WALLS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- B. FLOORS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. CEILING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- D. PAINTING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**10. ELECTRICAL**

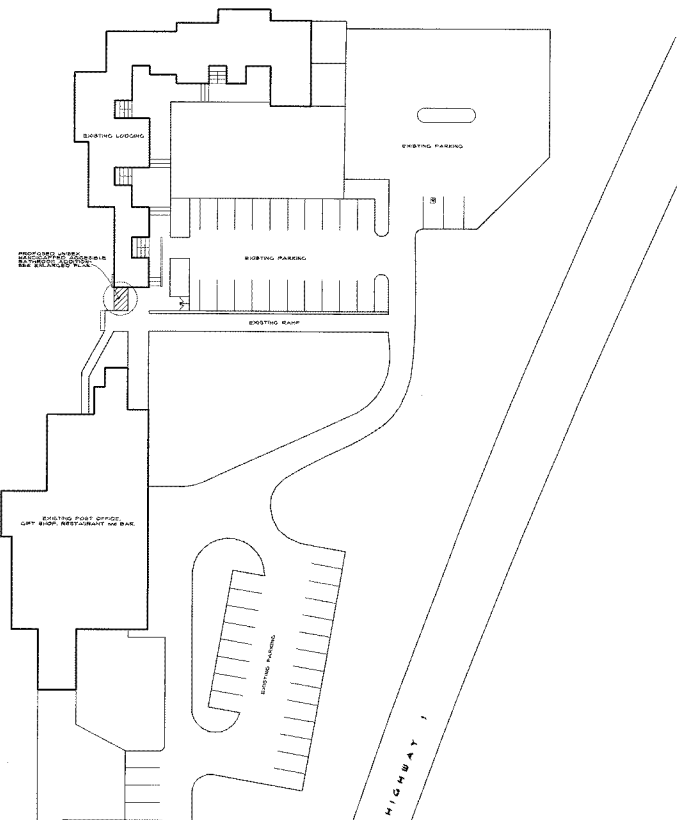
- A. SCOPE OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING THE WORK NECESSARY TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- B. INSTALLATION: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.
- C. TESTING: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AUTHORITIES HAVING JURISDICTION OVER SUCH MATTERS.

**SHEET INDEX**

NUMBER	NAME
A1	SPECIFICATION, SITE PLAN AND INDEX
A2	PLANS, ELEVATIONS AND SECTIONS
A3	GENERAL NOTES AND DETAILS
A4	STRUCTURAL DETAILS AND SPECIFICATION



Sea Ranch Lodge



PARTIAL SITE PLAN  
SCALE: 1" = 30'-0"

\* APPROVED \*  
APR 25 2008  
PERMIT AND REGULATIONS  
MANAGEMENT DEPARTMENT

REVISIONS

DATE: APR. 25 2008

WALTER & LIN ARCHITECT INC.

PO BOX 108  
THE SEA RANCH  
(707) 486-4208  
www.waltermalin.com

DATE: APR. 25 2008

C10915  
APR 25 2008

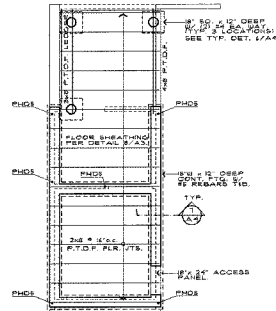
A1

DATE: APR. 25 2008

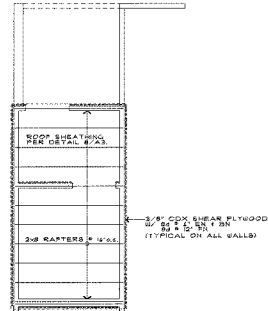
THIS DRAWING IS THE PROPERTY OF WALTER & LIN ARCHITECT, INC. AND IS TO BE USED ONLY IN CONNECTION WITH THIS PROJECT. AND IS NOT TO BE REPRODUCED, ALTERED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF WALTER & LIN ARCHITECT, INC.

**NOTES:**

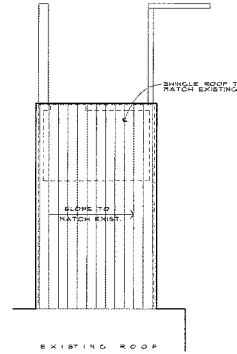
- 1. ALL PLATE BOLTING PER DETAIL (A1)
- 2. HOLD-DOWN PER DETAIL (A2)
- 3. SHEAR WALL BOLT AT INTERSECTION PER DET. (A3)



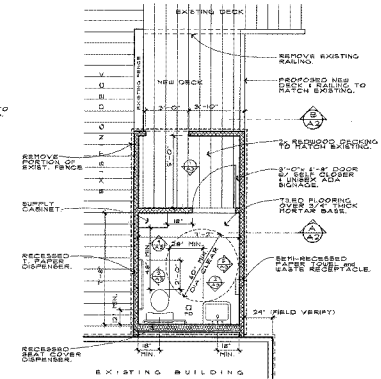
**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"  
NORTH



**ROOF FRAMING PLAN**  
SCALE 1/4" = 1'-0"  
NORTH

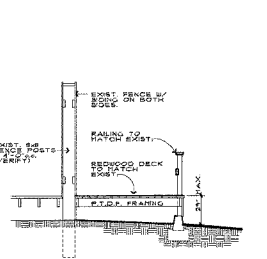


**ROOF PLAN**  
SCALE 1/4" = 1'-0"  
NORTH

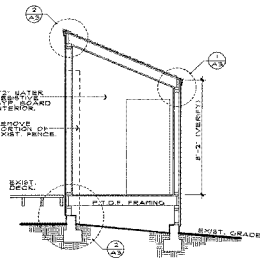


**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
NORTH

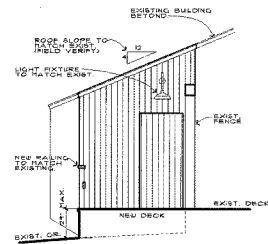
- NOTES:  
1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK.  
2. ALL EXISTING CONDITIONS AND FINISHES TO BE VERIFIED IN THE FIELD.



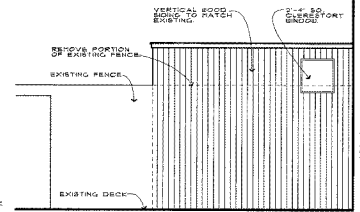
**BUILDING SECTION (B)**  
SCALE 1/4" = 1'-0"



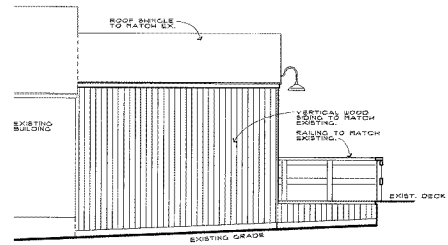
**BUILDING SECTION (A)**  
SCALE 1/4" = 1'-0"



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



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



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

★ APPROVED ★

APR 25 2006

PRINT AND RESOURCE MANAGEMENT DEPARTMENT

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/25/06	ISSUED FOR PERMITS
2	04/25/06	ISSUED FOR PERMITS
3	04/25/06	ISSUED FOR PERMITS
4	04/25/06	ISSUED FOR PERMITS
5	04/25/06	ISSUED FOR PERMITS
6	04/25/06	ISSUED FOR PERMITS
7	04/25/06	ISSUED FOR PERMITS
8	04/25/06	ISSUED FOR PERMITS
9	04/25/06	ISSUED FOR PERMITS
10	04/25/06	ISSUED FOR PERMITS
11	04/25/06	ISSUED FOR PERMITS
12	04/25/06	ISSUED FOR PERMITS
13	04/25/06	ISSUED FOR PERMITS
14	04/25/06	ISSUED FOR PERMITS
15	04/25/06	ISSUED FOR PERMITS
16	04/25/06	ISSUED FOR PERMITS
17	04/25/06	ISSUED FOR PERMITS
18	04/25/06	ISSUED FOR PERMITS
19	04/25/06	ISSUED FOR PERMITS
20	04/25/06	ISSUED FOR PERMITS
21	04/25/06	ISSUED FOR PERMITS
22	04/25/06	ISSUED FOR PERMITS
23	04/25/06	ISSUED FOR PERMITS
24	04/25/06	ISSUED FOR PERMITS
25	04/25/06	ISSUED FOR PERMITS
26	04/25/06	ISSUED FOR PERMITS
27	04/25/06	ISSUED FOR PERMITS
28	04/25/06	ISSUED FOR PERMITS
29	04/25/06	ISSUED FOR PERMITS
30	04/25/06	ISSUED FOR PERMITS

DATE: MAY 5, 2006

WALTER O. LIM ARCHITECT INC.

PO BOX 129 THE BEACH BLVD. SUITE 208 COSTA MESA, CA 92626 (714) 440-1208 wlim@wlim.com

★ APPROVED ★

APR 25 2006

PRINT AND RESOURCE MANAGEMENT DEPARTMENT

WALTER O. LIM ARCHITECT INC.

PO BOX 129 THE BEACH BLVD. SUITE 208 COSTA MESA, CA 92626 (714) 440-1208 wlim@wlim.com

APR 25 2006

APR 25 2006

THIS DRAWING, THE CONTENTS AND THE IDEAS HEREIN ARE THE SOLE PROPERTY OF WALTER O. LIM ARCHITECT, INC. AND SHALL NOT BE REPRODUCED, ALTERED OR USED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF WALTER O. LIM ARCHITECT, INC.



**HANDICAPPED BATHROOM NOTES:**

- WATER CLOSERS,**
- A. HEIGHT OF WATER CLOSET SEAT SHALL BE 17" TO 19" ABOVE FLOOR.
  - B. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING.
  - C. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE SIDE OF THE TOILET AREA, NO MORE THAN 44" ABOVE FLOOR.
  - D. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
- LAVATORIES,**
- A. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF 1/2" AT LEAST OF SIDE WALL, FLOOR TO BE SETBACK FROM THE WALL WITH 1/2" CLEARANCE UNDER 1/4" ABOVE FLOOR.
  - B. FRONT AND SIDE WALLS SHALL BE 1/2" FROM THE FRONT OF THE LAVATORY.
  - C. PAPER CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING. THE TOP OF THE CONTROLS SHALL BE NO MORE THAN 48" ABOVE FLOOR. OPERATING MECHANISMS ARE SHOWN AS 2" ACCEPTABLE HEIGHTS. SEAT CLOSING VALVES ARE INDICATED WITH AN "X" ON THE DRAWING.
- GRAB BARS,**
- A. SEAT FASTENERS AND YOUNGSTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS./FT. IN BENDING, TENSILE AND TORSION.

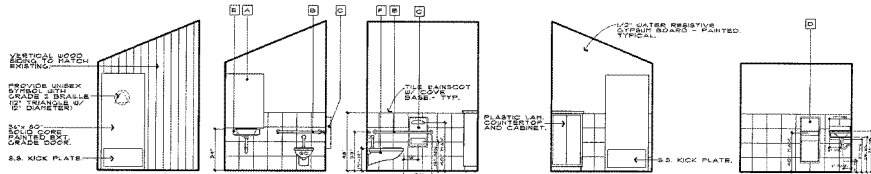
**ADA REQUIREMENTS**

1. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING. HANDICAPped PERSONS SHALL BE ABLE TO OPEN AND CLOSE THE DOOR WITHOUT THE USE OF A KEYS OR KEYSHOLE.
2. THE FORCE OF LATCHING SHALL BE INTERFERED WITH BY THE FORCE OF THE HANDS OF A HANDICAPped PERSON. THE FORCE OF LATCHING SHALL BE NO MORE THAN 5 LBS. MORE THAN THE THRESHOLD OF THE FORCE OF THE HANDS OF A HANDICAPped PERSON.
3. THE THRESHOLD OF THE FORCE OF LATCHING SHALL BE NO MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE FORCE OF THE HANDS OF A HANDICAPped PERSON.
4. THE THRESHOLD OF THE FORCE OF LATCHING SHALL BE NO MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE FORCE OF THE HANDS OF A HANDICAPped PERSON.
5. THE THRESHOLD OF THE FORCE OF LATCHING SHALL BE NO MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE FORCE OF THE HANDS OF A HANDICAPped PERSON.

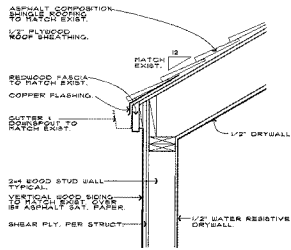
ADDITIONAL ADA REQUIREMENTS: LETTERS SHALL BE PROVIDED AND SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING. THE THRESHOLD OF THE FORCE OF LATCHING SHALL BE NO MORE THAN 5 LBS. MORE THAN THE THRESHOLD OF THE FORCE OF THE HANDS OF A HANDICAPped PERSON.

**BATHROOM ACCESSORIES:**

- A. 1/4" PLATE GLASS FRAMERLESS WALL MOUNTED MIRROR.
- B. BORGROCK B-101 1/2" DIA. STAINLESS STEEL GRAB BARS 12' x 1/2" LENGTHS.
- C. BORGROCK B-3414 RECESSED TOILET PAPER AND SEAT COVER DISPENSER.
- D. BORGROCK B-3414 RECESSED PAPER TOWEL DISPENSER AND RECEPTACLE.
- E. KOHLER PFM08 K-0023-L LAVATORY 67" x 18 1/2" FAUCET.
- F. KOHLER STRATTON K-4160-C WALL HUNG TOILET BY K-4170-C SEAT.

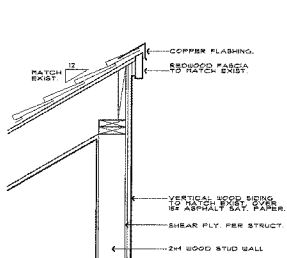


**INTERIOR ELEVATIONS**



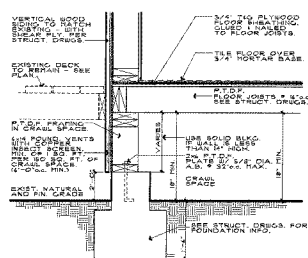
**TYPICAL EAVE DETAIL**

SCALE 1/4" = 1'-0"



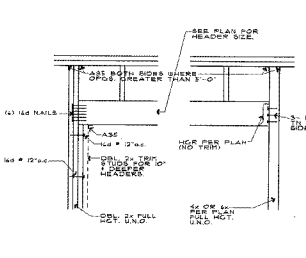
**TYP. RIDGE DETAIL**

SCALE 1/4" = 1'-0"



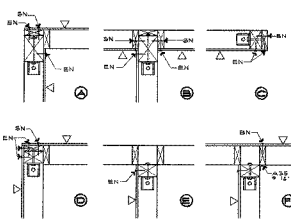
**TYP. FOUNDATION DETAIL**

SCALE 1/4" = 1'-0"



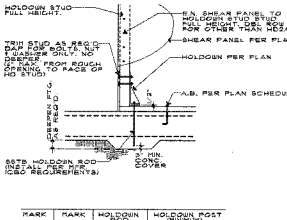
**TYP. HEADER FRAMING DET.**

SCALE 1/4" = 1'-0"



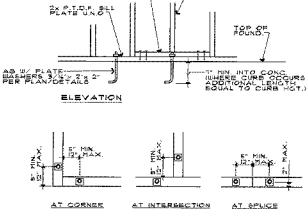
**SHEAR WALL INTERSECTION**

PLAN VIEW



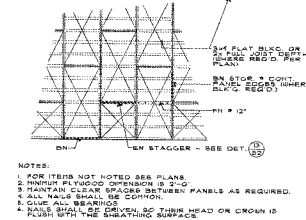
**HOLDOWN SCHEDULE & DET.**

SCALE 1/4" = 1'-0"



**TYP. SILL PLATE BOLTING**

SCALE 1/4" = 1'-0"



**TYP. PLYWOOD DIAPHRAGM**

SCALE 1/4" = 1'-0"

MARK	MARK	HOLDOWN	HOLDOWN POST	FIG.	NO.
PHD2	ND2A	557920	2 1/2 x 2 1/2	2	2x
PHD3	ND3A	557920	2 1/2 x 2 1/2	4	4x
PHD4	ND4A	557920	2 1/2 x 2 1/2	4	4x
PHD5	ND5A	557924	2 1/2 x 2 1/2	4x	4x

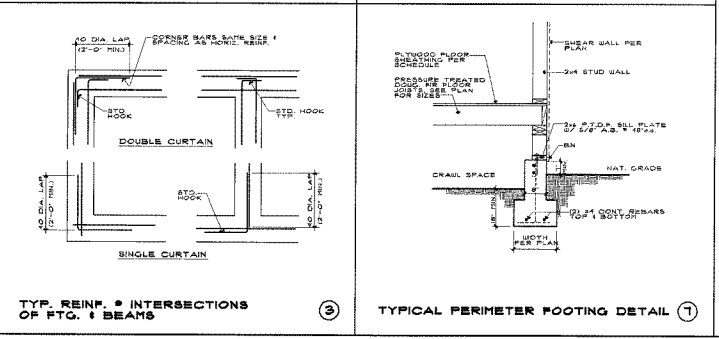
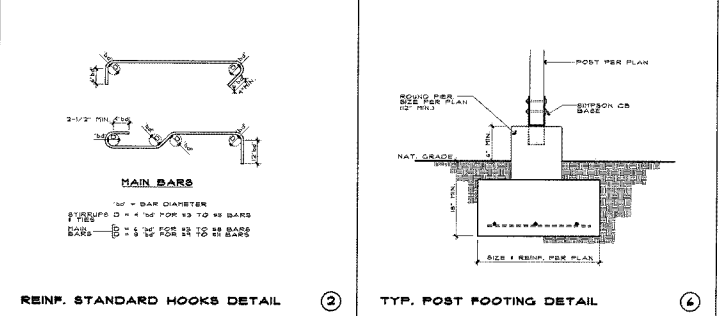
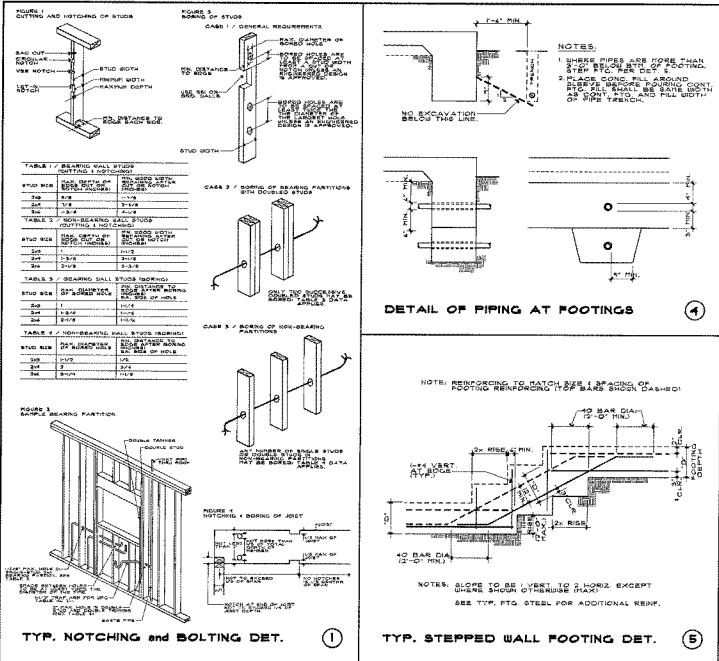
NOTE: MINIMUM OF 2 BOLTS PER PIECE OF BILL 6" OF 6" BARMSHAW - TYP.

DATE: APR. 2, 2004

**APPROVED**  
APR 25 2005  
PLANNING AND RESOURCE  
MANAGEMENT DEPARTMENT

WALTER G. LIM ARCHITECT INC.  
 10100 UNIVERSITY BLVD., SUITE 200  
 SAN DIEGO, CALIF. 92121  
 TEL: 619-594-9200  
 FAX: 619-594-9201  
 WWW.WALTERGLIM.COM





**STRUCTURAL SPECIFICATION AND GENERAL NOTES:**

**GENERAL REQUIREMENTS**

1. CODES, ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FOLLOWING:
2. SUBSTITUTIONS: PROVIDE MANUFACTURER'S SPECIFICATIONS, AND A LIST OF ALL SUBSTITUTIONS TO THE SPECIFICATIONS.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE SELECTION OF ALL MATERIALS AND WORK NOTICED FOR ANY PART OF THE WORK.
4. ALL MATERIALS AND WORK SHALL BE SUBJECT TO INSPECTION BY THE ARCHITECT AND THE ENGINEER AT ANY TIME.
5. ALL MATERIALS AND WORK SHALL BE SUBJECT TO TESTING BY THE ARCHITECT AND THE ENGINEER AT ANY TIME.

**DESIGN CRITERIA**

1. DEAD LOADS
2. LIVE LOADS
3. LATERAL LOADS

**FOUNDATION**

1. GEOTECHNICAL INVESTIGATION.
2. FOUNDATION MATERIAL.
3. FOUNDATION DESIGN.
4. CONSTRUCTION METHODS.

**REINFORCED CONCRETE**

1. MATERIALS.
2. MIXTURES.
3. PLACEMENT.
4. CURING.
5. PROTECTION.

**LUMBER GRADES DOUGLAS FIR/LARCH**

1. LUMBER GRADES DOUGLAS FIR/LARCH SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL LUMBER ASSOCIATION (NLA) GRADING RULES FOR CONSTRUCTION LUMBER.
2. LUMBER SHALL BE GRADuated BY AN ACCREDITED LUMBER GRADER.
3. LUMBER SHALL BE DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH THE NLA GRADING RULES FOR CONSTRUCTION LUMBER.
4. LUMBER SHALL BE KEPT IN A DRY PLACE TO PREVENT MOISTURE DAMAGE.
5. LUMBER SHALL BE PROTECTED FROM WEATHER AND INSECTS.
6. LUMBER SHALL BE STORED IN A DRY PLACE.

**STRUCT. GLUE LAM. MEMBERS- ANSI (A190) AITC & APA-EUS**

1. MATERIALS.
2. FABRICATION.
3. INSTALLATION.
4. TESTING.
5. MAINTENANCE.

**PLYWOOD - EXPOSURE II, APA RATED**

1. MANUFACTURER.
2. GRADE.
3. THICKNESS.
4. INSTALLATION.
5. PROTECTION.
6. REMOVAL.

**NAILING SCHEDULE - TABLE 23-B-1-B-U3C**

THE CONNECTION LISTED ARE THE MINIMUMS. THE USER SHALL BE RESPONSIBLE FOR ALL NAIL CONNECTIONS. WHERE POSSIBLE, DOUBLE END BRACKETING SHALL BE USED TO PROVIDE A SECOND END TO THE TABLE.

1. JOIST TO SILL OR GIRDER. TOE NAIL	3-6d
2. BRACING TO JOIST. TOE NAIL	3-6d
3. THE SUBFLOOR OR FLOOR TO EACH JOIST. FACE NAIL	2-6d
4. MORE THAN ONE SUBFLOOR TO EACH JOIST. FACE NAIL	3-6d
5. 2" SUBFLOOR TO JOIST OR GIRDER. BLIND AND FACE NAIL	2-6d
6. SOLI PLATE TO JOIST OR GIRDER. TYPICAL FACE NAIL	2-6d
7. SOLI PLATE TO JOIST OR GIRDER. AT BRACED WALL PANEL	2-6d
8. STUD TO SOLI PLATE	2-6d
9. STUD TO SOLI PLATE. TYPICAL OR END NAIL	16d 2" MIN. END NAIL
10. DOUBLED END NAIL	16d 2" MIN. END NAIL
11. DOUBLED END NAIL. TYPICAL FACE NAIL	16d 2" MIN. END NAIL
12. DOUBLED END NAIL. TYPICAL FACE NAIL	16d 2" MIN. END NAIL
13. BLOCKING. BOLTED JOISTS OR PARTIERS TO TOP PLATE. TORONAL	6d 16" MIN.
14. TOP PLATE. LANG AND INTERSECTIONS. FACE NAIL	6d 16" MIN.
15. CONTINUOUS HEADS TO STUD JOIST	6d 16" MIN. AT 2' O.C. ALONG EACH EDGE
16. CRILING JOISTS TO PLATE, TOE NAIL	4-6d
17. CRILING JOISTS TO OVER PARTIERS. FACE NAIL	4-6d
18. CRILING JOISTS TO PARALLEL PARTIERS. FACE NAIL	3-16d
19. 4" BRACING TO PLATE, TOE NAIL	2-8d
20. 1" BRACE TO EACH STUD AND PLATE. FACE NAIL	2-8d
21. 2" BRACING OR 4" TOE TO EACH BEARING. FACE NAIL	2-8d
22. UNDER THAN 1" BRACING TO EACH BEARING. FACE NAIL	2-8d
23. BUILT-UP CORNER JOISTS	16d 2" MIN. END NAIL
24. BUILT-UP CORNERS AND BEAMS	20d 4 3/4" MIN. END NAIL 2" MIN. 16d 2" MIN. BOTTOM CORNER OR DRIFTED SHANK
25. 2" 16d MIN. PLANKS	3-16d AT EACH BEARING
26. 3" 16d MIN. PLANKS	3-16d AT EACH BEARING
27. SUBFLOOR AND WALL SHEATHING (TO FRAMING)	8d (top 3") OR 6d (inter 3") OR 4d (inter 3") OR 4d (inter 3") COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING. 8d (inter 3") OR 6d (inter 3") OR 4d (inter 3")
28. PANEL BONDING (TO FRAMING) (SEE TABLE 23-B-1-B-U3C)	8d (inter 3") OR 6d (inter 3") OR 4d (inter 3")
29. INTERIOR PARTITIONING	NO. 10 GAL. (inter 3") NO. 10 GAL. (inter 3") NO. 10 GAL. (inter 3")

**NOTES:**

1. NAIL HEADS SHALL BE SET AT LEAST 1/4" ABOVE THE SURFACE OF THE MATERIAL TO BE FASTENED.
2. NAILS SHALL BE CORROSIVE RESISTANT UNLESS OTHERWISE SPECIFIED.
3. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
4. ALL EXPOSED STEEL SHALL BE PROTECTED BY AN ADEQUATE FINISH.
5. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
6. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
7. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
8. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
9. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
10. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
11. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
12. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
13. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
14. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
15. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
16. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
17. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
18. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
19. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
20. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
21. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
22. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
23. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
24. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
25. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
26. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
27. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
28. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
29. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
30. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
31. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
32. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
33. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
34. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
35. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
36. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
37. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
38. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
39. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
40. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
41. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
42. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
43. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
44. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
45. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
46. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
47. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
48. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
49. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
50. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
51. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
52. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
53. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
54. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
55. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
56. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
57. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
58. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
59. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
60. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
61. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
62. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
63. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
64. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
65. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
66. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
67. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
68. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
69. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
70. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
71. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
72. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
73. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
74. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
75. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
76. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
77. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
78. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
79. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
80. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
81. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
82. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
83. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
84. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
85. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
86. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
87. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
88. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
89. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
90. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
91. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
92. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
93. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
94. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
95. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
96. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
97. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
98. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
99. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.
100. GALVANEZING SHALL BE USED ON ALL EXPOSED STEEL UNLESS OTHERWISE SPECIFIED.