B
Type

Docs

13
Plans

BLD04-3138
Building Permit Number (List all associated with these documents)

5987
Street Number

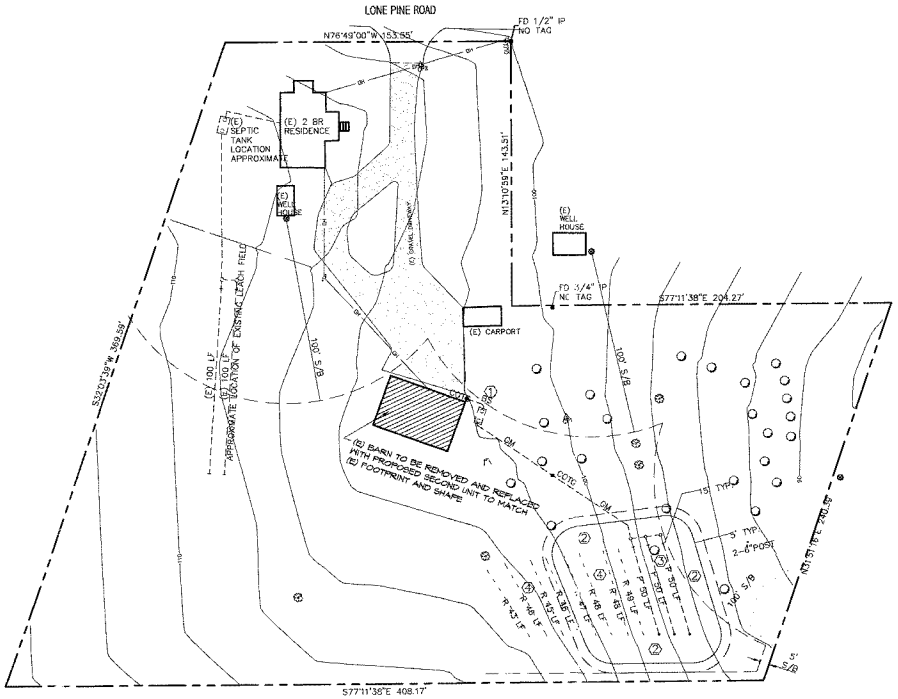
Lone Pine Rd.
Street Name

Hes
Community Code

063-090-050
APN

PRMD
County of Sonoma

S:/Records/RecordsAdminScanning Form.xls



NOTE:
PROVIDE WATER TANK FOR SPRINKLER SYSTEM PER FIRE SAFE STANDARDS. (BY OTHERS)

★ APPROVED ★
—AS NOTED—

PERMIT NO: 2004-3181 | APPROVED BY: Coastland

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

APPROVED JOB COPY OF PLANS AND JOB CARDS TO BE ON JOB SITE.

BUILDER SHALL NOT DEVIATE FROM THE APPROVED PLANS. REQUESTS FOR CHANGES SHALL BE MADE IN WRITING, TO THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT. CHANGES MADE WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REJECTION OF THE WORK.

APPROVAL OF THESE PLANS IS SUBJECT TO, AND DOES NOT AUTHORIZE OR WAIVE FROM, COMPLETE COMPLIANCE WITH CODE REQUIREMENTS, SPECIAL INSPECTIONS WHEN REQUIRED AND FIELD INSPECTION.

PLEASE READ ALL PERTINENT SECTIONS OF APPLICABLE CODES.

THESE ATTACHMENTS ARE PART OF THE APPROVED PLANS.

★ DO NOT REMOVE THEM ★

- [x] Plan Checklist.
- [x] Energy Conservation Forms.
- [x] Engineered Details, calcs.
- [ ] Extracts from Soils Report.
- [ ] Fire Marshall Requirements
- [ ] Special Inspection Form.
- [x] Coastland approval.
- [ ]

FILE

SITE PLAN

1" = 30'

ABBREVIATIONS

@	At	EA.	Each	I.D.	Inside Diameter	REQ'D	Required
∠	Angle	EL	Elevation	INCL.	Including	REINF.	Reinforced
ANCH.	Anchor Bolt	ELEC	Electrical	INSUL.	Insulation	RWD.	Redwood
AC	Asphaltic Concrete	ELEV.	Elevator	INT.	Interior	S.C.	Solid Core
A/C	Air Conditioning	E.D.	Floor Drain	JAN.	Janitorial	SCH.	Schedule
ADJ.	Adjustable	FDN	Foundation	JT.	Joint	SHT.	Sheet
A.F.F.	Above Finish Floor	FG	Finish Grade	JST.	Joist	SHMT.	Sheet Metal
AGG.	Aggregate	FG	Fixed Glass	KIT.	Kitchen	SHWR.	Shower
ARCH.	Architectural	FIN'D.F.	Finish Floor	LAM.	Laminate	SIM.	Similar
ASPH.	Asphalt	FIN	Finish	LAV.	Lavatory	SPEC'S.	Specifications
BSMT.	Basement	FLR	Floor	L.F.	Linear Foot	S.S.D.	See Structural Dwgs
B.B.	Brick, Block	FLUOR.	Fluorescent	LVR.	Louver	STD.	Standard
BET.	Beam	F.O.	Face of	MATL.	Material	STL.	Steel
BLDG.	Building	F.O.M.	Face of	MAX.	Maximum	STOR.	Storage
BLK'D.	Blocking		Brick Mold	M.D.O.	Medium Density	STRUC.	Structural
BM.	Beam	F.O.S.	Face of Studs		Overlay	TEMP.	Temperature
CAB.	Cabinet	F.O.T.B.	Face of	MECH.	Mechanical	T.B.	Towel Bar
C.	Carpet		Toilet Bidet	MTL.	Metal	TC	Top of Curb
CLG.	Ceiling	F.S.	Floor Sink	MFR.	Manufacturer	TEL.	Telephone
CLR.	Clear	FT.	Feet/Foot	MIN.	Minimum	TEMP.	Tempered Glass
COL.	Column	FTG.	Footing	MISC.	Miscellaneous	THK.	Thick
COMP.	Composition	GA.	Gauge	MLDG.	Molding	T.O.	Top of
CONC.	Concrete	GALV.	Galvanized	MUL.	Masonry Unit	T.S.	Tube Steel
CONT.	Continuous	G.I.	Galvanized Iron	N.I.C.	Not In Contract	TYP.	Typical
CTR.	Center	GL.	Glass	NAT.	Natural	UNFIN.	Unfinished
DBL.	Double	GND.	Ground	(P)	New	U.O.N.	Unless Otherwise Noted
DEPT.	Department	G.S.M.	Galvanized Sheet Metal	N.T.S.	Not to Scale	V.	Vinyl
DET.	Detail		Metal	N.T.C.	Not to Contract	VAR.	Vanity
D.F.	Drinking Fountain	GYP.	Gypsum	O.C.	On Center	V.B.	Vapor Barrier
DIA.	Diameter	HDR.	Header	OH.	Overhead	VCT.	Vinyl Composition Tile
DIAG.	Diagonal	H.B.	Hose Bib	O.D.	Outside Diameter	W.	Wide
DIM.	Dimension	H.C.	Hollow Core	PERF.	Perforated	W.C.	Water Closet
DN. FTN.	Drinking Fountain	HORIZ.	Horizontal	PL.	Plate	W.H.	Water Heater
DN.	Down	HR.	Hour	PROP'G.	Proposing	W.I.D.	Walk-In Closet
DR.	Door	HT.	Height	PLYWD.	Plywood	WD.	Wood
D.S.	Down Spout	HVAC.	Heating, Ventilation & Air Conditioning	PR.	Pair	W.C.	Water Closet
DW.	Dishwasher			PNT'D.	Painted	WDW.	Window
DWG.	Drawing	HWD.	Hardwood	R.D.	Roof Drain	W.H.	Water Heater
(E)	Existing	H.M.	Hollow Metal	REINF.	Reinforced	W.M.F.	Welded Wire Fabric

SYMBOLS

DRAFTING

- DIMENSION (TO FACE OF FRAMING, U.O.N.)
- NUMBER / SHEET — DETAIL
- NUMBER / SHEET — SECTION
- ELEVATION OF VIEW NUMBER / SHEET — INTERIOR ELEVATION NUMBER
- ELEVATION MARKER
- CENTER LINE
- BOUNDRY LINE
- NUMBERED NOTE
- WINDOW NUMBER
- DOOR NUMBER
- COLUMN LINE

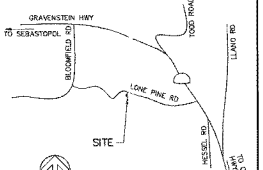
ELECTRICAL

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- 110 V DUPLEX OUTLET
- SPLIT WIRED OUTLET
- 220V OUTLET
- TELEPHONE
- WALL MOUNTED FIXTURE
- FLOOD LIGHT
- CEILING MOUNTED FIXTURE
- CEILING MOUNTED RECESSED FIXTURE
- UP LIGHTING
- EXHAUST FAN
- SMOKE DETECTOR
- CEILING FAN

MECHANICAL

- FORCED AIR UNIT
- WATER HEATER
- SHOWER HEAD
- HOSE BIBB
- WATER TO REFRIG.
- GAS VALVE

VICINITY MAP



CONSULTANT DATA

STRUCTURAL ENGINEER:	SCOTT HUNTER Ph.D. , P.E.
ADDRESS:	327 STEWART STREET #3 SANTA ROSA, CA 95404
TELEPHONE:	707-526-6435

PROJECT DATA

OWNER(S):	PHILIP AND SUSAN NIX	
ADDRESS:	5985 LONE PINE RD SEBASTOPOL, CALIFORNIA 95472	
TELEPHONE:	-	
BUILDING TYPE:	-	
OCCUPANCY:	-	
TOTAL LIVING AREA (CONDITIONED)	821.22 =	SQ. FT.
TOTAL GARAGE AREA (NON-CONDITIONED)	398.25 =	SQ. FT.
TOTAL COVERED PORCH AREA (NON-CONDITIONED)	19.53 =	SQ. FT.
TOTAL BUILDING FOOTPRINT	1239.00 =	SQ. FT.

1997 UBC, UMC, UPC AND 1998 NEC, AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTIONS ARE APPLICABLE TO THIS PROJECT.
SCOPE OF WORK SHALL COMPLY WITH 2001 CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, MECHANICAL & ENERGY CODES.

SITE DATA

ADDRESS:	5985 LONE PINE RD SEBASTOPOL, CALIFORNIA 95472
TELEPHONE:	707-829-2214
ZONING:	RR-B6-2
A.P. MAP # :	063-090-050

INDEX

PLOT DATES:
DRAFT SET
REVISED 1
REVISED 2
RESUBMITTED
REVISED 1
REVISED 2
APPROVED
REVISED 1
REVISED 2

JOB # :
DRAWN BY : JDJ

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN & PLANNING

BOX 128
FORESTVILLE, CA95456
707.887 8522

CLIENT/S
PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION
SITE PLAN / VICINITY MAP / INDEX / GENERAL INFORMATION / ABBREVIATIONS / SYMBOLS

ENGINEER OF RECORD

SCOTT HUNTER Ph.D. , P.E.

327 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

RECEIVED
JUL 13 2004
COASTLAND CIVIL ENGINEERING, INC.

DESCRIPTION	SHEET
SITE PLAN VICINITY MAP PROJECT INFO. ABBREVIATIONS SYMBOLS CONSULTANT INFO. INDEX	1
SCALE: AS SHOWN	OF 13

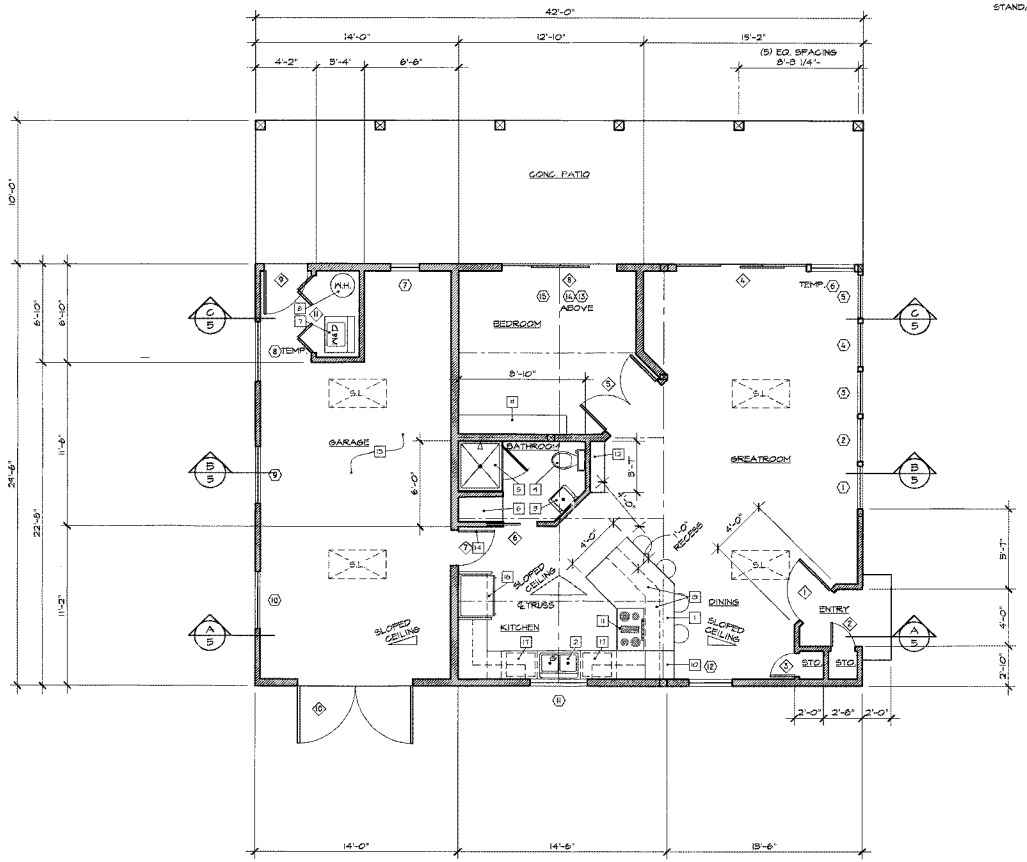
Printed on 5/20/04

SHEET NUMBERED NOTES

1. COUNTER TOP.
2. DUAL KITCHEN SINK W/ GARBAGE DISPOSAL.
3. PEDESTAL BATHROOM SINK.
4. LOW FLOW TOILET.
5. 36" X 42" TILED SHOWER W/ TEMPERED GLASS FRONT AND DOOR. PROVIDE WATER SYP. BOARD FROM FLOOR TO CEILING IN ENCLOSURE AREA.
6. LINEN CLOSET W/ (5) ADJUSTABLE SHELVES.
7. STACKED WASHER/DRYER UNIT.
8. WATER HEATER W/ PRESSURE RELIEFE VALVE DRAINED TO OUTSIDE. PROVIDE COMBUSTION AIR & VENTTING TO COMPLY W/ CHAPTER 15 OF THE UNIFORM PLUMBING CODE.
9. BUILT-IN MURPHY BED WALL UNIT.
10. BUILT-IN CABINET W/ (3) SHELVES & DOOR TO 36" A.F.F. & (3) OPEN SHELVES ABOVE.
11. 36" COOK TOP W/ DOWN DRAFT.
12. BUILT-IN WALL UNIT W/ (2) SHELVES & PR. OF DOORS TO 80" A.F.F. & (4) SHELVES ABOVE.
13. OPENSHELVING BELOW COUNTER W/ (2) SHELVES.
14. SOLID CORE FIRE RATED DOOR W/ AUTO-CLOSING HINGES.
15. 5/8" TYPE "X" GYP. BD. @ ALL GARAGE WALLS & CEILING W/ 6d CUPHEAD NAILS @ 6:10
16. REFRIGERATOR; BUILT -IN.
17. DISHWASHER.

NOTE:

PROVIDE SPRINKLER SYSTEM PER FIRE SAFE STANDARDS. (BY OTHERS)



FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

TOTAL LIVING AREA (CONDITIONED)	821.22	SQ. FT.
TOTAL GARAGE AREA (NON-CONDITIONED)	348.25	SQ. FT.
TOTAL COVERED PORCH AREA (NON-CONDITIONED)	14.53	SQ. FT.
TOTAL BUILDING FOOTPRINT	1234.00	SQ. FT.

PLOT DATES
DRAFT SET
REVISED 1
REVISED 2
APPROVED
SUBMITTED
REVISED 1
REVISED 2
APPROVED
REVISED 1
REVISED 2
JOB #:
DRAWN BY: JDJ

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN
& PLANNING

BOX 128
FORESTVILLE, CA95436
707.887 8522

CLIENT/S
PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION FLOOR PLAN

ENGINEER OF RECORD

SCOTT HUNTER Ph.D. , P.E.

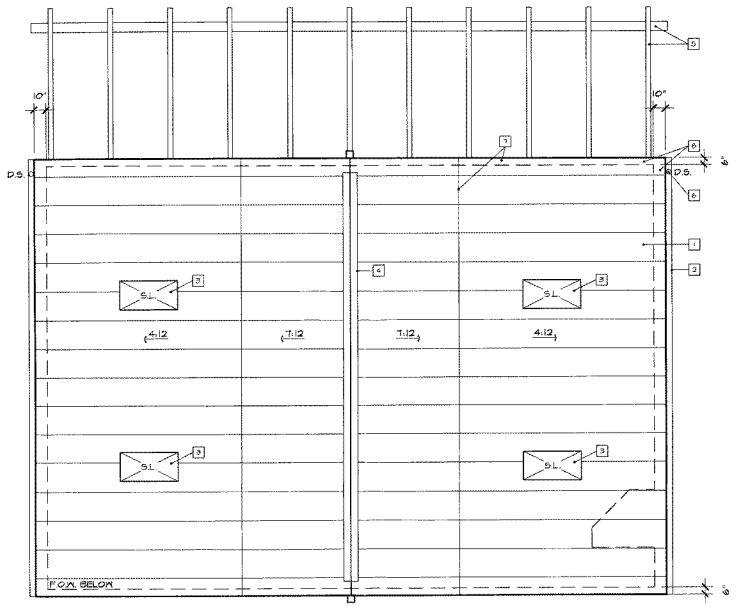
927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

DESCRIPTION	SHEET
FLOOR PLAN	2
SCALE 1/4"=1'-0"	OF 13

SHEET NUMBERED NOTES

1. CLASS "A" CORRUGATED METAL ROOFING, INSTALL PER MANUFACTURER.
2. ALL GUTTERS ARE TO BE 5" OGEE SEAMLESS 26 GA. G.S. WITH BAKED ENAMEL FINISH. DOWNSPOUTS ARE TO MATCH.
3. 2' X 4' SKYLITE ON 2X6 WOOD FRAMED CURB W/ METAL FLASHING PER METAL ROOFING/SKYLIGHT MANUFACTURERS.
4. CONTINOUS RIDGE VENT PER ROOFING MANUFACURER.
5. R.W. TRELLIS; SEE ROOF FRAMING PLAN FOR DETAILS.
6. CONNECT ALL DOWNSPOUTS TO A 4" DIA. SUBTERRAINEAN NON-PERFORATED PIPE SLOPED 1/4" PER FOOT MINIMUM, TO DRAIN TO DAYLIGHT AT LEAST 12 FEET AWAY FROM ALL STRUCTURES.
7. ALL ROOF FLASHING SHALL BE FEBRICATED OUT OF 24 GA. G.S. PER DESIGN STANDARDS AND DETAILS FOUND IN THE 1993 FIFTH EDITION OF THE "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMACNA.
8. PLYWOOD SOFFIT AT EAVES AND OVER HANGS. VENT EAVES AS REQUIRED.



ROOF PLAN

SCALE 1/4" = 1'-0"

NORTH

PLOT DATES

DRAFT SET	
REVISED 1	
REVISED 2	
RESUBMITTED	
SUBMITTED	
REVISED 1	
REVISED 2	
APPROVED	
REVISED 1	
REVISED 2	

JOB #:

DRAWN BY: JGJ

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN
& PLANNING

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707.887 8522

CLIENT/S

PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION ROOF PLAN

ENGINEER OF RECORD

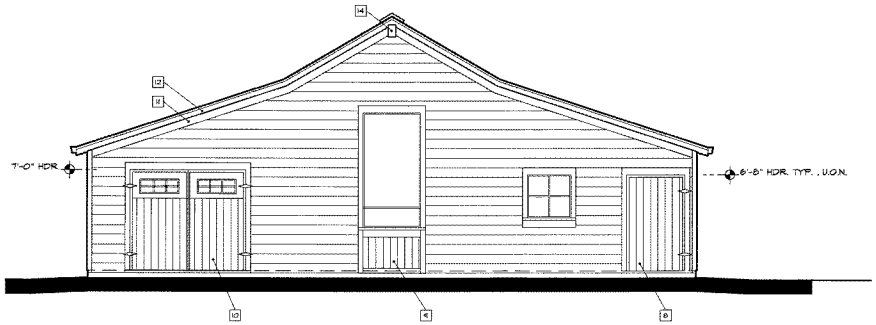
SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

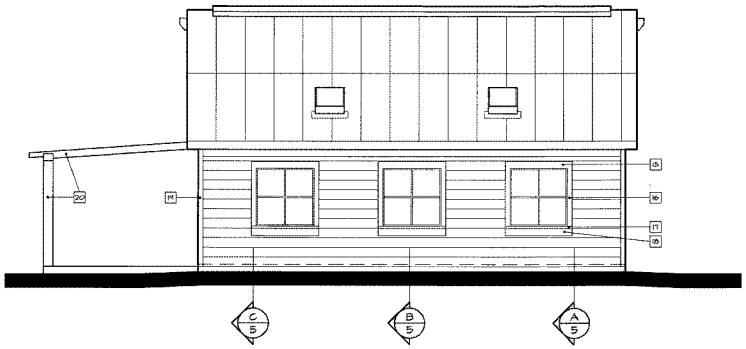
DESCRIPTION	SHEET
ROOF PLAN	3
SCALE 1/4"=1'-0"	OF

Printed on 5/20/04



NORTH ELEVATION

SCALE 1/4" = 1'-0"

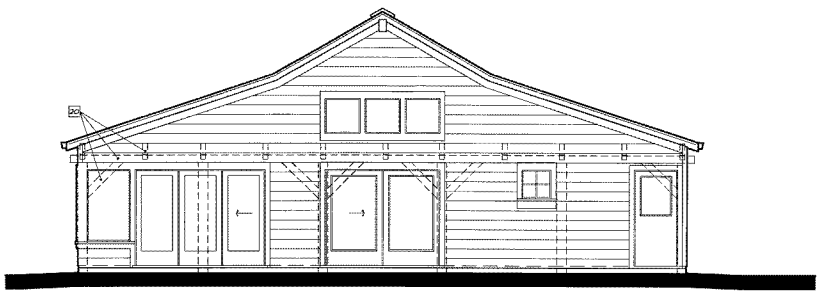


EAST ELEVATION

SCALE 1/4" = 1'-0"

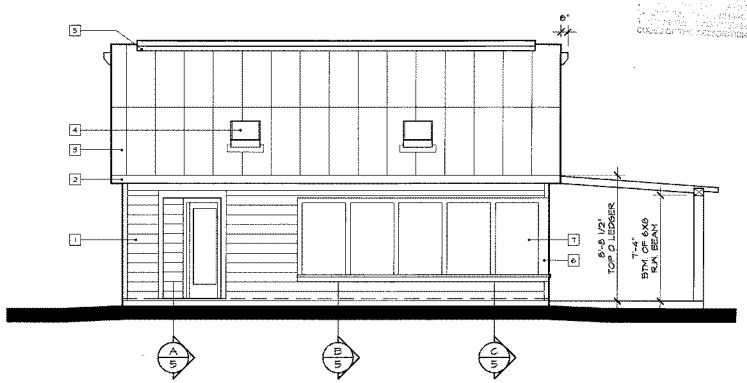
SHEET NUMBERED NOTES

1. 1X LAP SIDING O/ PLYW'D SHEAR PANELING.
2. G.S.M. SEAMLESS GUTTER.
3. GLASS "A" CORRUGATED MTL. ROOFING.
4. SKYLIGHT; INSTALL PER MANUF.
5. CONTINUOUS RIDGE VENT.
6. 1X R/A. TRIM.
7. DUAL GLAZED WOOD WINDOWS.
8. DECORATIVE DOOR W/ VERT. 1X6 R/A. O/ BLDG. PAPER AND TYP. PLYW'D SHEAR PANELING
9. DECORATIVE HALF DOOR W/ VERT. 1X6 R/A. O/ BLDG. PAPER AND TYP. PLYW'D SHEAR PANELING
10. GARAGE DOOR W/ VERT. 1X6 R/A. SIDING VENEER O/ PLYW'D & 2X CONSTRUCTION.
11. 1X6 R/A. TRIM @ TOP OF WALL @ GABLE ENDS.
12. 2X8 R/A. BARGE RAFTER.
13. NOT USED.
14. TAIL END OF 5-1/8"X10-1/2" GLB. RIDGE BEAM EXTENDED 6" BEYOND BARGE RAFTER.
15. 1X6 R/A. TRIM @ HEADERS, TYP.
16. 1X4 R/A. TRIM @ DOOR/WINDOW SIDES, TYP.
17. 2X2 R/A. DECORATIVE SILL, TYP.
18. 1X6 R/A. TRIM AT APRONS, TYP.
19. 1X6 R/A. TRIM @ CORNERS, TYP.
20. OUTLINE OF R/A. TREILLIS SHOWN DASHED FOR CLARITY.



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

PLOT DATES

DRAFT SET	
REVISED 1	
REVISED 2	
ENGINEERED	
SUBMITTED	
REVISED 1	
REVISED 2	
APPROVED	
REVISED 1	
REVISED 2	

JOB #:

DRAWN BY: JDJ

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN
& PLANNING

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CLIENT/S
PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION ELEVATIONS

ENGINEER OF RECORD

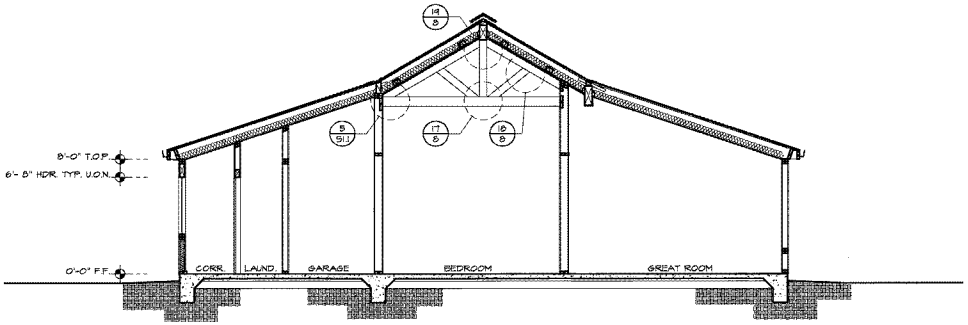
SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

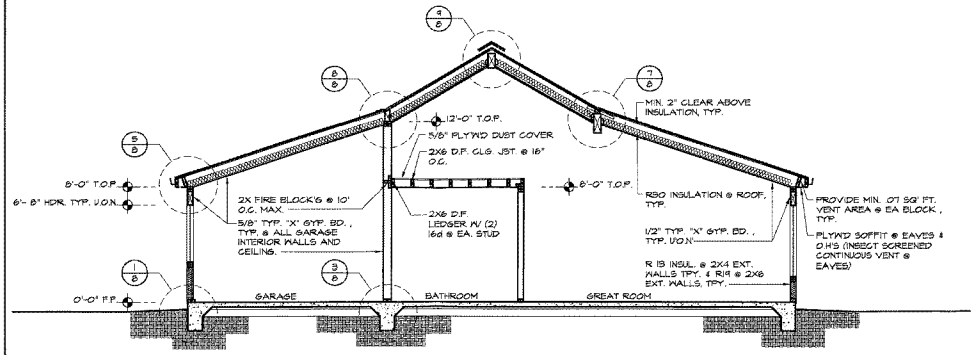
DESCRIPTION	SHEET
ELEVATIONS	4
SCALE: 1/4"=1'-0"	OF 13

Printed on 5/20/04



SECTION C-C

SCALE 1/4" = 1'-0"



SECTION B-B

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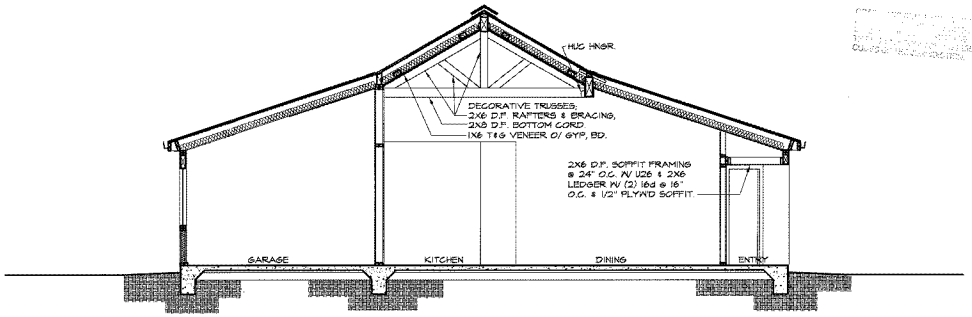

SECTION A-A

SCALE 1/4" = 1'-0"

PLOT DATES

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REVISED 1	
REVISED 2	
ENGINEERED	
RESUBMIT	
REVISED 1	
REVISED 2	
APPROVED	
REVISED 1	
REVISED 2	
JOB #:	
DRAWN BY:	JDJ

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KURT E. GIUSTI

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CLIENT/S
PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION SECTIONS

ENGINEER OF RECORD

SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

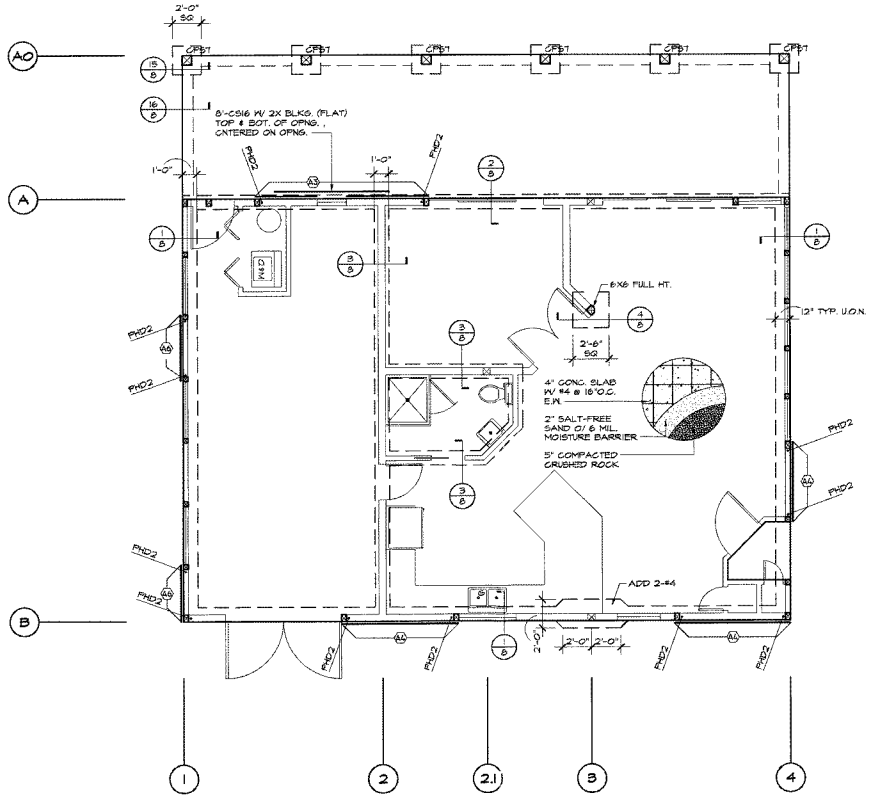
707-526-6435

DESCRIPTION	SHEET
SECTIONS	5
SCALE: 1/4"=1'-0"	OF 13

Printed on 5/20/04

SHEAR NOTE:

-SEE SHEAR WALL SCHEDULE / SHEET S1.0 FOR SHEAR WALL INFORMATION.



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

PLOT DATES

DRAFT SET	
REVISED 1	
REVISED 2	
RESUBMITTED	
SUBMITTED	
REVISED 1	
REVISED 2	
APPROVED	
REVISED 1	
REVISED 2	

JOB # :

DRAWN BY : JDJ

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN & PLANNING

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CLIENT/S

PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION FOUNDATION PLAN

ENGINEER OF RECORD

SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

DESCRIPTION	SHEET
FOUNDATION PLAN	6
SCALE 1/4"=1'-0"	OF 13

Printed on 5/20/04

ROOF VENTILATION SCHEDULE -

REQ'D. ATTIC VENTILATION:

1298.00 SQ.FT. ENCLOSEDROOF / 300 = 4.13 SQ.FT. TOTAL

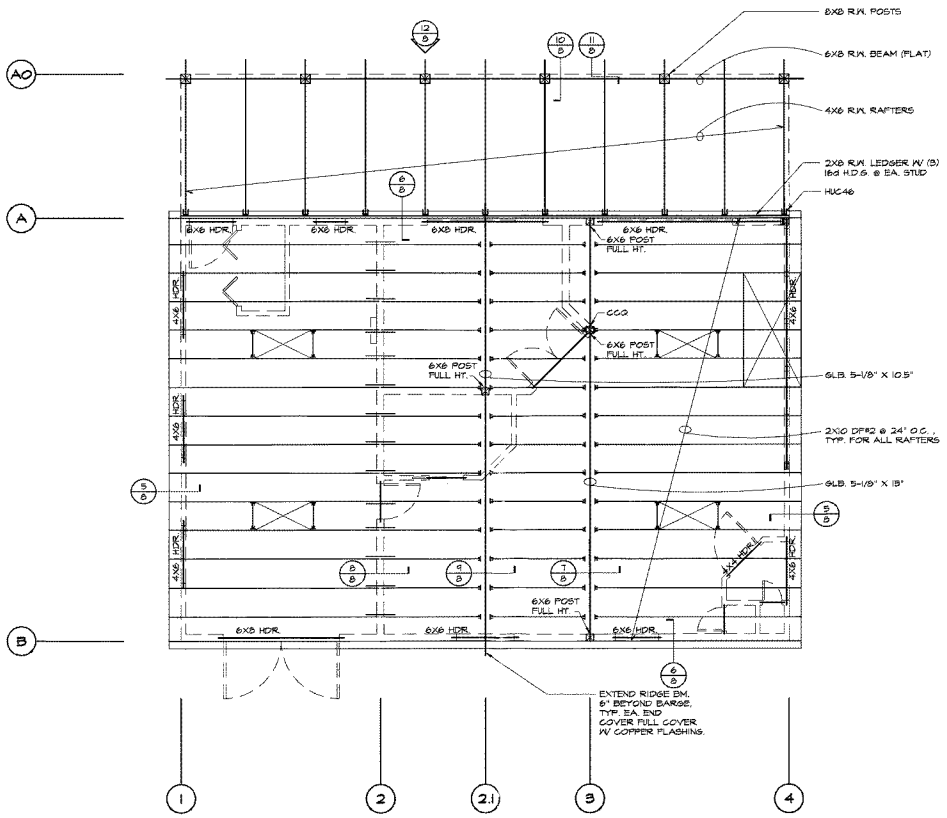
2.07 SQ.FT. VENT AT EAVE REQ'D. & 2.07 SQ.FT. VENT ABOVE ATTIC MID-POINT REQ'D.

VENTILATION TO BE PROVIDED BY:

(2) - 2 1/2" DIA. HOLES = 0.0682 SQ.FT. VENT (EVERY EAVE BLK'G.)

X 30 BLOCKS FOR EVERY BLOCK VENTING

2.046 G.FT. AT EAVE



ROOF FRAMING PLAN

SCALE 1/4" - 1'-0"

PLOT DATES

DRAFT SET	
REVISED 1	
REVISED 2	
ENGINEERED	
SUBMITTED	
REVISED 1	
REVISED 2	
APPROVED	
REVISED 1	
REVISED 2	

JOB # :

DRAWN BY : JDJ

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CLIENT/S

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5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION ROOF FRAMING PLAN

ENGINEER OF RECORD

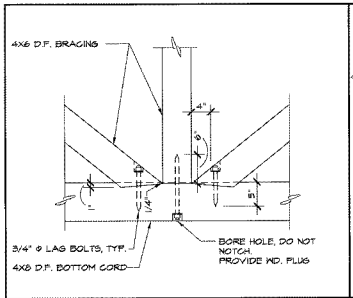
SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

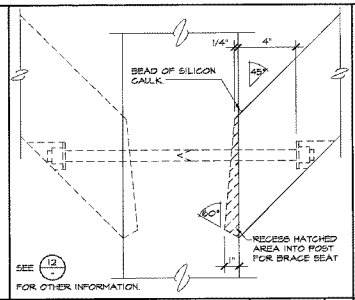
707-526-6435

DESCRIPTION	SHEET
ROOF FRAMING PLAN	7
SCALE: 1/4"=1'-0"	OF 10

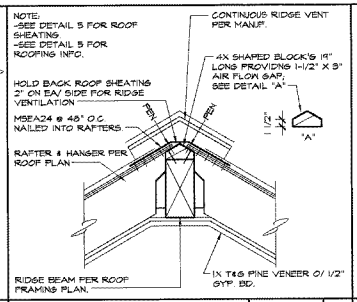
Printed on 5/20/04



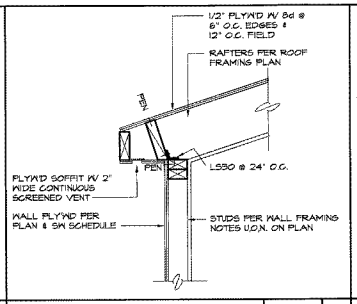
DETAIL @ TRUSS | 1" = 1'-0" | 17



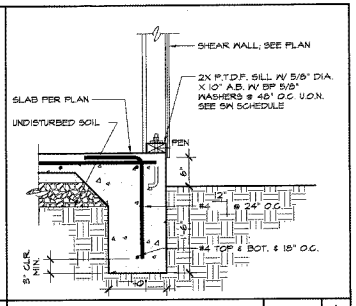
KNEE BRACE SEAT | 3" = 1'-0" | 13



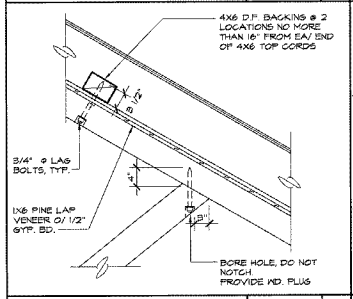
ROOF @ RIDGE | 1" = 1'-0" | 9



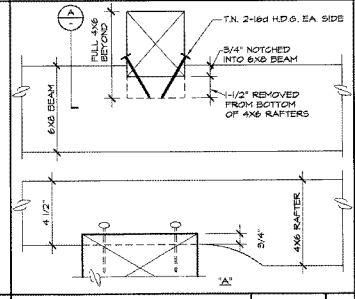
ROOF @ EXT. WALL | 1" = 1'-0" | 5



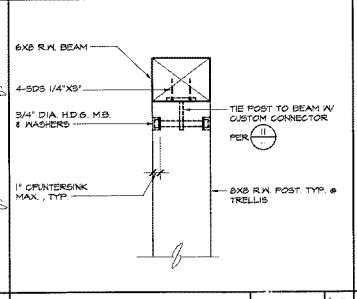
CONC. FTG. @ PERIMETER | 1" = 1'-0" | 1



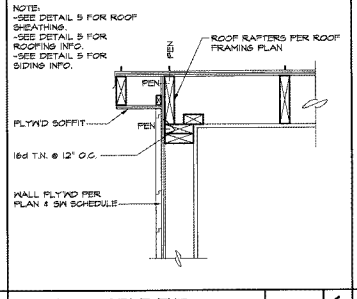
DETAIL @ TRUSS | 1" = 1'-0" | 18



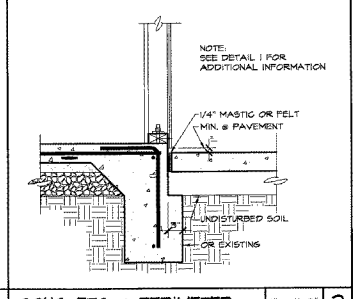
TRELLIS RAFTER SEAT | 3" = 1'-0" | 14



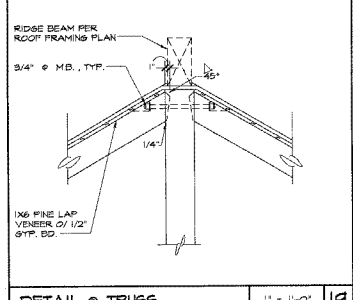
TRELLIS BEAM @ POST | 1-1/2" = 1'-0" | 10



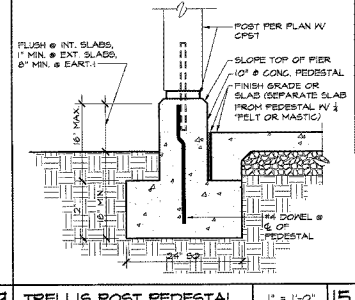
ROOF @ GABLE END | 1" = 1'-0" | 6



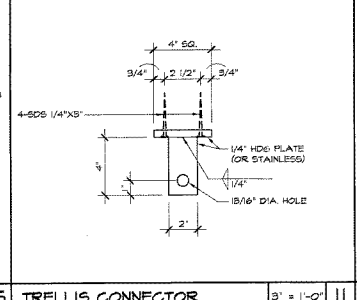
CONC. FTG. @ PERIMETER | 1" = 1'-0" | 2



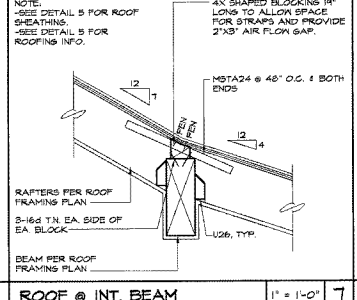
DETAIL @ TRUSS | 1" = 1'-0" | 19



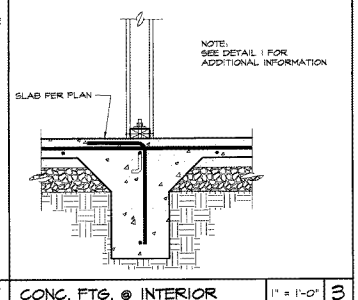
TRELLIS POST PEDESTAL | 1" = 1'-0" | 15



TRELLIS CONNECTOR | 3" = 1'-0" | 11

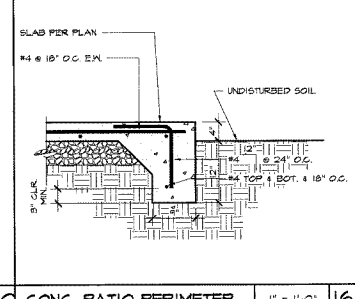


ROOF @ INT. BEAM | 1" = 1'-0" | 7

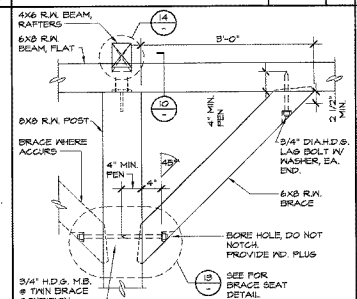


CONC. FTG. @ INTERIOR | 1" = 1'-0" | 3

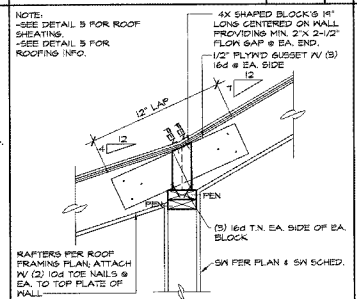
NOT USED	-	20



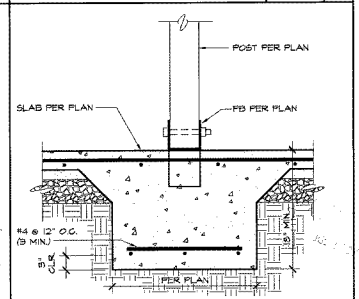
CONC. PATIO PERIMETER | 1" = 1'-0" | 16



TRELLIS KNEE BRACE | 1" = 1'-0" | 12



ROOF @ INT. WALL | 1" = 1'-0" | 8



CONC. FTG. @ POST | 1" = 1'-0" | 4

PLOT DATES

DRAFT SET	
REVISED 1	
REVISED 2	
REVISED	
SUBMITTED	
REVISED 1	
APPROVED	
REVISED 2	
REVISED 1	
REVISED 2	
JOB # :	00
DRAWN BY :	

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN & PLANNING

BOX 128
FORESTVILLE, CA95456
707.887 8532

CLIENT/S
PHILIP AND SUSAN NIX
5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION DETAILS

ENGINEER OF RECORD

SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

DESCRIPTION	SHEET
DETAILS	8
SCALE: AS SHOWN	OF 13

Printed on 5/20/04

DOOR SCHEDULE

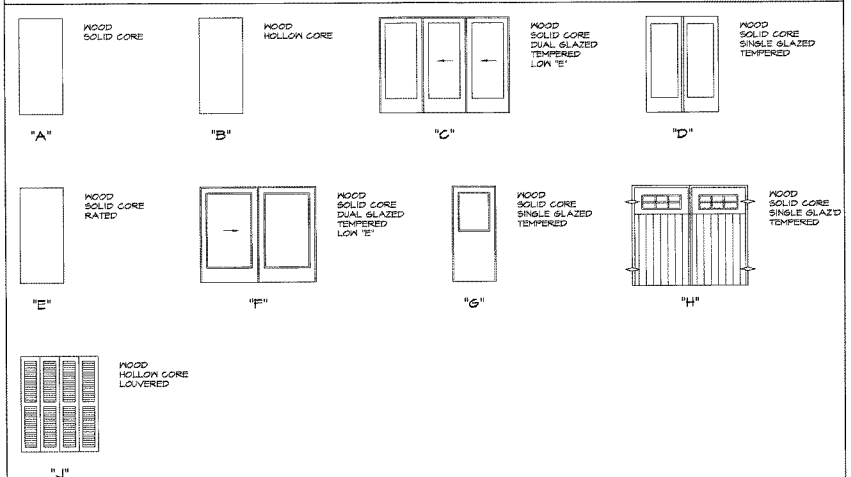
◇ DOOR SYMBOL

NO	TYPE	SIZE	SIDE LITE	HRDWR. GROUP	CONST.	FINISH	RATING	FRAME	NOTE
1	C	3'-0"X8'-8"	NONE	A	WD. SOLID	PAINT	NONE	WD.	FR. DR. (TEMP.)
2	A	1'-8"X6'-8"	NONE	B	WD. SOLID	PAINT	NONE	WD/	
3	B	1'-8"X6'-8"	NONE	C	WD. HOLLOW	PAINT	NONE	WOOD	
4	C	(3) 3'-0"X8'-8"	NONE	D	WD. SOLID	PAINT	NONE	WOOD	FR. DR. (TEMP.)
5	D	(2) 2'-8"X8'-8"	NONE	E	WD. SOLID	PAINT	NONE	WOOD	FR. DR. (TEMP.)
6	B	2'-4"X8'-8"	NONE	F	WD. HOLLOW	PAINT	NONE	WOOD	POCKET DR.
7	E	2'-8"X8'-8"	NONE	G	WD. SOLID	PAINT	1 HR.	WOOD	AUTO CLOSER
8	F	(2) 4'-0"X8'-8"	NONE	D	WD. SOLID	PAINT	NONE	WOOD	FR. DR. (TEMP.)
9	G	3'-0"X8'-8"	NONE	A	WD. SOLID	PAINT	1 HR.	WD.	
10	H	(2) 4'-0"X7'-0"	NONE	H	FLY'D	PAINT	NONE	WOOD	FLY'D & 2X CONSTRUCTION
11	J	(4) 1'-4"X6'-8"	NONE	J	WD.	PAINT	NONE	WD.	

HARDWARE GROUPS

TYPE	LOCK/LATCH	BUTT	WEATHER STRIP	THRESH.	CLOSER	NOTE
A	LOCKSET/LATCHSET/DEADBOLT (3)	3-1/2X3-1/2	YES	MTL.	NONE	
B	LATCHSET/DEADBOLT	(2) 3X3	NONE	NONE	NONE	
C	LATCHSET	(2) 3X3	NONE	NONE	NONE	
D	LOCKSET	SLIDER	YES	MTL.	NONE	
E	PASSAGE	(3) 3X3	NONE	NONE	NONE	
F	FULL HANDLE/LATCH	NONE	NONE	NONE	NONE	POCKET TRACK
H	LOCKSET	(2) 4X12 *	NONE	NONE	NONE	* OLD FASHIONED BARN DOOR STYLE HARDWARE
J	FULL HANDLE	(2) 2-1/2X2-1/2	NONE	NONE	NONE	BIFOLD LOUVERED DOORS / TO MEET VENTILATION REQ'S FOR W.H.

DOOR TYPES

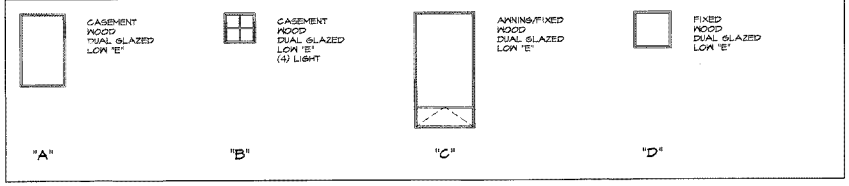


WINDOW SCHEDULE

◇ WINDOW SYMBOL

NO	TYPE	SIZE	FRAME	GLAZING	FINISH	NOTE
1	A	3'-0"X5'-0"	WOOD	DUAL	NAT.	
2	A	3'-0"X5'-0"	WOOD	DUAL	NAT.	
3	A	3'-0"X5'-0"	WOOD	DUAL	NAT.	
4	A	3'-0"X3'-0"	WOOD	DUAL	NAT.	
5	A	3'-0"X5'-0"	WOOD	DUAL	NAT.	
6	A	3'-0"X5'-0"	WOOD	DUAL	NAT.	
7	B	2'-0"X2'-0"	WOOD	DUAL	NAT.	
8	B	4'-0"X4'-0"	WOOD	DUAL	NAT.	
9	B	4'-0"X4'-0"	WOOD	DUAL	NAT.	
10	B	4'-0"X4'-0"	WOOD	DUAL	NAT.	
11	C	4'-0"X8'-0"	WOOD	DUAL	NAT.	6'-8" FIXED ABOVE / 1'-6" AWNING BELOW
12	A	3'-0"X3'-0"	WOOD	DUAL	NAT.	
13	D	2'-8"X2'-6"	WOOD	DUAL	NAT.	
14	D	2'-6"X2'-6"	WOOD	DUAL	NAT.	
15	D	2'-6"X2'-6"	WOOD	DUAL	NAT.	

WINDOW TYPES



PLOT DATES
DRAFT SET
REVISED 1
REVISED 2
APPROVED
SUBMITTED
REVISED 1
REVISED 2
APPROVED
REVISED 1
REVISED 2
JOB # 03
DRAWN BY :

DESIGNER OF RECORD
KURT E. GIUSTI

RESIDENTIAL DESIGN
& PLANNING

BOX 128
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707.887 8522

CLIENT/S
PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION SCHEDULES

ENGINEER OF RECORD
SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

DESCRIPTION SCHEDULES

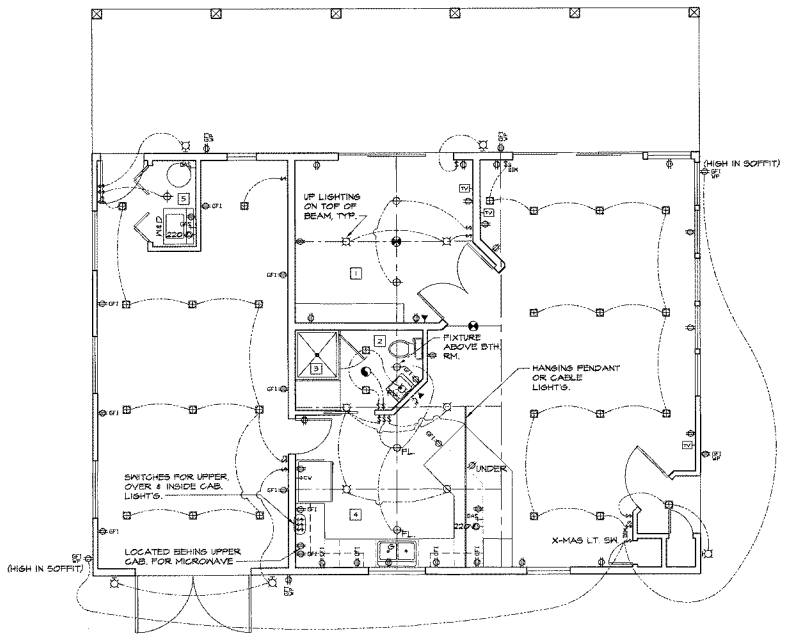
SHEET 9 OF 13

SCALE 1/4"=1'-0"

Printed on 5/20/04

SHEET NUMBERED NOTES

1. ARC-FAULT CIRCUIT INTERRUPTER REQUIRED AT BEDROOM BRANCH CIRUITS. (CEC. 210-12-b)
2. PROVIDE SEPARATE 20 AMP CIRCUIT FOR BATHROOM RECEPTICLES ONLY. OTHER BATHROOM ELECTRICAL ITEMS SHALL NOT BE ON THIS CIRCUIT.
3. PROVIDE INDIVIDUAL CONTROL VALVE OF PRESURE BALANCE OR THERMOSTATIC MIXING VALVES TYPE TO SHOWER.
4. PROVIDE (2) 20A CIRCUITS FOR KITCHEN
5. PROVIDE (1) 20A CIRCUIT FOR LAUNDRY ROOM



ELECTRICAL PLAN

SCALE 1/4" - 1'-0"

NORTH

PLOT DATES

DRAFT SET	
REVISED 1	
REVISED 2	
ENGINEERED	
SUBMITTED	
REVISED 1	
REVISED 2	
APPROVED	
REVISED 1	
REVISED 2	
JOB # :	
DRAWN BY :	JDJ

DESIGNER OF RECORD

KURT E. GIUSTI

RESIDENTIAL DESIGN & PLANNING

BOX 128
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707.887 8522

CLIENT/S
PHILIP AND SUSAN NIX

5985 LONE PINE ROAD
SEBASTOPOL, CALIFORNIA 95472
BARN CONVERSION

DESCRIPTION ELECTRICAL/MECHANICAL PLAN

ENGINEER OF RECORD

SCOTT HUNTER Ph.D. , P.E.

927 STEWART STREET #3
SANTA ROSA, CA 95404

707-526-6435

DESCRIPTION	SHEET
ELECTRICAL / MECHANICAL PLAN	10
SCALE: 1.4"=1-0"	OF 13

Printed on 5/20/04

Certificate of Compliance: Residential (Part 1 of 2) CF-1R

Nix Barn Conversion — 4/8/04
Project Title / Date

5985 Lone Pine Road Sebastopol
Project Address

SOL*DATA ENERGY CONSULTING (707) 545-4440
Documentation Author / Telephone

Computer Performance 2
Compliance Method (Package or Computer) / Climate Zone

Building Permit #
Plan Check / Date
Field Check / Date
Enforcement Agency Use Only

GENERAL INFORMATION

Total Conditioned Floor Area: 805 ft²
Total Conditioned Slab Area: 805 ft²
Average Ceiling Height: 12.0 ft

Building Type: (check one or more)

- [X] Single Family Detached
- [ ] Single Family Attached
- [ ] Multi-Family
- [ ] Addition
- [ ] Existing Building
- [ ] Existing Plus Addition

Front Orientation: (North) 0 deg
Number of Dwelling Units: 1.00
Number of Stories: 1

Floor Construction Type: [X] Slab Floor [ ] Raised Floor

BUILDING SHELL INSULATION

Component Type	Frame Type	Const. Assembly U-Value	Location/Comments (attic, garage, typical, etc.)
R-19 Wall (W.192x6.16)	Wood	0.065	Exterior Wall
R-13 Wall (W.132x4.16)	Wood	0.088	Exterior Wall
R-19 Wall (W.192x6.16) gar	Wood	0.065	Exterior Wall
Solid Wood Door	Wood	0.387	Exterior Door
R-30 Roof (R.302x8.16)	Wood	0.035	Exterior Roof
Slab On Grade	n/a	0.756	Exposed Slab w/R-0.0 Perimeter Insulation
Slab On Grade	n/a	0.756	Covered Slab w/R-0.0 Perimeter Insulation

FENESTRATION

Type	Orientation	Area (SF)	U-Factor	Fenestration SHGC	Exterior Shading	Overhang Yes	Overhang No	Side Fins Yes	Side Fins No
Front	(North)	41.0	0.40	0.40	Bug Screen	[ ]	[X]	[ ]	[X]
Rear	(South)	144.6	0.40	0.40	Bug Screen	[ ]	[X]	[ ]	[X]
Right	(West)	75.0	0.40	0.40	Bug Screen	[ ]	[X]	[ ]	[X]
Front	(Northwest)	20.0	0.40	0.40	Bug Screen	[X]	[ ]	[ ]	[X]
Skylight		16.0	0.40	0.35	None	[ ]	[X]	[ ]	[X]

Run Initiation Time: 04/08/04 11:24:38 Run Code: 1081448678
EnergyPro 3.1 By EnergySoft User Number: 1004 Job Number: Nix Page: 2 of 11

Certificate of Compliance: Residential (Part 2 of 2) CF-1R

Nix Barn Conversion — 4/8/04
Project Title / Date

HVAC SYSTEMS

Note: Input Hydronic or Combined Hydronic data under Water Heating Systems, except Design Heating Load

Heating Equipment Type (Furnace, heat pump, etc.)	Minimum Efficiency (AFUE/HSPF)	Distribution Type and Location (ducts, attic, etc.)	Duct or Piping R-Value	Thermostat Type	Location / Comments
Combined Hydronic	see below	Radiant Floor	n/a	Setback	combined hydronic

Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Location / Comments
No Cooling	10.0 SEER	Ducts in Attic	4.2	Setback	combined hydronic

WATER HEATING SYSTEMS

Water Heater System Name	Water Heater Type	Distribution Type	# in Syst.	Rated Input Btu/hr [1]	Tank Cap. (gal)	Energy Fact. or Recovery Efficiency [1]	Standby Loss () [1]	External Tank Insul. R-Value
50 gallon .58 EF	Small Gas	Standard	1	40,000	50	0.58	n/a	n/a

1 For small gas storage (rated inputs of less than or equal to 75,000 Btu/hr), electric resistance and heat pump water heaters, list energy factor.
For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Rated Input, Recovery Efficiency and Standby Loss.
For instantaneous gas water heaters, list Rated Input and Recovery Efficiency.

REMARKS

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. The undersigned recognize that compliance using duct sealing and TXV's requires installer testing and certification and field verification by an approved HERS rater.

Designer or Owner (per Business & Professions Code)
Name:
Title/Firm: Kurt E. Giusti
Address:
Telephone: 707 887-8522
Lic. #:
(signature) (date)

Documentation Author
Name: Sarah Pernula
Title/Firm: SOL*DATA ENERGY CONSULTING
Address: 401-C College Ave.
Santa Rosa, CA 95401
Telephone: (707) 545-4440
(signature) (date)

Enforcement Agency
Name:
Title/Firm:
Address:
Telephone:
(signature/stamp) (date)

Run Initiation Time: 04/08/04 11:24:38 Run Code: 1081448678
EnergyPro 3.1 By EnergySoft User Number: 1004 Job Number: Nix Page: 3 of 11

Certificate of Compliance: Residential (Addendum) CF-1R

Nix Barn Conversion — 4/8/04
Project Title / Date

Special Features and Modeling Assumptions

The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The local enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

	Plan	Field
HIGH MASS Design(see C-2R) - Verify Thermal Mass: 660 sqft Exposed Slab Floor, 3.50" thick at dwelling		
HIGH MASS Design(see C-2R) - Verify Thermal Mass: 145 sqft Covered Slab Floor, 3.50" thick at dwelling		

HERS Required Verification

These features must be confirmed and/or tested by a certified HERS rater under the supervision of a CEC approved HERS provider. The HERS rater must document the field verification and diagnostic testing of these measures on a form CF-6R.

	Plan	Field

Run Initiation Time: 04/08/04 11:24:38 Run Code: 1081448678
EnergyPro 3.1 By EnergySoft User Number: 1004 Job Number: Nix Page: 4 of 11

Mandatory Measures Checklist: Residential (Page 1 of 2) MF-1R

NOTE: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

DESCRIPTION Instructions: Check or initial applicable boxes or enter N/A if not applicable.	DESIGNER	ENFORCEMENT
Building Envelope Measures		
[X] * 150(a): Minimum R-19 ceiling insulation.		
[ ] 150(b): Loose fill insulation manufacturer's labeled R-Value.		
[X] * 150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-value in metal frame walls (does not apply to exterior mass walls).		
[X] * 150(d): Minimum R-13 raised floor insulation in framed floors or equivalent.		
[ ] 150(l): Slab edge insulation - water absorption rate no greater than 0.3, water vapor transmission rate no greater than 2.0 perm/inch.		
[X] 118: Insulation specified or installed meets insulation quality standards. Indicate type and form.		
[X] 116-17: Fenestration Products, Exterior Doors and Infiltration/Exfiltration Controls 1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage. 2. Fenestration products (except field fabricated) have label with certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification. 3. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed.		
[ ] 150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.		
[ ] 150(f): Special infiltration barrier installed to comply with Section 151 meets Commission quality standards.		
[ ] 150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs. 1. Masonry and factory-built fireplaces have: a. Closeable metal or glass door b. Outside air intake with damper and control c. Flue damper and control 2. No continuous burning gas pilots allowed.		
Space Conditioning, Water Heating and Plumbing System Measures		
[X] 110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.		
[X] 150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.		
[X] 150(i): Setback thermostat on all applicable heating and/or cooling systems.		
[ ] 150(j): Pipe and Tank Insulation 1. Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater. 2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater) 3. Back-up tanks for solar system, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 combined internal/external insulation. 4. All buried or exposed piping insulated in recirculating sections of hot water systems. 5. Cooling system piping below 55 degrees F. insulated. 6. Piping insulating between heating source and indirect hot water tank.		

EnergyPro 3.1 By EnergySoft User Number: 1004 Job Number: Nix Page: 5 of 11

Mandatory Measures Checklist: Residential (Page 2 of 2) MF-1R

NOTE: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

DESCRIPTION Instructions: Check or initial applicable boxes or enter N/A if not applicable.	DESIGNER	ENFORCEMENT
Space Conditioning, Water Heating and Plumbing System Measures: (continued)		
[X] * 150(m): Ducts and Fans 1. All ducts and plenums installed, sealed and insulated to meet the requirements of the 1998 CMC Sections 601, 603, 604 and Standard 6-3; ducts insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape, aerosol sealant, or other duct-closure system that meets the applicable requirements of UL181, UL181A, or UL181B. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used. Building cavities shall not be used for conveying conditioned air. Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and drawbands. 2. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts. 3. Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such a tape is used in combination with mastic and drawbands. 4. Exhaust fan systems have back draft or automatic dampers. 5. Gravity ventilation systems serving conditioned space have either automatic or readily accessible, manually operated dampers. 6. Protection of Insulation. Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind but not limited to the following: Insulation exposed to weather shall be suitable for outdoor service e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.		
[ ] 114: Pool and Spa Heating Systems and Equipment 1. Certified with 78% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating, and no pilot. 2. System is installed with at least 36" of pipe between filter and heater for future solar, cover for outdoor pools or spas. a. At least 36" of pipe between filter and heater for future solar heating. b. Cover for outdoor pools or outdoor spas. 3. Pool system has directional inlets and a circulation pump time switch.		
[ ] 115: Gas fired central furnaces, pool heaters, spa heaters or household cooking appliances have no continuously burning pilot light. (Exception: Non-electrical cooking appliances with pilot < 150 Btu/hr)		
[ ] 118 (i): Cool Roof material meet specified criteria.		
Lighting Measures		
[X] 150(k)1: Luminaires for general lighting in kitchens shall have lamps with an efficacy 40 lumens/watt or greater for general lighting in kitchens. This general lighting shall be controlled by a switch on a readily accessible lighting control panel at an entrance to the kitchen.		
[X] 150(k)2: Rooms with a shower or bathtub must have either at least one luminaire with lamps with an efficacy of 40 lumens/watt or greater switched at the entrance to the room or one of the alternative to this requirement allowed in Section 150(k)2; and recessed ceiling fixtures are IC (insulation cover) approved.		

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PLOT DATES
DRAFT SET
REVISED 1
REVISED 2
ENGINEERED
SUBMITTED
REVISED 1
REVISED 2
APPROVED
REVISED 1
REVISED 2
JOB # :
DRAWN BY : JDJ

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BARN CONVERSION
DESCRIPTION TITLE 24

ENGINEER OF RECORD
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927 STEWART STREET #3
SANTA ROSA, CA 95404
707-526-6435

DESCRIPTION	SHEET
TITLE 24	11
SCALE: NA	OF 13

Printed on 5/20/04

WOOD FRAMING NOTES

MATERIALS

1. Unless otherwise noted, all framing lumber shall be Douglas Fir and meet or exceed the following commercial grades:
   Studs, plates, blocking . . . . . Standard or Better
   Joists, rafters, ledgers, and 4x beams and posts . . . . . No. 2
   Exposed joists, rafters, ledgers, and 4x beams and posts . . . . . No. 1
   Beams and posts 6x and larger . . . . . No. 1
2. Wood shall have an average moisture content of 19% at time of erection with no single member having a moisture content exceeding 22%.
3. Wood in contact with foundation concrete or exposed to weather shall be pressure treated Douglas Fir (Hem Fir for 2 x 4 and 2 x 6) unless otherwise noted on plans. Wood posts embedded in concrete or earth shall be pressure treated Douglas Fir and stamped for "Ground Contact Use":
   a. All pressure treated lumber shall be clean, dry and free from surface residue.
   b. Handle treated lumber and field treat penetration damage (i.e. cut ends, notches and borings) in accordance with AWPA Standard M-4.
   c. All pressure treated lumber shall be stamped with the AWPA* quality mark specifying "Above Ground Use" or "Ground Contact Use".
   *A "Timber Products Inspection" quality mark is acceptable in lieu of the AWPA stamp for pressure treated Douglas fir.
4. While any AWPA or ICBO approved preservative is acceptable, we recommend CBA based preservativesto avoid the use of arsenic.
5. Floor shall be sheathed with 23/32" min. TAG APA ratedplywood (OSB is not acceptable)48/24, exposure 1 with face grain of sheathing applied perpendicular to joists. Glue with PL400. Nail sheathing at 6"o.c. edges and 12" o.c. field, typical u.o.n. At areas where carpet and pad will be applied directly over the floor sheathing use T&G, APA ratedplywood Sturd-I-Floor, 24"o.c., exposure 1.
6. Walls shall be sheathed with 15/32" min. APA rated sheathing, 32/16, exposure 1. Nail sheathing at 6"o.c. edges and 12" o.c. field, typical. u.o.n. See shear wall schedule.
7. Roof shall be sheathed with 15/32" min. APA ratedplywood (OSB is not acceptable), 32/16, exposure 1, with face grain of sheathing applied perpendicular to rafters. Nail sheathing at 6"o.c. edges and 12" o.c. field typical u.o.n. Use ply clips at unblocked ply edges.
8. Glu-lam beams shall be combination 24F-V4 (24F-V8) at continuous spans and cantilevers) with 1600' radius camber at roofs, 3000' radius camber at floors, unless otherwise noted on the drawings. Each beam shall be stamped by a grade mark or have a certificate of inspection issued by an approved agency. Furnish certification of inspection to the building department. Glu-lam beams shall conform to AITC 117-93.

NAILS & FASTENERS

1. All nailing not specifically called out on the plans shall conform to UBC Table 23-II-B-1.
2. Nails shall be as follows for various materials:
   a. 2x framing not exposed to the weather – Nails may be vinyl coated sinkers, common or electroplated box.
   b. 2x framing exposed to weather – Nails shall be hot dipped galvanized.
   c. Floor Sheathing – Nails shall be 8d deformed shank.
   d. Wall Sheathing – See shear wall schedule for nail size. Nails shall be common, common shanks or hot dipped galvanized box. Sinkers and electroplated galvanized box nails may be used if the size is increased one size larger than specified on the schedule. Exterior sheathing exposed to weather shall use hot dipped galvanized box.
   e. Roof Sheathing – Nails shall be 8d common, 8d sinker or 8d electroplated galvanized box nails.
   f. Joist hangers and other metal connectors – Size as specified by the manufacturer. Hot dipped galvanized nails shall be used where exposed to weather. Connections and fasteners in contact with pressure treated wood shall have minimum Z Max coating or equal, stainless steel is preferred
3. Where wood tends to split, replace member and pre-drill holes.
4. Nails for wood structural sheathing shall be driven flush but shall not fracture the surface of the sheathing.
5. Joist hangers, metal connectors and other miscellaneous timber connectors shall be per Simpson Strong-Tie. Nail or bolt at all pre-drilled holes, per manufacturer's instructions unless otherwise noted. (At "HU" hangers, use specified number of fasteners for maximum load).
6. Machine bolts and anchor bolts shall conform to ASTM A-307. Bolts, nuts and washers exposed to weather shall be hot dipped galvanized. Provide washers under head and nut where bearing is against wood. Bolt holes in wood shall be 1/16" larger than bolt sizes unless otherwise noted. Nuts shall be tightened when placed and retightened before closing in.

CONCRETE NOTES

1. Concrete shall have a minimum compressive strength of 2500 psi at 56 days with 25%minimum of cementitios Material shall be Class (F) Fly Ash.
2. Minimum reinforcing steel cover requirements:
   a. Cast against and exposed to earth . . . . . 3"
   b. Formed surfaces . . . . . 2"
3. Reinforcing steel shall conform to ASTM A-615, (including supplements S1), grade 60 for #5 bars and larger and grade 40 for #4 bars and smaller. Steel shall be kept clean and free of rust scales.
4. Reinforcing bars shall be in lengths as long as practicable. Reinforcing bars requiring bending in the field shall be "cold bent". At corners and intersections bars shall return a minimum of 18". All bar splices shall have 24" laps minimum unless otherwise noted.
5. Reinforcing, anchor bolts and inserts shall be rigidly held in place prior to placing concrete.
6. All footing excavations shall be neat. Over excavations in depth and width shall be filled with concrete. All loose soils shall be removed from excavations prior to placement of concrete.
7. Burlap, Burlene, Ponding, and Plastic Sheeting are acceptable for required 7 day cure of slab. Sole use of curing compound is not acceptable.

FLOOR FRAMING NOTES

1. See sheet S-1.1 for standard construction details.
2. All floor openings shall be between joists unless otherwise noted.
3. Bearing walls below are shown shaded. Splice joists only at bearing walls.

WALL FRAMING NOTES

1. Unless otherwise noted on the structural or architectural plans all walls shall be framed with 2 x 4 (minimum) studs at 16" o.c. for wall heights up to 10 feet and 2 x 6 studs at 16" o.c. for walls greater than 10 feet high.
2. All studs shall be full height (continuous) pieces between supporting floors, ceilings, and roofs.
3. All headers shall be 4 x 12 DF #2 or 6 x 10 DF #1 for openings greater than 4 feet and 4 x 6 or 6 x 6 #2 for openings less than or equal to 4 feet unless otherwise noted.
4. Foundation cripple studs less than 14" high shall be solid blocked with double 2x blocks.
5. Posts indicated on framing plans are below unless otherwise noted. Post sizes are indicated on the highest level framing plan on which they occur.
6. Posts indicated but not called out are a minimum of 2 – 2x studs faced nailed with 16d at 16" o.c.
7. At floor levels, solid block in the joist space under all posts to the full width of the post.
8. Where top plates are notched or drilled to accommodate plumbing, flues, or ducts the top plates shall be spliced with Simpson FHA straps (unless a strap of greater tensile strength is indicated on the drawings).
9. Shear walls are indicated by hexagons. See 1/S1.1 for additional information.

ROOF FRAMING NOTES

1. See sheet S-1.1 for standard construction details.
2. Building has been designed for a maximum roofing material dead load of 6 psf.
3. All roof openings shall be between rafters unless otherwise noted on the drawings.
4. Bearing walls are shown shaded. Brace purlins, rafters, hips valleys, and ridge boards to bearing walls or beams only.
5. California framing shall be 2x6 rafters and 2x8 ridges and hips unless otherwise noted. Brace California framing to typical framing below at 48" o.c. maximum. Typical roof framing and plywood sheathing shall be continuous below California framed areas. Provide solid blocks of continuous flat 2x member under ends of all rafters.
6. Shear walls are indicated by hexagons and are below the level of framing shown U.O.N. See 1/S1.1 for additional information.

INSTALLATION

1. All carpentry shall conform to the conventional light-frame construction provisions of the UBC section 2320 unless detailed otherwise.
2. Solid block under all posts to provide continuous support to the foundation or post below.
3. All beams shall be seat cut for full bearing.
4. Do not notch beams, rafters, joists or studs except as noted on the plans or otherwise approved by the engineer.

STEEL

MATERIALS

1. Steel plates shall conform to ASTM A36.

5. Weld metal shall match base metal with a minimum of 70 ksi.
6. All steel exposed to wet conditions shall be galvanized.
7. Bolts shall be A307 unless otherwise noted on the drawings. Bolts shall conform to ASTM A307 Grade A, carbon steel externally threaded standard fasteners. All bolts shall be new and shall not be reused.

SHEAR WALL SCHEDULE			
SYMBOL	SHEATHING & EDGE NAILING	ANCHOR BOLTS	REMARKS
⑥	15/32" APA SHTG. W/ 8d @ 6"o.c.	5/8" @ 48"o.c.	TYPICAL @ EXTERIOR WALLS U.O.N.
④	15/32" APA SHTG. W/ 8d @ 4"o.c.	5/8" @ 32"o.c.	
③	15/32" APA SHTG. W/ 8d @ 3"o.c.	5/8" @ 32"o.c.	NOTE A 3x SILL
②	15/32" STRUC. 1 W/ 8d @ 2"o.c.	5/8" @ 24"o.c.	NOTE A 3x SILL
⬡			

TYPICAL NOTES:

1. All wood structural sheathing shall be 'APA' Rated Sheathing exposure '1' with a minimum panel index of (32/16) unless otherwise noted.
2. Studs shall be at 16"o.c. maximum.
3. Field nailing for all wood panel(s) shall be @ 12"o.c.
4. Block and nail all wood panel(s) edges.
5. All wood panel(s) edges shall be spliced at centerline of framing or blocking. Refer to detail 3/S1.1.
6. See detail 2/S1.1 for typical shear wall details.
7. All nails shall be per "Nails & Fasteners" Note 2d.

SPECIAL NOTES:

REQUIRED WHEN PLY EDGE NAILING IS AT 3"o.c. OR TIGHTER OR WHEN PLYWOOD IS INSTALLED ON BOTH SIDES OF THE WALL.

A. AT WOOD PANEL JOINTS, USE 3x MINIMUM STUDS, PLATES AND BLOCKING. STAGGER NAILS.

DESIGN CRITERIA:

VERTICAL LOADS

	DEAD LOAD (DL)	LIVE LOAD (LL)
ROOF	12 psf	16 psf
FLOOR	15 psf	50 psf

FOUNDATION – "ALLOWABLE SOIL BEARING PRESSURE"

1) DL + LL: 1,000 psf
2) DL + LL + WIND/SEISMIC: 1,337 psf

LATERAL LOADS

SEISMIC:	.14 WOL	ZONE:	4
WIND	80MPH	ZONE:	C

GENERAL STRUCTURAL NOTES

1. All work shall be in compliance with the uniform Building Code, latest edition adopted by the local governing agency and any applicable local ordinances.
2. The contractor shall notify the architect of any discrepancies on the drawings requiring clarification or revisions before commencing with the work.
3. Drawings shall not be scaled. All dimensions shown on the plans shall be verified by the contractor prior to commencing work and any discrepancies shall be brought to the attention of the architect.
4. See architectural drawings for all wall locations and dimensions unless otherwise noted.
5. Details not specifically shown shall be of the same nature as other similar conditions.
6. Structural design or review of temporary shoring, additional reinforcing, bracing, form work, scaffolding, erection methods, etc. shall be the responsibility of the contractor.
7. Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the responsibility of the general contractor to make certain that all construction is in full agreement with latest approved structural drawings.

EXISTING CONDITIONS

1. Existing structural elements shown on these drawing represent assumptions based on existing drawings (if available), documentation by others, and known construction practices. The Engineer does not warrant that these conditions are representative of those existing. The owner and contractor shall investigate existing conditions prior to start of construction.
2. Where drawings indicate existing (E) conditions, or verify in field (V.I.F.), it is required that the contractor either verify the existing condition, provide new materials to create such conditions, or notify the designer of conflicting conditions.
3. The contractor shall immediately inform the designer if visual observation or demolition expose conditions that conflict with the drawings.
4. The owner or contractor shall inform the local governing agency if visual inspection or demolition reveals hazardous material in any form at the project site.
5. The contractor is responsible for the design and erection of all temporary bracing required during construction.

SPECIAL INSPECTION

GENERAL

1. In addition to the inspections required by UBC Section 108, the owner shall employ a special inspector during the following procedures. All special inspection shall be performed in accordance with Section 1701 of the UBC.
2. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection to the particular type of construction or operation requiring special inspection.
3. Special Inspector: All special inspected work shall conform to an approved detail. Any discrepancies shall be immediately brought to the attention of the Engineer.

SCOPE OF WORK

1. Welding
   a. All structural welding.
   b. Single pass fillet welds may have periodic inspection with prior separate approval of the building official.

GEOTECHNICAL NOTES

1. The Engineer has not made a subsurface investigation of the building site and is not responsible for general site stability of soil suitability for the proposed project. A review by a soil engineer or geologist may be desirable by the owner.
2. Foundation design is based on the maximum soil pressures as set forth in Table 18-I-A of the UBC chapter 18. The design assumes a class 5 soil with an allowable soil bearing pressure of 1000 psf with a constant expansion index less than 20.
3. All foundations shall bear on firm, undisturbed, native soils or engineered fills at or exceeding depths shown on the drawings.
4. All footing excavations shall be neat. Over excavations in depth and width shall be filled with concrete. All loose soils shall be removed from excavations prior to placement of concrete.
5. Bottom of footings shall be stepped where slope exceeds 1:10. Top of stem wall to be stepped unless otherwise noted.

NIX RESIDENCE
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SEBASTOPOL,CA 95472

Signature Date:

Scott Hunter Ph.D., P.E.
Consulting Engineer

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Email: SHPE@ sonic.net

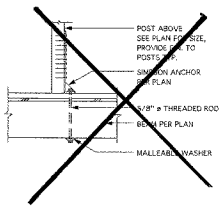
DATE: 5/11/04
DRAWN BY: SH
SCALE: xxxxxxx
PROJECT NUMBER xxxxxxx

SCHEDULES, DESIGN CRITERIA AND FRAMING NOTES

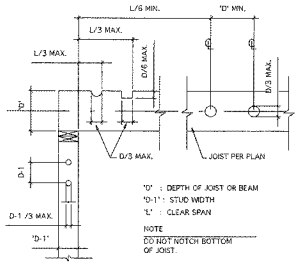
S 1.0

Printed on 5/20/04

HOLDDOWNS	SDS SCREWS, BOLTS, NAILS	ANCHOR BOLT		'X'	'Y'
		SSTB	ALL THREADED ROD		
PHD2	10 - SDS 1/4X3	SSTB16	5/8"DIA.	1.375"	12"



10 HOLDOWN



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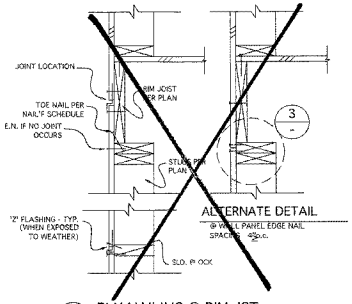
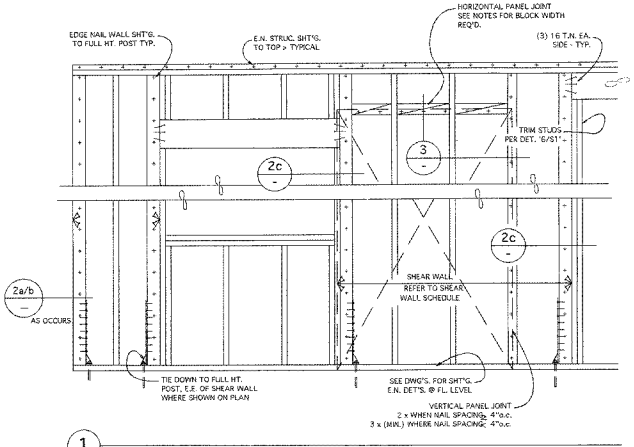


4 PLY NAILING @ RIM JST.



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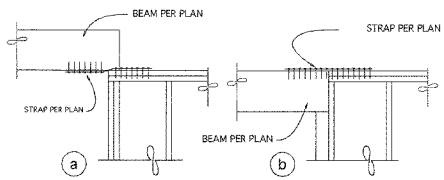

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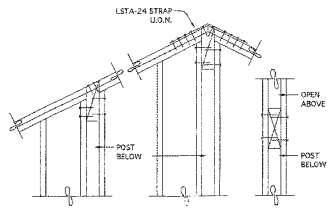

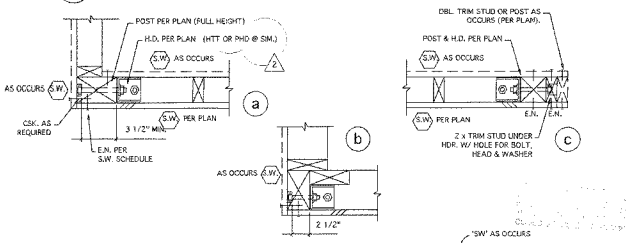

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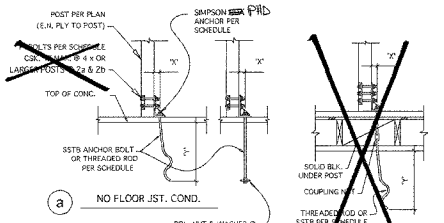

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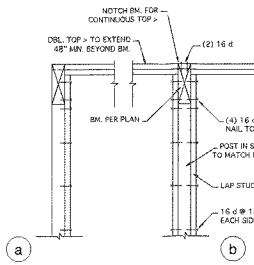

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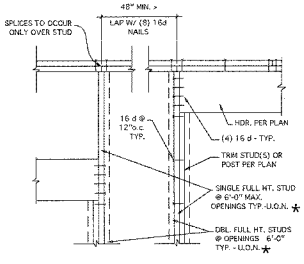

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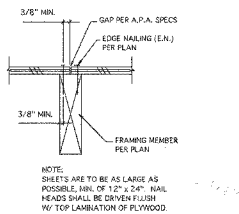

3 TYP. PLYWOOD JOINT

REVISIONS:

△

△

△

Nix Residence
5985 Lone Pine Rd.
Sebastopol, CA 95472
Barn Conversion

REGISTERED PROFESSIONAL ENGINEER SCOTT S. HUNTER No. C 048086 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

Engineer's Stamp For Plan Check Reference THE FINAL APPROVED CONSTRUCTION DRAWINGS ARE DEPICTED BY WET SIGNATURE THE ENGINEER'S WET SIGNATURE

Signature Date

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Consulting Engineer

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GENERAL STRUCTURAL DETAILS

DATE	DRAWN
SCALE	JOB

SHEET

S 1.1

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