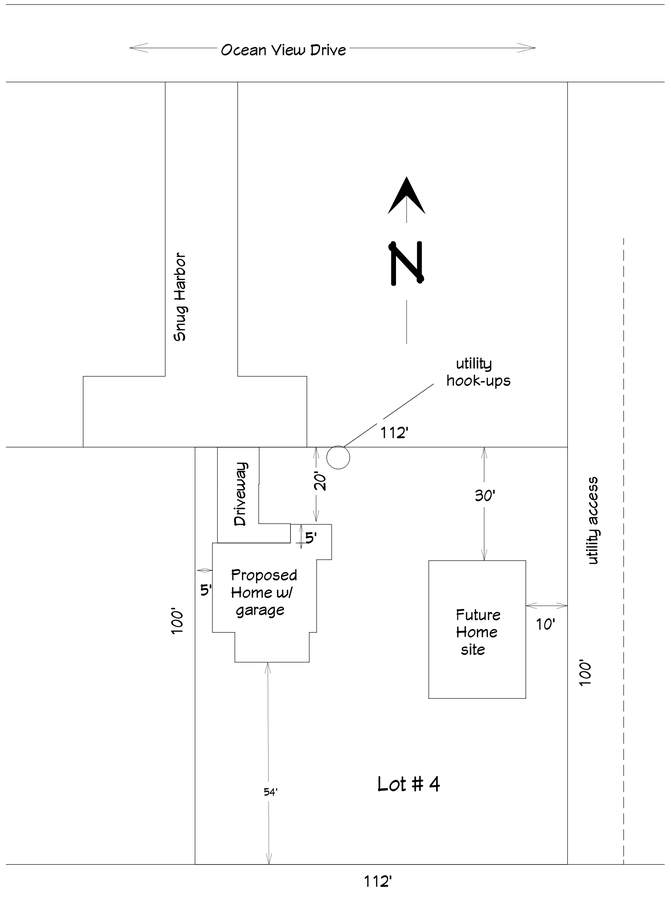
Location Map

not to scale

Street Map

not to scale



Site Plan

not to scale

APN 018-440-66 Zoning City of Fort Bragg -RM

Lot size : 11,200 sq.ft

Project Description

Build new home with attached garage

Building Information	Proposed
Number of stories	2
Building Height	24'
1st floor conditioned area	372 sq.ft
2nd floor conditioned area	444 sq.ft
1st floor un-conditioned area	288 sq.ft
Covered porches	244 sq.ft
Total area	1,252 sq.ft
Total conditioned area	816 sq.ft

Building Use : Single Family Residence

Applicable Building Codes

2013 California Residential Building Code
2013 California Plumbing Code
2013 California Mechanical Code
2013 California Electrical Code
2013 California Energy Code
2013 Fire Code

Sheet Index

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A1	Site Map
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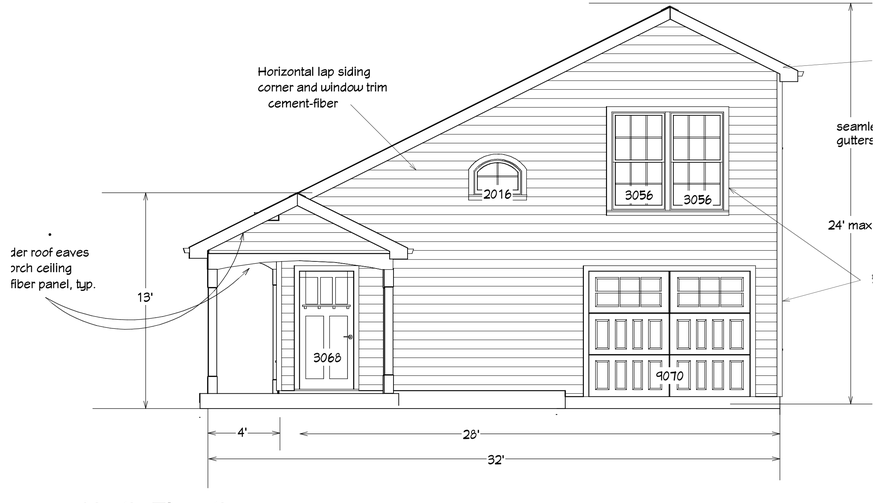
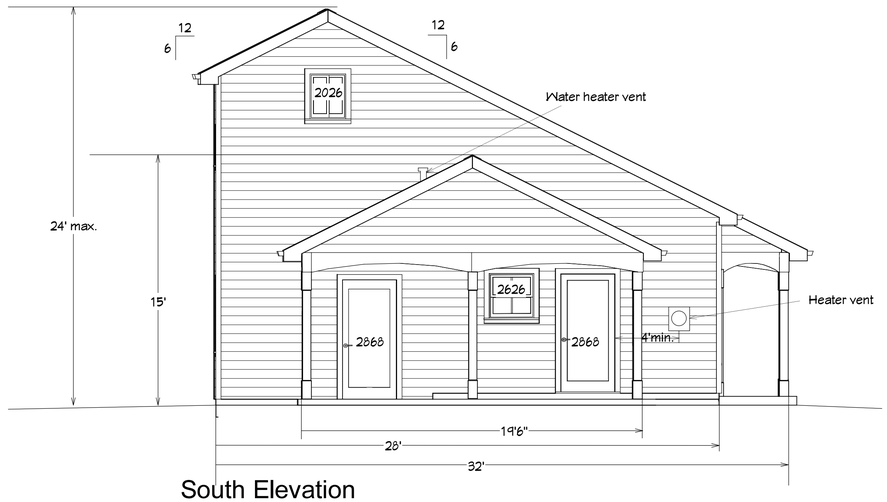
S2	Roof Framing Plan
SD1	Structural Details
E1	Electrical Plan
T-24A	Energy Compliance Data
T-24B	Energy Compliance Data



North Elevation

1/4"=1'



South Elevation

1/4"=1'

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Revisions

No.	Date	By
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2	2/23/15	A Harney
3	4/8/15	A Harney
4	5/10/15	A Harney

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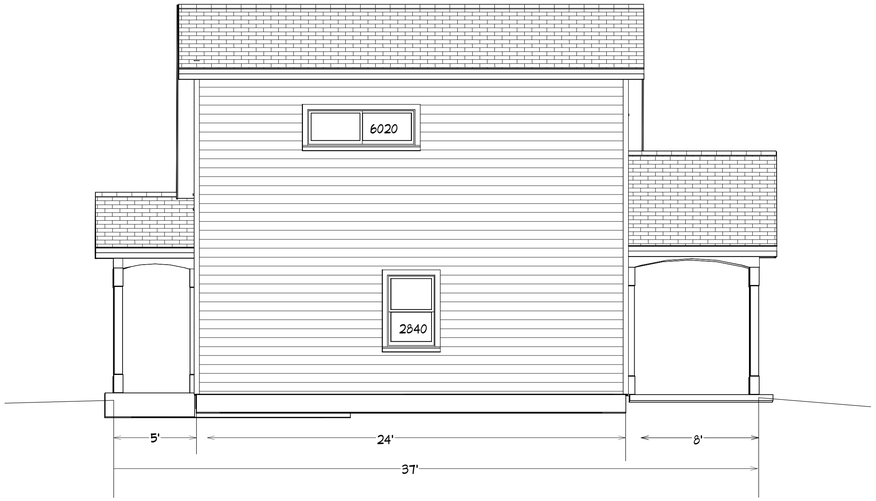
Site Plan
Building Data
North Elevation
South Elevation

A1

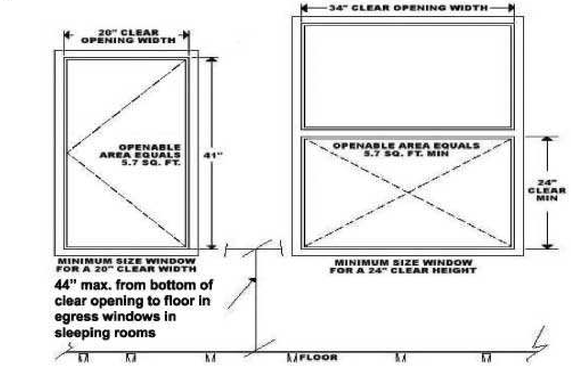


West Elevation

1/4"=1'

East Elevation

1/4"=1'



Because so many fire deaths occur when occupants of residential buildings are asleep at the time of a fire, the 2013 California Building Code (CBC), Section 1029 requires that:

- Basements in dwelling units and
- Every sleeping room below the fourth story

Shall have at least one operable window or exterior door opening approved for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

- The net clear openable area shall be no less than 5.7 square feet (5 square feet for grade floor openings and basement window wells).
- In addition to the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. The net clear openable width dimension shall be a minimum of 20 inches (Note: using both minimum figures will not obtain the required 5.7 square feet.)

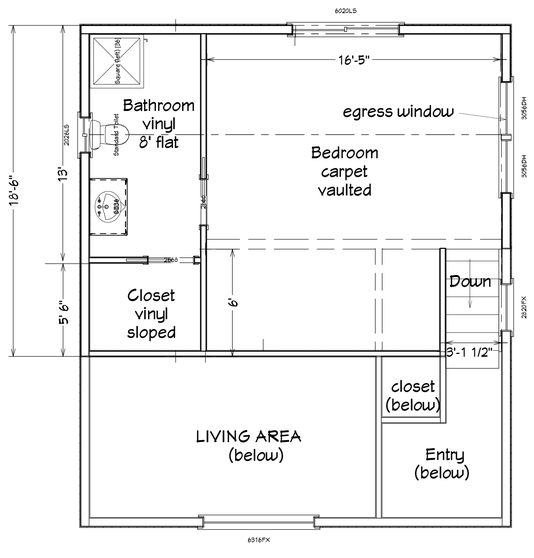
The chart below summarizes the minimum window dimensions that will achieve a 5.7 square-foot opening.

Minimum Width/Height Requirements for Emergency Escape and Rescue Windows (inches)

Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4
Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

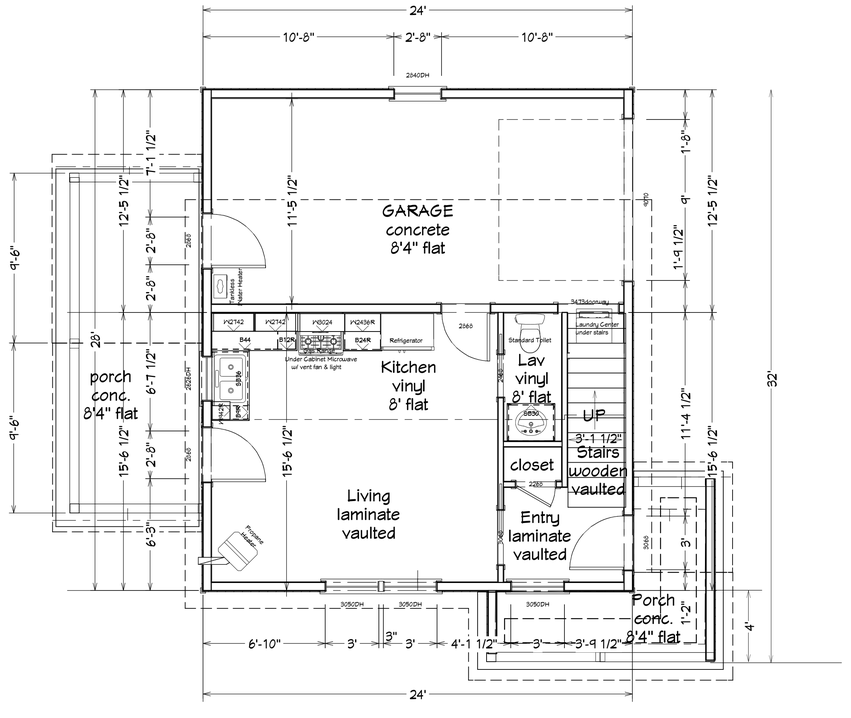
Bedroom Egress Requirements

Not to Scale



2nd Floor Plan

1/4"=1'



1st Floor Plan

1/4"=1'

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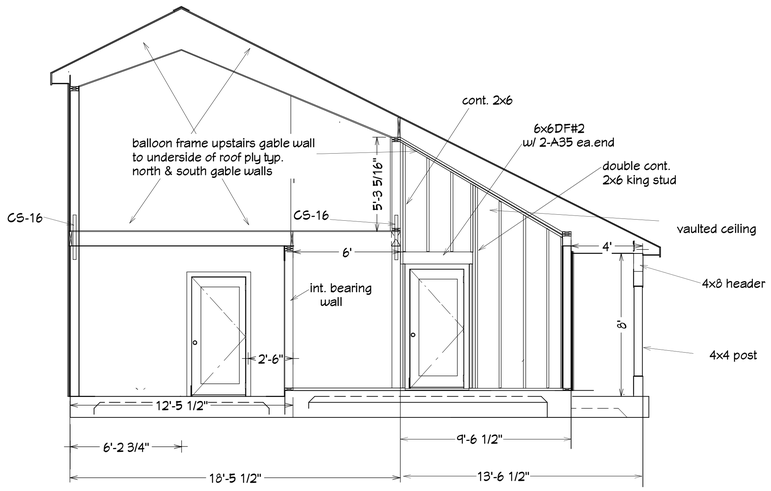
APN 018-440-66

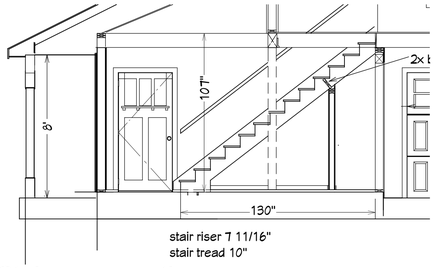
West Elevation
East Elevation
1st Floor Plan
2nd Floor Plan

A2



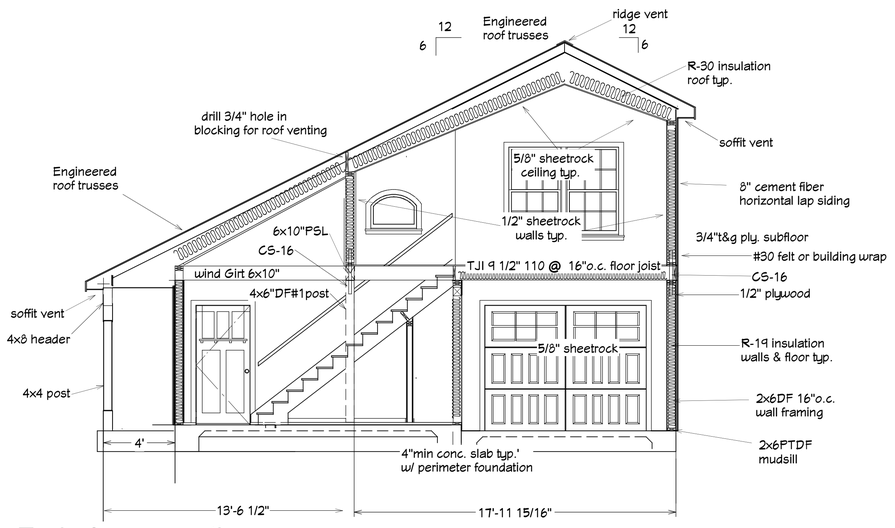
South cross section

1/4"=1'



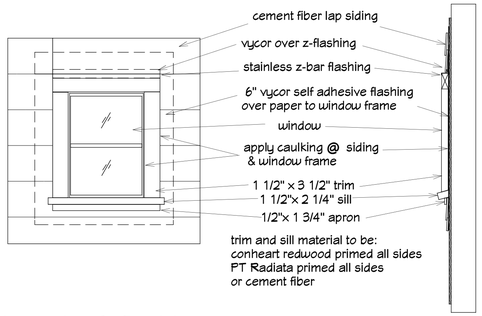
Stair cross section

1/4"=1'



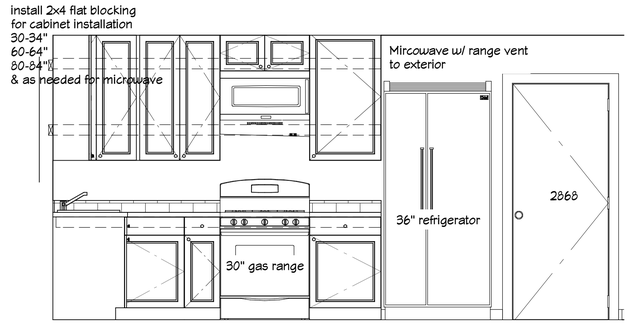
Typical cross section

1/4"=1'



Window trim & flashing

Not to scale

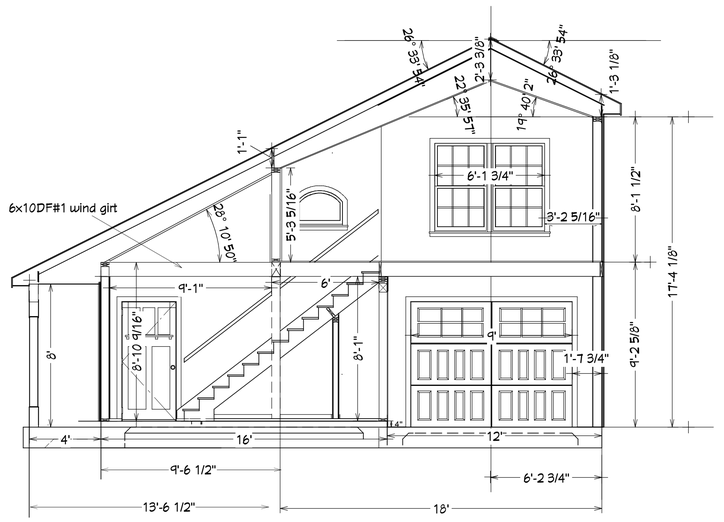


Kitchen South wall

1/4"=1'

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O		DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	2026L5	1	2	2026L5	24 "	30 "	25"X31"		LEFT SLIDING	2X6X28" (2)			
W02	2626DH	1	1	2626DH	30 "	30 "	31"X31"		DOUBLE HUNG	2X6X34" (2)			
W03	2820FX	1	2	2820FX	32 "	24 "	33"X25"		FIXED GLASS-AT	2X6X36" (2)			Arched
W04	2840DH	1	1	2840DH	32 "	48 "	33"X49"		DOUBLE HUNG	2X6X36" (2)			
W05	3050DH	3	1	3050DH	36 "	60 "	37"X61"		DOUBLE HUNG	2X6X40" (2)			
W06	3056DH	2	2	3056DH	36 "	66 "	37"X67"	EGRESS	DOUBLE HUNG	2X6X40" (2)			
W07	6020L5	1	2	6020L5	72 "	24 "	73"X25"		LEFT SLIDING	2X10X76" (2)			
W08	6316FX	1	2	6316FX	75 "	18 "	76"X19"		FIXED GLASS-AT	2X10X79" (2)			Arched

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER
D01	2268	1	1	2268 R IN	26 "	80 "	28"X82 1/2"	HINGED-DOOR P09	2X6X31" (2)	1 3/8"		
D02	2468	1	1	2468 L	28 "	80 "	30"X82 1/2"	POCKET-DOOR P04	2X6X33" (2)	1 3/8"		
D03	2668	1	2	2668 L	30 "	80 "	32"X82 1/2"	POCKET-DOOR P04	2X6X35" (2)	1 3/8"		
D04	2668	1	2	2668 R EX	30 "	80 "	32"X82 1/2"	EXT. POCKET-DOOR P04	2X6X35" (2)	1 3/8"		
D05	2868	1	1	2868 L EX	32 "	80 "	34"X83"	EXT. HINGED-SLAB	2X6X37" (2)	1 3/4"	1	hr. fire door, self-clo
D06	3068	1	1	3068 L	36 "	80 "	38"X82 1/2"	POCKET-GLASS	2X6X41" (2)	1 3/8"		
D07	3068	1	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)	1 3/4"		
D08	2868	1	1	2868 R EX	32 "	80 "	34"X83"	EXT. HINGED-GLASS	2X6X37" (2)	1 3/4"		
D09	9070	1	1	9070	108 "	84 "	110"X87"	GARAGE-GARAGE DOOR GHD05	2X12X116" (2)	1 3/4"		
D10	3068	1	1	3068 R EX	36 "	80 "	38"X83"	EXT. HINGED-SLAB	2X6X41" (2)	1 3/4"		



North cross section

1"=1'

Nailing Schedule- 2013CBC Table 2044.9.1

The connections listed are the minimum permissable.
Use common nails for all nail connections unless otherwise noted.
Where possible, nails driven to the grain shall be used instead of toe-nails.

1. Joist to sill plate or girder , toenail 3-8d
2. Bridging to joist, toenail each end 2-8d
3. 1"x6" subfloor or less to each joist, face nail 3-8d
4. Wider than 1"x6" subfloor to each joist, face nail . . . 3-8d
5. 2' subfloor to joist or girder, blind nail and face nail . . 2-16d
6. Sole plate to joist or blocking:
   face nail . . . . . 16d@16"o.c.
   braced wall panels . . . . . 3-16d @16"o.c.
7. Top plate to stud, end nail 2-16d
8. Stud to sole plate, toenail 4-8d
   endnail 2-16
9. Double studs, face nai . . . . . 16d@ 24"o.c.
10. Double top plates , face nail . . . . . 16d@ 24"o.c
    lap splice 8-16d
11. Blocking between joist or rafters to top plate, toenail . . . 3-8d
12. Rim joist to top plate, toenail . . . . . 8d@6"0.c.
13. Top plates, laps and intersections, face nail 2-16d
14. Continuous header, two pieces , along edge . . . . . 16d@16"0.c.
15. Ceiling joist to top plate, toenail 3-8d
16. Continuous header to stud, toenail 4-8d
17. Ceiling joist lap over partitions, face nail 3-16d
18. Ceiling joist to parallel rafters, face nail 3-16d
19. Rafter to top plate, toenail 3-8d
20. 1"brace to each stud and plate, facenail 2-8d
21. 1"x6" sheathing or less to each bearing, face nail . . . 3-8d
22. Wider than 1"x8" sheathing to each pearing, facenail . . 3-8d
23. Built-up corner studs . . . . . 2-16d@24"o.c.
    Built-up girders and beams . . . . . 3-16d@24"o.c.
    face nail at ends and at splice
24. 2"planks, each end and each bearing 2-16d
25. Collar tie to rafter, face nail 3-16d
26. Jack rafter to hip, toenail 3-10d
    face nail 2-16d
27. Roof rafter to 2x ridge beam 2-16d
28. Joist to band joist 3-16d
29. Ledger strip, face nail 3-16d
30. Wood structural panel and particle board
    1/2" and less 6d
    1/2" and less roof sheathing 8d
    19/32" to 1" 8d
    1 1/8" to 1 1/4" 8d
31. Single floor combination subfloor underlayment to framing
    1 1/8" to 1 1/4" 10d
    Panel siding to framing
    1/2" or less 6d
    5/8" 8d
32. Fiberboard sheeting
    1/2" 6d
    25/32" 8d
33. Interior paneling
    1/4" casing or finish nails on panel edges 6" o.c.
    12" at intermediate supports 4d
    3/8" casing or finish nails on panel edges 6"o.c.
    12" at intermediate supports 6d

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2	2/23/15	A Harmey
3	4/8/15	A Harmey
4	5/10/15	A Harmey

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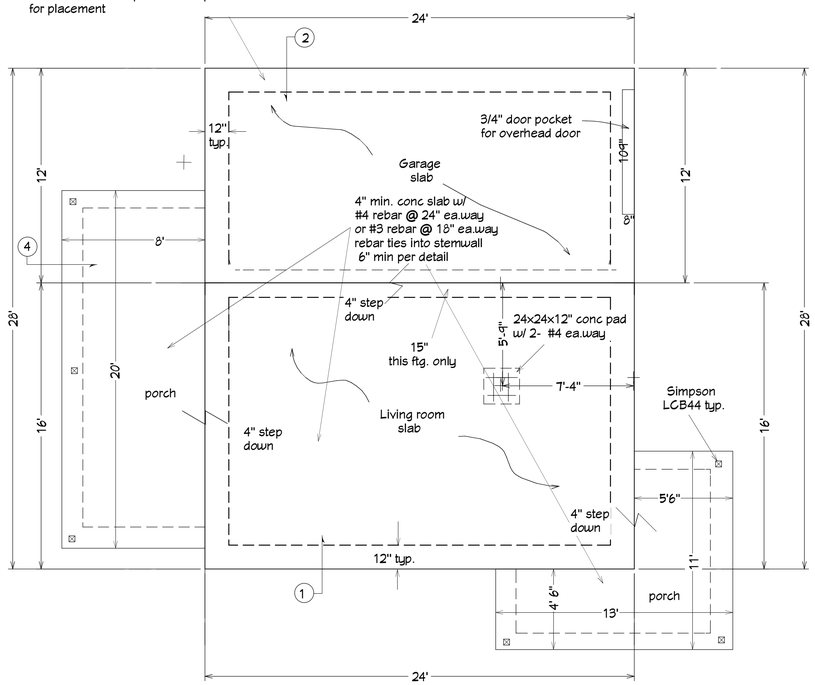
APN 018-440-66

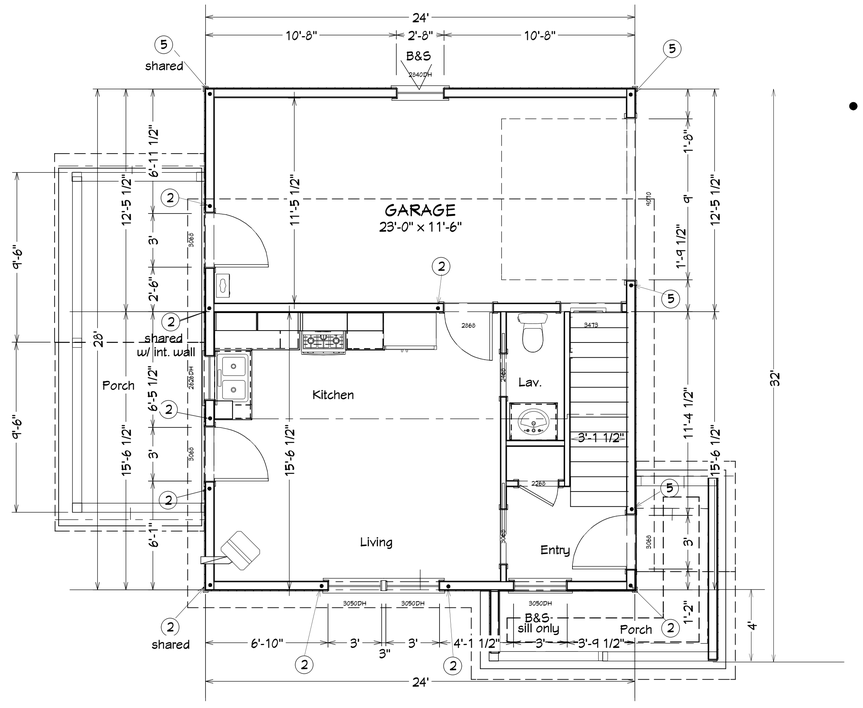
Foundation Plan
Floor Framing Plan
Wall and Roof Framing Plan
Building Cross-section

A3



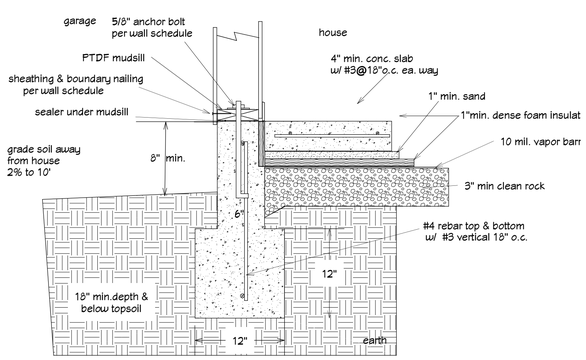
Foundation Plan

1/4" =1'



1st Floor Plan

1/4"=1'



1 Typ footing w/ insulated slab

SHEAR WALL SCHEDULE

per 2013 CBC

file: SWSCD14
© BDE 12/14

SYMBOL	SHEAR VALUE ⓪	PANEL MATERIAL ① Install panels with 1/8" gap at all edges.	BOUNDARY NAILING ②③			MUDSILL & BOLTS ④		SHEAR TRANSFER THRU PLATE/RIMS ⑤				NOTES
			B.N.	COM	BOX	2x4/ 1/2"	2x6/ 5/8"	16d BOX	A35/ LTP4	1/4" LAG	1/4" SDS	
1	180	3/8" CDX/ 5/8" T1-11	6"	6d	8d	48"	64"	12"	N/A	N/A	N/A	
2	270	3/8" CDX/ 5/8" T1-11	4"	6d	8d	32"	48"	6"	40"	16"	20"	
3	350	3/8" CDX/ 5/8" T1-11	3"	6d	8d	24"	36"	5"	32"	12"	16"	6
4	250	3/8" MIN STRUC I	6"	8d	10d	32"	48"	8"	48"	16"	24"	
5	350	3/8" MIN STRUC I	5"	8d	10d	24"	32"	5"	32"	10"	16"	6
6	430	3/8" MIN STRUC I	4"	8d	10d	--	24"	4"	24"	8"	12"	7
7	550	3/8" MIN STRUC I	3"	8d	10d	--	20"	3"	20"	6"	9"	7
8	730	3/8" MIN STRUC I	2"	8d	10d	--	16"	--	14"	5"	7"	8
9	340	15/32" STRUC I	6"	10d	16d	24"	36"	6"	32"	12"	16"	6
10	510	15/32" STRUC I	4"	10d	16d	--	24"	4"	20"	8"	10"	7
11	665	15/32" STRUC I	3"	10d	16d	--	18"	--	16"	6"	8"	8
12	870	15/32" STRUC I	2"	10d	16d	--	12"	--	12"	4"	6"	8
B+S		Shown at any shear wall symbol indicates "Block and CS16 Strap" the header and sill at each opening can be either side of shear wall. 24" min strap, 8" min tail at header or sill, and 16" min tail at blocking.										

– Indicates that this shear transfer fastening won't work for the shear loading.

NOTES

READ THESE NOTES

⓪ These allowable values are for unfactored seismic loads. For wind loads these may be increased 30%

① For 3/8" STRUC I panels shown the framing must be at 16" max o.c., otherwise use 15/32" panels. In any case, 15/32" min plywood is recommended. For stud spacing over 16", field nailing must be at 6" o.c. "STRUC I" panels may not be substituted with CDX or other non-Struc I panels, except that 5-ply 15/32" CDX may replace 3/8" STRUC-I indicated.

② Spacings indicated are for all panel edges, 3/8" min from any edge. Nail heads must be flush with the panel surface. Field nailing is 12" o.c. max spacing. All values of this table are for Douglas Fir framing. Mudsill must be PTDF. Nails into PTDF must be galvanized. Electrogalvanizing does not subst for COM nail.

③ BN must always be in the same member, or built-up member, attached to the hold down, even if this member is not at a shear panel edge. HOLD DOWNS ARE USELESS WITHOUT BOUNDARY NAILING.

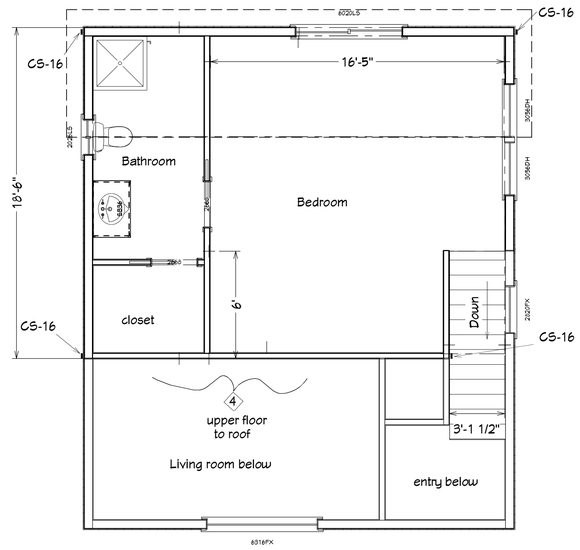
④ Anchor bolts must have at least 7" embedment into concrete, and each must have 0.229"x 3"x 3" min plate washer over sill. 1/2" min dia bolts with 2x4 sills, 5/8" dia with 2x6 sills. PTDF mudsill only. Anchor bolts must be centered along the mudsill typical, unless shown otherwise on project-specific details. These anchor bolt spacings are for sills the same length as shear walls above, such as for slab-on-grade. Continuous, longer foundation ponywalls can have lower shear values and larger spacings between bolts, where shear wall plans show a symbol for that ponywall. All hardware must be protected from corrosion by isolating steel from treated lumber - see general notes. 4x4 mudsill may subst for 2x6.

⑤ For shear transfer through framing where not taken care of by shear panels. such as where interior shear walls connect through floor framing or where shear wall connects to roof All fastening methods are via 2x min members of DF. Nailing must penetrate 1.5". LAG, SDS threads penetrate 2" min. Lags be predrilled properly to thread without splitting. A35 and LTP4 to be installed per Simpson Strong-Tie. "Full body diameter" lag screws per ANSI/ASME B18.2.1-1981, rolled thread screws have reduced values. A35, LTP4, LAG & SDS spacings require 16d box in addition: 12" o.c. face nailing or 8" o.c. toe-nailing. 16d spacings shown are for face nailing only. Only 1 may use only toe-nailing: 16d @ 8" o.c.

⑥ 4x min blocking required at shear panel horizontal joints, for lower shear walls of 2-story buildings.

⑦ 4x framing required at all shear panel joints, with nailing staggered. 2x6 mudsill is OK. Double 2x6 stud may substitute for 4x, if 2x6 studs are nailed together with 2 rows of 16d box @ 8" o.c. each row. Blocking at panel joints may not be double 2x, it must be 4x.

⑧ 4x framing required at all shear panel joints, with nailing staggered. No Substitutions. 2x6 mudsill is OK.



CS-16 has std. tail
aligned to stud below

2nd Floor Plan

1/4" =1'

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Revisions

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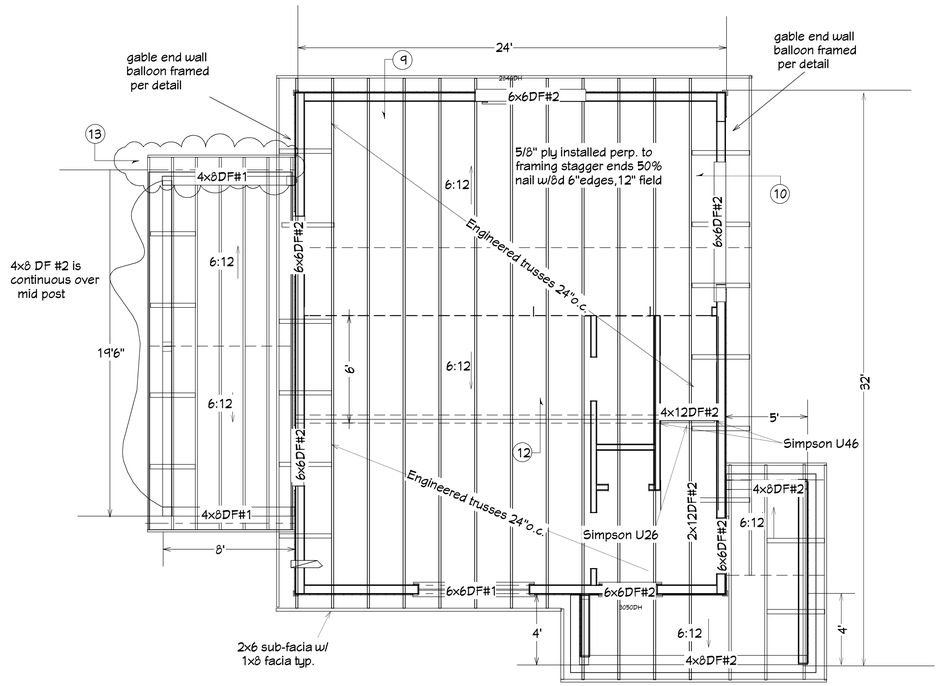
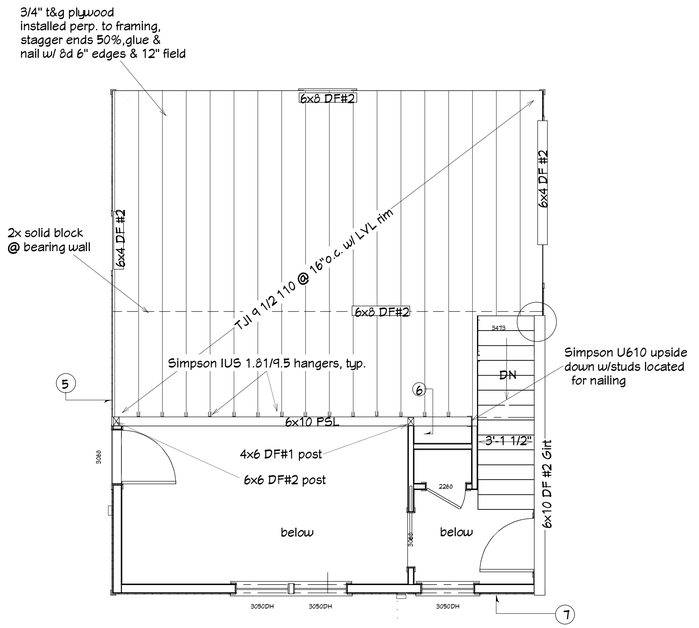
Foundation Plan
1st Floor Framing
2nd Floor Framing
Construction details

S1



Roof Framing

1/4"=1'



2nd Floor Framing

1/4" =1'

Construction Notes - Specifications

CONSTRUCTION STRUCTURAL SPECIFICATIONS

General:

All construction shall meet the minimum requirements of the 2013 CRC and CBC.

All construction methods and trenching practices shall meet CAL OSHA requirements for safety.

Manufactured trusses are to be designed by manufacturer per a deferred submittal.

Foundation / Concrete:

All rebar shall be ASTM A 615, Grade 40 min, typical, unless noted otherwise. See typical rebar bend detail for bar bend and lap requirements. Rebar clearance to excavations shall be 3" min; to formed exterior surfaces, 2" min; and to interior surfaces 1" min. Clearance at the bottom of slabs shall be 1 ½" min.

All rebar, anchor bolts, and anchor hardware shall be positioned securely prior to concrete placement. See Hold Down Schedule for footing requirements at hold down installations.

All concrete batching and construction shall be according to ACI-318 practices. All concrete shall be 2500 psi minimum mix design – Minimum 5 sacks of cement per yard of concrete with ¾" rock, and 6 sacks with ½" rock or pea gravel. Maximum 7 gallons of water per sack of cement - 5" slump maximum unless chemically plasticized. Mixture and water shall be free of sulfides. Calcium chloride shall not be used. All concrete in forms shall be placed with assistance from a vibrator.

Wood Framing:

All sawn lumber shall meet the grades specified on plans. Lumber not noted shall be DF-L #2 min. Architecturally exposed beams shall be "free of box heart". All LVL, PSL type (manufactured) beams must meet Fb of 2900 psi min and E of 2.0 million psi min. LP and Roseburg brands do not meet these requirements and may have to be sized larger for use at a given beam location.

All wood-framed construction not specifically detailed or referenced by notation shall meet the "conventional construction" provisions of the CRC. For utility runs, etc, in wood-framed walls, framing shall not be compromised in excess of cut-out allowances of CRC Section R602.6. For rafters or joists, notches and holes shall not exceed the allowances of CRC section R502.8, unless noted otherwise on plans.

Note that per the 2013 CBC, for Shear Wall Schedule symbols 4 through 12, "Struc I" shear panels must be used. CDX plywood may only be used for symbols 1 through 3.

Sheathing shall be nailed 3/8" min from panel edges; nail heads flush with panel surface. OSB panels of the same shear rating as the CDX plywood specified may be substituted. Framing members split by or at required fastening shall be replaced. Always place shear wall boundary nailing in the framing members fastened to hold downs, even if this is not at the edge of a panel. Where that boundary member is built up from multiple 2xs, then the boundary nailing must be in the member closest to the hold down. See shear wall schedule notes.

All diaphragm (floor, roof) nailing shall be minimum 6d common (0.113" diameter, 8d box nails may substitute) with 1¼" minimum penetration into framing members, at 6" o.c. max at panel edges (on framing members) and over walls (into a rim or blocking), and at all diaphragm edges, unless noted otherwise. Field nailing is 12" o.c. max unless noted otherwise. Floor panels are to be installed with excessive amounts of exterior-grade construction adhesive, always.

Top Plate Splices shall have a minimum 48" overlap with 16- 16d Sinker (Box) Nails, total at plate overlap.

Wood Connection Hardware:

All hardware, fasteners, and building materials shall be provided protection from corrosion and decay appropriate to the environment that they will be in.

Anchor bolts and anchor hardware in a crawl-space, exterior or exposed environment shall be hot-dip galvanized per ASTM A-153. All anchor hardware shall not be left in unprotected contact with pressure-treated or redwood lumber. All metal hardware shall be isolated from contact with such lumber, with an applied barrier layer or coating such as urethane, polymer, epoxy, caulking, construction adhesive, or emulsified tar. This applies to washers, anchor bolts passing through mudsills, hangers, and all other steel hardware. Also, nail or screw fasteners, of required fastening, into such lumber shall be hot-dip galvanized, stainless steel, or of equivalent treatment. All exterior fasteners shall be stainless steel, unless other materials are approved by the designer. All stainless steel hardware requires like-material fasteners of the size specified by the hardware manufacturer.

All required anchor bolts shall be installed per the shear wall schedule and per notes and details specific to the project. In general, anchor bolts shall be 5/8" diameter and shall have 0.229" x 3" x 3" square-plate washers at the top of the mudsill. Anchor bolt spacing shall be per the minimum of the shear wall schedule, or relevant specific detail or note; otherwise 64" o.c. max for single story, and 48" o.c. max for two story construction. All sill plates require a bolt within a foot of each end, and a minimum of 2 bolts.

Hold down anchors shall be of ASTM A36 steel rod, or ASTM F1554 grade 36 min threaded rod (formerly A307), or Simpson Strong-Tie SSTB anchors. All hardware specified is to be installed according to manufacturer's instructions, unless specifically indicated otherwise on plans/details.

Bolts and lag screws shall be full-body diameter per ANSI/ASME B18.2.1. Installations shall be pre-drilled appropriately for the relevant material. All heads or nuts bearing against wood shall have U.S. standard washers minimum (except anchor bolts, see above). All such fasteners exposed to the exterior in coastal zones shall be 18-8 stainless steel.

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Revisions

No.	Date	By
1	1/7/15	A Harmey
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3	4/8/15	A Harmey
4	5/10/15	A Harmey

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2nd floor framing
Roof framing

S2