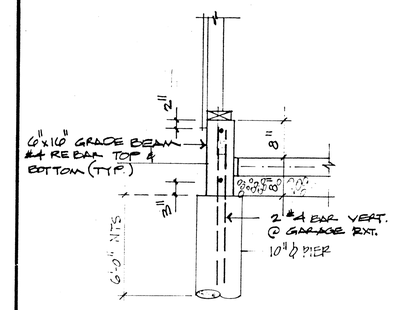
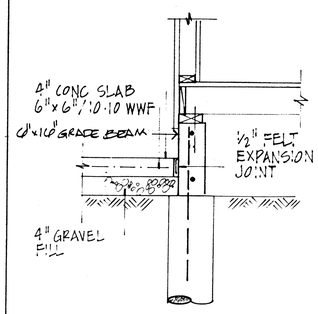
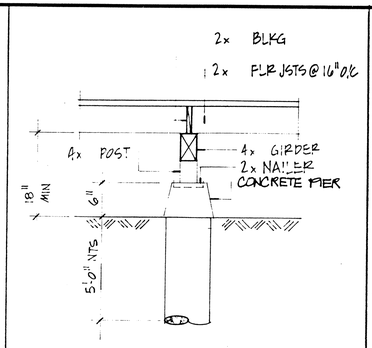


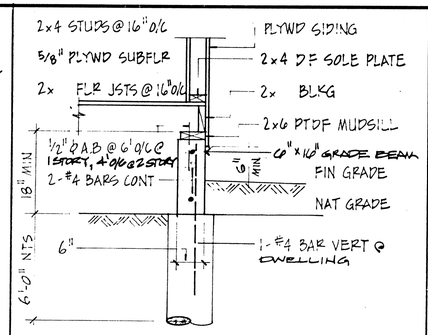

(1) PERIMETER GARAGE



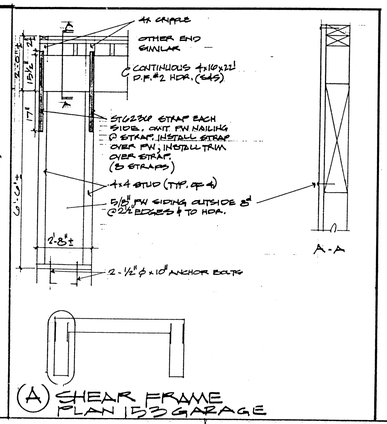

(2) INTERIOR GARAGE




(3) INTERIOR PIER




(4) PERIMETER PIER



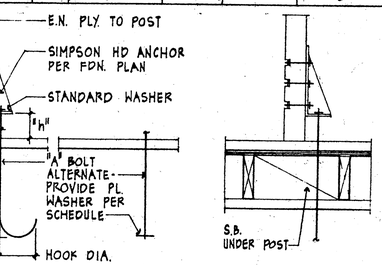

(A) SHEAR FRAME PLAN 153 GARAGE

FURNACES:

| PLAN (Allowed) | MANUFACTURER | CFM | PROPOSED FURNACES | SEASONAL EFFICIENCY | OUTPUT (Bonnet) | INPUT |
|---|---|---|---|---|---|---|
| 165 (59530) | Lennox | 1100 Min. | #G16Q3-50 | 71.5% | 41,000 | 50,000 |
| | Trane | 1100 Min. | #BLD060L942A | 71.0% | 54,000 | 68,000 |
| | BDP | 1100 Min. | #036055 | 76.2% | 53,000 | 64,000 |
| 181 (64003) | Lennox | 1100 Min. | #G16Q2-75 | 71.3% | 61,000 | 75,000 |
| | Trane and BDP same as 165 Plan | | | | | |
| 182 (58460) | Lennox | 1100 Min. | #G16RQ3-50 | 71.4% | 41,000 | 50,000 |
| | Trane | 1100 Min. | #BLD068L936A | 71.0% | 54,000 | 68,000 |
| | BDP | 1100 Min. | #036055 | 76.2% | 53,000 | 64,000 |
| 201 (71308) | Lennox | 1100 Min. | #G16RQ3-75 | 71.1% | 61,000 | 75,000 |
| | Trane | 1100 Min. | #BLD068L936A | 71.0% | 54,000 | 68,000 |
| | BDP | 1100 Min. | #048070 | 77.5 | 71,000 | 86,000 |

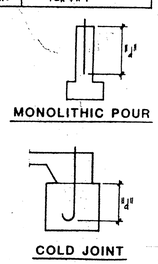
WATER HEATERS:

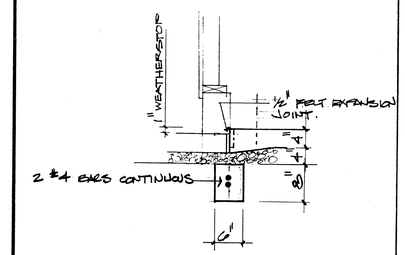
| MANUFACTURER | MODEL | INPUT | GALLONS |
|---|---|---|---|
| American | EFG43S | 29,000 | 38 |
| Rheem | 22G-40-5 | 30,000 | 40 |
| State | PRV-40-NRT-3 | 32,000 | 40 |



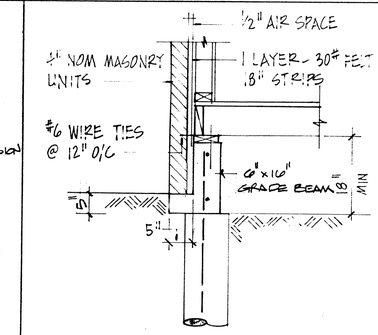

(8) TYP. HOLDOWN



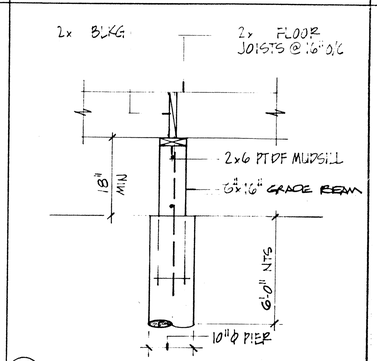



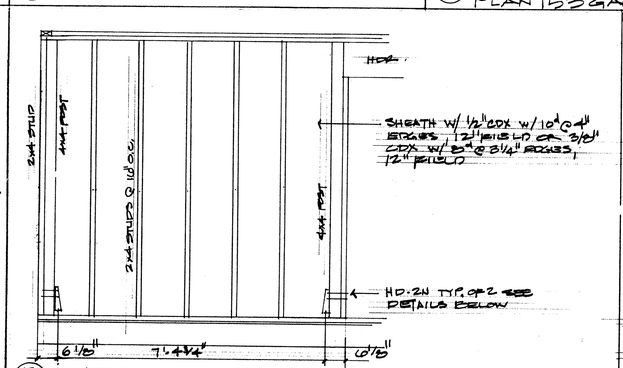

(5) TIE BEAM @ GARAGE DOOR REV. 7-3-86



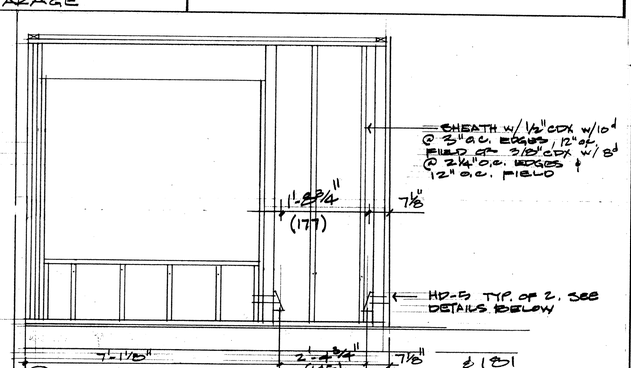

(6) FOOTING @ VENEER




(7) INTERIOR STEM WALL

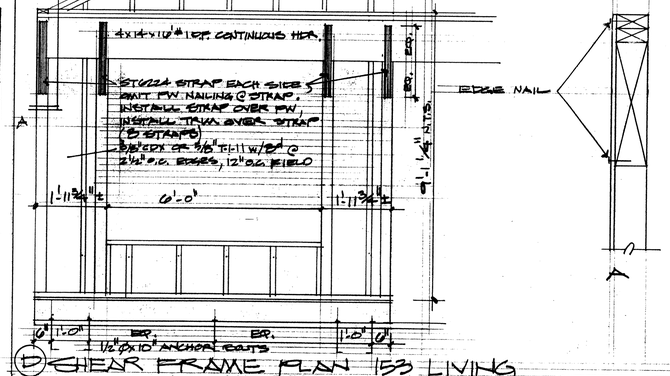



(B) SHEAR FRAME PLAN 100

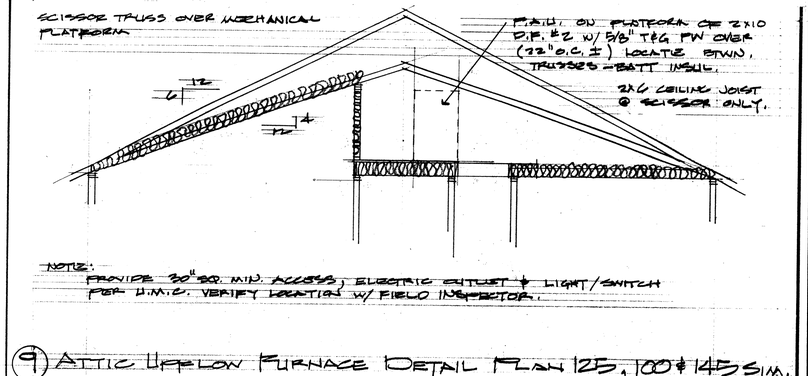



(C) SHEAR FRAME 145 & 177 PLANS

| ANCHOR SIZE | "P" BOLTS | "h" | "A" BOLTS | "d" EMBEDMENT | HOOK DIA. | "x" | PLATE WASHER |
|---|---|---|---|---|---|---|---|
| HD-2N | 2-5/8" ϕ M.B. | 1½" | 5/8" ϕ | 9" | 4½" | 1⅛" | ¼ x 2 x 2" |
| HD-5 | 2-3/4" ϕ M.B. | 3⅛" | ¾" ϕ | 11" | 5¼" | 2⅛" | ½ x 2½ x 2½" |
| HD-5N | 2-3/4" ϕ M.B. | 2⅞" | ¾" ϕ | 11" | 5¼" | 1¼" | ½ x 2½ x 2½" |
| HD-2 | 2-5/8" ϕ M.B. | 2⅞" | 5/8" ϕ | 9" | 4½" | 1⅛" | ¼ x 2 x 2" |
| HD-9 | 3-1" ϕ M.B. | 3⅛" | 1⅛" ϕ | 27" | 8" | 2⅛" | ½ x 4 x 4" |




(D) SHEAR FRAME PLAN 153 LIVING




(9) ATTIC UNDER FURNACE DETAIL PLAN 125, 100 & 145 SIM.

25-P; 25-Q — UNIFORM BUILDING CODE

TABLE NO. 25-P—ALLOWABLE SHEARS FOR WIND OR SEISMIC LOADING ON VERTICAL DIAPHRAGMS OF FIBERBOARD SHEATHING BOARD CONSTRUCTION FOR TYPE V CONSTRUCTION ONLY[1]

| SIZE AND APPLICATION | NAIL SIZE | SHEAR VALUE 3-INCH NAIL SPACING AROUND PERIMETER AND 6-INCH AT INTERMEDIATE POINTS |
|---|---|---|
| 1. 9" x 4' x 8' | No. 11 gauge galvanized roofing nail 1½" long, ⅞" head | 125[2] |
| 2. 9½" x 4' x 8' | No. 11 gauge galvanized roofing nail 1½" long, ⅞" head | 175 |

[1]Fiberboard sheathing diaphragms shall not be used to brace concrete or masonry walls.
[2]The shear value may be 175 for ½-inch x 4-foot x 8-foot fiberboard nail-base sheathing.

TABLE NO. 25-Q—NAILING SCHEDULE

| CONNECTION | NAILING[1] |
|---|---|
| 1. Joist to sill or girder, toenail | 3-8d |
| 2. Bridging to joist, toenail each end | 2-8d |
| 3. 1" x 6" subfloor or less to each joist, face nail | 2-8d |
| 4. Wider than 1" x 6" subfloor to each joist, face nail | 3-8d |
| 5. 2" subfloor to joist or girder, blind and face nail | 2-16d |
| 6. Sole plate to joist or blocking, face nail | 16d at 16" o.c. |
| 7. Top plate to stud, end nail | 2-16d |
| 8. Stud to sole plate | 4-8d, toenail or 2-16d, end nail |
| 9. Double studs, face nail | 16d at 24" o.c. |
| 10. Doubled top plates, face nail | 16d at 16" o.c. |
| 11. Top plates, laps and intersections, face nail | 2-16d |
| 12. Continuous header, two pieces | 16d at 16" o.c. along each edge |
| 13. Ceiling joists to plate, toenail | 3-8d |
| 14. Continuous header to stud, toenail | 4-8d |
| 15. Ceiling joists, laps over partitions, face nail | 3-16d |
| 16. Ceiling joists to parallel rafters, face nail | 3-16d |
| 17. Rafter to plate, toenail | 3-8d |
| 18. 1" brace to each stud and plate, face nail | 2-8d |
| 19. 1" x 8" sheathing or less to each bearing, face nail | 2-8d |
| 20. Wider than 1" x 8" sheathing to each bearing, face nail | 3-8d |
| 21. Built-up corner studs | 16d at 24" o.c. |
| 22. Built-up girder and beams | 20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice |

(Continued)



1985 EDITION — 25-Q

| CONNECTION | NAILING[1] |
|---|---|
| 23. 2" planks | 2-16d at each bearing |
| 24. Plywood and particleboard:[2] Subfloor, roof and wall sheathing (to framing): ½" and less | 6d[3] |
| 19/32"-3/4" | 8d[3] or 6d[4] |
| 7/8"-1" | 8d[3] |
| 1⅛"-1¼" | 10d[3] or 8d[4] |
| Combination Subfloor-underlayment (to framing): ¾" and less | 6d[4] |
| 7/8"-1" | 8d[4] |
| 1⅛"-1¼" | 10d[3] or 8d[4] |
| 25. Panel Siding (to framing): ½" or less | 6d[5] |
| ⅝" | 8d[5] |
| 26. Fiberboard Sheathing:[2] ½" | No. 11 ga x 1½" long[6] or 6d[3] No. 16 ga.[7] |
| 25/32" | No. 11 ga x 1¾" long[6] or 8d[3] No. 16 ga.[7] |

[1]Common or box nails may be used except where otherwise stated.
[2]Common or deformed shank.
[3]Common.
[4]Deformed shank.
[5]Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports (10 inches at intermediate supports for floors), except 6 inches at all supports where spans are 48 inches or more. For nailing of plywood and particleboard diaphragms and shear walls, refer to Section 2513 (c). Nails for wall sheathing may be common, box or casing.
[6]Corrosion-resistant siding or casing nails conforming to the requirements of Section 2516 (j) 2.
[7]Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports.
[8]Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1½-inch length for ½-inch sheathing and 1¾-inch length for 25/32-inch sheathing conforming to the requirements of Section 2516 (j) 1.
[9]Corrosion-resistant staples with nominal 7/16-inch crown and 1⅛-inch length for ½-inch sheathing and 1½-inch length for 25/32-inch sheathing conforming to the requirements of Section 2516 (j) 1.



FURNACES:

| PLAN (Allowed) | MANUFACTURER | CFM | PROPOSED FURNACES | SEASONAL EFFICIENCY | OUTPUT (Bonnet) | INPUT |
|---|---|---|---|---|---|---|
| 100 (34719) | BDP | 1020 | #036035 | 73.9% | 35,000 | 43,000 |
| | Lennox | 605-1160 | #G16Q2-50 | 72.0% | 41,000 | 50,000 |
| | Trane | 405-900 | #BLG045L924A | 71.2 | 36,000 | 45,000 |
| 125 (44401) | SAME AS 100 PLAN | | | | | |
| 145 (52386) | BDP | 1010 | #036055 | 77.6 | 53,000 | 64,000 |
| | Lennox | 605-1160 | #G16Q2-50 | 72.0 | 41,000 | 50,000 |
| | Trane | 405-900 | #BLG045L924A | 71.2 | 36,000 | 45,000 |
| 153 (52196) | BDP | 1020 | #036035 | 73.9 | 35,000 | 43,000 |
| | Lennox | 605-1160 | #G16Q2-50 | 72.0 | 41,000 | 50,000 |
| | Trane | 405-900 | #BLG045L924A | 71.2 | 36,000 | 45,000 |
| 177 (62787) | BDP | 1010 | #036055 | 77.6 | 53,000 | 64,000 |
| | Lennox | 1500 | #G16Q3-75 | 71.3 | 61,000 | 75,000 |
| | Trane | 930-1600 | #BLG068L942A | 71.4 | 54,000 | 68,000 |

WATER HEATERS:

| MANUFACTURER | MODEL | INPUT | GALLONS |
|---|---|---|---|
| American | 43JT | 29,000 | 38 |
| Rheem | 22G-40-5 | 30,000 | 40 |
| State | PRV-40-NRTH | 32,000 | 40 |

TITLE 24 COMPLIANCE DOCUMENTATION

SUBMITTALS

1. The designer or permit applicant must state on the plans or on an attachment that the house complies with Title 24, Part 2, Chapter 2-53.
2. The applicant must submit documentation of the efficiency of proposed HVAC equipment.

MANDATORY FEATURES AND DEVICES

(d). Infiltration Control

(1) Doors and windows between conditioned and unconditioned spaces, such as garages and closets for central forced air gas furnaces (which use outside air for combustion) shall be fully weatherstripped.

(2) The following openings in the building envelope shall be caulked or otherwise sealed to limit infiltration:

(A) Exterior joints around windows and door frames, between wall soleplates and floors, and between exterior wall panels.

(B) Openings for plumbing, electricity and gas lines in walls, ceilings, and floors;

(C) Openings in the attic floor;

(D) All other such openings in the building envelope.

(3) Manufactured doors and windows shall be certified and labeled indicating that they meet the appropriate standards.

(4) Fan or other exhaust systems exhausting air from the building to the outside shall be provided with backdraft dampers or automatic dampers to prevent air leakage.

(5) Masonry or factory-built fireplaces shall have the following:

(A) Tight fitting closeable metal or glass doors covering the entire opening of the firebox (this requirement may be omitted if such doors would interfere with devices permanently installed in the fireplace which are designed to increase the circulation of air).

(B) A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and equipped with a readily accessible, operable, and tight-fitting damper; and

(C) Tight fitting flue damper with a readily accessible control.

(f) Ducts: Ducts shall be constructed, installed, and insulated according to Chapter 10 of the State Mechanical Code (Title 24 Part 4).

(g) Space Conditioning Equipment Sizing

(1) Natural gas and LP gas central furnaces shall be sized to meet at least one of the following requirements:

(A) The total output heating capacity of furnaces in the building shall be less than 45,000 BTU/hr; or

(B) Output heating capacity shall be less than 1.3 times the sum of the design heat loss rate for the heating zone being serviced by the furnace and (plus) 10 BTU/hr/square foot; or

(C) Seasonal efficiency shall exceed 71% by one% for every 7,000 BTU/hr. the output heating capacity exceeds either the building design heat loss rate or 45,000 BTU/hr, whichever is greater.

Heating and cooling equipment shall be sized in accordance with ASHRAE methods, using 70 degree winter and 78 degree summer inside design temperatures. Outside design temperatures shall be 14 winter and 2 & 1/2% summer.

(h) Setback Thermostats

Thermostatically controlled heating or cooling systems, except electric heat pumps, shall have an automatic thermostat with a clock mechanism which the building occupant can manually program to automatically set back the thermostat set points for at least 2 periods within 24 hours.

(i) Water Heating System Insulation

(1) Storage type water heaters and storage and backup tanks for solar water heating systems shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.

(2) Piping in unconditioned space leading to and from water heaters shall be insulated with an installed thermal resistance of R-3 or greater from the 5 feet of pipe closest to the water heater, or whatever shorter length is in unconditioned space.

(3) Pipe Insulation: Recirculating hot water piping in unheated spaces shall be insulated to provide maximum loss of not more that 50 BTU/hr/linear foot.

(j) Gas Cooling Appliances with continuously burning pilots, except those designed to burn only LP gas and those which do not have an electrical line voltage supply connection and have only one continuous burning pilot light consuming less than 150 BTU/hr, shall not be installed.

(m) Lighting: Lamps used in luminaires for general lighting in kitchens and bathrooms shall have an efficiency of not less than 25 lumens per watt. Lamps used only for specific visual tasks are exempt.

GENERAL NOTES FOR FRICTION PILE AND GRADE BEAM FOUNDATION

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE UNIFORM BUILDING CODE, 1982 EDITION.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPENCIES BEFORE COMMENCING WITH THE WORK
3. ALL SITE WORK AND FOUNDATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS REPORT.

   SOILS ENGINEER:

   TITLE:

   DATE:

   JOB NO.:
4. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRESS AT 28 DAYS OF 2000 PSI. NO SPECIAL INSPECTION OF CONCRETE IS REQUIRED.
5. REINFORCING STEEL SHALL BE NEW, DEFORMED BAR, INTERMEDIATE GRADE (ASTM A-615, GRADE 40). LAP ALL HORIZONTAL STEEL A MINIMUM OF 24" AT SPLICES AND AT CORNERS. REINFORCING SHALL BE RIGIDLY HELD IN PLACE PRIOR TO CONCRETE PLACEMENT.
6. GRADE BEAM WIDTHS SHALL BE STRICTLY MAINTAINED FROM TOP OF FORMS TO PAD GRADE. ALL "SLOUGH" SHALL BE REMOVED BEFORE CONCRETE SETS.

DETAIL

| REVISIONS | BY |
|---|---|
| 7-15-86 | RE |
| 11-5-86 | RE |

Oceanis a Partnership
Santa Rosa, Calif.

COFFEY PARK
SANTA ROSA

Date 3-7-86
Scale NOTED
Drawn R.E.P.
Job C.P.-800
Sheet LAST Of Sheets