COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

Planning Services Division

E.J. Ivaldi, Deputy Director

HEARING DATE: November 4, 2015
TIME: 1:30 P.M.

DATE:	October 26, 2015
TO:	Zoning Administrator
FROM:	Development Review Committee
SUBJECT:	Spar Reasonable Accommodation (PLN15-00286)
OWNER:	James Spar
APPLICANT:	Sagan Design Group
STAFF PLANNER:	Heather Beckman, Associate Planner
ZONING:	Plan Area Statement 161 (Tahoe Pines Residential)
LOCATION:	3980 Belleview Avenue in the Homewood area
APN:	085-221-006-000

PROPOSAL:

The subject property is located at 3980 Belleview Avenue and has a required combined 15-foot side setbacks (as measured from the property line) with no one side being less than five feet. The applicant requests a Reasonable Accommodation to construct a detached one-car garage within the southern side setback to allow for protected ingress and egress to the existing residence. Specifically the proposed garage would be located five feet from the property line and four feet for the eaves, whereas eight feet is required.

CEQA COMPLIANCE:

The Variance is categorically exempt from the provisions of CEQA per Section 18.36.050; Class 3A New Construction or conversion of small structures, of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15303).

BACKGROUND/EXISTING CONDITIONS:

The project site is located at 3980 Belleview Avenue and is part of the Re-subdivision of Tahoe Pines in Homewood, California, and is within Plan Area Statement 161 (Tahoe Pines Residential). This developed 6,250 square foot parcel is located within a residential neighborhood. The parcel has a 20-foot required front setback, required side setbacks must total 15 feet with no one side being less than five feet, and the rear set beck is 10 feet. The existing residence is located approximately seven feet from the northern side property line, and therefore the required southern side setback is eight feet. The property is also located within the FEMA 100-year flood plain limits. The parcel is developed with a two-story residence and currently has uncovered driveway and parking area.

On July 28, 2015, the Placer County Planning Services Division received a Request for Reasonable Accommodation from James Spar (Attachment D). The accommodation is requested to allow for the construction of a one-car garage to enable safe ingress and egress to the property and residence for a wheel chair dependent resident. Mr. Spar's original request sought a reduction to the 10-foot required rear setback for a five-foot setback, and a reduction of the nine-foot required southern side setback for a five-foot setback. (Note, it was discovered after the initial noticing of the Request that the northern side setback is actually seven feet to the structure, and therefore the required southern setback is eight feet; not the nine feet that was originally thought. This does not, however, impact the reduced southern side setback request of five feet from the property line.)

The Request was made consistent with Section 17.56.185 of the Placer County Zoning Ordinance, which allows for exemptions to zoning laws to person with disabilities seeking fair access to housing and property. Legal notices of this Request were sent out to neighboring properties within 100 feet of the subject parcel.

On August 28, 2015, Placer County received two written objections to the Request from the affected rear and side neighbors; Mike and Shelly Berreyesa and Lou and Josy Ryan respectively (Attachment E). The neighbors contended that the garage could be built on the property without having to encroach into either the rear or side setbacks.

As a result of the objections Mr. Spar redesigned the project; moving the garage out of the rear setback but still encroaching into the southern side setback. The current proposal requires a reduced southern side setback of five feet. Legal notices of this revised Request were sent out to neighboring properties within 100 feet of the subject parcel. Objections were received from the same two neighbors, Mike and Shelly Berreyesa and Lou and Josy Ryan (Attachment F).

ANALYSIS/DISCUSSION:

The letter of objection to Mr. Spar's Request is based on the following issues:

1. Both the Berryessas and Ryans contend that the project can be built on the property but outside of the required setbacks.
2. The location of the proposed garage would limit the natural light received by the Ryan residence.
3. The location of the proposed garage would result in snow shed onto the Ryan's property.

Staff offers the following response to issues raised in the Ryan correspondence:

1. The applicant's team acknowledges that although it is physically possible to locate the garage outside of the required building setbacks by locating the garage in front of the existing house (i.e. in the southeastern corner of the parcel with the rear of the garage on the same plane as the front of the existing residence), it results in reduced accessibility to the property and residence for the wheel chair dependent resident, other residents and guests. The entry door to the residence is located on the southern side of the house. In the currently proposed garage

location (i.e. at the rear of the property and encroaching into the side setback) residents, or guests that park in front of the garage, have a direct and relatively short path to enter the residence. If the garage were moved in front of the existing residence, the residents and guests that park inside the garage would still have relatively short and direct access to the residence. However, this garage placement effectively blocks the path of travel from the driveway to the front door. In effect, any resident or guest that does not park in the garage would have a much longer and circuitous path of travel to the front door. This is particularly relevant if the wheel chair dependent resident is picked up or dropped, as it necessitates that resident to navigate either through the garage (which may or may not have a car in it) or around the garage with a much longer exposed path of travel to the front door.

2. Placer County Zoning Ordinance does not regulate the placement of structures based on impacts to adjacent property natural lighting, scenic views, etc.
3. The proposed setback of five feet is the minimum side setback for this zoning.

RECOMMENDATION:

Staff offers no comment to the relative hardship stated in this Request. However, should the Zoning Administrator approve the Request for Reasonable Accommodation (PLN15-00286) staff recommends the following conditions of approval:

FINDINGS:

Approval or conditional approval of the Variance requests may be granted only when the Zoning Administrator first determines that the Variance satisfies the criteria set forth in California Government Code Section 65906 and those requirements of Sections 17.60.100, by finding that:

<u>CEQA COMPLIANCE – REQUEST FOR REASONABLE ACCOMMODATION:</u>
Environmental Review / California Environmental Quality Act (CEQA):

1. *This project is categorically exempt from the provisions of CEQA per Section 18.36.050, A (Class 3) [New Construction] of the Placer County Environmental Review Ordinance, October 4, 2001. Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including but not limited to accessory structures including garages. The project will not create a significant impact to the surrounding properties, structures, or public.*

<u>REQUEST FOR REASONABLE ACCOMMODATION:</u>

1. *The subject site is owned and occupied by an individual who is disabled as defined in the Americans with Disabilities Act (Acts).*

2. *The Request is necessary to provide better protected access to an existing single family residence on the site.*

3. *The Request, as proposed, will not impose an undue financial or administrative burden on the County.*

4. *The Request would not require a fundamental alteration to the nature of a county code provision because the code section can remain intact and future exceptions to it can be handled through a standard Variance process.*

5. *If approved, the project will not have an adverse impact on the surrounding uses.*

6. *The subject parcel is a relatively small property (6,250 square feet), is relatively narrow (62.5 feet) and is developed with an existing residence. The possibilities to locate the proposed garage are limited by location of the existing residence and entry door. If approved the proposed project does not meet the required total of 15 feet for the two side setbacks, however, the proposed five-foot setback does meet the minimum setback requirement for the zoning district. Furthermore, if*

the garage were moved in front of the existing residence (and outside of required setbacks), this garage placement effectively blocks the path of travel from the driveway to the front door. This results in a much longer and circuitous path of travel from the driveway to the front door. This is particularly relevant if the wheel chair dependent resident is picked up or dropped, as it necessitates that resident to navigate either through the garage (which may or may not have a car in it) or around the garage with a much longer exposed path of travel to the front door.

ATTACHMENTS:

Attachment A:	Recommended Conditions of Approval
Attachment B:	Engineering and Surveying Division Memo
Attachment C:	Environmental Health Services Memo
Attachment D:	Request for Reasonable Accommodation, James Spar
Attachment E:	Objection Letters: Mike and Shelly Berreyesa and Lou and Josy Ryan, August 28, 2015
Attachment F:	Objection Emails: Lou and Josy Ryan
Attachment G:	James Spar responses to objections
Attachment H:	Site Plans

PLANNING SERVICES DIVISION
RECOMMENDED CONDITIONS OF APPROVAL

1. The Request for Reasonable Accommodation (PLN15-00286) is approved to allow for a five-foot southern side setback (four feet to eaves) for the construction of a detached one-car garage in the Homewood area of California, APN 085-221-006 and as shown on the submitted site plans, project description and correspondence on file in the Community Development Resource Agency, except as modified by the conditions of approval.

2. The effective date of approval shall be November 4, 2015, unless the approval is appealed to the Planning Commission. In accordance with Section 17.58.140(D) and 17.58.160(B)(1) of the Zoning Ordinance, the approval of the Variance shall be valid for 24 months after its effective date. At the end of that time, the approval shall expire and become null and void unless the time limits of the Variance are extended per Section 17.58.160(B) of the Zoning Ordinance.

3. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Spar Request for Reasonable Accommodation PLN15-00286. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.

COUNTY OF PLACER
Community Development/Resource Agency

Michael Johnson, AICP
Agency Director

ENGINEERING AND SURVEYING DIVISION

Richard Eiri, Deputy Director

MEMORANDUM

TO: **Heather Beckman, Planning Services Division**
Julie Leipsic, Planning Services Division

DATE: October 16, 2015

FROM: **Andy Deinken, Engineering and Surveying Division**

SUBJECT: **PLN15-00286: Request for Reasonable Accommodation; 3980 Belleview Avenue; Homewood; Spar; (APN: 085-221-006)**

The applicant is asking for approval of a Reasonable Accommodation Request to construct a detached garage structure within the side setback. A total of 15' is required for the two side setbacks, and the existing house is located approximately 7' from the northern side property boundary. Therefore, an 8' setback from the southern side property boundary is required. The applicant is requesting a reduction to this required side setback. The proposed garage would be located approximately 5' (4' to eaves) from the southern side property boundary, rather than 9' as required.

The Engineering & Surveying Division (ESD) supports the Development Review Committee's recommendation for this application, with the following recommended conditions of approval:

1. Prior to Building Permit issuance, dedicate to Placer County a 20' wide snow storage easement along the property frontage on Belleview Avenue. The County Surveyor will prepare the legal description of the Snow Storage Easement document. The document can be obtained by contacting the ESD. Prior to Building Permit issuance, the easement paperwork must be signed and notarized, and returned to the County.
2. The existing driveway, which connects to a public road (Belleview Avenue), shall be constructed to a Plate R-18, LDM standard for a residential unit. If not already obtained, an Encroachment Permit shall be obtained from the Department of Public Works (DPW) prior to Building Permit issuance. The maximum width of the residential driveway shall be 20' excluding return radii.
3. This parcel is affected by Flood Zone A and will require review by the Floodplain Administrator for compliance with the County of Placer Flood Damage Prevention Ordinance prior to Building Permit issuance.

Placer County
Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH SERVICES

To: Placer County Planning Services

From: Justin Hansen, REHS
Land Use and Water Resources Section

Date: October 9, 2015

Subject: **PLN 15-00268, SPAR, APN 085-221-006**

Environmental Health Services has reviewed the above mentioned request for reasonable accommodation and has no comments or recommended conditions of approval.

Perspective, Hope, and Opportunity

3091 County Center Drive, #180, Auburn, CA 95603 ● wnicks@placer.ca.gov
530.745.2300 ● www.placer.ca.gov ● fax 530.745.2370

ATTACHMENT C

and the garage to allow for safe travel between the two structures in the event snow sheds off of the roof.

v. The lot is 62.5 feet wide.
    1. If the lot were 60 feet wide it would qualify for the Lot side setback exception (17.54.140.B.4) which allows for side setbacks to be reduced to ten percent of the lot width, but no less than three feet.
    2. Our requested setback of five feet is greater than this minimum of three feet.

f. Why the reasonable accommodation is necessary for people with disabilities to have equal opportunity to use and enjoy the specific property accessible to people with disabilities.
    a. Wheelchair bound applicant requires a garage with the minimum dimensions specified above to safely use the property in the winter.
    b. The grade at the proposed location of the garage eliminates the requirement for a ramp from the garage to the house. It also minimizes the requirements for cut/fill at the location of the garage. No retaining walls will be required to build the garage in its proposed location.
    c. The location of the garage relative to the existing house minimizes the danger of snow shedding onto the path of travel from the garage to the house.

Sincerely,

Brad Altman, PE

REGISTERED PROFESSIONAL ENGINEER
BRAD A. ALTMAN
C 71013
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA

SAGAN DESIGN GROUP

THOMPSON & FURUMOTO, INC.

September 18, 2015

Placer County Planning Services Division
775 North Lake Blvd
P.O. Box 5036
Tahoe City CA 96145

RECEIVED
SEP 21 2015
CDRA

RE: Request for Reasonable Accommodation, V1.1
3980 Belleview Ave
Homewood, CA
Placer County A.P.N. 085-221-006

Dear Placer County Planner:

Sagan Design Group is submitting a Request for Reasonable Accommodation for the above referenced property on behalf of the property's owners, James and Camille Spar. Our request is based upon Placer County Planning Code Section 17.56.185 Request for reasonable accommodation.

Please reference the attached site plan, floor plan and elevations depicting the proposed garage upon which we are basing our request for reasonable accommodation.

The information requested by Section 17.56.185-C.1 is documented below.

a. James G. Spar.
   3555 Woodside Rd.
   Woodside, CA 94062
   650.380.1335
   Jim.spar@gmail.com
b. 3980 Belleview Ave.
   Homewood, CA
   Placer County A.P.N. 085-221-006
c. Vacation home
d. Wheelchair-dependent paraplegia from spinal injury in 1993.
e. We request an accommodation from Placer County Planning Code section 17.54.130 Setbacks and yards.
   a. We propose construction of a single car garage that is 16 feet wide and 22 feet deep at the southwest corner of the property. This is the minimum size required to accommodate the vehicle and the clearance to maneuver a wheelchair around the parked vehicle.
   b. Currently the side setbacks are 15 feet total, five feet minimum.
      i. We request the side setback on the south side of the property be reduced to five feet.
      ii. The position of the existing house on the lot dictates a six foot setback on the north side of the house.
         1. This is greater than the five foot minimum setback required for this property.
      iii. If we adhere to the 15 foot total, five foot minimum rule we would need a 9 foot setback on the south side of the property.
      iv. The proposed garage will be located on the south side of the existing house. Adequate distance must be provided between the existing house

August 28th, 2015

To: Heather Beckman
County of Placer – Community Development Resource Agency
Planning Services Division – Lake Tahoe
775 North Lake Blvd., P.O. Box 1909
Tahoe City, CA 96145

Re: Spar Request for Reasonable Accommodation
3980 Belleview Avenue
Homewood, Placer County, Ca
APN 085-221-006

RECEIVED
AUG 28 2015
CDRA

To whom it may concern:

We would like to request a hearing in order to question the need for the detached garage design encroaching into both the side and rear building setbacks.

We understand the needs for accessibility for a physical impairment to both properly and adequately enter and exit a garage or house, and we have no desire to question that need.

But we are of the opinion that the (2) stated reasons for the Reasonable Accommodation Request do not support the need for the garage to be designed such that it is placed in either building setback. It would appear there are other options for a garage design on the property.

Thank you for your consideration,

Mike and Shelly Berreyesa
3985 Eagle Rock Road
Homewood, Placer County, Ca
APN 085-221-005

Shelly Berreyesa

August 28th, 2015

To: Heather Beckman
County of Placer – Community Development Resource Agency
Planning Services Division – Lake Tahoe
775 North Lake Blvd., P.O. Box 1909
Tahoe City, CA 96145

Re: Spar Request for Reasonable Accommodation
3980 Belleview Avenue
Homewood, Placer County, Ca
APN 085-221-006

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But we are of the opinion that the (2) stated reasons for the Reasonable Accommodation Request do not support the need for the garage to be designed such that it is placed in either building setback. It would appear there are other options for a garage design on the property.

Thank you for your consideration,

Lou & Josy Ryan
40 Grand Ave
Tahoe Pines, CA
96141

Lou R

RECEIVED
OCT 16 2015
CDRA

OCT - 16 2015

August 28th, 2015

To: Heather Beckman
County of Placer – Community Development Resource Agency
Planning Services Division – Lake Tahoe
775 North Lake Blvd., P.O. Box 1909
Tahoe City, CA 96145

Re: Spar Request for Reasonable Accommodation
3980 Belleview Avenue
Homewood, Placer County, Ca
APN 085-221-006

To whom it may concern:

We would like to request a hearing in order to question the need for the detached garage design encroaching into ~~both~~ the side and ~~rear~~ building setbacks.

We understand the needs for accessibility for a physical impairment to both properly and adequately enter and exit a garage or house, and we have no desire to question that need.

But we are of the opinion that the (2) stated reasons for the Reasonable Accommodation Request do not support the need for the garage to be designed such that it is placed in either building setback. It would appear there are other options for a garage design on the property.

Thank you for your consideration,

Mike and Shelly Berreyesa
3985 Eagle Rock Road
Homewood, Placer County, Ca
APN 085-221-005

Although we are no Longer directly Impacted
We Still Contest the Side Setback.

Mike Berreyesa
3985 Eagle Rock Rd.

From: Lou or Josy Ryan [mailto:jryanca@comcast.net]

Sent: Friday, October 16, 2015 9:49 AM

To: Heather Beckman

Cc: Ryan, Lou; Ryan, kelly; Ryan, Kevin; Lisa Mac

Subject: Fwd: PLN15-00268 SPAR Another thought

Due to the setback allowances that could impact our property, it is our proposal that the garage be moved to the front (streetside) of the property lessening the impact on our home. Please submit along with our original objections. Thanks Heather.

From: "Heather Beckman" <HBeckman@placer.ca.gov>

To: "Lou Ryan" <lryan@edgewave.com>, "Lou or Josy Ryan" <jryanca@comcast.net>

Cc: "kelly Ryan" <kryan@areadistributing.com>, "Kevin Ryan" <kevin@areadistributing.com>, "Karen Ryan" <iknowkaren@yahoo.com>, "Lisa Mac" <lisalaugh1234@gmail.com>

Sent: Friday, October 9, 2015 10:36:52 AM

Subject: RE: PLN15-00268 SPAR

Hello

I just wanted to let you know that I have reached out to the owner and he would like to take this to public hearing as opposed to redesign. The next Zoning Administrator meeting is Wednesday November 4 at 1:30 PM in the Tahoe City CDRA office. If you cannot attend the meeting you can always submit written comments that will be read (and considered) at the public hearing. Notices will be sent out for the hearing 10 days prior to the hearing date.

Feel free to follow up if you have questions.

Thanks

Heather Beckman

County of Placer - Community Development Resource Agency

(530) 581-6286 / hbeckman@placer.ca.gov

From: Lou Ryan [mailto:lryan@edgewave.com]

Sent: Tuesday, October 06, 2015 3:05 PM

To: Lou or Josy Ryan

Cc: Heather Beckman; Lou Ryan; Ryan, kelly; Ryan, Kevin; Ryan, Karen; Mac, Lisa

Subject: Re: PLN15-00268 SPAR

We also have a separate issue with their snow sliding off their roof and into our yard. 5 ft clearance will not be sufficient to insure it lands on their property and not ours.

Sorry for the occasional typo

On Oct 6, 2015, at 1:55 PM, "Lou or Josy Ryan" <jryanca@comcast.net> wrote

Dear Ms. Beckman, we are the owners at the corner of Grand and Belleview (40 Grand Ave). The request of the above subject is unacceptable to us as it will take the light away from the side of the house adjacent to the requested structure. I would like you to notify us as to the procedure required by Placer County to further our concerns and objections. We live in the Bay Area so would like, if at all possible, to arrange something that will allow us to participate long distance as much as possible. Sincerely, Josy Ryan

650-949-1509 jryanca@comcast.net

On Fri, Oct 23, 2015 at 1:41 PM, Lou or Josy Ryan <jryanca@comcast.net> wrote:

Dear Mr. Spar, Thanks you for contacting us. We genuinely hope we can find an equitable resolution to our dispute of the "proposed" location of your garage.

We understand your need to a structure that will accommodate your challenges but your request for a setback that will infringe upon the existing setback on our side is not acceptable. Even with the existing setbacks remaining as is, the new structure will take the sunlight need for snow melt and that melt from your garage roof to fall on our already shaded property. Setbacks were put in place to give neighbors the luxury of breathing room and affording them as much light as is possible.

We, the Ryan Family have some thoughts we'd like to present: It seems, as we noticed last summer, that your deck was redesigned and moved out from the side entry. If so, that would explain your need for some relief from the existing setback. If that was the case then reducing that deck would allow you to move the side wall of the garage closer to the entry of your home and give you the space needed for wheelchair access leaving the setbacks as is.

Mr. Spar, we truly hope we find a compromise that would meet everyone's needs. We are open to dialogue on the subject but our position is clear. We do not want to relax the property setback line that separates the north wall of our home and your garage. We believe that there must be an alternative design and location within the constraints of your property that would satisfy everyone's needs. Our Best. Lou and Josy Ryan and family

From: Jim Spar [mailto:jim.spar@gmail.com]

Sent: Wednesday, October 07, 2015 6:32 PM

To: Heather Beckman

Cc: Brad Altman; Camille Spar; Jim Spar

Subject: Re: FW: PLN15-00268 SPAR

Thank you for your note Heather. I think we will go with your option 2 and proceed with hearing. Our comments on our south side neighbor's concerns are as follows:

- Dimming of light on neighbors north side of house from proposed garage: Our garage as proposed is lower in height than the neighbor's existing two-story home which looks down on our deck and blocks a significant amount of natural light from the south sky penetrating to our property to the north. Given Homewood's 39° north latitude, our proposed structure to the north is unlikely to significantly dim light falling on the north wall of neighbor's house where only a few small windows exist.

- Snow shedding onto neighbors property: The steep 12x12 roof pitch will deposit snow on our property exclusively (Brad to provide calculation). However in the spirit of reasonable accommodation we propose to include in project one or more of the following: snow blocker, shortened eve on south side, and 3' - 4' fence placed on our side of lot line for length of garage to contain any accumulated snow shed from roof.

I believe you have in your possession our original rationale re distance between proposed garage and cabin for safety in event of snow shedding. If not, I ask Brad by this note forward those to you. When you have a date for the hearing, please let us know. Thanks for your work on our project Heather.

Jim Spar

650.380.1335

From: Jim Spar [mailto:jim.spar@gmail.com]

Sent: Monday, October 19, 2015 3:01 PM

To: lryan@edgewave.com

Cc: Camille Spar; Jim Spar; Brad Altman; Heather Beckman

Subject: 3980 Belleview Project

Dear Mr. and Mrs Ryan,

My wife Camille and I purchased the Rosa cabin last year with the intent of beginning a long-term family vacation home tradition. We have spent the past year repairing deferred maintenance items and replacing rotten decking. We are not short-term real estate speculators.

I am a wheelchair-dependent paraplegic twenty two years post injury. In order to enjoy year round use of the cabin, we need a safe path of egress from a covered single garage to cabin door. The safest location is adjacent to the cabin. However with a narrow 62' lot and the need for a wider than normal single car width garage (14' rather than 12'), we have a need to intrude into the side setback. We are confident that we can prevent snow shedding onto your property with "snow stoppers" on the south facing roof and/or a 3'-4' fence on our side of property line for the length of garage roof. An added benefit of this location is screening between our properties will add to privacy while reflecting light back onto the north side of your home.

An alternative location for garage is in the front of lot (southeast corner) however this location is less safe for a wheelchair user in inclement weather than the proposed location. But perhaps more importantly from your property perspective, the view from your lovely front porch entertainment area would be marred by a structure to the immediate northeast. Your view of the open pine/fir woodland and vibrant understory vegetation would be reduced. Several mature trees would require removal as well.

I would be happy to speak with you about your concerns or questions by email or telephone. Our intent is to allay your concerns so that we may arrive at an amicable resolution.

Thank you for your consideration of our unique needs.

Jim and Camille Spar

650.380.1335

From: Jim Spar [mailto:jim.spar@gmail.com]

Sent: Wednesday, October 28, 2015 9:48 AM

To: Lou or Josy Ryan

Cc: Camille Spar; Heather Beckman; Brad Altman; Lou Ryan; Ryan, kelly; Mac, Lisa; Ryan, margeret; Kevin Ryan

Subject: Re: Garage Easement

Thank you for responding to my note Mr. Ryan. We are disappointed in your continued objection to our project.

We want to correct a misunderstanding contained in your third paragraph: the rebuilt deck on the south side of cabin facing your side property is actually narrower than the original, not wider. At the location of the proposed garage it is reduced from 14' 4" to 7' 9", and at the top of wheelchair ramp, the widest south projection of deck is reduced from 14' 4" to 13' 7". Your visibility of the original was obscured by a grape stake privacy fence and a stone fireplace/grill structure.

Regards,

Jim and Camille Spar

SPAR GARAGE

GOVERNING AGENCIES, ORGANIZATIONS, & UTILITIES

PLACER COUNTY PLANNING DEPT.
(TAHOE OFFICE)
775 N. LAKE BLVD.
P.O. BOX 1909
TAHOE CITY, CA. 96145
PHONE: 530.581.6280
FAX: 530.581.6282
http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning.aspx

PLACER COUNTY BUILDING DEPT.
(TAHOE BUILDING DIVISION OFFICE)
775 N. LAKE BLVD.
P.O. BOX 5036
TAHOE CITY, CA. 96145
PHONE: 530.581.6200
FAX: 530.581.6204
INSPECTION REQUESTS: 530.581.6205
http://www.placer.ca.gov/Departments/CommunityDevelopment/Building

TAHOE REGIONAL PLANNING AGENCY
128 MARKET STREET
P.O. BOX 5310
STATELINE, NV. 89449
PHONE: 775.588.4547
FAX: 775.588.4527
http://www.trpa.org/

NORTH TAHOE FIRE PROTECTION DISTRICT
300 N. LAKE BLVD.
P.O. BOX 5879
TAHOE CITY, CA. 96145
PHONE: 530.583.6913
FAX: 530.583.6909
http://www.ntfire.net/index.asp

TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
11603 DONNER PASS ROAD
TRUCKEE, CA 96161
PHONE: 530.582.2546
FAX: 530.582.7606
http://www.ttusd.org/

TAHOE CITY PUBLIC UTILITY DISTRICT
221 FAIRWAY DRIVE
TAHOE CITY, CA 96145
PHONE: 530.583.3796
FAX: 530.583.1475
http://www.tahoecitypud.com/

LIBERTY ENERGY
701 NATIONAL AVE.
P.O. BOX 107
TAHOE VISTA, CA 96148
PHONE: 800.782.2506
http://www.liberty-energy.com/pages/home.php

SOUTHWEST GAS CORPORATION
(LOCAL CUSTOMER ASSISTANCE LOCATION)
10682 PIONEER TRAIL
TRUCKEE, CA 96161-0218
PHONE: 877.860.6020
http://www.swgas.com/contactus/nrvcontacts.php

PROJECT CONTACT INFORMATION

OWNER
JAMES & CAMILLE SPAR

DESIGNER
SAGAN DESIGN GROUP
2800 LAKE FOREST ROAD
PO BOX 6214
TAHOE CITY, CA 96145
PHONE: 530.583.0348
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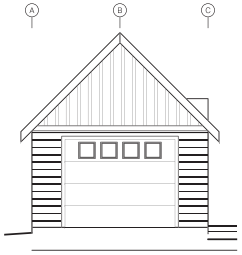
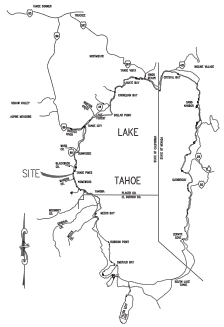


VICINITY MAP / PROJECT LOCATION



SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

PLEASE SEE SHEET S0.0 - "STRUCTURAL NOTES & DESIGN CRITERIA" FOR SPECIAL INSPECTION AND OBSERVATION REQUIREMENTS.

DESIGN CRITERIA

1. FOUNDATION DESIGN
   1.1. ALLOWABLE BEARING PRESSURES = 2000 PSF
   1.2. THE E.O.R. IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS.
   1.3. ALL LOOSE SOILS SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT OF ANY CONCRETE.
2. SEISMIC DESIGN
   2.1. LATITUDE = 39.1050°, LONGITUDE = -120.1609°
   2.2. SITE CLASS = D
   2.3. SEISMIC DESIGN CATEGORY = D
   2.4. OCCUPANCY CATEGORY = II
   2.5. SFRS = LIGHT FRAMED SHEAR WALLS WITH WOOD STRUCTURAL PANELS (ASCE 7-10 TABLE 12.2-1)
      2.5.1. R = 6.5 FOR WOOD SHEAR WALLS
   2.6. SFRS = ORDINARY STEEL MOMENT FRAME (OMRF) (ASCE 7-10 TABLE 12.2-1)
      2.6.1. R = 3.5
3. WIND LOADS
   3.1. EXPOSURE = B
   3.2. BASIC WIND SPEED = 115 MPH
4. GRAVITY LOADS
   4.1. SNOW LOADS
      4.1.1. GROUND SNOW LOAD = 223 PSF
   4.2. LIVE LOADS
      4.2.1. FLOOR LOAD = NA PSF
   4.3. DEAD LOADS
      4.3.1. ROOF = 23 PSF, FLOOR = NA PSF, WALL = 15 PSF
5. CLIMATE ZONE
   5.1. CLIMATE ZONE = 16

DEFERRED SUBMITTALS

1. NA

PROJECT SCOPE

A NEW DETACHED GARAGE IS TO BE CONSTRUCTED USING WOOD FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, ON A SHALLOW SPREAD CONCRETE FOUNDATION.

SHEET INDEX

COVER SHEET	0.0
CIVIL	
SITE PLAN	C1.1
TRPA / BMP DETAILS	C1.2
ARCHITECTURAL	
FLOOR PLANS AND ELECTRICAL PLANS	A2.1
ELEVATIONS AND STRUCTURAL SECTION	A4.1
STRUCTURAL	
GENERAL NOTES & DESIGN CRITERIA	S0.0
FOUNDATION AND SHEAR PLAN	S2.1
ROOF FRAMING AND STRUCTURAL DETAILS	S2.2

BUILDING CODE INFORMATION

APPLICABLE CODES

2013 CALIFORNIA ADMINISTRATIVE CODE	(2013 CAC)
2013 CALIFORNIA BUILDING CODE	(2013 CBC)
2013 CALIFORNIA RESIDENTIAL CODE	(2013 CRC)
2013 CALIFORNIA ELECTRICAL CODE	(2013 CEC)
2013 CALIFORNIA MECHANICAL CODE	(2013 CMC)
2013 CALIFORNIA PLUMBING CODE	(2013 CPC)
2013 CALIFORNIA ENERGY CODE	(2013 CEnC)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE	(2013 CALGREEN)

BUILDING CONSTRUCTION

USE AND OCCUPANCY CLASSIFICATION	R-3 (2013 CBC - 310.1)
CONSTRUCTION CLASSIFICATION	TYPE VB (2013 CBC - 602.5)

SPACE CALCULATIONS

GARAGE

GARAGE	352 SQ. FT.
TOTAL	352 SQ. FT.

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REGISTERED PROFESSIONAL ENGINEER
BRADA ALTMAN
No. C 71013
EXPIRES 06/30/17
CIVIL
STATE OF CALIFORNIA

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	2015.07.23	PLACER CO. PERMIT	BA	BA
2	2015.09.18	REAR SETBACK REVISION	BA	BA

NEW GARAGE
JAMES & CAMILLE
SPAR
3980 BELLEVIEW AVE
HOMEWOOD
PLACER COUNTY
CALIFORNIA
A.P.N. 085-221-006

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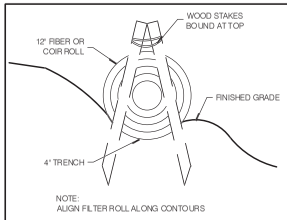
DESCRIPTION
COVER SHEET

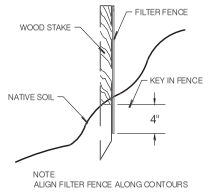
SCALE N/A
PROJECT NO. B15-31

0.0

ATTACHMENT H



FIBER ROLL PLACEMENT NTS



EROSION CONTROL FENCE NTS

SITE PLAN GENERAL NOTES

1. THE INFORMATION CONTAINED IN THIS SITE PLAN HAS BEEN TAKEN FROM A SURVEY PROVIDED BY WEBB LAND SURVEYING, PO BOX 1222, CARNELIAN BAY, CA 96140. 530.581.2599. DRAWING NAME: 231700T01.DWG
2. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM THE TAHOE PINES SUBDIVISION. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE RIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK SEPTEMBER 9, 2014.
7. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
8. VERTICAL DATUM IS FROM GOOGLE EARTH, WGS-84.
9. T.B.M. = (60d NAIL NEAR WEST EDGE OF BELLEVIEW AVE), ELEV =6231.5'
10. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.
11. LAND CAPABILITY CLASSIFICATION IS FROM THE TAHOE LAND GUIDE, DATED SEPTEMBER 1981 & MUST BE VERIFIED BY THE T.R.P.A.

DRIP LINE TRENCH SCHEDULE

⊗	WIDTH (IN.)	DEPTH (IN.)	LENGTH (FT.)
B1	18	10	6
B2	18	10	25

SEE SHEET C1.2 FOR T.R.P.A. NOTES AND DETAILS

ALLOWABLE COVERAGE

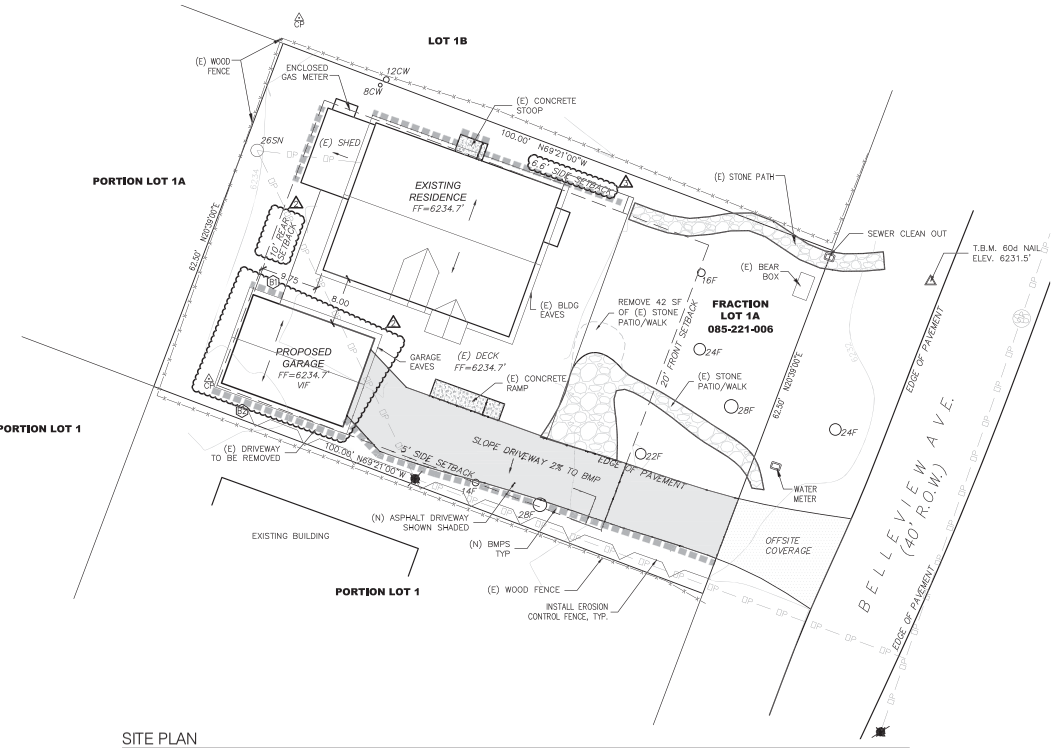
TOTAL LOT AREA	6,250 S.F.
CLASS 5	6,250 S.F. @ 25% = 1,563 S.F.
TOTAL ALLOWABLE COVERAGE	1,563 S.F.

EXISTING COVERAGE

	CLASS 5
RESIDENCE	917 S.F.
DECKS/STAIRS (NO REDUCTION APPLICABLE)	987 S.F.
ASPHALT DRIVEWAY	800 S.F.
STONE PATIO/PATH	377 S.F.
SHED	124 S.F.
CONCRETE RAMP/LANDINGS	53 S.F.
TOTAL	3,258 S.F.
OFFSITE	249 S.F.
BANKED COVERAGE	310 S.F.

PROPOSED COVERAGE

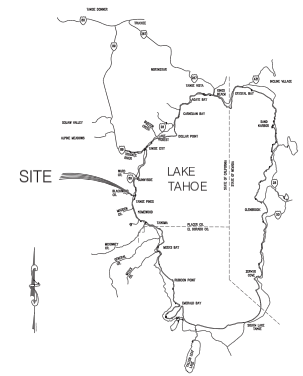
	CLASS 5
RESIDENCE	917 S.F.
DECKS/STAIRS (NO REDUCTION APPLICABLE)	987 S.F.
ASPHALT DRIVEWAY	800 S.F.
GARAGE	352 S.F.
STONE PATIO/PATH	335 S.F.
SHED	124 S.F.
CONCRETE RAMP/LANDINGS	53 S.F.
TOTAL	3,568 S.F.
OFFSITE	249 S.F.



SITE PLAN

SCALE: 1":10'

VICINITY MAP



LEGEND

PROPERTY LINE	
SETBACKS	
BMP	
FENCE	
EROSION CONTROL FILTER FENCE	
SS — SS — SANITARY SEWER	
OP — OP — ELECTRIC - OVERHEAD	
SEWER CLEANOUT	
SANITARY SEWER MANHOLE	
WV WATER VALVE	
14P	TREE, SIZE, TYP. P = PINE F = FIR C = CEDAR
CP	CONTROL POINT
	MONUMENT
	UTILITY POLE
	FIRE HYDRANT

DEFENSIBLE SPACE NOTES

1. REMOVE ALL DEAD VEGETATION AND DEAD TREE LIMBS, TYP.
2. REMOVE LADDER FUELS BENEATH TREE DRIPLINES WITHIN 10' VERTICALLY OF TREE LIMBS.
3. REMOVE TREE LIMBS WITHIN 10' OF GROUND OR ⅓ OF TREE HEIGHT, WHICHEVER IS LESS.
4. CREATE A 5' WIDE NONCOMBUSTIBLE AREA AROUND THE BASE OF STRUCTURE, TYP.
5. REMOVE ALL DRY GRASS AND WEEDS UP TO 30' AWAY FROM STRUCTURE, TYP. (IRRIGATED AREAS NOT INCLUDED)
6. FIRE DEPARTMENT DEFENSIBLE SPACE APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING DEPARTMENT CERTIFICATE OF OCCUPANCY.
7. REFER TO THE NORTH TAHOE FIRE DISTRICT "LIVING WITH FIRE" DOCUMENT FOR ADDITIONAL INFORMATION.

TRPA NOTES

1. ALL COVERAGE REMOVED AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION.
2. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.
3. A 3" LAYER OF ¾" ANGULAR GRAVEL SHALL BE PLACED BENEATH ALL RAISED DECKS.
4. SEE SHEET C1.2 FOR TRPA BMP DETAILS
5. STRAW BALES ARE NO LONGER ACCEPTABLE FOR TEMPORARY EROSION CONTROL OR MULCH MATERIAL IN THE LAKE TAHOE BASIN. THE USE OF STRAW HAS CONTRIBUTED TO THE SPREAD OF NOXIOUS WEEDS THROUGHOUT THE BASIN. THE USE OF ALTERNATIVES TO STRAW BALES, SUCH AS PINE NEEDLE BALES, FILTER FABRIC, COIR LOGS AND PINE NEEDLE OR WOOD MULCHES FOR EROSION CONTROL PURPOSES IS REQUIRED.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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CIVIL
STATE OF CALIFORNIA

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	2015.07.23	PLACER COUNTY PERMIT	HS	BA
2	2015.09.18	REAR SETBACK REVISION	BA	BA
3	2015.10.19	SIDE SETBACK REVISION	BA	BA

NEW DECK & DRIVEWAY FOR:

JAMES & CAMILLE
SPAR
3980 BELLEVIEW AVE.
TAHOE PINES LOT 1A
PLACER COUNTY
CALIFORNIA
A.P.N. 085-221-006

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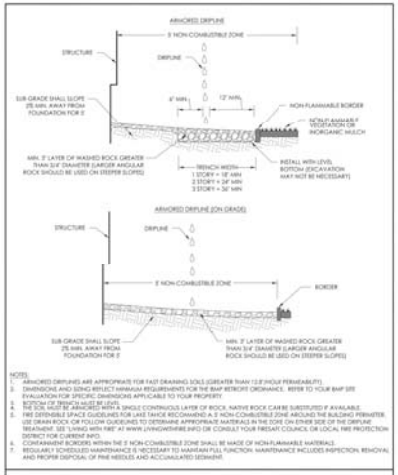
DESCRIPTION

SITE PLAN

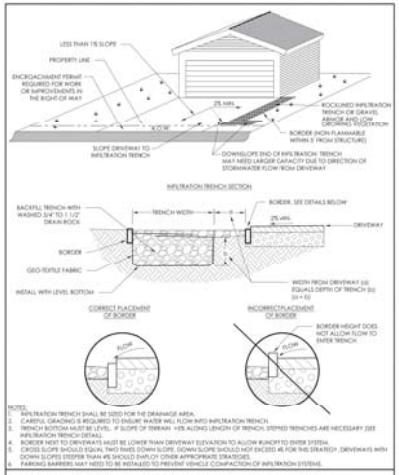
SCALE AS NOTED
PROJECT NO. B15-31

C1.1



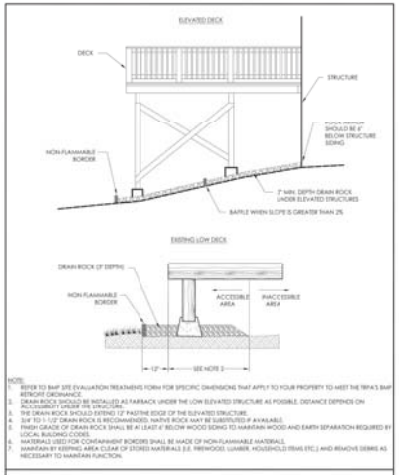
ARMORED DRIPLINE

3/04/09



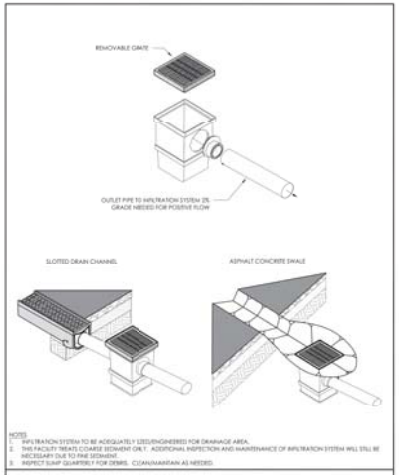
GRADING FOR SHEET FLOW

5/11/09



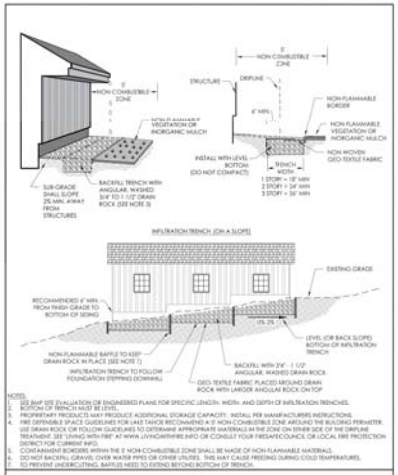
ROCK ARMOR - ELEVATED STRUCTURE

3/12/09



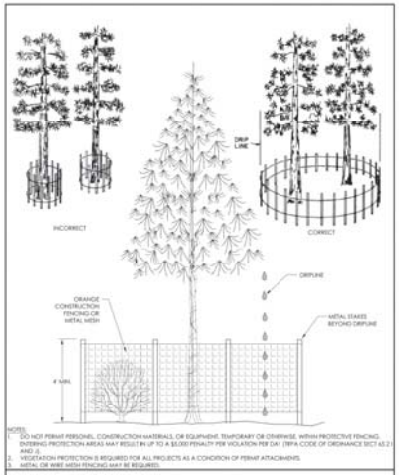
COARSE SEDIMENT TRAP

3/12/09



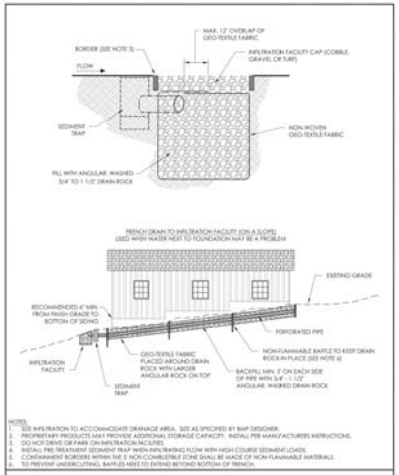
INFILTRATION TRENCH

3/12/09



VEGETATION PROTECTION

3/12/09



INFILTRATION FACILITY

3/12/09

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No.	Date	Issue and Revision	By	Check
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DESCRIPTION
TRPA
BMP DETAILS

SCALE NA
PROJECT NO. B15-31

C1.2

LEGEND

POWER SYMBOLS

- RECEPTACLE 15AMP 120V LOCATE +12" ABOVE FINISH FLOOR.
- AFCI RECEPTACLE 15 AMP 120V WITH ARC-FAULT CIRCUIT INTERRUPTER LOCATE +12" ABOVE FINISH FLOOR.
- WP RECEPTACLE 15 AMP 120V WEATHER PROTECTED WITH GROUND FAULT INTERRUPTER. LOCATE +24" ABOVE FINISH FLOOR.
- GFI RECEPTACLE 120V WITH GROUND FAULT INTERRUPTER. USE GFI AT ALL MOIST LOCATIONS.
- 220 RECEPTACLE 120/240 10-3 WIRE OUTLET WITH 30 AMP WHERE REQUIRED. CHECK APPLIANCE RATINGS FOR FURTHER REQ.
- RECEPTACLE 120V HALF-HOT SWITCHED
- RECEPTACLE 120V FLUSH WITH FLOOR
- QUAD RECEPTACLE LOCATE + 12" ABOVE FINISH FLOOR.
- O.H. DOOR RECEPTACLE 120V FLUSH WITH CEILING.

SWITCH SYMBOLS

- SWITCH - SINGLE POLE - FLUSH MOUNT
- D SWITCH - SINGLE POLE w/ DIMMER - FLUSH MOUNT
- 3 SWITCH - THREE POLE - FLUSH MOUNT
- D3 SWITCH - THREE POLE w/ DIMMER - FLUSH MOUNT
- 4 SWITCH - FOUR POLE - FLUSH MOUNT
- O SWITCH - OCCUPANT SENSOR
- GFI SWITCH - SINGLE POLE - GROUND FAULT INTERRUPT
- SWITCH - DOOR JAMB
- GE # GRAPHIC EYE, SEE SCHEDULE
- K/P/MKP KEY PAD OR MASTER KEY PAD

FIXTURE SYMBOLS

- RECESSED LIGHT
- RECESSED SPOT LIGHT
- RECESSED LOW VOLTAGE LIGHT
- RECESSED LOW VOLTAGE SPOT LIGHT
- RECESSED INCANDESCENT WALL WASHER
- RECESSED INCANDESCENT DOUBLE WALL WASHER
- RECESSED INCANDESCENT SHOWER LIGHT
- SURFACE-MOUNTED SPOTLIGHT
- SURFACE-MOUNTED LOW VOLTAGE SPOTLIGHT
- LOW VOLTAGE TRACK LIGHTING
- STANDARD VOLTAGE TRACK LIGHTING
- LOW VOLTAGE STRIP/CABLE LIGHTING
- SURFACE MOUNTED FLUORESCENT FIXTURE
- UNDER CABINET LIGHT
- CEILING-MOUNTED INCANDESCENT LIGHT
- PENDANT LIGHT
- WALL-MOUNTED SCONCE
- TABLE LAMP
- LOW VOLTAGE LANDSCAPE LIGHT ON GFI CIRCUIT
- STEP LIGHT
- X.X.X LIGHTING CIRCUIT (LEVEL.ROOM.NUMBER)

MISCELLANEOUS ELECTRICAL SYMBOLS

- SD SMOKE & CARBON MONOXIDE DETECTOR
- T THERMOSTAT
- B DOOR BELL (LOCATE CHIME AS APPROPRIATE)
- DATA JACK
- TELEPHONE & DATA JACK
- TELEPHONE JACK
- TELEPHONE JACK FLUSH W/ FLOOR
- INT INTERCOM
- S SPEAKER
- TV TELEVISION CABLE
- GARAGE DOOR OPENER (BUTTON)

1.0 - ARCHITECTURAL NOTES:

1.1 - GARAGES & CARPORTS:

1.1.1. GARAGES AND CARPORTS: CARPORTS SHALL BE OPEN ON NO FEWER THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON AT LEAST TWO SIDES SHALL BE CONSIDERED A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES *2013 CBC - 406.3.9).*
EXCEPTIONS: ASPHALT SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORTS.
THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

1.1.2. SEPARATION. SEPARATIONS SHALL COMPLY WITH THE FOLLOWING *(2013 CBC - 406.3.4)*:
1. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2 INCH IN THICKNESS GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AND 1/2 INCH GYPSUM BOARD APPLIED TO STRUCTURES SUPPORTING THE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR DOORS IN COMPLIANCE WITH SECTION 716.5.3 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
2. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019-INCH SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

1.2 - DOORS & RAMPS:

1.2.1. *READILY* OPENABLE EGRESS DOOR: EGRESS DOORS SHALL BE *READILY* OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT *(2013 CRC - R311.2)*.

1.2.2. SIZE OF DOORS: THE MINIMUM WIDTH OF EGRESS DOORS SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR OPEN 90 DEGREES. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80 INCHES *(6'-8") (2013 CBC - 1008.1.1)*.
EXCEPTIONS:
5. DOOR OPENINGS WITHIN A DWELLING UNIT OR SLEEPING UNIT SHALL NOT BE LESS THAN 78 INCHES (6'-6") IN HEIGHT.
6. EXTERIOR DOOR OPENINGS IN DWELLING UNITS AND SLEEPING UNITS, OTHER THAN THE REQUIRED EXIT DOOR, SHALL NOT BE LESS THAN 76 INCHES (6'-4") IN HEIGHT.

1.2.3. FLOOR ELEVATION: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) *(2013 CBC - 1008.1.5)*.
EXCEPTIONS:
1. DOORS SERVING INDIVIDUAL DWELLING UNITS IN GROUPS R-2 AND R-3, ALLOW A DOOR AT THE TOP STEP OF AN INTERIOR FLIGHT OF STAIRS; HOWEVER, SUCH DOOR CANNOT SWING OVER THE TOP STEP.

1.2.4. LANDINGS AT DOORS: LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. THE LANDING LENGTH, IN THE DIRECTION OF TRAVEL FOR GROUPS R-3 & U, NEED NOT EXCEED 36 INCHES *(2013 CBC - 1008.1.6)*.

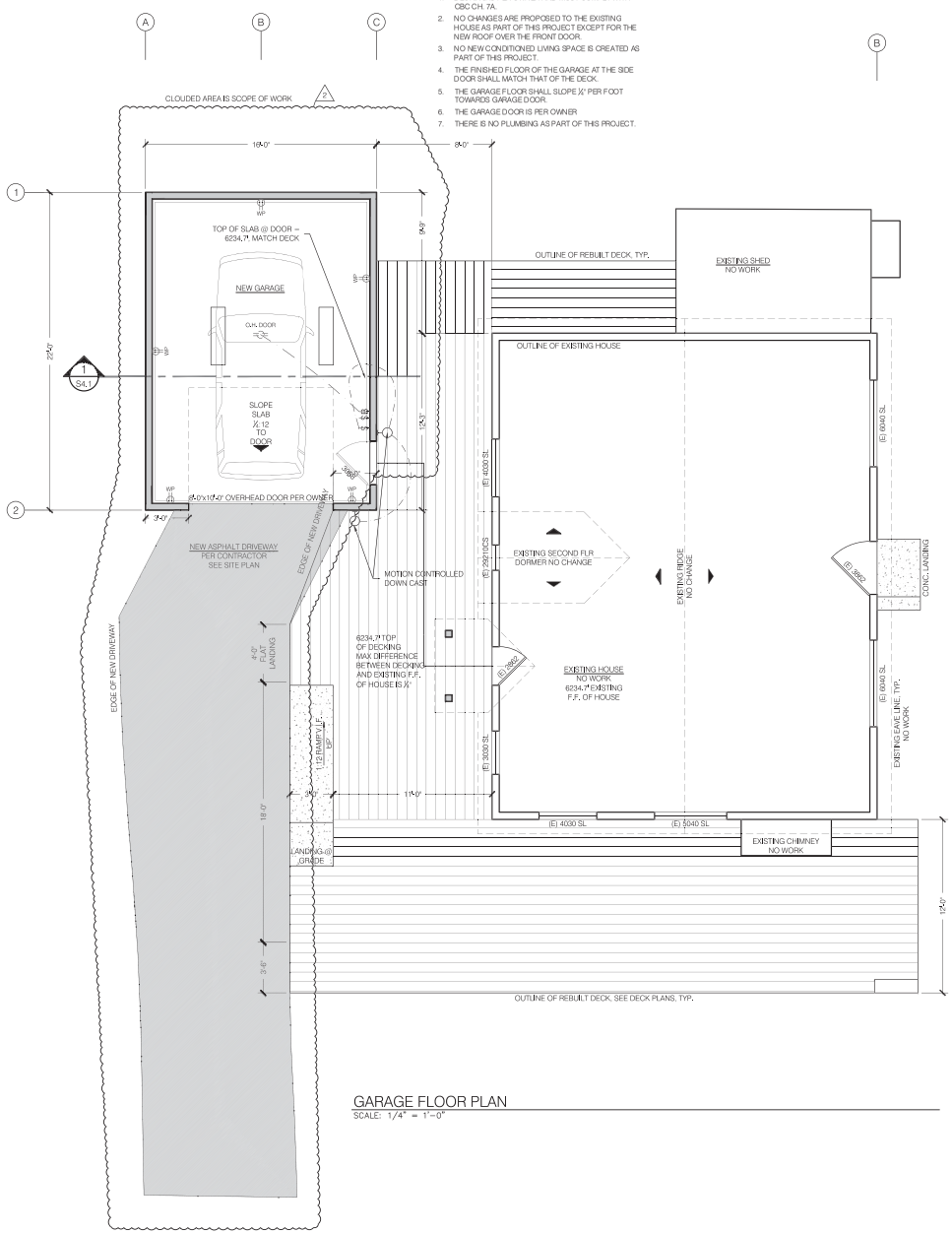
1.2.5. THRESHOLD HEIGHT: THE THRESHOLD HEIGHT SHALL BE LIMITED TO 7-3/4 INCHES (IN GROUPS R-2 OR R-3) WHERE THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS, THE DOOR IS NOT PART OF AN ACCESSIBLE ROUTE AS REQUIRED BY CHAPTER 11A OR 11B *(2013 CBC)*, THE DOOR IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT *(2013 CBC - 1008.1.7)*.

1.2.6. HARDWARE HEIGHT (DOORS): DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE THE FINISHED FLOOR. *(2013 CBC - 1008.1.9.2)*.

1.2.7. RAMPS (W/ OCC. LOAD <50 & NOT ADA REQUIRED): CONSTRUCTION SHALL BE GOVERNED BY *2013 CBC - 1010*. RAMPS MAY NEED TO BE ENCLOSED *(2013 CBC - 1010.2)*. IF THE RAMP IS USED AS PART OF THE MEANS OF EGRESS, THE SLOPE SHALL NOT EXCEED 1(V):12(H) (8%). HOWEVER RAMPS SHALL NOT BE STEEPER THAN 1(V):8(H) (12.5%) *(2013 CBC - 1010.3)*. CROSS SLOPE SHALL NOT EXCEED 2% *(2013 CBC - 1010.4)*. THE MAXIMUM RISE FOR ANY RAMP RUN SHALL BE 30 INCHES *(2013 CBC - 1010.5)*. THE RAMP WIDTH SHALL NOT BE LESS THAN 36" *(2013 CBC - 1010.6.1)*. HANDRAILS FOR RAMPS SHALL COMPLY WITH *(2013 CBC - 1010.9)*.

PLAN NOTES

1. DECKING IS PER OWNER AND MUST COMPLY WITH CBC CH. 7A.
2. NO CHANGES ARE PROPOSED TO THE EXISTING HOUSE AS PART OF THIS PROJECT EXCEPT FOR THE NEW ROOF OVER THE FRONT DOOR.
3. NO NEW CONDITIONED LIVING SPACE IS CREATED AS PART OF THIS PROJECT.
4. THE FINISHED FLOOR OF THE GARAGE AT THE SIDE DOOR SHALL MATCH THAT OF THE DECK.
5. THE GARAGE FLOOR SHALL SLOPE ¼" PER FOOT TOWARDS GARAGE DOOR.
6. THE GARAGE DOOR IS PER OWNER
7. THERE IS NO PLUMBING AS PART OF THIS PROJECT.



GARAGE FLOOR PLAN

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

SPACE CALCULATIONS

CONDITIONED FLOOR AREA	
EXISTING RESIDENCE	917 SQ. FT.
TOTAL	917 SQ. FT.
GARAGE	
GARAGE	352 SQ. FT.
TOTAL	352 SQ. FT.
DECK + RAMPS + LANDINGS	
WOOD DECK	974 SQ. FT.
CONCRETE RAMP AND LANDING	38 SQ. FT.
CONCRETE STOOP AT BACK DOOR	15 SQ. FT.
TOTAL	1027 SQ. FT.

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REGISTERED PROFESSIONAL ENGINEER BRAD A. ALTMAN No. C 71013 EXPIRES 06/30/17 CIVIL STATE OF CALIFORNIA

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	2015.07.23	PLACER CO. PERMIT	BA	BA
2	2015.09.18	REAR SETBACK REVISION	BA	BA

NEW GARAGE
JAMES & CAMILLE
SPAR
3980 BELLEVIEW AVE
HOMEWOOD
PLACER COUNTY
CALIFORNIA
A.P.N. 085-221-006

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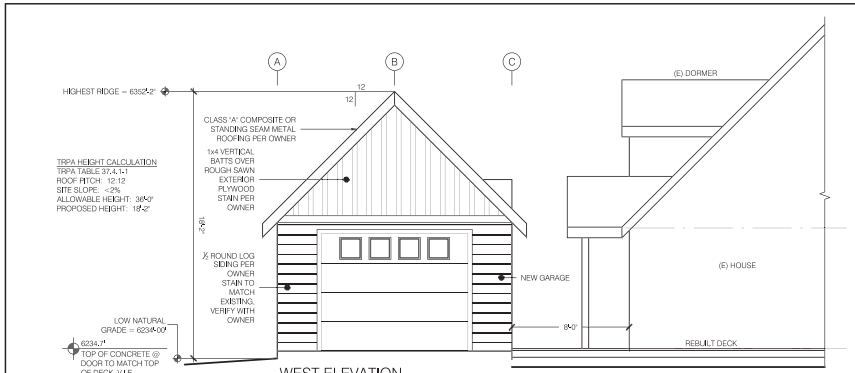
DESCRIPTION

FLOOR PLAN & ELECTRICAL

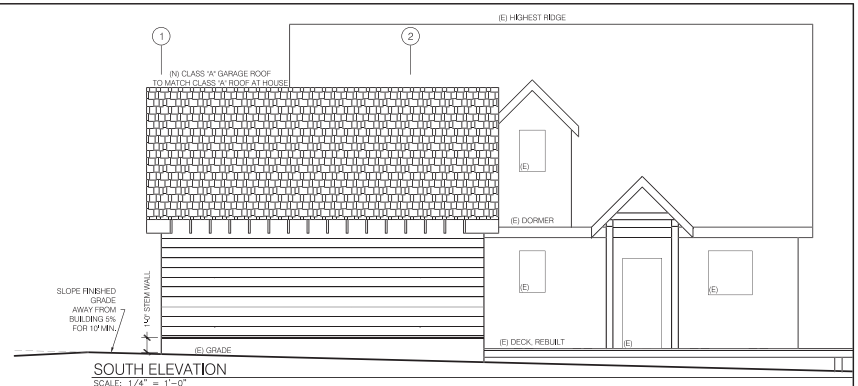
SCALE AS NOTED
PROJECT NO. B15-31

A2.1

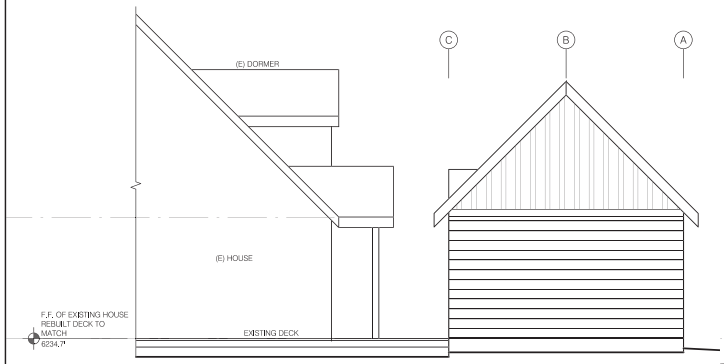
REF. NORTH

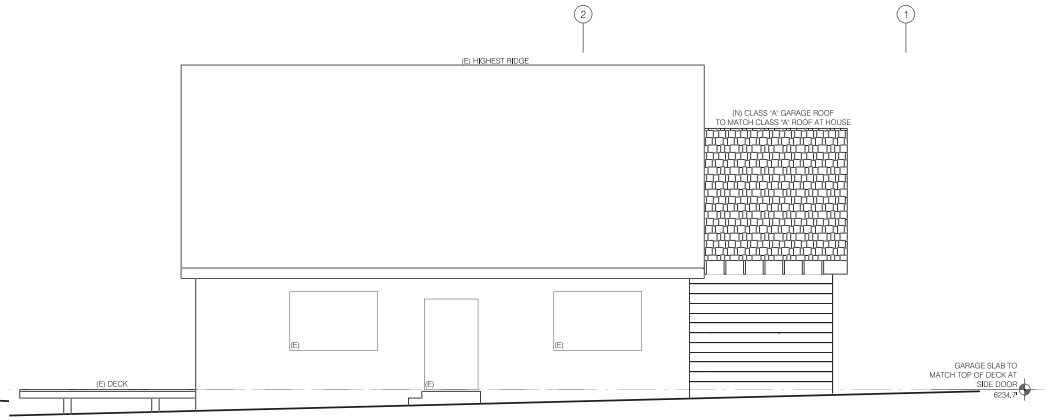


WEST ELEVATION
SCALE: 1/4" = 1'-0"

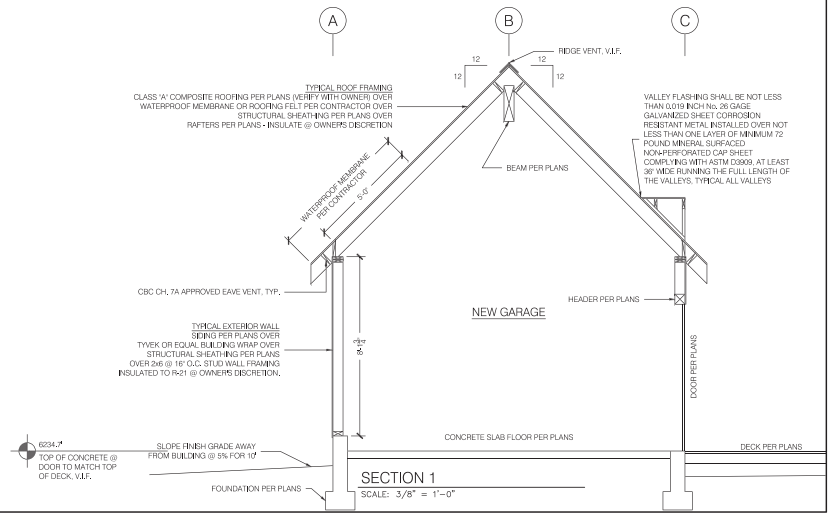


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





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



SECTION 1
SCALE: 3/8" = 1'-0"

MANUFACTURED WUI PRODUCTS

ALL MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A AS OUTLINED BELOW. OTHER MATERIALS MAY BE ACCEPTABLE IF THEY PASS THE TESTING PROCEDURES OUTLINED BY THE OFFICE OF THE STATE FIRE MARSHALL. THE CONTRACTOR AND THE OWNER SHALL VERIFY THAT SELECTED MATERIALS ARE COMPLIANT WITH THE "BUILDING MATERIALS LISTING". A SEARCHABLE DATA BASE LOCATED AT THE FOLLOWING WEB ADDRESS BELOW. THE DATABASE SHALL BE REFERENCED BELOW AS "CAL FIRE - WUI". THE OWNER AND THEIR CONTRACTOR ARE ENCOURAGED TO CHECK THIS WEBSITE OFTEN AS NEW MATERIALS MAY BE ADDED.

HTTP://OSFM.FIRE.CA.GOV/LICENSINGLISTINGS/LICENSELISTING_BML_SEARCHCOTEST.PHP

1. EXTERIOR WALLS - 8140

1.1. EXTERIOR SIDING W/ALL COVERINGS) (8140-2041:0001, 0003, 0004, 0005, 0008): SOLID SAWN "WOOD" SIDING WITH NO THROUGH HOLES OR LOOSE KNOTS, INSTALLED OVER STRUCTURAL PLYWOOD OR ORIENTED STRAND BOARD (OSB) WITH A 7/16" MINIMUM THICKNESS AND COMPLYING WITH VOLUNTARY PRODUCT STANDARD PS1 OR VOLUNTARY PRODUCT STANDARD PS2, WITH THE FOLLOWING INTERLOCKING DESIGNS WHEN INSTALLED IN ACCORDANCE WITH INDUSTRIAL TECHNICAL GUIDE. REFER TO MANUFACTURER'S INSTALLATIONS FOR DETAILS *(CAL FIRE - WUI)*.

1.1.1. HORIZONTAL 1X6 - VARIOUS CONFIGURATIONS (8140-2041:0001) - TONGUED & GROOVED, SHIPLAP, CHANNEL SHIPLAP, V SHIPLAP, LOG CABIN: WHEN APPLIED IN A HORIZONTAL ORIENTATION WITH MINIMUM NOMINAL 6" WIDE AND NOMINAL 1" THICK BOARDS MADE OF WOOD SPECIES *(CAL FIRE - WUI)*: "REDWOOD", "WESTERN RED CEDAR", "INCENSE CEDAR", "PORT ORFORD CEDAR", "ALASKA YELLOW CEDAR", "PONDEROSA PINE", "DOUGLAS FIR", "WHITE FIR", "WESTERN SPRUCE", OR OTHER WOOD SPECIES HAVING A FLAME SPREAD RATING NOT GREATER THAN 150 (CLASS C) WHEN TESTED IN ACCORDANCE WITH *ASTM E84*.

1.1.2. VERTICAL 1X8 - BOARD AND BATTEN (8140-2041:0005): WHEN APPLIED IN A VERTICAL ORIENTATION WITH MINIMUM NOMINAL 8" WIDE AND NOMINAL 1" THICK BOARDS, AND MINIMUM NOMINAL 4" WIDE AND NOMINAL 1-1/4" THICK BATTENS, WITH BOARDS INSTALLED WITH A GAP NOT MORE THAN 1/2", WITH BATTENS FASTENED TO THE WOOD FRAME WITH NOT LESS THAN 3" LONG FASTENERS AT A SCHEDULE NOT MORE THAN 24" ON CENTER, AND BOARDS AND BATTENS MADE OF A WOOD SPECIES *(CAL FIRE - WUI)*: "REDWOOD", "WESTERN RED CEDAR", "INCENSE CEDAR", "PORT ORFORD CEDAR", "ALASKA YELLOW CEDAR", OR OTHER WOOD SPECIES HAVING A FLAME SPREAD RATING NOT GREATER THAN 75 (CLASS B) WHEN TESTED IN ACCORDANCE WITH *ASTM E84*.

1.2. RECOMMENDED WOOD SIDING INSTALLATION: THE RECOMMENDED INSTALLATION PRACTICE FOR SOLID WOOD SIDING IN WALL CONSTRUCTION REGARDING BUTT AND OVERLAPPING JOINTS IS: BUTT JOINTS BETWEEN PIECES SHOULD BE STAGGERED A MINIMUM OF 12" AND ALL BUTT JOINTS SHOULD BE FLUSH WITH NO GAP. NAIL JOINTS INTO THE STUDS OR BLOCKING MEMBERS. ONE NAIL AT EACH CROSSING WITH THE WOOD FRAME SUPPORT MEMBER SHALL BE USED FOR NOMINAL 6" SIDING AND 2 NAILS FOR NOMINAL 8" OR WIDER SIDING *(CAL FIRE - WUI)*.

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DESCRIPTION
ELEVATIONS & SECTION

SCALE AS NOTED
PROJECT NO. B15-31

A4.1

GENERAL NOTES

1. PROJECT DESCRIPTION
  1.1. STRUCTURAL PLANS FOR A WOOD FRAMED STRUCTURE ON SHALLOW CONCRETE FOOTINGS.

2. GENERAL
  2.1. THE BUILDING CODE(S) UNDER WHICH THIS PROJECT HAS BEEN DESIGNED ARE A SET OF MINIMUM REQUIREMENTS. THE ENGINEER OF RECORD MAY EXCEED THESE REQUIREMENTS.
  2.2. THE ENGINEER OF RECORD MAY REQUIRE THE CONTRACTOR TO ADD METAL STRAPS, FRAMING ANCHORS OR BLOCKING DURING THE FRAMING PROCESS IN ADDITION TO THOSE SHOWN ON THE PERMIT SET OF PLANS. THE CONTRACTOR SHALL HOLD IN RESERVE 1% OF THE FRAMING BUDGET TO ADDRESS THESE ADDITIONS.
  2.3. SNOW LOADS USED IN THE DESIGN OF THIS STRUCTURE HAVE BEEN PROVIDED BY THE COUNTY, TOWN OR CITY HAVING JURISDICTION OVER THIS PROJECT AND ARE FOR AN AVERAGE WINTER. THE HOME OWNER AND THEIR AGENTS ARE ADVISED THAT HEAVIER SNOW LOADS MAY OCCUR AND SNOW REMOVAL FROM THE STRUCTURE MAY BE REQUIRED TO AVOID STRUCTURAL DAMAGE.
  2.4. THE INFORMATION ON THESE PLANS HAS BEEN SPECIFICALLY GENERATED FOR THIS PROJECT AND IS NOT TO BE USED FOR OTHER PROJECTS.
  2.5. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS/PLANS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF E.O.R. AND CORRECTED AS DIRECTED BY THE E.O.R.
  2.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK INCLUDING, BUT NOT LIMITED TO THAT SHOWN ON THESE DRAWINGS.
  2.7. THESE PLANS ARE INTENDED FOR USE BY CONTRACTORS FAMILIAR WITH PROJECTS OF THIS NATURE AND WITH THE BUILDING CODES ADOPTED BY THE JURISDICTION HAVING AUTHORITY.
  2.8. ANY REQUEST FOR SUBSTITUTION OR MODIFICATION TO THESE SPECIFICATIONS/PLANS SHALL BE MADE IN WRITING BY THE CONTRACTOR.
    2.8.1. ANY COST TO THE E.O.R. ASSOCIATED WITH SUCH CHANGES WILL BE ABSORBED BY CONTRACTOR.
    2.8.2. SHOP DRAWINGS DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
  2.9. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE E.O.R. FOR APPROVAL 5 BUSINESS DAYS PRIOR TO THE MANUFACTURE DATE OF SAID ITEM.

3. CODES
  3.1. 2013 CALIFORNIA BUILDING CODE (CBC) AND CALIFORNIA RESIDENTIAL CODE (CRC) AND CODES ADOPTED BY REFERENCE
  3.2. ALL LOCAL, STATE, AND FEDERAL APPLICABLE CODES

4. CONSTRUCTION MEANS AND METHODS
  4.1. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR FEATURES.
  4.2. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS INCLUDING BUT NOT LIMITED TO:
    4.2.1. TEMPORARY SHORING.
    4.2.2. TEMPORARY BRACING.
  4.1. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND FOLLOW ALL MANUFACTURER'S TRAINING AND SAFETY PROGRAMS.
  4.2. THE CONTRACTOR SHALL HOLD IN RESERVE 1% OF THE CONSTRUCTION BUDGET FOR ADDITIONAL METAL STRAPPING THAT THE E.O.R. MAY REQUIRE UPON FIELD INSPECTION OF THE LATERAL FORCE RESISTING SYSTEM.

5. SAFETY, RESPONSIBILITY, LIABILITY
  5.1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE E.O.R. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE E.O.R.
  5.2. THE CONTRACTOR SHALL EMPLOY CONSTRUCTION MEANS AND METHODS THAT MAINTAIN THE SAFETY OF WORKERS AS REQUIRED BY ALL APPLICABLE CODES AND LAWS.
  5.3. THE CONTRACTOR SHALL CONTROL ACCESS TO THE CONSTRUCTION SITE TO ENSURE SAFETY OF ALL PERSONS AS REQUIRED BY ALL APPLICABLE CODES AND LAWS.
  5.4. THE CONTRACTOR SHALL EMPLOY CONSTRUCTION MEANS AND METHODS TO MAINTAIN THE SAFETY OF ALL STRUCTURES ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY ALL APPLICABLE CODES AND LAWS.
  5.5. THE PRESENCE OF THE E.O.R. OR THEIR REPRESENTATIVE ON THE JOB SITE DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THEIR SAFETY RESPONSIBILITIES.
  5.6. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.

6. SHORING
  6.1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING. SHORING SHALL BE PROVIDED TO SUPPORT THE EXISTING STRUCTURE UNTIL ALL WORK ON THE DRAWINGS IS COMPLETED.

7. WATERPROOFING
  7.1. DRAINAGE SYSTEMS AND WATERPROOFING ARE NOT A PART OF THESE STRUCTURAL PLANS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.

8. DRAWINGS/PLANS AS PROVIDED BY E.O.R.
  8.1. DISCREPANCIES, OMISSIONS OR CONFLICTS FOUND WITHIN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE E.O.R. IMMEDIATELY.
  8.2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OR ORDERING MATERIALS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE E.O.R. IMMEDIATELY.
  8.3. DO NOT SCALE DRAWINGS.
  8.4. USE WRITTEN DIMENSIONS ONLY.
  8.5. IF FURTHER DIMENSIONS ARE NEEDED, CONTACT E.O.R. IMMEDIATELY.
  8.6. ANY QUESTIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE E.O.R. IMMEDIATELY
  8.7. SITE VISIT REQUESTS BY THE CONTRACTOR TO THE E.O.R. SHALL BE MADE 48 HOURS IN ADVANCE.

9. STRUCTURAL TESTS, SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS
  9.1. SHALL BE MADE IN ACCORDANCE WITH CHAPTER 17 OF THE CBC.
  9.2. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE INSPECTION ENTITY 48 HOURS IN ADVANCE OF THE INSPECTION.
  9.3. ONE COPY OF ANY AND ALL INSPECTION REPORTS PREPARED BY AN INDEPENDENT TESTING LABORATORY, BUILDING DEPARTMENT, AND/OR GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE ENGINEER.
  9.4. STRUCTURAL OBSERVATIONS BY THE E.O.R. WILL BE MADE IN ACCORDANCE WITH CBC 1710
    9.4.1. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1704 OR OTHER SECTIONS OF THE 2010 CALIFORNIA BUILDING CODE.
  9.5. SPECIAL INSPECTIONS SHALL BE PERFORMED AS REQUIRED BY CBC 1704 AND A STATEMENT OF SPECIAL INSPECTION SHALL BE PROVIDED AS REQUIRED IN CBC 1705.
    9.5.1. SPECIAL INSPECTORS SHALL BE HIRED BY THE OWNER, THE CONTRACTOR, OR THEIR AGENT.
    9.5.2. THE E.O.R. WILL DESIGNATE SPECIAL INSPECTIONS THAT ARE REQUIRED IN ACCORDANCE WITH CBC 1704. SEE TABLE S1.0.1.
    9.5.3. THE E.O.R. WILL PERFORM SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE IN ACCORDANCE WITH CBC 1707 WITH RESPECT TO WOOD FRAMED SHEAR WALLS. THE CONTRACTOR OR OWNER SHALL HIRE A SPECIAL INSPECTOR QUALIFIED TO PERFORM THE REQUIRED INSPECTIONS ON ALL ORDINARY MOMENT RESISTING FRAMES.
  9.6. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF CBC 1709.
  9.7. IT IS RECOMMENDED THAT ADDITIONAL INSPECTIONS BE REQUESTED AT REGULAR INTERVALS DURING THE COURSE OF CONSTRUCTION AS THESE REGULAR INSPECTIONS COULD REDUCE THE AMOUNT OF DEMOLITION AND REWORKING REQUIRED BY POSSIBLE MISTAKES, OMISSIONS OR MISINTERPRETATIONS.

STATEMENT OF SPECIAL INSPECTION

Special Inspection(s) of the Lateral Force Resisting System shall be performed by the Engineer of Record, or his designate in accordance with CBC Sections 1704, 1705, 1707 and 1708 as applicable.

Per CBC Section 1707.3, Periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.

It is the contractor's responsibility to schedule all Special Inspections of the Lateral Force Resisting System. The contractor shall notify the Engineer of Record 48 hours prior to the requested inspection date. Special Inspection of the Lateral Force Resisting System shall take place under the following schedule.

1. Inspection of concrete reinforcing, anchor bolts, column bases and hold-down bolts prior to concrete pour. All hardware listed on plans shall be in place prior to inspection
2. Inspection of shear wall nailing and horizontal diaphragm nailing.
   a. Proper shear and diaphragm material, nails and spacing. Do not overdrive nails there by breaking the top veneer of shear ply.
   b. Verification of proper anchorage and transfer at all interior and exterior shear walls.
3. Inspection of all drag struts and straps as applicable.
4. Inspection of installation of hold-down devices.

Upon completion of the Special Inspection of the Lateral Force Resisting System, the Engineer of Record will submit a letter to the Building Official detailing the results of the inspection and any actions taken.

10. UTILITIES
  10.1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  10.2. THE E.O.R. HAS MADE NO ATTEMPT TO LOCATE UTILITIES AND HAS NOT REPRESENTED ANY UNDER GROUND OR OVERHEAD UTILITIES ON THESE PLANS UNLESS NOTED OTHERWISE.

11. WOOD FRAMING
  11.1. DIMENSIONAL LUMBER
    11.1.1. COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER. 19% MAXIMUM MOISTURE CONTENT AT TIME OF PLACEMENT.)
    11.1.2. DIMENSIONAL LUMBER
      11.1.1.1. BLOCKING AND STUDS LESS THAN 10' LONG
        11.1.1.1.1. 2" TO 4" THICK AND 2" TO 4" WIDE = STANDARD
      11.1.1.2. STUDS, BLOCKING, JOISTS AND RAFTERS
        11.1.1.1.1. 2" TO 4" THICK, 5" AND WIDER = No. 2
      11.1.1.2. BEAMS AND STRINGERS
        11.1.1.1.1. 5" AND THICKER, WIDTH MORE THAN 2" GREATER THAN THICKNESS = No. 1
      11.1.1.2. POSTS AND TIMBERS
        11.1.1.1.1. 5"x5" AND LARGER w/ A WIDTH 2" MORE THAN THICKNESS = No. 1
  11.2. GLU-LAMINATED LUMBER
    11.2.1. GLUED LAMINATED BEAMS SHALL BE DOUGLAS FIR/LARCH GRADE 24F-V4 UNLESS OTHERWISE NOTED. GLULAM BEAMS SHALL NOT HAVE CAMBER. INSTALL WITH TENSION LAM DOWN. SEAL EXPOSED GLULAM BEAMS WITH THREE COATS MINIMUM OF EXTERIOR GRADE SEALER.
    11.2.2. THE GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE INDICATING THE VALUE OF THE GLULAM BEAMS AND THEIR WARRANTY AS ISSUED BY THE MANUFACTURER.
  11.3. PREMANUFACTURED WOOD "I" JOISTS
    11.3.1. PREFABRICATED WOOD I-JOISTS SHALL BE LOUISIANA PACIFIC, WESTERN WOODS, OR TRUSS JOIST AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
    11.3.2. OBTAIN WRITTEN CONSENT FROM THE ENGINEER TO CHANGE THE JOIST TYPE, DEPTH, SPACING OR MANUFACTURER.
    11.3.3. 1¼" LSL RIM BOARD SHALL BE USED AS RIM JOIST AT PERPENDICULAR JOIST CONDITION. DOUBLE 1¼" LSL RIM BOARD SHALL BE USED AS RIM JOIST AT PARALLEL JOIST CONDITION.
  11.4. PREMANUFACTURED WOOD TRUSSES
    11.4.1. CALCULATIONS AND SHOP DRAWINGS: SUBMIT FOR REVIEW, SHOP DRAWINGS AND CALCULATIONS BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER, FOR THE DESIGN LOADS, INCLUDING MAXIMUM REACTION, SHEAR, MOMENT, AND DEFLECTION IN COMPARISON TO THE ALLOWABLES. SIZE THE TOP CHORD FOR THE DIAPHRAGM NAILING AND A 2X MINIMUM NOMINAL WIDTH. THE TRUSSES SHOWN ON THE DRAWINGS ARE PRELIMINARY AND MAY REQUIRE SIZE OR SPACING MODIFICATIONS. ALL EAVES SHALL BE DESIGNED FOR 1.5 TIMES THE SNOW LOAD PER PLACER COUNTY. DO NOT USE SHORT TERM DURATION LOAD ADJUSTMENT FACTORS.
    11.4.2. BLOCKING, BRACING AND BRIDGING: AS REQUIRED BY THE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS, THE CBC, ICBO APPROVALS, THE CALCULATIONS AND THE DRAWINGS.
    11.4.3. TRUSS CHANGES: OBTAIN WRITTEN CONSENT FROM THE ENGINEER TO CHANGE THE TRUSS TYPE, WIDTH CHORD DEPTH, TRUSS SHAPE OR SPACING.
  11.5. GRADE STAMPED DOUGLAS FIR/LARCH SHALL BE USED AS STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE.
  11.6. ALL NAILS SHALL BE COMMON WIRE UNLESS OTHERWISE NOTED. EDGE OR END DISTANCES IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION. THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
  11.7. FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE AND INSTALLED PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (ICBO APPROVED). SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER UNLESS OTHERWISE NOTED (FILL ALL HOLES).
  11.8. NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED (ICBO) PRODUCT EVALUATION REPORT. INSTALL HOLDDOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLDDOWN SHALL BE INSTALLED TIGHT TO THE HOLDDOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLDDOWN ANCHORS.
  11.9. BOLTED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED (ICBO) PRODUCT EVALUATION REPORT. INSTALL HOLDDOWNS ½" MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. TIGHTEN HOLDDOWN ANCHOR BEFORE TIGHTENING POST BOLTS. USE EXTRA CARE IN BORING THE POST BOLT HOLES (1/32 TO 1/16 LARGER THAN THE BOLT DIAMETER). THE HOLDDOWN SHALL BE INSTALLED TIGHT TO THE HOLDDOWN POST WITHOUT FILLERS OR DAPPING. THE POST BOLTS SHALL NOT BE COUNTERSUNK INTO THE HOLDDOWN POST UNLESS OTHERWISE NOTED. DO NOT BEND HOLD DOWN ANCHORS.
  11.10. TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPLICES 4'-0" MINIMUM. CENTER SPLICES OVER STUDS. REFERENCE PLANS FOR SPECIFIC NAILING AND STRAPPING REQUIREMENTS.
  11.11. CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL NOT EXCEED 40% OF THE MEMBER AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER
  11.12. MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. DO NOT PLACE ANY WOOD MEMBER IN CONTACT WITH THE EARTH.
  11.13. PROVIDE NUTS AND WASHERS UNDER ALL BOLT HEADS WITHOUT METAL SIDE PLATES.
  11.14. ALL FLOOR JOISTS SHALL BE INSTALLED CROWN-SIDE UP.
  11.15. PROVIDE DOUBLE FLOOR JOISTS AT ALL WALLS PARALLEL TO PARTITIONS. SOLID BLOCK JOISTS PERPENDICULAR TO PARTITIONS.
  11.16. BLOCK ALL HORIZONTAL MEMBERS AT SUPPORTS. SEE SHEAR WALL SCHEDULE FOR SPECIAL NAILING OR FRAMING ANCHORS IF REQUIRED.
  11.17. PLYWOOD SHEAR WALL PANEL VENEERS SHALL NOT BE BROKEN OR CRUSHED UPON THE INSTALLATION OF SHEAR WALL NAILING.
  11.18. ALL RAFTERS AND JOISTS SUPPORTING ANY TYPE OF LOADING SHALL BEAR ON SOLID STUDS THE SAME WIDTH AS THE RAFTERS OR JOIST.

12. REINFORCING STEEL (REBAR)
  12.1. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 FOR #4 AND LARGER BARS.
  12.2. #3 BARS AND DOWELS MAY BE GRADE 40.
  12.3. HOLD REINFORCEMENT IN ITS POSITION WITH DEVICES AND/OR TIES SUFFICIENTLY NUMEROUS TO PREVENT DISPLACEMENT DURING PLACING OF CONCRETE. SEE TABLES FOR HOOK LENGTHS AND LAP SPLICES
  12.4. CONCRETE COVER
    12.4.1. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
    12.4.2. EXPOSED TO EARTH AND WEATHER
      12.4.2.1. #6 AND LARGER BARS = 2"
      12.4.2.2. #5 AND SMALLER BARS = 1½"
    12.4.3. NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH
      12.4.3.1. SLABS, WALLS, JOISTS = ¾"
      12.4.3.2. BEAMS, GIRDERS, COLUMNS = 1½"
  12.5. DIAMETER OF BENDS PER TABLE THIS SHEET
  12.6. STANDARD HOOK LENGTHS PER TABLE THIS SHEET
  12.7. BAR LAP SPLICES PER TABLE THIS SHEET

13. REINFORCED CONCRETE FOOTINGS AND SLABS
  13.1. SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS FOR PROJECTS LOCATED IN SEISMIC DESIGN CATEGORY D, E, AND F (CBC TABLE 1808.8.1).
    13.1.1. THE SPECIFIED COMPRESSIVE STRENGTH CAN BE REDUCED TO 2500 PSI IF CONDITIONS OF CBC TABLE 1808.8.1 LINE 2a ARE MET.
  13.2. SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR:
    13.2.1. ISOLATED SPREAD CONCRETE FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK. (CBC 1704.4 EXCEPTION 1)
    13.2.2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:
      13.2.2.1. THE FOOTINGS SUPPORT WALLS OF LIGHT FRAME CONSTRUCTION
      13.2.2.2. THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, fc', NO GREATER THAN 2,500 PSI, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE *CONSTRUCTION DOCUMENTS* OR USED IN THE FOOTING CONSTRUCTION.
  13.3. CONCRETE SHALL CONTAIN A MINIMUM OF:
    13.3.1. 5 SACKS CEMENT PER CUBIC YARD 3/4" AGGREGATE, 'HARD ROCK' MIX
  13.4. 3/8" AGGREGATE PUMP MIXES MAY ONLY BE USED FOR WALL GROUTING AND NON-STRUCTURAL SLABS ON GRADE AND MAY HAVE AN ULTIMATE STRENGTH OF 2500 PSI
  13.5. CONCRETE USED IN FOUNDATIONS, DRILLED PIERS AND FOUNDATION WALLS SHALL HAVE A MAXIMUM SLUMP OF 3". ALL OTHER CONCRETE SHALL HAVE SHALL HAVE A MAXIMUM SLUMP OF 4".
  13.6. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO CONSOLIDATE CONCRETE SUCH AS MECHANICAL VIBRATION.
  13.7. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM-C94
  13.8. ALL REINFORCING BARS AND DOWELS, STRAPS, ANCHOR BOLTS, POST BASES, AND ANY OTHER ELEMENT EMBEDDED IN CONCRETE SHALL BE ACCURATELY PLACED AND SECURED TO FORM WORK, METAL CHAIRS, DOBIES OR OTHER DEVICES TO HOLD ITEMS SECURELY IN PLACE DURING PLACEMENT OF CONCRETE.
  13.9. WOOD TO EARTH SEPARATION
    13.9.1. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR BE OF FOUNDATION GRADE REDWOOD.
    13.9.2. WOOD POSTS SHALL BE SEPARATED FROM EARTH BY 8" FOR CONTINUOUS PLATES AND 10" FOR INDIVIDUAL POSTS EXPOSED TO WEATHER OR WATER SPLASH.
    13.9.3. POSTS ON CONCRETE SLABS SHALL BE ELEVATED 1" ABOVE SLAB SURFACE.
  13.10. ALL CONCRETE SHALL BE WITHIN A TOLERANCE OF 1/4" IN TEN FEET FOR PLUMB AND ALIGNMENT. THE MAXIMUM CUMULATIVE TOLERANCE IS 1/2"

14. METAL
  14.1. ALL BOLTS SHALL COMPLY WITH ASTM A307 U.N.O.
  14.2. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL COMPLY WITH ASTM A36.
  14.3. ALL WORK SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
  14.4. STRUCTURAL STEEL PIPE SHALL MEET ASTM A-53 , GRADE B.
  14.5. STRUCTURAL STEEL HSS SECTIONS SHALL MEET ASTM A-500, GRADE B. 4.
  14.6. STRUCTURAL STEEL WIDE FLANGE SECTIONS SHALL MEET ASTMA-992, WITH Fy=50 KSI MIN.
  14.7. WELDING
    14.7.1. WELDING PROCEDURES, ETC., SHALL BE ACCORDING TO AISC STANDARDS & INSPECTION PER AWS D1.1.
    14.7.2. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
    14.7.3. ALL BUTT WELDS SHALL BE FULL PENETRATION WELDS UNLESS OTHERWISE NOTED ON PLANS.
    14.7.4. ELECTRODES SHALL BE E-70 AT ALL STRUCTURAL CONNECTIONS.
    14.7.5. ALL STRUCTURAL SHOP AND FIELD WELDING SHALL BE OBSERVED BY SPECIAL INSPECTOR PER CBC 1704 & AWS D1.1.

15. EPOXY ANCHORS
  15.1. ALL EPOXY FOR USE WITH HOLD-DOWNS ANCHORS, THREADED RODS, REBAR DOWELS AND SILL ANCHORS SHALL BE SIMPSON SET XP.
    15.1.1. ICC REPORT ESR#2508 SHALL BE ON THE JOB SITE AVAILABLE FOR USE BY CONTRACTOR, BUILDING INSPECTOR AND SPECIAL INSPECTOR.
    15.1.2. THE CONTRACTOR SHALL CAREFULLY READ ICC REPORT #2508 FOR INSTRUCTIONS FOR CORRECT EPOXY INSTALLATION PROCEDURES.
    15.1.3. SPECIAL INSPECTION IS REQUIRED FOR THIS INSTALLATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK AND SCHEDULE SPECIAL INSPECTION.
    15.1.4. DO NOT INSTALL ANY ANCHORS UNTIL SPECIAL INSPECTION HAS BEEN COMPLETED. THE OWNER SHALL BE RESPONSIBLE FOR THE SPECIAL INSPECTION AND TESTING EXPENSES. THE OWNER MAY BACK CHARGE THE CONTRACTOR FOR THE COST ASSOCIATED WITH RETESTING ANY PREVIOUSLY FAILED TESTS. THE ENGINEER MAY BE CONTACTED FOR INSPECTION OF EPOXY ANCHORS.
    15.1.5. ANY ANCHORS INSTALLED WITHOUT SPECIAL INSPECTION SHALL BE REMOVED AND NEW ANCHORS WITH PROPER INSPECTION SHALL BE INSTALLED.
    15.1.6. THE SPECIAL INSPECTOR IS REQUIRED TO VERIFY HOLE DEPTH, HOLE DIAMETER, HOLE PREPARATION AND EPOXY PRODUCT TO BE USED. EPOXY PRODUCT SHALL BE NEW IN UNOPENED CONTAINERS.
    15.1.7. THE SPECIAL INSPECTOR SHALL PROVIDE COPIES OF THE FIELD REPORTS TO THE ENGINEER OF RECORD, THE BUILDING DEPARTMENT, AND TWO COPIES TO THE CONTRACTOR. ONE COPY SHALL BE AVAILABLE ON THE JOB SITE FOR REVIEW.

16. HARDWARE CORROSION
  16.1. THE CHEMICALS USED IN PRESSURE TREATED LUMBER CAN CORRODE OR OTHERWISE COMPROMISE THE STRUCTURAL INTEGRITY OF METAL IT COMES INTO CONTACT WITH. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE METAL FASTENERS AND METAL CONNECTIONS USED WITH PRESSURE TREATED LUMBER ARE COMPATIBLE. REFER TO SIMPSON STRONG TIE CATALOG C-2011 PAGE 19 FOR INFORMATION REGARDING THE COMPATIBILITY OF SIMPSON PRODUCTS AND TREATED LUMBER.

DESIGN CRITERIA

1. FOUNDATION DESIGN
  1.1. ALLOWABLE BEARING PRESSURES = 2000 PSF
  1.2. THE E.O.R. IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS.
  1.3. ALL LOOSE SOILS SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT OF ANY CONCRETE.

2. SEISMIC DESIGN
  2.1. LATITUDE = 39.1050°, LONGITUDE = -120.1609°
  2.2. SITE CLASS = D
  2.3. SEISMIC DESIGN CATEGORY = D
  2.4. OCCUPANCY CATEGORY = II
  2.5. SFRS = LIGHT FRAMED SHEAR WALLS WITH WOOD STRUCTURAL PANELS (ASCE 7-05 TABLE 12.2-1)
    2.5.1. R = 6.5 FOR WOOD SHEAR WALLS
  2.6. SFRS = ORDINARY STEEL MOMENT FRAME (OMRF) (ASCE 7-05 TABLE 12.2-1)
    2.6.1. R = 3.5
3. WIND LOADS
  3.1. EXPOSURE = B
  3.2. BASIC WIND SPEED = 115 MPH

4. GRAVITY LOADS
  4.1. SNOW LOADS
    4.1.1. GROUND SNOW LOAD = 223 PSF
  4.2. LIVE LOADS
    4.2.1. FLOOR LOAD = NA PSF
  4.3. DEAD LOADS
    4.3.1. ROOF = 23 PSF, FLOOR = NA PSF, WALL = 15 PSF

5. CLIMATE ZONE
  5.1. CLIMATE ZONE = 16

SPECIAL INSPECTION REQUIREMENTS

ITEM	TESTING	SPECIAL INSPECTION	ENG. OBS.
GRADING AND COMPACTION			
FOOTING EXCAVATION			
DRILLED PIER EXCAVATION			
CONCRETE STRENGTH			
CONCRETE REINFORCEMENT			
EPOXY HARDWARE INSTALLATION (TENSION ONLY)			
WELDING AND HIGH STRENGTH BOLTS			

(1) ENGINEERING OBSERVATION SHALL BE DONE BY THE ENGINEER OF RECORD (E.O.R.)
(2) ENGINEERING OBSERVATION SHALL BE DONE BY A GEOTECHNICAL ENGINEER
(3) ENGINEERING OBSERVATION SHALL BE DONE BY AN INDEPENDANT TESTING LAB

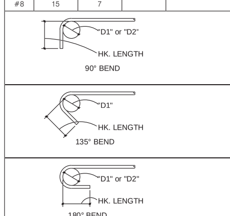
REINFORCING STEEL (REBAR)

DIAMETER OF BENDS

D1	STIRRUPS, TIES & WALL REINFORCING AT OPENINGS	
D2	FOR ALL OTHER SITUATIONS	
BAR SIZE	DESCRIPTION	Ø OF BEND
#3	D1	1½"
#4	D1	2"
#5	D1	2½"
#3 THRU #8	D2	6 x Ø

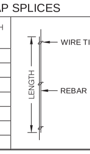
STANDARD HOOK LENGTHS (in)

BAR SIZE	MAIN REINF. 90°	MAIN REINF. 180°	STIRRUP & TIE HOOKS 90°	STIRRUP & TIE HOOKS 135°
#3	5.75	3.75	3	4.5
#4	7.5	4	4	5
#5	9.5	4.5	5	5
#6	11.25	5.25		
#7	13.25	6.25		
#8	15	7		



BAR LAP SPLICES

BAR SIZE	LENGTH (in)
#3	24
#4	32
#5	40
#6	48
#7	69
#8	78
#9	88



2010 CBC
TABLE 2304.9.1
FASTENING SCHEDULE

THESE ARE MINIMUMS AND MORE STRINGENT CALL-OUTS ON PLANS SHALL GOVERN

1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2½"x0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON (2½"x0.131") 2 - 3"x0.131" NAILS 2 - 3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON (2½"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3 - 8d COMMON (2½"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO EACH JOIST OR GIRDER	2 - 16d COMMON (3½"x0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") AT 16" O.C. 3"x0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 16d (3½"x0.135") AT 16" O.C. 4 - 3"x0.131" NAILS AT 16" O.C. 4 - 3" 14 GAGE STAPLES AT 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 - 16d COMMON (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMONS (2½"x0.131") 4 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE NAIL
	2 - 16d COMMON (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
9. DOUBLE STUDS	16d (3½"x0.135") AT 24" O.C. 3"x0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3½"x0.135") AT 16" O.C. 3"x0.131" NAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 - 16d COM (3½"x0.162") @ 16" O.C. 12 - 3"x0.131" NAILS 12 - 3" 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2½"x0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2½"x0.131") AT 6" O.C. 3"x0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 - 8d COMMON (2½"x0.131") 5 - 3"x0.131" NAILS 5 - 3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 - 8d COMMON (2½"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON (3½"x0.162") MIN. TABLE 2308.10.4.1 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3 - 8d COMMON (2½"x0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2 - 8d COMMON (2½"x0.131") 2 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2½"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2½"x0.131")	FACE NAIL
23. BUILT UP CORNER STUDS	16d COMMON (3½"x0.162") 3"x0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT UP GIRDER AND BEAMS	20d COMMON (4"x0.192") 32" O.C. 3"x0.131" NAILS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2 - 20d COMMON (4"x0.192") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3½"x0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 - 10d COMMON (3"x0.148") 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 - 10d COMMON (3"x0.148") 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	TOENAIL
	2 - 16d COMMON (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2X RIDGE BEAM	2 - 16d COMMON (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
	2 - 16d COMMON (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	3 - 16d COMMON (3½"x0.162") 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL

COMMON NAILS

SIZE (PENNY)	DIAMETER (IN.)	WIRE (GAGE)	PENETRATION (IN.)
8d	0.131	10 1/4	1 1/2
10d	0.148	9	1 5/8
16d	0.162	8	1 3/4
20d	0.192	6	2 1/8
30d	0.207	5	2 1/4

Penetration is measured into the piece receiving the nail point. 1½ inches of penetration for a 10d and 16d nails is acceptable for top plates and doubled 2x members. Where the nail penetration will be less than specified, increase the nail length (size) to achieve the required penetration.

SAGAN DESIGN GROUP
THOMPSON & FURUMOTO, INC.
PLANNING DESIGN ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER
BRAD A. ALTMAN
No. C 71013
EXPIRES 06/30/17
CIVIL
STATE OF CALIFORNIA

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	2015.07.23	PLACER CO. PERMIT	BA	BA
2	2015.09.18	REAR SETBACK REVISION	BA	BA

NEW GARAGE
JAMES & CAMILLE SPAR
3980 BELLEVIEW AVE
HOMEWOOD
PLACER COUNTY
CALIFORNIA
A.P.N. 085-221-006

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DESCRIPTION
STRUCTURAL NOTES & DESIGN CRITERIA

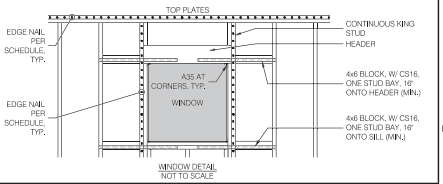
SCALE N/A
PROJECT NO. B15-31

S0.0

J:\Active Jobs\B15\B15-31 SPAR\DRAWINGS\3.00 Permit\COUNTY-TOWN\AUTOCAD\B15-31 SPAR STAR 3.4 GARAGE 10FT REAR SETBACK 2015.10.19.dwg, 10/26/2015 3:22:53 PM

SHEAR NOTES

1. ALL WALLS SHALL HAVE 3x6 PRESSURE TREATED FOUNDATION SILL PLATES.
2. ALL WALLS SHALL HAVE 3x6 (MINIMUM) STUDS AT FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS. SUBSTITUTION OF (2) 2x6 IS NOT ALLOWED. SEE DETAIL 2 ON THIS SHEET.
3. ANCHOR BOLTS SHALL BE 5/8" DIA. X 12" WITH A MINIMUM OF 7" EMBEDMENT.
4. ALL ANCHOR BOLTS SHALL HAVE BP 5/8-3 BEARING PLATES.
5. USE 15/32" APA RATED SHEATHING (EXPOSURE 1) UNLESS NOTED OTHERWISE.
6. NAIL HEADS SHALL NOT BREAK THROUGH TOP VENEER OF PLYWOOD.
7. DO NOT COUNTERBORE HOLDOWN BOLTS UNLESS AUTHORIZED BY ENGINEER.
8. WHERE DOUBLE 2x IS CALLED OUT, NAIL 2x'S TOGETHER W/ 16d SINKERS @ 3" O.C. STAGGERED TO AVOID SPLITTING.
9. EDGE NAIL SHEAR WALL SHEATHING TO ALL STUDS WHICH HOLD STRAPS OR HOLDDOWNS ABOVE AND BELOW AND AT ALL SHEARWALL BOUNDARIES.
10. HOLDDOWN STUDS SHALL HAVE CONTINUOUS BEARING TO FOUNDATION OR BEAM BELOW.
11. ALL SHEAR WALLS NOT SPECIFICALLY NOTED SHALL COMPLY WITH A 2/S SHEAR WALL PER THE SHEAR WALL SCHEDULE.
12. SHEAR WALL LENGTHS INDICATED ON PLANS ARE APPROXIMATE ONLY AND SHALL NOT BE USED AS DIMENSIONS FOR CONSTRUCTION. THEY ARE FOR REFERENCE ONLY AND CAN VARY BY 10% WITH NO CHANGE IN STRUCTURAL INTEGRITY.
13. STRAP AROUND ALL WINDOW OPENINGS PER THE DETAIL BELOW.



WINDOW DETAIL
NOT TO SCALE

SHEAR WALL SCHEDULE

SYMBOL	EDGE	FIELD	SHEAR NAILING	FRAMING ANCHOR SHEAR TRANSFER	SHEAR WALL ANCHOR BOLTS SPACING	SYMBOL
6	8d @ 6" O.C.	8d @ 12" O.C.	16d @ 6" O.C.	A35 @ 24" O.C.	36" O.C.	36
4	8d @ 4" O.C.	8d @ 12" O.C.	16d @ 4" O.C.	A35 @ 16" O.C.	32" O.C.	32
3	8d @ 3" O.C.	8d @ 12" O.C.	16d @ 3" O.C.	A35 @ 12" O.C.	24" O.C.	24
2	8d @ 2" O.C.	8d @ 12" O.C.	16d @ 2½" O.C.	A35 @ 8" O.C.	16" O.C.	16
44	8d @ 4" O.C.	8d @ 12" O.C.	16d (2) ROWS @ 4" O.C.	A35F (2) ROWS @ 16" O.C.	12" O.C.	12
SHEAR BOTH SIDES OF WALL, NAIL W/ 8d @ 4" O.C. EDGE, 12" O.C. FIELD						
33	8d @ 3" O.C.	8d @ 12" O.C.	16d (2) ROWS @ 3" O.C.	A35F (2) ROWS @ 12" O.C.	12" O.C.	12
SHEAR BOTH SIDES OF WALL, NAIL W/ 8d @ 3" O.C. EDGE, 12" O.C. FIELD						
22	8d @ 2" O.C.	8d @ 12" O.C.	16d (2) ROWS @ 2½" O.C.	A35F (2) ROWS @ 8" O.C.	12" O.C.	12
SHEAR BOTH SIDES OF WALL, NAIL W/ 8d @ 2" O.C. EDGE, 12" O.C. FIELD						

8d COMMON (0.131"Ø x 2½" LONG)
10d COMMON (0.148"Ø x 3" LONG)
16d COMMON, (0.162"Ø x 3½" LONG)

PERF — INDICATES PERFORATED SHEAR WALL PER DETAIL THIS SHEET
10.0' — APPROXIMATE SHEARWALL LENGTH (+/- 10%)
10d — NAIL (IF DIFFERENT FROM STANDARD SCHEDULE NAIL)
PLY — PLYWOOD (IF DIFFERENT FROM STANDARD SCHEDULE PLYWOOD)
X — NAIL SPACING (X" O.C.) - SEE SHEAR WALL SCHEDULE THIS SHEET

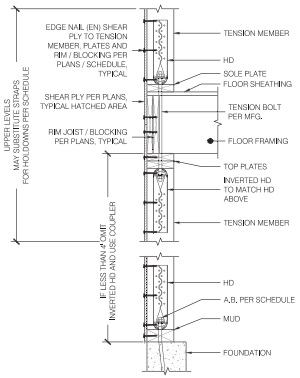
HOLDOWN ANCHORAGE SCHEDULE AND DETAIL

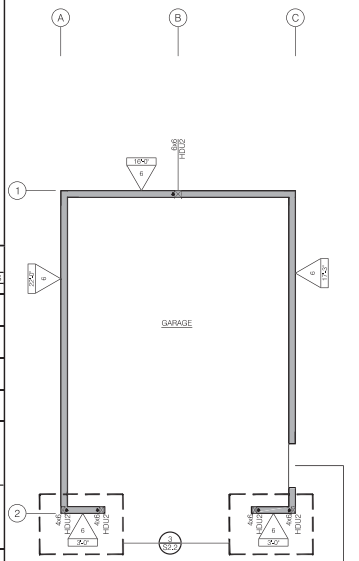
HOLDOWN	ANCHOR BOLT
INSTALL HD AND ANCHOR BOLTS PER SIMPSON'S INSTRUCTIONS	
HDU2	SB⅝x24
HDU4	SB⅝x24
HDU5	SB⅝x24
HDU8	SB⅝x24
HDU11	PAB8
HDU14	PAB8

HOLDOWN / STRAP SUBSTITUTION SCHEDULE FOR UPPER LEVELS	
HOLDOWN	STRAP
HDU2	MSTC40
HDU4	MSTC52
HDU5	MSTC66
HDU8	NA
HDU11	NA
HDU14	NA

ANCHOR BOLT EMBEDMENT (PER SIMPSON'S INSTRUCTIONS)	
ANCHOR BOLT	MIN. EMBED. (IN.)
SB⅝x24	18 (le)
SB⅝x24	18 (le)
PAB8	12 (de)

NOTE: PAB TO BE PLACED IN FOOTING, *NOT STEM WALL*. (de ≠ le)





GARAGE SHEAR PLAN
SCALE: 1/4" = 1'-0"

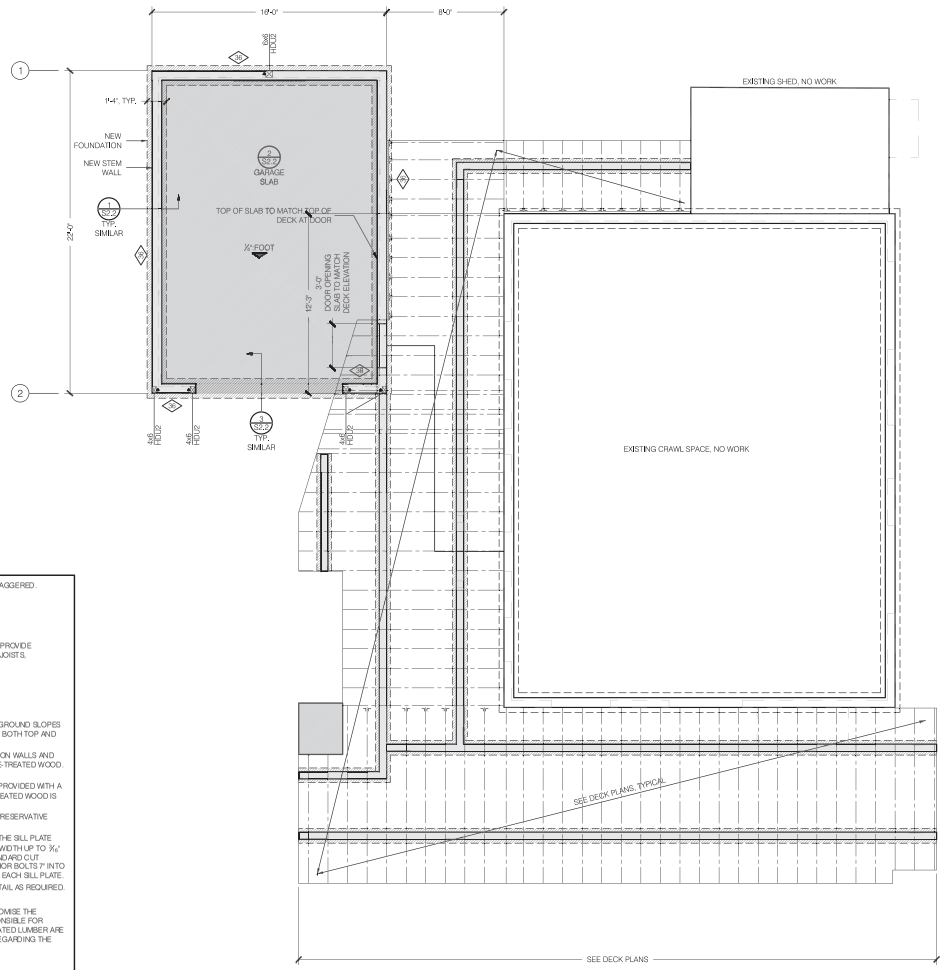
GENERAL NOTES

1. ALL DOUBLE JOISTS AND RAFTERS SHALL BE NAILED TOGETHER WITH 16d SINKERS @ 4" O.C. STAGGERED.
2. TIE RAFTERS OVER RIDGE WITH ST22.
3. 2X AND 4X MEMBERS SHALL BE DF#2. 6X AND LARGER MEMBERS SHALL BE DF#1.
4. PROVIDE SOLID BLOCKING AT ALL BEARING LOCATIONS.
5. POST-BEAM CONNECTIONS ARE BEAM-POCKET, U.N.O.
6. CONTINUOUS VERTICAL GRAIN BEARING FOR POSTS IS REQUIRED ONLY WHERE CVG IS NOTED. PROVIDE CONTINUOUS FULL AREA BEARING FOR ALL OTHER POSTS TO FOUNDATION BY USING BUILT-UP JOISTS, BLOCKING, ETC. TYP., U.N.O.
7. ALL CUSTOM CONNECTIONS SHALL BE APPROVED BY ENGINEER PRIOR TO FABRICATION.
8. ALLOW FOOTING TO CURE TO MAX. STRENGTH BEFORE THE INSTALLATION OF FILL.
9. ALL STEM WALLS SHALL BE 8 INCHES WIDE, MIN. UNLESS NOTED OTHERWISE.
10. ALL FILLS SHALL COMPLY WITH CBC 1803.5.
11. BOTTOM OF FOOTING SHALL BE MINIMUM OF 24" BELOW GRADE. WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 FOOT IN 10 FEET, FOUNDATIONS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION IS LEVEL. SECTION 1806.4 OF THE CBC.
12. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. CBC 2304.11.2.2
13. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A ½ INCH AIR SPACE ON TOP, SIDES AND END UNLESS NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD IS USED. CBC 2304.11.2.5
14. SLEEPERS AND SILLS ON CONCRETE OR MASONRY SHALL BE 3x AND NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD. CBC 2304.11.2.4
15. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 3"x3" IN SIZE BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH UP TO ⅜" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. CBC 2305.3.11. EXTEND ANCHOR BOLTS 7" INTO 8" PORTION OF FOUNDATION STEM WALL. MAXIMUM SPACING 4' APART WITH MINIMUM (2) BOLTS EACH SILL PLATE.
16. CONTRACTOR TO PROVIDE PRESSURE TREATED BLOCKING IN FORMS TO ALLOW FOR FINISH DETAIL AS REQUIRED.
17. TOP OF WALL (T.O.W.) CALLOUTS SHALL BE V.I.F.
18. THE CHEMICALS USED IN PRESSURE TREATED LUMBER CAN CORRODE OR OTHERWISE COMPROMISE THE STRUCTURAL INTEGRITY OF METAL IF COMES INTO CONTACT WITH. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE METAL FASTENERS AND METAL CONNECTIONS USED WITH PRESSURE TREATED LUMBER ARE COMPATIBLE. REFER TO SIMPSON STRONG TIE CATALOG C-2013 PAGE 14 FOR INFORMATION REGARDING THE COMPATIBILITY OF SIMPSON PRODUCTS AND TREATED LUMBER.

A GENERAL NOTES

WALL ABOVE
6" CONCRETE STEM WALL, UNLESS NOTED OTHERWISE
FOUNDATION
POST / COLUMN BELOW
PIER / PAD FOOTING SIZE, SEE TABLE
DETAIL NUMBER
DETAIL BUBBLE
SHEET NUMBER

B LEGEND



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

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REGISTERED PROFESSIONAL ENGINEER
BRAD A. ALTMAN
No. C 71013
EXPIRES 06/30/17
CIVIL
STATE OF CALIFORNIA

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	2015.07.23	PLACER CO. PERMIT	BA	BA
2	2015.09.18	REAR SETBACK REVISION	BA	BA

NEW GARAGE
JAMES & CAMILLE
SPAR
3980 BELLEVIEW AVE
HOMEWOOD
PLACER COUNTY
CALIFORNIA
A.P.N. 085-221-006

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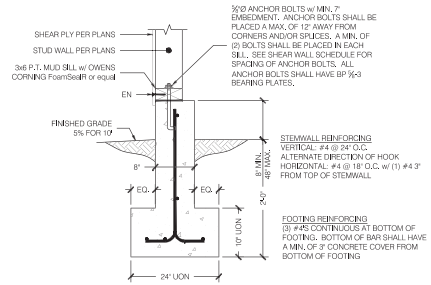
DESCRIPTION
FOUNDATION & SHEAR PLAN

SCALE AS NOTED
PROJECT NO. B15-31

S2.1

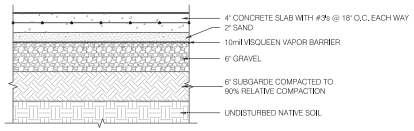
REF. NORTH

INSULATION NOT SHOWN AS PART OF THIS DETAIL

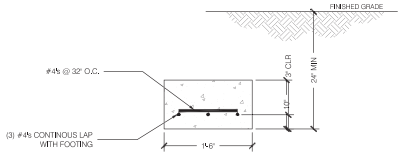


LEGEND/NOTES
EN = EDGE NAIL
UON = UNLESS OTHERWISE NOTED
1. ALL NAILS AND PATTERNS PER SCHEDULE ON SHEAR PLANS, UON.
2. FOOTING DIMENSIONS AND REINFORCEMENT TYPICAL UON.

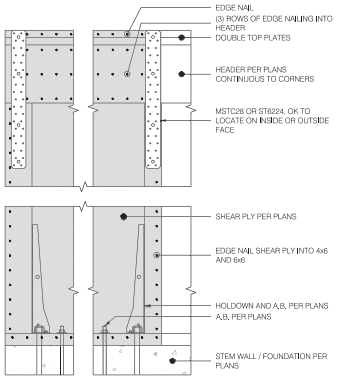
1 CONTINUOUS SPREAD FOOTING w/ SHEAR TRANSFER
SCALE: 1" = 1'-0"



2 SLAB ON GRADE, GARAGE
SCALE: 1" = 1'-0"



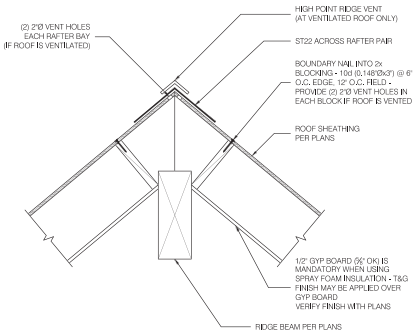
3 GRADE BEAM, GARAGE FRONT
SCALE: 1" = 1'-0"



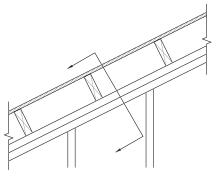
SHEAR INSIDE FACE IF DOUBLE SHEAR WALL IS INDICATED ON PLANS

4 SHEAR TRANSFER @ GARAGE FRONT
SCALE: 1" = 1'-0"

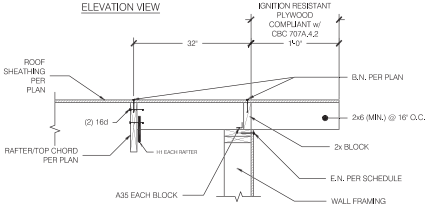
INSULATION IS NOT SHOWN AS PART OF THIS DETAIL



5 RIDGE DETAIL
SCALE: 1" = 1'-0"



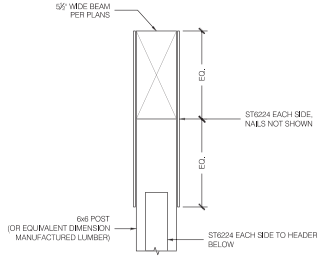
ELEVATION VIEW



SECTION VIEW

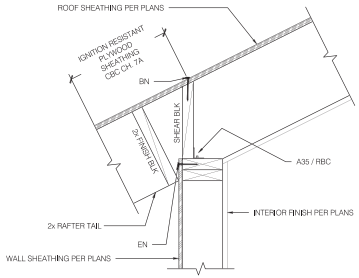
6 LADDER FRAMING
SCALE: 1" = 1'-0"

NOTE
1. CONTRACTOR MAY SUBSTITUTE 2x6 KING STUD FOR STRAP ON ONE OR BOTH SIDES AT THEIR DISCRETION.
2. NAIL KING STUD WITH (2) ROWS 16d @ 4" O.C. FOR DISTANCE EQUAL TO BEAM DEPTH.

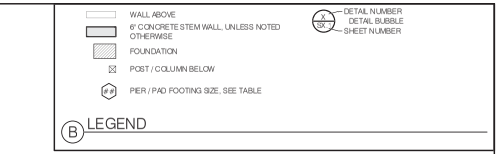


7 BEAM POCKET - 5½"x TO 6x6
SCALE: 1½" = 1'-0"

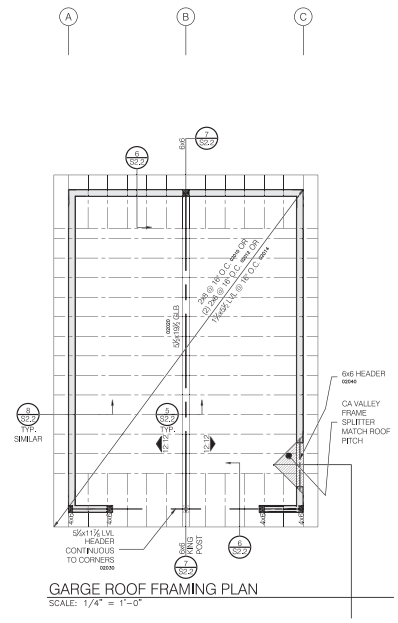
INSULATION & WATERPROOFING ARE NOT SHOWN AS PART OF THIS DETAIL.



8 SHEAR TRANSFER - RAFTER TO WALL
SCALE: 1½" = 1'-0"



B LEGEND



GARGE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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DESCRIPTION
ROOF FRAMING & DETAILS

SCALE AS NOTED
PROJECT NO. B15-31

S2.2

REF. NORTH