

ABBREVIATIONS

A	AND	FIXT.	FIXTURE	PROP.	PROPERTY
∠	ANGLE	F.J.	FLOOR JOIST	P.T.D.	PAPER TOWEL
FL	FLOOR LINE	F.L.	FLOOR LINE	P.P.	PRESSURE
CL	CENTERLINE	FLSH	FLASHING	P.T.D.F.	TREATED
DI	DIAMETER	FLR	FLOOR		
E	FLOOR LINE	F.N.	FACE NAIL	PTN.	DOUGLAS FIR
F	PROPERTY LINE	F.O.B.	FACE OF BEAM	P.T.R.	PARTITION
R	ROUND OR NUMBER	F.O.C.	FACE OF CONCRETE	P.T.R.	PAPER TOWEL
		F.O.F.	FACE OF FINISH	P.V.C.	RECEPTACLE
		F.O.M.	FACE OF MASONRY		POLYVINYL CHLORIDE
		F.O.S.	FACE OF STUD		
		F.O.SH.	FACE OF SHEATHING	Q.T.	QUARRY TILE
A.B.	ANCHOR BOLT	F.R.	FIRE RESISTANT		
A.C.P.	ASPHALT	F.R.P.	FIBERGLASS	RAD.	RADIUS
AC	AIR CONDITIONING	FR	FIBERGLASS	R.B.	RUBBER BASE
ACOUS.	ACOUSTIC	FTG.	FOOTING	R.C.P.	REINFORCED CONCRETE PIPE
ACT	ACTUATOR	FT	FUTURE	R.D.	ROOF DRAIN
A.D.	AREA DRAIN	GA	GALVE	R.D.W.	REDWOOD
ADJ.	ADJUSTABLE	GALV.	GALVANIZED	REF.	REFERENCE
AGG.	AGGREGATE	G.B.	GRAB BAR	REFR.	REFRIGERATOR
AL	ALUMINUM	G.D.	GARBAGE	REIN.	REINFORCING
ALT.	ALTERNATE	G.I.	GALVANIZED IRON	REQD.	REQUIRED
APPROX.	APPROXIMATE	GL.	GLUE LAMINATED	R.H.	ROOF HATCH
ARCH.	ARCHITECT	GLB.	GLUE LAMINATED	R.H.M.S.	ROUND HEAD METAL SCREW
ASPH.	ASPHALT	GND.	GROUND	R.H.W.S.	ROUND HEAD WOOD SCREW
A.F.F.	ABOVE FINISHED FLOOR	GR.	GRADE	RM.	ROOM
		G.S.M.	GALVANIZED SHEET METAL	R.O.	ROUGH OPENING
BD	BOARD	GYP.BD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
BTM	BOTTOM	H.C.	HOSE BIB	S.	SOUTH
BLDG.	BUILDING	H.C.C.	HOLLOW CORE	S.A.D.	STRUCTURAL DRAWINGS
BLK.	BLOCK	HDCP.	HANDICAP	S.D.	SECTION
BLKG.	BLOCKING	HDR.	HEADER	S.DISP.	SOAP DISPENSER
BM.	BENCH MARK OR BEAM	HDWD.	HARDWOOD	S.B.LKG.	SOLID BLOCKING
		HEWR.	HARDWARE	S.C.	SOLID CORE
		H.M.	HOLLOW METAL	S.C.D.	SEE CIVIL DRAWINGS
		HORIZ.	HORIZONTAL	S.D.	SECTION
CAB.	CABINET	H.P.	HIGH POINT	S.DISP.	SOAP DISPENSER
CARP.	CARPET	HR.	HOUR	SEAL.	SEAL
C.B.	CATCH BASIN	HTG.	HEATING	SECT.	SECTION
CB	CEMENT	HTG.	HEATING	S.E.D.	SEE ELECTRICAL DRAWINGS
CER.	CERAMIC	H.V.A.C.	HVAC	SHR.	SHOWER
CERAMIC TILE				SHT.	SHEET
C.I.	CAST IRON			SHTG.	SHEATHING
CR.	CORNER			SIL.	SLIDING
C.J.	CONSTRUCTION JOINT			S.I.D.	SEE LANDSCAPE DRAWINGS
				S.M.D.	SEE MECHANICAL DRAWINGS
CL.G.	CLEARANCE			S.P.	SEE SPECIFICATION
CL.G.J.	CEILING JOIST			S.P.	SOUNDPROOF
CL.G.	CALLING			S.Q.FT.	SQUARE FOOT (FEET)
CLO.	CLOSET			S.S.	SANITARY SEWER
CLD.	CLEAR			S.S.D.	SEE STRUCTURAL DRAWINGS
CLS.	CLOSURE			STA.	STANDARD
CLM.	CONCRETE MASONRY UNIT			STL.	STEEL
CO	COUNTER			S.TL.	STAINLESS STEEL
CO	CLEAN OUT			STD.	STORAGE
COL.	COLUMN			STRUC.	STRUCTURAL
COMB.	COMBINATION			SUSP.	SUSPENDED
COMP.	COMPOSITION				
CONC.	CONCRETE				
CONN.	CONNECTION				
CONT.	CONTINUOUS				
CTR.	CENTER				
C.W.	COLD WATER				
DET.	DETAIL				
D.F.	DOUGLAS FIR				
D.F.	DRINKING				
DA	DIAMETER				
DIAG.	DIAGONAL				
DISP.	DISPOSAL				
DIV.	DIVISION				
DN.	DOWN				
D.O.	DOOR OPENING				
DR.	DRIVER				
D.S.	DOWN SPOUT				
D.W.	DISHWASHER				
DWR.	DRAWER				
(E)	EXISTING				
E.	EAST				
E.A.	EACH				
E.E.	EACH END				
EF	EXHAUST FAN				
E.J.	EXPANSION JOINT				
ELEV.	ELEVATION				
EN.	EDGE NAIL				
ENCL.	ENCLOSURE				
E.Q.	EQUIVALENT				
E.S.	EACH SIDE				
E.W.	EACH WAY				
EXP.	EXPANSION				
EXP.B.	EXPANSION BOLT				
EXPO.	EXPOSURE				
EXT.	EXTERIOR				
F.	FACE				
F.A.	FIRE ALARM				
F.B.	FACE BRICK				
F.BELL.	FIRE BELL				
F.D.	FLOOR DRAIN				
F.D.	FLOOR DRAIN				
F.F.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER				
F.F.	FLOOR FINISH				
F.G.	FINISH GRADE				
FGL.	FIBERGLASS				
F.H.	FIRE HYDRANT				
F.H.S.	FLAT HEAD MACHINE SCREW				

GENERAL NOTES

- Definitions
    - A. "Typical" means identical for all conditions, unless otherwise noted.
    - B. "Similar" means comparable characteristics for the condition noted. Verify dimensions and orientations.
    - C. "Provide" means to furnish and install.
    - D. "Furnish" means to furnish, and others will install.
  - Dimensioning Rules:
    - A. Horizontal dimensions are shown to face of finish unless otherwise noted.
    - B. Dimensions noted "Hold", "Clear" or "Cl" must be precisely maintained.
    - C. Dimensions are not adjustable without approval of the Architect or unless noted( ).
    - D. Vertical dimensions are from the top of structural floor unless otherwise noted. Vertical dimensions for casework, toilet accessories, handrails and guardrails are from the finish floor, unless otherwise noted.
    - E. Do not scale drawings. If Contractor is unable to locate dimensions for any item of work, consult with the Architect prior to proceeding with construction.
    - F. Dimensions marked V.I.F. shall be "verified" by the Contractor with the Architect prior to the start of construction.
  - The original of these drawings measure 24" x 36". If the sheets in use are smaller than the original the sheets have been reduced in size and the scale must be reduced accordingly.
  - Repetitive items noted in one condition are to be provided complete in all similar conditions.
  - Details are keyed to representative locations only and apply to all similar conditions.
  - During bidding and construction phase, Contractor shall verify all existing and new dimensions in the field. Any conflict or discrepancy between the drawings and actual conditions shall be brought to the attention of the Architect, in writing, before proceeding with any work or presentation of the bid. Only written dimensions on drawings shall be used. Do not scale the drawings.
  - All work shall conform to the applicable edition of Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code, (latest edition), California Title 24, ADA and all governing codes, amendments, rules, regulations, ordinances, laws, orders, approvals, etc., that are required by public authorities with jurisdiction over this project. In the event of conflict, the most stringent requirement shall apply.
  - Questions regarding documents, discrepancies, doubts as to meaning, omissions or conflicts in the various parts of the contract documents shall be referred immediately to the Architect, in writing, before proceeding with the work.
  - Contractor shall verify that no conflicts exist between the location of any new and existing mechanical, telephone, electrical, lighting, plumbing (including all piping, ductwork and conduit); and ensure that all required clearances for installation and maintenance of above equipment are provided. Any conflict must be resolved in writing before installation of work in the area of conflict.
  - Provide structural backing for all new cabinets, grab bars, toilet room, equipment, kitchen equipment, shelves, hardware, lighting fixtures, wall trellises, wall canopies and other building elements requiring secure anchorage.
  - Contractor shall maintain strict control of cleanliness and prevent dust from leaving construction areas. Construction vehicles and equipment shall be deployed in a manner which causes as little disruption as possible.
  - Sealant, caulking and flashing locations shown on drawings are not intended to be inclusive. Follow manufacturers' installation recommendations and standards industry practices.
  - Safety Measures: At all times the Contractor shall be solely and completely responsible for the conditions of the job site including safety of the persons and property, and for all necessary independent engineering reviews of these conditions. The Architect's or Engineer's job site visits are not intended to include review of the adequacy of the Contractor's safety measures.
  - The Contractor shall ensure free flow of air for vented attics, interstitial spaces, and roof decking. This shall include drilling of framing members, provision of additional blocking, and/or provision of insulation baffle and other means. Drilling or notching framing members shall be done with prior approval of the Architect.
  - The design adequacy and safety of the erection bracing, shoring and temporary supports is the sole responsibility of the Contractor. Observation visits to the job site by personnel from the Architect shall not include inspection or approval of the above items.
  - These plans are the property of STRATAap and are not to be used in whole or in part for any work other than the locations shown herein.
- B. PARTITION NOTES**
- Stud spacing shall be a maximum spacing of 16" o.c.
  - Brace and anchor all partitions.
  - Use moisture resistant gypsum board for both sides of all partitions where plumbing is concealed.
  - Coordinate location and provide backing plates or blocking within partitions for all casework, counters, shelves, equipment and any wall-mounted items.
  - At partitions with more than one layer of gypsum board, stagger all joints.
- C. FINISH NOTES**
- Refer to specifications for the requirements for the applications of finishes to various substrates.
  - Center the transition of floors occurring in door openings under the center of the door in the closed position, unless otherwise noted. Where floor strikes are used on pairs of doors, hold transition as close to the centerline of the door as possible, and verify in the field.
- D. DEFLECTED CEILING PLAN NOTES**
- Smoke Detectors shall be electrically powered with battery back-up.
  - Coordinate with all trades involved and ensure clearances for fixtures, ducts, piping, conduits, etc., necessary to maintain the specified finish ceiling height(s) above the finish floor slab and clearances required for maintenance. Where conflicts occur, clarify actions with the architect prior to the start of work.
  - Gang and finish electrical switches with a one piece coverplate when more than one switch is required at the same location.

**THE MSP CHANGEOUT MUST MEET SURGE PROTECTION REQUIREMENTS OF CEC 230.67**

**DIG SAFELY 811 USA NORTH**

**ANY DEVIATIONS FROM THESE "APPROVED" PLANS REQUIRE THE SUBMITTAL OF REVISED DRAWINGS TO THE BUILDING SAFETY DIVISION FOR PLAN REVIEW APPROVAL.**

**NO INSPECTIONS WILL BE PERFORMED ON WORK NOT AUTHORIZED BY APPROVED PLANS.**

**Gas Shut Off Device Required**  
A seismic gas shut off device or excess flow gas shut off device is required per BMC 15.30  
04/01/2024

**CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING C & D REQUIRED**  
1-888-525-1301

**CITY OF BENICIA - BUILDING SAFETY REVIEWED FOR CODE COMPLIANCE**  
03/18/2024  
Approval of this plan does not authorize any omissions or deviations from applicable regulations. One set of full-sized stamped plans shall be available on the project site.

PROJECT DIRECTORY

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CAPITAL HEIGHTS FIRE REBUILD  
APN 008-702-1080

1629 AND 1631 BAYVIEW CIRCLE DR.



LOCATION MAP

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODES (CBC), 2015 INTERNATIONAL BUILDING CODE (IBC)  
2022 CALIFORNIA MECHANICAL CODE (CMC), 2015 UNIFORM MECHANICAL CODE (UMC)  
2022 CALIFORNIA PLUMBING CODE (CPC), 2015 UNIFORM MECHANICAL CODE (UMC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC), 2014 NATIONAL ELECTRICAL CODE (NEC)  
2022 CALIFORNIA ENERGY CODE (TITLE 24)

DEFERRED SUBMITTALS

TRUSS CALCULATIONS

SCOPE OF WORK

FIRE REBUILD: DEMOLISH AND REBUILD ALL ROOF FRAMING, ROOFING, AND BURNT TOP PLATES. DEMOLISH AND REBUILD DECK RAILINGS, DECK FRAMING, AND DECKING. DEMOLISH AND REBUILD DECK STUD WALLS OF ACCESSIBLE UNIT. DEMOLISH AND REPLACE ALL WINDOWS, DOORS, SIDING, AND TRIM. DEMOLISH AND REPLACE ALL WIRING AND SUBPANELS, HEATING UNITS, AND VENTILATION UNITS. DEMOLISH ALL GYP. BD. AND INSULATION. REPLACE WITH 5/8" TYPE X GYP. AND INSULATION PER ENERGY DOCUMENTATION. NEW LIGHTING AND ELECTRICAL SYSTEMS PER LOCAL CODE. NEW HEATER AND NEW CABINETS. NEW PLUMBING FIXTURES AND APPLIANCES IN BOTH UNITS. NEW FLOORING AND FINISHES

INDEX OF DRAWINGS

<b>GENERAL</b>	TITLE SHEET
G0.00	PLAN NOTES
G0.01	ENERGY COMPLIANCE
T24.1	ENERGY COMPLIANCE
T24.2	ENERGY COMPLIANCE
<b>ARCHITECTURAL</b>	
A1.00	PLOT PLAN/DEMO PLAN
A1.01	SITE PLAN
A2.00	FLOOR PLAN
A2.01	ELECTRICAL PLAN
A3.00	ELEVATIONS
A3.01	ELEVATIONS
A3.02	SECTIONS AND ROOF PLAN
A6.00	SCHEDULES
A7.00	INTERIOR ELEVATIONS
A7.01	INTERIOR ELEVATIONS
<b>STRUCTURAL</b>	
S1.0	STANDARD DETAILS
S2.0	FOUNDATION PLAN
S2.1	ROOF FRAMING PLAN
S3.0	DETAILS

ARCHITECTURE



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CONSULTANTS:

PROJECT

**B-23-243  
JOB SITE**

FIRE REBUILD

**BENICIA HOUSING  
1631 & 1629  
BAYVIEW CIRCLE  
Benicia, CA 94510**

REVISIONS

PERMIT SUBMITTAL 11.15.2023

1	02.15.2024	--
2	--	--
3	--	--
4	--	--
5	--	--

SHEET TITLE

TITLE SHEET

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: NTS  
DATE: 11.15.2023  
PROJECT NO. 000-23

**GO.00**

DRAWING NO.



**ARCHITECTURE**



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**PROJECT**

**B-23-243  
JOB SITE  
FIRE REBUILD**

**BENICIA HOUSING  
1631 & 1629  
BAYVIEW CIRCLE  
Benicia, CA 94510**

**REVISIONS**

**PERMIT SUBMITTAL 11.15.2023**

1	02.15.2024	--
2	--	--
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4	--	--
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**SHEET TITLE**

**PLAN NOTES**

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: NTS  
DATE: 11.15.2023

PROJECT NO. 000-23



**PLAN NOTES**

**FLOOR PLANS**

- All new habitable rooms except kitchens shall be at least 70 square feet in area and shall have a width of at least 7 feet. (CRC R304/R305). Minimum ceiling height shall be 7 ft. (CRC R305.1) [See CRC R304 and R305 for exceptions.]
- New or altered enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" gypsum board (CRC R302.7).
- New or altered sleeping rooms and any basement must have at least one operable window or door approved for emergency rescue with a minimum net clear opening of 5.7 square feet, except the windows at the grade floor shall have a minimum net area of 5.0 square feet. The minimum net vertical opening dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The bottom of the clear opening shall be no more than 44 inches from the floor (CRC R 310.1).
- Provide 22-inch x 30-inch minimum attic access opening for new attics that exceed 30 sq. ft. and have a vertical height of 30 inches or greater (CRC R807.1). In attics where an appliance is installed, an opening and passageway at least as large as the largest component of the appliance shall be required (CMC 304.4).
- Safety glazing shall be provided for new glazing in all hazardous locations as follows (CRC R-308):
  - Glazing in all fixed and operable panels of swinging, sliding and bi-fold doors [see code exceptions].
  - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface [see code exceptions].
  - Glazing in an individual fixed or operable panel that meets all of the following conditions [see code exceptions]:
    - The exposed area of an individual pane is larger than 9 square; and
    - The bottom edge of the glazing is less than 18 inches above the floor; and
    - The top edge of the glazing is more than 36 inches above the floor; and
    - One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.
  - All glazing in guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
  - Glazing adjacent to walls, enclosures or fences facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs and showers and indoor and outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface [see exception].
  - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches above the plane of the adjacent walking surface [see exceptions].
  - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread nosing [see exceptions].
- Builder shall leave the NFRC Fenestration Labels on all new doors with glazing and windows until inspected and approved by the Building Inspector.

- All installed luminaires shall be high-efficacy in accordance with CA Energy Code Table 150.0-A.
- Blank electrical boxes (with no fixture or receptacle) more than 5 feet above the floor shall not exceed the number of bedrooms and shall be controlled by a dimmer or vacancy sensor or fan speed control. (Energy 150.0(k)1.E)
- Newly installed recessed downlight luminaires shall not contain screw-based sockets. (Energy 150.0(k)1.C)
- Screw-based luminaires shall have lamps installed marked with "JA8-2019" or "JA8-2019-E". All screw-based luminaires shall be controlled by dimmers or vacancy sensors. (Energy 150.0(k)1.G & 150.0(k)2.J)
- At least one luminaire in all bathrooms, garages, laundry rooms and utility rooms controlled by a manual-on vacancy sensor. (Energy 150.0(k)2.E)
- All new OUTDOOR LIGHTING permanently mounted to a building shall be high efficacy and shall be controlled both by a manual On/Off switch that does not override the automatic control and one of the following: 1) a photocell and motion sensor; or 2) a photocell and time clock; or 3) an astronomical time clock; or 4) an Energy Management Control System; (Energy 150.0(k)3.A) (Energy 150.0(k)3.A.)
- New or altered light fixtures installed in wet locations (subject to saturation) or damp locations (not subject to saturation but exposed to moderate moisture) shall be listed and marked as for use in its intended location (CEC 410.10).
- New or altered light fixtures in clothes closets shall meet the clearance requirements prescribed by CEC 410.16. Specify all required clearances.
- Electrical subpanels, incandescent fixtures with open or partially enclosed lamps, and pendant fixtures or lampholders are not allowed in new or altered clothes closets. (CEC 240-24) Maintain a clearance of 36 inches in front of the panels. (CEC 110.26)
- Bond all new and altered metal gas and water pipes to ground. All ground clamps must be accessible and of an approved type. (CEC 250.104)
- Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include:
  - A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and
  - A reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." (Energy 150.0(v).
- Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include:
  - A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and
  - A reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." (Energy 150.0(u).
- Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include:
  - A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and
  - A reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." (Energy 150.0 (t)).
- Energy Storage System (ESS) Ready. All single-family residences must meet all of the following:
  - Either ESS-ready interconnection equipment with backup capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s);
  - At least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet;
  - Main panelboard must have a minimum busbar rating of 225 amps;
  - Sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. (Energy 150.0 (s)).

**FRAMING**

- Provide 18 inch x 24 inch underfloor access through the floor or 16 inch x 24 inch underfloor access through the perimeter wall within 20 ft. of plumbing cleanouts. Access to underfloor cleanouts shall provide an 18 inch high by 30 inch wide unobstructed path from the underfloor access to the plumbing cleanout (CRC R408.4; CPC 707.9).

**ROOF**

- All roofing shall be a minimum of Class C fire-resistive material, supported by solid sheathing (CRC R902.1).
- Provide adequate roof slope for drainage (1/4" per foot, min.) or submit deflection and ponding calculations.
- Roofs using asphalt shingles with slopes less than 4:12, but not less than 2:12 must be provided with double underlayment consisting of two layers of underlayment felt layered shingle fashion in accordance with CRC R905.1.1.

**EXTERIOR ELEVATIONS**

- Approved house address numbers shall be provided in an illuminated area, plainly visible and legible from the public street. Numbers shall contrast with their background and shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch (CRC R319.1).
- Weatherproofing of exterior surfaces above and below grade is required (CRC R 406 and R 703).
- All fasteners used for attachment of siding shall be corrosion-resistant (CRC R703.3.3). Corrosion-resistant flashing shall be provided at openings and intersections/attachments as listed in CRC R703.4.
- Underfloor space shall have a ventilation opening area of 1/150 square feet of underfloor area. If a Class I vapor retarder is used, the ratio may be reduced to 1/1500. One opening shall be placed within 3 feet of each building corner. Openings shall be covered with a covering having openings no greater than 1/4 inch (CRC R408.2).
- Attic Ventilation: 1/150 of attic area. If a Class I or II vapor barrier is applied to warm-in winter side of ceiling, or, if 50% - 80% of the vents are at least 3' above the eaves and the remaining vents are in the eaves, then the ratio may be reduced to 1/300 (CRC R806.2). Unvented attics may be allowed if meeting the requirements of CRC R806.4. Enclosed rafter spaces shall have cross ventilation (min. 1" clear) (CRC R806.3).

**INSULATION**

- Air infiltration and insulation shall be coordinated with the approved energy documentation and shall meet the CA Energy Code.
- Spray-applied insulation must be provided with a thermal or ignition barrier per CRC R316. Spray-applied ignition barriers for spray-applied insulation must be inspected and verified by special inspection pursuant to CBC 1705.14

**PLUMBING and MECHANICAL**

- All hot water piping shall be insulated in accordance with CPC 609.12 and Energy Code 150.0(j).
- Required plumbing cleanouts for underfloor piping shall be extended to or above the floor or extended outside the building crawlspace unless located within 5 feet of an access door or crawl hole pursuant to the requirements of CPC 707.9.
- All new toilets, urinals, showerthead and interior faucets must be water conserving fixtures (i.e. 1.8 GPM max. shower heads; 1.2 GPM max lavatory faucets; 1.8 GPM max. kitchen faucets; 1.28 gal. per flush water closets).
- All Noncompliant Existing Plumbing Fixtures as defined in CA Civil Code 1101.1-1101.8. and installed in homes built and available for use prior to January 1, 1994 must be converted to water conserving fixtures [see Noncompliant Existing Plumbing Fixtures Declaration form for exceptions and additional information].
- Where less than 18 inches of clear height (including ducts and piping) is provided under a new floor, cleanouts shall be extended above the floor or outside of the building. No new or altered underfloor cleanout shall be located more than 5 ft. from an underfloor access door (CPC 707.9).
- Water closets in new or altered bathrooms shall be located at least than 15 inches from a side wall or obstruction and within a space not less than 30 inches in width with 24 inches minimum clearance in front of the toilet. New or altered bathroom doors should not swing into the required clear space (CPC 402.5).
- Shower compartments and walls above bathtubs with shower heads installed shall be finished with a smooth, nonabsorbent surface to a height of not less than 72 inches above the floor (CRC R307.2). Provide curtain rod or approved enclosure.
- Shower floor area shall be not less than 1024 sq. inches and not less than 30 inches diameter. A curb, dam or threshold at the shower entry shall be not less than 2 inches above the shower drain. (CPC 408.5 & 408.6)
- Shower control valves and showerheads shall be arranged on the shower sidewall or otherwise so that the bather can adjust the valves prior to stepping into the shower spray. (CPC 408.9)
- New or altered hose bib type faucets shall be provided with approved non-removable backflow prevention devices. (CPC 603.5.7)
- Provide pressure relief valve with drain to outside for new or relocated water heaters (CPC 608.5). Provide seismic strapping for tank type water heaters (CPC 507.2).
- New enclosures for gas water heater and/or furnace located within or adjacent to conditioned space, and which require combustion air openings that communicate with the outdoors, shall be provided with a fully weather-stripped, 24-inch minimum width door and insulated walls. 30 inches of clear unobstructed working space is required along the entire front of the firebox for servicing of the equipment. (CMC 304.1 & Energy Code 150.0)
- Systems using gas or propane water heaters to serve individual dwelling units shall designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater (HPWH); and a condensate drain no more than 2' higher than the base of the water heater. (150.0(n))
- No wood burning devices (i.e. wood heater, fireplace, etc.) may be installed in new building construction (within buildings). No fireplace or chimney alteration with a cost greater than \$15,000 shall be made unless a gas-fired, electric or EPA Certified device is installed. (BAAQMD Regulation 6 Rule 3)
- A heating system is required to maintain 68 degrees at 3 feet above floor level and 2 feet from exterior walls in all habitable rooms (R303.10).
- New or altered space heating, space cooling, water heating, fenestration and insulation shall be installed in accordance with the approved energy documentation and comply with the CA Energy Code.
- Gas appliance enclosures shall be provided with COMBUSTION AIR openings in accordance with CMC Chapter 7.
- Gas water heaters and furnaces are not allowed in an area opening into a bedroom or bathroom unless the requirements of CPC 504.1 and CMC 904.1 are met.
- Vent dryer to the outside of the building, not to the underfloor area. New or altered dryer exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 ft., including two 90-degree elbows. 2 ft. shall be deducted for each elbow in excess of two (CMC 504.4.2.1).
- New and altered appliances installed in attics shall have the following (CMC 304.1 and CMC 904.10):
  - Approved listing for attic installation.
  - 30 inch x 30 inch attic access and passageway to equip.
  - 24-inch-wide solid catwalk from attic access to appliance.
  - 30-inch solid working platform in front of servicing locations.
  - A permanent electrical receptacle and high efficacy lighting fixture near the appliance location (CMC 304.4.4).
  - Water heaters and cooling units shall be provided with a water-tight corrosion-resistant 1.5 inch minimum height metal pan with a condensate drain to the exterior of the building (CMC 310 and CMC 310.2).
- Each new or altered kitchen and bathroom must have a local ventilation exhaust fan that exhausts indoor air to the exterior. Exhaust fans in bathrooms must be controlled by a humidistat unless part of the whole-building ventilation system (CGBC 4.506.1). Window operation is not allowed as a permissible method for providing the required ventilation. (Energy -Section 150(o) and CRC R303.3.1) [See ASHRAE 62.2 for more requirements.]

**ELECTRICAL**

- Smoke alarms shall be installed in new residential construction or additions, alterations or repairs to residential buildings where the value of the work exceeds \$1,000. Smoke alarms shall receive their primary power from the building wiring, shall have a battery backup and shall be interconnected with all other smoke alarms to be clearly audible in all bedrooms (see exceptions in CRC R314). Smoke alarms shall be installed in the following locations (CRC R314):
  - In each sleeping room.
  - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  - On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Carbon monoxide alarms shall be installed where fuel-burning appliances are installed and in dwelling units that have attached garages in new residential construction or additions, alterations or repairs to residential buildings where the value of the work exceeds \$1,000. Carbon monoxide alarms shall receive their primary power from the building wiring, shall have a battery backup and shall be interconnected with all other carbon monoxide alarms in the individual unit (see exceptions in CRC R315). Carbon monoxide alarms shall be installed in the following locations (CRC R315):
  - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
  - On every level of a dwelling unit, including basements.
  - In any bedroom where a fuel burning appliance is located within the bedroom or its attached bathroom.
- Provide separate branch circuits in the following locations: (CEC 210.11(C) & CEC 210.52)
  - One 20-Amp receptacle in laundry areas. (CEC 210.11(C)(2)
  - A minimum of two 20-Amp kitchen or similar area small-appliance circuits (CEC 210.11(C)1).
  - One 20-Amp receptacle in a bathroom (CEC 210.11(C)3).
  - All outlets in a GARAGE. At least one receptacle outlet is required for each car space (CEC 210.11(C)(4)).
- Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." (Energy Code 150.0(i))
- For new attached garages, provide a 240-volt/40-amp electric vehicle (EV) charging circuit (CGBC A4.106.8.1).
- Exhaust fans shall be switched separately from lighting. (Energy 150.0(k)2.G)
- For new and altered areas of a building, receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than 6 ft. from a receptacle outlet. (CEC 210.52(A)); At least one receptacle outlet is required in the bathroom adjacent to the basin, outdoors at grade level at the front and the back of the dwelling, in laundry areas, on balconies, decks, porches and in the garage (CEC 210.52(D) and (E)).
- Ground-Fault Circuit-Interrupter (GFCI) protection is required for all new 125-volt through 250-volt receptacles installed to serve countertop surfaces in kitchens, in bathrooms, laundry rooms, in crawl spaces, indoor damp and wet locations, in unfinished basements, outdoors, all garage outlets and within 6 feet of a sink. (CEC 210.8) All new dwellings must have at least one exterior outlet at the front and the back of the dwelling.
- Provide a minimum of one 20-amp receptacle in new and altered laundry areas. (CEC 210.52(F)). Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include:
  - A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and
  - A reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use." (Energy Code 150.0 (v)).
- New and altered kitchens and dining areas must have a minimum of two 20-amp circuits. Kitchen counter receptacles must be installed in every counter space 12 inches or wider, not greater than 4 ft. o.c. and within 24 inches of the end of any counter space. Island and peninsula countertops shall be provided with at least one receptacle for the first 9 square feet and at least one receptacle outlet for every additional 18 square feet or fraction thereof. Multioutlet assemblies installed on the bottom of overhead cabinets shall be considered to be one receptacle outlet provided the bottom of the cabinet is not more than 20 in. above the countertop surface. (CEC 210.52 & 210.52(C)(2))
- New and altered receptacles on 120-volt 15- and 20-amp circuits shall be the listed tamper-resistant type, except when located more than 66 inches above the floor or when part of a luminaire or appliance (CEC 406.12).
- All 15- and 20-ampere, 125- and 250-volt receptacles installed in wet or damp locations shall be listed weather-resistant (CEC 406.9).
- All 15- and 20-ampere, 125- and 250-volt receptacles installed in wet or damp locations shall be listed weather-resistant (CEC 406.9).
- All 15- and 20-ampere, 125- and 250-volt receptacles installed in wet or damp locations shall be listed weather-resistant (CEC 406.9).
- Arc-Fault Circuit Interrupters (AFCIs) are required for all 120-volt 15- and 20-amp circuits supplying outlets and devices in dwelling units unless exempt pursuant to CEC 210.12 (i.e. bathrooms).



CONSULTANTS:

PROJECT  
**B-23-243**  
**JOB SITE**  
 FIRE REBUILD  
 BENICIA HOUSING  
 1631 & 1629  
 BAYVIEW CIRCLE  
 Benicia, CA 94510

REVISIONS  
 PERMIT SUBMITTAL 11.15.2023

1	02.15.2024	--
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SHEET TITLE  
**CERTIFICATE OF COMPLIANCE**

CHECKED BY: DN  
 DRAWN BY: OA  
 SCALE: N.T.S.  
 DATE: 11.15.2023  
 PROJECT NO. 000-23

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01E  
 Project Name: Benicia Housing Unit A Calculation Date/Time: 2024-02-12T12:40:23-06:00 (Page 3 of 8)  
 Calculation Description: Title 24 Analysis Input File Name: 23res180\_unit A.rbd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft <sup>2</sup> - yr)	Proposed Design (kBtu/ft <sup>2</sup> - yr)	Compliance Margin (kBtu/ft <sup>2</sup> - yr)	Margin Percentage
Gross EU1	59.98	59.06	0.92	1.53
Net EU2	59.98	59.06	0.92	1.53

Notes  
 1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area.  
 2. Net EU2 is Energy Use Total (including PV) / Total Building Area.

**REQUIRED SPECIAL FEATURES**  
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
 • NO SPECIAL FEATURES REQUIRED

**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry  
 • Kitchen range hood

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Benicia Housing Unit A	470	1	1	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status
1629 Unit A	Conditioned	Unit1	470	8	DHW Sys 1	Existing/Unchanged

Registration Number: 424-P010025179A-000-000-0000000-0000 Registration Date/Time: 02/12/2024 11:54 HERS Provider: CHEERS  
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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	19.05	0	18.33	0	0.72
Space Cooling	0	84.59	0	75.54	0	9.05
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	90.24	0	90.24	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	193.88	0	184.11	0	9.77
Photovoltaics	0	0	0	0		
Battery						
Flexibility						
Indoor Lighting	0	12.04	0	12.04		
Appl. & Cooking	0	66.88	0	66.9		
Plug Loads	0	79.83	0	79.83		
Outdoor Lighting	0	2.11	0	2.11		
<b>TOTAL COMPLIANCE</b>	<b>0</b>	<b>354.74</b>	<b>0</b>	<b>344.99</b>		

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BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (f)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (int/ext)	Standby Loss or Recovery Eff	Set Pt. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	Btu/Hr	75000	0	80	n/a	Existing	No	

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
005.1	Window	W wall	Back	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic Roof1629 Unit A	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpetted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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 Calculation Description: Title 24 Analysis Input File Name: 23res180\_unit A.rbd22x

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I, I certify that this Certificate of Compliance documentation is accurate and complete.  
 Documentation Author Name: Jason Meyer  
 Company: JRM Energy Consulting  
 Address: 927 Fruit Stand Circle  
 City/State/Zip: Vacaville, CA 95688  
 Phone: (707) 363-3899

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I certify the following under penalty of perjury, under the laws of the State of California:  
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.  
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: DANIEL NICHOLS  
 Company: STRATAap  
 Address: 13562 Arnold Dr  
 City/State/Zip: Sonoma, CA 95476  
 Phone: (707) 935-7944

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GENERAL INFORMATION									
01	02	03	04	05	06	07	08	09	10
Project Name	Run Title	Project Location	City	Zip code	Climate Zone	Building Type	Project Scope	Addition Cond. Floor Area (ft <sup>2</sup> )	Existing Cond. Floor Area (ft <sup>2</sup> )
Benicia Housing Unit A	Title 24 Analysis	1629 Bayview Circle	Benicia	94510	12	Single family	Addition and/or Alteration	0	470
Standards Version	Software Version	Front Orientation (deg/ Cardinal)	Number of Dwelling Units	Number of Bedrooms	Number of Stories	Fenestration Average U-factor	Glazing Percentage (%)	ADU Bedroom Count	Fuel Type
2022	EnergyPro 9.2	90	1	1	1	0.3	23.19%	n/a	Natural gas
No Dwelling Units									

COMPLIANCE RESULTS	
01	02
Building Complies with Computer Performance	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

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 Calculation Description: Title 24 Analysis Input File Name: 23res180\_unit A.rbd22x

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft <sup>2</sup> )	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
E wall	1629 Unit A	R-15 Wall	90	Front	188	44	90	none	Altered	No
S wall	1629 Unit A	R-15 Wall	180	Left	216	15	90	none	Altered	No
W wall	1629 Unit A	R-15 Wall	270	Back	268	50	90	none	Altered	No
wall to unit B	1629 Unit A	R-15 Wall1	n/a	n/a	108	0	n/a		Altered	No
Roof	1629 Unit A	R-30 Roof Attic	n/a	n/a	470	n/a	n/a		Altered	No
Raised Floor	1629 Unit A	R-19 Floor Crawlspace	n/a	n/a	470	n/a	n/a		Altered	No

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic 1629 Unit A	Attic Roof1629 Unit A	Ventilated	4	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
00L1	Window	E wall	Front	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
A	Window	E wall	Front	90			1	15	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
B	Window	E wall	Front	90			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
A.2	Window	S wall	Left	180			1	15	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
C	Window	W wall	Back	270			1	30	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No

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SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Unit1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	n/a	Setback	Altered	No	

HVAC - HEATING UNIT TYPES				
01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Gas wall furnace	1	AFUE - 67.1	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	n/a

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CONSULTANTS:

PROJECT  
**B-23-243**  
**JOB SITE**  
 FIRE REBUILD  
 BENICIA HOUSING  
 1631 & 1629  
 BAYVIEW CIRCLE  
 Benicia, CA 94510

REVISIONS  
 PERMIT SUBMITTAL 11.15.2023

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- 4 -- --
- 5 -- --

SHEET TITLE  
**CERTIFICATE OF COMPLIANCE**

CHECKED BY: DN  
 DRAWN BY: OA  
 SCALE: N.T.S.  
 DATE: 11.15.2023  
 PROJECT NO. 000-23

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01E  
 Project Name: Benicia Housing Unit B Calculation Date/Time: 2024-02-12T12:42:51-06:00 (Page 3 of 8)  
 Calculation Description: Title 24 Analysis Input File Name: 23res180\_unit B.rbd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft <sup>2</sup> - yr)	Proposed Design (kBtu/ft <sup>2</sup> - yr)	Compliance Margin (kBtu/ft <sup>2</sup> - yr)	Margin Percentage
Gross EUI <sup>1</sup>	60.68	59.82	0.86	1.42
Net EUI <sup>2</sup>	60.68	59.82	0.86	1.42

Notes  
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.  
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

**REQUIRED SPECIAL FEATURES**  
 • NO SPECIAL FEATURES REQUIRED

**HERS FEATURE SUMMARY**  
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry  
 • Kitchen range hood

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Benicia Housing Unit B	470	1	1	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status
1631 Unit B	Conditioned	Unit1	470	8	DHW Sys 1	Existing/Unchanged

Registration Number: 424-P010025183A-000-000-0000000-0000 Registration Date/Time: 02/12/2024 11:53 HERS Provider: CHEERS  
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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CF1R-PRF-01E  
 Project Name: Benicia Housing Unit B Calculation Date/Time: 2024-02-12T12:42:51-06:00 (Page 2 of 8)  
 Calculation Description: Title 24 Analysis Input File Name: 23res180\_unit B.rbd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDU/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDU/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	23.95	0	22.99	0	0.96
Space Cooling	0	76.22	0	69.08	0	7.14
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	90.24	0	90.24	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	190.41	0	182.31	0	8.1
Photovoltaics						
Battery						
Flexibility						
Indoor Lighting	0	12.04	0	12.04		
Appl. & Cooking	0	66.68	0	66.7		
Plug Loads	0	79.83	0	79.83		
Outdoor Lighting	0	2.11	0	2.11		
<b>TOTAL COMPLIANCE</b>	<b>0</b>	<b>351.07</b>	<b>0</b>	<b>342.99</b>		

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 Calculation Description: Title 24 Analysis Input File Name: 23res180\_unit B.rbd22x

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (f)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (int/ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	Btu/hr	75000	0	80	n/a	Existing	No	

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition					
C	Window	E wall	Front	90	1	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No			

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic Roof1631 Unit B	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawspace	Floors Over Crawspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I, I certify that this Certificate of Compliance documentation is accurate and complete.  
 Documentation Author Name: Jason Meyer  
 Company: JRM Energy Consulting  
 Address: 927 Fruit Stand Circle  
 City/State/Zip: Vacaville, CA 95688  
 Phone: (707) 363-3899

Documentation Author Signature: [Signature]  
 Signature Date: 02/12/2024  
 CEA / HERS Certification Identification (if applicable): RCN14090

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I certify the following under penalty of perjury, under the laws of the State of California:  
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.  
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: DANIEL NICHOLS  
 Company: STRATAap  
 Address: 13562 Arnold Dr  
 City/State/Zip: Sonoma, CA 95476  
 Phone: (707) 935-7944

Responsible Designer Signature: [Signature]  
 Signature Date: 02/12/2024  
 License: [License]

Registration Number: 424-P010025183A-000-000-0000000-0000 Registration Date/Time: 02/12/2024 11:53 HERS Provider: CHEERS  
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GENERAL INFORMATION				
01	02	03	04	05
Project Name	Run Title	Project Location	City	Zip code
Benicia Housing Unit B	Title 24 Analysis	1631 Bayview Circle	Benicia	94510
06	07	08	09	10
Climate Zone	Building Type	Project Scope	Front Orientation (deg/ Cardinal)	Number of Dwelling Units
12	Single family	Addition and/or Alteration	90	1
11	12	13	14	15
Number of Bedrooms	Number of Stories	Existing Cond. Floor Area (ft <sup>2</sup> )	Fenestration Average U-factor	Glazing Percentage (%)
1	1	470	0.3	23.19%
16	17	18	19	20
Total Cond. Floor Area (ft <sup>2</sup> )	ADU Bedroom Count	Fuel Type	ADU Conditioned Floor Area	No Dwelling Unit:
470	n/a	Natural gas	n/a	No

COMPLIANCE RESULTS	
01	02
Building Complies with Computer Performance	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft <sup>2</sup> )	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
N wall	1631 Unit B	R-15 Wall	0	Right	216	0	90	none	Altered	No
W wall	1631 Unit B	R-15 Wall	270	Back	188	35	90	none	Altered	No
E wall	1631 Unit B	R-15 Wall	90	Front	268	74	90	none	Altered	No
wall to A	1631 Unit B	R-15 Wall1	n/a	n/a	108	0	n/a	none	Altered	No
Roof	1631 Unit B	R-30 Roof Attic	n/a	n/a	470	n/a	n/a	n/a	Altered	No
Raised Floor	1631 Unit B	R-19 Floor Crawspace	n/a	n/a	470	n/a	n/a	n/a	Altered	No

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic 1631 Unit B	Attic Roof1631 Unit B	Ventilated	4	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition					
A	Window	W wall	Back	270	1	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No			
005.1	Window	W wall	Back	270	1	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No			
001.1	Window	E wall	Front	90	1	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No			
A 2	Window	E wall	Front	90	1	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No			
B	Window	E wall	Front	90	1	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No			

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SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Unit1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	n/a	Setback	Altered	No	

HVAC - HEATING UNIT TYPES				
01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Gas wall furnace	1	AFUE - 67.1	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	n/a

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**GENERAL NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REQUIRED CLEARANCES W/ EQUIPMENT & COORDINATE W/ ARCHITECTURAL DETAILS PRIOR TO ORDERING & INSTALLATION.
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD

**LEGEND**

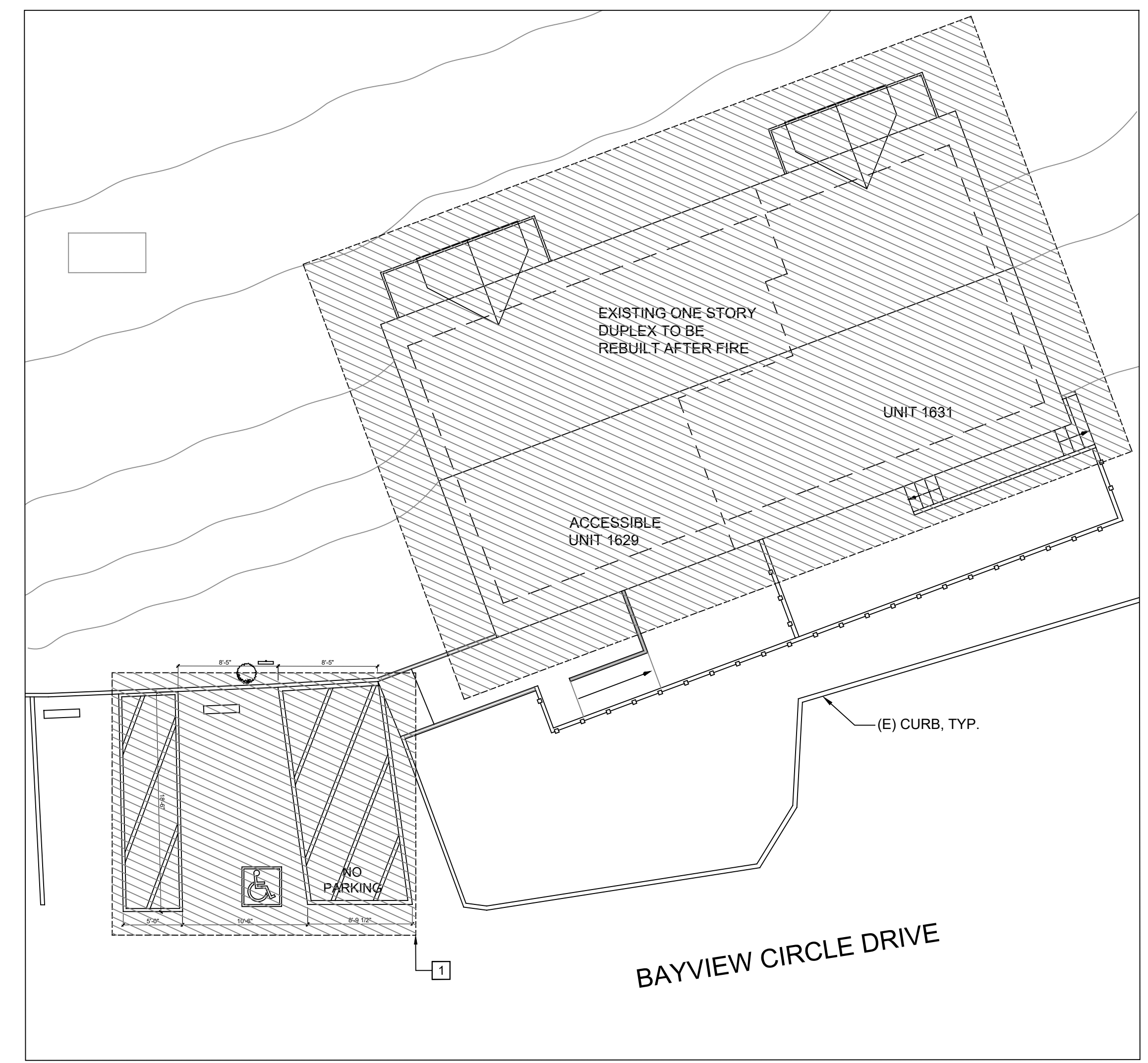
1 GRIND ALL ACCESSIBLE STRIPING AND SIGNAGE FROM ACCESSIBLE SPACE, PREP FOR STRIPE



28 RIVERHILL DRIVE, BENICIA, CA  
CAPITOL HEIGHTS  
OWNED AND OPERATED BY:  
HOUSING AUTHORITY OF CITY OF BENICIA

**LEGEND**

(H) FIRE HYDRANT  
(T) PHONE BOOTH  
|| ACCESS WALK



1 PLOT PLAN  
NTS

2 SITE/ROOF DEMOLITION PLAN  
1/8"=1'-0"

**ARCHITECTURE**

PO Box 1207  
Sonoma, California 95476  
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www.STRATAap.com

CONSULTANTS:

PROJECT  
**B-23-243**  
**JOB SITE**  
FIRE REBUILD

**BENICIA HOUSING**  
1631 & 1629  
BAYVIEW CIRCLE  
Benicia, CA 94510

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	11.15.2023
2	02.15.2024	--
3	--	--
4	--	--
5	--	--

SHEET TITLE

**DEMO PLAN**

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: AS NOTED  
DATE: 11.15.2023

PROJECT NO. 000-23



**ARCHITECTURE**



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Benicia, CA 94510

REVISIONS

NO.	DATE	DESCRIPTION
PERMIT SUBMITTAL	11.15.2023	
1	02.15.2024	--
2	--	--
3	--	--
4	--	--
5	--	--

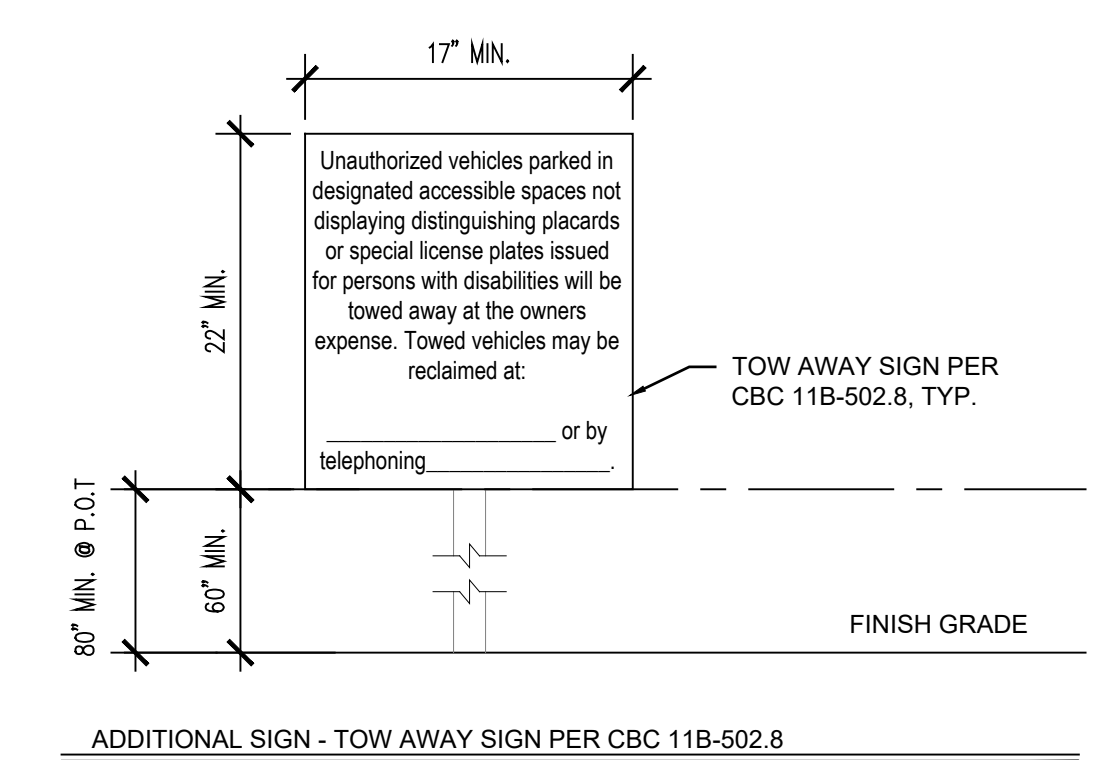
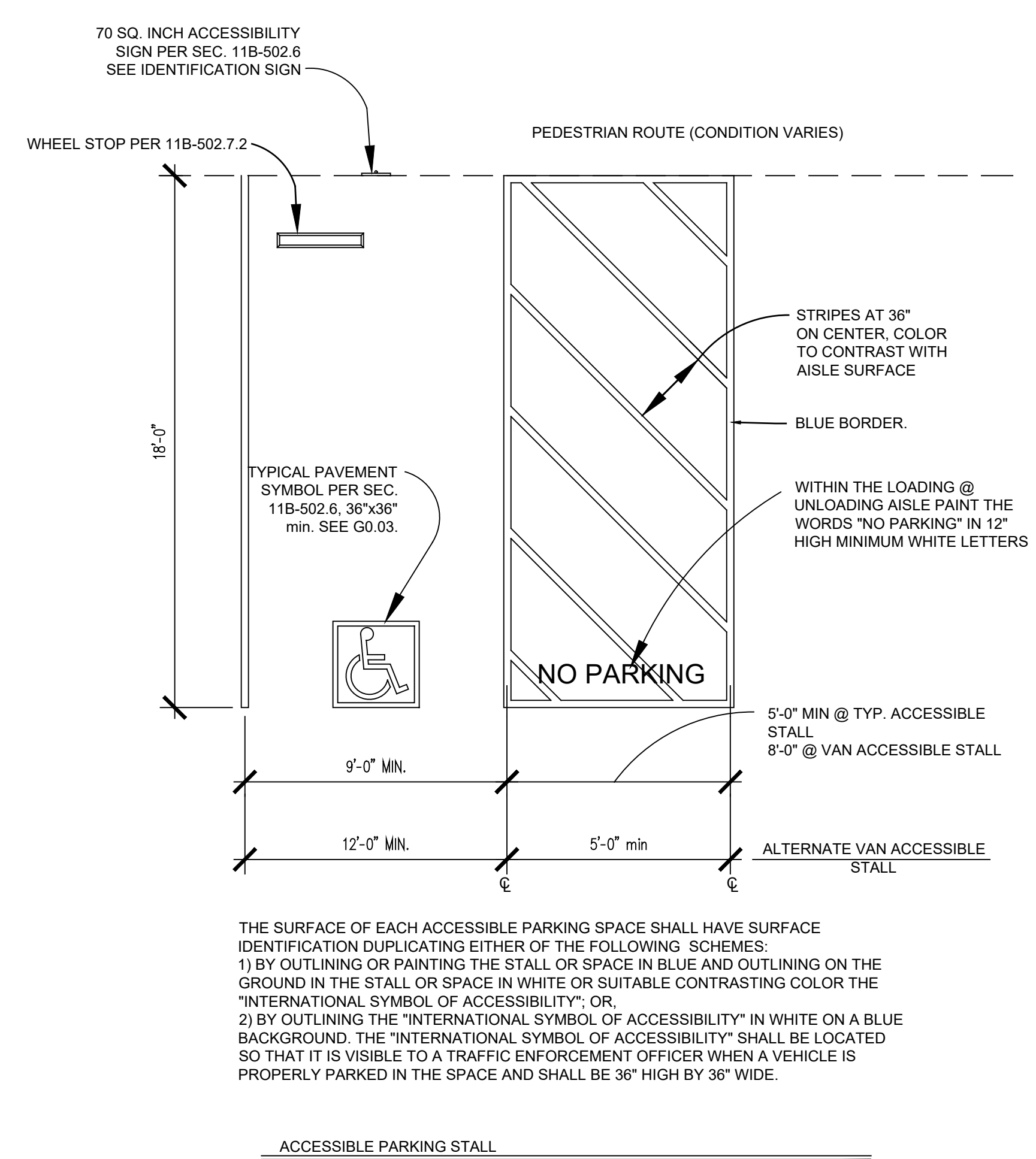
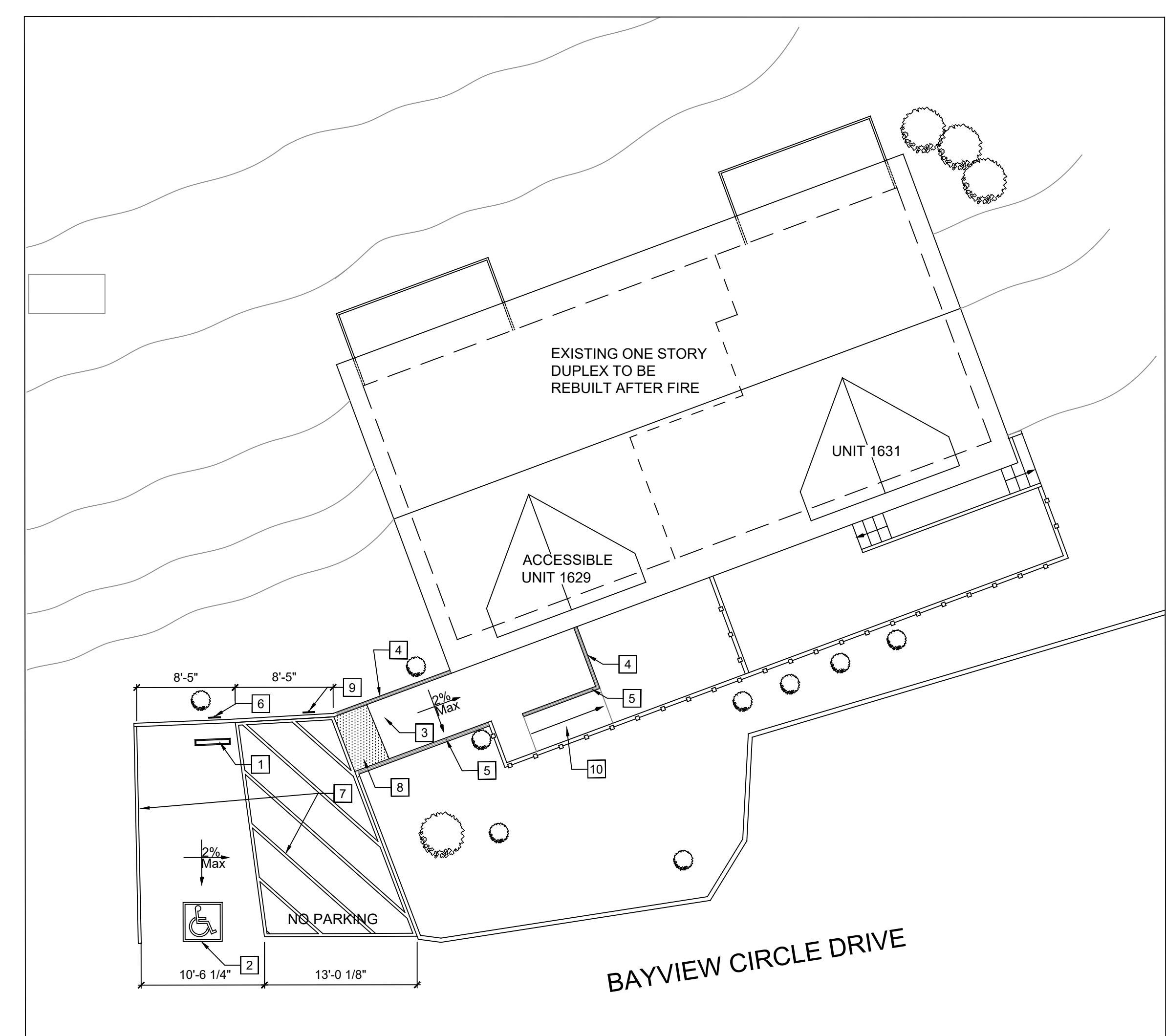
SHEET TITLE

**SITE PLAN**

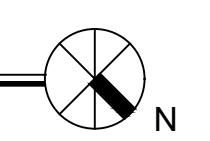
CHECKED BY: DN  
DRAWN BY: OA  
SCALE: AS NOTED  
DATE: 11.15.2023  
PROJECT NO. 000-23

**A1.01**  
DRAWING NO.

GENERAL NOTES	LEGEND	
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REQUIRED CLEARANCES W/ EQUIPMENT & COORDINATE W/ ARCHITECTURAL DETAILS PRIOR TO ORDERING & INSTALLATION.	1 (E) WHEEL STOP	8 (N) DETECTABLE WARNING SURFACE ATTACHED TO CONCRETE PER MANUFACTURER'S INSTRUCTIONS
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD	2 (E) INTERNATIONAL SYMBOL ACCESSIBILITY TO BE REPAINTED	9 (N) TOW-AWAY WARNING SIGN
	3 (E) CONCRETE WALK DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION	10 (E) 8.33% RAMP IN THE STORAGE SHED DIRECTION
	4 (E) 6" HIGH CONCRETE CURB	
	5 (E) ACCESSIBLE HANDRAIL AND GUARDRAIL, TYP.	
	6 (E) VAN ACCESSIBLE PARKING SIGN	
	7 PAINT ACCESS AISLE PER ACCESSIBLE STALL EXAMPLE	

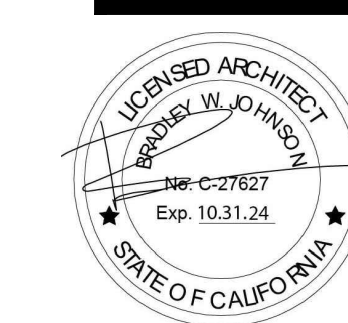


1 SITE PLAN  
1/8"=1'-0"





ARCHITECTURE



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CONSULTANTS:

PROJECT

**B-23-243**  
**JOB SITE**

FIRE REBUILD

**BENICIA HOUSING**  
1631 & 1629  
BAYVIEW CIRCLE  
Benicia, CA 94510

REVISIONS

PERMIT SUBMITTAL 11.15.2023

1	02.15.2024	--
2	--	--
3	--	--
4	--	--
5	--	--

SHEET TITLE

FLOOR PLAN

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: 1/4" = 1'-0"  
DATE: 11.15.2023

PROJECT NO. 000-23

**A2.00**

DRAWING NO.

FLOOR PLAN NOTES (SEE PLAN SHEETS)

All glazing in doors shall be tempered SAFETY GLASS. See plans for location of tempered glazing in windows and other locations ("TEMP"). Skylights shall have specific safety glazing as required and in accordance with CBC, per schedule or description in plan.

PROVIDE WEATHER STRIPPING. All exterior doors and windows shall be weather stripped with permanently affixed weatherstripping on all sides.

LAUNDRY AREA Vent dryer with 4" rigid duct with hooded vent at adjacent exterior wall. Dryer exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 ft., including two 90-degree elbows. Two feet shall be deducted for each elbow in excess of two.

BATHS AND POWDER ROOMS shall be provided with operable windows (min. 1/20th floor area provided in window free vent area) as shown and exhaust fan. TILE to 84" min. at showers. See Electrical and Lighting plans. 0.4 sones max. noise, 4" min. dia. vent of solid metal only. Panasonic FV-08-11VFL5 110 CFM 0.4 SONES or equal.

40 GALLONS GAS WATER HEATER. Insulate first five feet of supply plus all of hot water main lines. Install 3/4" hot water lines-See Energy Documentation for required specifications and Minimum Mandatory requirements. Provide pressure relief valve with to drain outside.

HOSEBIBBS ("HB") shall all be provided with non-removable back-flow prevention device.

All TOILETS 1.28 gal. max. per flush, tank-type in 30" wide min. clear space. Provide SHOWERS with compensating water mixing control and shower head for 2.0 gpm flow max. at 80 psi. using WATERSENSE. LAVATORY FAUCETS shall not exceed 1.2 gal. per min. at 60 PSI and not less than .8 gal. per min at 20psi. Provide Rodent proofing per code 4.406.1 at all pipes, cables, and other openings of bottom plates. Continuous silicone sealant at floor to tile or concrete.

Provide all SMOKE DETECTORS ("SD") in each bedroom and outside of each sleeping area in the immediate vicinity of bedrooms. All smoke detectors shall be 110v powered, interconnected, with battery back-up and shall sound alarm that is audible in all sleeping areas of dwelling. Additional alarms per sprinkler design where applies (by others). See Electrical plans.

EFFICACY LIGHTING or approved controls shall be provided per energy documentation and California requirements. SEE Electrical and Lighting plans. DARK SKY COMPLIANT EXTERIOR LED LIGHTING ONLY.

SEE ENERGY DOCUMENTATION SHEETS AND MINIMUM MANDATORY REQUIREMENTS.

KITCHEN: Provide 20amp GFI outlets on both sides of cooktop. One duplex outlet each side of island.

EXHAUST HOOD: Provide 110v connection. 600 CFM with flue per manufacturer's instructions. Vent to outside with back flow protection.

REFRIGERATOR: Provide water connection for ice maker and GFI protected 110v duplex.

Provide Carbon Monoxide Alarms in dwelling units containing a fuel fired appliance, fireplace and an attached garage with an opening that communicates with the dwelling unit and in sleeping units within which fuel burning appliances are installed. Carbon monoxide alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for over current protection. If more than one alarm is required the alarm shall be interconnected so that activation of one shall activate all of the alarms in the unit and shall be approved by the State Fire Marshall.

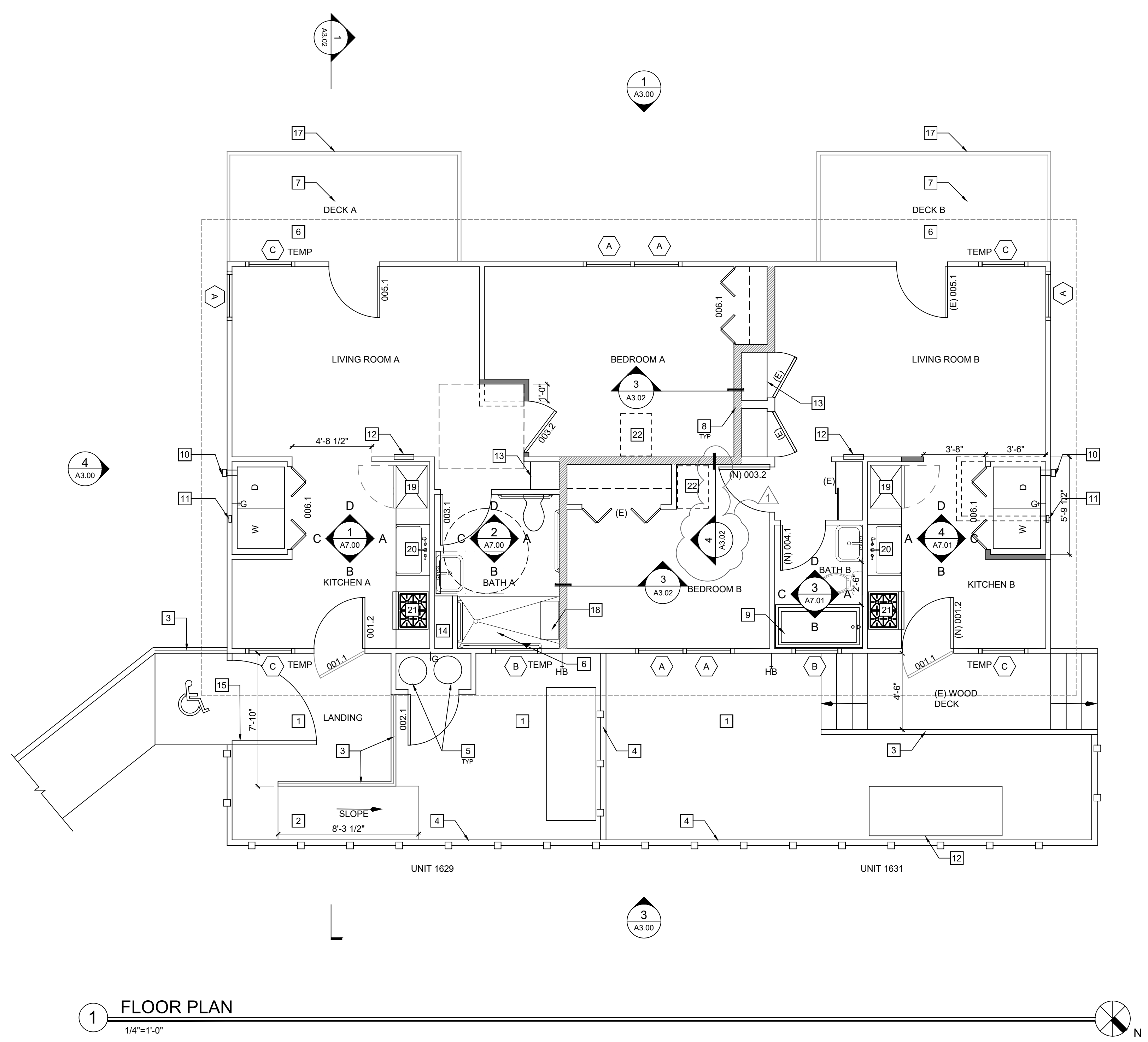
Provide 1/2 H.P. DISPOSAL at kitchen sinks with 110v protected outlet.

STAIRS: All risers shall be of equal height with no deviation over 1/4". Treads shall be level. Provide 1/2" nosing.

SHOWERS: Provide showers with compensating water-mixing control and showerhead for 2.5 gpm flow max. Showers shall be provided with tile enclosure and shower pan with waterproof backing and hot-mop pan underlayment or bathtub. Tile shall extend 84" min. above shower floor. Cement board tile backer or mortar bed over waterproof barrier. Any gypsum board backing tile in tub & shower area shall be water resistant "green board" on 2x framing. @ 16" o.c. @ 12" o.c. where applied to ceiling).

42" min. high guardrail. Shall not have openings that exceed 3.99" in diameter and shall resist a force of 20 lbs at any point vertically or horizontally. Shall comply with (Title 24, Part 2, Section 2-1716(a)). May be constructed by solid framing and gyp bd. pony wall as long as cap is smooth and corners are rounded. Underside of stair framing shall have 5/8" type x gyp board applied to cover all framing members. Top side to be plywood steps with wood risers as subfloor.

Provide gas wall furnace with 7 day set back thermostat per energy documents. B-vent to outside per local codes.



1 FLOOR PLAN  
1/4"=1'-0"

GENERAL NOTES

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2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD

LEGEND

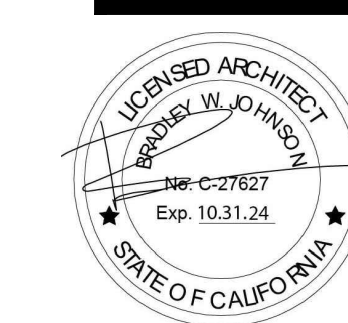
1 EXISTING CONCRETE SLAB.	7 REPLACE REDWOOD DECK WITH 2X6 COMPOSITE DECKING	12 (N) GAS WALL FURNACE WITH SETBACK THERMOSTAT.	18 REMOVABLE ACCESSIBLE BENCH
2 EXISTING CONCRETE 1/12 SLOPE RAMP.	8 5/8" TYPE X GYP. BD. ON BOTH SIDES OF 3/4" SOUND WALL	13 (N) SHELVING, 5 PAINTED PINE 1X12 OR 3/4" A/C PLYWOOD WITH 1X2 NOSING	19 24" WIDE REFRIGERATOR
3 EXISTING CONCRETE CURB WITH ACCESSIBLE TUBE STEEL RAILING.	9 30"X60" TUB SHOWER COMBINATION WITH TEMPERED GLASS SLIDING DOORS.	14 (E) STORAGE SHED TO REMAIN.	20 25" SINGLE BOWL ELKAY STAINLESS STEEL SINK AND DISPOSAL
4 EXISTING 6 FOOT WOOD FENCE AND WOOD GATE.	10 4" RIGID SMOOTH WALL DRYER VENT TO OUTSIDE WITH BACK DRAFT PROTECTION.	15 (E) WOOD GATE AND LATCH AT 41" HIGH. MAX.	21 30" HOTPOINT NAT. GAS RANGE
5 EXISTING GAS WATER HEATERS TO REMAIN. PROVIDE (N) B-VENT.	11 RECESSED HOT AND COLD WATER SUPPLY WITH 2" DRAIN CONNECTION BOX.	16 LINEN CABINET, SEE ELEVATION.	22 PROVIDE 22"X30" ATTIC ACCESS HATCH
6 60"X 37" FREEDOM ACCESSIBLE SHOWER PAN, DRAIN APF6036BFPANL.		17 42" GUARDRAIL PER PLAN NOTES	

EXISTING WALLS

REMOVED WALLS  
NEW WALLS



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CONSULTANTS:

PROJECT  
**B-23-243**  
**JOB SITE**

FIRE REBUILD

BENICIA HOUSING  
1631 & 1629  
BAYVIEW CIRCLE  
Benicia, CA 94510

REVISIONS

PERMIT SUBMITTAL 11.15.2023

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SHEET TITLE

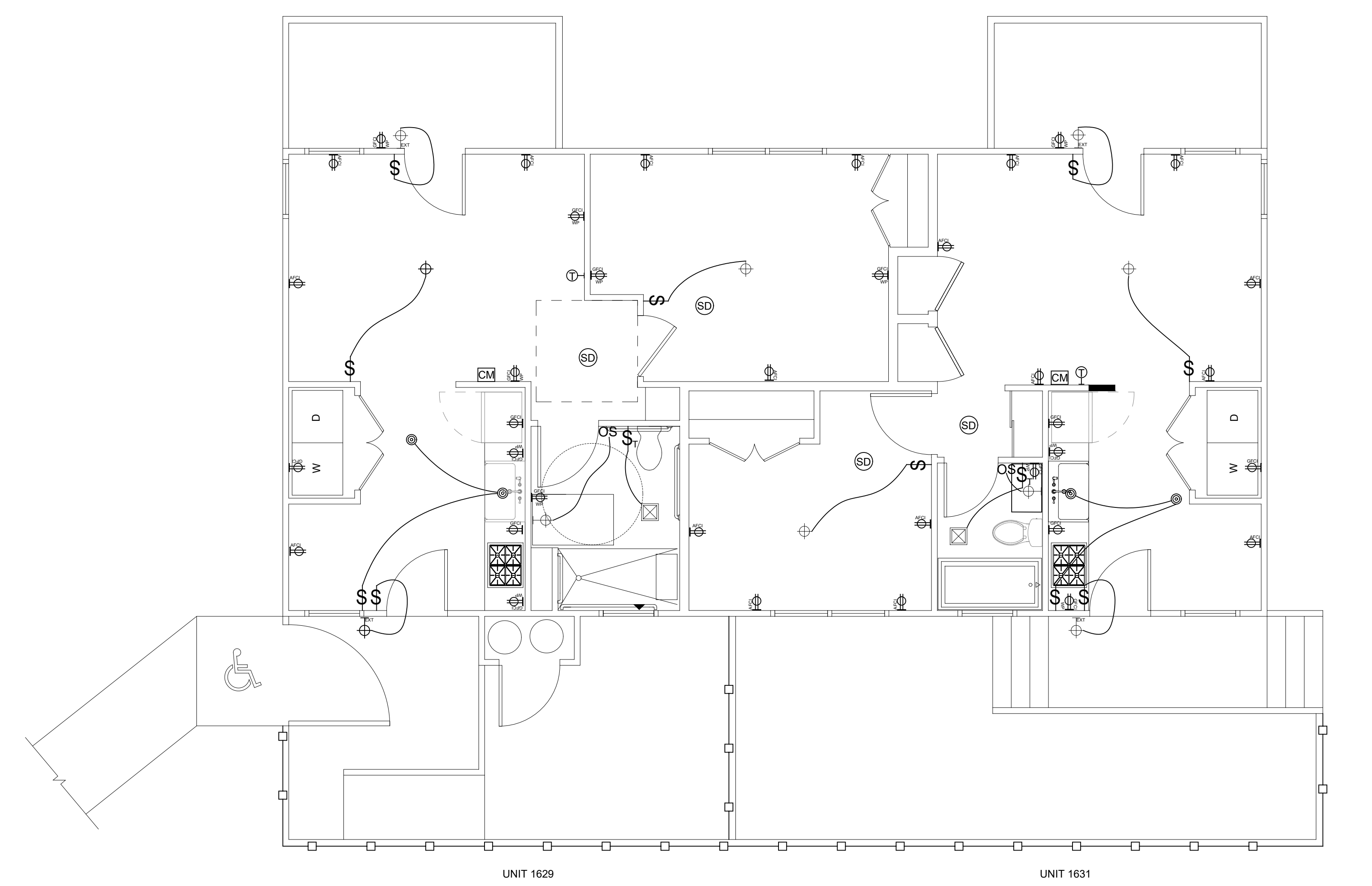
ELECTRICAL PLAN

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: 1/4" = 1'-0"  
DATE: 11.15.2023

PROJECT NO. 000-23

**A2.01**

DRAWING NO.

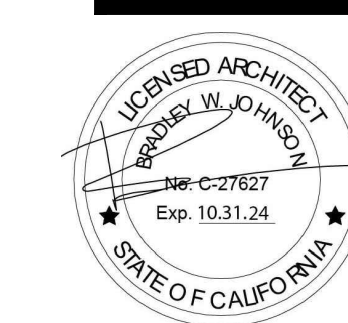


**1 ELECTRICAL PLAN**  
1/4"=1'-0"

GENERAL NOTES	LEGEND		
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REQUIRED CLEARANCES W/ EQUIPMENT & COORDINATE W/ ARCHITECTURAL DETAILS PRIOR TO ORDERING & INSTALLATION.	GFCI DUPLEX	LED WALL MOUNTED 26 WATT	LED DARK SKY 18 WATT WALL LIGHT
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD.	AFCI DUPLEX	LED CEILING PENDENT 26 WATT	7 DAYS SETBACK THERMOSTAT
	LIGHT CONTROL SWITCH	90 CFM EXHAUST FAN W/ TIMER SWITCH	
	30MIN. TIMER	CARBON MONOXIDE DETECTOR	
	OCCUPANCY SENSOR	110V SMOKE DETECTOR WITH BATTERY BACK UP	
	LED 4" RECESSED 26 WATT		



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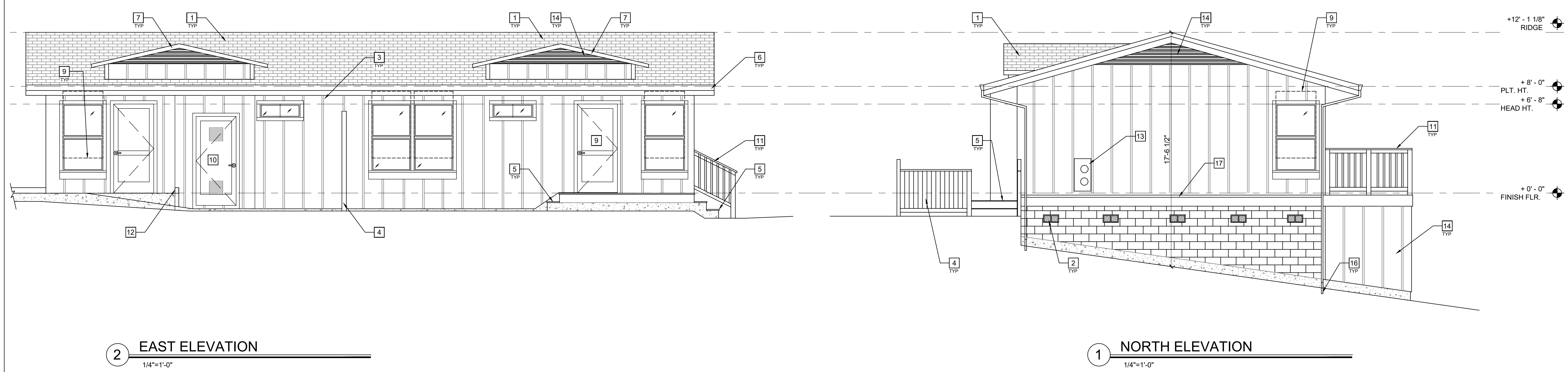
ELEVATIONS

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: 1/4" = 1'-0"  
DATE: 11.15.2023

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**A3.00**

DRAWING NO.



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

**1 NORTH ELEVATION**  
1/4"=1'-0"

GENERAL NOTES

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2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD

LEGEND

- 1 40 YR. CLASS A COMP. SHINGLE TO MATCH EXISTING COLOR
- 2 (E) FOUNDATION VENT.
- 3 T1-11 SIDING OVER WHOLE HOUSE WRAP WITH 1X2 BATTS AT EA. GROOVE.
- 4 REMOVE AND REPLACE EXISTING FENCE.
- 5 EXISTING WOOD STEPS.
- 6 5" G.S.M. FASCIA GUTTER O/2X10 FASCIA BD, TYP.

LEGEND

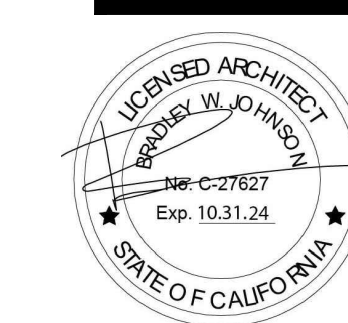
- 7 2X6 CEDAR FASCIA AT DORMER
- 8 (E) WOOD GATE WITH LATCH AT 41" MAX.HT. A.F.F.
- 9 EXISTING WINDOW TO BE REPLACED WITH NEW WINDOW, TYP. SEE A6.01
- 10 2X4 OVER 2X10 FASCIA AT RAKE TO MATCH (E).
- 11 WOOD RAILING TO MATCH EXISTING, TYP.
- 12 CONC. CURB AT RAMP OR SIDE WALK

LEGEND

- 13 (N) 6X14 CRAWL SPACE VENT
- 14 PAINTED P.T. PLYWOOD WITH 1X2 BATTS 16" O.C.(S.S.D.). MATCH (E) CRAWL SPACE HATCH ON INSIDE WALL.
- 15 REMOVE AND RESET (E) OVERHEAD ELECTRICAL SERVICE PANEL AND METERS
- 16 CONNECTED DOWNSPOUTS (E) SUB-SURFACE DRAIN LINES, TYP.
- 17 PROVIDE G.S.M. "Z" FLASHING UNDER SIDING AND OVER (N) 2X12 BELLY BAND



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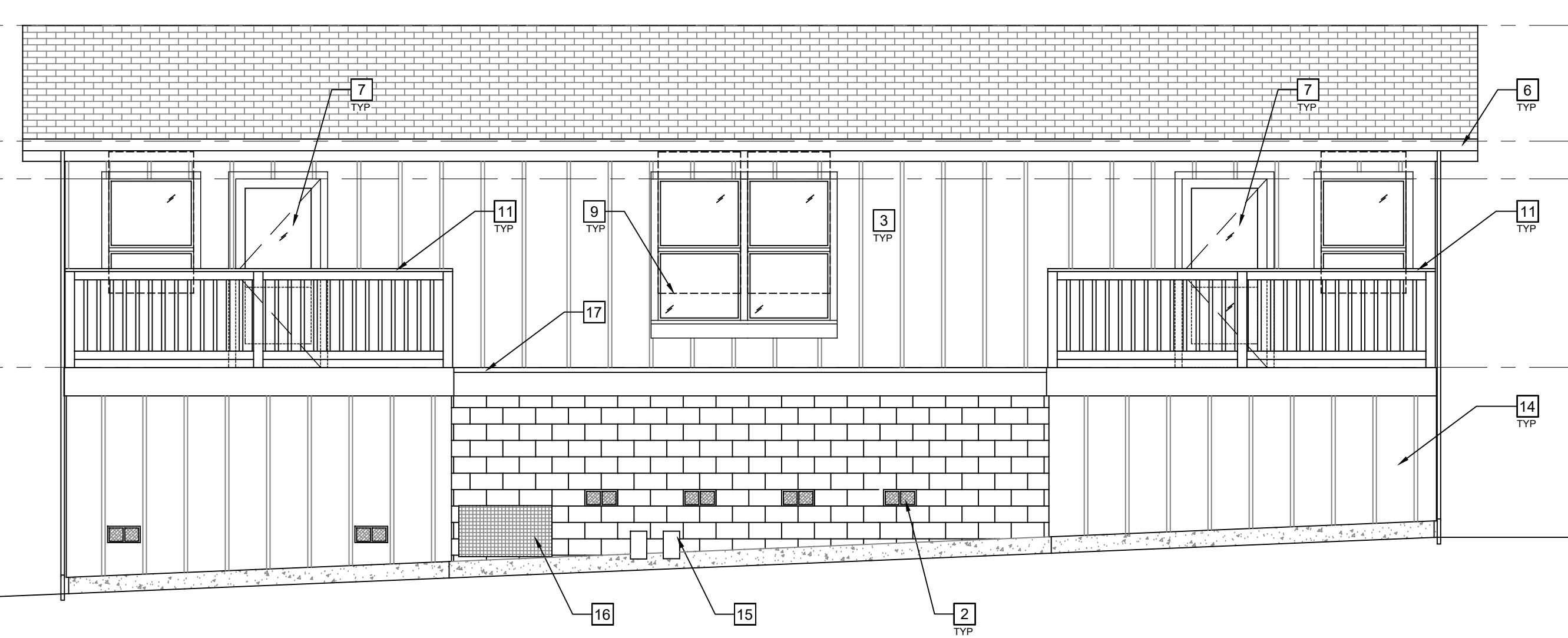
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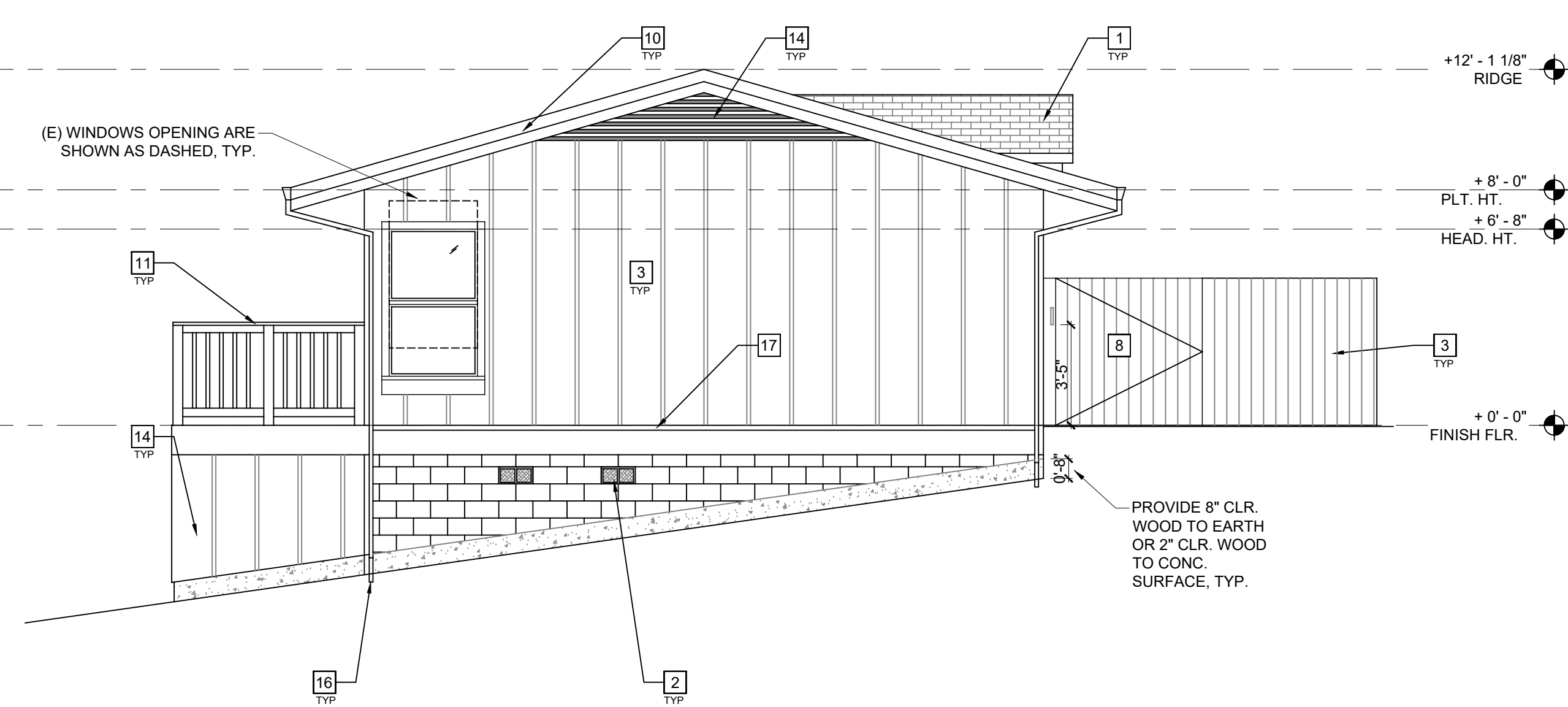
PROJECT NO. 000-23

**A3.01**

DRAWING NO.



4 WEST ELEVATION  
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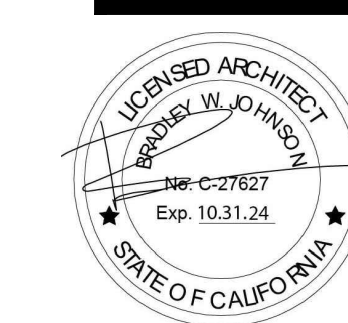


3 SOUTH ELEVATION  
1/4"=1'-0"

GENERAL NOTES	LEGEND	
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REQUIRED CLEARANCES W/ EQUIPMENT & COORDINATE W/ ARCHITECTURAL DETAILS PRIOR TO ORDERING & INSTALLATION.	1 40 YR. CLASS A COMP. SHINGLE TO MATCH EXISTING COLOR	7 2X6 CEDAR FASCIA AT DORMER
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD	2 (E) FOUNDATION VENT.	8 (E) WOOD GATE WITH LATCH AT 41" MAX.HT. A.F.F.
	3 T1-11 SIDING OVER WHOLE HOUSE WRAP WITH 1X2 BATTS AT EA. GROOV	9 EXISTING WINDOW TO BE REPLACED WITH NEW WINDOW, TYP. SEE A6.01
	4 REMOVE AND REPLACE EXISTING FENCE.	10 2X4 OVER 2X10 FASCIA AT RAKE TO MATCH (E).
	5 EXISTING WOOD STEPS.	11 WOOD RAILING TO MATCH EXISTING, TYP.
	6 5" G.S.M. FASCIA GUTTER O/2X10 FASCIA BD, TYP.	12 CONC. CURB AT RAMP OR SIDE WALK
		13 (N) 6X14 CRAWL SPACE VENT
		14 PAINTED P.T. PLYWOOD WITH 1X2 BATTS 16" O.C.(S.S.D.). MATCH (E) CRAWL SPACE HATCH ON INSIDE WALL.
		15 REMOVE AND RESET (E) OVERHEAD ELECTRICAL SERVICE PANEL AND METERS
		16 CONNECTED DOWNSPOUTS (E) SUB-SURFACE DRAIN LINES, TYP.
		17 PROVIDE G.S.M. "Z" FLASHING UNDER SIDING AND OVER (N) 2X12 BELLY BAND



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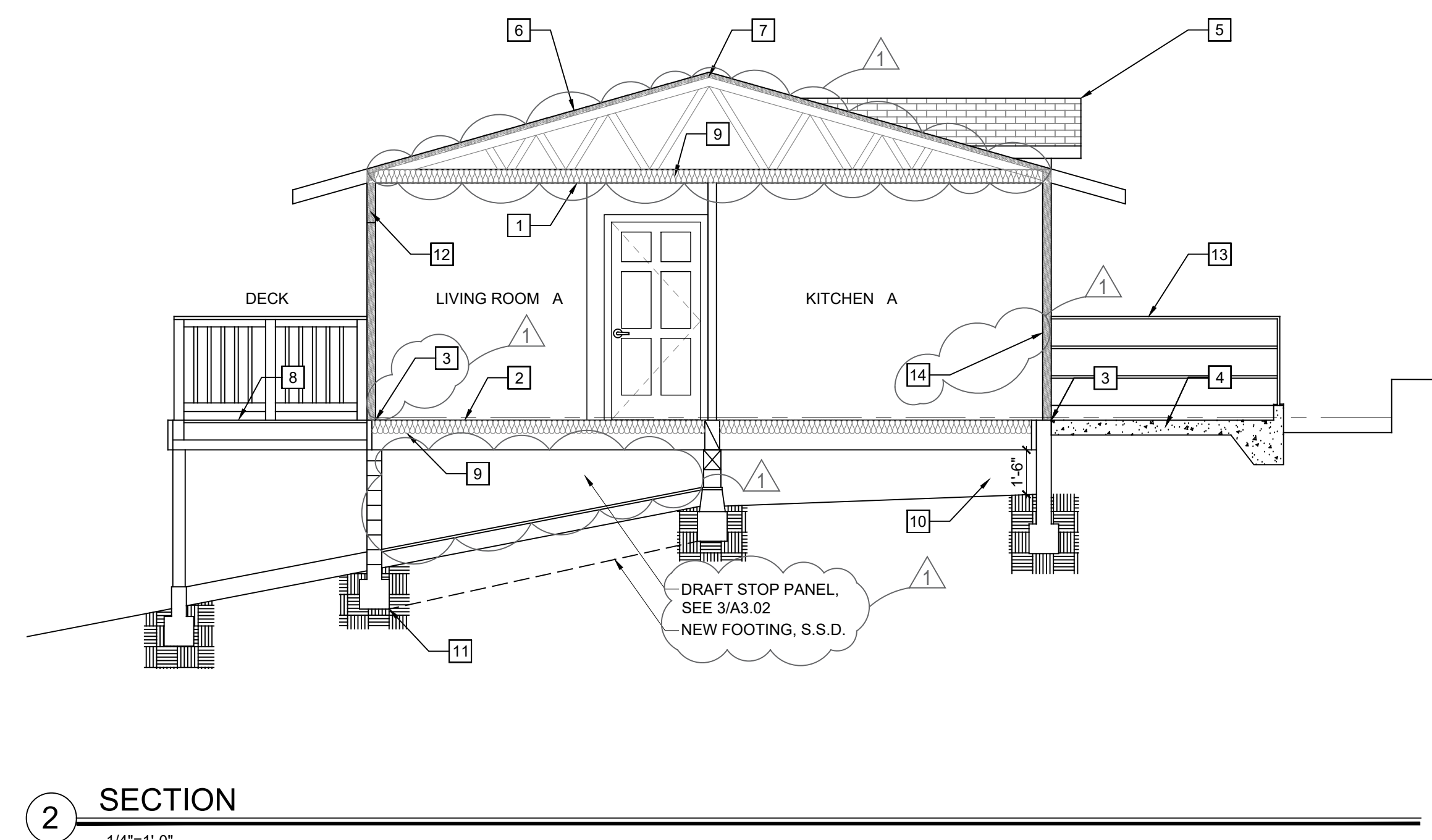
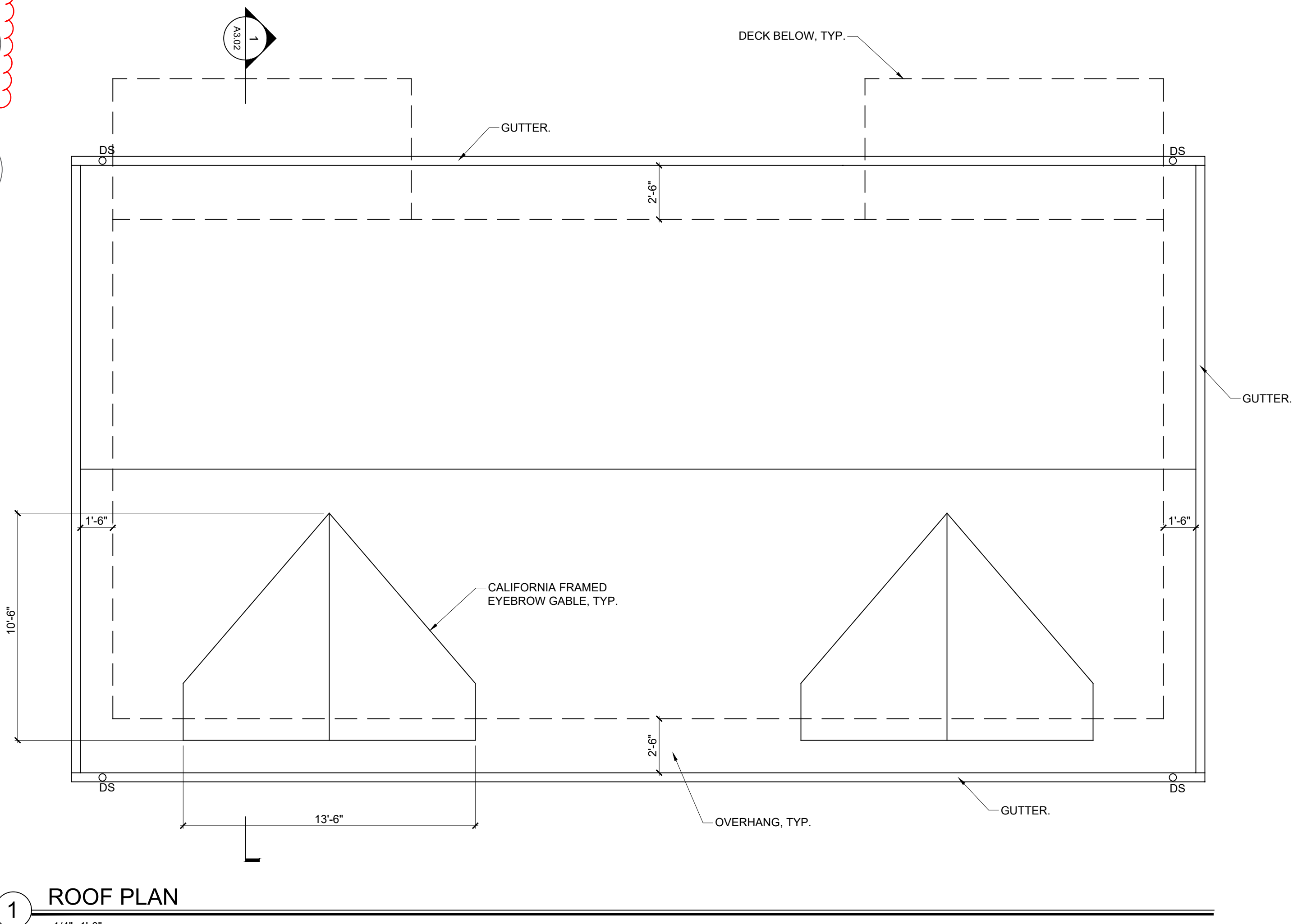
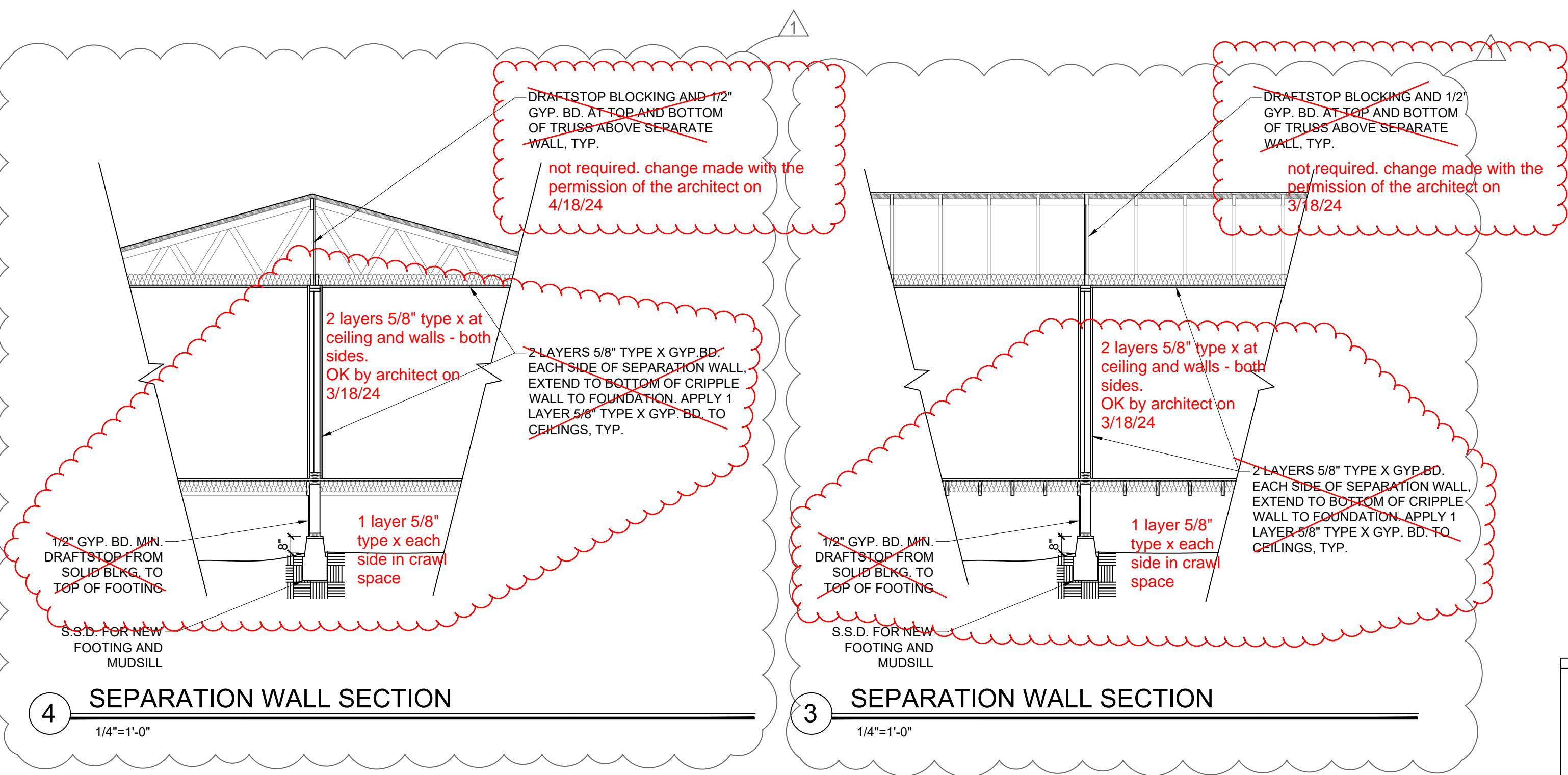
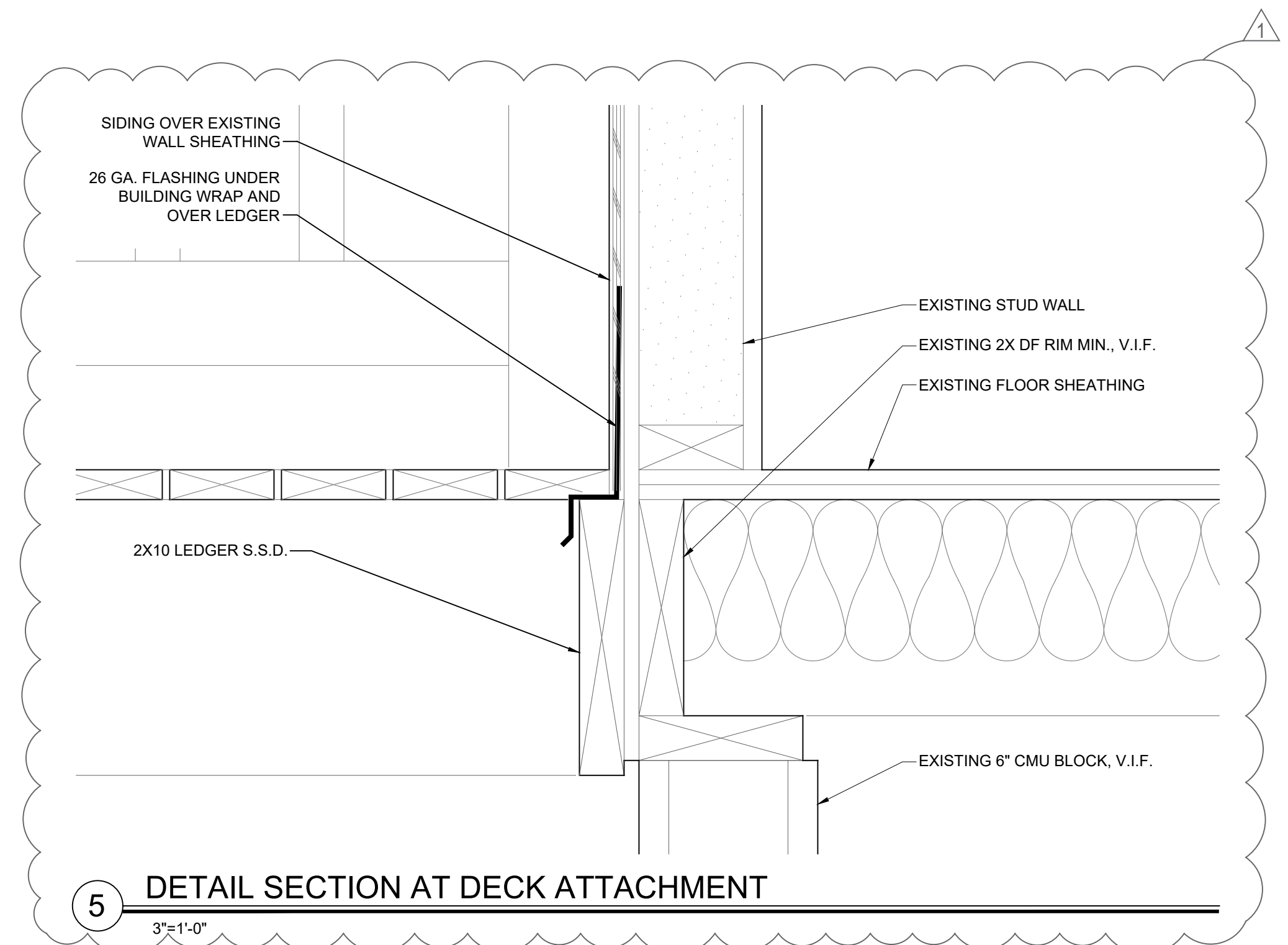
SECTIONS, ROOF PLAN

CHECKED BY: DN  
DRAWN BY: OA  
SCALE: AS NOTED  
DATE: 11.15.2023

PROJECT NO. 000-23

**A3.02**

DRAWING NO.



GENERAL NOTES

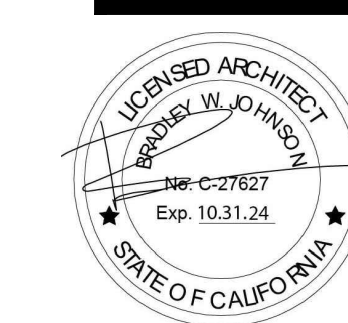
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LEGEND

1	5/8" TYPE X GYP. BD. AT CEILINGS, TYP.	7	2" CLOSED CELL FOAM INSULATION TO UNDERSIDE OF ROOF SHEATHING, TYP. PER NON-VENTED ATTIC SPACE.	11	(E) FOUNDATION TO REMAIN AND SUPPORT HOUSE AND DECK, S.S.D., TYP.
2	(E) PLYWOOD OVER 2X8 JOISTS AT 16" O.C. THE CENTER	8	2X6 COMPOSITE DECKING OVER WOOD PT WOOD FRAMING. 1/2" MAX. FLOOR HT. BETWEEN EXTERIOR AND INTERIOR.	12	OPEN CELL FOAM INSULATION, TYP. AT 2X4. EXT WALLS.
3	ACCESSIBLE THRESHOLD.	9	FIBERGLASS BATT INSULATION PER ENERGY COMPLIANCE DOCUMENTS.	13	(E) STEEL HANDRAIL AT LANDING AND RAMPS, TYP.
4	(E) CONCRETE LANDING.	10	PROVIDE 18" MIN. CLR. WOOD TO EARTH CONTACT IN CRAWL SPACE, TYP.	14	MIN. 1/2" GYP. BD. AT EXTERIOR WALLS. TWO LAYERS 5/8" MIN. TYPE X GYP. AT SEPARATION WALLS.
5	NEW DORMER ROOF CLASS A.				
6	NEW ASPHALT COMPOSITION SHINGLES				



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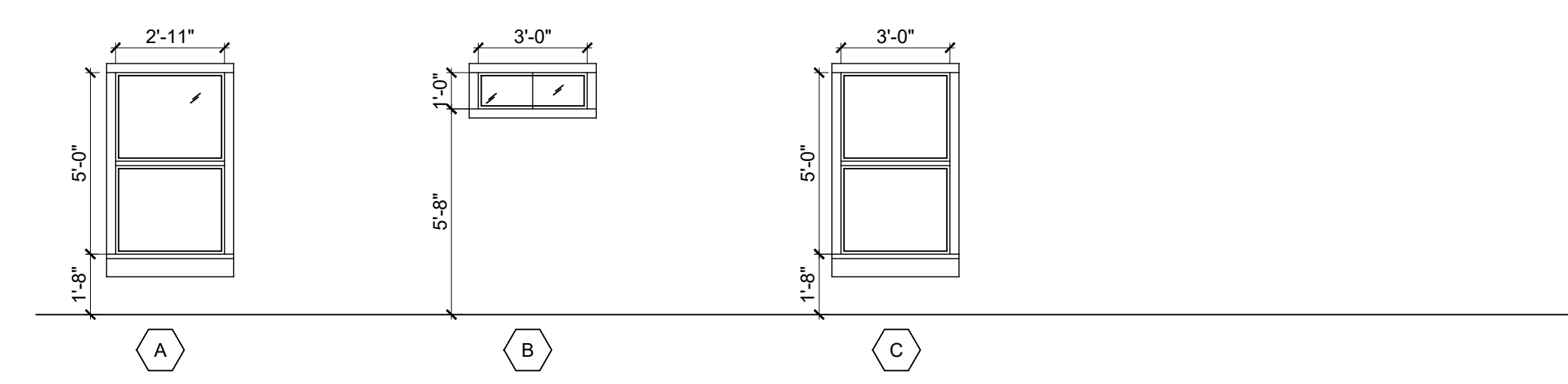
SCHEDULES

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SCALE: 1/4" = 1'-0"  
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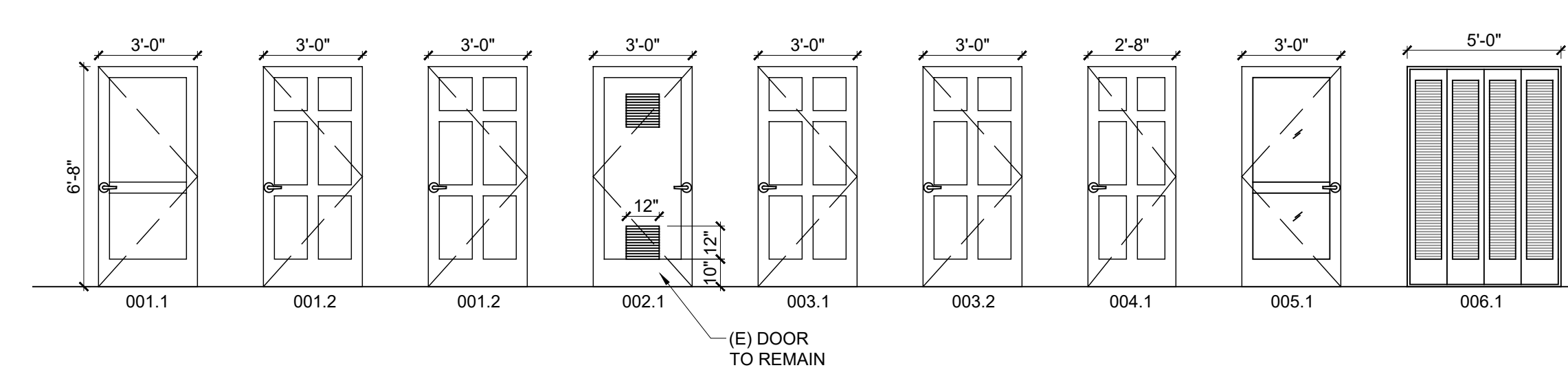
**A6.00**

DRAWING NO.



WINDOW SCHEDULE					
Type	Nominal Size (WXH)	Material	Finish	ADDITIONAL GLAZING	EMERGENCY EGRESS PER CBC 902.1
A	2'-11" X 5'-0" SINGLE HUNG	VINYL	WHITE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B	3'-0" X 1'-0" SLIDER	VINYL	WHITE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C	3'-0" X 5'-0" SINGLE HUNG	VINYL	WHITE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

FINISH SCHEDULE	
ROOM NAME	FLOOR
LIVING ROOM A	"Hillside Hickovy" 7 1/2" X50" X12mm Floating Floor
BEDROOM A	25yr. warranty
BATHROOM A	Waterproof Laminate
KITCHEN A	



DOOR SCHEDULE					
TAG	DOOR TYPE	ROOM NAME	DOOR		
			Nominal Size WxH	Material	Thk.
001.1	SCREEN DOOR	KITCHEN A & B	3'-0"X6'-8"	ALUM	-
001.2	SINGLE SWING	KITCHEN A & B	3'-0"X6'-8"	WD	1'-3/4"
002.1	(E) SINGLE SWING	MECH	3'-0"X6'-8"	WD	1'-3/4"
003.1	SINGLE SWING	BATH A	3'-0"X6'-8"	WD	1'-3/8"
003.2	SINGLE SWING	BEDROOM B	2'-8"X6'-8"	WD	1'-3/8"
004.1	SINGLE SWING	BATH	2'-8"X6'-8"	WD	1'-3/8"
005.1	JELD-WEN JW230600165	LIVING A & B	3'-0"X6'-8"	STL	1'-3/4"
006.1	BIFOLD DOOR	LIVING A & B	5'-0"X6'-8"	WD	1'-1/4"

FINISH SCHEDULE	
ROOM NAME	FLOOR
LIVING ROOM B	"Hillside Hickovy" 7 1/2" X50" X12mm Floating Floor
BEDROOM B	25yr. warranty
BATHROOM B	Waterproof Laminate
KITCHEN B	

1 SCHEDULES  
1/4"=1'-0"

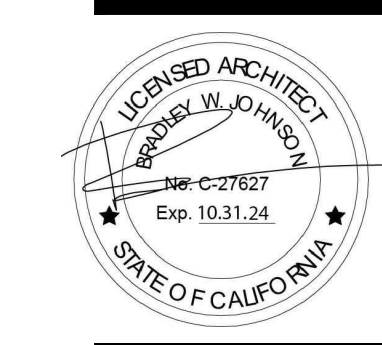
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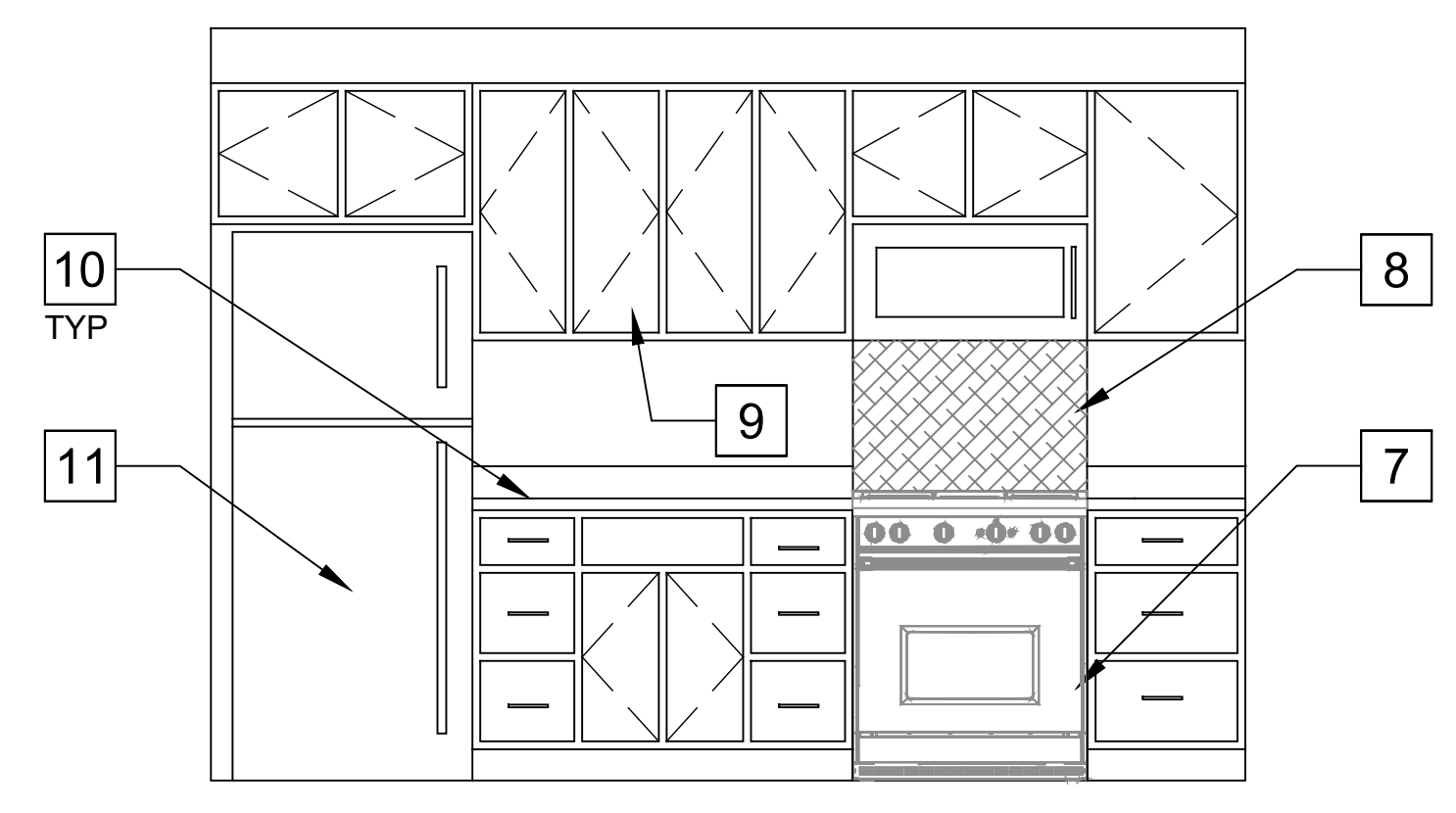
**INTERIOR ELEVATIONS**

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DRAWN BY: OA  
SCALE: 1/4" = 1'-0"  
DATE: 11.15.2023

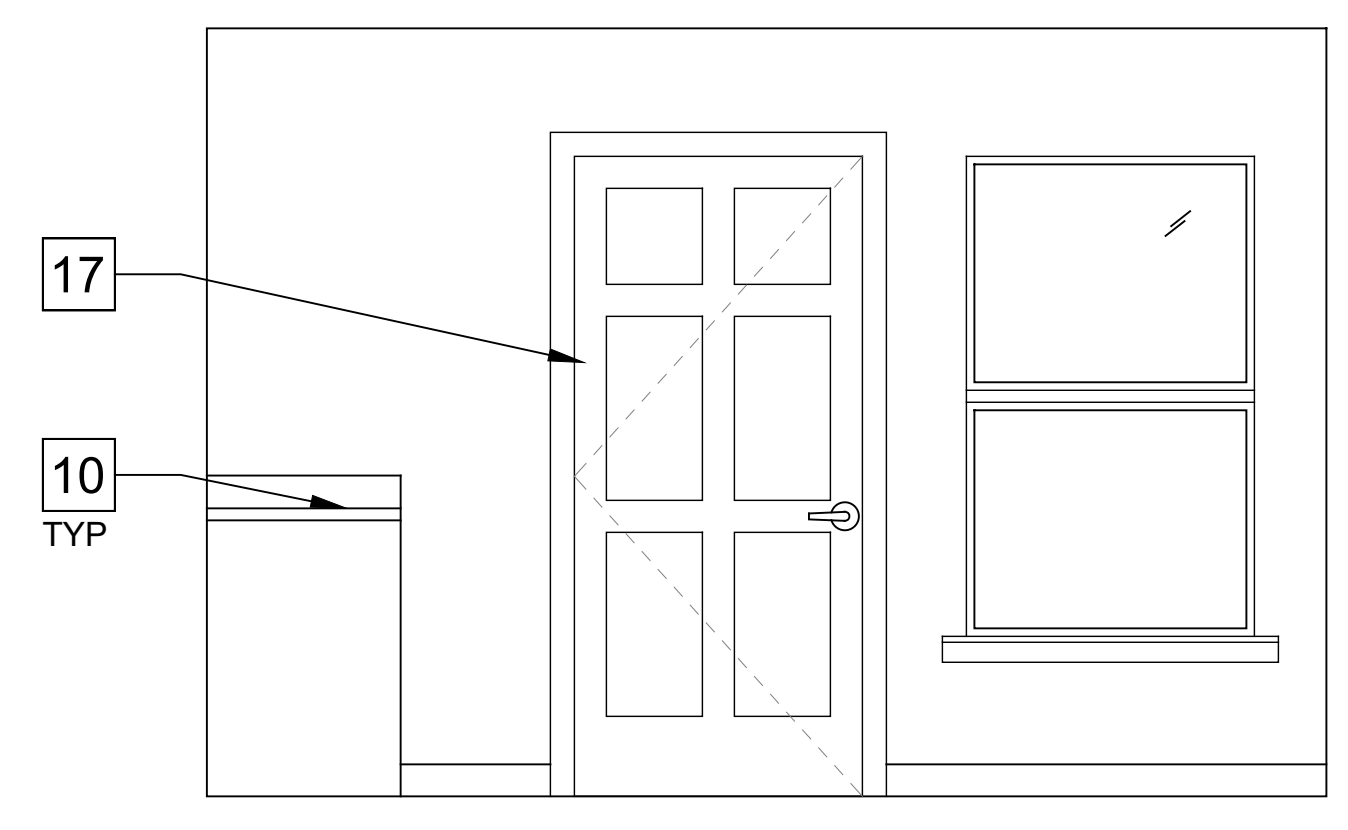
PROJECT NO. 000-23

**A7.00**

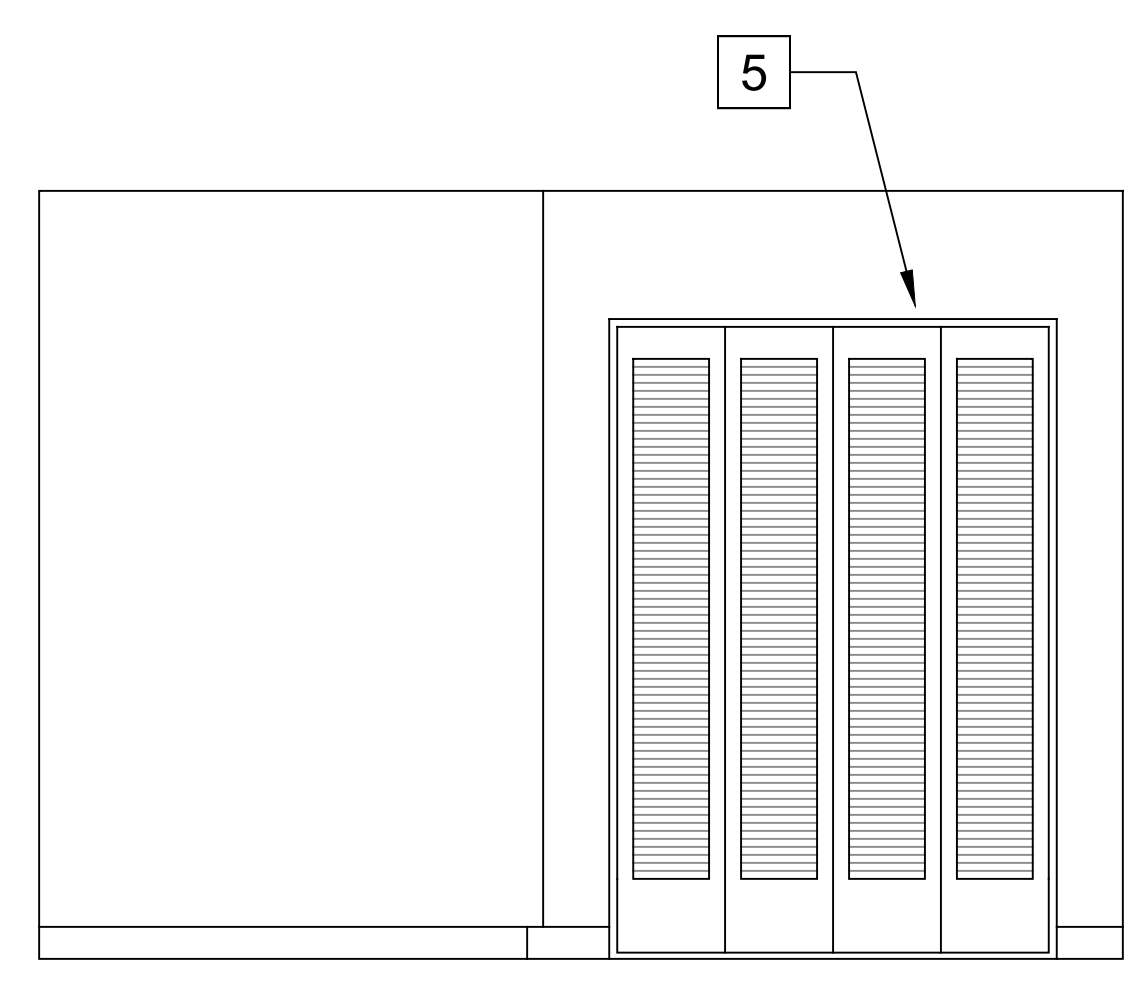
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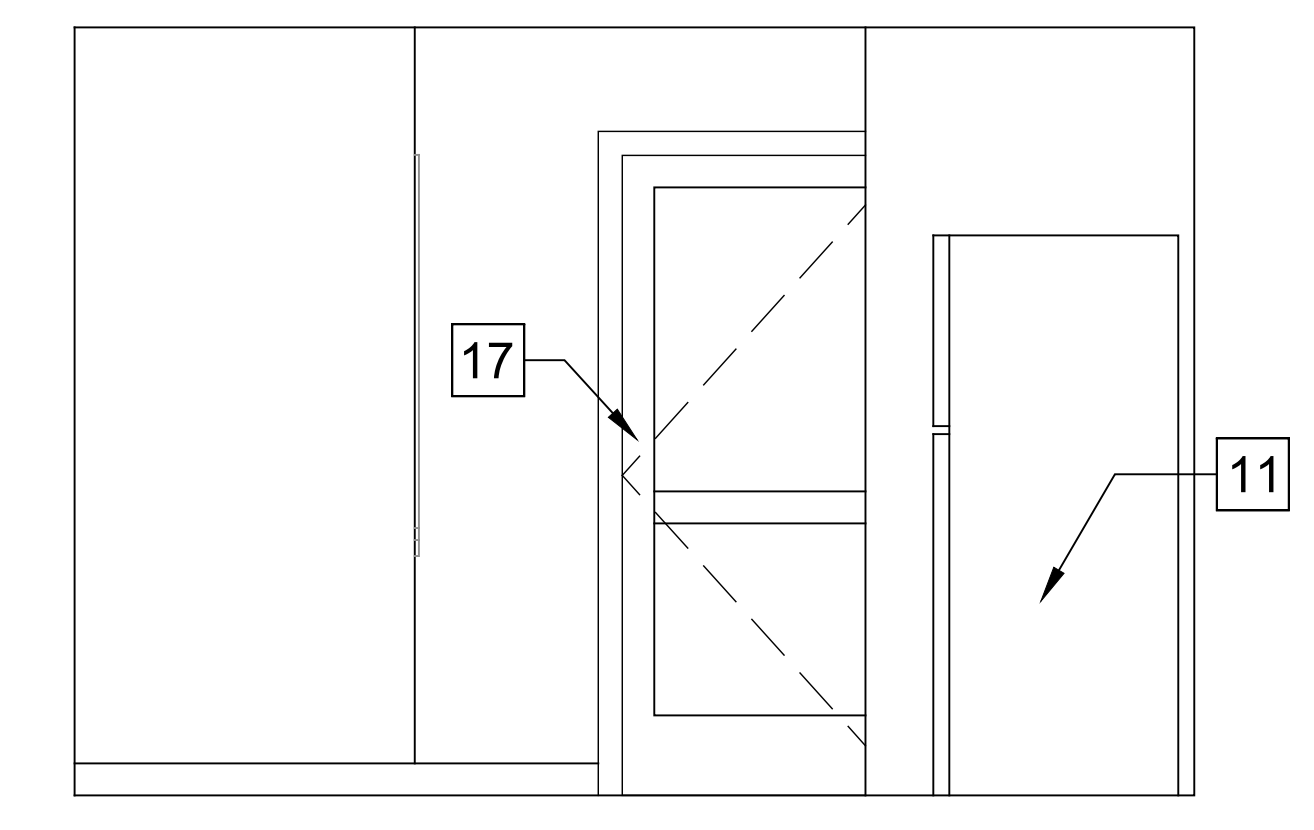
**A KITCHEN A**  
1/2"=1'-0"



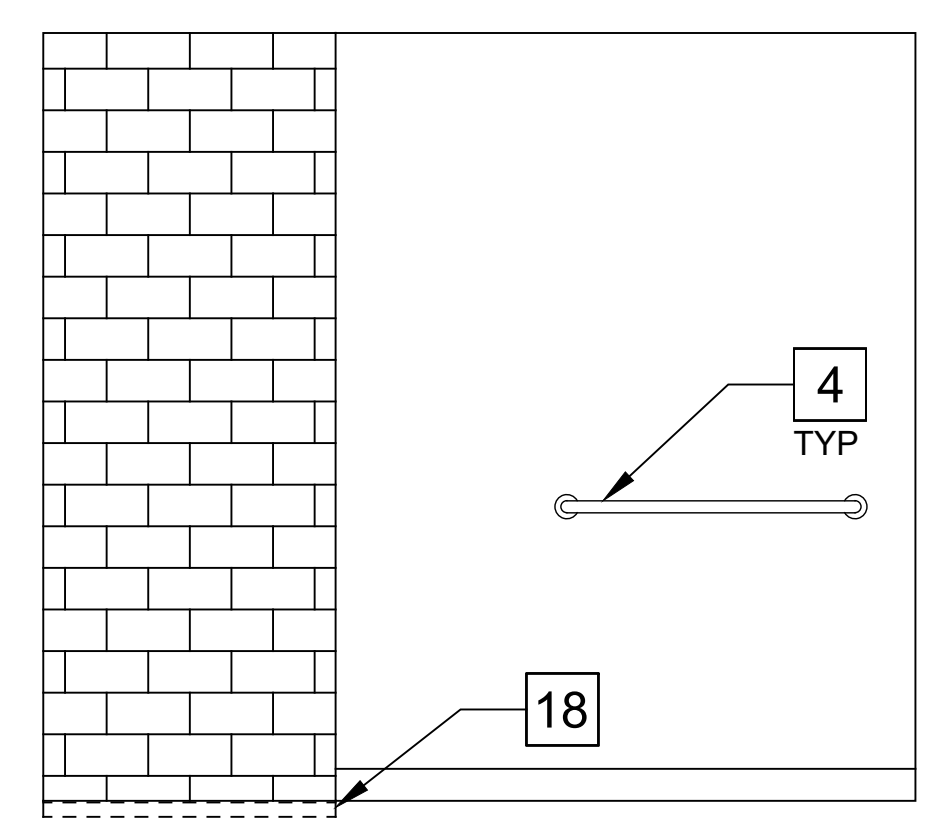
**B KITCHEN A**  
1/2"=1'-0"



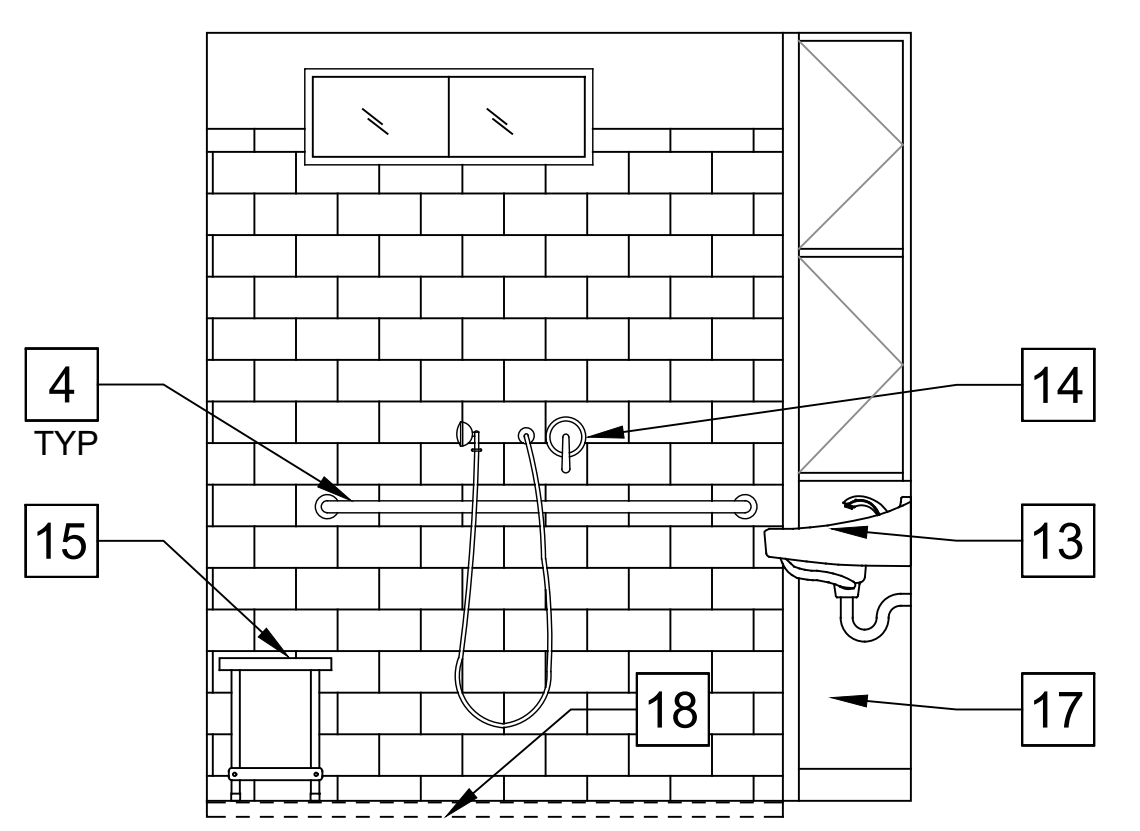
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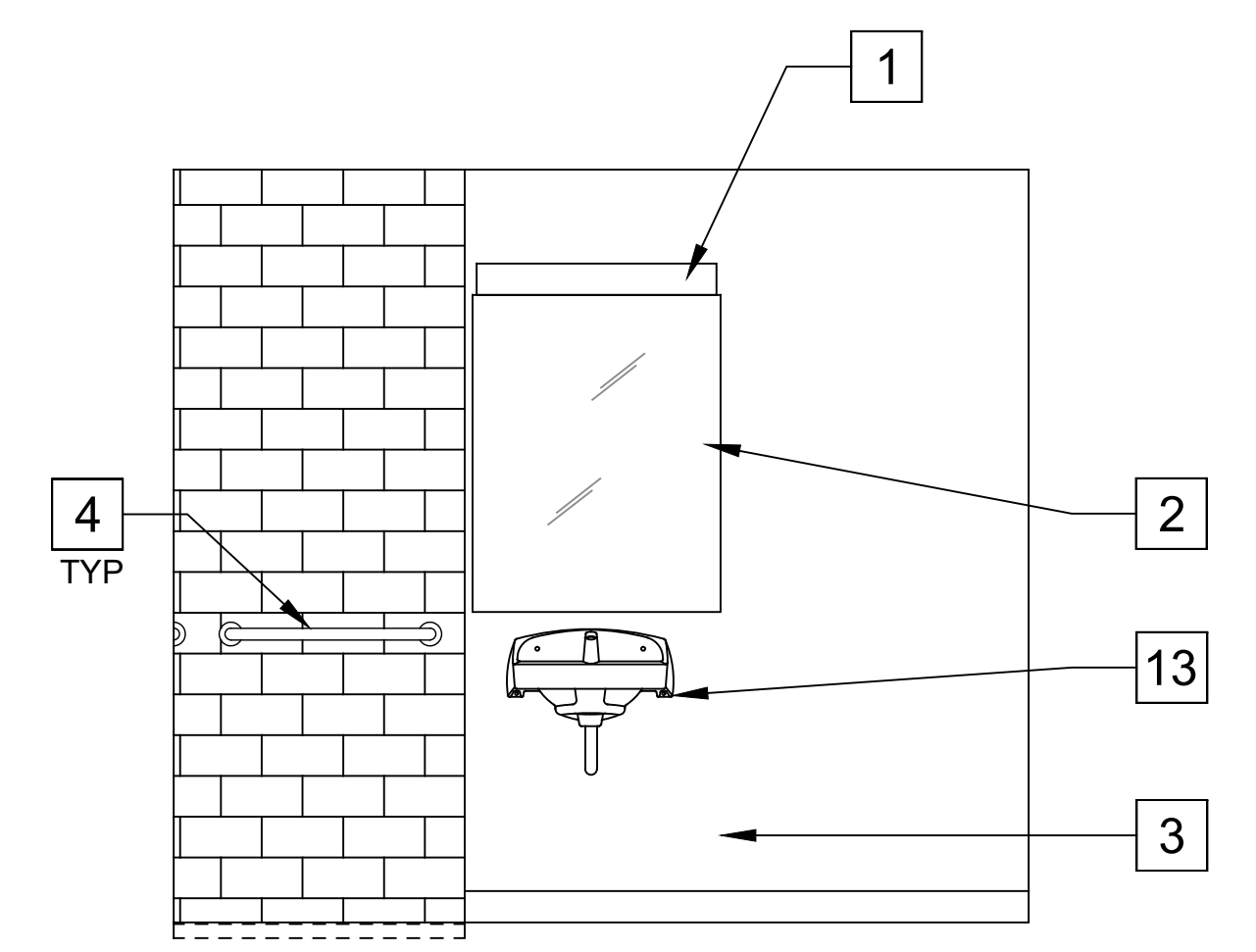
**D KITCHEN A**  
1/2"=1'-0"



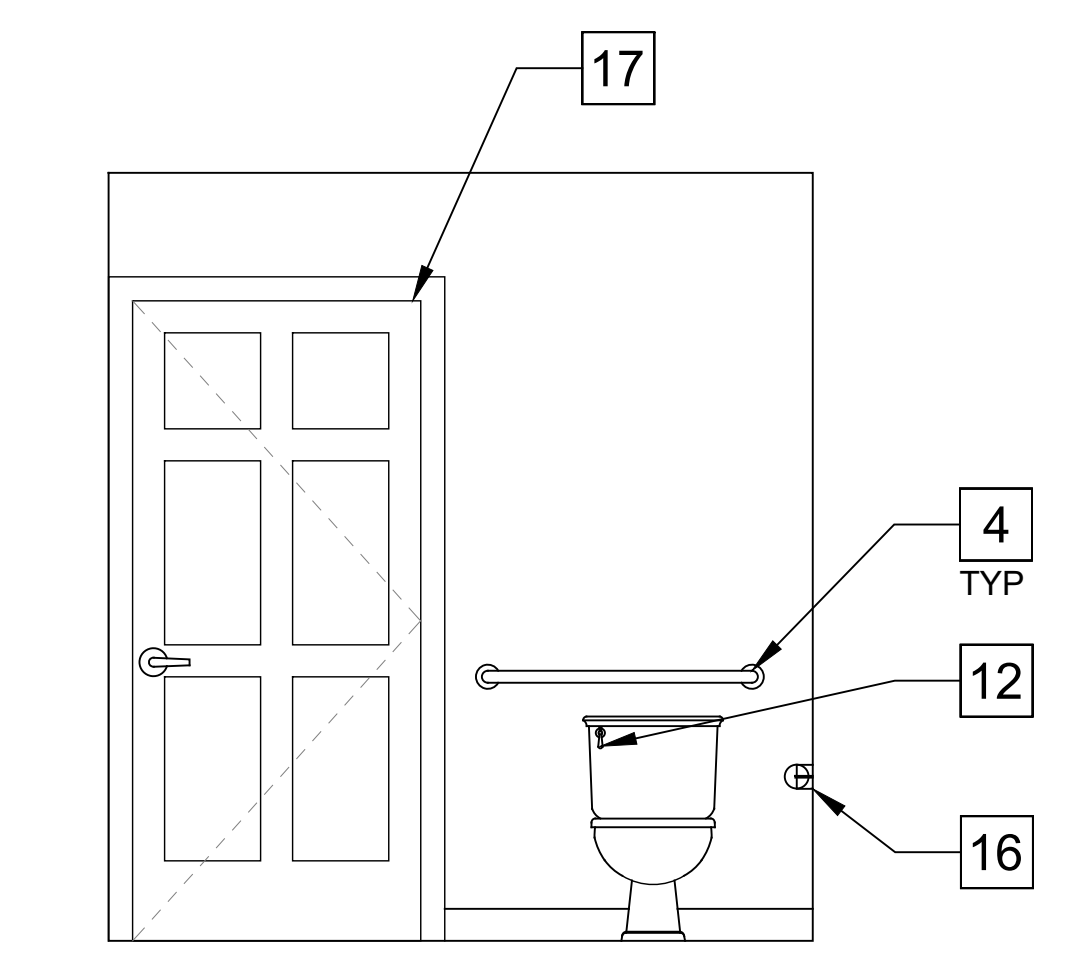
**A BATH A**  
1/2"=1'-0"



**B BATH A**  
1/2"=1'-0"



**C BATH A**  
1/2"=1'-0"



**D BATH A**  
1/2"=1'-0"

**GENERAL NOTES**

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**KEY NOTES**

- 1 LED LIGHT FIXTURE.
- 2 RECESSED MEDICINE CABINETS.
- 3 WALL HUNG SINK.
- 4 36" HIGH GRAB BAR.
- 5 TWO LAUNDRY SHELVES ABOVE WASHER AND DRYER CLOSET
- 6 LINEN CABINET ABOVE SINK AND GYP. BD. BELOW

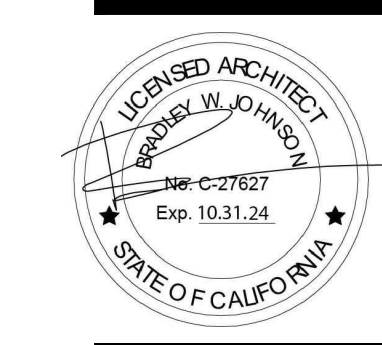
- 7 NEW 30" GAS RANGE PROVIDED BY B.H.A.
- 8 BROAN-NUTONE 30"X24" S.S. SPLASH PLATE WITH MICROWAVE/HOOD COMBINATION.
- 9 NEW KITCHEN WALL CABINETS (12" DEEP)
- 10 NEW KITCHEN CABINETS WITH SOLID ACRYLIC COUNTER TOP, AND FOUR INCH SPLASH, TYP.
- 11 24" TOP FREEZER REFRIGERATOR PROVIDED BY B.H.A.

- 12 ACCESSIBLE TOILET, WITH LEVER ON LEFT SIDE
- 13 LAVATORY SINK WITH INSULATION OVER HOT WATER PIPES AND DRAIN LINES.
- 14 SHOWER VALVE LEVER CONTROL 41"
- 15 REMOVABLE SHOWER BENCH
- 16 TOILET PAPER DISPENSER.
- 17 1/2" SOLID SURFACE ACRYLIC OVER GREEN BD.

- 18 ADA SHOWER BASES.



**ARCHITECTURE**



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www.STRATAap.com

CONSULTANTS:

PROJECT

**B-23-243**  
**JOB SITE**

FIRE REBUILD

**BENICIA HOUSING**  
1631 & 1629  
BAYVIEW CIRCLE  
Benicia, CA 94510

REVISIONS

PERMIT SUBMITTAL 11.15.2023

1	02.15.2024	--
2	--	--
3	--	--
4	--	--
5	--	--

SHEET TITLE

**INTERIOR ELEVATIONS**

CHECKED BY: DN

DRAWN BY: OA

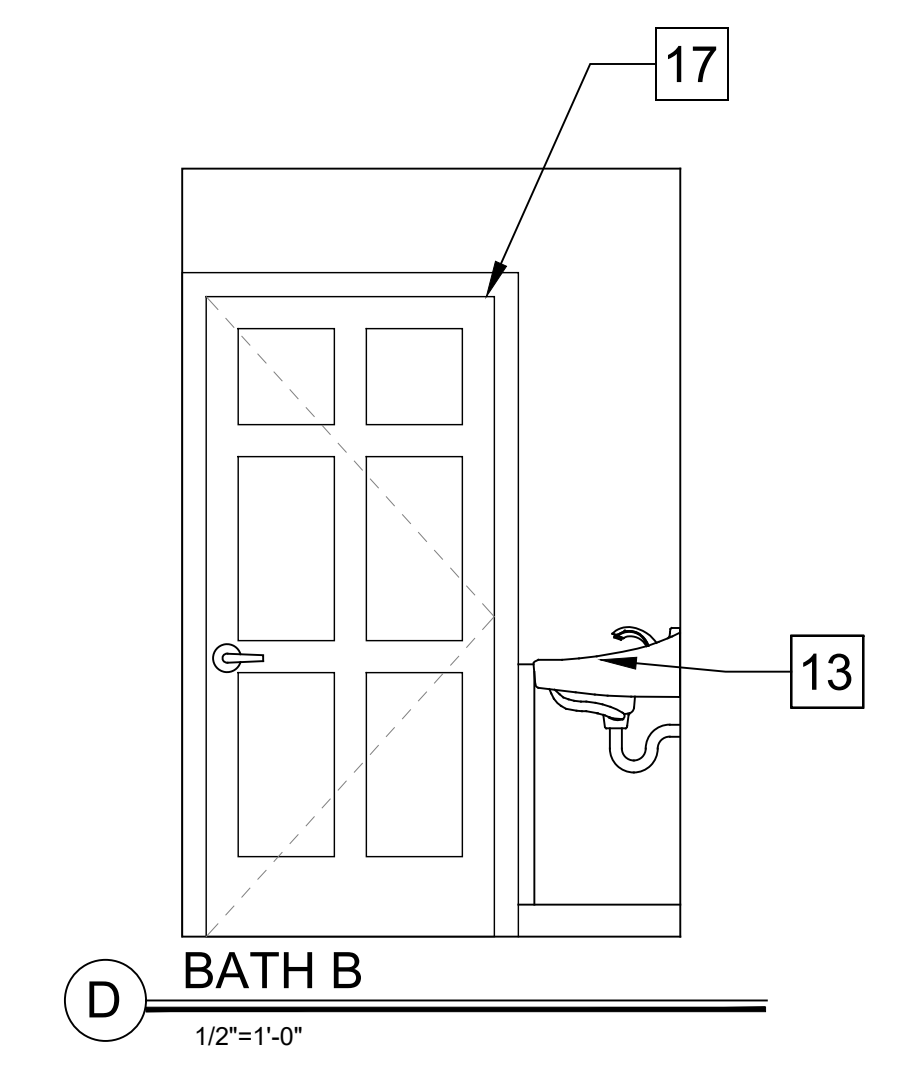
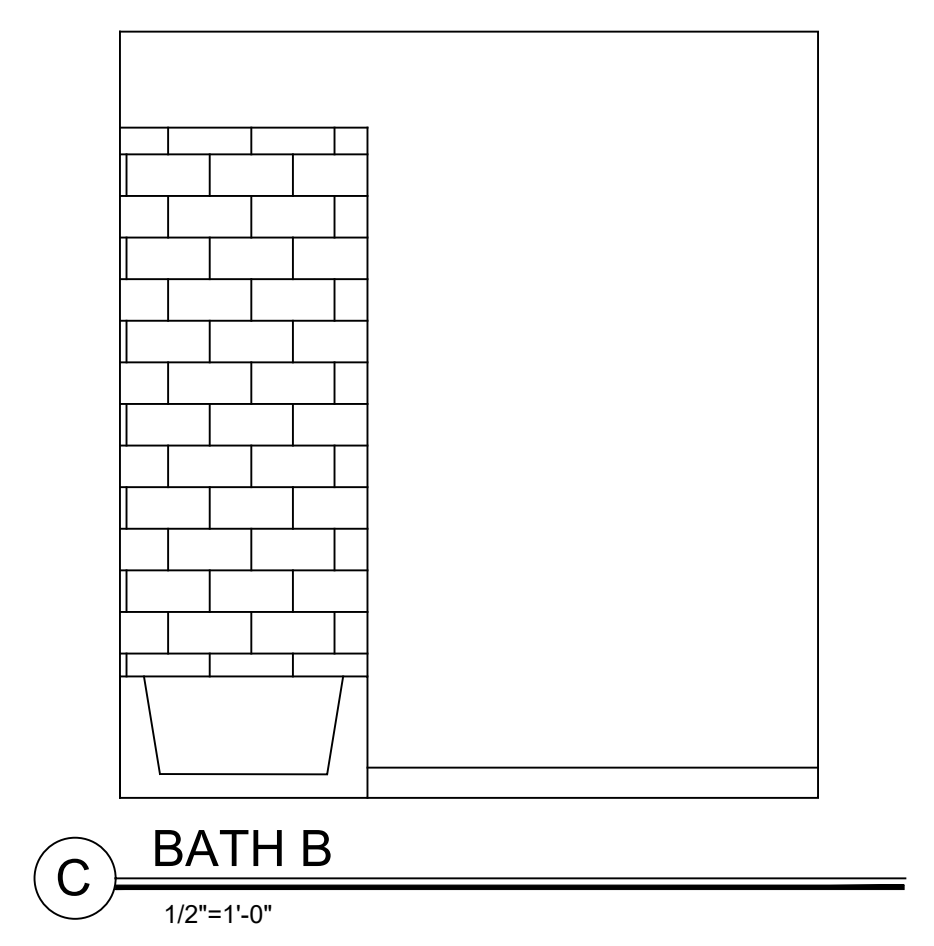
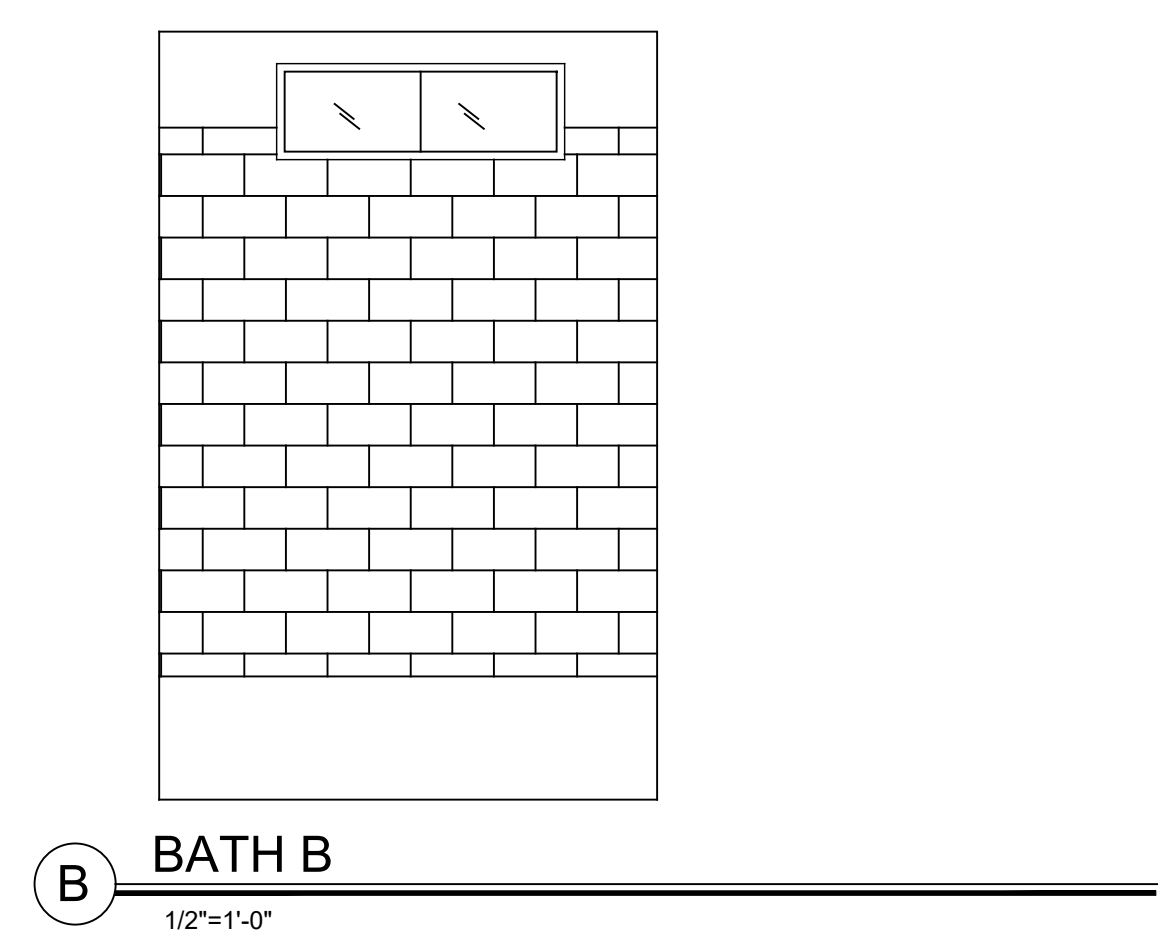
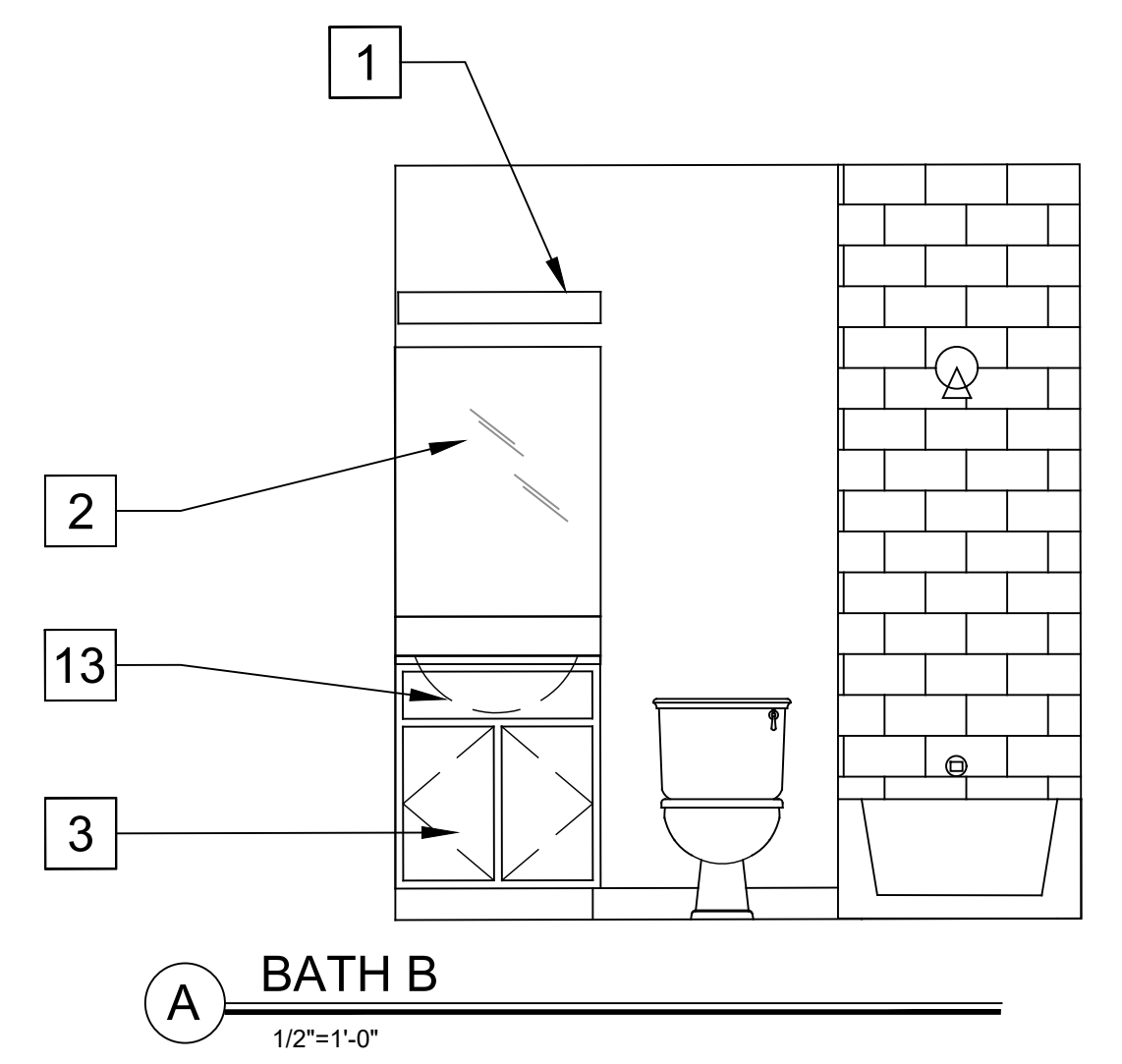
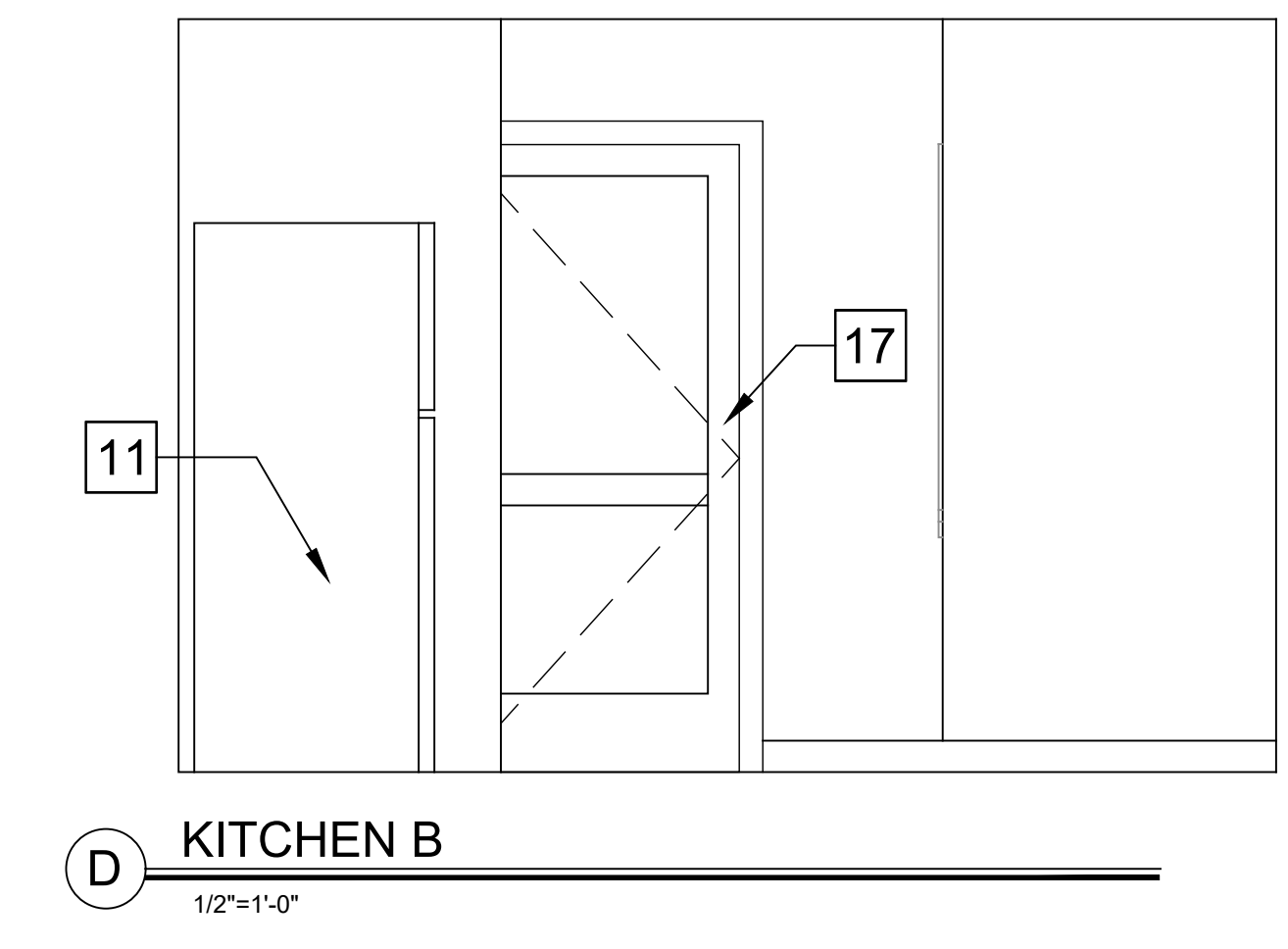
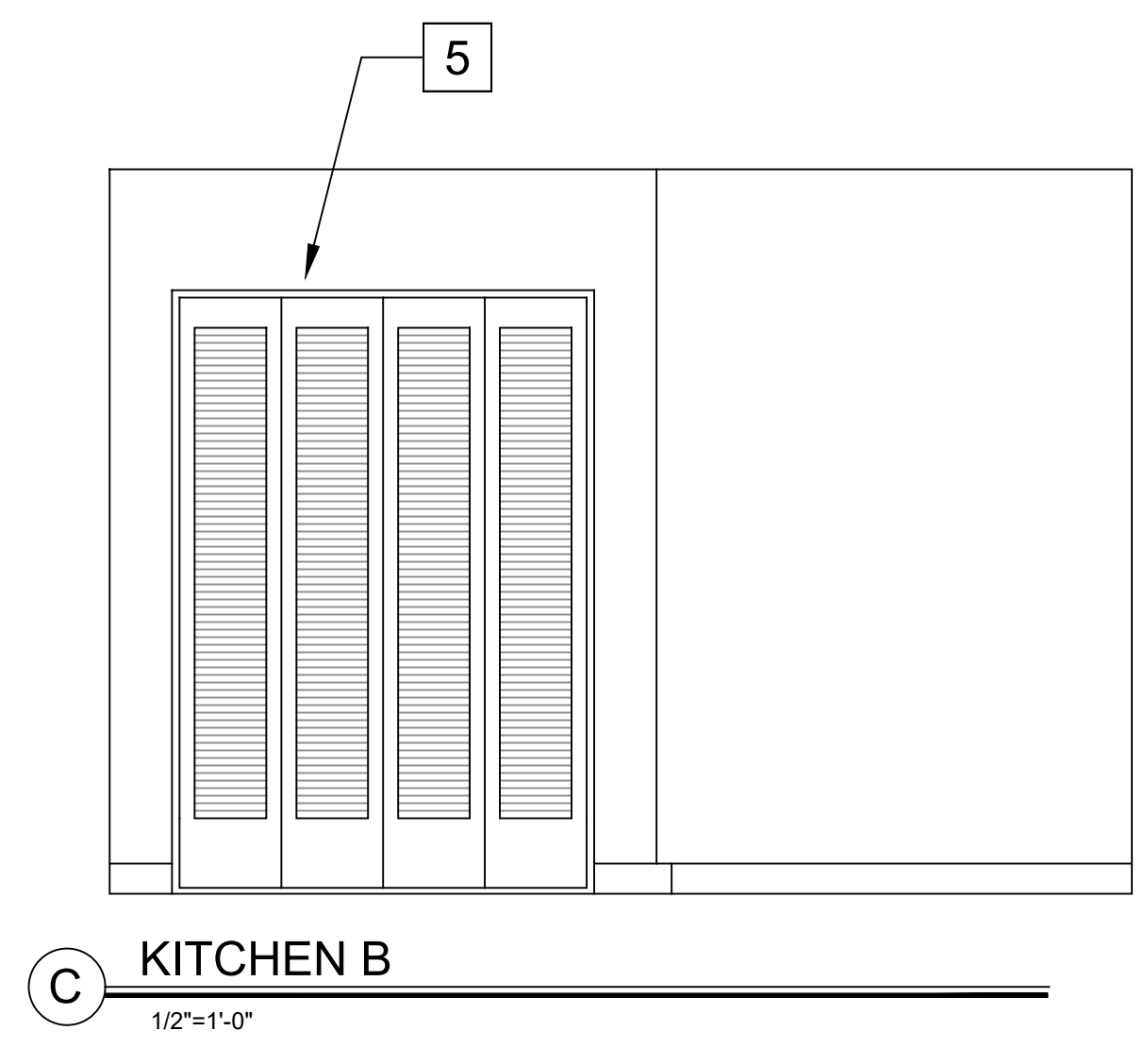
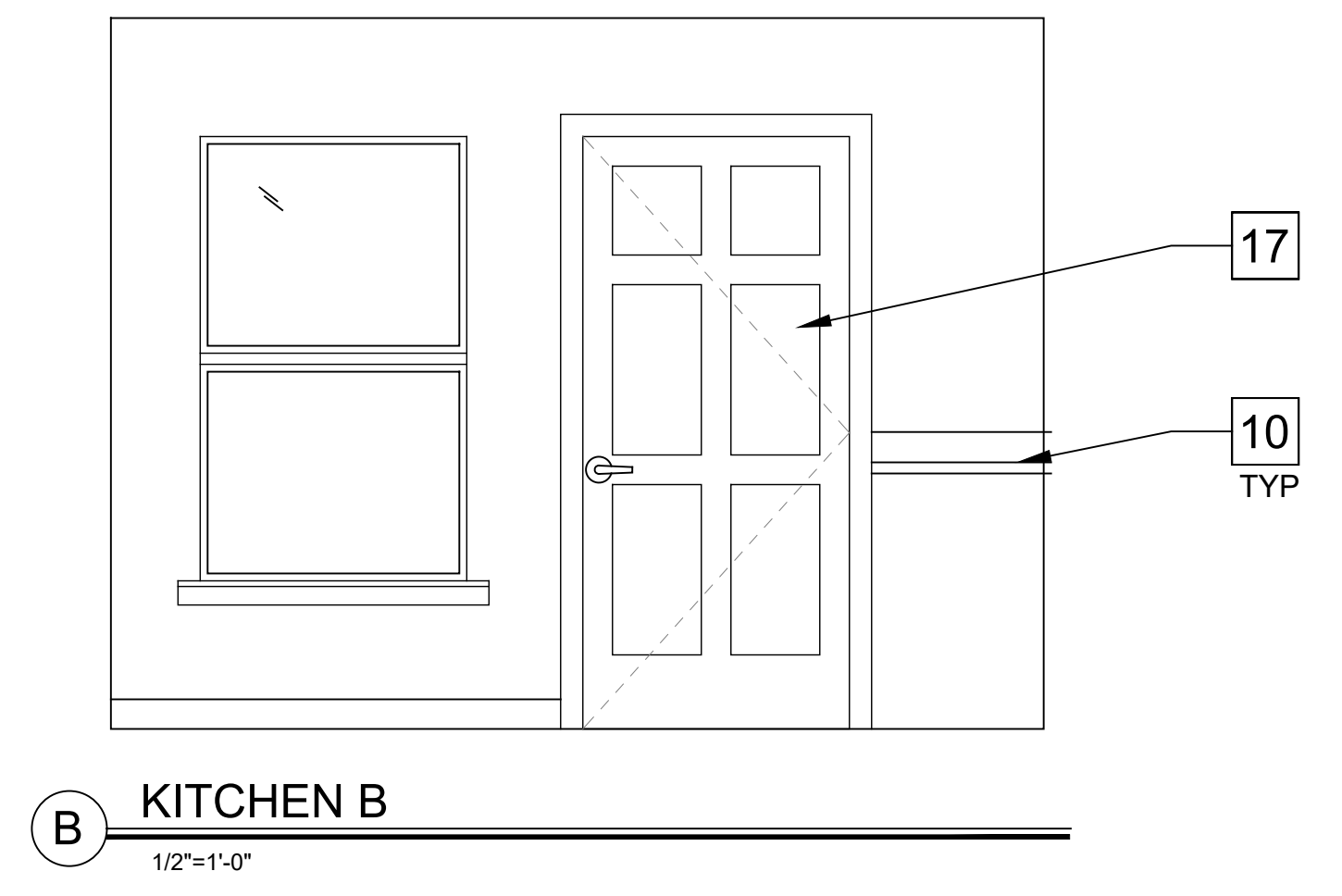
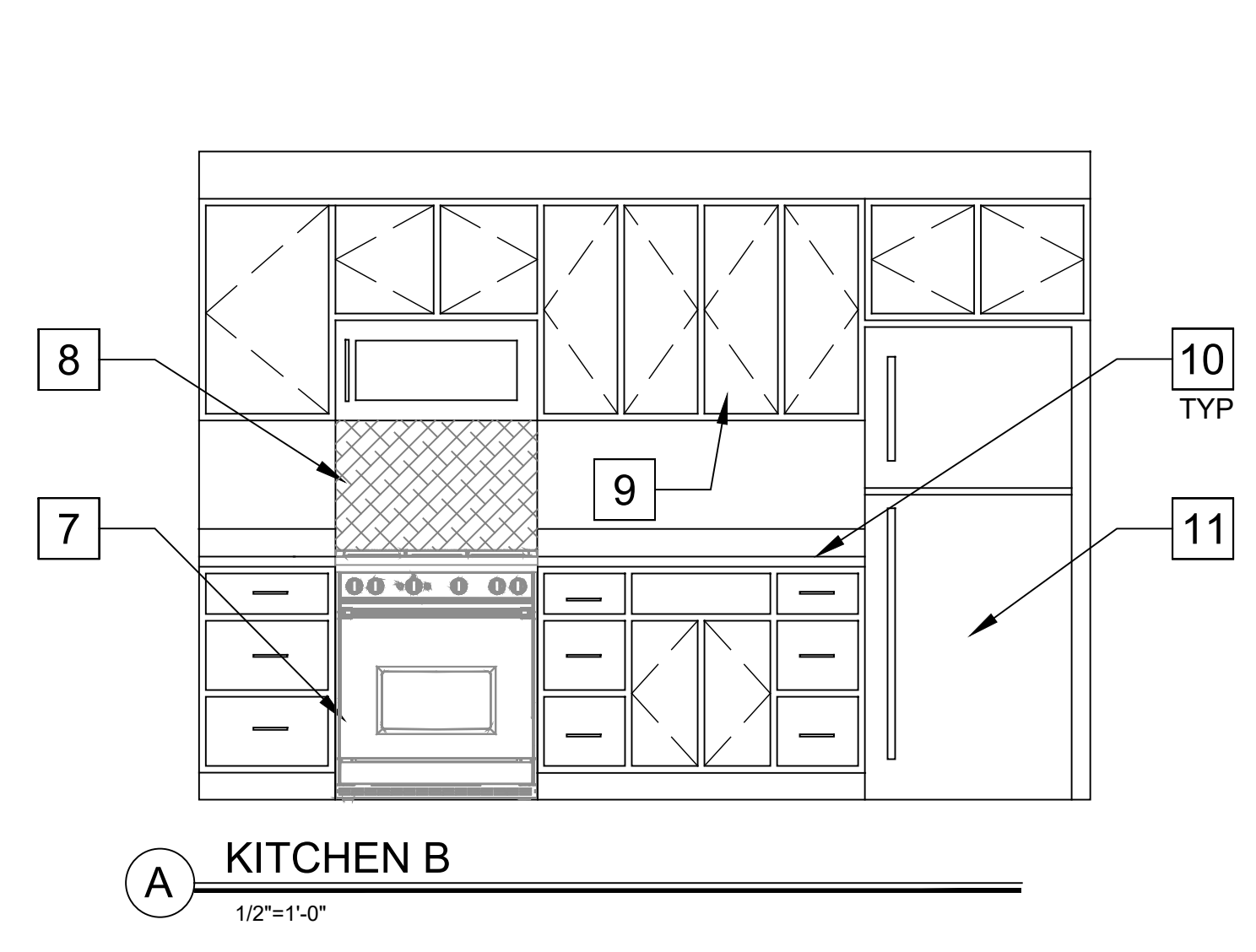
SCALE: 1/4" = 1'-0"

DATE: 11.15.2023

PROJECT NO. 000-23

**A7.01**

DRAWING NO.



**GENERAL NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REQUIRED CLEARANCES W/ EQUIPMENT & COORDINATE W/ ARCHITECTURAL DETAILS PRIOR TO ORDERING & INSTALLATION.  
2. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY IN THE FIELD

**KEY NOTES**

- 1 LED LIGHT FIXTURE.
- 2 RECESSED MEDICINE CABINETS.
- 3 WALL HUNG SINK.
- 4 36" HIGH GRAB BAR.
- 5 TWO LAUNDRY SHELVES ABOVE WASHER AND DRYER CLOSET
- 6 LINEN CABINET ABOVE SINK AND GYP. BD. BELOW

**KEY NOTES**

- 7 NEW 30" GAS RANGE PROVIDED BY B.H.A.
- 8 BROAN-NUTONE 30"X24" S.S. SPLASH PLATE WITH MICROWAVE/HOOD COMBINATION.
- 9 NEW KITCHEN WALL CABINETS (12" DEEP)
- 10 NEW KITCHEN CABINETS WITH SOLID ACRYLIC COUNTER TOP AND FOUR INCH SPLASH, TYP.
- 11 24" TOP FREEZER REFRIGERATOR PROVIDED BY B.H.A.

**KEY NOTES**

- 12 ACCESSIBLE TOILET, WITH LEVER ON LEFT SIDE
- 13 LAVATORY SINK WITH INSULATION OVER HOT WATER PIPES AND DRAIN LINES.
- 14 SHOWER VALVE LEVER CONTROL 41"
- 15 REMOVABLE SHOWER BENCH
- 16 TOILET PAPER DISPENSER.
- 17 1/2" SOLID SURFACE ACRYLIC OVER GREEN BD.



**A GENERAL NOTES**

- Design Criteria: 2022 California Building Code  
Floor LL = 40 psf; Deck LL = 60 psf  
Roof LL = 20 psf (Reducible)  
Ultimate Basic Wind Speed = 100 mph (Risk Category II)  
Nominal Basic Wind Speed = 78 mph (Risk Category II)  
Wind Exposure = D  
Nominal Components & Cladding Wind Pressure = 20.0 psf walls (Zone 4), 22.0 psf Roofs (Zone 1)  
Analysis Procedure = Directional Procedure per ASCE 7 Section 21.4
- Risk Category = II  
Site Class = D-Default  
Seismic Design Category = D  
Analysis Procedure = Equivalent Lateral Force  
S<sub>s</sub> = 1.50, S<sub>1</sub> = 0.60, S<sub>0.2</sub> = 1.20, S<sub>0.1</sub> = 0.68
- Refer to this sheet for standard details of construction. Refer to the project specifications for materials and methods.
- Building dimensions shown are for general reference only. See Architectural drawings (SAD) for all actual building dimensions. Any discrepancies are to be brought to the attention of the Architect/Engineer so clarification can be made prior to commencing work. All dimensions related to existing conditions shall be verified by the contractor and submitted in writing to the Architect/Engineer for review prior to construction.
- Drawings shall NOT be scaled. All dimensions and fit shall be determined and verified by the contractor prior to commencing work.
- Details not fully or specifically shown shall be of same nature as other similar conditions.
- Refer to Architectural drawing for sidewalk slabs and dimensions.
- Elevations on plans and details (1) are to heights above finished ground floor elevation reference 0'-0".
- Contractor to verify the weights as installed of mechanical units and their actual location of installation prior to installation and shall report results to the Architect/Engineer.
- Shoring and bracing design, materials and installation shall be provided by the General Contractor, and shall be adequate for all loads. Leave in place as long as may be required for safety and until final structural construction is completed.
- Special Inspections for the following items are required per California Building Code, Section 1705, the Specifications and the T&I List (if it applies).  
A. All Epoxy dowels or threaded rods

**B WOOD FRAMING NOTES**

- Headers, beams, posts, and etc. are per (1) and (2) where not noted on plan and details.
- All beams and joists shall be seat cut for full uniform bearing at supports, beam seats and column caps.
- The General Contractor shall measure glue-lam beam sizes and cambers as delivered to the job site and shall report his findings to the Engineer prior to erection. No camber shown means no camber to be provided. (3) indicates camber (STD = 3500" radius).
- Typical Roof Sheathing: 1/2" Ply (32/16) Exposure 1 with 8d @ 6" oc edges (EN UNO on plans and 12" oc field). All unsupported plywood edges to be blocked with 2x4 laid flat UNO on the plan. No panels less than 24" wide shall be used. Provide plywood clips at unblocked edges at pitched roof only.
- All nails to be of common wire with full round heads. When nails to be used for rough framing are specified, center nail may be substituted for 16d common nails UNO. All nails into pressure treated material shall be hot dip galvanized. Nail length to be sufficient to meet CBC penetration requirements. Nail must not be overdriven. All nailing not noted or detailed otherwise per CBC Table 2304.10.2 or sheet this standard details.
- For roof drainage, top of framing between noted points is a straight line.
- All mechanical supply and return openings to be between framing UNO.
- Denotes wood post.
- Joists and rafters are per plan, with "U" hangers (skewed as required) at flush beams UNO. Hanger size to be correct full size for joist size (i.e. U210 for 2x10). Solid block 2x12 joists at 8'-0" oc maximum. Hangers for panelized roof construction are per plan.
- Round holes in steel plates to be 1/16" oversize. Slotted holes in steel plates shall be 1/16" wider than the bolt diameter and have a length of 2 times the bolt diameter. The direction of the slotted length is indicated on the details (VSH or HSH). Install bolt at the center line of the hole. Bolt holes in wood shall be round and 1/32" oversize. Cut off bolt threaded and flush with nut when required by finishes and 1" maximum from nut otherwise.
- All bolted or nailed strap connections shall have an equal number of bolts or nails each side of the splice joint. The first bolt or nail from each side of the splice or strapped member shall be equidistant from the splice. Straps using 16d nails on 2x material to be installed on the 1-1/2" edge of the member.
- The Contractor shall verify that the moisture content of all framing lumber and plywood meet the requirements of the specifications at the time of installation and at close-in. The Contractor shall provide allowance for differential shrinkage between floors, etc.

**C STRUCTURAL SPECIFICATIONS**

- Wood Construction (Carpentry)**
- Minimum grades of sawn lumber (unless noted otherwise); posts and beams 4x and larger, DF #1; joists, rafters, plates and 2x6 studs, DF #2; 2x4 studs, construction grade. Beams and posts to be free of heart center (FHC).
  - It shall be the responsibility of the Contractor to assure that the maximum moisture content of wood at the time of installation shall be not more than 19%; at loading shall be not more than 16%; at close-in shall be not more than 15%.
  - Nails to be of common wire where nailing is specified on the drawings. Cement coated sinker nails may be substituted for 16d common nails. Nails used in exterior applications to PT framing or galvanized hardware to be galvanized. Pre-drill nail holes where wood tends to split.
  - Metal framing clips, hangers, etc. are by Simpson Strong Tie, 5456 W. Las Positas Blvd. Pleasanton, CA 94588 using current catalog. Nailing shall be in accordance with the manufacturer's instructions with a nail provided for each punched hole. Where multiple nail sizes are shown for a connector in the Simpson Catalog, use largest nail size UNO. Metal connectors in contact with pressure treated lumber shall have Z-max protection (G185) minimum. Z-max products require hot-dip galvanized fasteners.
  - Bolts shall be unfinished machine bolts per ASTM-307. Length of bolts shall be such that the bolt projection is not less than 1/16" nor more than 1/2" past end of nut. Bolt holes in wood shall be 1/32" larger than bolt sizes (UNO). Provide washers under head and nut where bolt heads would bear on wood. Nuts shall be tightened when placed and retightened before closing in of walls or other construction. Do not crush wood when tightening.
  - Wood against CMU or concrete shall be pressure treated douglas fir (PTDF).
  - Decking material to be PTDF or redwood, SAD.
  - All (N) exterior walls are to be sheathed with 1/2" ply (32/16) Exposure 1 and nailed with 8d @ 6" oc edges and 12" oc field.
- Plywood Sheathing**
- Structural plywood shall conform to PS1-19 or PS2-18, stamped and graded by APA, with exterior glue. Plywood sheets shall abut along centerline of framing member with nailing spaced not less than 3/8" from edge of sheets. Gun nailing and nails to be approved by the Engineer prior to use. Plywood nails of common wire with full round heads are required.
- Glue-Laminated Beams**
- All glue-laminated beams shall be Douglas Fir, Combination 24F-V4 for simple spans; Combination 24F-V8 for continuous beams and cantilevers. Appearance to be industrial, manufactured with exterior glue conforming to the 2022 CBC 2305.1.3. Provide AITC certificate of conformance to Architect and Building Department prior to erection. Glue-laminated beam cambers are as specified on drawings. No camber shown means no camber to be provided.

**D MANUFACTURED ROOF TRUSS NOTES**

- Manufactured roof trusses are @ 24" oc UNO.
- Denotes roof truss type. Refer to plan and schedule.
- Manufacturer shall submit the following: Calculations prepared and signed by a licensed Civil or Structural Engineer (State of California). The calculations must include a design profile and hanger for each truss and a "key" plan indicating the location of each truss type within the structure. Shop drawings including layout of truss types, locations, profiles and hangers as called for in the calculations. Calculations shall be based upon loads, bearing points and conditions specified here in. No bearing points shall be assumed to have uplift capacity. Truss layout, location of Girder Trusses, and bearing locations shall be as shown on the structural plans. The relative layout or truss configuration will be considered a substitution. The Contractor shall be responsible for cost of investigating and reviewing the adequacy of substitutions.
- Submit calculations and shop drawings to the Architect/Engineer for review and submit to the Building Official for approval prior to approval prior to fabrications. General Contractor shall review and approve dimensions and details shown on the shop drawings prior to submittal to the Architect/Engineer.
- Truss manufacturer shall provide hangers and connectors adequate for loads for all trusses to beam, and beam to beam connections.
- Truss manufacturer to provide vertical web member at truss supports, bridging, and blocking as required.
- Refer to architectural drawings for shape, overhang, dimensions, slopes, span, drainage, etc. Location of bearing points are as indicated on the drawings.
- Manufactured roof truss design loads:  
A. Top Chord Dead Load = 16 psf Live Load = 20 psf  
B. Bottom Chord Dead Load = 8 psf Live Load = 10 psf  
(Bottom chord live load does not act simultaneously with other imposed live loads)  
C. Wind uplift per 2022 CBC requirements.  
D. Special loads and concentrated loads are as noted on the drawings.
- The positions, weights, and methods of attachment of all mechanical units, electrical fixtures, plumbing, fire sprinklers, etc. shall be included in the design of the trusses by the truss manufacturer and shall be verified by the Architect. Additional trusses or special designed trusses may be required. All "gable end trusses" to have clear space between webs for wall vent. Size to match Architectural drawings.
- Truss manufacturer shall review and design "gable end trusses" for DL and LL from roofs in combination with DL from end walls, parapets, soffits framing members, and all architectural finishes, etc., including wind load perpendicular to truss.
- Superimposed loads from the jack trusses or secondary framing (i.e. California framing, furred ceilings, etc.) shall be included in the design of supporting trusses.
- "Scissor" type trusses (SC) shall be designed for a maximum of 1/2" total horizontal deflection under dead plus live loads. Truss manufacturer shall include deflection calculations with the shop drawing submittal.
- Bracing shall be provided to brace the top chord of trusses where "piggy back" trusses are used.
- Bottom chord truss members having a gyp board ceiling attached shall provide a level surface with a maximum variation of 1/4" in 10' in any direction.

**E FOUNDATION NOTES**

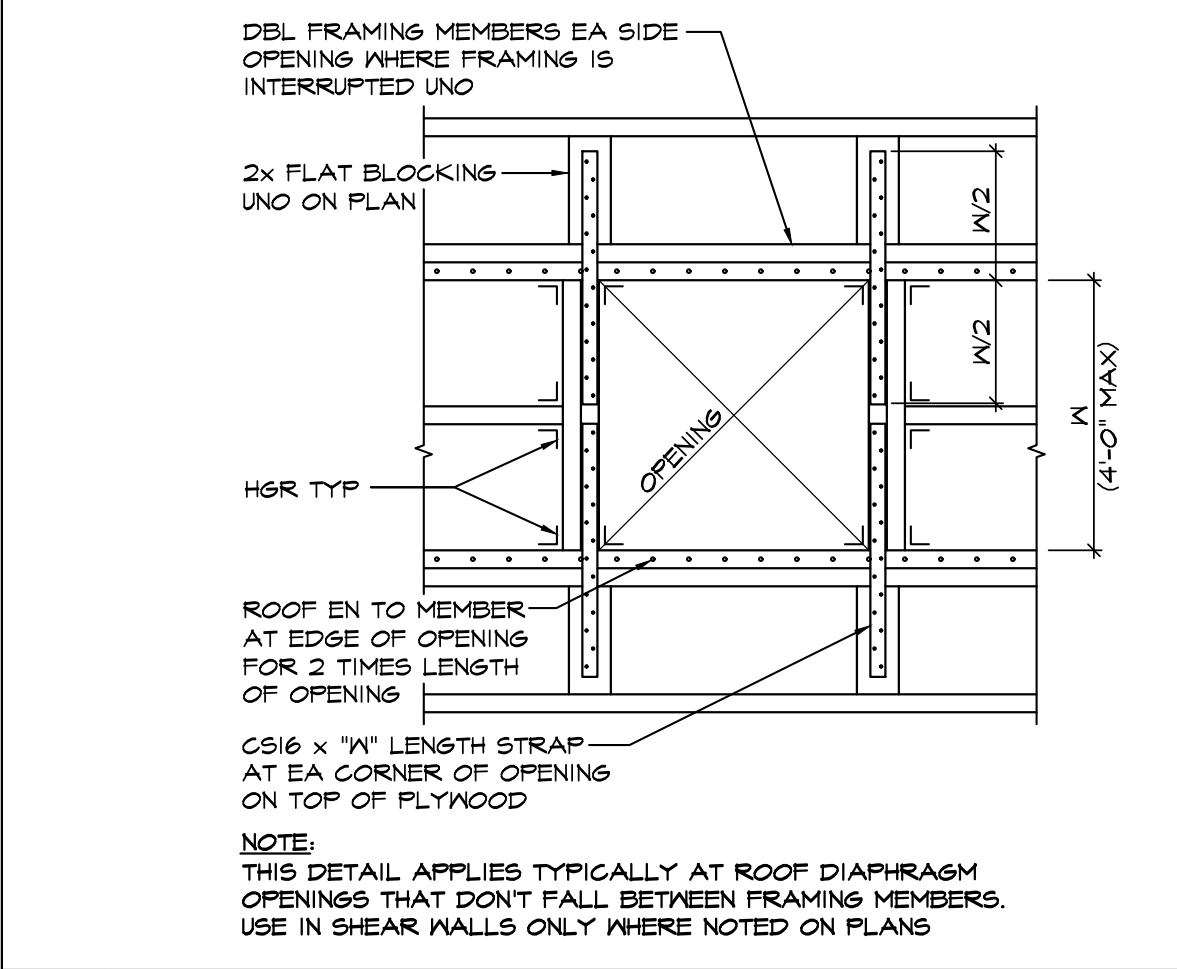
- All soils work shall be done in accordance with the specifications, the requirements of Chapter 18 of the 2022 CBC. Foundation design pressures are 1500 psf DL + LL. All foundations shall bear on firm, undisturbed, native soils or engineered fill at or exceeding depths shown on the drawings. Increase depth as required. All footing excavations shall be as neat as practical. Over-excavations in depth shall be filled with concrete, and in width may be filled with lean concrete or compacted approved backfill. All loose soils shall be removed from excavations prior to placement of reinforcing or concrete.
- Use 5/8" diameter x 12" (18" at curbs) Hot Dip Galvanized anchor bolts (AB) at 48" oc where not otherwise noted on shear wall schedule. Use shear wall schedule for additional requirements. Anchor bolts are to be tied in place prior to placement of concrete. All anchor bolts require hot dip galvanized 1/4" x 3" square plate washers at foundation sill plate. Locate anchor bolts such that the edge of plate washers are within 1/2" from plywood sheathing.
- Do not undercut existing foundations. Notify Engineer for review and possible revisions. If existing foundation conditions are not as shown.

**F STRUCTURAL SPECIFICATIONS**

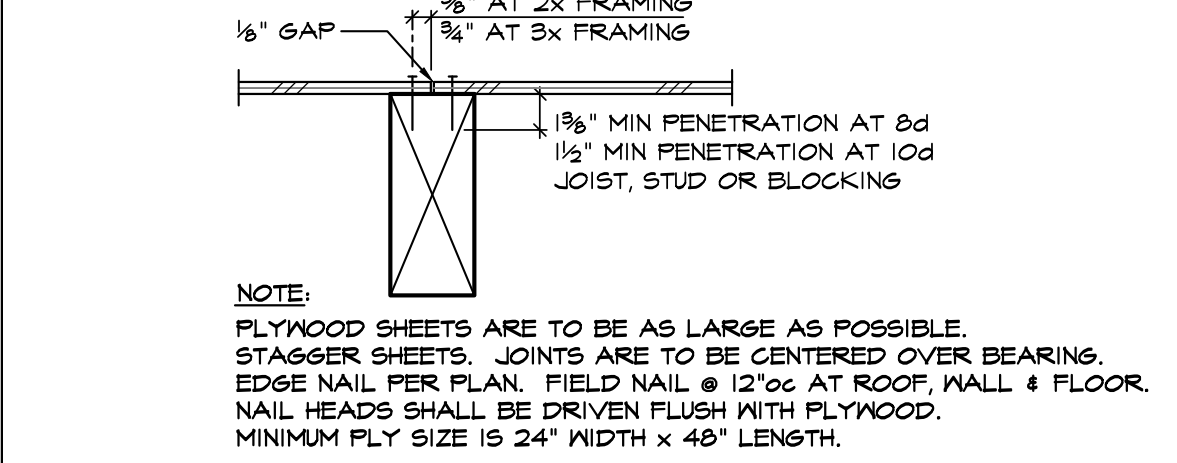
- Concrete Construction**
- Concrete shall be hard rock concrete (5 sack cement per cu yd min) and meet the following minimum ultimate compressive strengths at 28 days:  

Location	Min. Strength 28 Days FSI	Aggregate Size-Inches	Slump, Inches	Tolerance	Max. W/C Ratio
Slab on Grade	3,000 *	1" x #4	3 1/2"	+1/2"	0.46
Foundations	3,000 *	1" x #4	3 1/2"	+1/2"	-

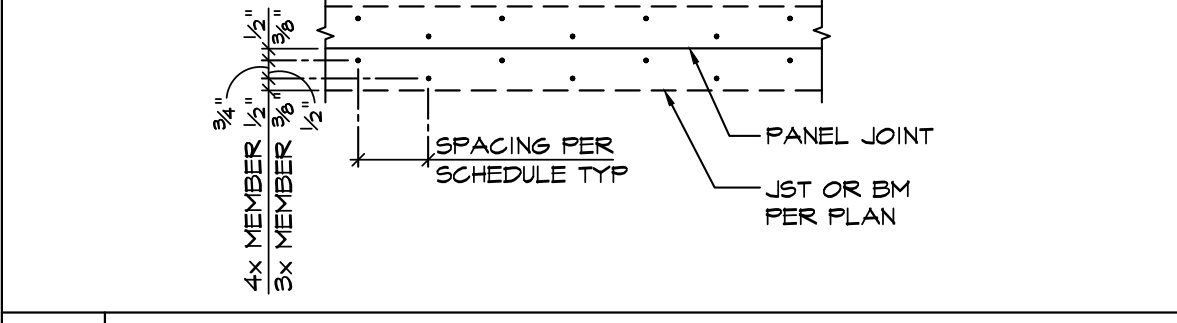
 \*Design based on 2,500psi
  - Concrete mix design and testing shall meet the requirements of Section 1903, 1704 and 1705 of the 2022 CBC, Chapter 19 and 20 of ACI 318, and these specifications. Cement to be in accordance with ASTM 150 type II.
  - Reinforcing steel shall conform to ASTM A-615, Grade 60 and Grade 40 for all ties. Steel shall be kept clean and free of rust. Submit shop drawings for review prior to installation.
  - Slabs, beams, walls and other concrete shall be kept continuously wet for 48 hours after placement, and shall be kept damp for 7 days after placement. Slabs shall have cure/sealer applied immediately after finishing if other finishes are not affected. When cure sealer can not be applied, slab shall be kept continuously wet or covered with curing paper. Cure shall be of a type that will not be detrimental to sealers to be applied later.
  - Anchor bolts - F1554 GR36.
  - Mechanical couplers for reinforcing steel to be by Bar Lock.
  - Epoxy: Simpson SET-35' or Densit Pure 110+.



**5 HOLE IN DIAPHRAGM**



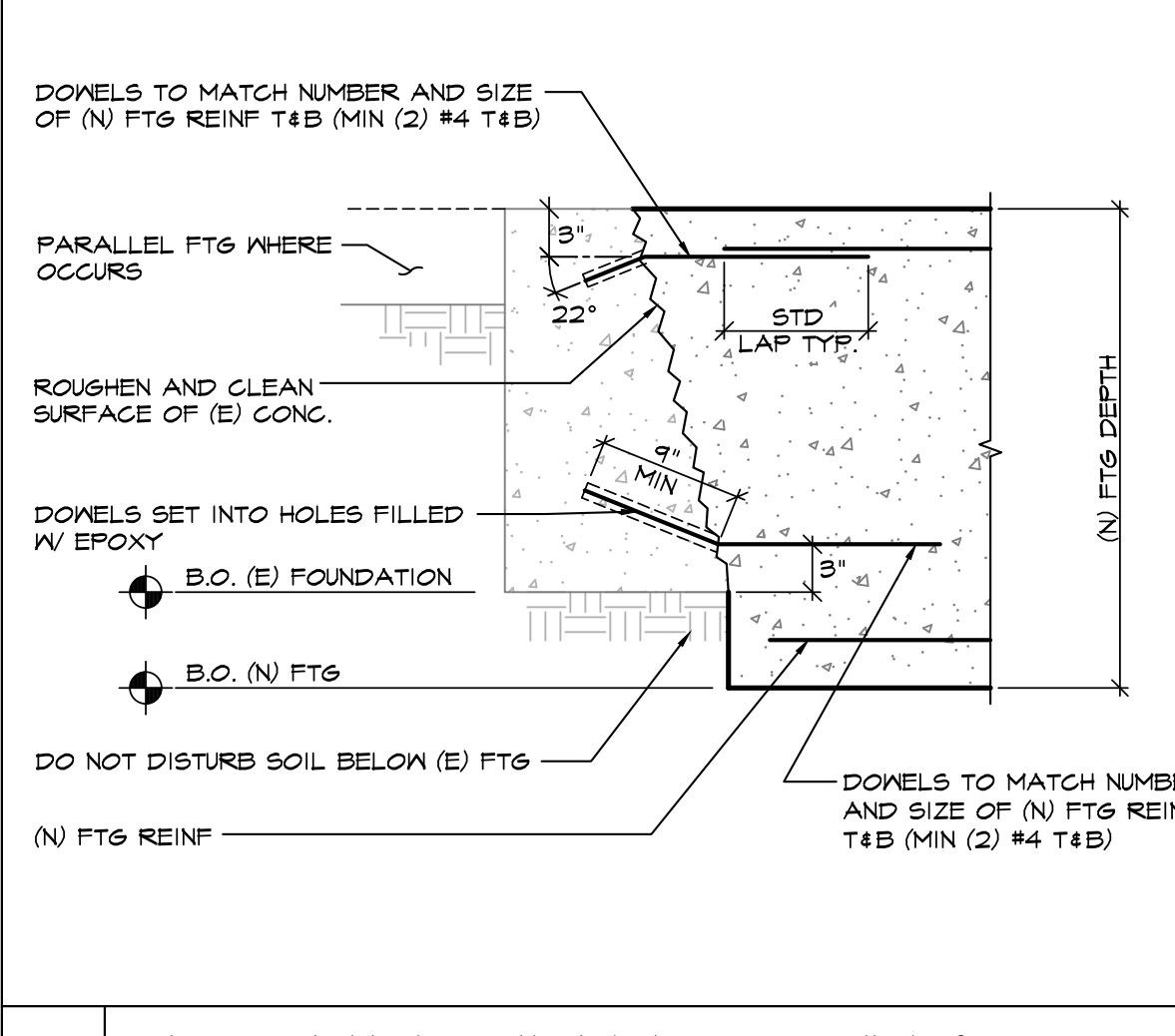
**6 PLYWOOD NAILING DETAIL**



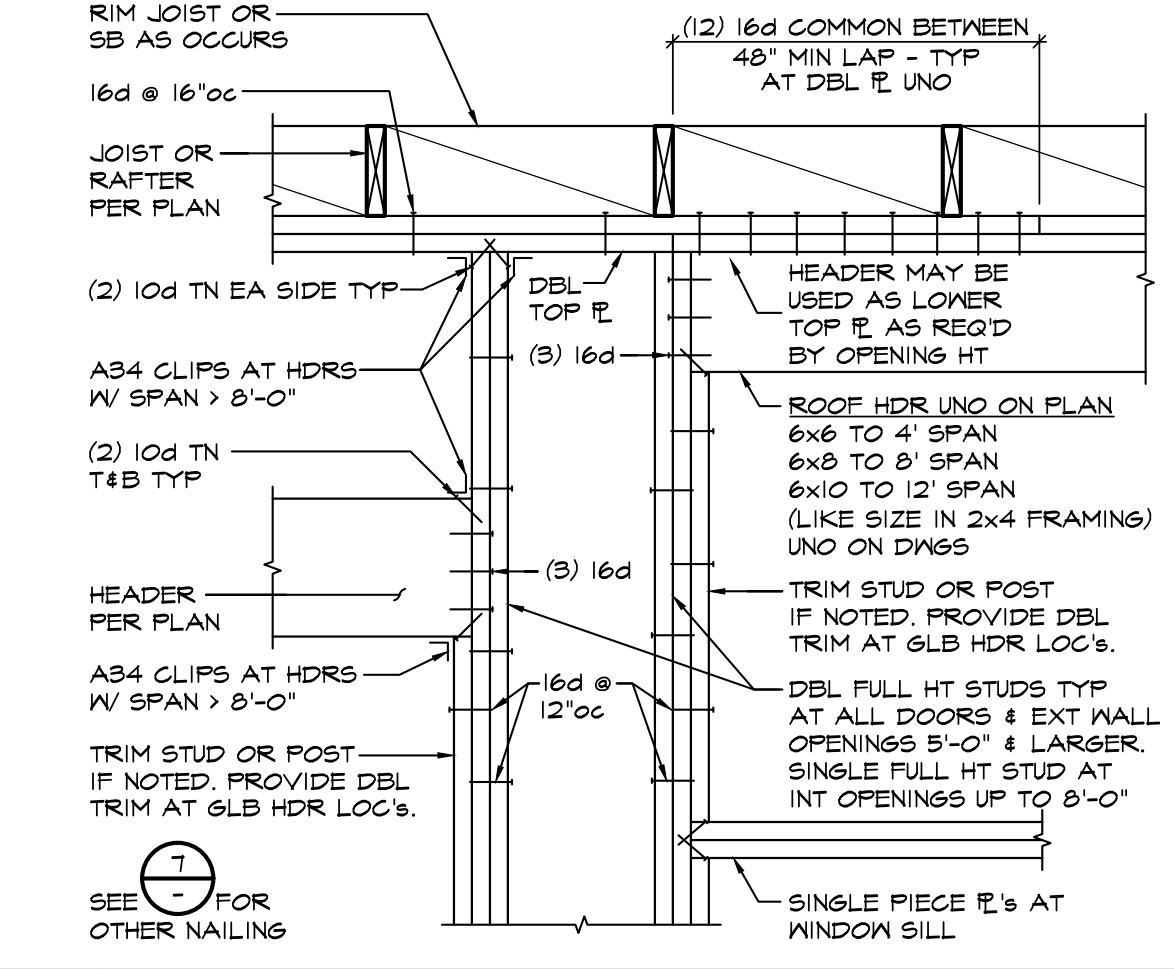
**6A PLAN VIEW OF CLOSE SPACED NAILS**

Connection	Fastening	Location
Joist to Sill or Girder	(3) 8d common (2 1/2" x 0.131") or (3) 3" x 0.131" box nails	Toenail
Bridging to Joist	(2) 8d common (2 1/2" x 0.131") or (2) 3" x 0.131" box nails	Toenail Each End
Rafter to Plate	(3) 8d common (2 1/2" x 0.131") or (3) 3" x 0.131" box nails	Toenail
Rim Joist to Top Plate	3d (2 1/2" x 0.131") @ 6" oc or 3" x 0.131" box nails @ 6" oc	Toenail
Sole Plate to Joist or Blkg	16d (3 1/2" x 0.135") @ 16" oc or 3" x 0.131" box nails @ 8" oc	Typical Face Nail
Sole Plate to Joist or Blkg at Braced Wall Panel	(3) 16d (3 1/2" x 0.135") @ 16" oc or (4) 3" x 0.131" box nails @ 16" oc	Braced Wall Panels
Top Plate to Stud	(2) 16d common (3 1/2" x 0.162") or (3) 3" x 0.131" box nails	End Nail
Stud to Sole Plate	(2) 16d common (3 1/2" x 0.162") or (3) 3" x 0.131" box For 3x Sill Plate (2) 20d box (4" x 0.148") or (3) 3" x 0.131" box nails @ 12" oc	Toenail
Double Stud	16d (3 1/2" x 0.135") @ 8" oc or 3" x 0.131" box nails @ 8" oc	Face Nail
Double Top Plates	16d (3 1/2" x 0.135") @ 16" oc or 3" x 0.131" box nails @ 12" oc	Typical Face Nail
Blocking b/w Joists or Rafters to Top Plate	(3) 8d common (2 1/2" x 0.131") or (3) 3" x 0.131" box nails	Toenail
Top Plates at Intersections	(2) 16d common (3 1/2" x 0.162") or (3) 3" x 0.131" box nails	Face Nail
Cont. Header, Two Pieces	16d common (3 1/2" x 0.162")	16" oc along edge
Cont. Header to Stud	(4) 8d common (2 1/2" x 0.131")	Toenail
Ceiling Joists, Lap Over Partitions	(3) 16d common (3 1/2" x 0.162") min. or (4) 3" x 0.131" box nails	Face Nail
Ceiling Joists to Parallel Rafters	(3) 16d common (3 1/2" x 0.162") min. or (4) 3" x 0.131" box nails	Face Nail
Built-up Corner Studs	16d common (3 1/2" x 0.162") or 3" x 0.131" box nails	24" oc, 16" oc
2" Plates	(2) 16d common (3 1/2" x 0.162")	at Each Bearing

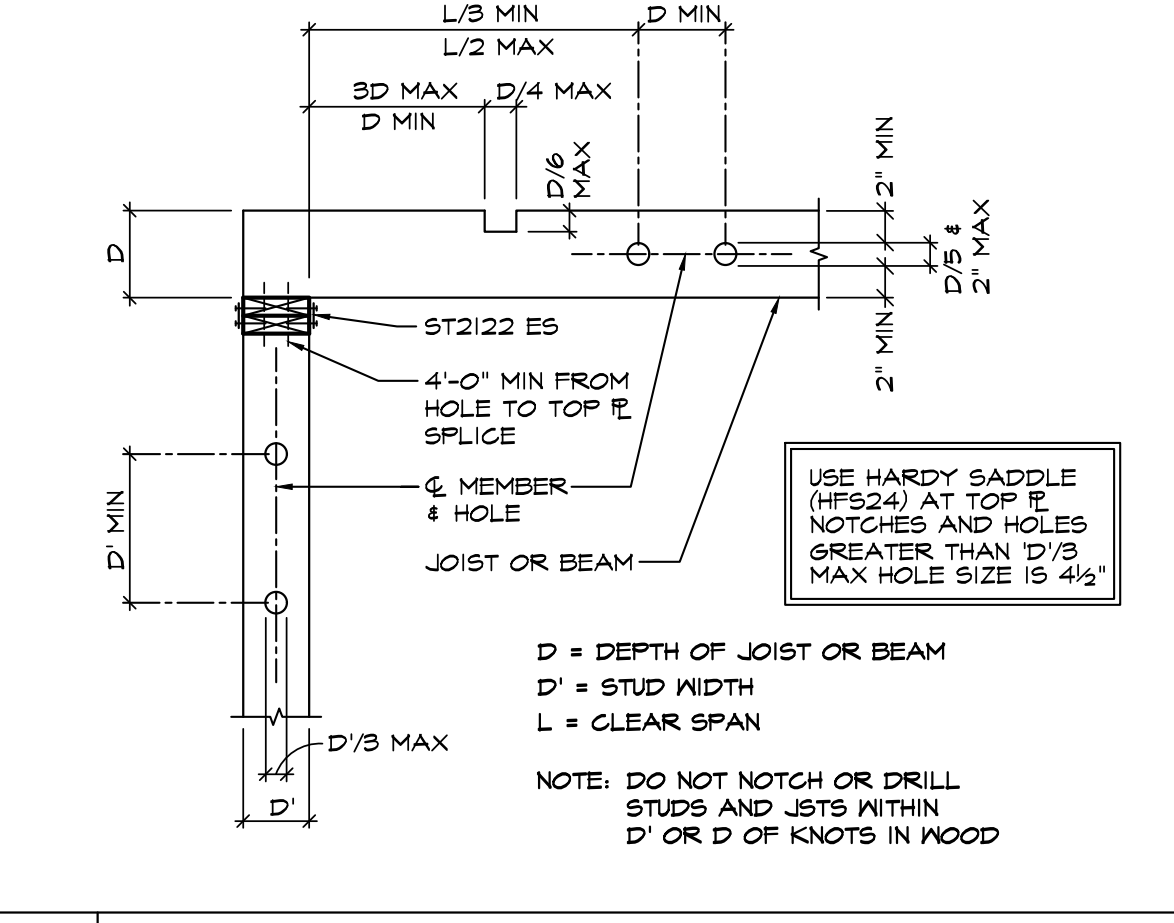
**7 MINIMUM NAILING SCHEDULE**



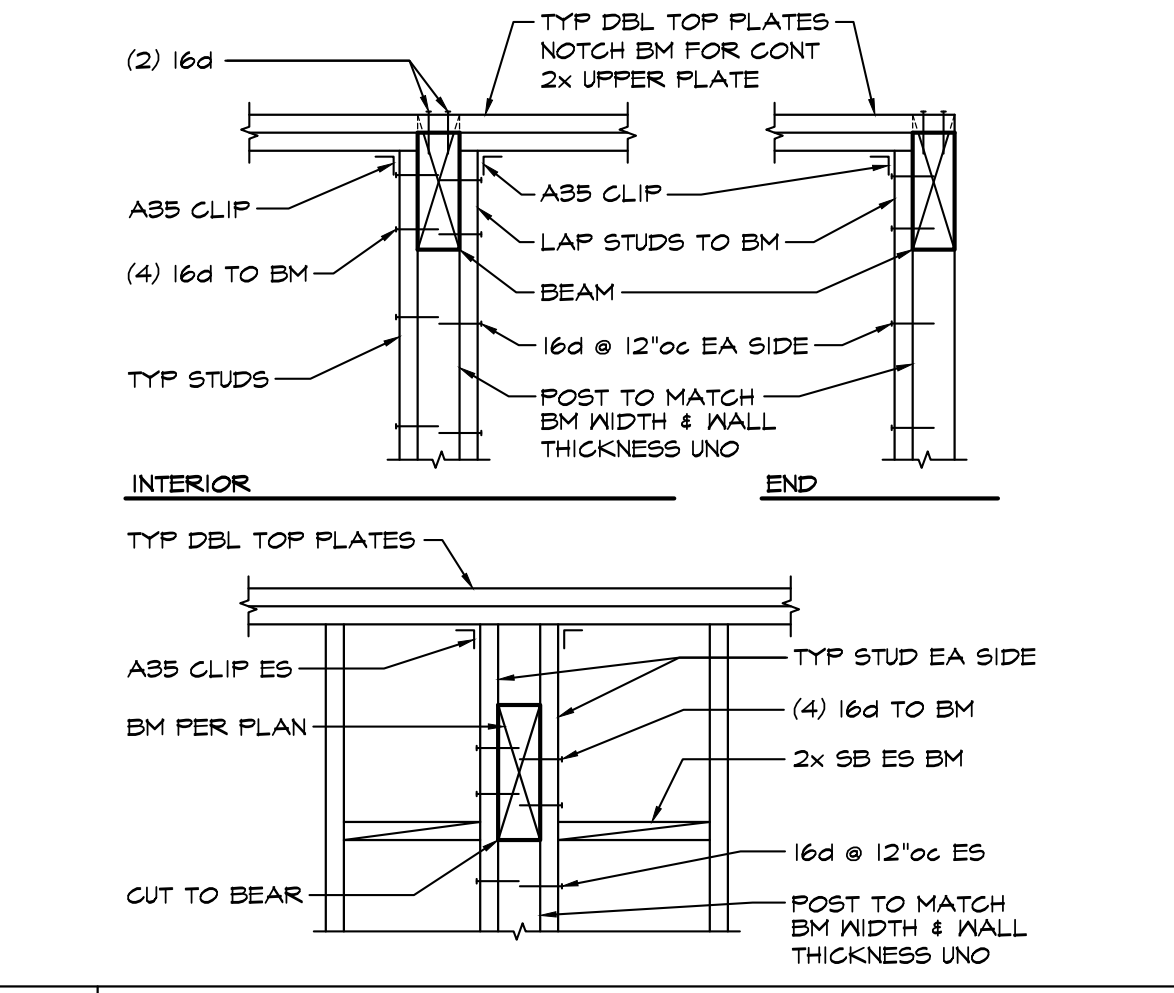
**8 TYP (N) TO (E) FTG DOWELS**



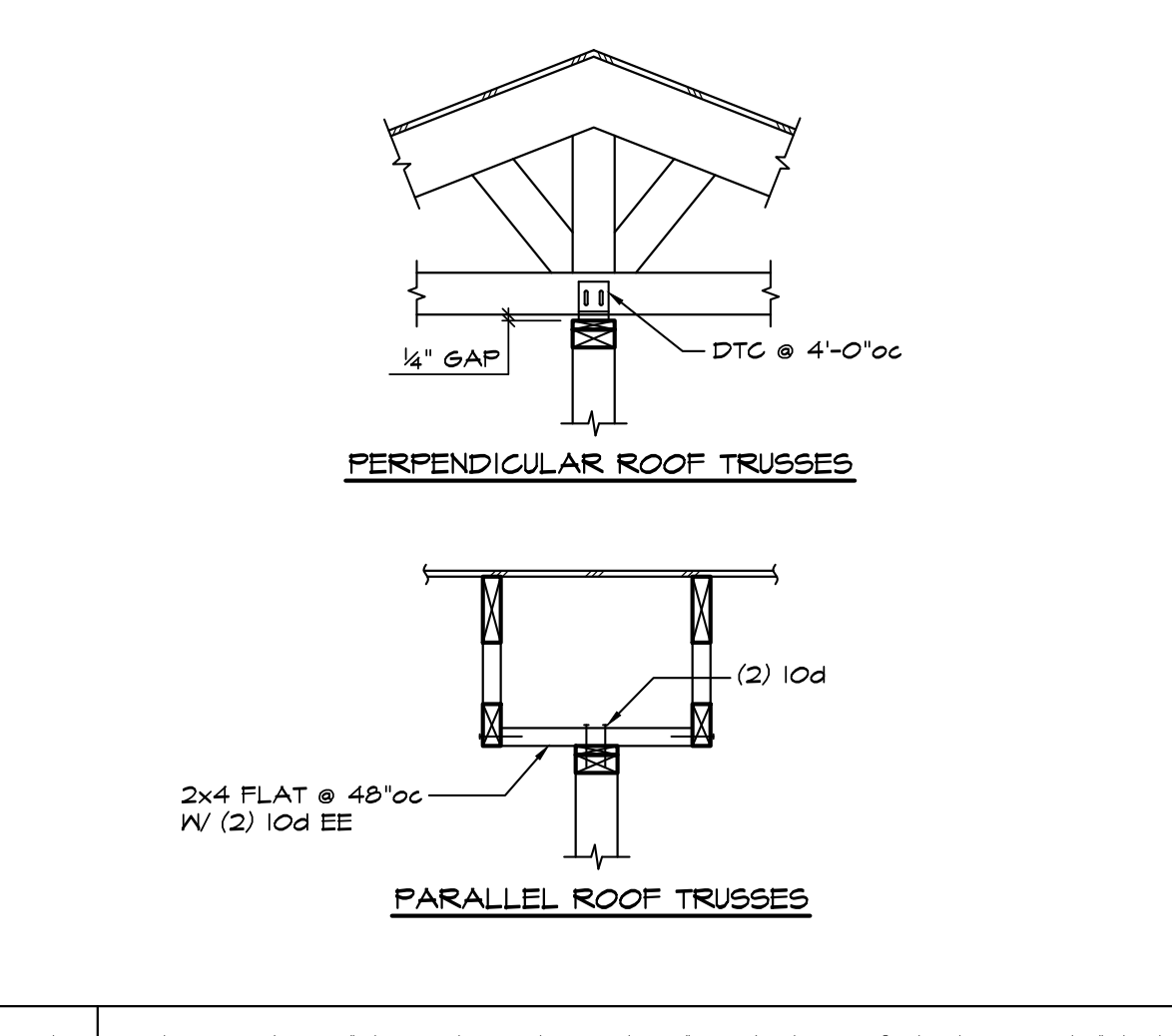
**1 TYPICAL STUDWALL & HEADER FRAMING**



**2 HOLES & NOTCHES IN WOOD**



**3 TYPICAL BEAM IN & THRU STUD WALL**



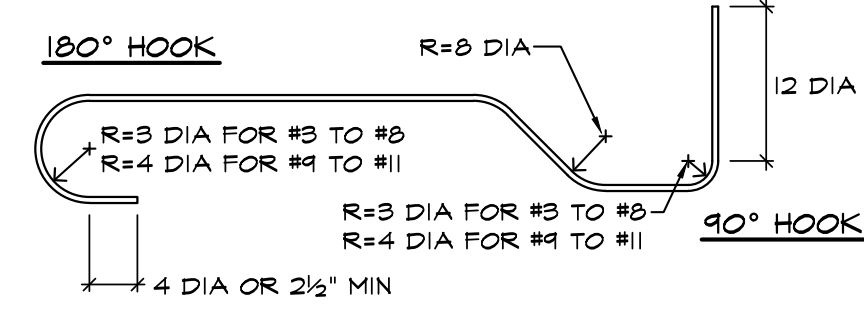
**4 TYPICAL NON-BEARING STUD WALL**



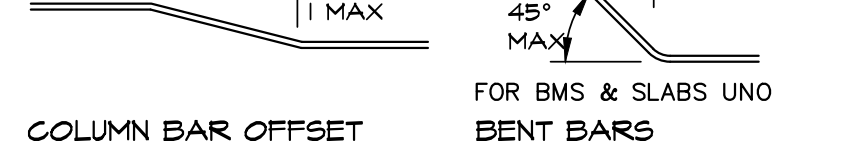


MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH 2500 PSI OR GREATER - (STAGGER SPLICES)					
SIZE/GD	LAP LENGTH	SIZE/GD	LAP LENGTH	SIZE/GD	LAP LENGTH
#3/40	18"	#6/60	30"	#8/60	34"
#4/60	25"	#7/60	41"	#10/60	105"
#5/60	33"	#8/60	70"	#11/60	125"

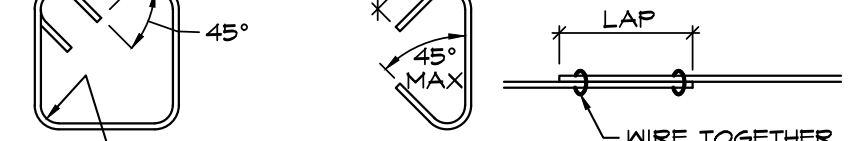
CLASS 'B' LAP SPLICES MINIMUM BAR SPACING GREATER OF 4x BAR DIAMETER & 4" MIN. USE 1.5 x LAP AT TOP BARS (TOP BARS ARE HORIZONTAL BARS W/ MORE THAN 12" OF FRESH CONCRETE CAST BELOW)



STANDARD HOOKS & BENDS



COLUMN BAR OFFSET



STIRRUPS & TIES SPLICE

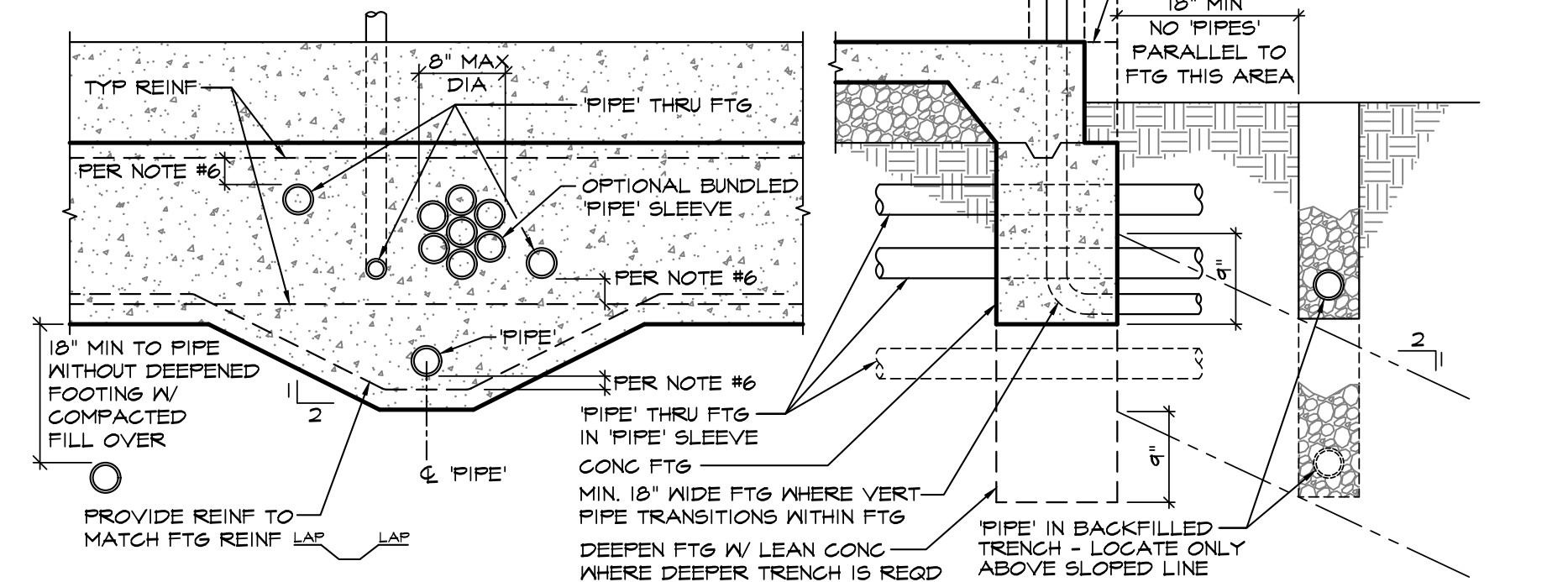
CONCRETE COVER FOR REINFORCING STEEL CLR'

CAST AGAINST EARTH OR GRADE	3"
EXPOSED TO EARTH (FORMED) OR WEATHER	
#5 & SMALLER	1 1/2"
#6 & LARGER	2"
NOT EXPOSED TO EARTH OR WEATHER	
#5 & SMALLER	1"
#6 & LARGER	1 1/2"
SLABS - FROM TOP OF CONG	2"

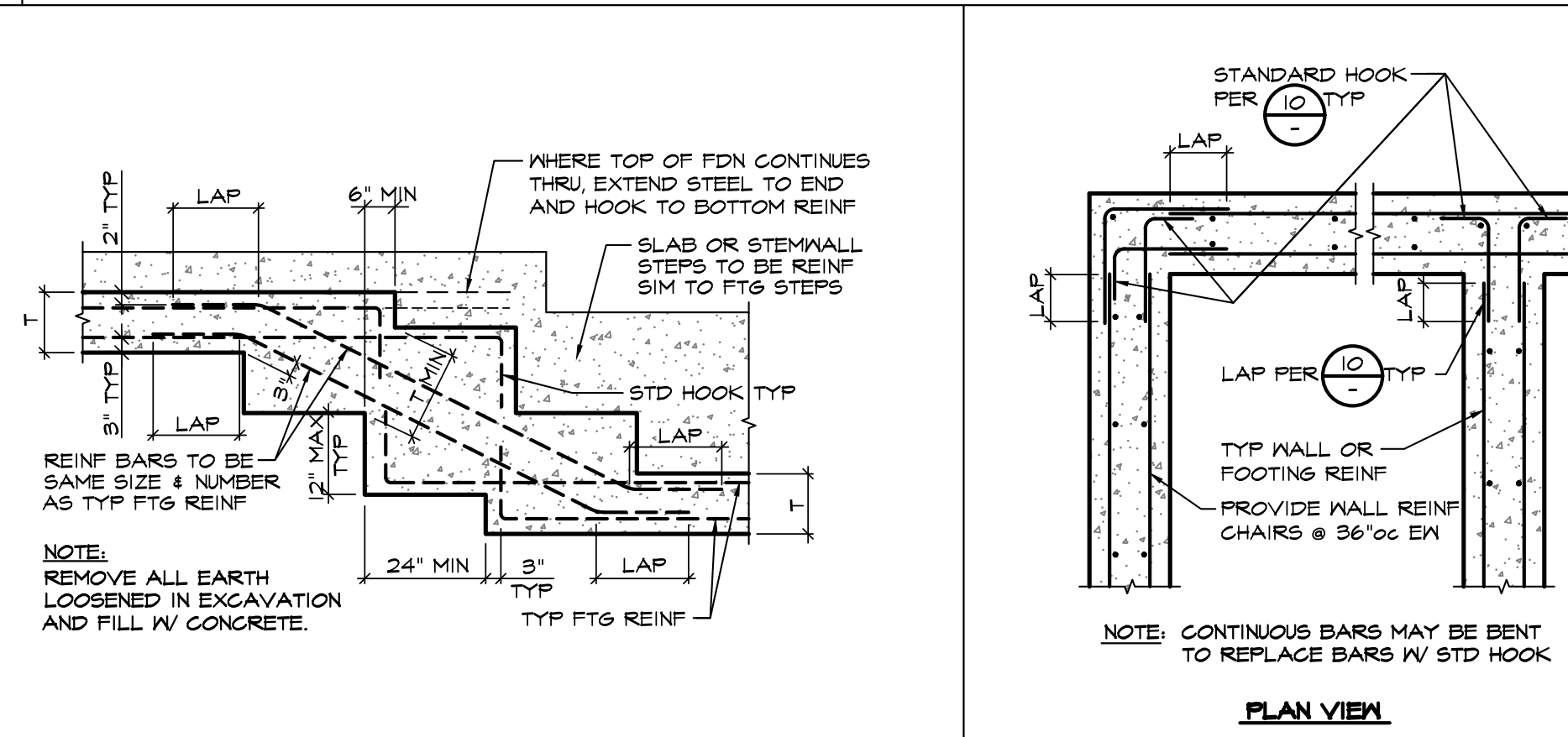
ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE AND END IN A STANDARD 90° OR 180° HOOK UNLESS DETAILED OTHERWISE

1 TYPICAL REINFORCING DETAILS

- NOTES:
- PIPE & ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION STRUCTURE.
  - PIPE EMBEDDED IN CONG TO BE PROVIDED WITH FLEXIBLE COUPLINGS AT ENTRY/EXIT POINTS.
  - SLEEVES SHALL BE PVC, I.D. TO BE 2" LARGER THAN PIPE O.D.
  - NO PIPE TO RUN PARALLEL IN FOOTINGS, STEM OR CURB.
  - PVC CONDUIT (PIPE) EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZ REINF.
  - WRAPPED PIPES SHALL HAVE 1/2" CLEAR FROM WRAPPING TO REINFORCING. SLEEVED PIPES SHALL HAVE 1/2" MINIMUM CLEAR TO REINFORCING. WRAP W/ 1/8" FOAM SHEET, 3 LAYERS MIN. MINIMUM CONCRETE COVER TO BE 1".
  - CLEARANCE BETWEEN PIPES TO BE 3" MIN TYP. GROUPS OF PIPES MAY BE BUNDLED AS SHOWN.

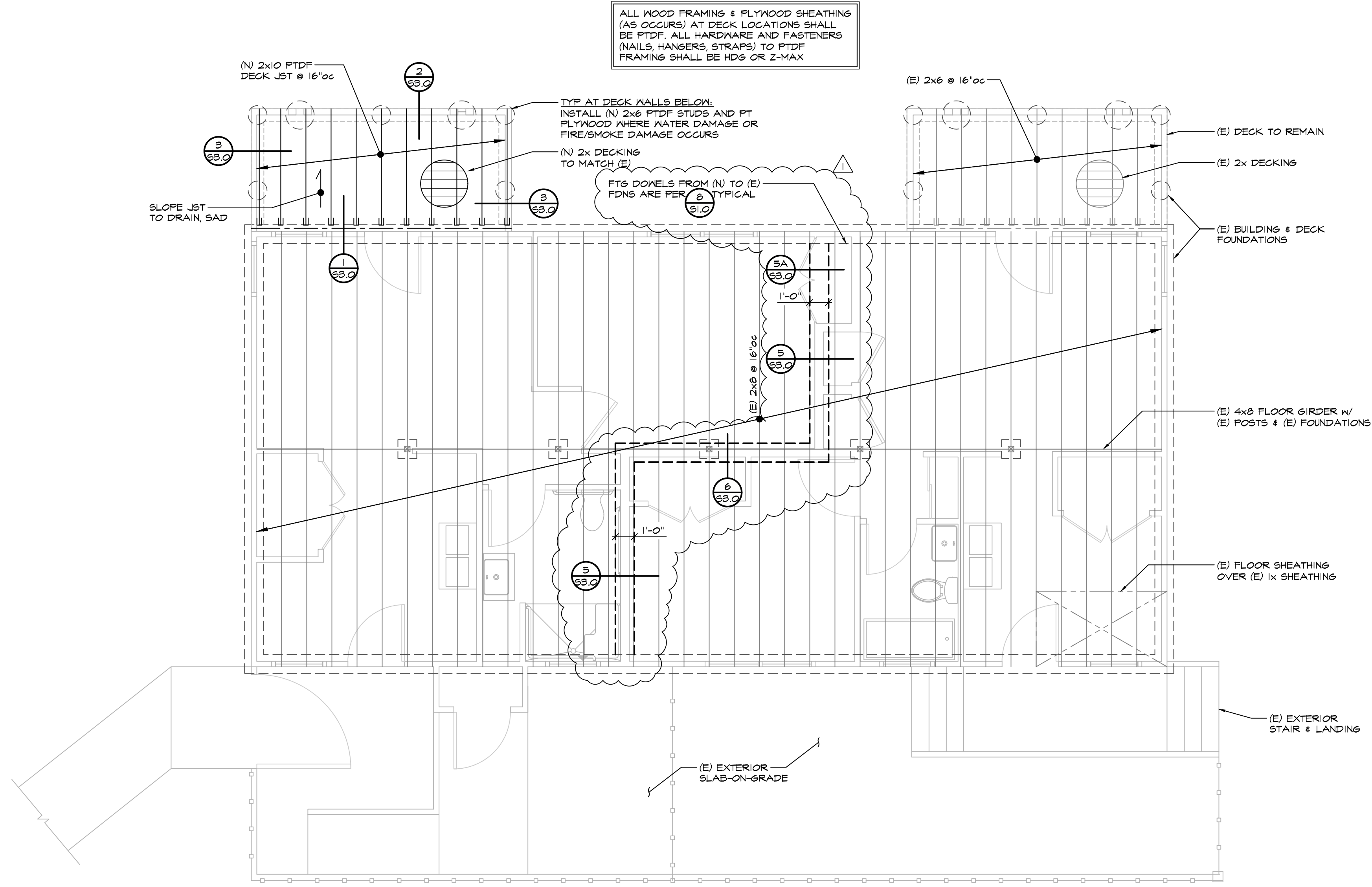


2 TYPICAL PIPE THRU FOOTING DETAIL



4 TYPICAL STEPPED FOOTING

3 CONCRETE REINFORCING



FOUNDATION PLAN

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

SCOPE OF STRUCTURAL WORK:  
REPLACE MAIN ROOF FRAMING AND SHEATHING WITH NEW  
REPLACE DECK FRAMING AND DECK WITH NEW  
INSTALL NEW EXTERIOR BEAR WALLS HEADER AS REQUIRED WHERE (E) DO NOT OCCUR

- NOTES:
- SEE S.I.O FOR STANDARD DETAILS, GENERAL NOTES, AND SPECIFICATIONS.
  - AT SILL E/ SOLE E NOTCH LOCATIONS PROVIDE SIMPSON RPS STRAP. NOTIFY ENGINEER AT NOTCH LOCATIONS GREATER THAN 12" IN LENGTH.

- LEGEND:
- ..... : DENOTES EDGE NAILING (EN) TO FRAMING MEMBER.
  - G.T. : DENOTES COLLECTOR TRUSS W/ EN TO TOP CHORD. DESIGN G.T. FOR A 180 PLF (POUNDS PER LINEAR FOOT) UNO ON PLANS AXIAL TENSION/ COMPRESSION FORCE FROM WIND/ EQ. APPLIED TO TOP CHORD OF COLLECTOR TRUSS & TRANSFERRED TO BOTTOM CHORD AT SHEAR WALL. FOR TRUSSES NOT OCCURRING OVER A SHEAR WALL, APPLIED LOAD SHALL BE TRANSFERRED TO BOTTOM CHORD AT STRAPPED DRAG CONNECTION AT ENDS OF TRUSS PER DETAILS ON PLANS. SEE S.I.O
  - G.T. : DENOTES GIRDER TRUSS W/ COLLECTOR FORCE. SEE G.T. NOTE ABOVE.

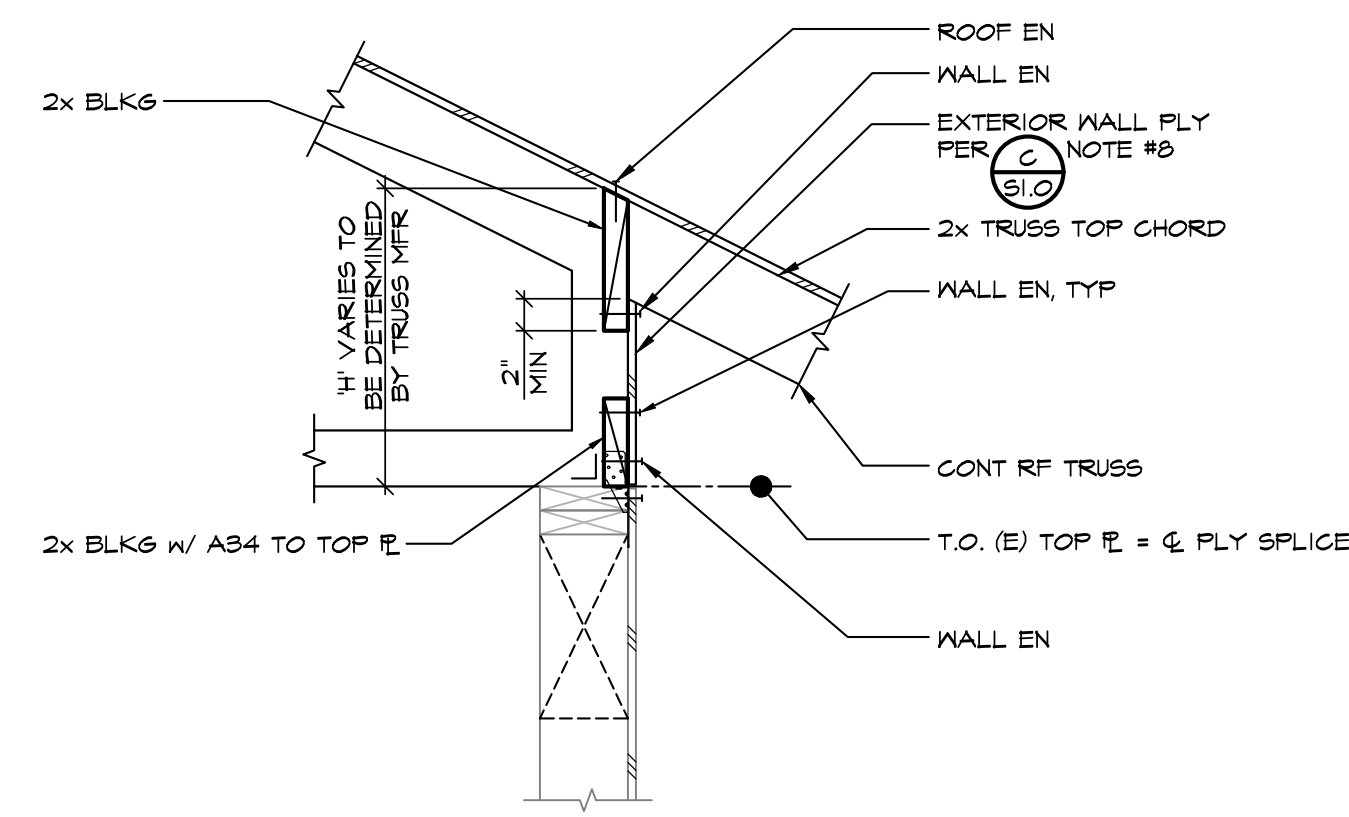
- POST SCHEDULE:
- : DBL 2x STUD - MATCH STUD WALL DEPTH
  - : 4x4 or 6x6 - MATCH STUD WALL DEPTH
  - ⊠: PER PLAN





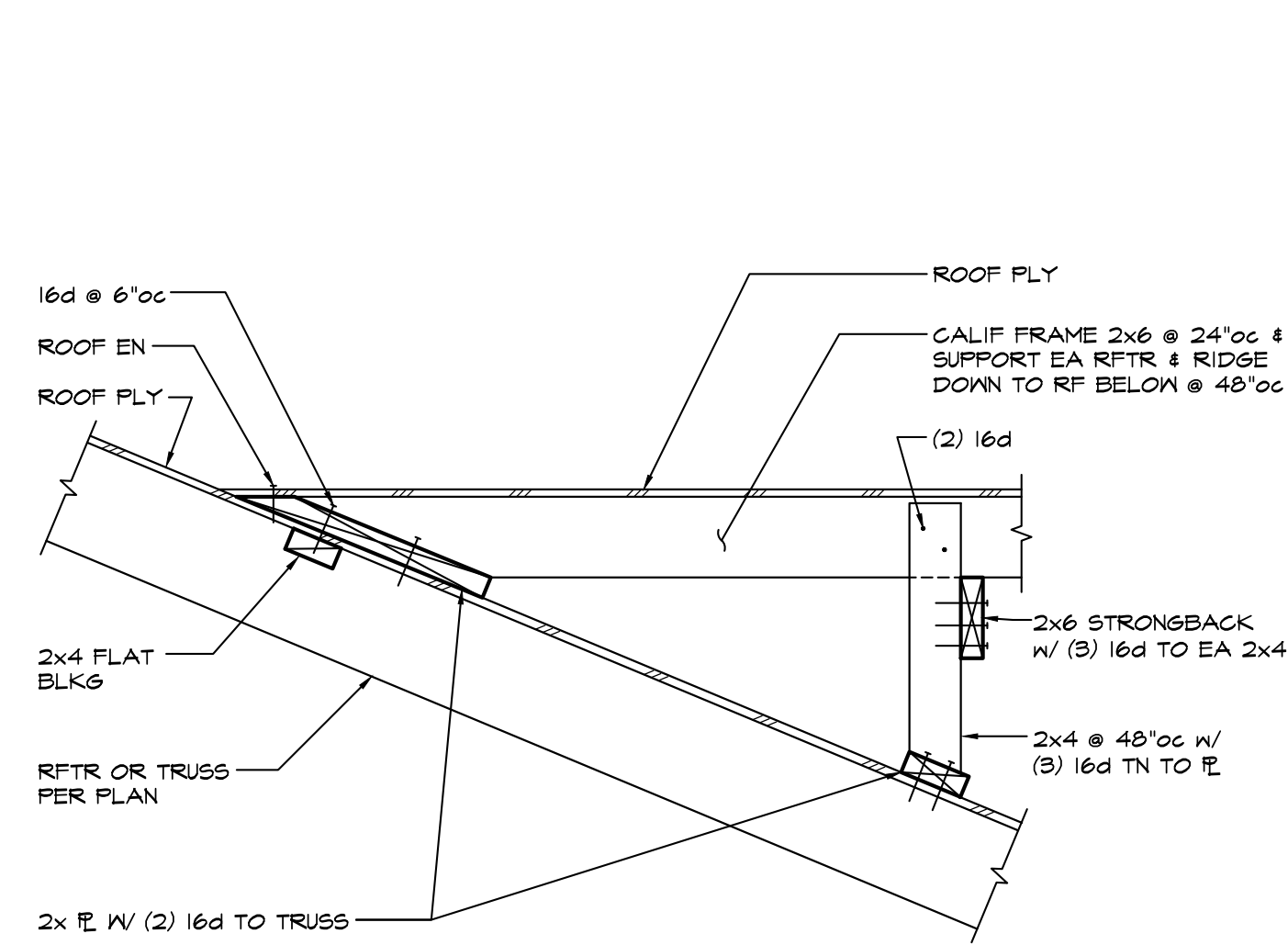


ALT BLOCKING: CONTRACTOR MAY USE MFR TRUSS BLOCKS IN PLACE OF PLYWOOD AND 2x BLOCKING BETWEEN TRUSSES. TRUSS BLOCKS SHALL HAVE GT LOAD PER PLAN TO TOP CHORD.



SEE 1 OTHERWISE

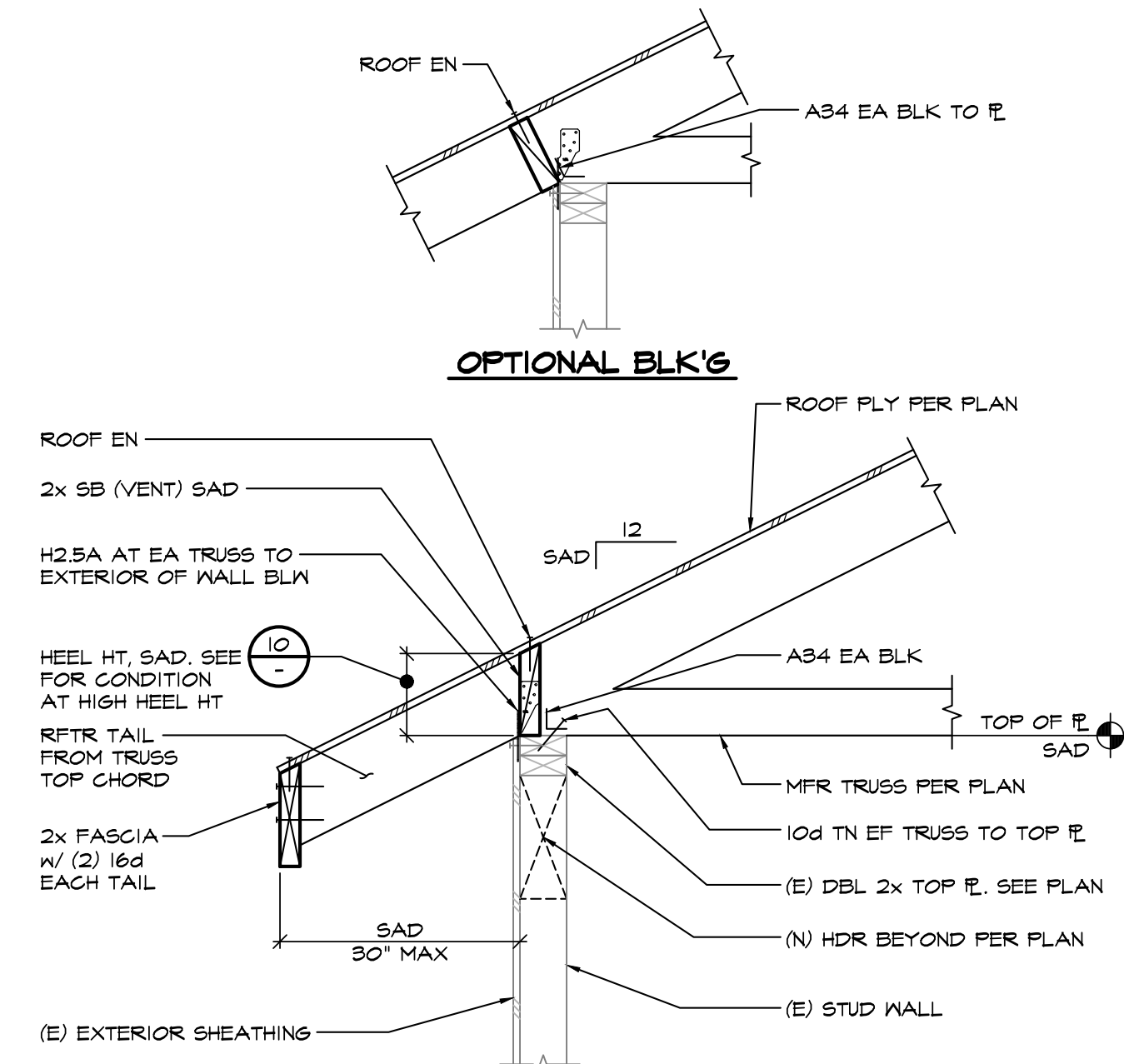
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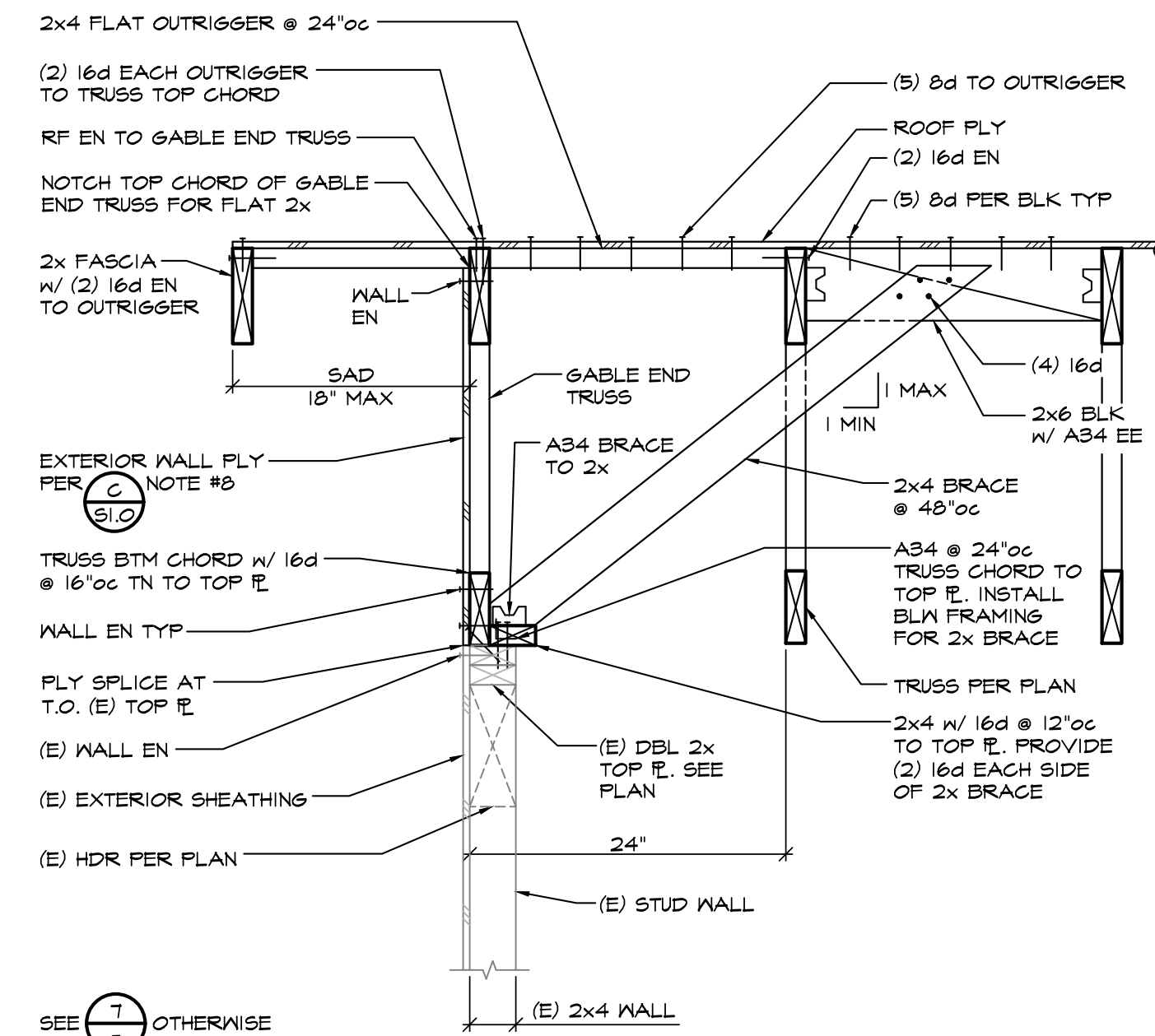
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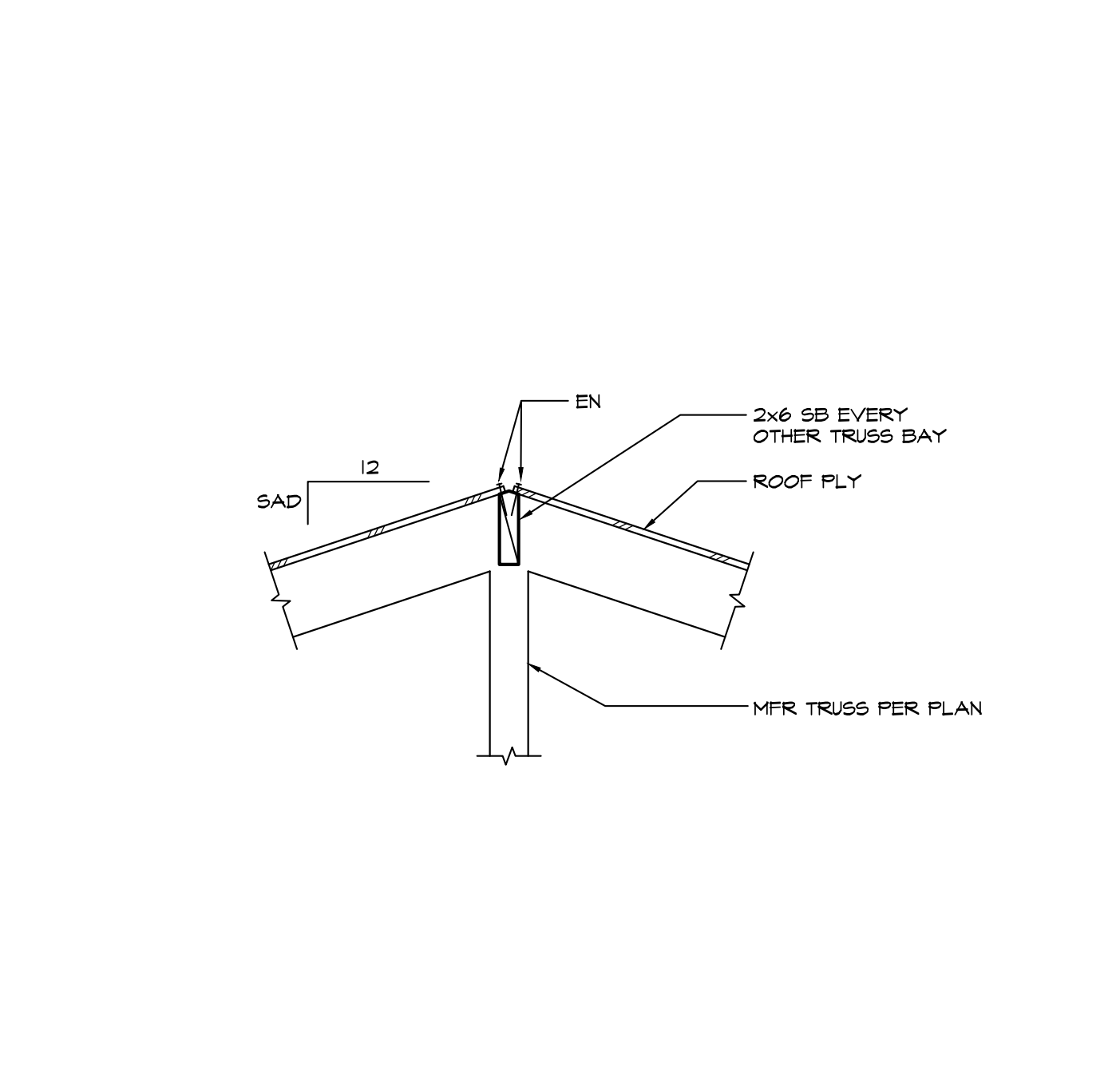
12 -



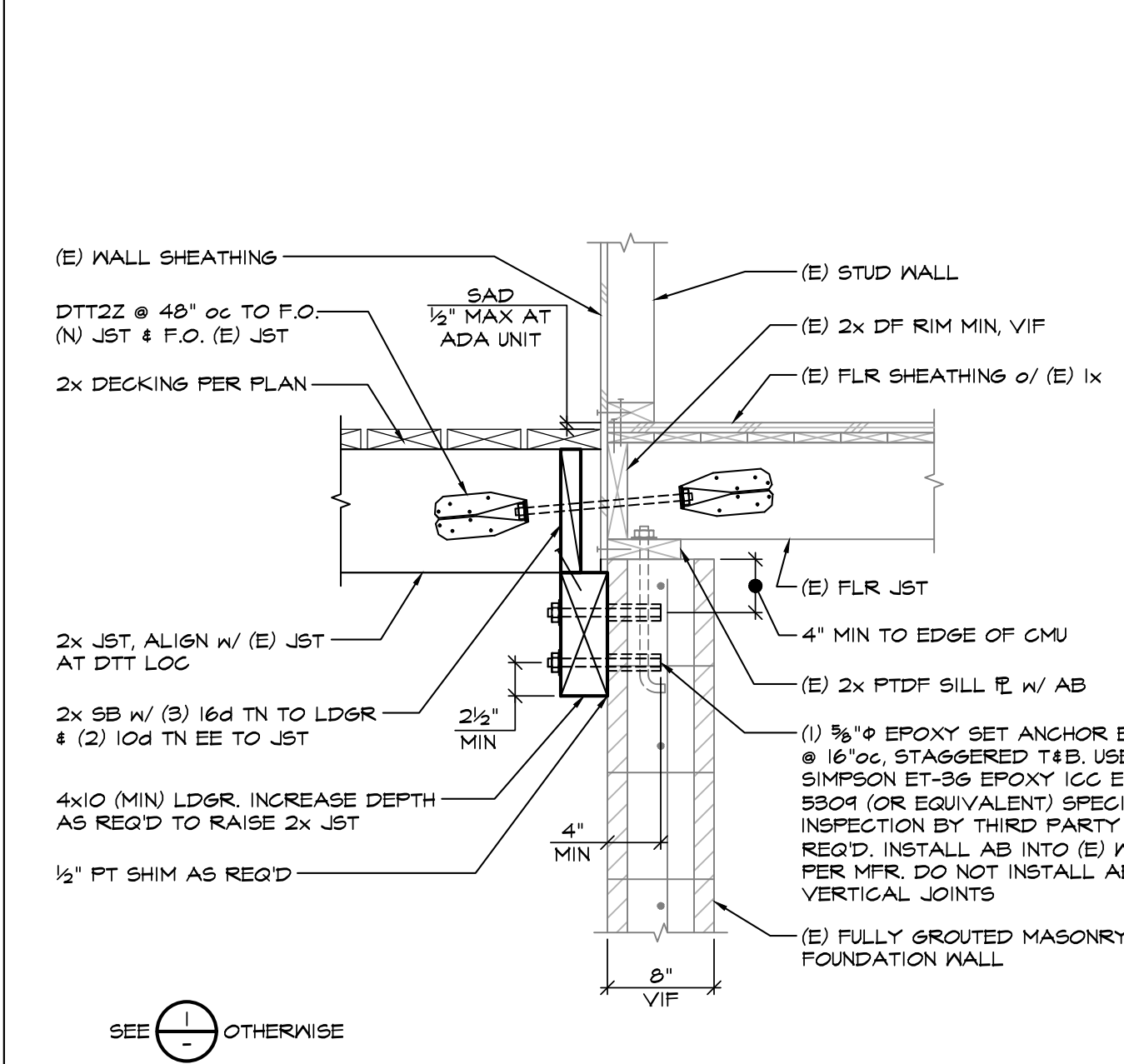
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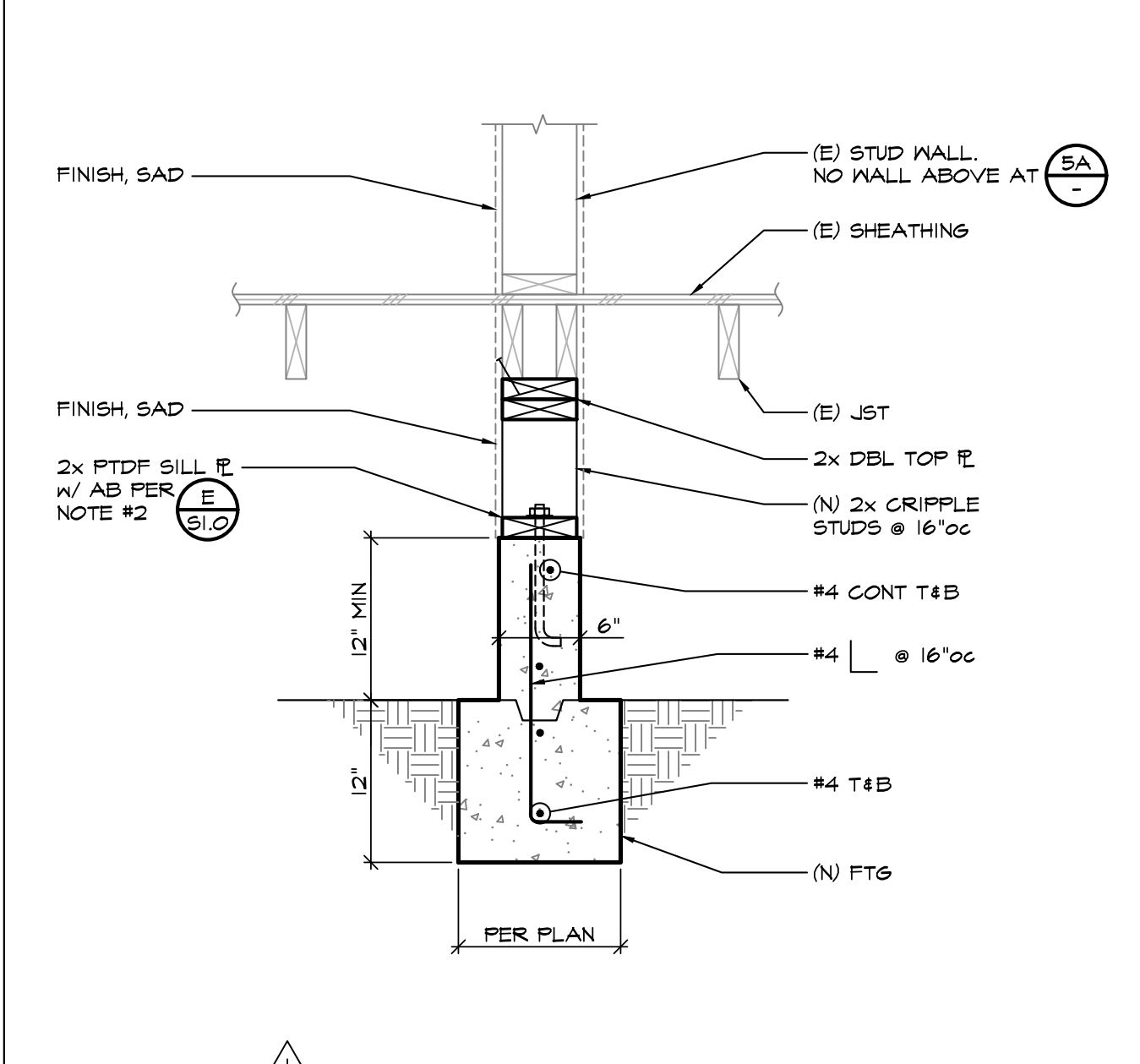
8 -



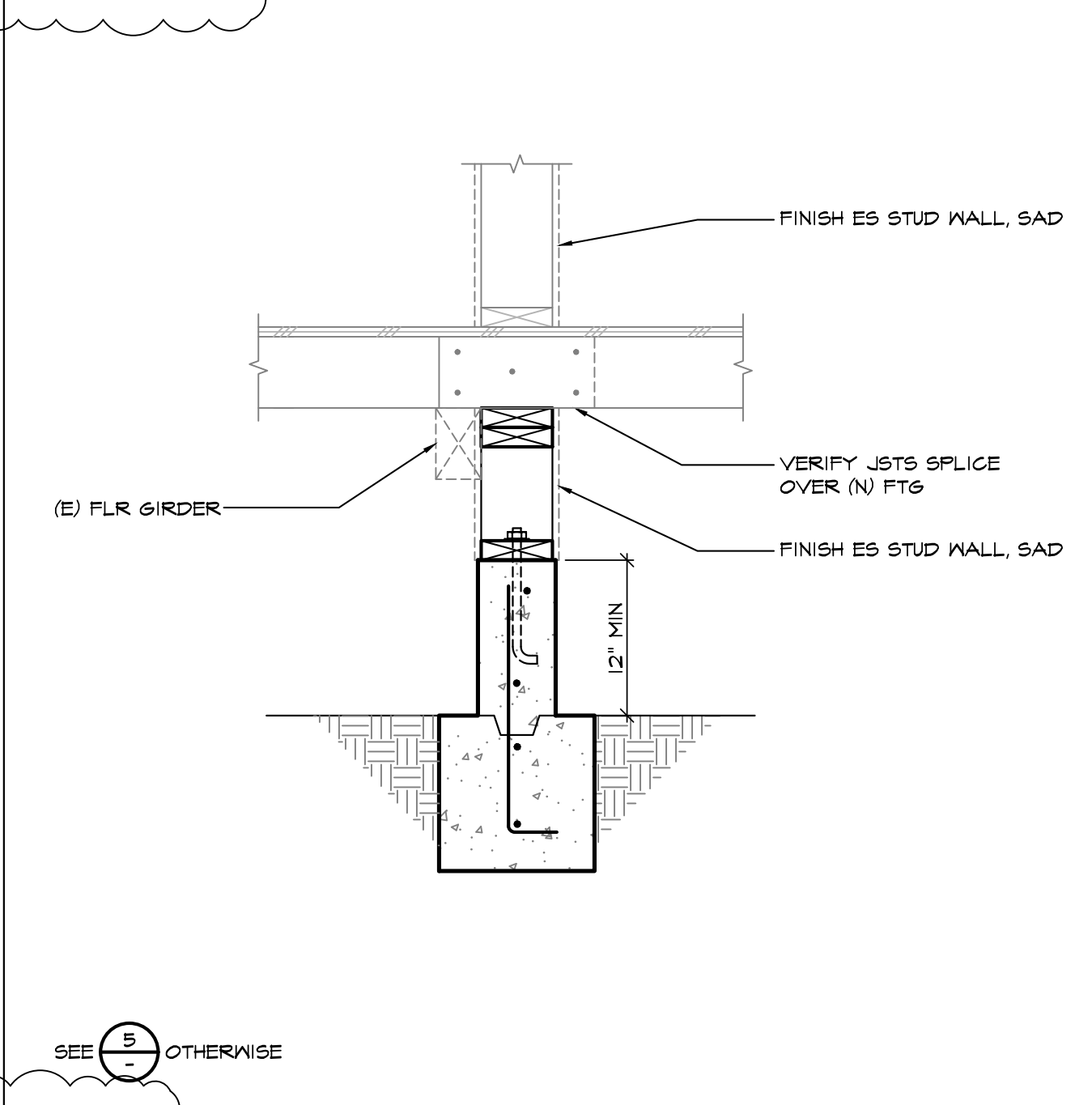
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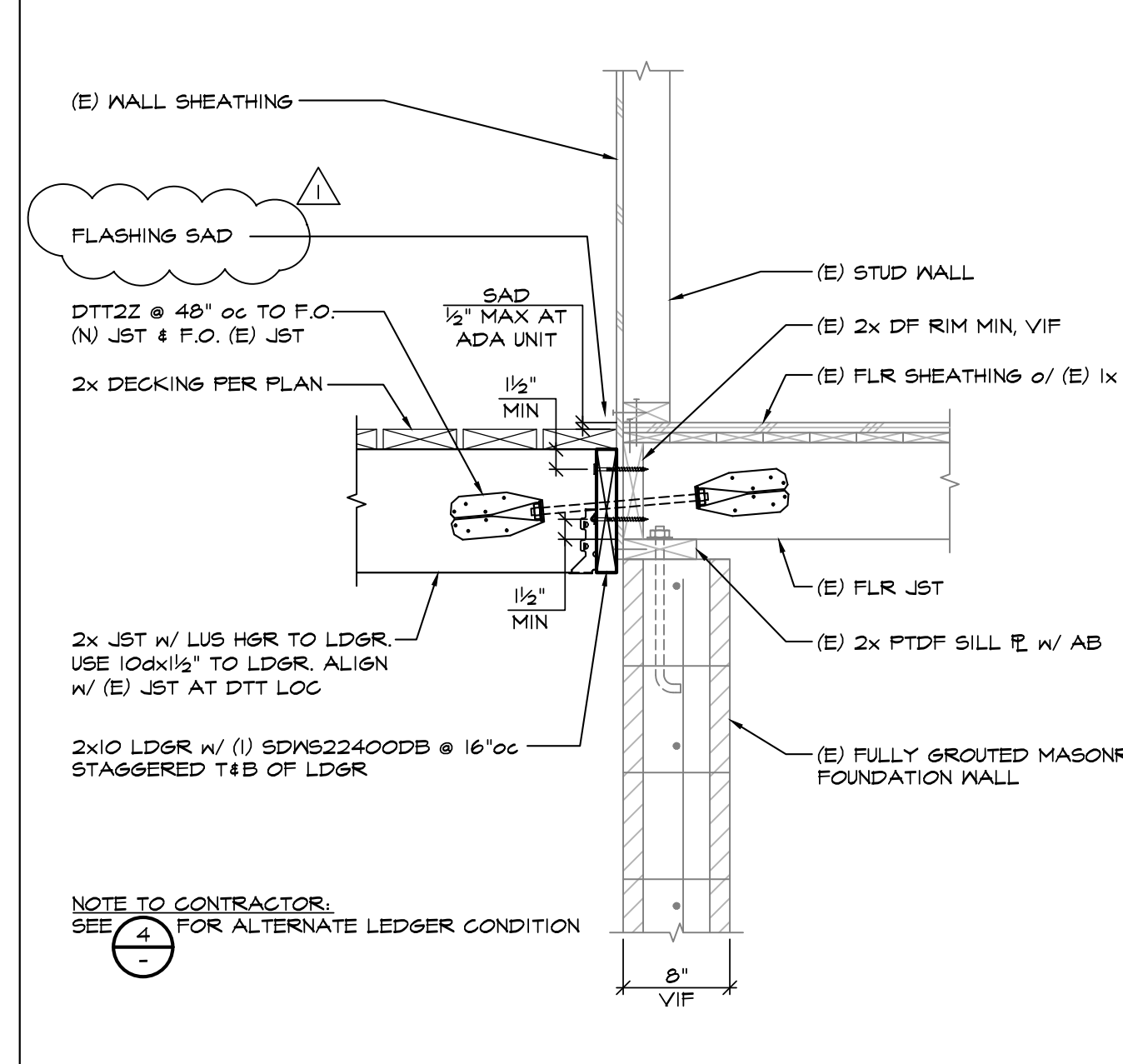
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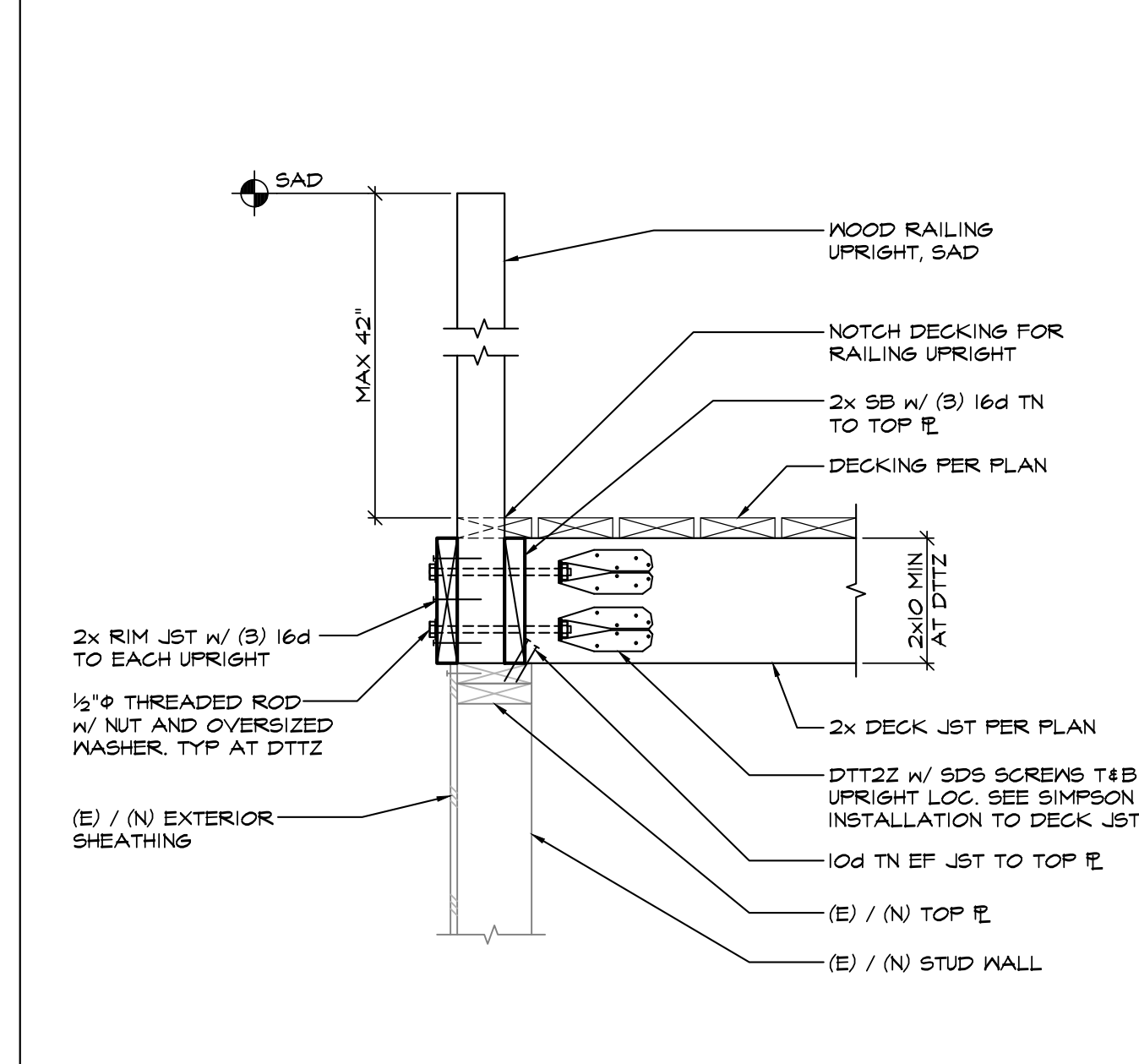
5 5A -



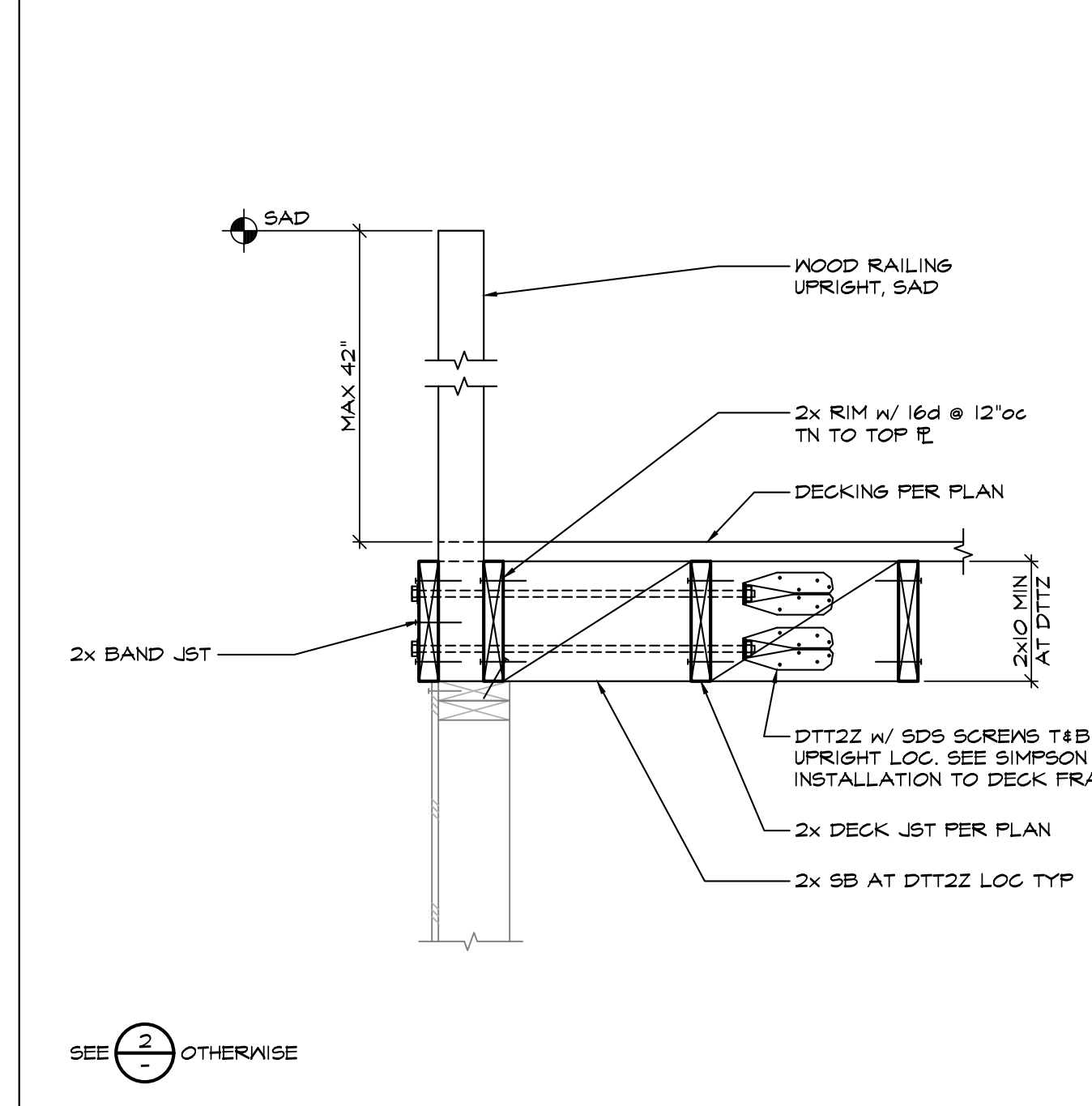
6 -



1 -



2 -



3 -