JULIA KROG
DIRECTOR

TELEPHONE: 707-964-5379
FAX: 707-961-2427

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES

120 WEST FIR STREET
FORT BRAGG, CALIFORNIA 95437

EMERGENCY PERMIT APPLICATION FACTS TO KNOW

- The emergency permit process allows for procedures to perform work to resolve problems resulting from a situation falling within the definition of "emergency". An emergency is defined as a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

- In cases of a verified emergency, temporary emergency authorization to proceed with remedial measures may be given by the Director of Planning and Building Services (the Director) or his or her designee until such time as a coastal development permit application is filed.

- The Director may grant an emergency permit upon reasonable terms and conditions which will include, at a minimum that: the development be completed within thirty (30) days of issuance (unless otherwise specified by the terms of the permit); public comment on the proposed emergency action has been reviewed (if time allows); and the work proposed would be consistent with the requirements of the coastal program.

- An emergency permit is valid for not more than sixty (60) days from the date of issuance. **Prior to expiration of the emergency permit, the permittee must either submit a coastal development permit application for the development or remove the development undertaken pursuant to the emergency permit in its entirety and restore the site to its previous condition.**

EMERGENCY PERMIT
PROJECT INTAKE CHECKLIST

The following information and materials must be submitted at the time an emergency permit application is filed with the Planning Division. ***Applicants should check off each completed item under the box marked "A" and submit this checklist with the application***.

A C
☒ ☐ 1. **Two (2) Copies** of items a - e, on 8 ½" x 11" paper, collated and stapled into individual application packets.

a) **EMERGENCY PERMIT APPLICATION FORM -** Please be sure to answer all questions thoroughly and accurately.

b) **EMERGENCY PERMIT QUESTIONNAIRE -** Please be sure to answer all questions thoroughly and accurately.

c) **LOCATION MAP -** Use USGS quad maps with parcel boundaries (see attached example).

d) **SITE PLAN -** drawn to scale (see attached example).

e) **ARCHITECTURAL/ENGINEERING PLANS & ELEVATIONS FOR THE EMERGENCY WORK -** (if applicable).

A C
☒ ☐ 2. **ARCHITECTURAL/ENGINEERING PLANS & ELEVATIONS FOR THE EMERGENCY WORK - 1 Full-Size Set** (if applicable). Drawn to scale and folded to 8 ½" x 11" size.

A C
☒ ☐ 3. **SIGNED CERTIFICATION AND SITE VIEW AUTHORIZATION FORM - 1 Copy.**

A C
☒ ☐ 4. **SIGNED INDEMNIFICATION AGREEMENT - 1 Copy.**

A C
☒ ☐ 5. **PROOF OF APPLICANT'S LEGAL INTEREST IN THE PROPERTY - 1 Copy.** Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant(s).

A C
☒ ☐ 6. **FILING FEE -** (check with a planner for fee amount). Checks to be made payable to the County of Mendocino.

ADDITIONAL INFORMATION MAY BE REQUIRED AS FOLLOWS; CONTACT THE PLANNING DIVISION FOR DETAILS.

- **A SOILS REPORT AND SEPTIC DESIGN** will be required for emergency repair or replacement of failing septic systems. Contact the Mendocino County Department of Environmental Health for requirements.

- **A BOTANICAL SURVEY** may be required if an endangered species, Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, pond, pygmy habitat, or sand dune occupies any portion of the site.

- **A GEOTECHNICAL REPORT** may be required if the project is on a bluff top property or within a Seismic Safety Combining District. This report must address the issues required by the Coastal Zoning Code Chapter 20.500, including but not limited to site geology, soils, soil stability, landsliding, erosion, drainage, bluff top setback, seismicity and faulting, tsunami issues, appropriateness of the proposed development on the site, and construction techniques to provide adequate stability for the development.

- **A DRAINAGE PLAN** may be required where the project has a potential to adversely affect water quality within any waterway and where the project has the potential to affect slope stability along bluffs and steep slopes.

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379

Case No(s)_____
CDF No(s)_____
Date Filed_____
Fee $_____
Receipt No._____
Received by_____
Office Use Only

EMERGENCY PERMIT APPLICATION FORM

Name of Applicant	Name of Owner(s)	Name of Agent
Stephan Passalacqua	Stephan Passalacqua	Michael Cobb
Mailing Address P.O. Box 3 Healdsburg, CA 95448	Mailing Address P.O. Box 3 Healdsburg, CA 95448	Mailing Address 711-D Healdsburg Ave. Healdsburg, CA 95448
Telephone Number 707-293-8284	Telephone Number 707-293-8284	Telephone Number 707-849-4504

Project Description:
Facade, roof and deck repair along with accompanying foundation retrofit.

Driving Directions

The site is located on the W (N/S/E/W) side of North Highway 1 (name road)

approximately 120 (feet/miles) N (N/S/E/W) of its intersection with

_____(provide nearest major intersection).

Assessor's Parcel Number(s)
013-300-580

Parcel Size
.21
☐ Square Feet
☒ Acres

Street Address of Project
38911 North Highway 1

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

EMERGENCY PERMIT
APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. **NATURE OF THE EMERGENCY NARRATIVE** (use additional pages if necessary).

a) Describe the nature, cause and location of the emergency.

The front facade of the building was blown off in a severe wind storm on December 13th. The front facade of the building functions to:

Laterally braces the building against seismic events.
Reduce the amount of wind uplift on the roof.
Prevent the rapid decay of key structural members by protecting them against exposure to moisture.
Generally structurally reinforce the building.

All four of these basic functions are currently in imminent jeopardy.

b) Describe the remedial protective or preventive work required to deal with the emergency.

Shoring and Tarping

c) Describe the circumstances during the emergency that justify the course(s) of action taken, including the probable consequences of failing to take action.

Part of the front wall of the building is now missing. If action is not taken, the building will become a collapse hazard. Also, parts of the damaged building could blow on to neighboring property or Highway 1.

d) Describe any secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. that are necessary to deal with the emergency.

Our proposal includes replacing the foundation supporting the building. Because the existing foundation is not built to the standards of the current code, we are replacing the entire foundation while the opportunity is present.

2. Are there existing structures on the property? ☒ Yes ☐ No

If yes, describe below and identify the use of each structure on the plot plan.

There is a residential accessory structure south of the residence. This is noted as an "Existing Buidling" on the site plan.

3. Is any grading or road construction planned? ☐ Yes ☒ No

Estimate the amount of grading in cubic yards _____ c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

4. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

5. Project Height. Maximum height of structure(s): 34 feet

6. Describe all exterior materials and colors of all proposed structures that are visible beyond the boundaries of the subject parcel.

Exterior siding, Windows and doors, Front Porch and Balcony Elements, Asphalt Shingle Roofing.

7. Are there any water courses, anadromous fish streams, ponds, lakes, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

No.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent _____ Date 5/21/25

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Michael Cobb to act as my representative and to bind me in all matters concerning this application.

Owner Stephan Passalacqua Date 5/21/25

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

SUBMIT ONLY ONE COPY

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

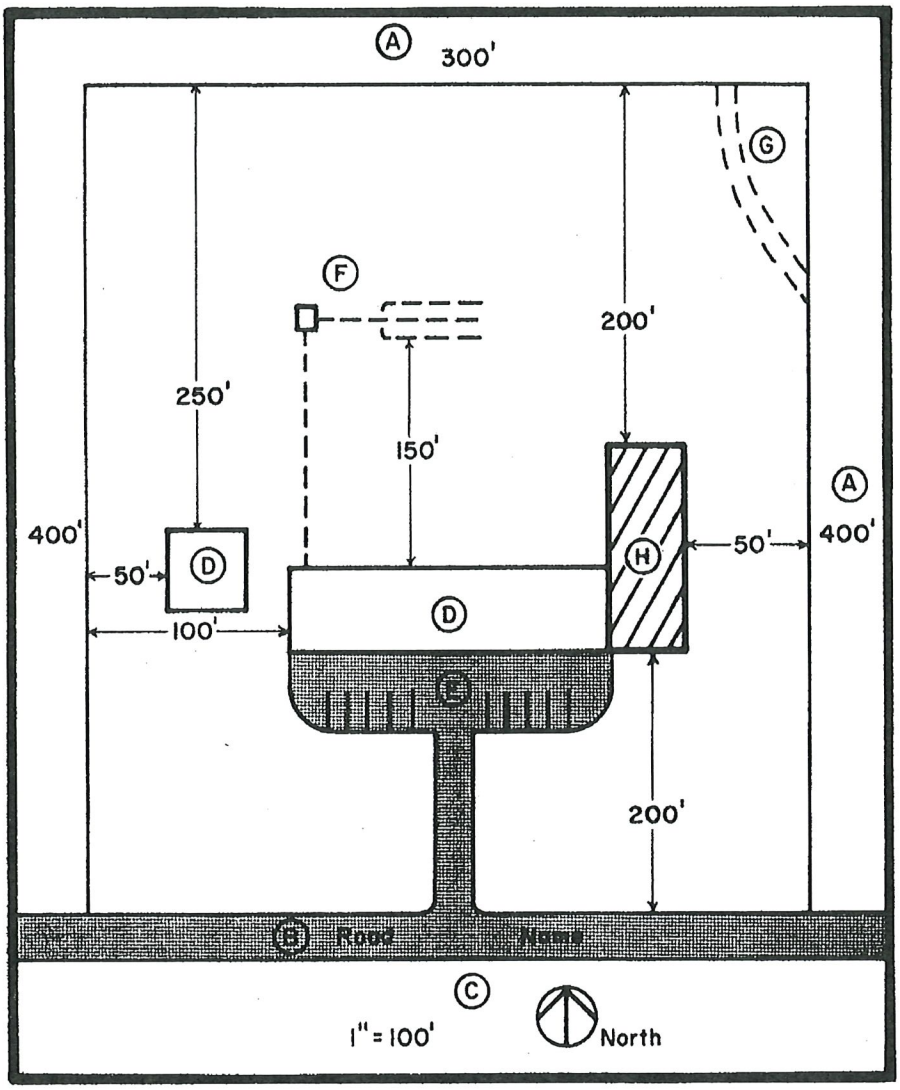
As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 5/21/25

Stephan Passalacqua

Applicant

Sample Plot Plan



A. Parcel Shape and Dimensions.

B. Adjacent Streets.

C. North Arrow and Scale.

D. Existing Buildings including distance from property lines.

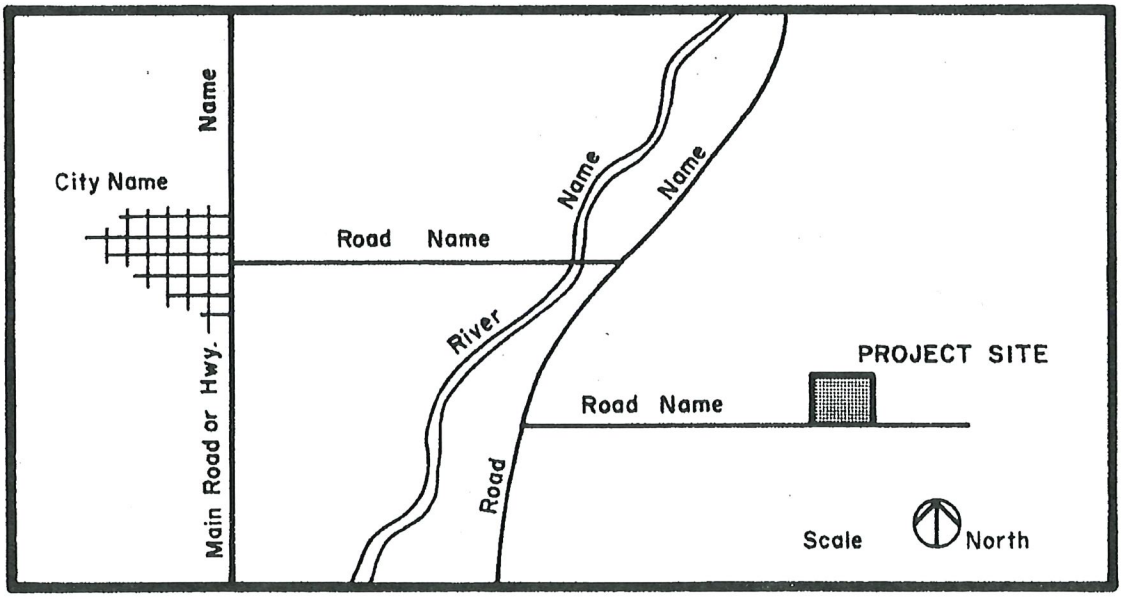
E. Driveways, Parking and Loading Areas.

F. Existing and proposed septic system and wells including distances from structures.

G. Easements and Utility lines (power, sewer, water etc.).

H. Proposed structure or addition including distance from property lines.

Sample Location Map



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Stephan R. Passalacqua and Angelia N. Passalacqua
P.O. Box 2065
Santa Rosa, CA 95405

2004-15204
Recorded at the request of
FIRST AMERICAN TITLE CO
07/08/2004 03:10P
Fee: 10.00 No of Pages: 2

OFFICIAL RECORDS
Marsha A Wharff, Clerk-Recorder
Mendocino County, CA

Space Above This Line for Recorder's Use Only

A.P.N.: 013-300-58

File No.: 2303-1415983 (MC)

GRANT DEED

	$20.00 PAID
✓	PCO FILED
	Exempt

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$374.00**; CITY TRANSFER TAX **$0.00**; SURVEY MONUMENT FEE $

[X] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[X] unincorporated area; [ ] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Terry Marlene Anderson, an unmarried woman as her sole and separate property**

hereby GRANTS to **Stephan R. Passalacqua and Angelia N. Passalacqua, husband and wife as community property with right of survivorship**

the following described property in the unincorporated area of , County of **Mendocino**, State of **California**:

Parcel 2, of the Parcel Map filed February 17, 1978 in Map Case 2, Drawer 32, page 2, Mendocino County Records.

Dated: **06/25/2004**

Terry Marlene Anderson

2004-15204
Pg: 1/2

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: **013-300-58**

Grant Deed - continued

File No.:**2303-1415983 (MC)**

Date: **06/25/2004**

STATE OF **California** }

} ss.

COUNTY OF **Mendocino** }

On July 1, 2004 before me, Marilyn Canclini, personally appeared Terry Marlene Anderson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This area for official notarial seal

Signature

My Commission Expires: May 25, 2007

MARILYN CANCLINI
Commission # 1414316
Notary Public - California
Mendocino County
My Comm. Expires May 25, 2007

Notary Name: Marilyn Canclini

Notary Phone: 707 964 4729

Notary Number: 1414316

Registration County of Principal Place of Business: Mendocino

2004-15204
Pg: 2/2


DUPONT
Tyvek
HomeWrap
MADE IN THE USA
NO TRESPASSING
3891
CAUTION

APPLICABLE CODES

- 2022 California Residential Code (CRC)
- 2022 California Building Code (CBC)
- 2022 California Mechanical Code (CMC)
- 2022 California Electrical Code (CEC)
- 2022 California Plumbing Code (CPC)
- 2022 California Energy Code
- 2022 California Green Building Standards Code (CalGreen)

PROJECT INFO

OWNER: STEPHAN PASSALACQUA
PROJECT DESCRIPTION: FACADE, ROOF AND DECK REPAIR WITH ACCOMPANYING FOUNDATION RETROFIT.
APN: 013-300-58
ZONING: RV
LOT SIZE: .21 ARCES
OCCUPANCY TYPE:R
TYPE OF CONSTRUCTION: VN
NUMBER OF STORIES: 2
ENCLOSED SQUARE FOOTAGE: 2046 SQ. FT.
UPPER PORCH: 176 SQ. FT.
LOWER PORCH: 189 SQ. FT.

ABBREVIATIONS

CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	O.C.	ON CENTER
(E)	EXISTING	OPP.	OPPOSITE
E.N.	EDGE NAIL	PM	PROJECT MANUAL
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.N.	FIELD NAIL	S.S.D.	SEE STRUCTURAL DOCUMENTS
F.O.	FACE OF	T.B.D.	TO BE DETERMINED
F.O.S.	FACE OF STUD	T.O.	TOP OF
O.F.O.S.	OUTSIDE FACE OF STUD	T.O.P.	TOP OF PLATE
I.F.O.S.	INSIDE FACE OF STUD	T.O.C.	TOP OF CONC.
G.S.M.	GALVANIZED SHEET METAL	T.O.S.	TOP OF SLAB
H.A.P.	HEIGHT ABOVE PLATE	TYP.	TYPICAL
HDR.	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
(N)	NEW	W.R.B.	WATER RESISTANT BARRIER
N.T.S.	NOT TO SCALE		

INDEX

GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL CONFIRM TO THE LATEST ADOPTED EDITIONS OF THE CBC, CPC, CMC, CEC, CFC, CRC, CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
2. ADJUSTMENTS TO ANY PART OF THESE PLANS SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. WRITTEN DIMENSIONS ARE TO BE USED; DO NOT SCALE THESE PLANS.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM DOES NOT IMPLY OMISSION. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER AND THE ARCHITECT. THESE DOCUMENTS ILLUSTRATE THE MINIMUM ACCEPTABLE STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
5. MANUFACTURED MATERIALS, EQUIPMENT, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
6. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS AND WORKMEN SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED.
8. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE IN PROPER ALIGNMENT.
FOR KEEPING THESE UTILITY COMPANIES APPRISED OF HIS WORK SCHEDULE.
9. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL NOTIFY ARCHITECT, WHO WILL COMPILE A "PUNCH LIST" FOR CORRECTIONS. THE ARCHITECT'S FINAL ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENTS UNDER TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
10. THE PROJECT SHALL BE LEFT COMPLETELY CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER.
11. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN OR WORKMANSHIP FOR AT LEAST ONE (1) YEAR FROM FINAL PAYMENT FROM OWNER.
12. ALL DIMENSIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
13. CONDITIONS SHOWN HEREIN ARE BASED ON INFORMATION SUPPLIED BY THE OWNER AND INFORMATION OBTAINED BY STUDIO ECESIS. BECAUSE THESE DOCUMENTS ARE A COMBINATION OF THESE TWO SOURCES, THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF THE SITE AND RELATIONSHIP OF THE BUILDINGS TO THE SITE.
14. DIMENSIONS NOTED "CLEAR" OR "CIR" ARE MINIMUM REQUIRED FINISHED DIMENSIONS AND MUST BE ACCURATELY MAINTAINED.
15. THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK AND SHALL BE RESPONSIBLE FOR KEEPING THESE UTILITY COMPANIES APPRISED OF HIS WORK SCHEDULE.
17. THESE PLANS SHALL NOT BE JUDGED COMPLETE UNTIL ISSUANCE OF A BUILDING PERMIT.
18. REUSE EXISTING MATERIAL WHERE POSSIBLE IF IT IS IN GOOD CONDITION.
19. TEMPORARY BRACING AND SHORING NECESSARY TO SUPPORT ANY PORTION OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
20. WHILE THE JOB IS ACTIVE, THE ARCHITECT WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK. THESE INTERVALS WILL BE AT LEAST ONCE A MONTH.
21. ALL EXTERIOR STEEL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED.
22. PROPERLY SEASON AND/OR PREP ALL REDWOOD TO AVOID STAINING PRIOR TO PAINTING.
23. USE INTERIOR PAINT SPECIFICALLY DESIGNED FOR MILDEW PROTECTION.
24. ALL DAMAGE CAUSED BY RECENT WIND STORM WILL BE REPLACED WITH COMPONENTS MEETING APPLICABLE CODES.

PROJECT TEAM

ARCHITECT

MICHAEL COBB
STUDIO ECESIS | ARCHITECTURE
711-D HEALDSBURG AVE.
HEALDSBURG, CA 95448
(707) 849-4504
MCOBB@STUDIOECESIS.COM

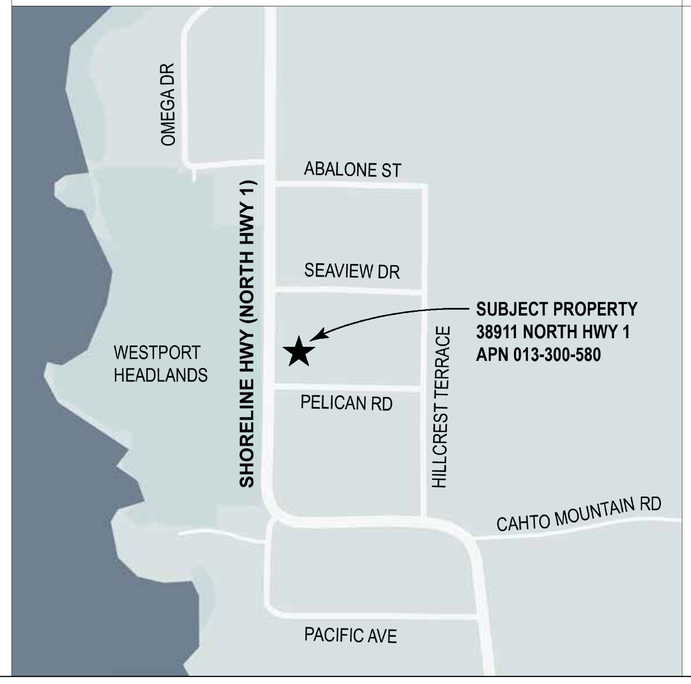
STRUCTURAL ENGINEER

RANDY GIROUARD
SOLA STRUCTURAL ENGINEERING
P.O. BOX 1105
UKIAH, CA 95425
OFFICE: (707) 894-5894
MOBILE: (707) 477-5119
RANDY@SOLA-SE.COM

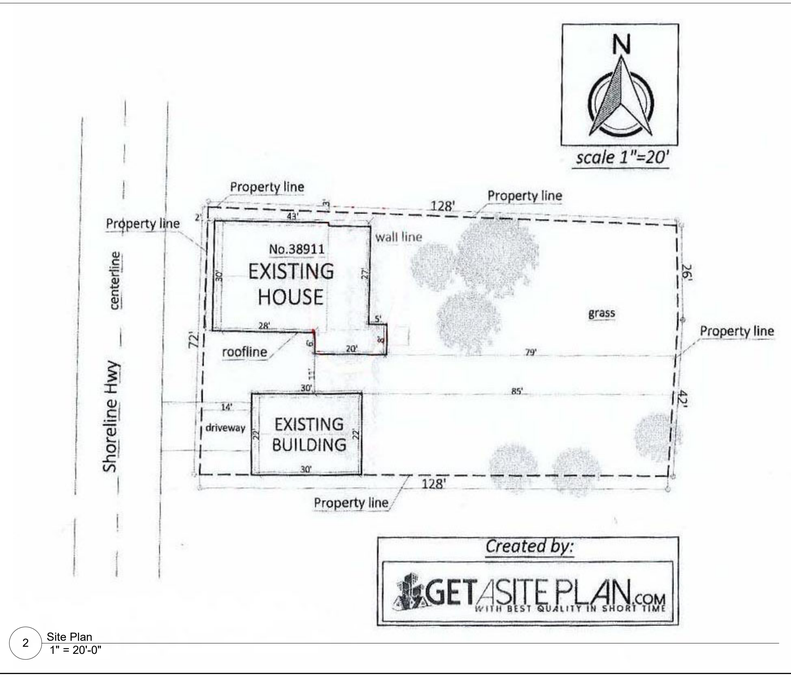
GEOTECHNICAL CONSULTANT

BILL WIGGINS
TRANS TECH CONSULTANTS
930 SHILOH RD, BLGD 44, SUITE J
WINDSOR, CA 95492
OFFICE: (707) 837-8408
CELL: (707)-478-2097
BWIGGINS@TRANSTECHCONSULTANTS.COM

VICINITY MAP



SITE PLAN



2 Site Plan
1" = 20'-0"

STUDIO ECESIS
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WWW.STUDIOECESIS.COM

38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Cover Sheets

Revisions
No. Revisions Date

Job Number
003-214

Project Architect
Checker

Drawn By
Author

Date
8/20/24

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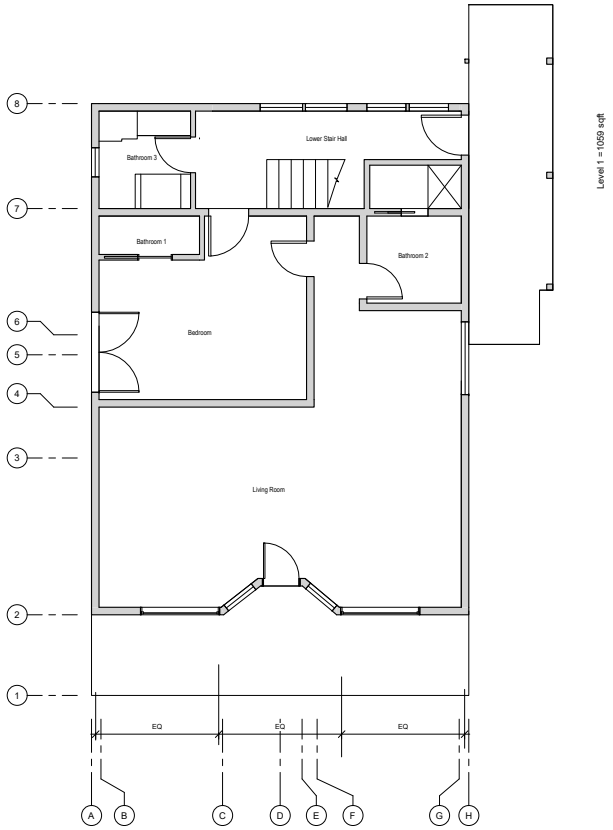
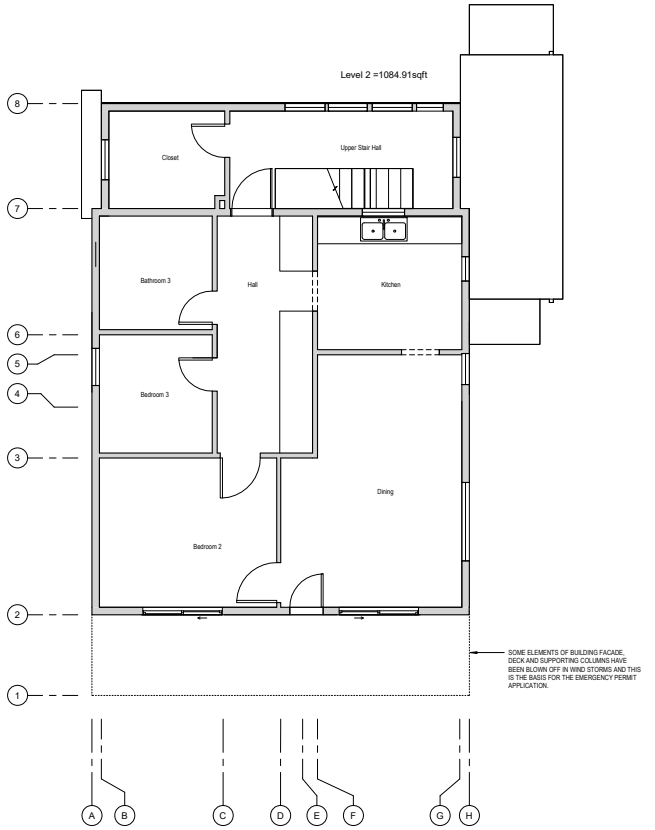


1 Existing First Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/4" = 1'-0"

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38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Existing Floor Plans

Revisions
No. Revisions Date

Job Number
003-214

Project Architect
NB

Drawn By
JW

Date
8/20/24

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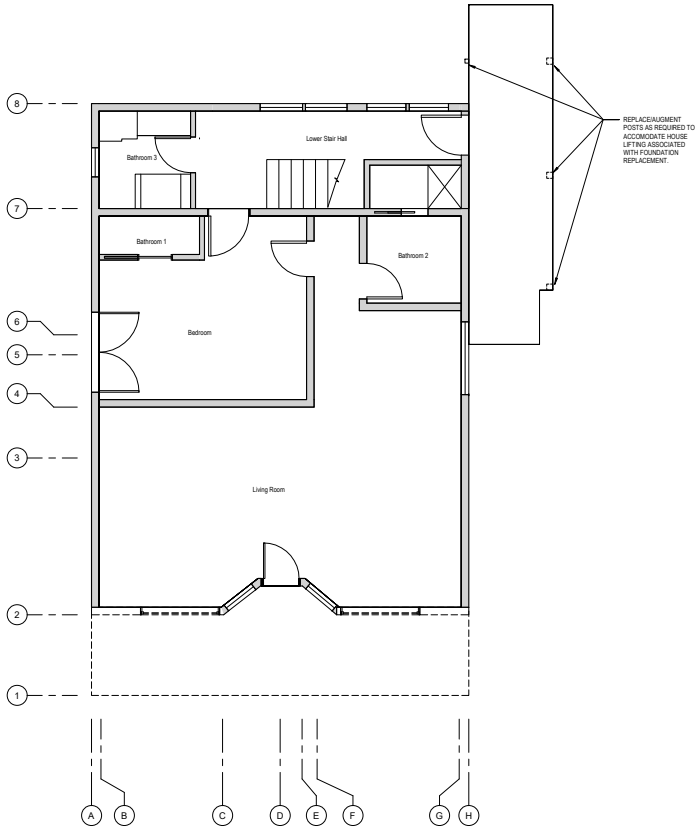

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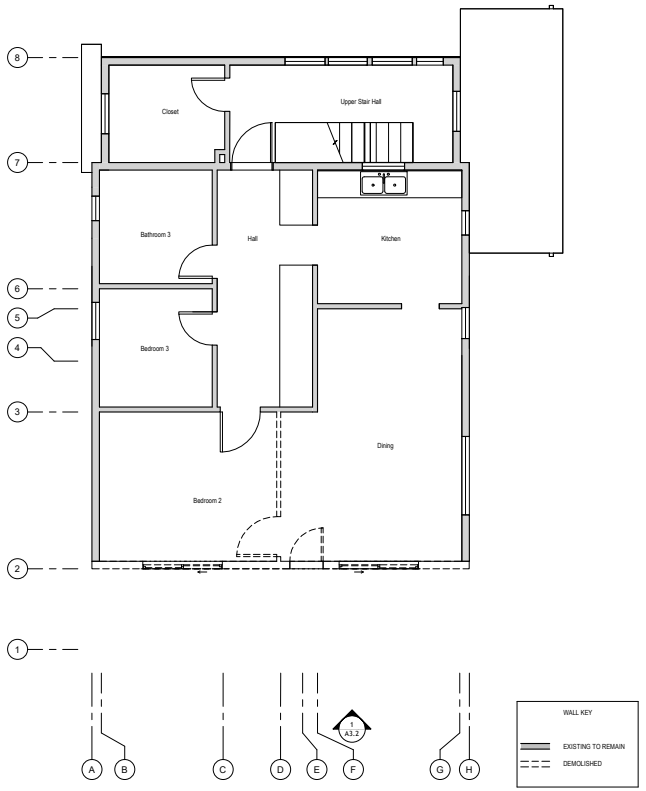
1/4" = 1'-0"



2 Existing Second Floor Plan Copy 1
1/4" = 1'-0"

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WWW.STUDIOECESIS.COM

38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Demolition Floor Plans

Revisions
No. Revisions Date

Job Number
003-214

Project Architect
NB

Drawn By
JW

Date
8/20/24

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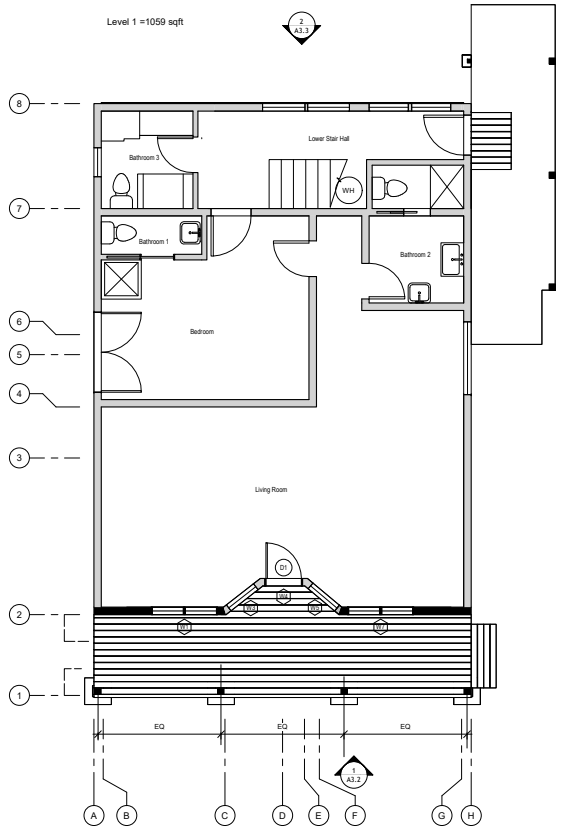

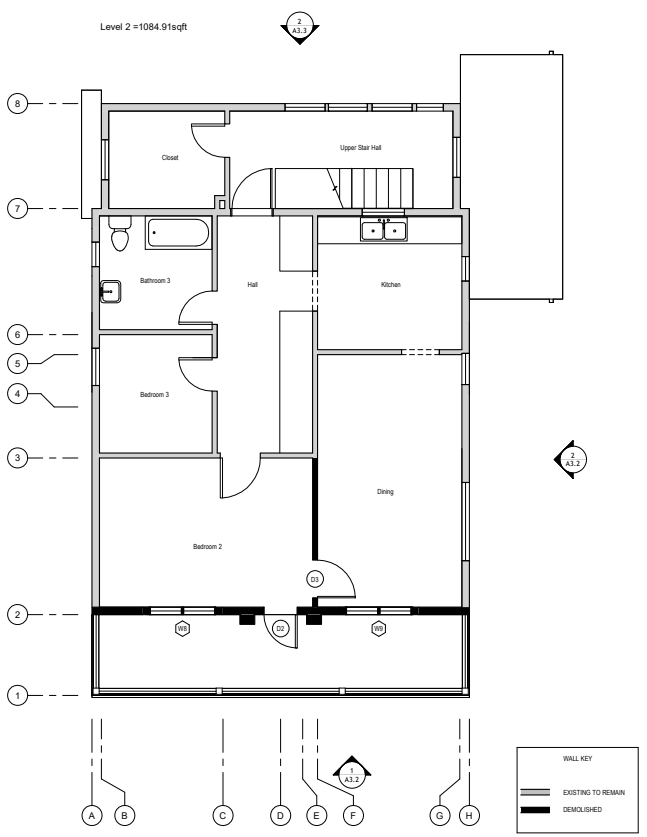

1 Level 1
1/4" = 1'-0"

2 Level 2
1/4" = 1'-0"

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38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Proposed Floor Plans

Revisions
No. Revisions Date

Job Number
003-214

Project Architect
NB

Drawn By
JW

Date
8/20/24

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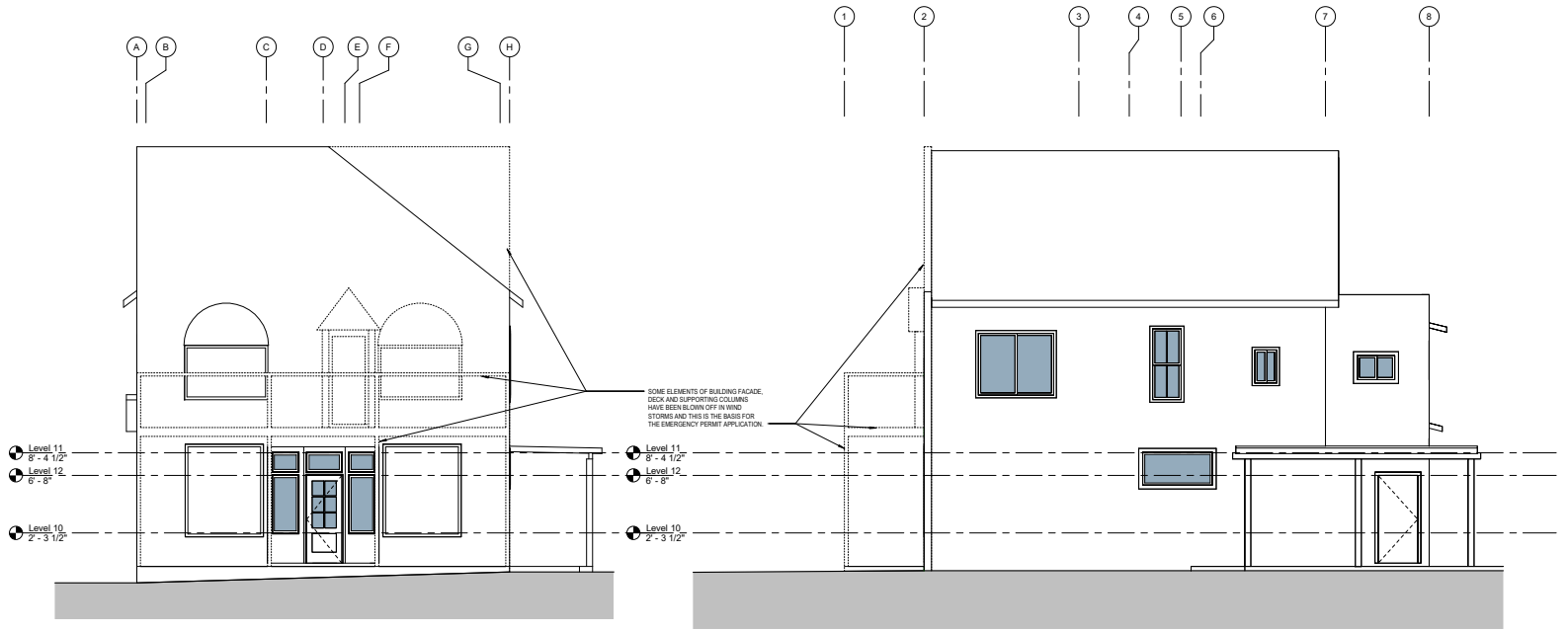

1 West Elevation
1/4" = 1'-0"

2 South Elevation
1/4" = 1'-0"

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Existing Elevations

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Job Number
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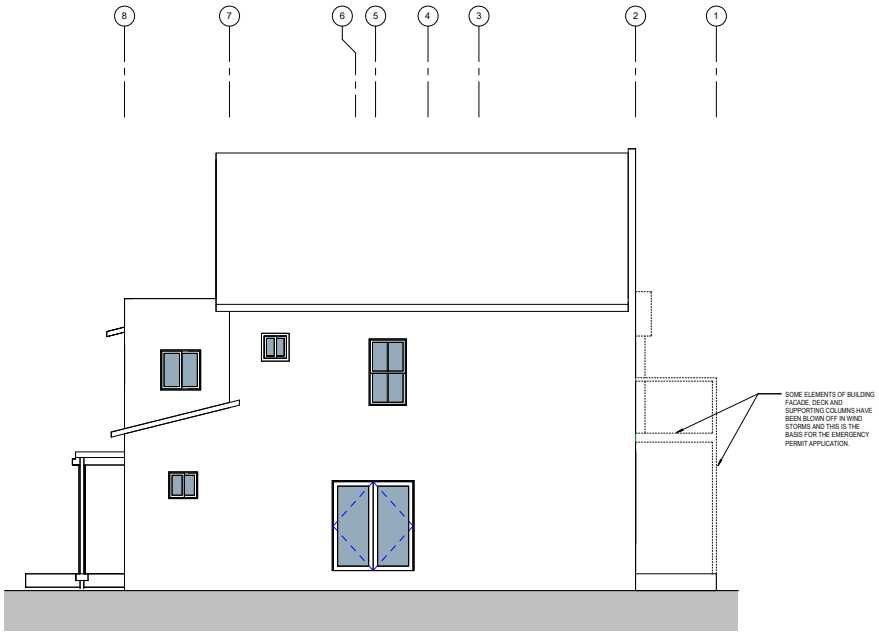

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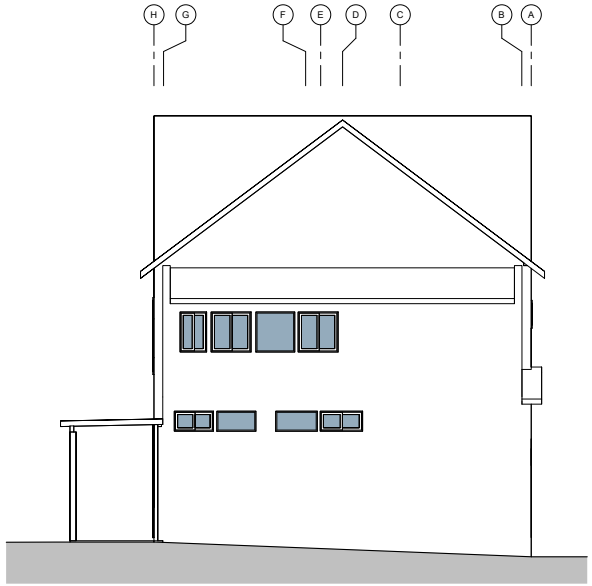

2 East Elevation
1/4" = 1'-0"

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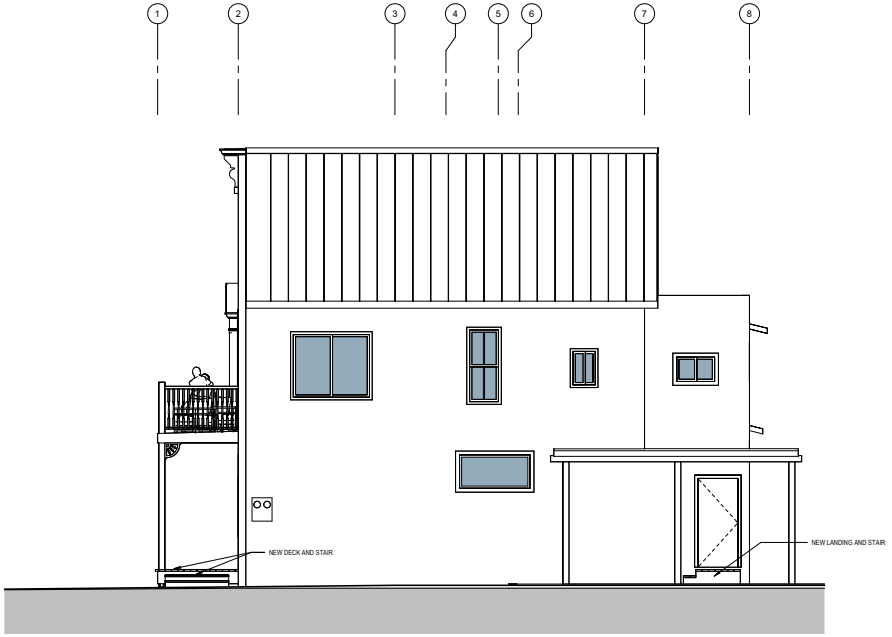
1 West Elevation Copy 1
1/4" = 1'-0"



2 South Elevation Copy 1
1/4" = 1'-0"

Window Schedule						
Window Mark	Manufacturer	Width	Height	Operation	Exterior Finish	Interior Finish
W1	Loewen	4' - 11 5/8"	6' - 3"	Double Hung Pair	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W2	Loewen	2' - 7"	4' - 6"	Casement	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W6	Loewen	2' - 7"	4' - 6"	Casement	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W9	Loewen	5' - 0"	6' - 6"	Round Top over Double Hung Pair	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W3	Loewen	2' - 7"	1' - 6 1/2"	Awning	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W5	Loewen	2' - 7"	1' - 6 1/2"	Awning	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W4	Loewen	2' - 9"	1' - 6 1/2"	Awning	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W8	Loewen	5' - 0"	6' - 6"	Round Top over Double Hung Pair	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
W7	Loewen	4' - 11 5/8"	6' - 3"	Double Hung Pair	Aluminum Cladding with Linen Kynar Finish	Douglas Fir with Linen Paint Finish

Door Schedule							
Door Mark	Width	Height	Manufacturer	Operation	Comments	Exterior Finish	Interior Finish
D1	2' - 8"	6' - 8"	Loewen	LH	1 3/4" Thick Six Panel Painted Wood Door	Aluminum with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
D2	2' - 6"	6' - 8"	Loewen	RRH	1 3/4" Thick 10 Lite Dual Glazed Fiberglass Door	Aluminum with Linen Kynar Finish	Douglas Fir with Linen Paint Finish
D3	2' - 10"	6' - 8"	T.M. COBB OR APPROVED EQUAL	RH	1 3/8" Solid Core Wood Door	TBD	TBD

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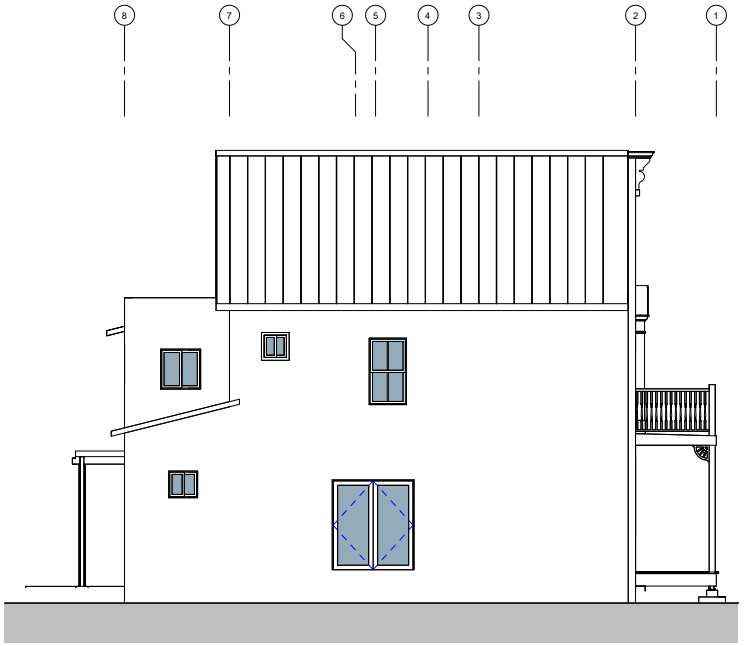

1 North Elevation Copy 1
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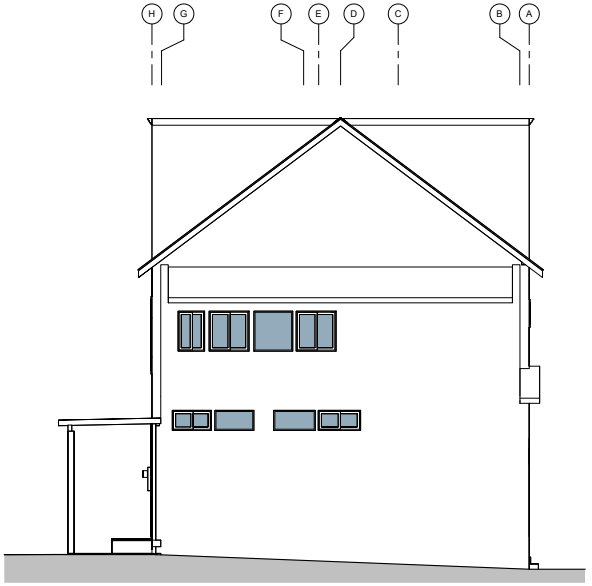

2 East Elevation Copy 1
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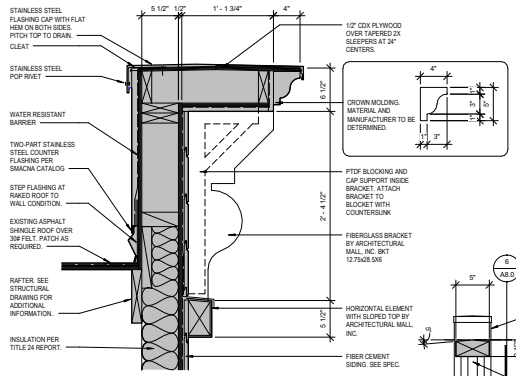
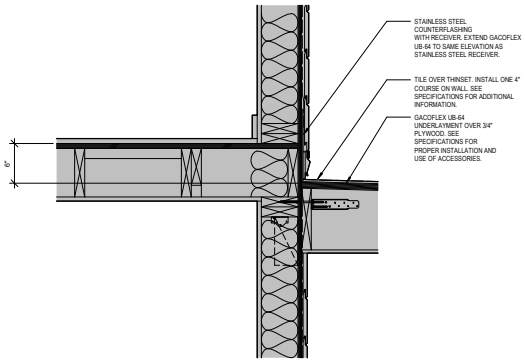
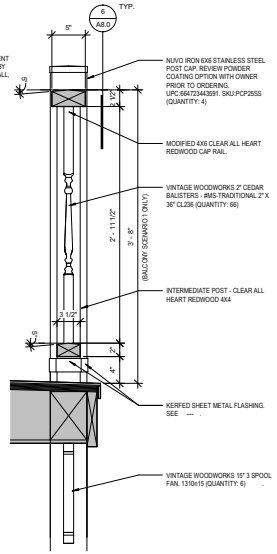


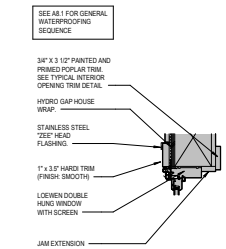
1 Roof to Upper Wall Detail
1 1/2" = 1'-0"



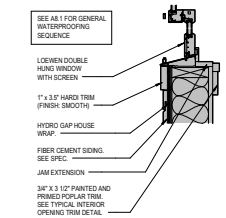
3 Balcony Scenario 1 - Wall to Waterproof Balcony
1 1/2" = 1'-0"



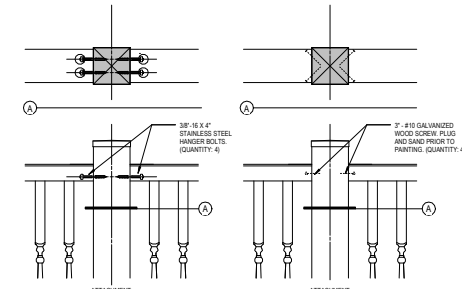
4 Balcony Scenario 1 - Waterproof Balcony to Continuous Guardrail and Post
1 1/2" = 1'-0"



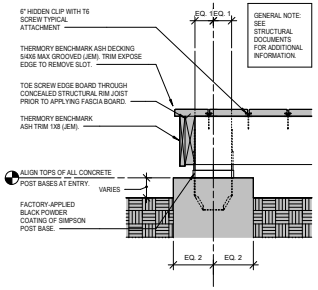
2 Typical Window Head
1 1/2" = 1'-0"



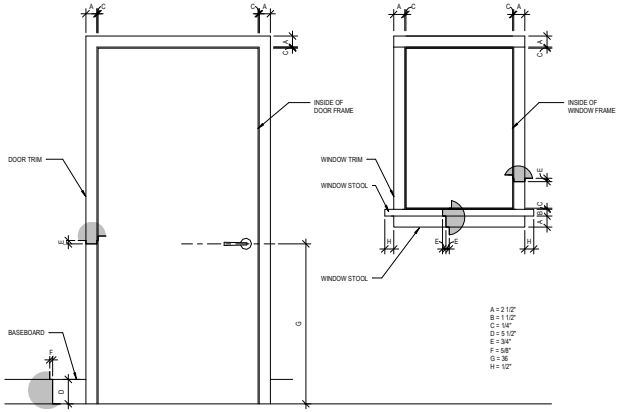
5 Typical Window Sill
1 1/2" = 1'-0"



6 Guardrail Cap Attachment to Primary Gaurdrail Posts - Both Balcony Scenarios
1 1/2" = 1'-0"



7 Edge of Entry Porch
1 1/2" = 1'-0"



8 Typical Interior Opening Trim
1" = 1'-0"

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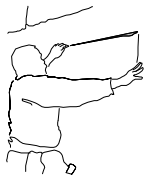
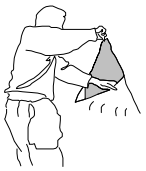
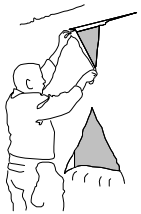
1. CUT THE WRAPPED WINDOW OPENING. START BY MAKING A LEVEL CUT.



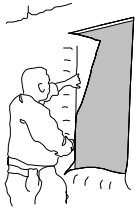
2. MAKE TWO LOWER 45 DEGREE CUTS UPWARD FROM THE LOWER CORNERS.



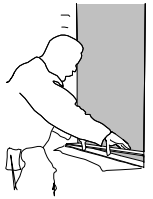
3. FINISH WITH A VERTICAL CUT. X-CUTTING THE OPENING SHOULD BE AVOIDED: THE HEAD FLAP OF AN X-CUT WILL DIRECT ANY MOISTURE THAT MANAGES TO GET BEHIND THE HOUSEWRAP INTO THE STRUCTURE.



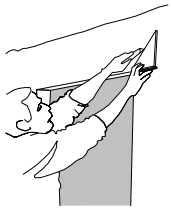
4. NEXT, TRIM THE FLAPS OF HOUSEWRAP JUST A BIT SHY OF THE INTERIOR FACE OF THE STUDS AND TAPE THEM TO THE FRAMING. THIS HOLDS THE FLAPS TIGHT TOTHE STUDS AND MAKES THE GAP AT THE JAMBS MUCH EASIER TO FOAM.



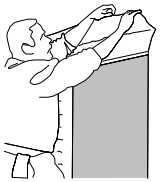
5. FASTEN A PIECE OF BEVELED SIDING TO THE ROUGH SILL WITH THE THICK EDGE TOWARDS THE INTERIOR. THIS SLOPED SILL WILL DIRECT AND MOISTURE TOWARDS THE EXTERIOR OF THE WALL.



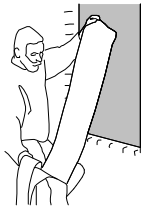
6. FINALLY, CREATE A HEAD FLAP BY MAKING TWO 45 DEGREE CUTS 6 INCHES LONG IN THE HOUSEWRAP AT THE WINDO HEAD CORNERS.



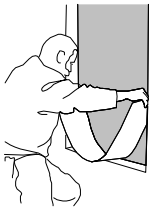
7. TEMPORARYILY FOLD AND TAPE THIS FLAP UP OUT OF THE WAY.



8. AFTER TAPING THE HOUSEWRAP TO THE STUDS, INSTALL SILL FLASHIN. USE A BUTYL BASED SELF-HEALING FLASHING PRODUCT. IT SHOULD BE "STREACHABLE" TO FORM SEAMLESS SILL CORNERS. CUT THE SILL FLASHING ONE FOOT LONGER THAN THE WIDTH OF THE WINDOW OPENING, SO THE FLASHING WILL EXTEND UP THE JAMBS 6 INCHES. THEN PEEL OFF THE RELEASE PAPER.

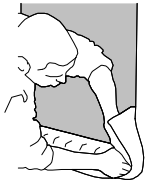


9. CENTER THE FLASHING IN THE OPENING.

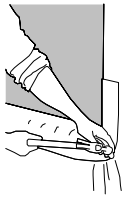


10. LOWER THE FLASHING ONTO THE SILL.

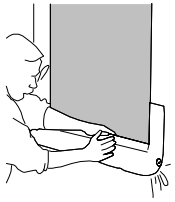
11. PRESS IT INTO PLACE, WORKING FROM THE MIDDLE TOWARDS THE CORNERS.



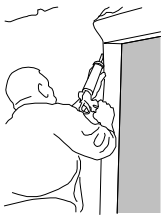
12. THE FLASHING HAS A MEMORY, SO TO PREVENT IT FROM CURLING BACK, DRIVE A CAP NAIL AT THE OUTER EDGE TO HOLD IT IN PLACE UNTIL THE ADHESIVE ACHIEVES ITS FULL GRIP (24 TO 48 HOURS).



13. FINALLY, SMOOTH THE VERTICAL PORTION OF THE FLASHING AGAINST THE HOUSEWRAP.



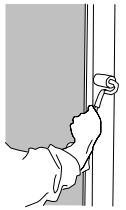
14. BEFORE INSTALLING THE WINDOW, APPLY A HEAVY BED OF ELASTOMERIC LATEX CAULK AT THE JAMBS AND THE HEAD, BUT NEVER CAULK THE SILL FLANGE AREA. SHOULD ANY MOISTURE FIND ITS WAY INTO THE ROUGH OPENING, THIS CAULK-FREE SILL FLANGE, COUPLED WITH THE SLOPE SILLK, WILL PROVIDE A WEEP AREA FOR WATER TO ESCAPE.



15. INSTALL THE WINDOW, DRIVING ROOFING NAILS GHROUGH THE PREFORMED HOLES IN THE FLANGES, SPACING THEM APPROXIMATELY 6 INCHES APART. CHECK YOUR WINDOW MANUFACTURERE'S SPECIFICATIONS FOR THE CORRECT SPACING.

16. STARTING 2 TO 3 INCHES ABOVE THE WINDOW HEAD, APPLY FLASHING MEMBRANE OVER THE JAMB FLANGES, LETTING THE TAPE EXTEND AT LEAST TO THE BOTTOM OF THE SILL FLASHING.

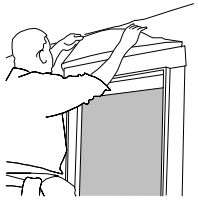
17. USE A J-ROLLER TO APPLY STRONG, EVEN PRESSURE TO ALL FLASHING MEMBRANES AND TAPES.



18. A FLASHING MEMBRANE OVER THE WINDOW HEAD FLANGE.

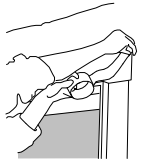
19. LAP THE HEAD FLASHING OVER THE TOPS OF THE JAMB FLASHINGS AND APPLY THE HEAD FLASHING DIRECTLY TO THE SHEATHING PROVIDES ANOTHER LEVEL OF PROTECTION. IF MOISTURE WERE TO FIND ITS WAY BEHIND HOUSEWRAP AND SEEP DOWN THE WINDOW, IT WOULD ENCOUTER THE HEAD FLASHING AND BE DIRECTED OVER THE WINDOW HEAD FLANGE, NOT BEHIND IT.

20. ONCE THE HEAD FLASHING IS APPLIED, FOLD THE HOUSEWRAP FLAP DOWN OVER IT.



21. PRESS ALL LAYERS FLAT AGAINST SHEATHING.

22. TAPE THE 45-DEGREE CORNER



23. "SKIP TAPE" (APPLY SHORT PIECES OF TAPE WITH GAPS IN BETWEEN) THE LOWER EDGE OF THE FLAP IN PLACE.

24. ALSO SKIP-TAPE THE BOTTOM (UNCAULKED) SILL FLANGE. SKIP TAPED GAPS AT THE LOWER EDGES ACT AS WEEPS.

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SECTION 01 33 00 - SUBMITTALS

PART 1 GENERAL

1.1 SUMMARY

A. Schedule and provide submittals requiring Client approval before acquiring the material or equipment covered thereby. Pick up and dispose of samples not incorporated into the work in accordance with manufacturer's Safety Data Sheets (SDS) and in compliance with existing laws and regulations.

1.2 DEFINITIONS

A. Samples

1. Fabricated or unfabricated physical examples of materials, equipment or workmanship that illustrate functional and aesthetic characteristics of a material or product and establish standards by which the work can be judged.
2. Color samples from the manufacturer's standard line (or custom color samples if specified) to be used in selecting or approving colors for the project.
3. Field samples and mock-ups constructed on the project site establish standards ensuring work can be judged. Includes assemblies or portions of assemblies that are to be incorporated into the project and those that will be removed at conclusion of the work.

B. Shop Drawings

1. Drawings, diagrams and schedules specifically prepared to illustrate some portion of the work.
2. Diagrams and instructions from a manufacturer or fabricator for use in producing the product and as aids to the Contractor for integrating the product or system into the project.
3. Drawings prepared by or for the Contractor to show how multiple systems and interdisciplinary work will be coordinated.

C. Test Reports

1. Report signed by authorized official of testing laboratory that a material, product or system identical to the material, product or system to be provided has been tested in accord with specified requirements. Unless specified in another section, testing must have been within three years of date of contract award for the project.
2. Report that includes findings of a test required to be performed on an actual portion of the work or prototype prepared for the project before shipment to job site.
3. Report that includes finding of a test made at the job site or on sample taken from the job site, on portion of work during or after installation.
4. Investigation reports
5. Daily logs and checklists
6. Final acceptance test and operational test procedure

D. Product Data

1. Catalog cuts, illustrations, schedules, diagrams, performance charts, instructions and brochures illustrating size, physical appearance and other characteristics of materials, systems or equipment for some portion of the work.
2. Samples of warranty language when the contract requires extended product warranties.

PART 2 PRODUCTS

2.1 Variations from the Accepted Design

A. Architect's approval and the Client's concurrence are required for any proposed variation from the accepted design that still complies with the contract before the Contractor is authorized to proceed with material acquisition or installation. The Contractor and the Architect may discuss a submittal proposing a variation if necessary to facilitate the project schedule, before official submission to the Client. However, the Client reserves the right to review the submittal before providing an opinion. In any case, the Client will not formally agree to or provide a preliminary opinion on any variation without the Architect's approval or recommended approval. The Client reserves the right to reject any design, variation that may affect furniture, furnishings, equipment selections, or operational decisions that were made, based on the reviewed and concurred design.

2.2 Substitutions

A. Unless prohibited or otherwise provided for elsewhere in the contract, where the Accepted Proposal named products, systems, materials or equipment by manufacturer, brand name, model number, or other specific identification, and the Contractor desires to substitute a manufacturer or model after award, submit a requested substitution for Client's concurrence. Include substantiation, through identifying information and the Architect's Approval, that the substitute meets the contract requirements and that it is equal in function, performance, quality, and salient features to that in the accepted contract proposal.

B.

PART 3 EXECUTION

3.1 Ordering

A. Sample Submittals are intended to confirm the validity of a building products and as such should be approved by the Architect and Client prior to the Contractor ordering of this product in bulk quantities.

END OF SECTION

SECTION 02 41 16 – STRUCTURE DEMOLITION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Structure Demolition:

1. Demolition of designated building structures.
2. Demolition of designated site improvements including paving, curbing, site walls, and utility structures.
3. Demolition of below-grade foundations and site improvements to depth to avoid conflict with new construction or site work.
4. Removal of hollow items or items which could collapse.
5. Salvage of designated items.
6. Protection of site work and adjacent structures.
7. Disconnection, capping, and removal of utilities.
8. Pollution control during building demolition, including noise control.
9. Removal and legal disposal of materials.
10. Protection of designated site improvements and adjacent construction,
11. Interruption, capping or removal of utilities as applicable.

B. Hazardous Materials:

1. Contractor to review site prior to commencement of work, and removed under separate prior to commencement of contract.

C. SUBMITTALS

1. Submit under provisions of Section 01 33 00 – Submittals.
2. Schedule: Submit for approval demolition schedule, including schedule and methods for capping utilities to be abandoned and maintaining existing utility service.

D. QUALITY ASSURANCE

1. Codes and Regulations: Comply with governing codes and regulations. Use experienced workers.

E. PRE-INSTALLATION MEETINGS

1. Convene minimum two weeks prior to starting work of this section.

F. SEQUENCING

1. Immediate areas of work will not be occupied during demolition. The public, including children, may occupy adjacent areas.
2. No responsibility for buildings and structures to be demolished will be assumed by the Owner.
3. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

PART 2 PRODUCTS - Not applicable to this Section

2.1 EXECUTION

A. STRUCTURE DEMOLITION

1. Demolition Operations: Do not damage building elements and improvements indicated to remain. Items of salvage value, not included on schedule of salvage items to be returned to Owner, shall be removed from structure. Storage or sale of items at project site is prohibited.
2. Utilities: Locate, identify, disconnect, and seal or cap off utilities in buildings to be demolished.
3. Shoring and Bracing: Provide and maintain interior and exterior shoring and bracing.
4. Occupied Spaces: Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.
5. Operations: Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.
6. Security: Provide adequate protection against accidental trespassing. Secure project after work hours.

2.2 SCHEDULE

A. Items for Protection During Demolition:

1. Interior finishes of western-most rooms.

B. Items to be Salvaged for Reinstallation:

1. None

C. Items to be Salvaged for Delivery to Owner:

1. None

D. Utilities Requiring Interruption, Capping, or Removal:

1. Electric.

END OF SECTION

SECTION 03 00 00 - CONCRETE

See Structural Drawings

END OF SECTION

SECTION 06 10 00 - ROUGH CARPENTRY

See Structural Drawings

SECTION 06 15 00 - THERMALLY MODIFIED WOOD DECKING

PART 1 GENERAL

1.1 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Protect materials from exposure to moisture. Do not deliver until after wet work is complete and dry.

C. Store materials in a flat, dry, warm, ventilated weathertight location.

1.2 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.1 Thermally Modified Wood Decking:

A. Species: White Ash.

B. Nominal size: 1 x 6 inches.

C. Actual size: 0.79 inches thick x 5.9 inches wide.

D. Coverage: 5.9 inches.

E. Profile: Tongue and groove edges, joint end matched (JEM).

F. Color: Exotic Brown.

G. Surface texture: Smooth.

H. Finish: Pre-oiled with Cutek Extreme

I. Installation type: Hidden.

J. Installation method: T6 clips.

2.2 ACCESSORIES

A. Hidden Clips: Decking manufacturer's standard.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Decking Installation Method: Hidden clips

C. Place decking to span two or more supports.

D. Stagger decking end joints in adjacent rows.

E. Anchor decking to supports.

F. Install Trim using face screw method.

END OF SECTION

SECTION 07 18 13 - GACOFLEX UB-64 MEMBRANE FOR THIN-SET TILE ON PLYWOOD OR CONCRETE DECKS

PART 1 GENERAL

1.1 SUMMARY

A. GacoFlex UB-64 Elastomeric Coating provides a waterproofing membrane suitable to be overlaid with thin-set ceramic tile. Thin-set tile adhesives, setting materials and grouts not covered in this specification shall berecommended by the manufacturer of these materials as suitable for exterior weather exposure including freeze-thaw-cycling when applicable.

B. GacoFlex U-5677 Sealer, GacoFlex E-5320 Primer and GacoFlex UB-64 Polyurethane base coat products listed in this application have been manufactured in compliance with ANSI A118.10-99 and have been certified by IAPMO to comply with applicable sections of the Uniform Plumbing Code and International Plumbing Code.

C. C. This specification is prepared in brief form so it can be used verbatim in the waterproofing section. It is necessary only to make the selections indicated to complete it. Gaco Western's General Instructions, which are incorporated by reference, provide specific detailed instructions for the guidance of contractors and inspectors.

1.2 RELATED SECTIONS

A. Drains, vents and penetrations: Division 07 72 00

B. Cast-In-Place Concrete: Division 03 30 00

1.3 SUBMITTALS

A. Product Data: Submit manufacturer's standard submittal package including specification, installation instructions, and general information for each waterproofing material.

B. Applicator Qualifications: Submit current "Qualified Applicator" Certificate from the specified waterproofingmanufacturer.

1.4 QUALIFICATIONS

A. Primary waterproofing materials shall be products of a single manufacturer. Secondary materials shall berecommended by the primary manufacturer. Manufacturer shall have a minimum of 10 years experience in themanufacture of materials of this type.

B. Applicators shall have a minimum of 5 years experience in the application of waterproofing materials of the type specified. Applicator shall posses a current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.

C. Pre-Bid Conference: 10 working days prior to the bid opening, there is to be a mandatory Pre-Bid Conference. Anyone not attending the Pre-Bid Conference will not be allowed to bid the project. All products considered an equal to the specified product or any changes in the scope of work installation or specifications must be presented at the Pre-Bid Conference. If a change in the specifications is accepted, it will be considered as an alternate and will be presented as a bid amendment issued 5 working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.

D. Pre-Installation Conference: Prior to commencement of the fluid applied waterproofing system, meet at the site with a representative of the coating manufacturer, waterproofing contractor, general contractor, architect and other parties affected by this section. Review methods and procedures, substrate conditions, scheduling and safety.

1.5 DELIVERY, STORAGE AND HANDLING

A. Store all coating materials in their original unopened containers at 50 - 80F (10°- 26°C) until ready for use.

B. Follow the special handling or storage requirements of the manufacturer for cold weather, hot weather, etc.

C. Safety: Refer to all applicable data, including, but not limited to MSDS, PDS, product labels and specific instructions for specific personal protection requirements.

D. Ventilation: Provide adequate ventilation to prevent the accumulation of hazardous fumes during the application.

E. Environmental requirements: Proceed with the work of this section only when existing and forecasted weather-conditions will permit the application to be performed in accordance with the manufacturer's recommendations.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturers:

. Gaco Western LLC, www.gaco.com

. 800-456-4226

2.2 MATERIALS

A. Polyurethane Coating: GacoFlex UB-64 Polyurethane Coating.

B. Sealer: GacoFlex U-5677 Polyurethane Sealer. Alternative Concrete Sealer: For areas vulnerable high vapor drive seal with GacoFlex E-5990 High Solids Sealer.

C. Primer: GacoFlex E-5320 Epoxy Primer. Alternative Primer: GacoFlex E-5511 Primer.

D. Flashing and Joint Reinforcing Fabric: GacoFlex 66-B, GacoFlex NF-621 Neoprene Sheet Flashing and related-materials as required for flashing drains, base angles, etc.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that the plywood shall conform to U.S. DOC PS 1 or CSA 0325 and shall carry the grade trademark of the Engineered Wood Association - APA AB EXT or APA AC EXT are acceptable. Underlayment grade plywood (APA AC EXT Underlayment) with solid, plugged cross bands under the face veneer is recommended for commercial installations. Refer to Gaco Western's General Instruction GW-2-3 for complete information on the installation and fastening of plywood.

B. Unacceptable Grades: APA C-D EXT, APA C-C EXT, Exposure 1 markings, oriented strand board (OSB), waferboard and Lauan or Mahogany plywood are NOT suitable substrates for liquid-applied coating systems. This is due to poor dimensional stability, weak glue lines which allow buckling or lifting of the top ply and excessive splintered, leafed and raised surface grain.

C. Verify that the substrate is ready to receive the work; the surface is clean, dry and free of surface contaminants that could affect the bond.

D. Do not begin the work until the concrete substrate has cured 28 days and/or has achieved a moisture content of no greater than 6.8%.

E. Prior to application of waterproofing perform calcium chloride test, to verify a moisture content of 6.8% or less has been established.

F. Verify that the concrete meets the requirements of the coating manufacturer. Refer to Gaco Western's General Instruction GW-2-1 for complete information on the installation and finishing of concrete.

G. Verify with architect, general contractor and manufacture that substrate conditions are acceptable to receive waterproofing application.

3.2 PREPARATION

A. Clean the substrate to remove any and all surface contaminants. Refer to Gaco Western's General Instructions GW1-1, Surface Preparation.

B. Protect all adjoining areas that are not to receive the fluid applied waterproofing.

C. Provide a suitable work station to mix the coating materials.

3.3 INSTALLATION

A. Technical Advice: The installation of this waterproofing membrane shall be accomplished in the presence of, or with the advice of the manufacturer's technical representative. Contact the nearest regional office for assistance.

B. Concrete Sealer: Seal entire deck surface and all vertical or sloping surfaces of curbs, cants, parapets, etc., to receive coatings with one coat GacoFlex U-5677 Sealer at a rate of one gallon per 300 square feet (3.78 L / 27.9 m2). Allow a minimum of 4 hours but no more than 8 hours maximum prior to applying primer coat. All applications of U-5677 Sealer are to be top coated with either GacoFlex E-5320 Primer by sunset the same day.

. NOTE: High-humidity areas accelerate the rate of cure of GacoFlex U-5677 Sealer and can cause poor intercoat adhesion if left without a top coat. After 24 hours intercoat adhesion can be poor.

. Alternative Concrete Sealer: For areas vulnerable high vapor drive seal with GacoFlex E-5990 High Solids Epoxy Primer Use a squeegee to uniformly apply product over coverage area at a rate of one gallon per 150 square feet. Any excess product should be back rolled over entire area to ensure even application. Do not apply product if substrate is below 50°F or above 110°F.

C. Concrete Primer: Apply one coat of GacoFlex E-5320 Primer by roller at an application rate of 1 gallon per 200 square feet (1.89 L / 9.3 m2). Allow the primer to completely dry with a minimum drying time of 4 hours. For maximum solvent resistance, see drying time directed in Gaco Western's General Instructions GW-2-2. NOTE: If the primer cannot be scratched off with your finger nail, it is ready to receive the GacoFlex UB-64 Polyurethane Coating.

. Alternative Concrete Primer: Apply one coat of GacoFlex E-5511 Primer/Sealer to all surfaces to receive the fluid applied waterproofing, except areas previously caulked, flashed or fabric reinforced. Apply at an application rate of one gallon per 150 sq. ft. (3.78 L / 13.9 m2) and allow it to dry at least 6 hours, but no more than 3 days before applying the base coat of GacoFlex UB-64 Polyurethane Coating.

D. Flashing Tape: Apply GacoFlex UB-64 Polyurethane Coating by brush or roller in six inch (12.73 cm to 15.24 cm) wide stripe coat centered over all joints, cracks and changes of plane to be taped. While this coat is still tacky, unroll GacoFlex 66-B Flashing Tape into the coating and apply a top coat of GacoFlex UB-64 Polyurethane Coating over the GacoFlex 66-B Flashing Tape smoothing out any wrinkles and/or fishmouths.

E. Polyurethane Base Coat: Apply one coat of GacoFlex UB-64 Polyurethane Coating at an application rate of 1 ½ gallons per 100 sq. ft. (5.68 L / 9.3 m2) to all areas to receive fluid applied waterproofing, including areas previously caulked, flashed or fabric reinforced. Achieve an application rate of 18 dry mils.

. Note: Allow the base coat to cure for at least 8 hours, but no more than 72 hours before applying the second coat of GacoFlex UB-64 Polyurethane Coating. If 72 hours have elapsed, apply GacoFlex U-5677 Sealer at an application rate of one gallon per 300 square feet (3.78 L / 27.9 m2) as a bond/tie coat.

F. Polyurethane Finish Coat Apply one coat of GacoFlex UB-64 Polyurethane Coating at a rate of 1 ½ gallons per 100 sq. ft. (5.68 L / 9.3 m2) (24 mils wet (.61 mm)) to all areas to receive the fluid applied waterproofing, including areas previously caulked, flashed or fabric reinforced. Achieve an application rate of 18 dry mils.

. Note: Allow each coat to dry until tack free coating should be dry enough for foot traffic without damage before-applying additional coatings. Allow 4- 24 hours to cure depending on weather conditions. In sunny conditions, avoid using black base coats since dark colors absorb heat quickly and may cause coating to blister or exhibit other film deficiencies.

. If the entire installation cannot be completed without interruption, complete the first coat of GacoFlex UB-64 Polyurethane Coating to provide protection for the tape system and general areas. If interruption occurs, cleaning is essential to assure adhesion. Clean using a solvent-alkaline cleaner or liquid detergent. Cleaning is necessary to remove any dirt accumulation.

. Allow the membrane to cure 24 hours, but no more than 72 hours prior to installing thin set tile. Most commercially available adhesives designed specifically for thin-set tile are acceptable. However, a test sample is desired.

3.4 FIELD QUALITY CONTROL

A. The contractor for work under this section shall maintain a quality control program specifically to verify compliance with this specification. A daily log shall be kept to record actions in the field.

B. Thickness: Minimum over all dry film thickness of the completed fluid applied waterproofing system will average 36 mils (.91 mm).

END OF SECTION

SECTION 07 25 00 - HYDROGAP® DRAINABLE HOUSEWRAP

STUDIO ECESIS
ARCHITECTURE
707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Specifications

Revisions No.	Revisions	Date

Job Number: 003-214

Project Architect: Checker

Drawn By: Author

Date: 8/20/24

Sheet: A9.1

of

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Weather barrier membrane (Benjamin Obdyke HydroGap® Drainable Housewrap)

B. Seam Tape (Benjamin Obdyke HydroTape® DS Sealing Tape) [optional]

C. Flashing (Benjamin Obdyke HydroFlash® UV+ Self-Adhered Flashing, HydroFlash® LA liquid applied flashing, or HydroFlash® GP Self-Adhered Flashing)

D. Fasteners

E. Adhesive/Sealant

1.2 REFERENCES

A. ASTM International

1. ASTM D5034; Test Method for Dry Tensile Strength
2. ASTM E84; Test Method for Surface Burning Characteristics of Building Materials
3. ASTM E96; Test Method for Water Vapor Transmission of Materials
4. ASTM E2178; Test Method for Air Permeance of Building Materials
5. ASTM E2273; Test Method for Determining the Drainage Efficiency of Exterior Insulation and Finish Systems (EIFS) Clad Wall Assemblies

B. AATCC – American Association of Textile Chemists and Colorists

1. Test Method 127 Water Resistance: Hydrostatic Pressure Test

1.3 SUBMITTALS

A. Refer to Section [01 33 00 Submittal Procedures] [insert section number and title].

B. Product Data: Submit manufacturer current technical literature for each component.

C. Samples: Weather Barrier membrane, minimum 6 inches by 9 inches.

D. Quality Assurance Submittals

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size and complexity

1.5 DELIVERY, STORAGE & HANDLING

A. General: Comply with Division 1 Product Requirement Section.

B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.

1.6 WARRANTY

A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.

B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to, and not a limitation of, other rights Owner may have under contract documents.

PART 2 PRODUCTS

2.1 WEATHER RESISTIVE BARRIER

A. Manufacturer: Benjamin Obdyke Incorporated.

1. Contact: 400 Babylon Road, Suite A, Horsham, PA 19044; Telephone: (800) 523-5261; E-mail: TechSupport@obdyke.com; website: www.benjaminobdyke.com

B. Proprietary Products/Systems: Weather Resistive Barrier, including the following:

1. HydroGap® Drainable Housewrap
   a. General Characteristics
      i. Description: tri-laminate substrate (2 layers of nonwoven with water-holdout film layer in between) with 1mm thermopolyolefin (TPO) spacers adhered to it to allow for a drainage gap.
      ii. Appearance: tan substrate with 1mm spacers
      iii. Drainage space: 1mm
      iv. Spacer Design: 180 spacers per sq. ft.
      v. Material: Polypropylene
      vi. Width: 5 ft (1.52 m) or 9 ft (2.74m).
      vii. Length: 100 ft (30.48 m).
      viii. Weight: 5ft - 19 lbs/roll, 9 ft – 34 lbs/roll
   b. Performance Characteristics
      i. UV Resistance: UV exposure for 120 days
      ii. Air Penetration: 0.0082 L/(s.m2) at 75 psi, when tested in accordance with ASTM E2178.
      iii. Water Vapor Transmission: 16 perms, when tested in accordance with ASTM E 96.
      iv. Water Penetration Resistance: Pass; 55 cm for 5 hours when tested in accordance with AATCC Test Method 127.
      v. Tensile Strength: 58.0 lbf MD, 50.6 lbf CD, when tested in accordance with ASTM D5034.
      vi. Surface Burning Characteristics: Class A, when tested in accordance with ASTM E84. Flame Spread: 0, Smoke Developed: 75.
      vii. Drainage Efficiency 96%, when tested in accordance with ASTM E2273.

2.2 PRODUCT SUBSTITUTIONS

A. Substitutions: No substitutions permitted.

2.3 ACCESSORIES

A. Provide the following accessories:

1. Seam Tape: Taping of housewrap seams is not required. If taping seams, HydroTape® DS Sealing Tape or other compatible product as specified by the manufacturer must be used.
   a. HydroTape® DS Sealing Tape Characteristics:
      i. Description: specially formulated double sided sealing tape for Benjamin Obdyke WRBs
      ii. Material: polypropylene film with acrylic adhesive.
      iii. Width: 0.75 inches
      iv. Length: 82 feet (25 m)
   b. Manufacturer: [Acceptable to manufacturer of HydroGap Drainable Housewrap] [Benjamin Obdyke].
2. Flashing Option 1: HydroFlash® UV+ Self-Adhered Flashing
   a. HydroFlash® UV+ Self-Adhered Flashing Characteristics:
      i. Description: specially formulated self-adhered flashing for Benjamin Obdyke water resistive barriers. Continuous, breathable acrylic adhesive.
      ii. Vapor permeable: 4 perms
      iii. UV Rating: 365 days before cladding application.
      iv. Material: black, unprinted polypropylene nonwoven film with acrylic adhesive.
      v. Width: [4; 6; 9] inches (101.6; 152.4; 228.6 mm)
      vi. Length: 82 feet (25 m)
      vii. Thickness: 16 mil
3. Flashing Option 2: [HydroFlash® LA Liquid Applied Flashing]
   a. HydroFlash® Liquid Applied Flashing Characteristics:
      i. Description: specially formulated liquid applied flashing for Benjamin Obdyke water resistive barriers.
      ii. Material: STPU compound
      iii. Cured Thickness: 20-40 mils
      iv. Vapor permeable: 4 perms
      v. UV Rating: 180 days before cladding application.
4. Flashing Option 3: [HydroFlash® GP Self-Adhered Flashing]
   a. HydroFlash® GP Self-Adhered Flashing Characteristics:
      i. Description: specially formulated self-adhered flashing for Benjamin Obdyke water resistive barriers. Continuous acrylic adhesive.
      ii. Vapor impermeable: <0.1 perms
      iii. UV Rating: 180 days before cladding application.
      iv. Material: polyethylene film with acrylic adhesive.
      v. Width: [4; 6; 9] inches (101.6; 152.4; 228.6 mm)
      vi. Length: 82 feet (25 m)
      vii. Thickness: 14 mil
5. Sill Flashing:
   a. Benjamin Obdyke HydroCorner® rigid sill corner flashing and HydroFlash® Self Adhered Flashing [6", 9"] or
      i. [Acceptable to manufacturer of HydroGap® Drainable Housewrap] [Benjamin Obdyke].
6. Fasteners: min 3/8" cap staples, cap nails, or T50 staples may be used
   a. Acceptable to manufacturer of HydroGap® Drainable Housewrap.
7. Adhesives/Sealants: per "Approved Compatible Products" list for HydroGap® Drainable Housewrap
   a. Acceptable to manufacturer of HydroGap® Drainable Housewrap.

PART 3 EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS

A. Comply with the instructions and recommendations of the manufacturer.

3.2 EXAMINATION

A. Site Verification of Conditions:

1. Verify that site conditions are acceptable for installation of housewrap.
2. Do not proceed with installation of housewrap until unacceptable conditions are corrected.

3.3 INSTALLATION

A. Basic Installation

1. www.benjaminobdyke.com/resource-category/installation-instructions/

B. Special Considerations for System Warranty Requirements: reference Part 1.6.B: see website

1. www.benjaminobdyke.com/resource-category/warranty/

3.4 PROTECTION

A. Protect installed work from damage due to subsequent construction activity on the site.

END OF SECTION

SECTION 07 30 00 - STEEP SLOPE ROOFING

PART 1 GENERAL

1.1 SUBMITTALS

A. Provide roof sample asphalt shingle sample conforming to requirements of Section 01 33 00 Submittal Procedures.

1.2 REFERENCE DOCUMENTS

A. ASTM D3462 (Standard Specification for Asphalt Shingles)

B. ASTM D3161 (Standard Test Method for Wind Resistance)

C. UL 790 and ASTM E 108 (Fire Resistance Testing)

PART 2 PRODUCTS

2.1 MANUFACTURERS

1. Asphalt Shingle

A. Underlayment

1. Manufacturer: GCP Applied Technologies
2. Grace Ice and Water Shield

PART 3 EXECUTION

3.1 INSTALLATION

1. Install Manufacturer recommended procedures and per the Concrete and Clay Tile Installation Manual. Where these two criteria differ, install per the more conservative of the two.

END OF SECTION

SECTION 07 46 00 - SIDING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Siding at front wall of building and soffit under waterproof deck.

1.2 RELATED SECTIONS

A. 01 33 00 - Submittals

1.3 REFERENCES

A. James Hardie HZ10 Lock Joint Installation Instructions- Single Family

B. James Hardie HZ10 Installation Instructions - US

1.4 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Protect materials from exposure to moisture. Do not deliver until after wet work is complete and dry.

C. Store materials in a flat, dry, warm, ventilated weathertight location.

1.5 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.6 WARRANTY

A. Provide sample warranty during submittal process.

B. Acknowledge warranty duration and scope covered by warranty.

1.7 COORDINATION

A. Coordinate Work with other operations and installation of floor finish materials to avoid damage to installed materials.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer:

. James Hardie
. 303 East Wacker
. Chicago, IL 60601
. Phone: (888) 888-3408

2.2 MATERIAL

A. James Hardie, Hardie® Artisan® Siding

1. Texture: Smooth
2. Finish: Factory Primed for Paint

B. James Hardie, Hardie® Artisan® Trim

1. Texture: Smooth
2. Finish: Factory Primed for Paint
3. Product: Primed for Paint
4. Zone: HZ10
5. Width: 3.5"
6. Thickness: 1"

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared

B. Prior to installation, verify governing dimensions of and condition of the substrate.

C. If substrate preparation is the responsibility of another installer, notify the Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

A. Review installation instructions: https://www.jameshardie.com/pros-hub/

B. Clean surfaces thoroughly prior to installation.

C. Examine, clean, and repair as necessary any substrate conditions that would be detrimental to proper installation.

D. Prepare surfaces using the methods recommended for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Install in accordance with the manufacturer's instructions.

3.4 PROTECTION

A. Protect installed materials until completion of the project.

B. Touch-up, repair, or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 08 16 00 - COMPOSITE DOORS

PART 1 GENERAL

1.1 WARRANTY

Contractor to provide 10 year installation and parts warranty.

PART 2 PRODUCTS

2.1 MATERIALS

A. EXTERIOR DOORs (D1 and D2)

1. Manufacturer: Therm-Tru
2. Product Line: Steel and Fiberglass Doors
3. Door Configuration: Single Prehung
4. Door Category: Panel/Flush
5. Style Category: Smooth-Star
6. Style Number:
   a. D1:SI6200
   b. D2:SI2010
7. Lock System:
   a. D1:Dead Bolt with Thumbturn on Interior
   b. D2:None
8. Door Bore:
   a. D1:Double Bore
   b. D2:Single Bore
9. Bore Backset: 2 3/4"
10. Jamb Species: Composite Smooth
11. Weatherstripping: White
12. Jamb Width: 4 9/16"
13. Threshold:
   a. D1:Composite Adjustable Sill
   b. D2:Coastal Sill
14. Hinge Finish: Stainless Steel
15. Hinge Type: Residential
16. Door Thickness: 1 3/4"
17. Door Handing:
   a. D1:LH
   b. D2:RRH

PART 3 EXECUTION

3.1 ASSEMBLY

A. Assemble and install the door and door accessories. Provide additional supports as necessary for attachment of guides, brackets, door, and operation mechanisms. after erection is complete and before touch-up field painting is applied. Seal joint between exterior jamb extension and frame as required.

END OF SECTION

SECTION 08 50 00 - WINDOWS

PART 1 GENERAL

1.1 REFERENCE DOCUMENTS

A. ASTM, International: E2112: Standard Practice for Installation of Exterior Windows, Doors, and Skylights

1.2 RELATED SECTIONS

A. 07 25 00 - Hydrogap® Drainable Housewrap

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Loewen

1. Divided Lite Style: Simluated Divided Light wth Black Stainless Steel Spacer.
2. Exterior Material: Aluminum.
3. Exterior Finish: Linen.
4. Interior Material: Douglas Fir.
5. Interior Finish: TBD.

PART 3 EXECUTION

3.1 INSTALLATION

A. Assemble and install window/door unit(s) according to manufacturer's instructions and reviewed shop drawings.

B. Install sealant and related backing materials at perimeter of unit or assembly in accordance with manufacturer's recommendations. Do not use expansive foam sealant.

C. Avoid overlapping building paper, peal and stick products and nail fins on wall face in a way that would "catch water". This prohibited condition is also termed "reverse shingling."

D. Confirm chemical compatibility of all water resistive barriers, peal and stick products, caulks and sealants

E. Owner, Architect and Contractor to all sign off on shops to address outstanding specs prior to ordering.

END OF SECTION

SECTION 09 90 00 PAINTINGS AND COATINGS

PART 1 GENERAL

STUDIO ECESIS
ARCHITECTURE
707-849-4504
INFO@STUDIOECESIS.COM
WWW.STUDIOECESIS.COM

38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Specifications

Revisions
No. Revisions Date

Job Number
003-214

Project Architect
Checker

Drawn By
Author

Date
8/20/24

Sheet
A9.2
of

1.1 SCOPE

A. Exterior:

1. Fiber Cement Siding and Trim
2. Wood Elements
3. Decorative Fiberglass Elements

B. Interior:

1. Drywall
2. Casing

1.2 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Benjamin Moore

B. PPG

2.2 MATERIALS

A. Exterior Primer (2 coats).

1. Fiber Cement Siding and Trim: PPG, Seal Grip Primer
2. Wood Elements: Benjamin Moore Fresh Start Oil Based Primer 094
3. Decorative Fiberglass Elements: Benjamin Moore Insul-X Six Primer

B. Interior Primer (spray and backroll).

1. Drywall: Benjamin Moore Insulux HB 2100 primer
2. Casing: Benjamin Moore Fresh Start Water Based 046 primer

C. Exterior Paint (2 coats)

1. Benjamin Moore Aura

D. Interior Paint (2 coats)

1. Drywall: Benjamin Moore Regal (color TBD)
   a. Finish: Matte
2. Casing: Benjamin Moore Regal (color TBD)
   a. Finish: Egg Shett

PART 3 EXECUTION

3.1 PREPARATION

A. Clean and sand all surfaces for smooth and proper application of primer

B. Mask all adjacent materials as required to avoid any overspray on adjacent objects.

C. Seal all joints as required to ensure proper waterproofing prior to applying primers.

3.2 INSTALLATION

A. Install all paints and coatings per manufacturer's recommendations.

SECTION 26 00 00 – ELECTRICAL

PART 1 GENERAL

1.1 DESCRIPTION

1.2 Work included: Provide complete electrical as shown in the Drawings, specified herein, and as needed for a complete and proper installation.

PART 2 PRODUCTS

2.1 GENERAL

A. Provide new materials of the type and quality specified. Where Underwriters' Laboratories, Inc. have established standards for such materials, provide only materials bearing the UL label.

2.2 MATERIALS

A. Building Wire:

1. For lighting and power wiring use non-metallic sheathed cable.
2. Install all under slab, underground wiring in PVC conduit.

B. Lighting Fixtures:

1. Provide fixtures as shown in the Drawings and Electrical Schedule.
2. Provide damp location listing whenever applicable.

C. Lamps and Tubes: Provide products of one of the following:

1. General Electric Company
2. Sylvania Electric Company
3. Westinghouse Electric Corporation

D. Switching and Receptacles

1. Switches: Quiet toggle, Eagle or Leviton, Residential Grade or better
   a. Toggle Switch: Leviton Paddle
   b. Dimmers:Leviton Rocker Slide Dimmer Switch
   c. Plates: Leviton Decora Plus
2. Receptacles
   a. Eagle or Leviton, Residential Grade or better
3. Colors:
   a. To be selected by Owner.

E. Electrical Power Products

1. General Electric Company
2. Westinghouse Electric Corporation
3. Challenger

2.3 LIGHTING

A. Wall Plates: Decora Plus

2.4 OTHER MATERIALS

A. Provide GFI and other materials, not specifically described but required for a complete and proper installation as selected by the Contractor subject to the approval of the Architect.

PART 3 EXECUTION

3.1 INSTALLATION

A. Perform all work in accordance with applicable codes and ordinances, as well as manufacturer's instructions. Architect will locate all electrical work on site with electrician and General Contractor.

B. Set all countertop convenience outlets above back splashes vertically unless indicated otherwise. Unless indicated otherwise, convenience outlets are centered 7" from the countertop. Switches are centered 48" from finished floor, set vertically. Use a single plate for all adjacent switches/outlets and gang exterior light switches separate from interior light switches.

C. Floor convenience outlets should align with convenience outlet junction boxes already installed in existing walls.

D. Use 1/2" deep pancake boxes for lights wherever wood framing must be notched.

E. All roof and exterior wall penetrations, including exhaust systems, etc. are to be located by Architect.

F. Upon completion of the work prepare a schedule indicating each outlet on each circuit and secure to back of electrical panel door.

3.2 TESTING AND INSPECTION

A. Conduct a final test and inspection to verify that all components and equipment operate satisfactorily and as called for.

END OF SECTION

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38911 HIGHWAY 1 REPAIR

38911 Hwy 1 Westport, CA

Specifications

Revisions
No. Revisions Date

Job Number
003-214

Project Architect
Checker

Drawn By
Author

Date
8/20/24

Sheet
A9.3

of

STRUCTURAL NOTES

1. GENERAL

A. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND AS AMENDED BY THE COUNTY OF MENDOCINO.

B. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

C. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. NOTIFY ENGINEER OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

D. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.

E. 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, PROVIDING NECESSARY SHORING AND BRACING, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES.

2. STRUCTURAL DESIGN BASIS:

A. GENERAL DESIGN DATA:
RISK CATEGORY II
ROOF LIVE: 20 PSF (REDUCIBLE)
1ST FLOOR LIVE: 50 PSF (RETAIL)
2ND FLOOR LIVE: 40 PSF (RESIDENTIAL)
DECK LIVE: 60 PSF

B. WIND DESIGN DATA:
BASIC WIND SPEED: 95 MPH
WIND EXPOSURE: D

C. SEISMIC DESIGN DATA:
SEISMIC IMPORTANCE FACTOR I = 1.0
S_S = 1.50 S_1 = 0.60
SITE CLASS: D
S_{MS} = 1.00 S_{D1} = 0.60
SEISMIC DESIGN CATEGORY: D
BASE SFRS: WOOD STRUCTURAL PANEL SHEARWALLS
R = 6.5
C_d = 0.15
DESIGN BASE SHEAR: 0.15W (STRENGTH)
ANALYSIS PROCEDURE USED: ELFP

3. SPECIAL INSPECTIONS, TESTING, AND STRUCTURAL OBSERVATIONS:

A. THE FOLLOWING SPECIAL INSPECTIONS AND TESTING SHALL BE PROVIDED AS REQUIRED BY THE 2019 CALIFORNIA BUILDING CODE CHAPTER 17. REFER TO STATEMENT OF SPECIAL INSPECTIONS FOR SPECIFIC REQUIREMENTS:

1. FOUNDATION EXCAVATIONS & FORMWORK

2. FOUNDATION REINFORCING PLACEMENT

B. THE FOLLOWING STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE PROJECT ENGINEER OF RECORD OR AN APPROVED SUBSTITUTE:

1. EXISTING PERIMETER FRAMING AFTER STRUCTURE IS LIFTED OFF GRADE.

C. THE OWNER (NOT THE CONTRACTOR) SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED SPECIAL INSPECTION AND TESTING. A COPY OF ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER AND TO THE COUNTY OF MENDOCINO.

D. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS & TESTING AND ENSURING THAT SAID TESTING & INSPECTION IS PERFORMED TO THE SATISFACTION OF THE COUNTY INSPECTOR.

E. PROVIDE MINIMUM 3 DAYS NOTICE TO ENGINEER OF RECORD FOR STRUCTURAL OBSERVATION SITE VISIT.

4. FOUNDATIONS

A. THE FOUNDATION DESIGN IS BASED ON A DRAFT GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TRANS TECH CONSULTANTS, DATED OCTOBER 22, 2021. THIS REPORT IS PART OF THE CONSTRUCTION DOCUMENTS AND ITS RECOMMENDATIONS ARE TO BE FOLLOWED DURING CONSTRUCTION. THE FOLLOWING NUMBERS HAVE BEEN USED FOR DESIGN:

* ALLOWABLE D+L SOIL BEARING = 1500 PSF
* ALLOWABLE W OR E SOIL BEARING = 1950 PSF
* ALLOWABLE LATERAL SOIL BEARING = 330 PCF
* ALLOWABLE SOIL/CONCRETE FRICTION = 0.35

B. A REPRESENTATIVE FROM TRANS TECH CONSULTANTS SHALL REVIEW AND APPROVE ALL FOUNDATION EXCAVATIONS.

C. FOUNDATION EXCAVATIONS SHALL BE NEAT. OVER EXCAVATION IN WIDTH AND/OR DEPTH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE, EXCEPT LOOSE SOIL BEYOND THE REQUIRED PER DEPTH MAY BE TAMPED DOWN.

D. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT DIRECTION OF GEOTECHNICAL ENGINEER.

E. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.

5. CONCRETE AND REINFORCING STEEL

A. CONCRETE SHALL BE HARDROCK CONCRETE, USING PORTLAND CEMENT TYPE I OR II LOW ALKALINE. MIX DESIGN SHALL BE AS FOLLOWS:

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH = 2500 PSI.
2. MINIMUM CEMENT CONTENT = 4.5 SACKS/CU.YD. FLYASH MAY BE SUBSTITUTED FOR UP TO 25% WEIGHT OF THE CEMENT CONTENT.
3. MAXIMUM WATER-TO-CEMENT RATIO (WCR) = 0.50.
4. AGGREGATE SIZE = MAXIMUM SIZE APPROPRIATE FOR FORM & REBAR CLEARANCE.

B. ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING SHALL BE SECURELY FASTENED IN PLACE PRIOR TO PLACING CONCRETE.

C. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.

D. ALL REINFORCING STEEL CONFORM TO ASTM A615. BARS #4 AND LARGER SHALL BE GRADE 60. ALL OTHER BARS SHALL BE GRADE 40, UNLESS OTHERWISE NOTED.

E. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:

1. CONCRETE IS DEPOSITED AGAINST EARTH.....3"
2. CONCRETE IS EXPOSED TO EARTH BUT FORMED.....2"

6. FRAMING LUMBER (UNLESS OTHERWISE NOTED)

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 16 WITH MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.

B. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, MINIMUM #1.

C. ALL FLOOR, ROOF, AND CEILING JOIST SHALL BE DOUGLAS FIR, MINIMUM #2 GRADE.

D. ALL STUDS, PLATES, ETC. SHALL BE DOUGLAS FIR, MINIMUM #2 GRADE.

E. ALL FRAMING ABOVE GROUND AND EXPOSED TO WEATHER SHALL BE NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED DOUGLAS FIR USING WATER-BORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U1 FOR ABOVE-GROUND USE.

F. ALL TIMBER PLACED AGAINST BRICK, MASONRY, OR CONCRETE CONSTRUCTION SHALL BE PRESERVATIVE-TREATED DOUGLAS FIR USING WATER-BORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U1 FOR ABOVE-GROUND USE.

G. ALL EXTERIOR DECKING SHALL BE REDWOOD SELECT, PRESSURE-TREATED, OR MANUFACTURED DECKING AS SELECTED BY THE OWNER.

7. WOOD STRUCTURAL PANELS

A. ALL WOOD STRUCTURAL PANELS SHALL BE MARKED WITH THE APPROPRIATE TRADEMARK OF APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS1, VOLUNTARY PRODUCT STANDARD PS 2 OR APA PRP-108 PERFORMANCE STANDARDS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF APA.

B. PANEL THICKNESS, GRADE AND GROUP NUMBER OR SPAN RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS AND/OR SPECIFIED ON THE SHEAR WALL SCHEDULE.

C. WOOD STRUCTURAL PANEL SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS, UNLESS OTHERWISE SPECIFIED ON PLANS.

D. MINIMUM DIMENSION OF PANELS ON SHEAR WALLS, FLOORS, AND ROOF SHALL BE 24", UNLESS NOTED OTHERWISE.

E. UNLESS OTHERWISE SPECIFIED ON THE SHEAR WALL SCHEDULE OR ON THE DRAWINGS, ALL NEW EXTERIOR WALL SHEATHING SHALL BE 7/16" APA-RATED 20/0 EXPOSURE 1, NAILED WITH 8d @ 6" O.C. EDGES AND @ 12" O.C. FIELD.

8. LAMINATED VENEER LUMBER (LVL)

A. LVL LUMBER SHALL BE COMPLY WITH PERTINENT PROVISIONS OF ASTM STANDARD D5456.

B. LVL LUMBER SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES (C_D = 1.0):

LVL 1.5E	LVL 2.0E
Fb = 2250 PSI	Fb = 3100 PSI
Fc = 500 PSI	Fc = 750 PSI
Fv = 230 PSI	Fv = 290 PSI
E = 1,300,000 PSI	E = 2,000,000 PSI

C. LVL LUMBER MAY BE SOLID DIMENSIONS AS SHOWN, OR COMPRISED OF LAMINATED PLIES TO MEET THE DIMENSIONS SHOWN AND FASTENED PER THE MANUFACTURER'S SPECIFICATIONS OR THE DETAILS INCLUDED HEREIN.

D. LVL LUMBER SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. PROTECT ALL SIDES FROM WEATHER BOTH BEFORE AND AFTER INSTALLATION.

9. ROUGH CARPENTRY

A. ALL CONSTRUCTION SHALL COMPLY WITH STANDARDS OF QUALITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, SECTION 2303.

B. CONSTRUCTION NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE IN COMPLIANCE WITH THE CONVENTIONAL LIGHT-FRAMED CONSTRUCTION PROVISIONS OF THE CBC SECTION 2308.

C. FOR SCHEDULE OF MINIMUM NAILING SEE CBC TABLE 2304.10.1. 16 PENNY VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16 PENNY BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

D. SILLS ON CONCRETE SHALL BE PRESSURE-TREATED DOUGLAS FIR. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND NO FASTENERS FURTHER THAN 12 INCHES FROM END OF PIECE.

E. PLACE SAWN LUMBER MEMBERS WITH THE CROWN UP.

F. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

G. ALL FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED LUMBER OR PERMANENTLY EXPOSED TO WEATHER SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL MEETING THE MINIMUM REQUIREMENTS OF ASTM A653 G185, OR STAINLESS STEEL.

H. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE.

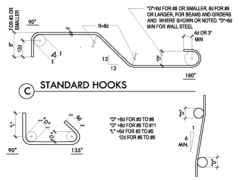
I. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

J. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG TIE, INC. STANDARD FASTENERS OR APPROVED EQUAL.

K. PROVIDE 3"x3"x0.229" PLATE WASHERS FOR ALL BOLTS IN BEARING CONTACT WITH SILL PLATES ALONG SHEARS WALLS; OTHERWISE PROVIDE STANDARD CUT WASHERS.

L. BOLT HOLES SHALL BE BORED NO MORE THAN 1/16 OF AN INCH LARGER THAN THE DIAMETER OF THE BOLT.

M. DOUBLE TOP PLATES ON ALL EXTERIOR, INTERIOR BEARING, AND INTERIOR SHEAR WALLS SHALL LAP 4'-0" MINIMUM, WITH 12-16D NAILS AT SPLICE U.O.N.



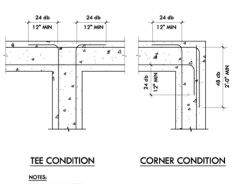
C STANDARD HOOKS

A TIES AND STIRRUPS B OFFSET

MINIMUM BAR LAP SPLICE IN CONCRETE U.O.N. (BARS - LAP)

#3 - 24"	#5 - 35"	#7 - 61"
#4 - 30"	#6 - 42"	#8 - 70"

1 STANDARD REINFORCEMENT DETAILS
NTS

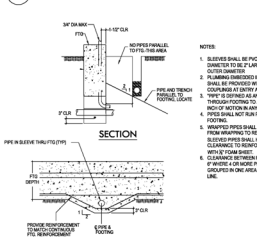


TEE CONDITION CORNER CONDITION

NOTES:
1. db - BAR DIAMETER
2. PLACE ALL BENDS HORIZONTALLY.
3. FOR SINGLE CURTAIN STEEL PROVIDE SIMILAR BENDS AT 3" CLEAR FROM FAR FACE OF FOOTING, U.O.N.

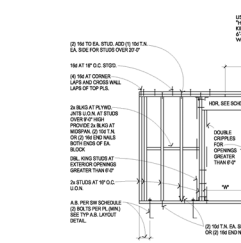
2 STANDARD REINFORCING HOOKS
NTS

SHEET INDEX	
S1.0	STRUCTURAL NOTES & SPECIFICATION, STD DETAILS
S2.0	FOUNDATION PLANS & REPAIR DETAILS
S3.0	2ND FLOOR & ROOF FRAMING PLANS
S4.0	FOUNDATION DETAILS
S5.0	FLOOR AND ROOF FRAMING DETAILS



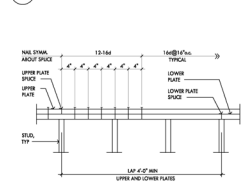
NOTES:
1. SLEEVES SHALL BE PVC, SLEEVE INNER DIAMETER TO BE 2" LARGER THAN PIPE OUTER DIAMETER.
2. PLUMBING EMBEDDED IN CONCRETE SHALL BE CONTINUOUS WITH NO COUPLINGS AT ENTRY AND EXIT POINTS.
3. "PIPE" IS DEFINED AS ANY PENETRATION THROUGH FOOTING TO ALLOW FOR 1 INCH OF MOTION IN ANY DIRECTION.
4. PIPES SHALL NOT RUN PARALLEL TO FOOTING.
5. WRAPPED PIPES SHALL HAVE 12" CLEAR FROM WRAPPING TO NEAREST REBAR.
6. CLEARANCE BETWEEN PIPES SHALL BE 6" WHERE 4 OR MORE PIPES ARE GROUPED IN ONE AREA ABOVE SLOPED LINE.

3 PIPE THRU FOOTING DETAILS
NTS

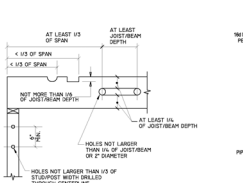


HEADER SCHEDULE	
SPAN	MEMBER
L < 4'-0"	4x6
4'-0" < L < 8'-0"	4x8
> 8'-0"	SEE PLAN

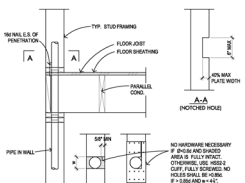
4 (N) WALL FRAMING WITH OPENING
NTS



5 TOP PLATE SPLICE
AT ALL EXTERIOR, BEARING AND SHEARWALLS



6 ALLOW HOLES/NOTCHES IN SAWN LUMBER
NTS



7 LIMIT ON NOTCH AND BORING IN TOP PLATE
NTS

SHEAR WALL SCHEDULE					
MARK	SHEATHING	EDGE NAILING	FIELD NAILING	FRAMING AT SHEATHING EDGES	ANCHOR BOLT
(A)	7/16" APA-RATED 24/0, EXP 1	10d @ 6" O.C.	10d @ 12" O.C.	2x NOMINAL	5/8"Ø A.B. @ 4'-0" O.C. (2 MINIMUM)

SHEARWALL NOTES:

1. THE SHEAR WALL LENGTH NOTED ON THE PLANS INDICATES THE MINIMUM REQUIRED LENGTH REQUIRED BY ENGINEERING DESIGN. THE ACTUAL WALL LENGTH MAY EXCEED THIS LENGTH. NOTIFY ENGINEER IF WALL LENGTH IS SHORTER THAN NOTED.
2. ALL EXTERIOR WALLS NOT REFERENCED TO SHEAR WALL SCHEDULE SHALL BE SHEATHED PER SPECIFICATIONS.
3. STUD SPACING FOR ALL SHEARWALLS SHALL BE 16" O.C. MAXIMUM.
4. ALL SHEAR WALL SHEATHING PANEL EDGES SHALL BE BLOCKED WITH MINIMUM FRAMING NOTED IN SCHEDULE.
5. NAILING APPLIES TO ALL STUDS, TOP & BOTTOM PLATES,AND BLOCKING, AND HOLDOWN POSTS.
6. ALL SHEATHING EDGES SHALL BE SPLICED AT CENTERLINE OF FRAMING OR BLOCKING.
7. MINIMUM ANCHOR BOLT INTO CONCRETE SHALL BE 7" U.O.N.
9. SPACE ANCHOR BOLTS A MINIMUM 1¾" FROM EDGE OF CONCRETE CURB (PARALLEL TO MUD SILL) AND 9" FROM END OF CONCRETE CURBS (PERPENDICULAR TO MUD SILL). SPACE ANCHOR BOLTS A MINIMUM 4", MAXIMUM 12" FROM SILL SPLICES.
10. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE INSTALLED PER SHEAR WALL.
11. FOUNDATION ANCHOR BOLTS IN ALL SHEAR WALLS SHALL HAVE 3"x3"x0.229 BEARING PLATES UNDER EACH NUT. NUTS SHALL BE TIGHTENED JUST PRIOR TO CLOSING WALL FRAMING.

ABBREVIATIONS			
A.B.	ANCHOR BOLT	I.F.	INSIDE FACE
ADDL	ADDITIONAL	JST	JOIST
APA	AMERICAN PLYWOOD ASSOCIATION	JT	JOINT
		LDGR	LEDGER
ATR	ALL-THREAD ROD	LVL	LAMINATED VENEER LUMBER
BLK	BLOCK	MAX	MAXIMUM
BLKG	BLOCKING	MFR	MANUFACTURER
BM	BEAM	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BTWN	BETWEEN	NTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
C&C	CALIFORNIA BUILDING CODE	O.F.	OUTSIDE FACE
CIP	CAST-IN-PLACE	OPP	OPPOSITE
CLG	CEILING	OPP HD	OPPOSITE HAND
CLR	CLEAR	O/	OVER
CONC	CONCRETE	PT	PRESERVATIVE TREATED
CONN	CONNECTION	REINF	REINFORCEMENT
CONT	CONTINUOUS	REQD	REQUIRED
DBL	DOUBLE	SAD	SEE ARCH DRAWINGS
DF	DOUGLAS FIR/LARCH	SCHED	SCHEDULE
E	EXISTING	SHTG	SHEATHING
EA	EACH	SIM	SIMILAR
EMBED	EMBEDMENT	SPEC	SPECIFICATION
EN	EDGE NAIL	SQ	SQUARE
EQ	EQUAL OR EQUIVALENT	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
FDN	FOUNDATION	STGR	STAGGER
FLR	FLOOR	SW	SHEAR WALL
FN	FACE NAIL	T&B	TOP & BOTTOM
FOC	FACE OF	T&G	TONGUE & GROOVE
FTG	FOOTING	TN	TOENAIL
GALV	GALVANIZED	TYP	TYPICAL
GR	GRADE	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HGR	HANGER	W/	WITH
HORIZ	HORIZONTAL	W/O	WITH OUT

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REGISTERED PROFESSIONAL ENGINEER RANDY S. STOUT No. S 5207 STRUCTURAL STATE OF CALIFORNIA 05/15/2025

FOR PERMIT

CLIENT

Stephan Passalacqua
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(707) 293-8284

PROJECT

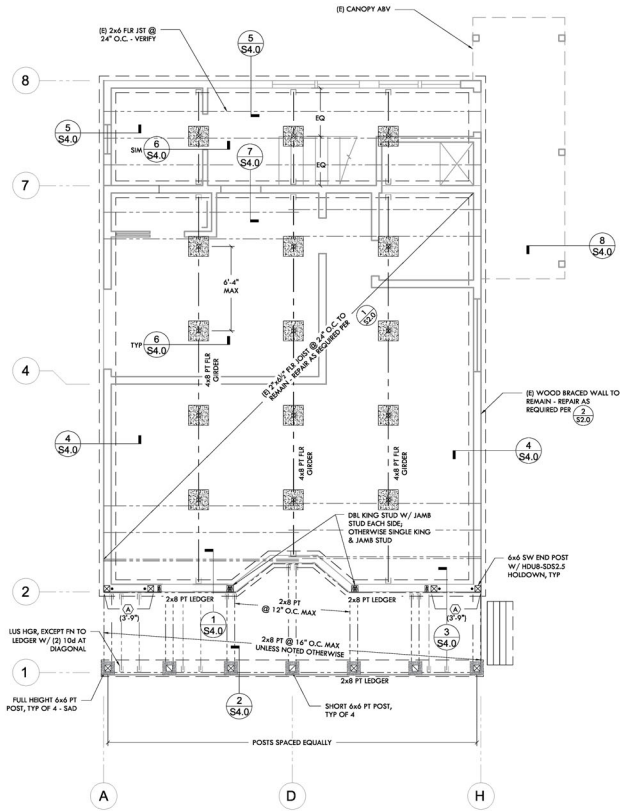
PASSALACQUA PROPERTY
IMPROVEMENTS
38911 Hwy 1
Westport, CA

DRAWING TITLE

General Structural Notes & Specifications
Structural Details

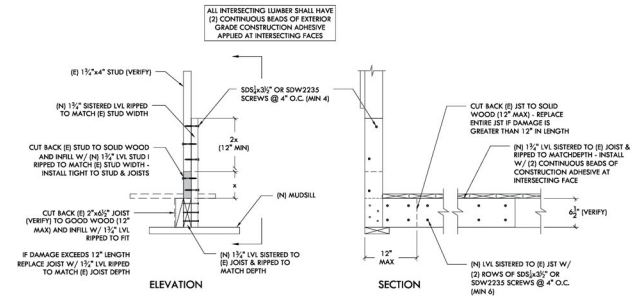
REVISION

PROJECT No. 25-026
ISSUE DATE: 5-15-2025
SCALE: As Noted
SHEET: S1.0



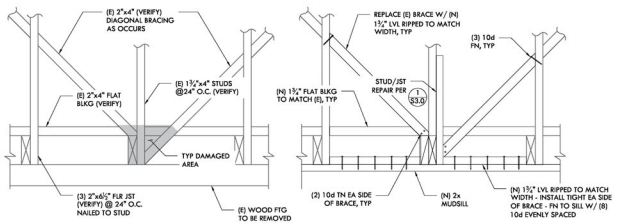
FOUNDATION & 1ST FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"



1 S3.0 WALL STUD/FLOOR JOIST REPAIR DETAIL

SCALE: 1" = 1'-0"



2 S3.0 BRACED WALL REPAIR DETAIL

SCALE: 1" = 1'-0"

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PROJECT

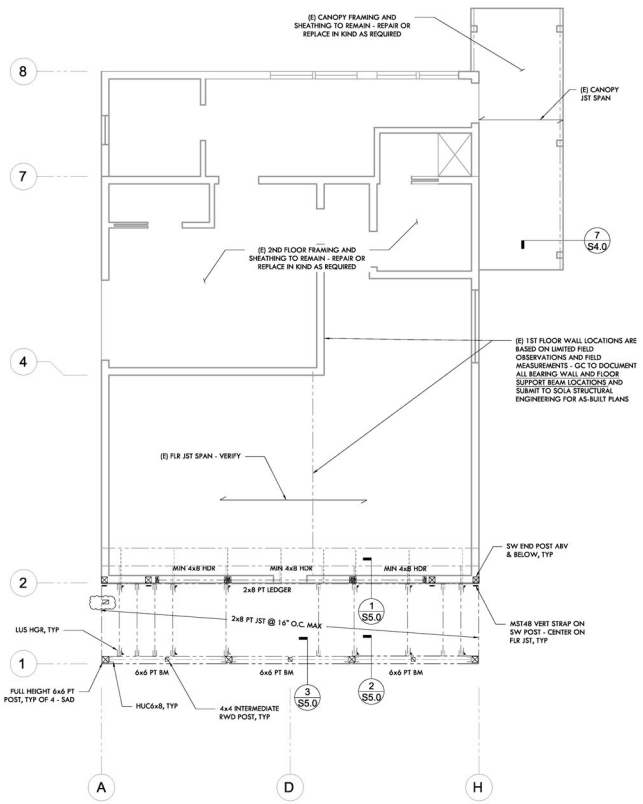
PASSALACQUA PROPERTY IMPROVEMENTS
38911 Hwy 1
Westport, CA

DRAWING TITLE

Foundation & 1st Floor Framing Plan
(E) Floor & Wall Repair Details

REVISION

PROJECT No. 25-026
ISSUE DATE: 5-15-2025
SCALE: As Noted
SHEET: S2.0



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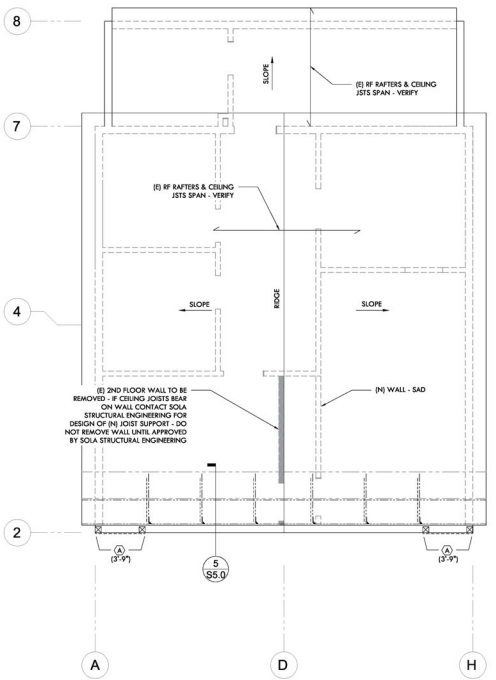

ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

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FOR PERMIT

CLIENT

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PROJECT

PASSALACQUA PROPERTY IMPROVEMENTS
38911 Hwy 1
Westport, CA

DRAWING TITLE

2nd Floor & Roof Framing Plans

REVISION

PROJECT No. 25-026
ISSUE DATE: 5-15-2025
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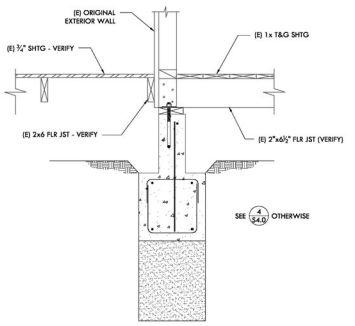

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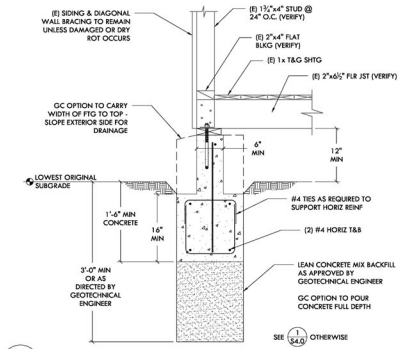

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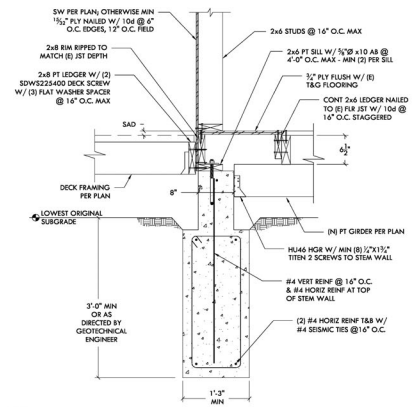

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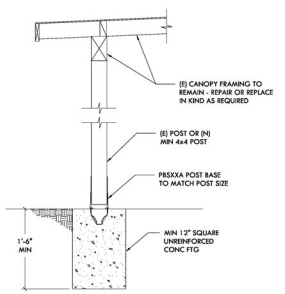

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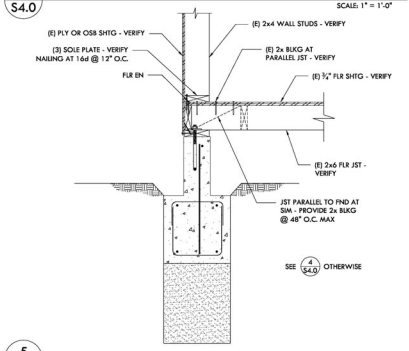

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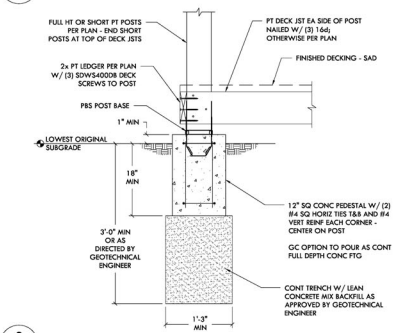

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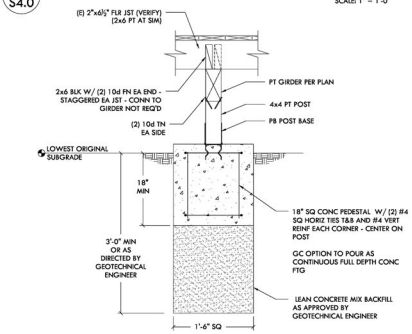

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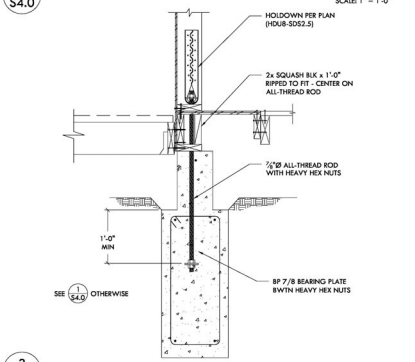

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PROJECT
PASSALACQUA PROPERTY IMPROVEMENTS
38911 Hwy 1
Westport, CA

DRAWING TITLE
Foundation and 1st Floor Framing Details

REVISION

PROJECT No. 25-026
ISSUE DATE: 5-15-2025
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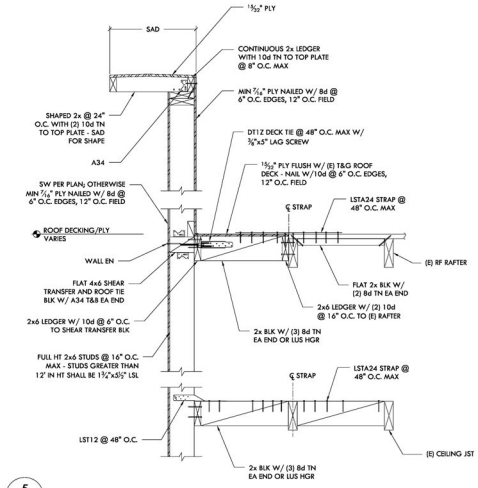

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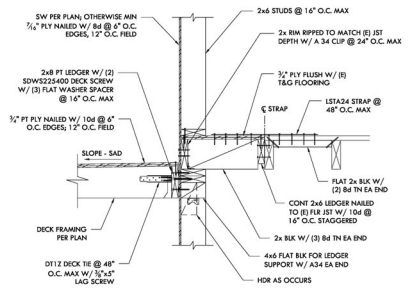

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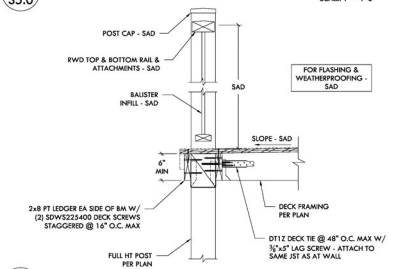

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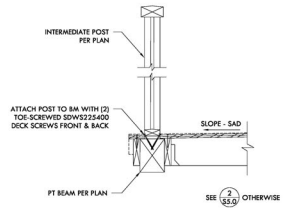

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SCALE: 1" = 1'-0"

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PROJECT

PASSALACQUA PROPERTY
IMPROVEMENTS
38911 Hwy 1
Westport, CA

DRAWING TITLE

Floor & Roof Framing Details

REVISION

PROJECT No. 25-026
ISSUE DATE: 5-15-2025
SCALE: As Noted
SHEET: S5.0

CASE: EM 2025-0001
OWNER: PASSALACQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalacqua
AGENT: Michael Cobb
ADDRESS: 38911 N. Hwy. 1, Westport

Public Roads

Private Roads

0 250 500 Feet

0 0.0425 0.085 Miles

1:6,000

AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 06/2025

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Civil Engineering, Geology and Environmental Compliance Services
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Since 1987

Geotechnical Investigation Report

Passalacqua Property
38911 CA Hwy 1
Westport, California
APN 013-300-58

Prepared for:
Stephan Passalacqua
PO Box 3
Healdsburg, California 95448

Prepared by:
Trans Tech Consultants
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Job No. 5270.01
October 22, 2021
Reviewed and Updated April 3, 2025

Bill C. Wiggins, P.E.
Registered Civil Engineer

TABLE OF CONTENTS

1.0 INTRODUCTION

This report presents the results of Trans Tech Consultants' (TTC) Geotechnical Investigation Report for the building located at 38911 Highway 1 in Westport, California. The approximate location of the Project Site is shown on the attached Site Location Map, Plate 1. General site features are presented on the Assessor's Parcel Map, Plate 2, and Site Plan with Sample Locations, Plate 3.

The purpose of our geotechnical investigation was to evaluate the surface and subsurface conditions at the site in order to develop geotechnical engineering criteria for project design and construction. Our scope of services consisted of advancing three exploratory soil borings (B1 through B3), documenting conditions observed, laboratory testing of samples, and providing our conclusions and recommendations regarding:

1. Site preparation and grading.

2. Suitable foundation type(s), with design

3. Design parameters for pseudo-static lateral force earthquake design in accordance with the Uniform Building Code.

4. Support of conventional spread footings, interior and exterior slabs.

5. Anticipated construction problems, if applicable.

6. Geotechnical services during construction and other additional services, as appropriate.

Please note this study is limited and subject to the limitations provided at the end of this report. If the construction design or location differs from this report, we should be contacted to review and revise this study with a supplemental report.

2.0 PROJECT DESCRIPTION

The subject site is located at 38911 Highway 1 in Westport, California and is also known as Assessor Parcel Number (APN) 013-300-58. The approximately 0.2-acre property consists of an approximately 2,000 square foot two story, wood framed building (main) and an approximately 700 square foot single story wood framed guest house. The gently sloping property is further located within the California Coastal Zone and has a land use of Rural Village (CCC, 2021, MCCZ, 1985).

We understand that the proposed project will include the construction of a new foundation for the main building.

3.0 SITE CONDITIONS

Regional Geologic Setting

The subject site is located within the village of Westport, California on a coastal bluff (please see Plate 1). Further, the site lies within the Coast Ranges geomorphic province of California, which is characterized by northwest-trending valleys and mountain ranges, variable topography, active seismicity, and abundant land sliding and erosion. The regional bedrock geology consists of complexly folded, faulted, sheared, and altered sedimentary, igneous, and metamorphic rock of the Jurassic-Cretaceous-aged Franciscan Complex. Within central and northern California, Franciscan rocks are locally overlain by a variety of Cretaceous and Tertiary-age sedimentary and volcanic rocks which have been deformed by episodes of folding and faulting. The youngest geologic units in the region are Quaternary-aged (last 1.8 million years) sedimentary deposits. These unconsolidated deposits partially fill many of the valleys of the region.

Site Geology

As indicated on the 1989 *Reconnaissance geologic map of the Covelo 30- x 60-minute quadrangle, northern California* by Jayko et al (USGS, 1989), the site is underlain by Quaternary and/or Tertiary-aged terrace deposits (QTt).

Topography

Based upon the USGS Westport Quadrangle topographic map (USGS, 2018), the topography at the building site is relatively flat. The site is approximately 90 feet above mean sea level.

Surface Water Bodies

The nearest surface water body is the Pacific Ocean located approximately 500 feet west of the site. An unnamed, ephemeral creek is located approximately ¼ mile south.

Field Exploration and Laboratory Testing

The subsurface conditions at the site were explored on August 19, 2021, by advancing three exploratory soil borings up to approximately 11.5 feet below ground surface (bgs) in depth using a limited access "Beaver" rig equipped with solid flight augers and a 70-pound drive hammer with a 30-inch drop. The approximate locations of the borings are shown on Plate 3. The field exploration was performed under the technical direction of our Professional Geologist. Our Professional Geologist examined and visually classified the soil encountered, maintained a log of soils/bedrock encountered, and obtained both relatively undisturbed and disturbed samples of soil for laboratory examination and testing. Relatively undisturbed samples were collected from the borings using a California modified split spoon sampler and standard pin sampler.

The soils encountered were classified in accordance with the Unified Soil Classification Chart, Plate A. A graphical representation of the soils encountered in the borings are presented on the Boring Logs B1 through B3 on Plates B through D, respectively. The logs of soils show subsurface conditions on the dates and locations indicated. Soil consistency was estimated based on conditions observed in the field. Please note the N value derived from the blow counts have been adjusted for the hammer and distance dropped and type of sampler. N Values recorded on the boring logs are approximate.

Select soil samples were submitted for laboratory testing to determine index properties of the soils underlying the proposed building site. Atterberg Limits, moisture content, and dry density were tested in the laboratory utilizing American Society for Testing and Materials (ASTM) test procedures. Unconfined strength and shear strength were also measured in the laboratory utilizing a pocket penetrometer and shear vane, respectively.

Soil Conditions Observed

Soil conditions in the area of boring B1 consist of a gravel fill material to approximately 1-foot bgs. Underlying the fill is a sandy clay/clayey sand to an approximate depth of 4 feet bgs. In boring B2, a clayey silt was observed to an approximate depth of 1.5 feet bgs. Underlying the fine-grained soil is a clayey sand with variating color to a depth of 9.5 feet. Soil conditions differed in boring B3; a silty clay of varying colors with depth was observed to an estimated depth of approximately 8 to 10 feet bgs. Underlying the clays is a silty/clayey sand to a depth of 11.5 feet, the maximum depth explored. Please note that the clay/sand contact in boring B3 was based on visual observations of drill cuttings and is not exact.

Based upon the laboratory testing, the near surface soils encountered under the front portion of the building (B3) are considered to be moderately expansive.

Groundwater

Groundwater was not encountered in any of the borings.

4.0 GEOLOGIC HAZARDS AND SEISMIC DATA

In northern California, transform plate motion at the western edge of the North American continental plate is distributed across a broad zone that includes the San Andreas Fault as well as a series of inboard strike-slip faults. The subject site is located approximately 8 miles east of the San Andreas Fault (CGS, 2021a). The site is not located within a Alquist-Priolo Earthquake Fault Zone (CGS, 2021b).

The site is not located in a tsunami inundation area based upon the California Tsunami Maps (CGS, 2021c).

The site is not located in a FEMA-identified flood zone (FEMA, 2021).

No seismic shaking or liquefaction hazard maps are currently available for the subject site. However, the Mendocino County General Plan – Figure 3-12 Seismic Faults (MCGP, 2009) demonstrates that the site is not mapped in an area of liquifiable soils. Liquefaction potential and related hazards are considered to be low.

The USDA identifies the site soils as Coastal Beaches (USDA, 2021). The risk of corrosion due to soil-induced electrochemical interaction in concrete was not rated. Please note that soil corrosivity testing to validate the USDA ratings was not performed as part of this study.

A Seismic Site Class of D – Stiff Soil has been selected for the subject site based on subsurface exploration, geologic maps, previous nearby studies, and the current California Building Code.

Based on the site class and the latitude/longitude, design spectral response acceleration parameters should be developed by the project engineer.

5.0 CONCLUSIONS AND DISCUSSION

Based on the results of the field and laboratory investigation, it is our opinion that there are no geotechnical considerations to limit or preclude the proposed development provided that our recommendations are followed, and that noted conditions and risks are acknowledged.

As is most of Northern California, the site is subject to strong ground motion from seismic sources. Recommendations are presented below to construct a foundation designed to meet current building code earthquake design criteria as a minimum.

For the proposed improvements, the primary geotechnical considerations to be addressed in design and construction include weak, near surface soils in the upper 12 inches of existing grade, the moderately expansive soils encountered in Boring B-3, and accommodation of strong ground shaking forces from earthquakes.

High groundwater was not encountered in the subsurface exploration, but seasonally perched groundwater conditions should be anticipated during periods of prolonged rainfall and during the rainy season. Site grading during the winter or wet season can be difficult and additional information regarding groundwater are provided in "Section 6.0 Recommendations, C. Construction Considerations" of this report.

Due to the variability of soil deposits and the inherent limitations of current engineering and construction practices, some post-construction vertical settlement may occur. TTC estimates that total post static construction settlement is not likely to exceed 1 inch, and post-construction differential settlement is not likely to exceed 1/2 inch. Additional settlement data including potential seismic induced settlement and estimated footing and/or pier settlement are provided below in "Section 6.0 Recommendations, B. Foundations" of this report.

6.0 RECOMMENDATIONS

A. Site Preparation and Grading

In the following recommendations, "Engineered," "compact," and "compacted" refer to obtaining a minimum of 90% of the maximum relative dry density as referenced to the ASTM D 1557 test method. As appropriate, notify Underground Service Alert (1-800-227-2600) prior to commencing site work, and use this location service and other methods to avoid injury or risk to life from underground and overhead utilities, and to avoid damaging them.

Strip all existing improvements, cultural debris, vegetation, root systems, near surface fill (disturbed soil) and unsupportive soils from areas to receive structural improvements, and for 5 feet outside planned building envelope. Except for vertical sides or steps, subgrade surfaces to receive structural fill should be cut-graded to slope no steeper than 10%.

If site grading is to be performed, TTC should conduct a field review of subgrade soils exposed by site grading to identify and mitigate any unsupportive soils zones. If requested, we will recommend that remaining unsuitable soils, such as overly weak, compressible, or disturbed soils, be additionally stripped. The exposed subgrade for concrete slabs, etc. should be scarified a minimum of 6 inches, moisture conditioned if necessary to near optimum moisture content, and proof-rolled using a relatively heavy vehicle, such as a heavy-duty compactor, a loader with a full bucket, full water or dump truck, or equivalent. The proof-rolling should be accomplished with the soil damp or moist (not wet or dry), and a firm, non-yielding surface should be evident during the proof-rolling. If a yielding surface is observed (pumping, weaving under wheel loads), additionally excavate the yielding area, and replace the over-excavated material with engineered fill in a manner that will result in a stable subgrade surface under the proof-rolling, following the over-excavation and replacement. Note that geofabric specifically designed for subgrade stabilization may also be recommended but is not anticipated based on conditions encountered in our exploration test borings.

Prior to placement of engineered-fill the subgrade should not be allowed to dry and shrink. Maintain subgrade soils in a moist condition by covering with plastic to avoid saturation from rain or immediate placement of engineered fill as recommended below. Do not cover overly wet or muddy subgrade soil conditions and avoid grading during wet weather conditions.

Structural fill material should consist of relatively non-plastic (Liquid Limit less than 40, Plasticity Index less than 16) material containing no organic material or debris, and no individual particles over 8 inches across. Near surface site soils are considered suitable for engineered or structural fill based on the subsurface exploration. All import fill should be approved by a Soils Engineer prior to placement at the subject site. We recommend using a quarry manufactured 3/4 or 1-1/2-inch base rock for all imported fill due to the ease of compaction.

Moisture condition engineered fill to within 2% of the optimum moisture content as determined by ASTM D 1557 test method. Place fill in lifts not exceeding 8 inches in loose thickness, and thoroughly compact each lift into place until further consolidation ceases. Thoroughly track-walk and compact the finished fill surface. Structural or engineered fill should be placed to design grades and compacted to a minimum of 90% of the maximum relative dry density as determined by the ASTM D 1557 test method. Conducting site grading in the summer season may avoid complications resulting from wet or overly moist soil conditions.

OSHA trench and excavation safety regulations should be acknowledged and followed. Trench sidewall soils may be unstable, and variable soil conditions may be encountered. Backfill for trenches should be select import material (3/4-inch base rock or crushed fine aggregate) and placed in conformance with structural fill criteria as stated above for areas within fill placement and within 5 feet of planned improvements. Holes resulting from the removal of buried obstructions should be backfilled with compacted fill. Old underground tanks and old septic systems, if encountered, should be removed in accordance with local regulations.

B. Foundations

Foundations should be sized, embedded, and reinforced to at least the minimums presented in the current edition of the California Building Code. Foundation design parameters are shown on Table 2.

Table 2: Geotechnical Foundation Design Parameters

Description	Design Value
Allowable bearing capacity of Dead + Live Loads	1500 psf
Allowable bearing capacity of Dead + Live + Short Term Dynamic Loads (Wind & Seismic)	1950 psf
Frictional coefficient for Footing Soil Contact	0.35
Allowable lateral passive pressure resistance (neglect upper 6 inches of soil unless restrained)	250 psf per foot of depth
Allowable lateral passive pressure resistance for dynamic loads (neglect upper 12 inches soil unless restrained)	330 psf per foot of depth
Maximum limit of allowable lateral passive pressure at depth	1500 psf
Minimum Footing Depth Below Lowest Adjacent Original Soil Grade	36 inches*
Minimum Footing Width	15 inches
Minimum Horizontal Continuous Footing Reinforcement	4 No. 4 rebar
Minimum Concrete Slab-on-Grade Reinforcement	4 inches

*lean concrete may be used to within 18 inches below original grade

Crawl space drainage consisting of an approximately 4-inch layer of clean drain rock with perforated drainpipes daylighting to the exterior via ports in the stem walls may be prudent to consider.

C. Construction Considerations

The following construction considerations are presented to aid in project planning. These considerations are not intended to be comprehensive; other issues may arise which will require coordination between the owner, our engineering geologist and soils engineer, and the contractor's construction methods and capabilities.

Groundwater, seepage, or surface water conditions can be problematic, in that earthwork required to create competent subgrade surfaces on which to place fill or improvements can be complicated by the presence of groundwater. Soils may tend to weaken, pump, and yield under construction traffic where saturated soils and surface ponding may be evident. Even small quantities of persistent seepage may substantially complicate construction operations if proposed excavations extend near or below areas of saturated soil. Construction difficulties resulting from near surface groundwater or excess soil moisture will tend to become reduced or less likely if

grading activities are conducted in the midsummer to early fall time of year. Wet weather grading and construction may add additional costs, for example, imported base rock and geofabric for soil stabilization and slurry protection of foundation excavations. Wet weather grading should incorporate silt fencing and erosion control at potential surface water exit points.

Construction during the dry season minimizes potential groundwater problems but will require specific focused measures to keep exposed soil subgrade from drying out, which can happen quickly in the sun and wind. Once covered by granular fill, occasional sprinkling should be accomplished to keep the soils from drying out under the granular fill.

D. Erosion and Maintenance

Straw, seeding, and erosion control are recommended for all exterior bare soil surfaces disturbed by the upgrade activities. It is important to effectively monitor and maintain erosion control measures, and stability of site soils. Frequent periodic monitoring and maintenance, especially in the first few wet seasons following construction, will significantly reduce risk of larger-scale erosion or instability problems. Site-specific additional geotechnical recommendations may be required in connection with initial performance and required modifications of erosion control measures.

7.0 ADDITIONAL SERVICES AND LIMITATIONS

During the design phase, it is important that communication between the design team and TTC be maintained to optimize compatibility between the design and subsurface conditions.

We have assumed, in preparing my recommendations, that we will be retained to review those portions of project that pertain to earthwork and foundations. The purpose of this review is to confirm that my earthwork and foundation recommendations have been properly interpreted and implemented during design.

The analyses, conclusions, and recommendations contained in this report are based on site conditions that we observed at the time of my investigation, data from my subsurface explorations and laboratory tests, my current understanding of proposed project elements, and on my experience with similar projects in similar Geotechnical environments. TTC has assumed that the information obtained from our limited subsurface explorations is representative of subsurface conditions throughout the subject site. To confirm this assumption, we must observe and evaluate actual soil conditions encountered during project construction operations. Subsurface conditions may differ from those disclosed by my limited investigations. If differing conditions are encountered during construction, we should be notified immediately so that we can reevaluate the applicability of my recommendations. Such an evaluation may result in amended recommendations. If the scope of the proposed construction, including the proposed loads, grades, or structural locations, changes from that described in this report, my recommendations should also be reviewed.

TTC has prepared this report for your exclusive use on this project in substantial accordance with the generally accepted Geotechnical engineering practice as it exists in the site area at the time of our study, including time and budget constraints. No warranty is expressed or implied. If there is a substantial lapse of time between the submission of this report and the start of work at the subject site, or if conditions have changed due to natural causes or construction operations at or adjacent to the site, TTC should review this report to determine the applicability of the conclusions and recommendations considering the changed conditions and time lapse. This report is applicable only to the project and site studied. The field and laboratory work were conducted to investigate the site characteristics specifically addressed by this report. Assumptions about other site characteristics, such as hazardous materials contamination, or environmentally sensitive or culturally significant areas, should not be made from this report.

8.0 REFERENCES

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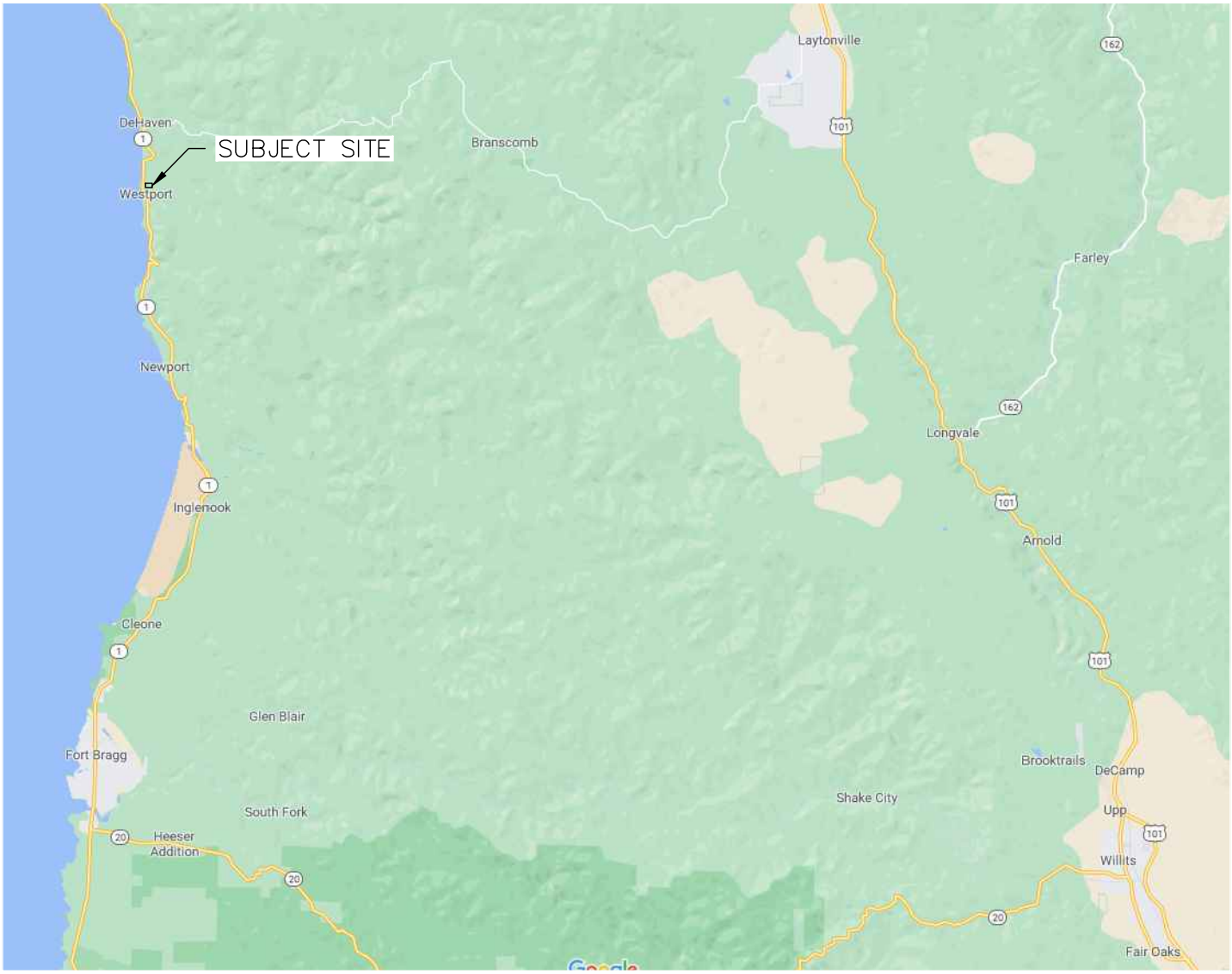

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930 SHILOH RD., BLDG. 44, SUITE J
WINDSOR, CA 95492
PHONE: 707-837-8408 FAX: 707-837-7334

SITE LOCATION MAP

PASSALACQUA
38911 CA 1, WESTPORT, CA 95488
APN: 013-300-58

PLATE: 1

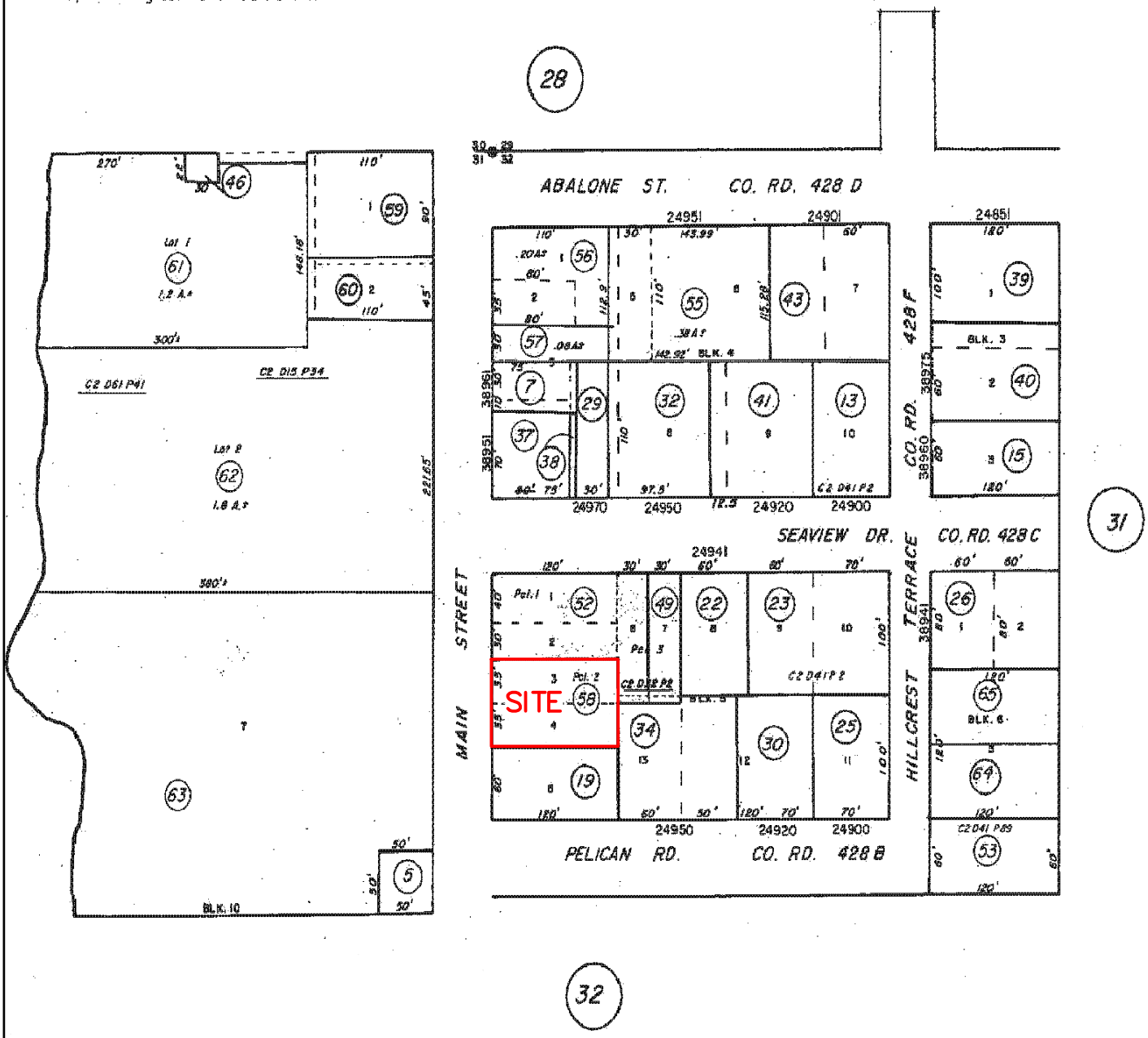
DRAWN BY:	DWG NAME:	APPR. BY:	JOB NUMBER:		DATE:
MED	BASE 5270	BRH	5270.01		8/25/2021

76-026

13 - 30

Town of Westport

Westport Landing Subd. Unit 1 C2 D61 P41



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Sept. 1947

TRANS TECH CONSULTANTS
930 SHILOH RD., BLDG. 44, SUITE J
WINDSOR, CA 95492
PHONE: 707-837-8408 FAX: 707-837-7334

ASSESSOR'S PARCEL MAP

PASSALACQUA
38911 CA 1, WESTPORT, CA 95488
APN: 013-300-58

PLATE: 2

DRAWN BY:	DWG NAME:	APPR. BY:	JOB NUMBER:		DATE:
MED	BASE 5270	BRH	5270.01		8/25/2021

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SITE MAP WITH SAMPLE LOCATIONS

PASSALACQUA
38911 CA 1, WESTPORT, CA 95488
APN: 013-300-58

PLATE: 3

DRAWN BY:	DWG NAME:	APPR. BY:	JOB NUMBER:		DATE:
MED	BASE 5270	BRH	5270.01		8/25/2021

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UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS — MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS — MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS
BEDROCK				B	BEDROCK
BASEROCK/FILL				F	FILL
ASPHALT				A	ASPHALT

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

RELATIVE COHESIVE CLASSIFICATION

DENSITY	CONSISTENCY
Very loose	Very soft
Loose	Soft
Medium dense	Medium stiff
Dense	Stiff
Very dense	Very stiff
	Hard
	Very hard

RELATIVE MOISTURE CONTENT

Dry
Moist
Wet
Saturated

SAMPLE CONDITION

G = Good
F = Fair
P = Poor
N = No Recovery

SAMPLE SYMBOL

Not recovered
Recovered
Retained for analysis

GROUNDWATER SYMBOL

First Identified Free Water
Initial Static Water Level

Plate A

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TEST NO. **B1** SHEET **1** OF **1**
PROJECT
LOCATION **38911 CA Hwy 1, Westport**
PROJECT NO. **5270.01**
CLIENT **Passalacqua**

DATE STARTED 8/19/2021 **COMPLETED** 8/19/2021 **GROUND ELEVATION** _____ **HOLE SIZE** _____
DRILLING CONTRACTOR TTC **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Augers **AT TIME OF DRILLING** ---
LOGGED BY BRH **CHECKED BY** BRH **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		SANDY, SILTY GRAVEL (GM), brown, medium dense, fill										
2		SANDY CLAY to CLAYEY SAND (CL/SC), mottled tan/rusty orange, dense/hard, moist, very fine sand, abundandt fines	B1-2	56	3-6-9 (15)	5.5	94	17				64
4				100	11-15-17 (32)							
		Bottom of hole at 4.0 feet.										

REMARKS: 70lb hammer @ 30" - N Values have been corrected and are approximate.

See key sheet for symbols and abbreviations used above.

PLATE B

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TEST NO. **B2** SHEET **1** OF **1**
PROJECT
LOCATION **38911 CA Hwy 1, Westport**
PROJECT NO. **5270.01**
CLIENT **Passalacqua**

DATE STARTED 8/19/2021 **COMPLETED** 8/19/2021 **GROUND ELEVATION** _____ **HOLE SIZE** _____
DRILLING CONTRACTOR TTC **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Augers **AT TIME OF DRILLING** ---
LOGGED BY BRH **CHECKED BY** BRH **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		CLAYEY SILT (SM), dark brown, moist, medium stiff										
2		SILTY, CLAYEY SAND (SC), brown, moist, medium dense, very fine sand, abundant fines	B2-2	56 100	3-4-6 (10)							
3		color change to										
4		CLAYEY SAND (SC), rusty orange/gray mottled, moist, medium dense	B2-3	100	4-6-10 (16)							
5				100	7-18-28 (46)							
7		color change to orange, clay content increases, moisture content increases										
8		CLAYEY SAND (SC), orange, moist to wet, based on cuttings										
9		CLAYEY SAND (SC), gray, wet, loose	B2-9	100 100	3-3-5 (8)							
10		Bottom of hole at 9.5 feet.										

REMARKS: 70lb hammer @ 30" - N Values have been corrected and are approximate.

PLATE C

See key sheet for symbols and abbreviations used above.

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TEST NO. **B3** SHEET **1** OF **1**
PROJECT
LOCATION **38911 CA Hwy 1, Westport**
PROJECT NO. **5270.01**
CLIENT **Passalacqua**

DATE STARTED 8/19/2021 **COMPLETED** 8/19/2021 **GROUND ELEVATION** _____ **HOLE SIZE** _____
DRILLING CONTRACTOR TTC **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Augers **AT TIME OF DRILLING** ---
LOGGED BY BRH **CHECKED BY** BRH **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0												
1		SILTY CLAY (CL), dark brown, moist, medium stiff, moderately plastic		100	2-2-3 (5)							
			B3-1	100		1.25	80	30	47	25	22	77
2				100	4-5 (9)							
		SILTY CLAY (CL), yellowish tan, moist, stiff	B3-2	100		1	84	30				
3												
4												
5												
6												
7												
		SILTY CLAY (CL), light brown, moist, based on cuttings										
8												
9												
10												
		SILTY SAND/CLAYEY SAND (SM/SC), gray, wet, medium dense		100	8-10-12 (22)							
11												
12		Bottom of hole at 11.5 feet.										
13												
14												
15												
16												

REMARKS: 70lb hammer @ 30" - N Values have been corrected and are approximate.

PLATE D

See key sheet for symbols and abbreviations used above.

SoLa Structural Engineering

P.O. Box 1105 Ukiah, CA 95482
(p) 707.894-5894 (m) 707.477.5119
randy@sola-se.com

Shelby Miller
Department of Planning and Building Services
Count of Mendocino
752 S. Franklin St
Ft Bragg, CA 95437

June 12, 2025

Subject: Extent of Emergency Structural Repairs
38911 Hwy 1, Westport CA

Dear Ms. Miller

This letter addresses the question of whether the proposed repairs to the building constitute an "emergency repair" as you defined in email to Michael Cobb on June 10, 2025.

Significant portions of the front exterior wall (west elevation) failed during a major storm event last December. I performed a site visit soon after and determined that the wall was unstable and constituted a public hazard due to the proximity of the wall to public right of way (sidewalk and Hwy 1). The owner hired a contractor to temporarily stabilize the wall until further, permanent, repairs could be made.

The proposed emergency repair consists of the following items and the reasoning for the repair:

1. New west façade wall and foundation.
   Reasoning: Approximately half of the original wall remains. The wall was built around the 1890s and cannot be brought up to current code requirements for lateral resistance. The existing foundation appears to consist only of heavy timbers and is in a state of disrepair.
2. New interior and perimeter foundation for at least on-third to one-half the length of the building in the north – south direction.
   Reasoning: The existing interior and perimeter foundations appear to consist only of heavy timbers and have either failed or are in a significant state of disrepair. The result is that the building has settled significantly, especially at the west end. New foundations are required to level the building with the new west elevation framing and foundation.

SoLa Structural Engineering

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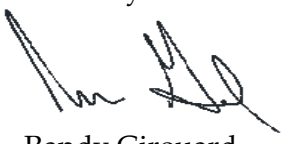
Since the proposed emergency repair will require lifting the entire building to construct the new foundations, I, along with the owner, architect and contractor, feel it is prudent that the new foundations be continued for the entire perimeter of the building while the building is raised for the following reasons:

a) This will allow the building to be set back on the new foundations immediately after the foundations are cured rather than waiting until a different permit is issued to construct the remaining foundation.
b) The site will be mobilized for construction of the emergency repair foundations. Demobilizing and mobilizing again in the future for continuation of the foundation increases the costs to the owner and could be considered an undue financial burden imposed by the county.
c) Repeated lifts of the building may involve serious risk of collapse and a potential risk to public safety due to the proximity to public right of ways.
d) The owner was in the process of obtaining a permit for a new foundation as part of restoring the building before the wall failure occurred. Including the entire perimeter foundation as part of the emergency repair would expediate the process and allow the owner to continue immediate restoration of the building.

Sincerely



Randy Girouard
Owner/Engineer

STUDIO
ECESIS
ARCHITECTURE

Date: 6/11/25

To: Shelby Miller, Planner II
County of Mendocino Department of Planning and Building
860 N. Bush Street
Ukiah, CA 95482

Re: Emergency Permit EST 2025-0100

Dear Ms. Miller.

Thank you for your recent phone call and the helpful explanation about what constitutes reasonable grounds for an emergency permit.

As we discussed, there are several life safety issues that interconnected.

It is my understanding that structural engineer, Randy Girouard of SoLa Structural Engineering has crafted a letter speaking to the need for a full foundation replacement and a full replacement of the front façade of the building. While there are also waterproofing reasons, and tripping hazard concerns that further substantiate this approach, his explanation of the structural issues are clearly the most pressing.

The reasons for including the balcony in this emergency permit are outside the structural scope of this project but are nonetheless a pressing life safety issue as well. In order to propose an emergency repair of this building and avoid triggering a CDP that would thwart the expedient nature of the permit, we were encouraged by the county of Mendocino to replicate the original design.

This original design had a door on the front of the building that discharged onto a balcony. While it is not clear the balcony was lost in the last wind storm that removed a substantial portion of the front façade, it is clear the balcony door was a working means of egress and the balcony is what allowed the building to safely function as such. The old balcony design was simply replicated for this new balcony with a guardrail design that is designed to today's CRC standards for guardrails. The old guardrail latticework was not compliant.

There are other issues associated with buildability that are clearly not grounds for an emergency permit in themselves but do present the potential for a hardship if we are asked to repeat them again after the approval of an emergency permit. A few examples come to mind.

1. The balcony also functions to waterproof the head condition of the windows on the first floor. Building the façade without a balcony will require the additional expense of head flashing where it might otherwise be avoided once a balcony is approved.
2. The existing building is fragile (as exhibited by the recent windstorm). Elevating this kind of structure is not a trivial expense that will require substantial shoring. Requiring the building to be elevated twice would present an unreasonable hardship to this restoration project and further compromise the integrity of the existing structure.
3. Installing the front façade without the balcony will require building "interim" solutions at the door and the seam where the balcony would meet the front façade. Retrofitting the balcony at this location will require the retrofit of anchorage (per the structural drawings) and the demolition of siding and the reworking of flashing and counterflashing at the floor of the balcony.

I hope this helps clarify the current proposal as an integrated and functioning building solution. This design is intended to save the building by being an expedient solution to a fragile building. It does this by avoiding a CDP process that would thwart the purpose of an emergency permit and necessitate redundant building efforts that obstruct the reasonable repair of this decaying structure.

Sincerely,

Michael Cobb, AIA
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