

ARCHITECTURAL SITE PLAN
18566 VINA DRIVE
LOS GATOS, CA
PLN 21-103

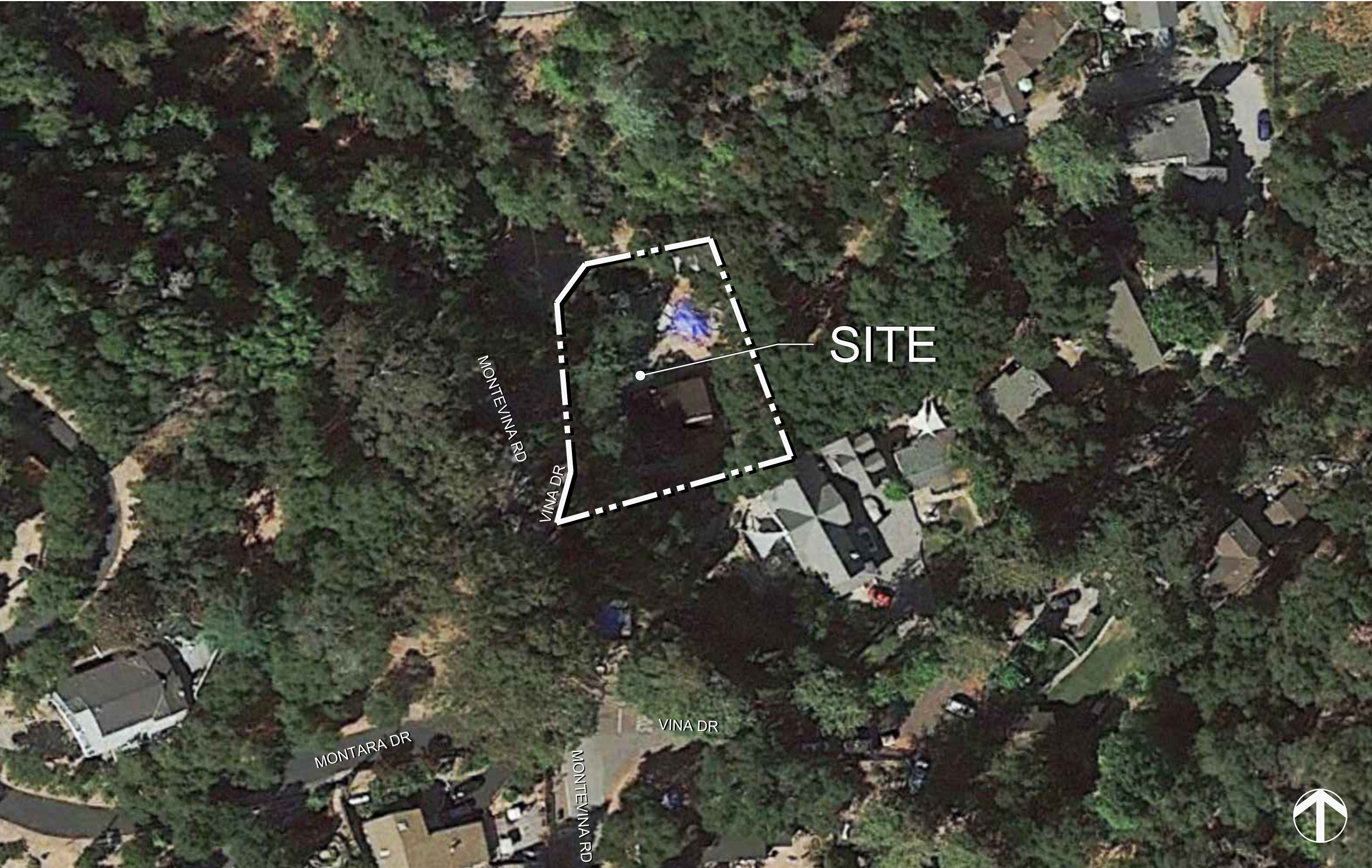
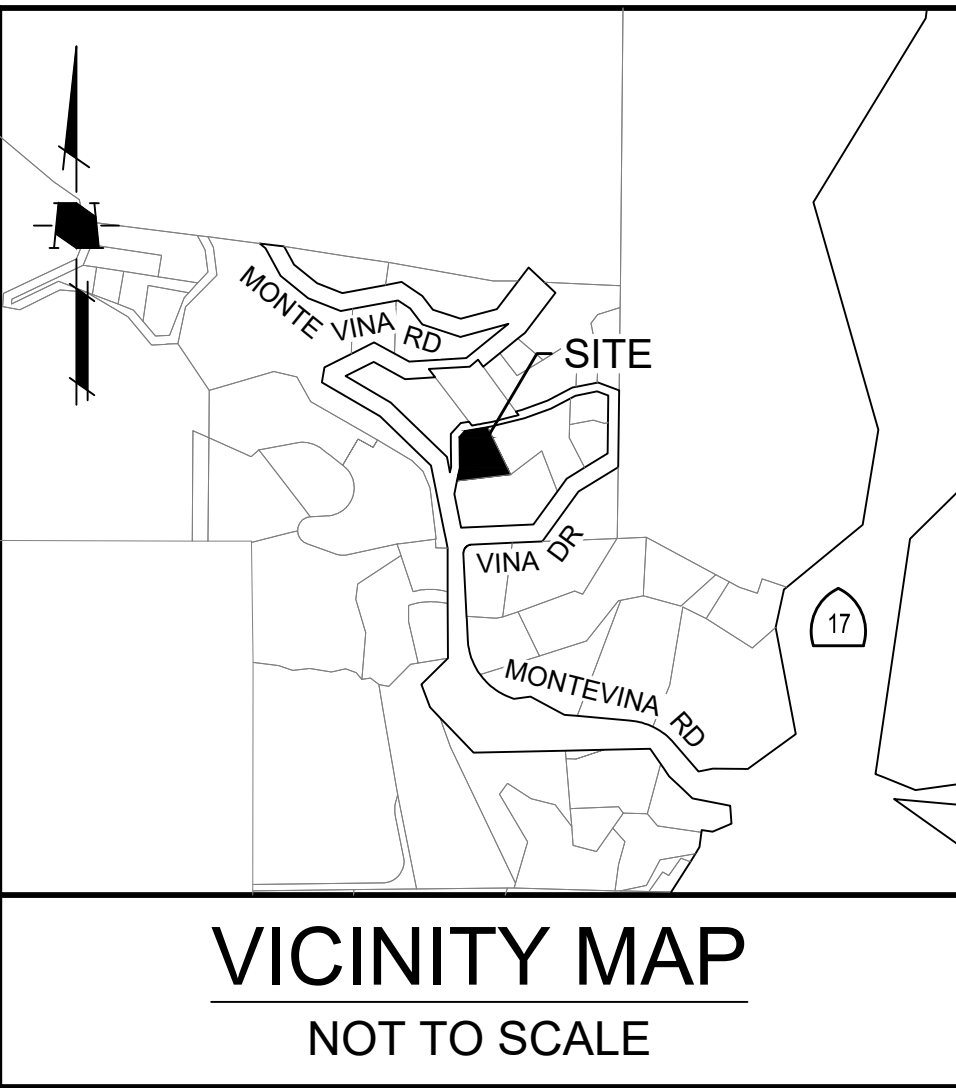


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PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER	544-05-009
PROJECT ADDRESS	18566 VINA DRIVE, LOS GATOS, CA 95033
ZONING DESIGNATION	HS-SR
GENERAL PLAN DESIGNATION	HILLSIDES (100%)
GROSS SITE AREA	0.23±AC
NET SITE AREA	0.20±AC
BUILDING FLOOR AREA	
EXISTING RESIDENCE	945 SF
RESIDENCE ADDITION	388 SF
TOTAL RESIDENCE FLOOR AREA	1,333 SF
EXISTING ACCESSORY BLDG	400 SF
PROPOSED DECK / PORCH	405 SF
FLOOR AREA RATIO (PROPOSED)	0.135
OCCUPANCY GROUP	R/3
CONSTRUCTION TYPE	VB
FIRE SPRINKLERS	YES
CODE REFERENCES	2016 CRC, 2016 CBC, 2016 CMC, 2016 CEC, 2016 CPC 2016 TITLE 24, 2017 CGBC
JURISDICTION	COUNTY OF SANTA CLARA
PROPOSED USE	SINGLE FAMILY HOME FOR RESIDENTIAL. REPAIR THE FOUNDATION OF THE EXISTING ACCESSORY STRUCTURE.

DEVELOPMENT TEAM

OWNER	ENGINEER
PAUL KADILLAK	VER CONSULTANTS
PHONE: (408) 667-1576	OFFICE: (408) 834-7889
18566 VINA DRIVE	1154 PARK AVENUE
LOS GATOS, CA 95033	SAN JOSE CA. 95126

△	PROJECT: 2021.731
△	DRAWN: GH
△	DESIGN: VER
△	SCALE: AS SHOWN
△	DATE: AUGUST 14, 2024
△	© VER-CONSULTANTS INC
REVISIONS	PROJECT DATA

LOS GATOS

ARCHITECTURAL SITE PLAN
18566 VINA DRIVE
TITLE SHEET

CALIFORNIA

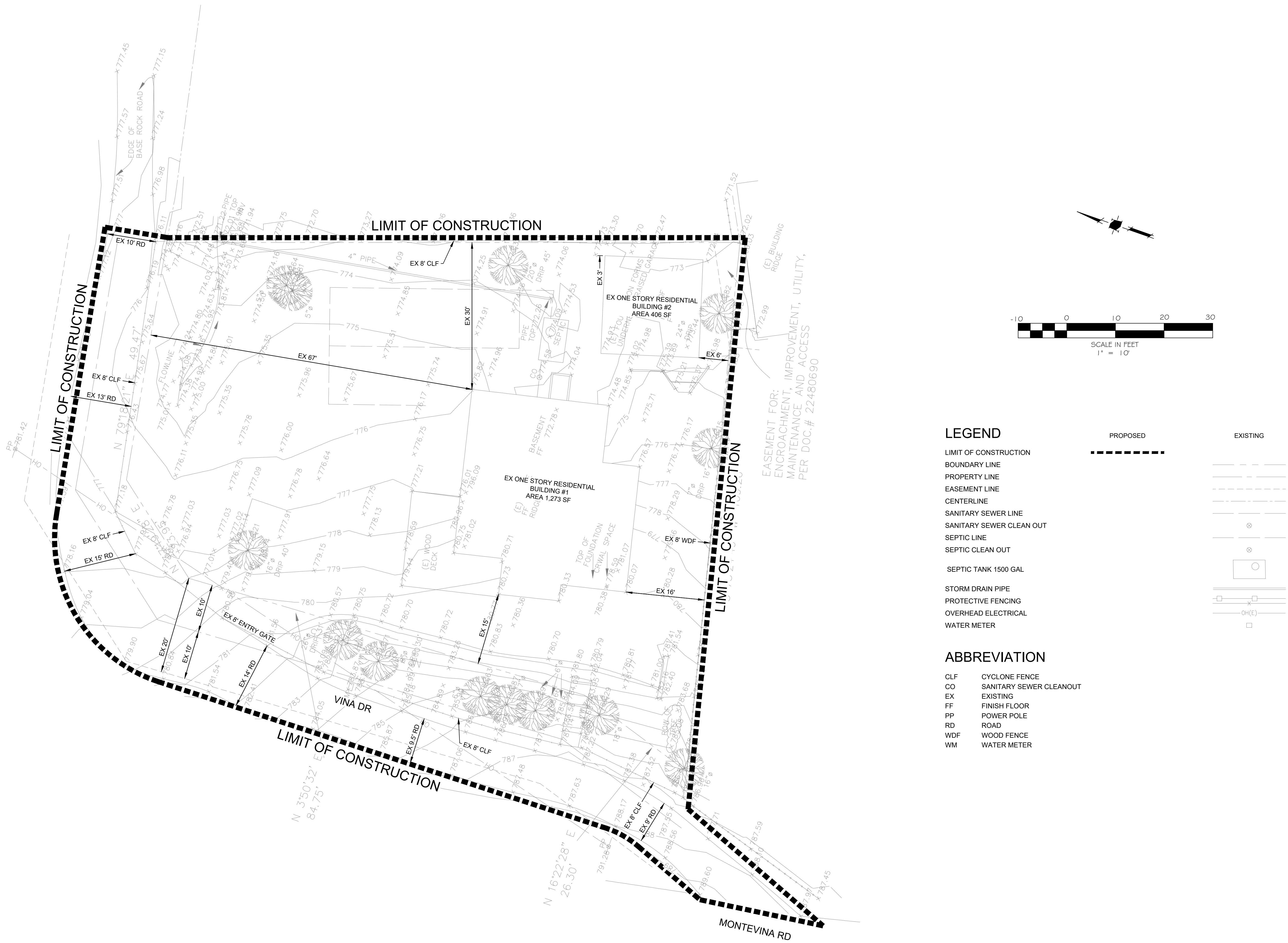
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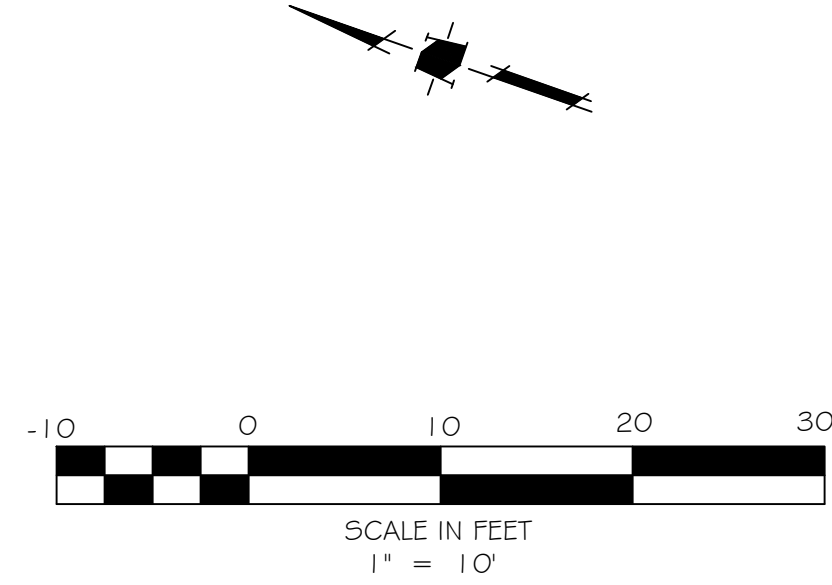
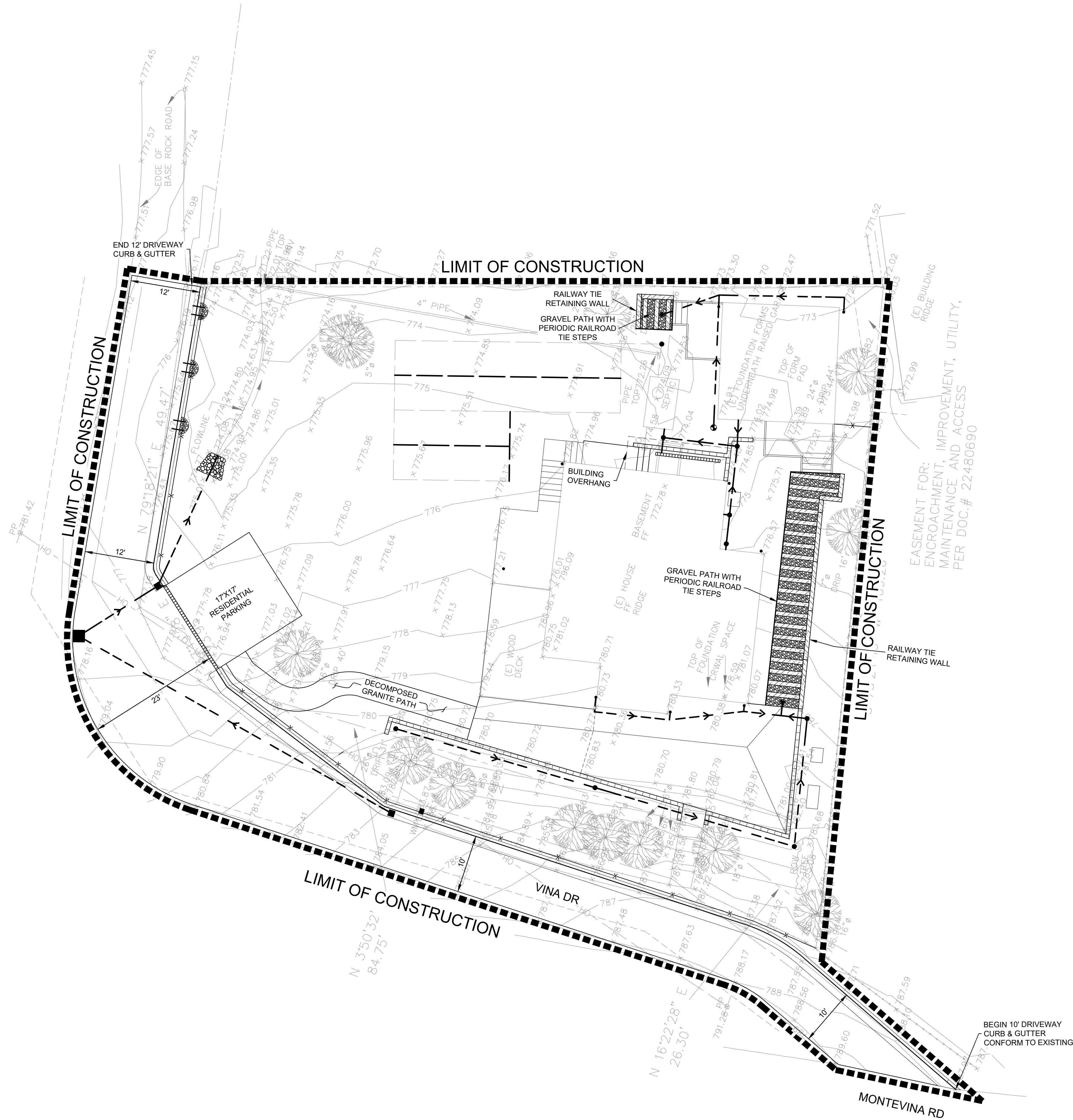
SHEET NUMBER



ARCHITECTURAL SITE PLAN
PLN 21-103
18566 VINA DRIVE
EXISTING SITE CONDITION

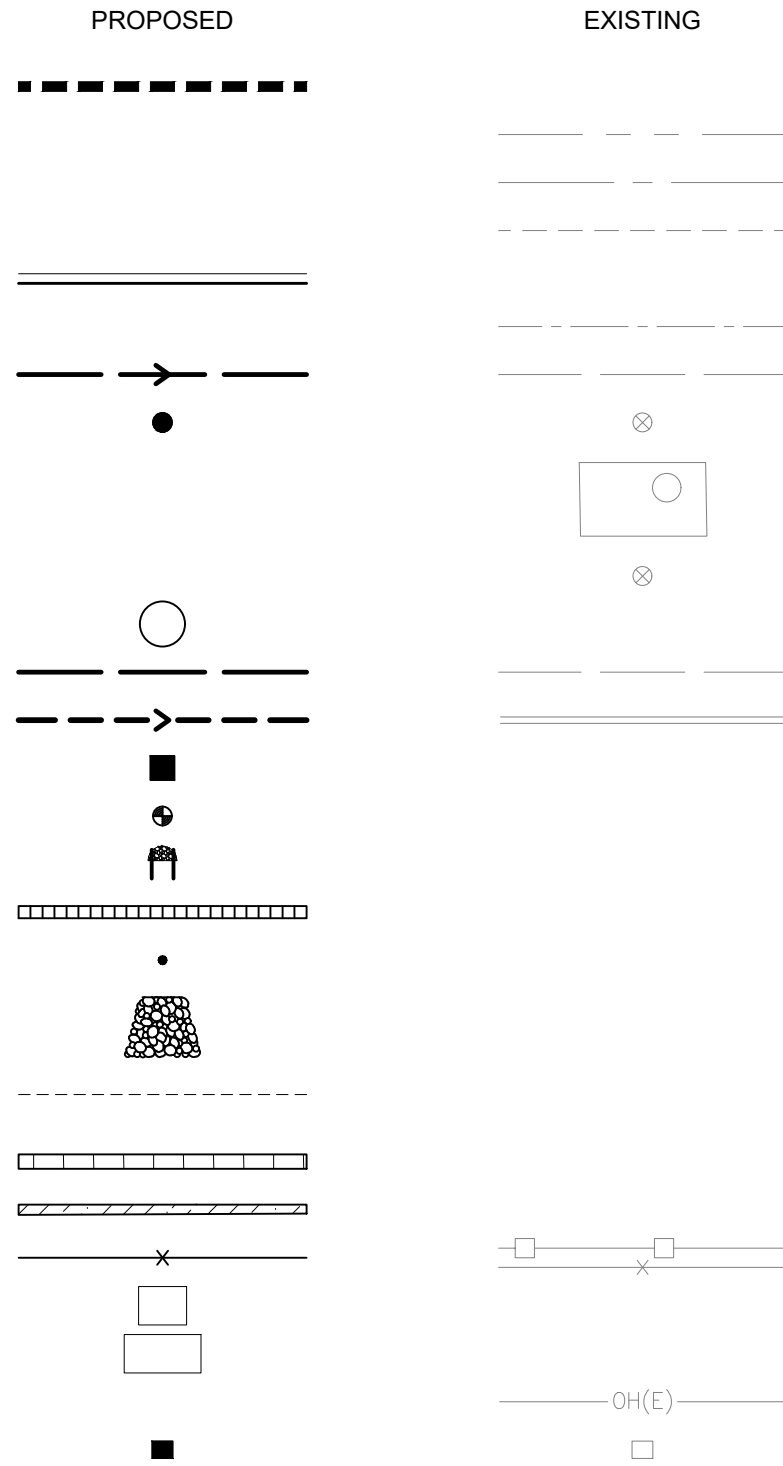
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REVISIONS		
PROJECT:		2021.731
FILE:		2021.731 ESC.DWG
DATE:		AUGUST 14, 2024
SCALE:		1" = 10'
DESIGNED BY:		VER
DRAWN BY:		GH
REVIEWED BY:		VER
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LEGEND

- LIMIT OF CONSTRUCTION
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- CURB AND GUTTER
- CENTERLINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEAN OUT
- SEPTIC TANK 1500 GAL
- SEPTIC CLEAN OUT
- SEPTIC DIVERSION VALVE
- SEPTIC LINE
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- STORM DRAIN AREA DRAIN
- CURB CUT (OPENING)
- TRENCH DRAIN
- STORM DRAIN DOWN SPOUT
- ROCK LINED OUTFALL
- GRADE BREAK
- LANDSCAPE RETAINING WALL
- LANDSCAPE RAILROAD TIE
- PROTECTIVE FENCING
- GENERATOR PAD
- PROPANE TANK PAD
- OVERHEAD ELECTRICAL
- WATER METER



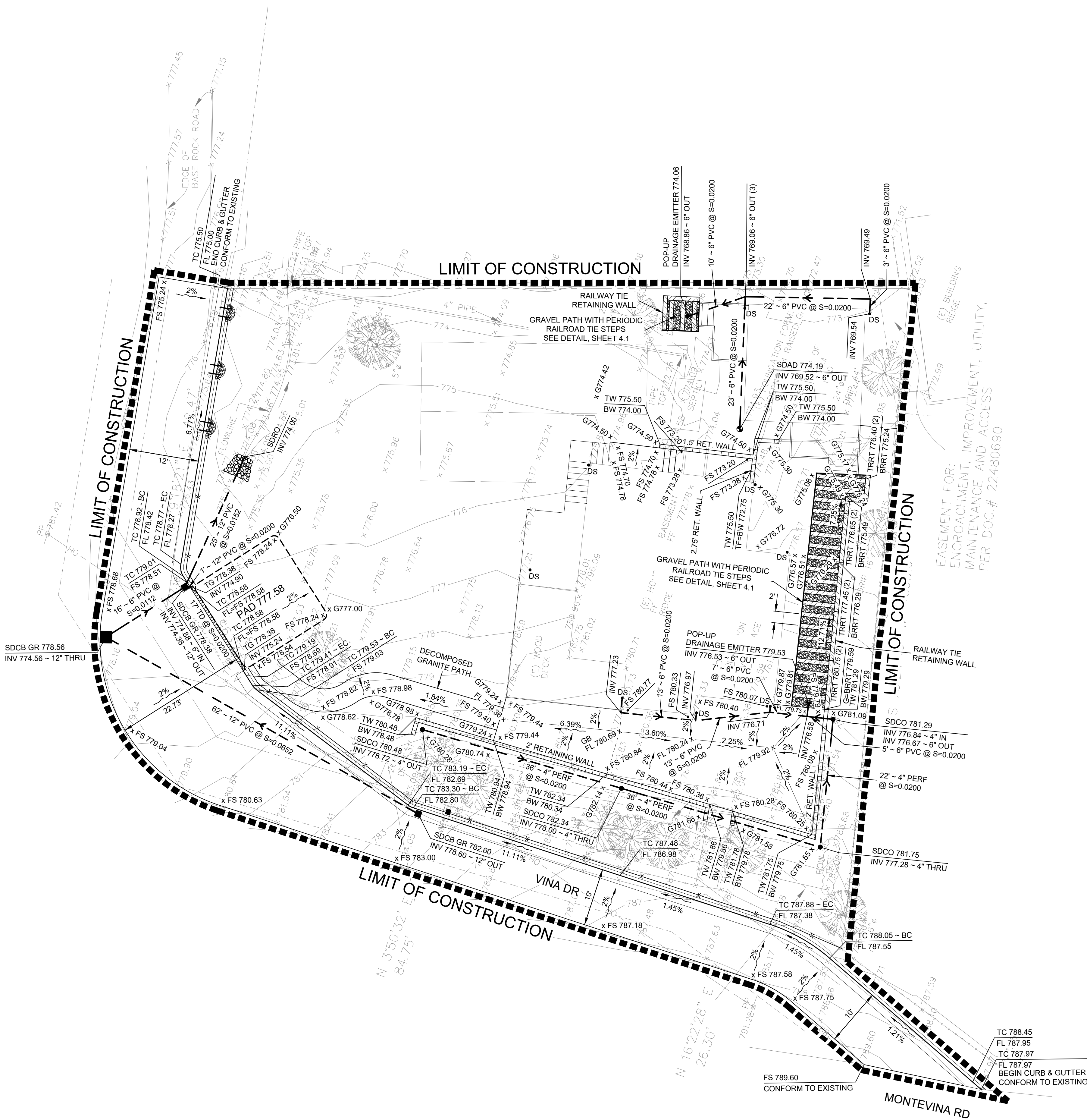
ABBREVIATION

- CO SANITARY SEWER CLEANOUT
- (E) EXISTING
- FF FINISH FLOOR
- PP POWER POLE
- WM WATER METER

ARCHITECTURAL SITE PLAN
PLN 21-103
18566 VINA DRIVE
SITE PLAN

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ARCHITECTURAL SITE PLAN
PLN 21-103
18566 VINA DRIVE
GRADING & DRAINAGE PLAN



LEGEND

- LIMIT OF CONSTRUCTION
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
CURB AND GUTTER
CENTERLINE
STORM DRAIN PIPE
STORM DRAIN CATCH BASIN
STORM DRAIN AREA DRAIN
CURB CUT (OPENING)
TRENCH DRAIN
STORM DRAIN DOWN SPOUT
ROCK LINED OUTFALL
GRADE BREAK
LANDSCAPE RETAINING WALL
LANDSCAPE RAILROAD TIE
PAD LIMIT
PAD ELEVATION
ORDNANCE-SIZE TREE TO REMAIN
PROTECTIVE FENCING
GENERATOR PAD
PROPANE TANK PAD
OVERHEAD ELECTRICAL
WATER METER

PROPOSED

EXISTING

ABBREVIATION

- BC BEGIN CURB RETURN
BRRT BOTTOM OF RAILROAD TIE
BW BOTTOM OF WALL
CO SANITARY SEWER CLEANOUT
DS STORM DRAIN DOWN SPOUT
EC END CURB RETURN
(E) EXISTING
FF FINISH FLOOR
FL FLOW LINE
FS FINISH SURFACE
G SPOT GRADE ELEVATION
GB GRADE BREAK
INV INVERT
PP POWER POLE
SDAD STORM DRAIN AREA DRAIN
SDCB STORM DRAIN CATCH BASIN
SDRO STORM DRAIN ROCK OUTFALL
TC TOP OF CURB
TD TRENCH DRAIN
TG TOP OF GRATE
TRRT TOP OF RAILROAD TIE
TW TOP OF WALL
WM WATER METER

FLOOR AREA RATIO

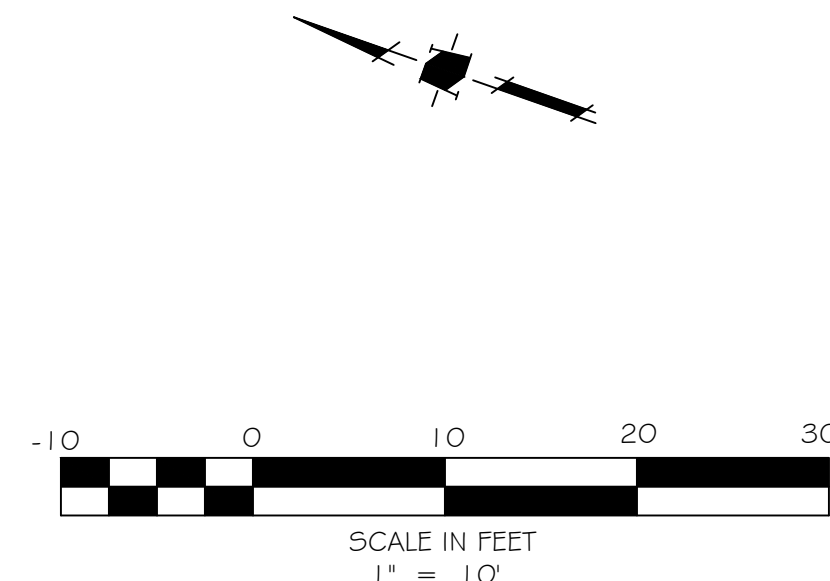
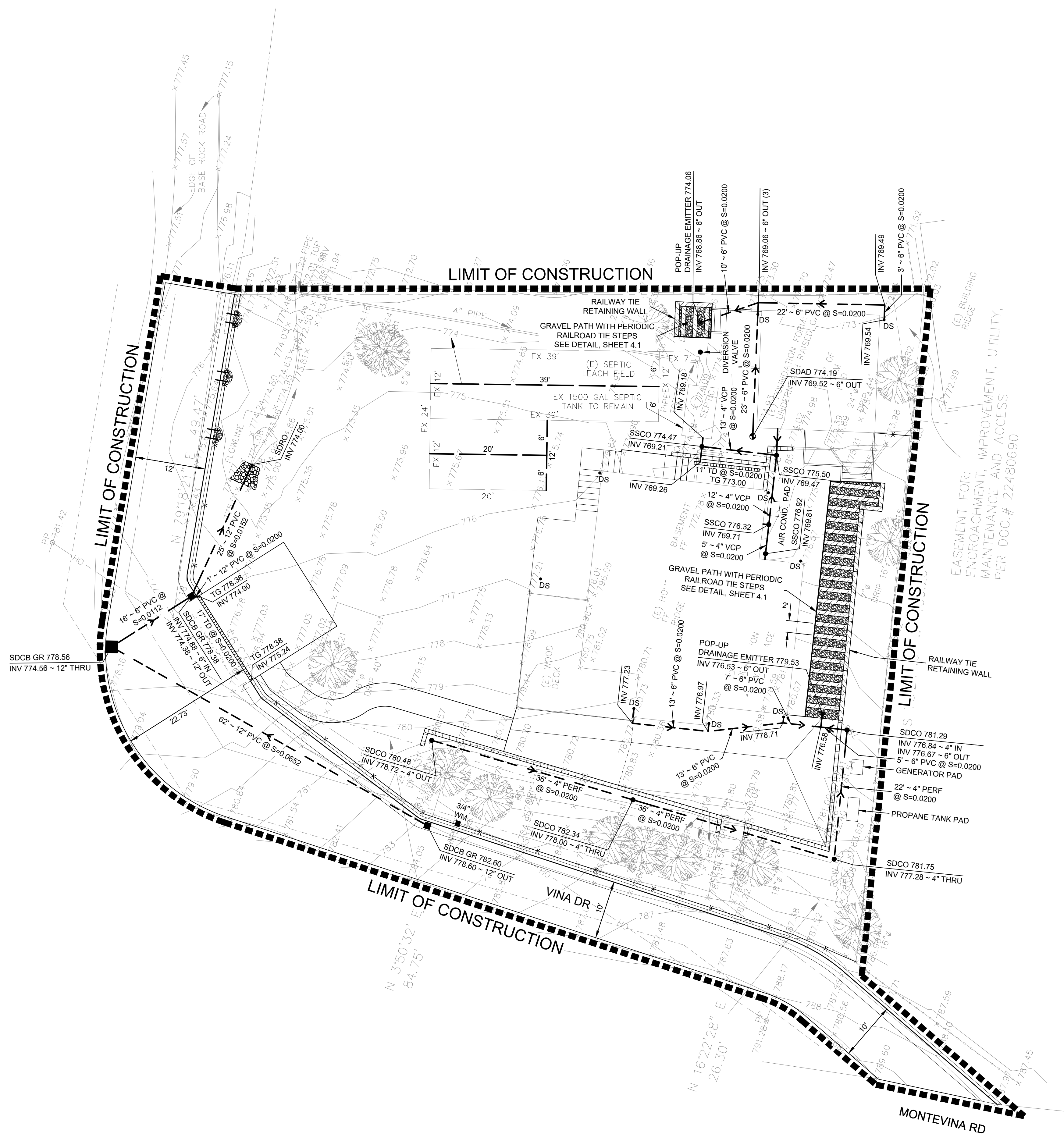
MAIN FLOOR LEVEL	1,254 SF
LOWER FLOOR LEVEL	79 SF
TOTAL FLOOR AREA	1,333 SF
SITE AREA	9,583 SF
FAR: BLDG / SITE = 1,333 / 9,583	0.14 OR 14%

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REVISIONS		
PROJECT:		2021.731
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DATE:	AUGUST 14, 2024	
SCALE:	1" = 10'	
DESIGNED BY:	VER	
DRAWN BY:	GH	
REVIEWED BY:	VER	
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ARCHITECTURAL SITE PLAN
 PLN 21-103
 18566 VINA DRIVE
 UTILITY PLAN

LOS GATOS

NO	DATE	DESCRIPTION
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REVISIONS		
PROJECT:		2021.731
FILE:		2021.731 UP.DWG
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LIMIT OF CONSTRUCTION
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 PROPERTY LINE
 EASEMENT LINE
 CURB AND GUTTER
 CENTERLINE
 SANITARY SEWER LINE
 SANITARY SEWER CLEAN OUT

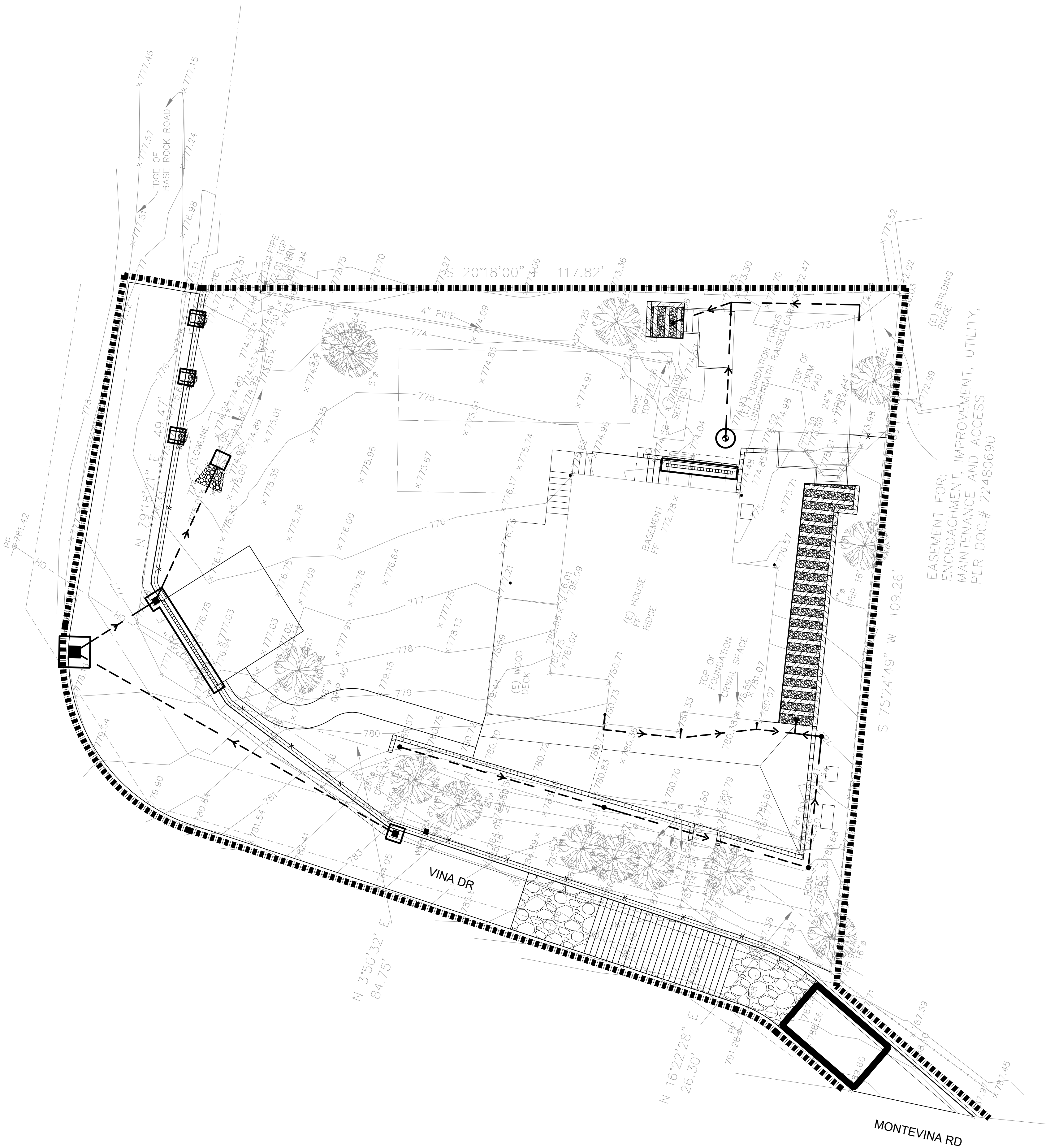
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CO	SANITARY SEWER CLEANOUT
DS	STORM DRAIN DOWN SPOUT
(E)	EXISTING
INV	INVERT
PP	POWER POLE
TD	TRENCH DRAIN
TG	TOP OF GRATE
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDRO	STORM DRAIN ROCK OUTFALL
WM	WATER METER

PROPOSED	EXISTING

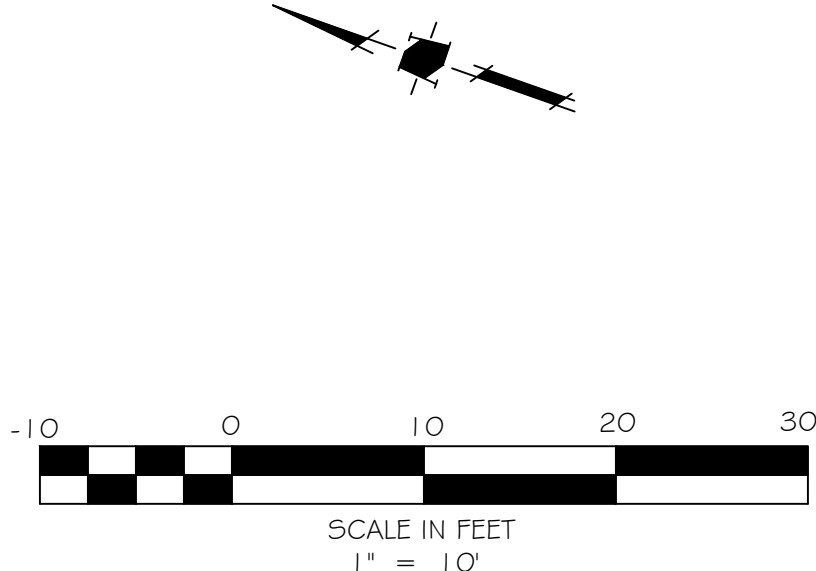
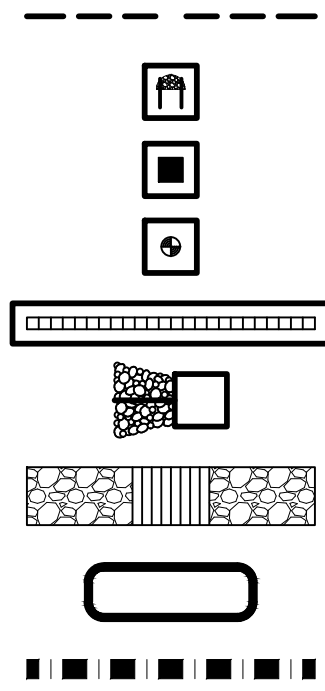
ARCHITECTURAL SITE PLAN
PLN 21-103
18566 VINA DRIVE
EROSION CONTROL PLAN

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LEGEND

- STORM DRAIN LINE
- CURB CUT SEDIMENT BARRIER
- FIELD INLET SEDIMENT BARRIER
- STORM DRAIN AREA DRAIN
- TRENCH DRAIN SEDIMENT BARRIER
- ROCK LINED OUTFALL SEDIMENT BARRIER
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- STRAW WATTLE





EX ROAD - 8



EX ROAD - 7



EX ROAD - 6



EX ROAD - 5



EX ROAD - 4



EX ROAD - 3



EX ROAD - 2



EX MONTEVINA ROAD AT EX VINA ROAD - 1

ARCHITECTURAL SITE PLAN
PLN 21-103
18566 VINA DRIVE
EXISTING ROAD PHOTO EXHIBIT

CALIFORNIA

LOS GATOS

NO	DATE	DESCRIPTION
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REVISIONS		
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REVISIONS



155 E. Campbell Avenue #114
Campbell, CA 95008

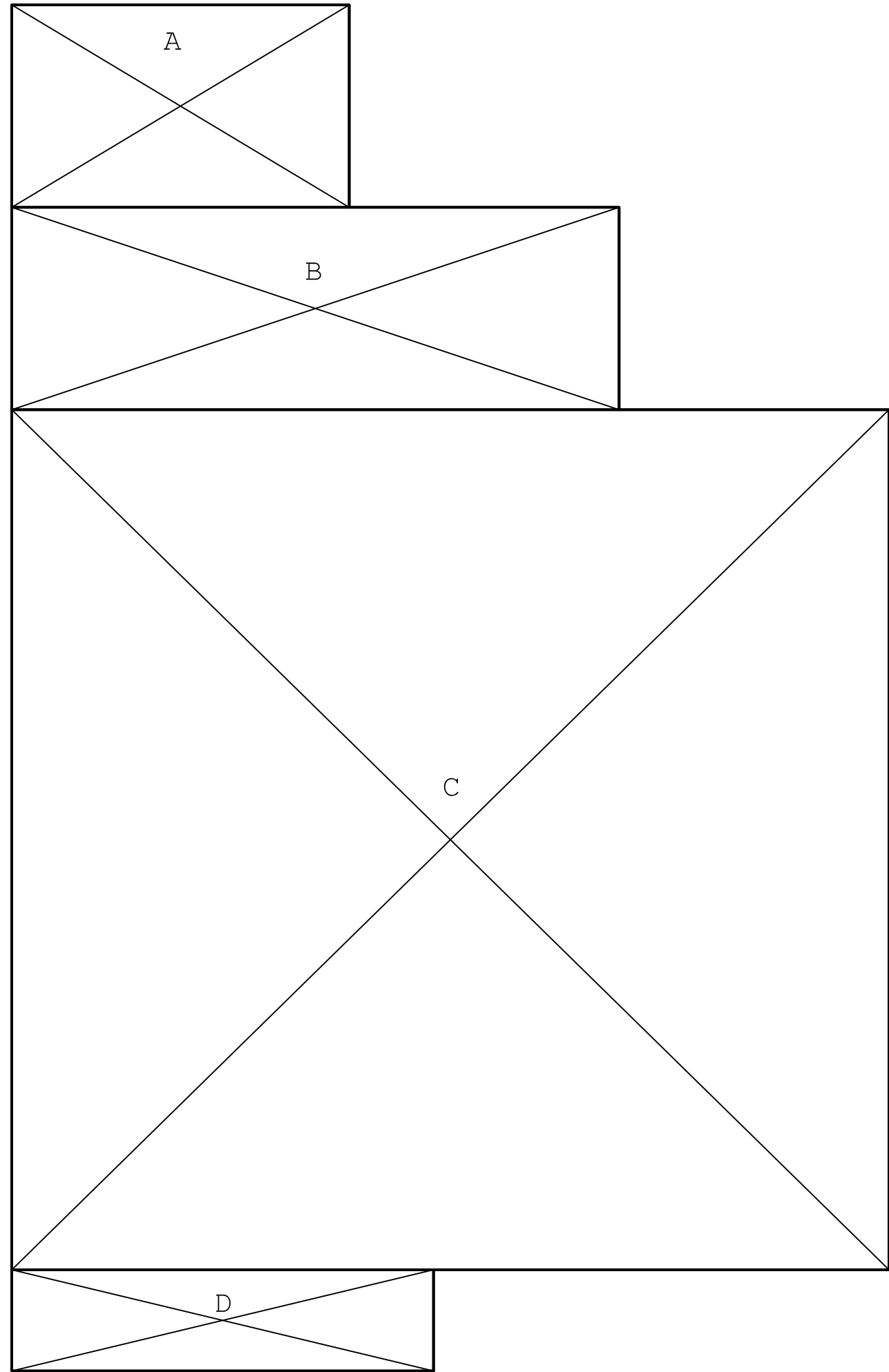
Greg Stowers
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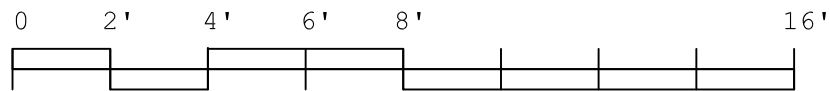
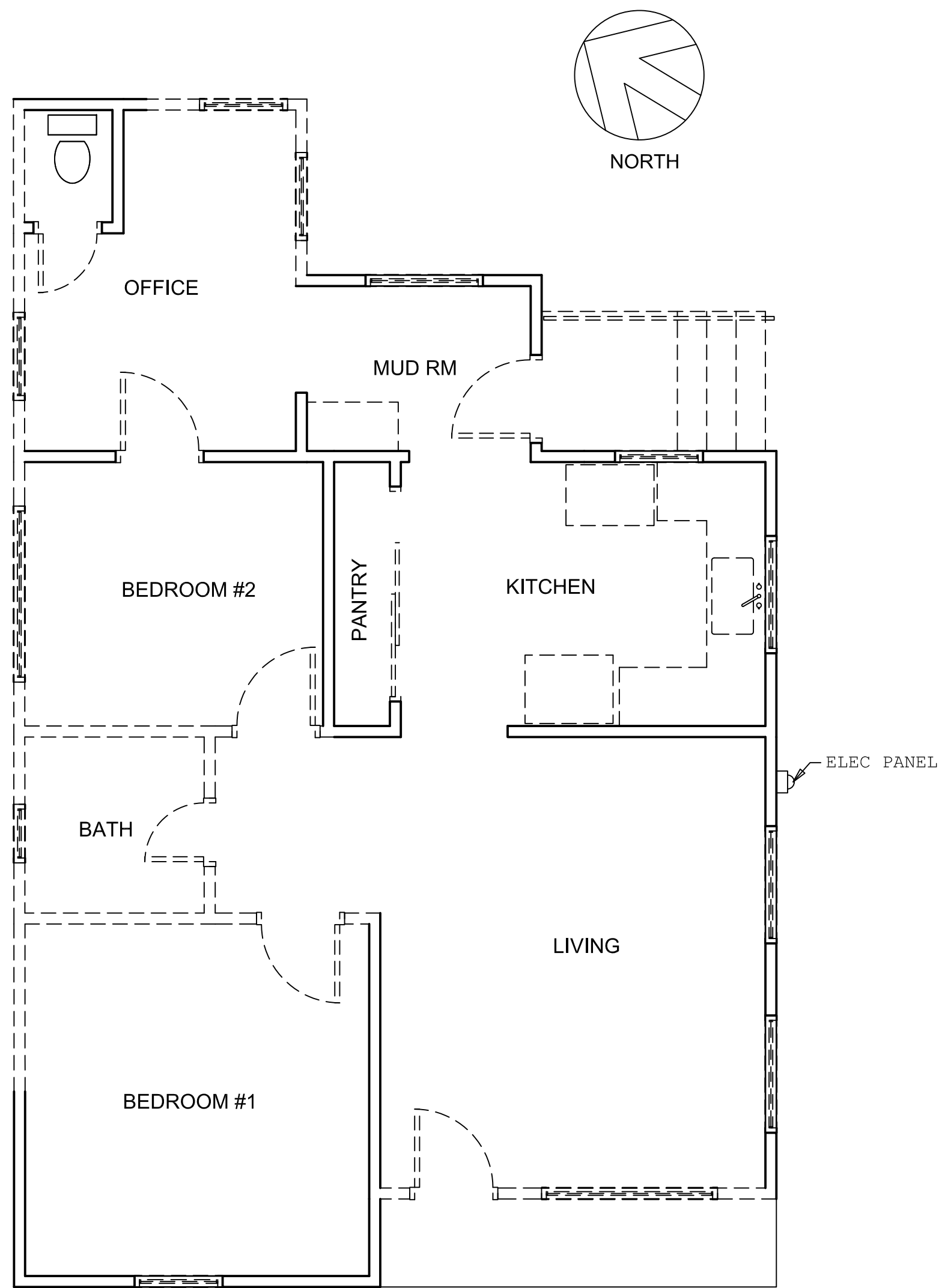
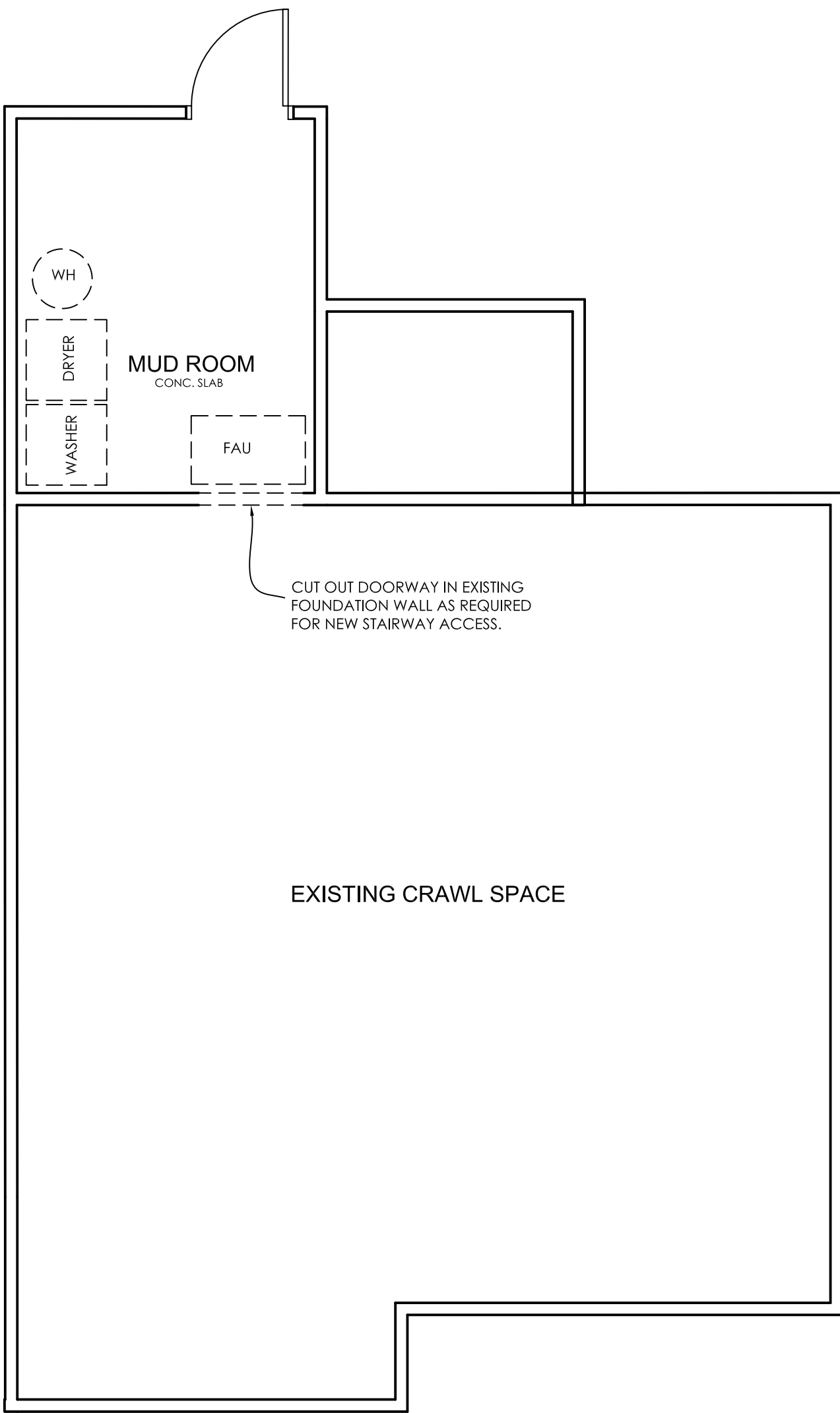
PROPOSED ADDITION TO RESIDENCE OF:
PAUL KADILLAK
18566 VINA DRIVE
LOS GATOS, CALIFORNIA

EXISTING FLOOR PLAN
COUNTY POINT ANALYSIS

Date	06.21.2024
Scale	as shown
Drawn	GS
Job	14022
Sheet	A2



A	6'-0" x 10'-0"	=	60.0	S.F.
B	6'-0" x 18'-0"	=	108.00	S.F.
C	25'-6" x 26'-0"	=	663.0	S.F.
D	3'-0" x 12'-6"	=	37.50	S.F.
EXISTING MAIN FLOOR AREA		=	868.50	S.F.
E	10'-0" X 8'-6"	=	85.00	S.F.
TOTAL SQUARE FOOTAGE		=	953.50	S.F.



EXISTING FLOOR AREA SCHEMATIC

EXISTING LOWER FLOOR PLAN

EXISTING MAIN FLOOR / DEMOLITION PLAN

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

FOUNDATION VENT WORKSHEET:

FOUNDATION AREA (AREA ONE):		1,322 SQ.FT.
1/150 * 144 =		1,269 SQ.IN.
TOTAL VENTILATION REQUIRED =		1,269 SQ.IN.
PROVIDED:		
QTY:	FREE AREA:	DESCRIPTION:
(8)	80.0	17.25" x 9.75 VENT
TOTAL VENTILATION PROVIDED =		1,681 SQ.IN.

The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of crawl-space area. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/4 inch (6 mm).

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grilles or gratings.
4. Extruded load-bearing vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension not exceeding 1/8 inch (3.2 mm)

STAIRS

A. Handrails shall be continuous for the full length of flight, from the point directly above the top of riser to the point directly above the lower riser, and terminate in newel post or safety terminals per CRC R311.7.8.2.

B. The handrail shall terminate in newel posts or safety terminals per CRC R311.7.8.2.

C. Handrail shall have a perimeter of not less than 4 inches and not greater than 6.25" with a cross section dimension not more than 2.25". Edges shall have a radius of not less than 0.01 inches per CRC R311.7.8.3. the proposed railing has a perimeter of 7 inches.

D. Bottom of stair framing is supported by slab on grade.

E. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

WATER HEATER NOTES

A. A 120V electrical receptacle that is within 3 feet from the water heater and accessible to the water heater with no obstructions; and

B. A Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; and

C. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance; and

D. A gas supply line with a capacity of at least 200,000 Btu/hr.

LEGEND

	EXISTING WALL TO REMAIN
	PROPOSED NEW WALL
	ELECTRICAL OUTLET
	GFCI RATED ELECTRICAL OUTLET
	WATER PROOF / GFCI RATED OUTLET

GENERAL NOTES

- A. ALL APPLIANCES TO BE CEC CERTIFIED
- B. 30" MIN. ACCESS REQUIRED FOR ATTIC MOUNTED EQUIPMENT.
- C. COOKING UNITS TO HAVE INT. IGNITION (IF GAS) WITH BUILT-IN AIR PURIFIER OR GRAVITY VENT
- D. CLOTHES DRYER EXHAUST VENT TO BE 4" DIA. DIRECT TO OUTSIDE W/14'-0" MAX. LENGTH (OR BOOSTER FAN REQ'D)
- E. WATER CLOSET SHALL HAVE MIN. CLEARANCE OF 24" FRONT, 30" COMPARTMENT WIDTH
- F. BATH TUB/SHOWERS REQ. PLUMBING ACCESS: 12" X 12" IF NO ACCESS PROVIDED. NON-SLIP JOINT CONNECTIONS REQ'D. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
- G. MINIMUM SHOWER SIZE IS 32" X 32". GLASS DOORS TO BE TEMPERED, SHOWER DAM MINIMUM 2", MAXIMUM 9" HIGH. USE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERBOARD UNDER ALL TILE, MARBLE ETC. OVER WOOD FRAMING. SHOWERS TO BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE DRAIN INLET. (NO GRN BD ALLOWED)
- H. THE MAIN ENTRY DOOR SHALL BE OPENABLE FROM THE INSIDE OF THE DWELLING WITHOUT USE OF A SPECIAL KEY, KNOWLEDGE OR EFFORT.
- I. WATER HEATER SHALL HAVE A FIRST-HOUR RATING OF 80 GALLONS AS PER CPC TABLE S-1
- J. All exterior doors (other than vehicular access doors to garages) shall be solid-core with siles and rails not less than 1-3/8 inches thick, and panels not less than 1-1/4 inches thick.

ROOMS / WINDOWS AND EGRESS:

1. MINIMUM CEILING HEIGHT SHALL BE 7' AFF FOR ALL ROOMS.
2. NO HABITABLE ROOMS OTHER THAN KITCHEN SHALL BE LESS THAN 7' IN ANY DIMENSION AND LESS THAN 70SF IN AREA.
3. EGRESS DOORWAYS SHALL HAVE A MINIMUM OF 32" CLEAR WIDTH.

PLUMBING FIXTURE RATING:

Plumbing fixtures to meet the following requirements for maximum flow rates per CGBC 4.303.1. Supplement effective July 2, 2016.

- A. Single showerhead - 1.8 gpm @ 80psi
- B. Multiple showerheads controlled by a single valve - 1.8 gpm @ 80psi
- C. Lavatory faucets - 1.2 gpm @ 60 psi (Minimum 0.8 gpm @ 20 psi)

All existing non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures, as specified above, per CGBC 301.1.1.

ELECTRICAL NOTES:

ELECTRICAL OUTLETS SHALL BE ARC-FAULT IN COMPLIANCE WITH ART. 210.12 CEC 2016.

ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT" RECEPTACLES. PER 2016 CEC ART 406.12.

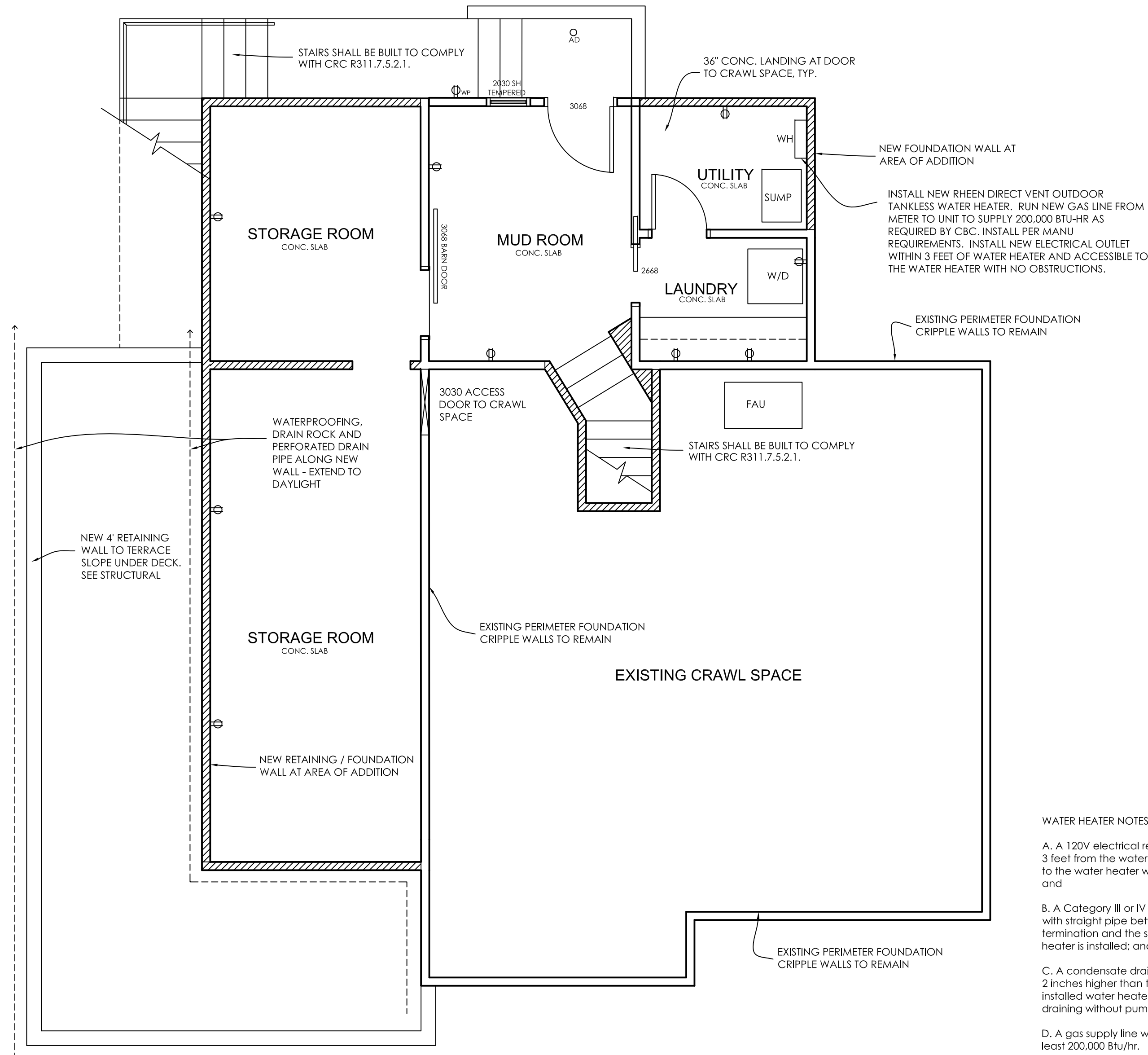
ELECTRICAL OUTLETS FOR GROUND FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE IN COMPLIANCE WITH ART 210.8CEC 2016.

FIRE PREVENTION:

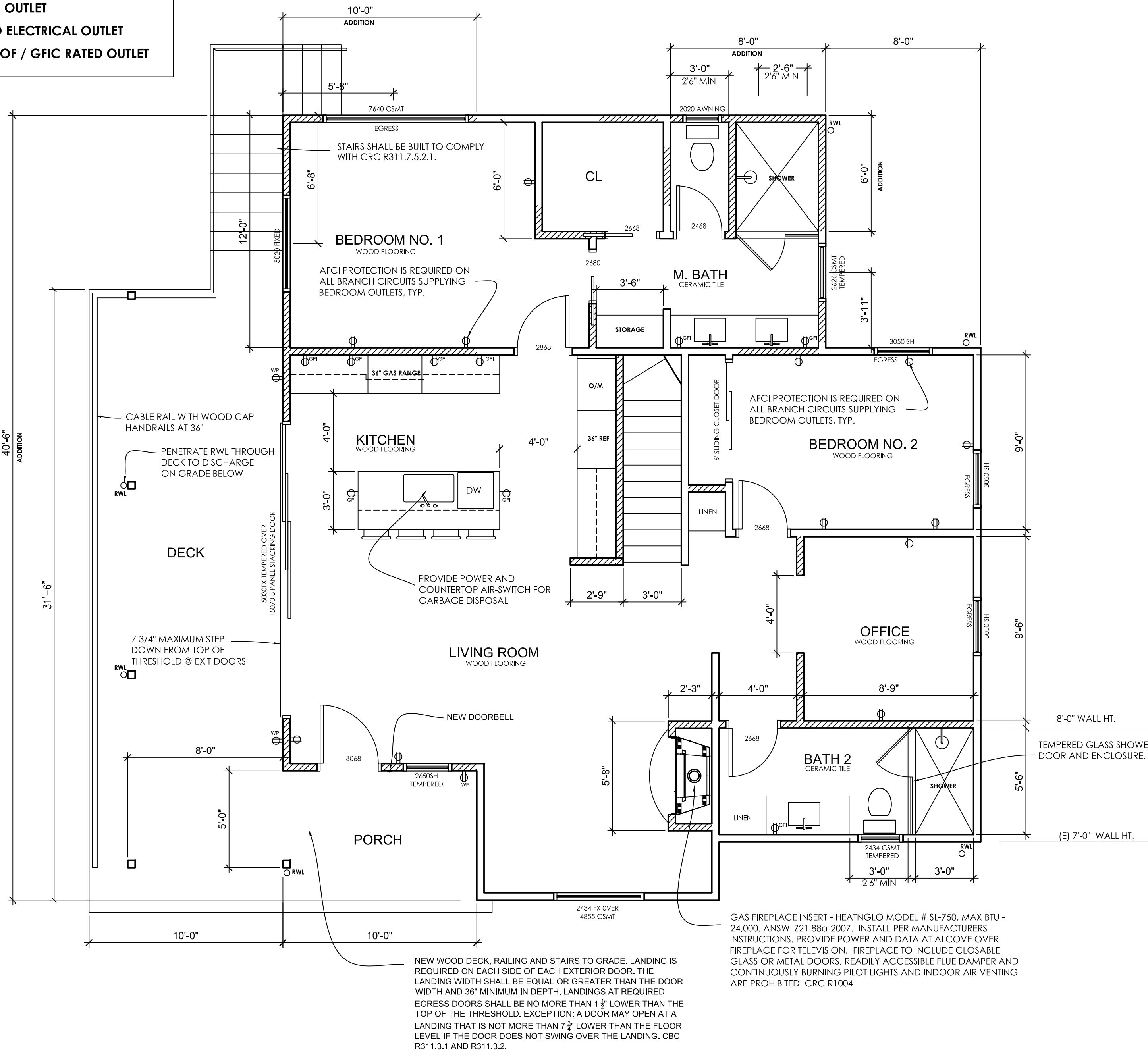
1. PROVIDE SMOKE ALARMS IN THE FOLLOWING LOCATIONS PER CRC: A. IN EACH SLEEPING ROOM. B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. C. ON EVERY OCCUPYABLE LEVEL OF THE DWELLING UNIT AND HABITABLE ATTICS. D. IN THE BEDROOM WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN IT OR ITS ATTACHED BEDROOM.
2. PROVIDE CARBON MONOXIDE ALARMS IN THE FOLLOWING LOCATIONS PER CRC R315: A. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. B. ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS.
3. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. CRC R302.11.

BATHTUB AND SHOWER TILED WALLS

SHOWER AND TUB/SHOWER WALLS TO BE CERAMIC TILE OR OTHER SMOOTH HARD NON-ABSORBENT SURFACE MTL. SET ON MORTAR OR DRY-SET ON 1/2" TILE BACKERBOARD OVER 15# FELT OR EQ. MOISTURE RESISTANT UNDER LAY +72" (MIN) ABOVE DRAIN INLET. NOTE: WATER RESISTANT GYPSUM BOARD SHALL BE USED OVER A CLASS I OR II VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. PER CRC SECTION R702.3.7



PROPOSED LOWER FLOOR PLAN



PROPOSED UPPER FLOOR PLAN

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

REVISIONS BY

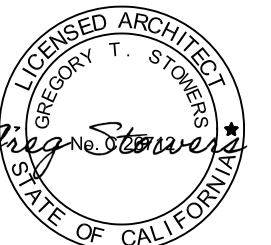
1	10.05.2020 Construction Changes



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PROPOSED ADDITION TO RESIDENCE OF:

PAUL KADILLAK
18566 VINA DRIVE
LOS GATOS, CALIFORNIA

PROPOSED FLOOR PLAN

Date	06.21.2024
Scale	as shown
Drawn	GS
Job	14022
Sheet	A3

1.

ALL DOOR HARDWARE FINISH SHALL BE TO MATCH EXISTING HOUSE. HARDWARE SHALL BE LEVER STYLE. REVIEW WITH OWNER AND ARCHITECT.
2.

DOORS ARE TO BE SOLID CORE WOOD, PAINT GRADE, TO RECEIVE A SG ENAMEL FINISH.
3.

ALL GLASS IN DOORS SHALL BE TEMPERED.
4.

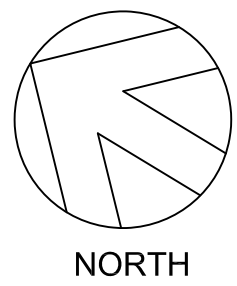
ALL HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 40" ABOVE FLOOR.
5.

ALL THRESHOLDS SHALL NOT BE MORE THAN ½" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL AS REQUIRED BY CBC.
6.

THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 lbs. FOR EXTERIOR AND INTERIOR DOORS.
7.

KEY ALL LOCKS TO MATCH ENTRY LOCKS OF MAIN HOUSE. PROVIDE EXTRA KEYS TO OWNER.
8.

ALL DOOR FRAMES SHALL BE WOOD. TRIM SHAPES AND SIZING SHALL BE TO MATCH EXISTING DOORS THROUGHOUT THE HOME. PAINT - SG ENAMEL.



DOOR NOTES

ATTIC VENT WORKSHEET:

ATTIC AREA (AREA ONE):		1,322 SQ.FT.
1/300 * 144 =		635 SQ.IN.
TOTAL REQ. VENTILATION =		635 SQ. FT.
(50% IN UPPER, 50% IN LOWER) =		317 SQ.IN.
LOCATED AT LEAST 3 FT. ABOVE EAVE: (UPPER 1/3 OF ATTIC)		
QTY:	FREE AREA:	DESCRIPTION:
(9)	60.0	DORMER VENT
(71 LIN FT)	10.0/1	RIDGE VENT
		540 SQ.IN.
		710 SQ.IN.
1,250.0		= TOTAL UPPER VENTILATION
LOCATED IN EAVE:		
QTY:	FREE AREA:	DESCRIPTION:
(6)	75.0	VULCAN EAVE VENT # VE5522
		450 SQ.IN.
450.0		= TOTAL LOWER VENTILATION
TOTAL VENTILATION PROVIDED=		1,700 SQ.IN.

The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of crawl-space area. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/4 inch (6 mm).

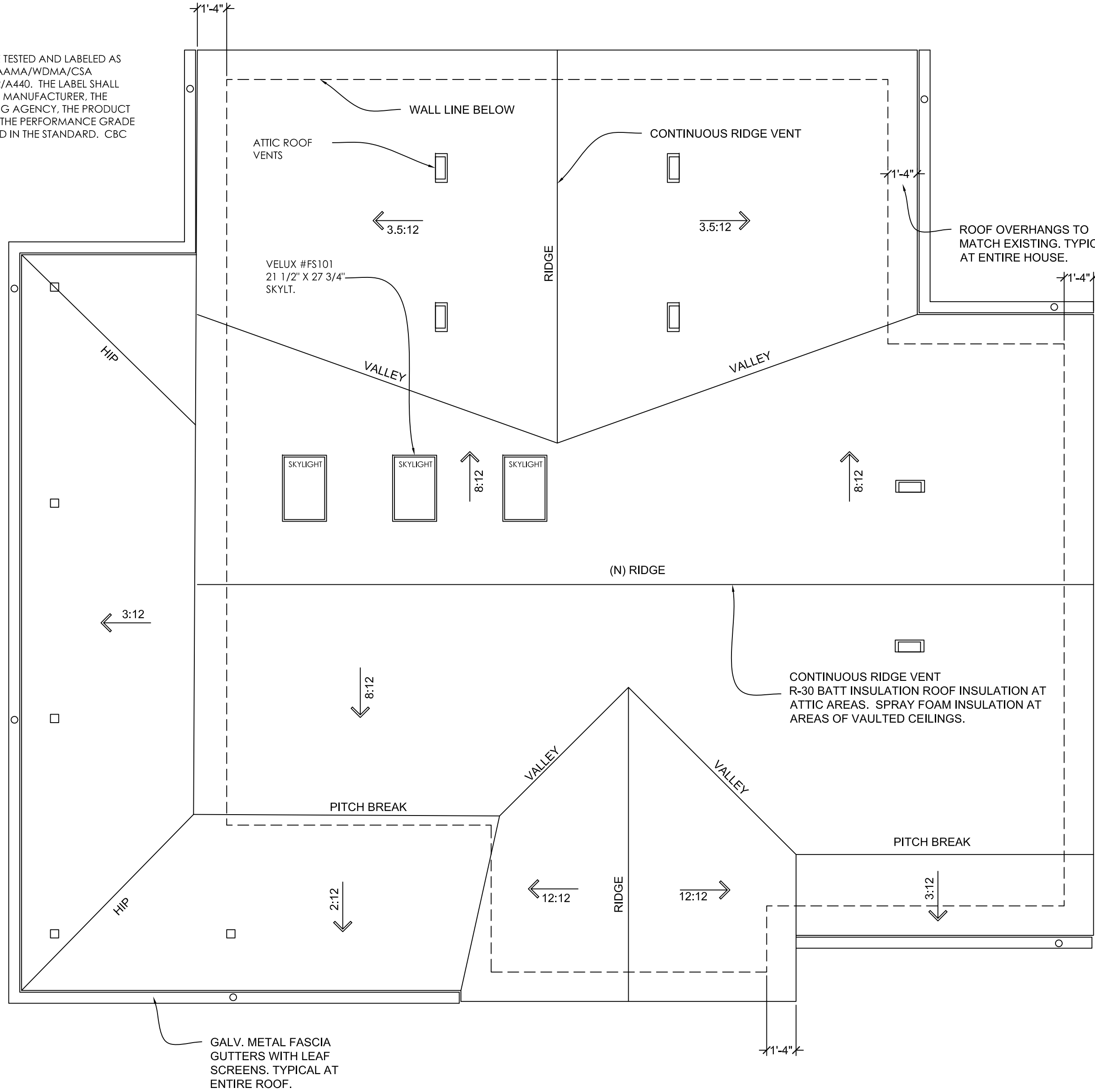
1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grilles or gratings.
4. Extruded load-bearing vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension not exceeding 1/8 inch (3.2 mm)

Roof valleys shall have not less than 26 gage galvanized sheet corrosion-resistant metal installed over a minimum 36 inch wide underlayment of 72 pounds mineral-surfaced nonperforated cap sheet running the full length of the valley per CRC R337.5.3.

Install screens at gutters as required to prevent the accumulation of leaves and debris in the gutters per CRC R337.5.4.

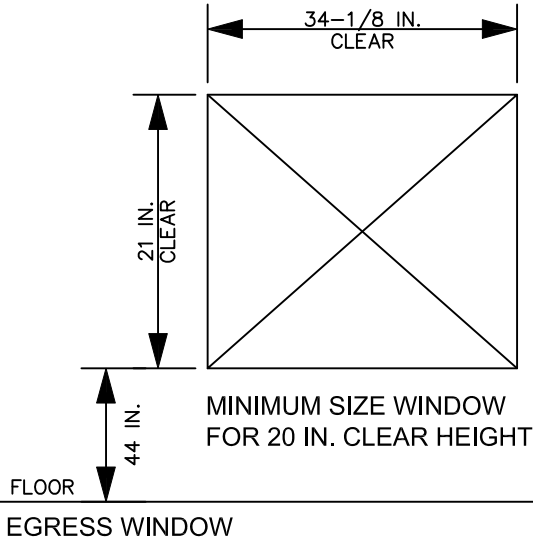
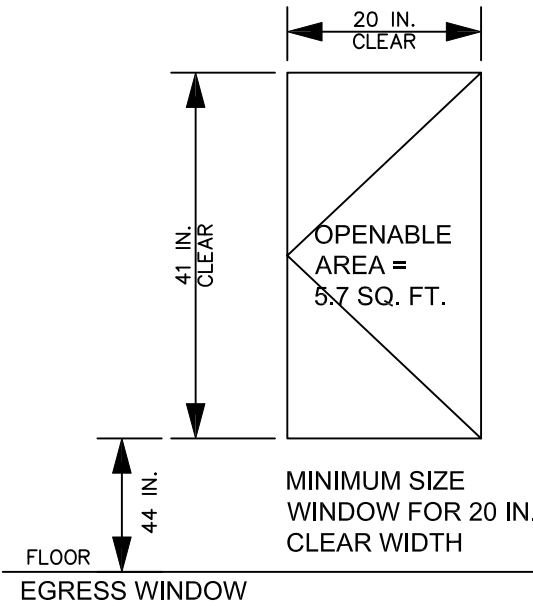
Roof, attic, and underfloor vents shall be covered with corrosion-resistant non-combustible wire mesh with mesh openings of 1/8 inch maximum per CRC R337.6.2 (Eave and cornice vents are not permitted per CRC R337.6.3)

SKYLIGHTS SHALL BE TESTED AND LABELED AS COMPLYING WITH AAMA/WDMA/CSA STANDARD 101/15.2/A440. THE LABEL SHALL STATE THE NAME OF MANUFACTURER, THE APPROVED LABELING AGENCY, THE PRODUCT DESIGNATION AND THE PERFORMANCE GRADE RATING AS SPECIFIED IN THE STANDARD. CBC 2405.5

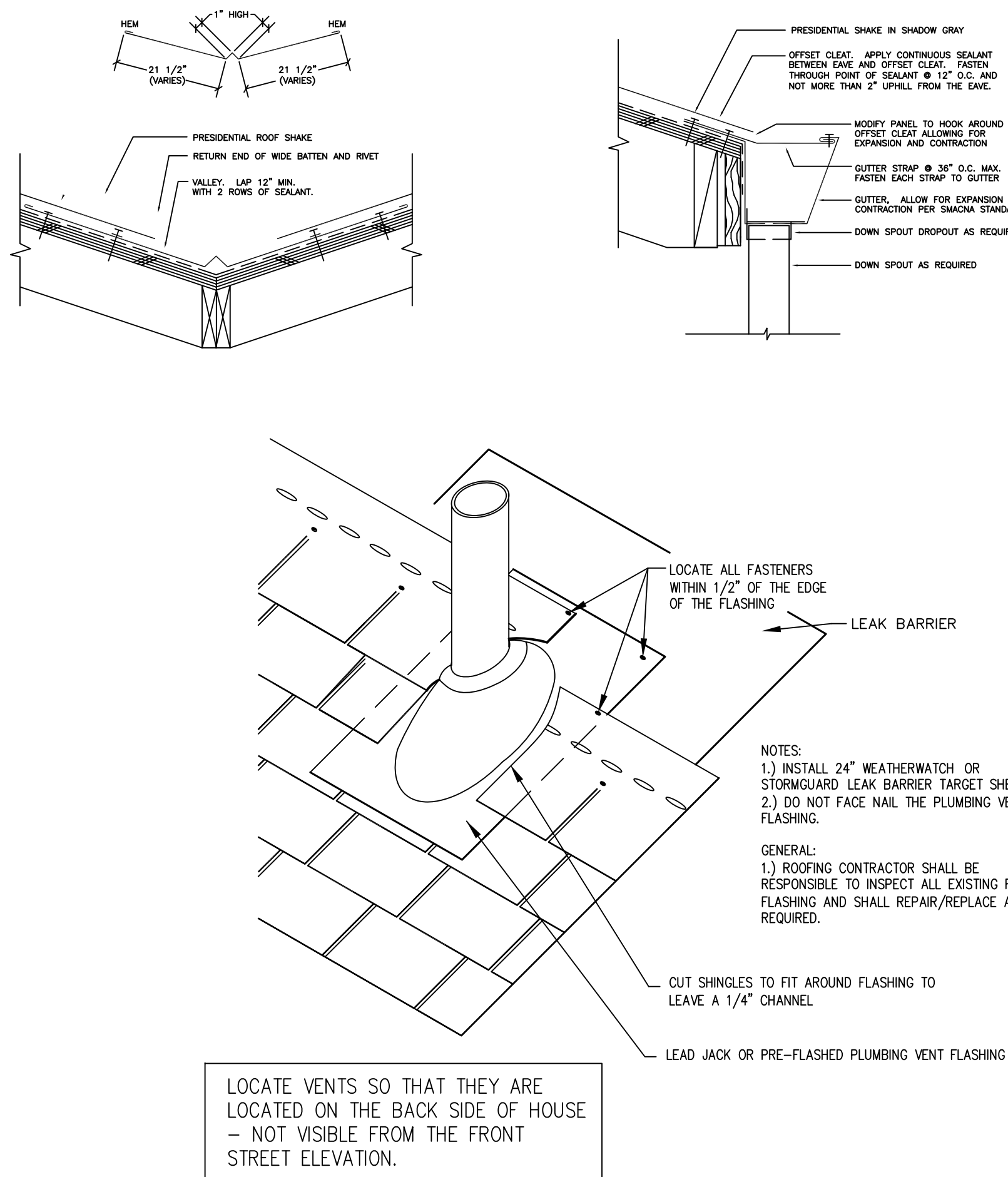


WINDOW NOTES:

1. WINDOWS SHALL BE ANDERSON E-SERIES. FRAME COLOR TO BE WHITE AT INTERIOR AND BLACK AT EXTERIOR. FOLDING HANDLES AT CASEMENT.
2. CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS, LAYOUT AND OPERATION WITH OWNER AND INTERIOR DESIGNER PRIOR TO PLACING ORDER.
2. GLASS AT WINDOWS ADJACENT TO DOORS, TUBS OR SHOWERS SHALL BE TEMPERED AS REQUIRED BY CODE.
3. ALL WINDOWS ARE TO HAVE LOW-E GLASS AS REQUIRED BY TITLE 24 ENERGY CODE.
4. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
5. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. (EXCEPT AT GRADE FLOOR, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET).
- THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
- THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
- FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR
6. ALL WINDOWS SHALL BE DOUBLE GLAZED - U.O.N.
7. ALL WINDOW OPENING TO THE EXTERIOR AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED, C.E.C. CERTIFIED AND LABELED PER TABLE 2-53V, OF TITLE 24 C.A.C.
8. GLAZING TO BE TEMPERED IF WITHIN A 24" ARC OF DOOR EDGE OR IF BOTTOM IS LESS THE 60" ABOVE WALKING SURFACE AND AT STAIRWAYS AND LANDINGS.
9. ALL GLAZING IN/OVER TUBS OR SHOWERS SHALL BE TEMP. IF WITHIN 60" OF DRAIN.
10. ALL GLAZING SHALL HAVE A TEMP. LABEL SHOWING THE SHGC, U-FACTOR, AIR LEAKAGE & VISIBLE TRANSMITTANCE, THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION
11. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED.
12. ALL EXTERIOR WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL UTILIZE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE (INNER OR OUTER PANE).



WINDOW INFORMATION / CODE REFERENCES



PROPOSED ROOF PLAN

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

PROPOSED ROOF PLAN

Scale:
3/16" = 1'-0"

REVISIONS	BY



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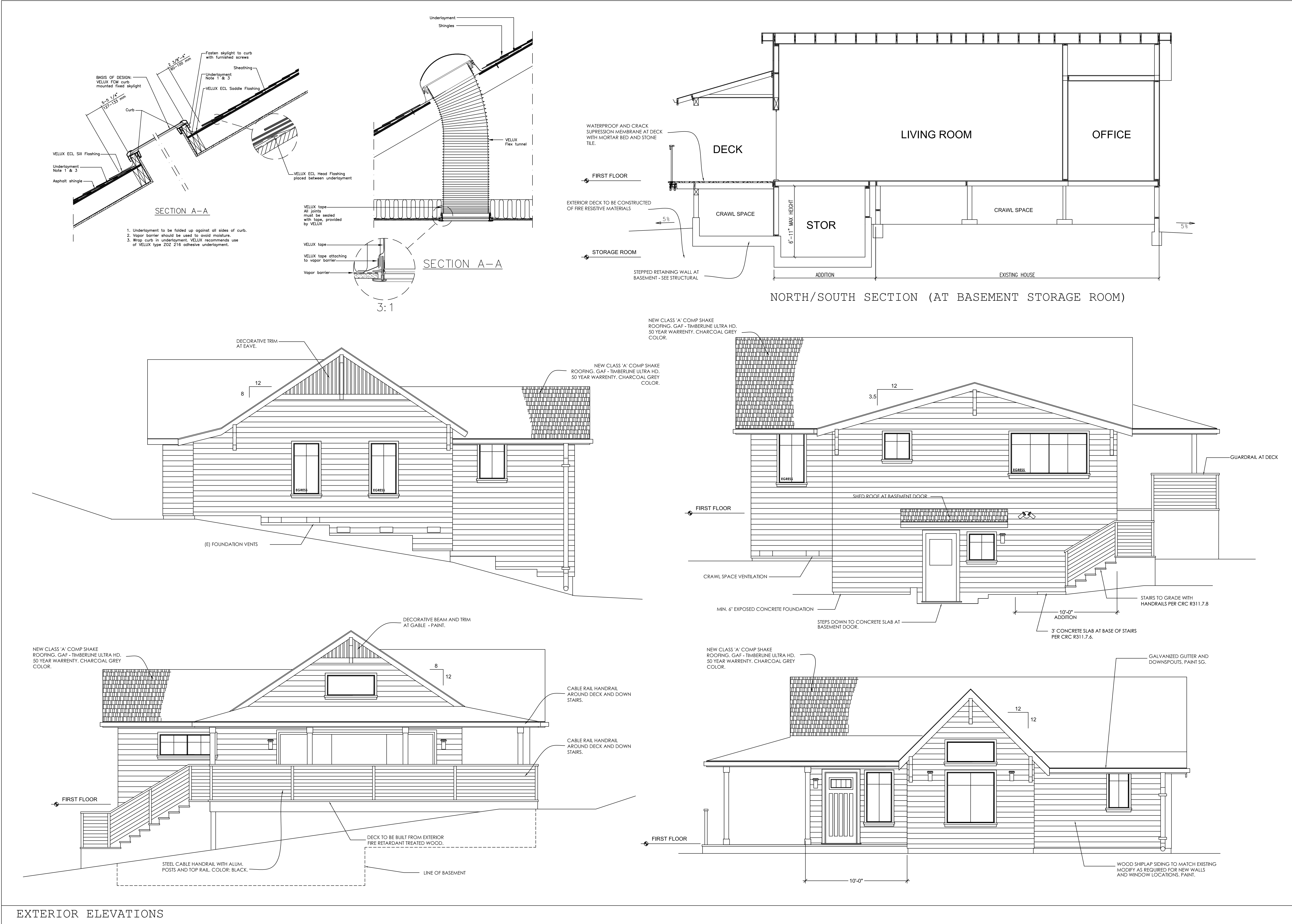
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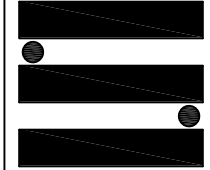
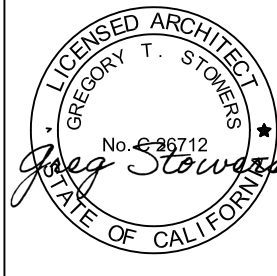


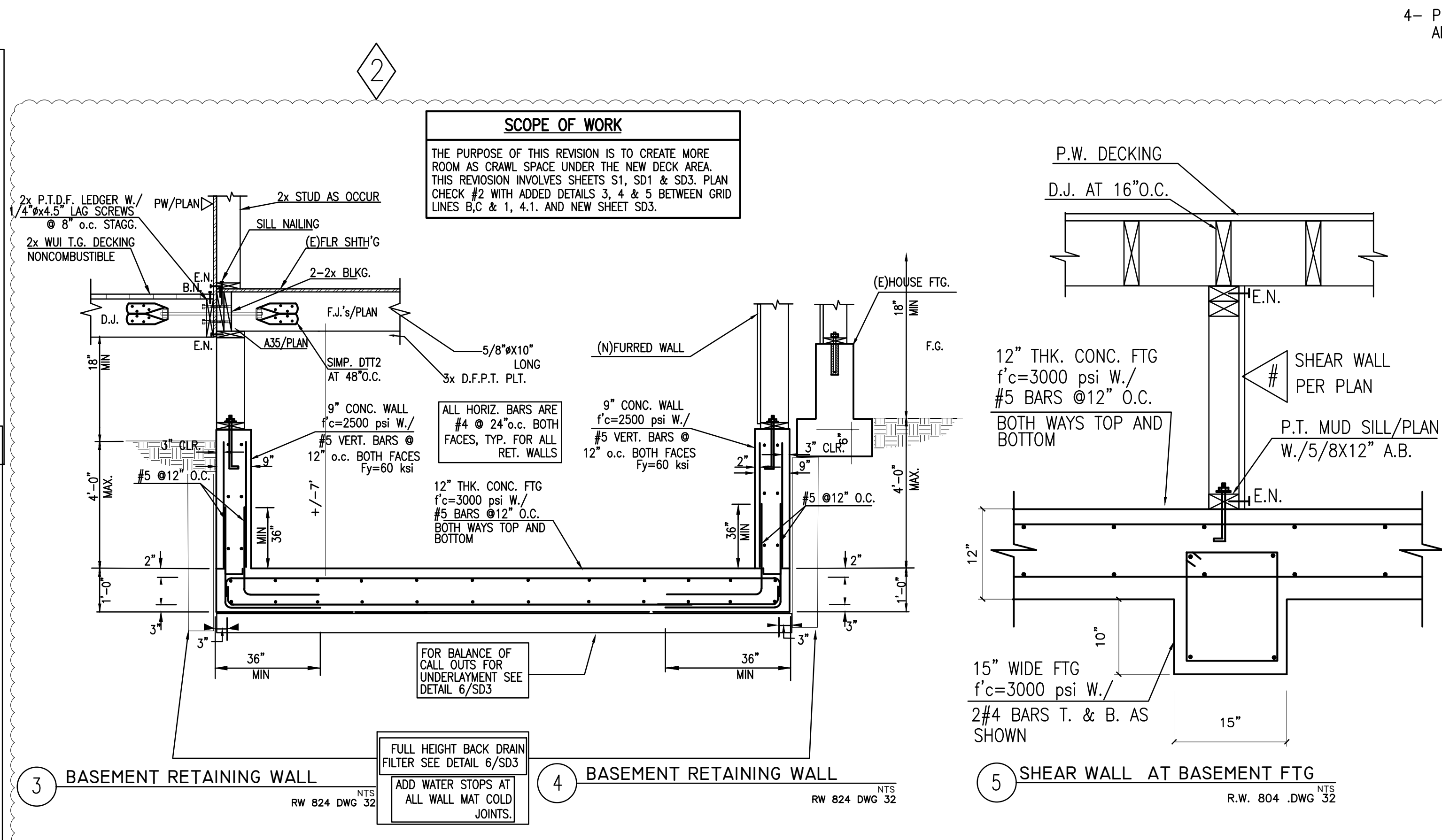
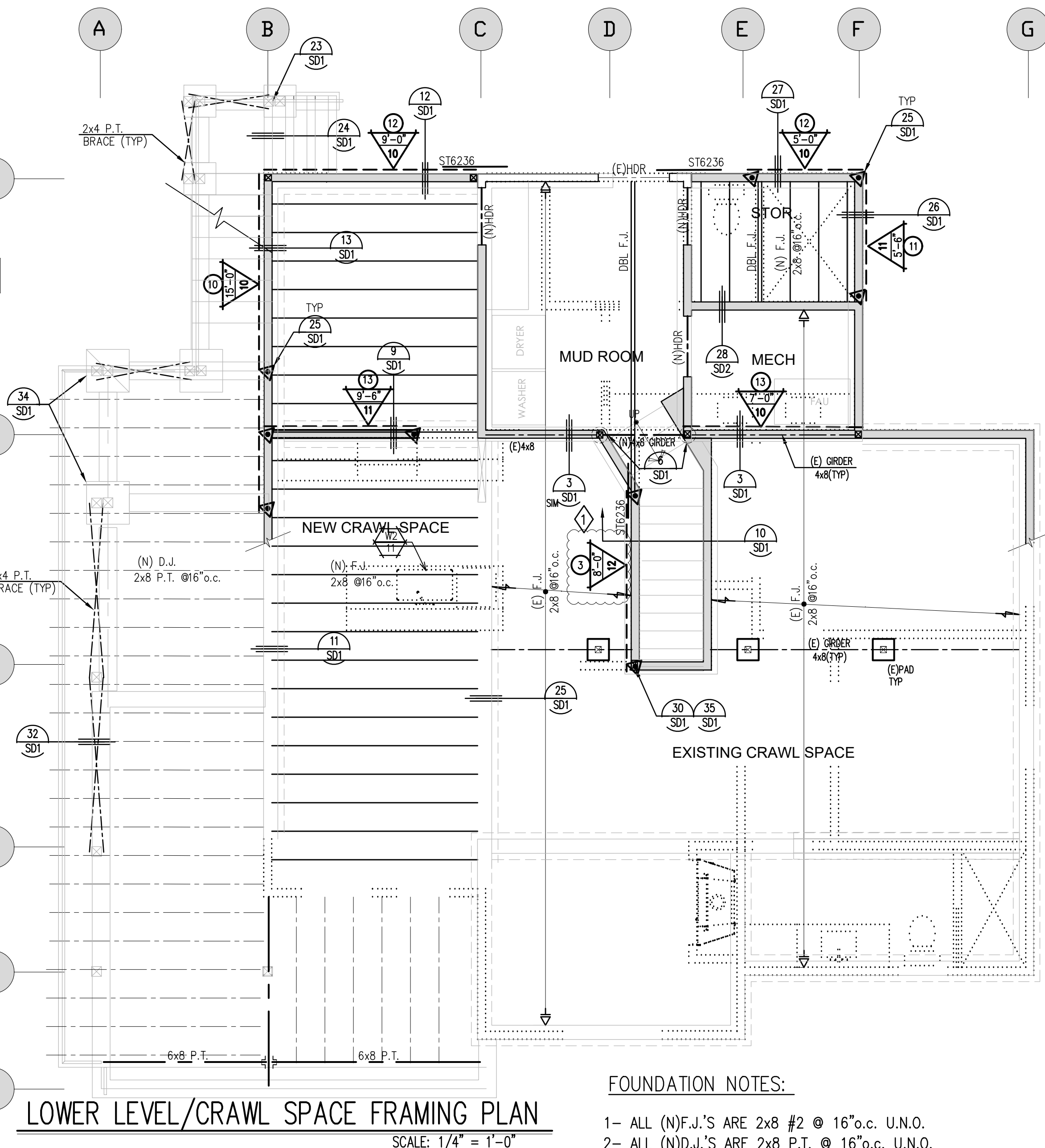
PROPOSED ADDITION TO RESIDENCE OF:
PAUL KADILLAK
18566 VINA DRIVE
LOS GATOS, CALIFORNIA

PROPOSED ROOF PLAN

Date	06.21.2024
Scale	as shown
Drawn	GS
Job	14022
Sheet	A4



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PROPOSED ADDITION TO RESIDENCE OF: PAUL KADILLAK 18566 VINA DRIVE LOS GATOS, CALIFORNIA	
EXTERIOR ELEVATIONS	
Date	06.21.2024
Scale	as shown
Drawn	GS
Job	14022
Sheet	A5



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

(2016 CALIFORNIA BUILDING CODE 2306.3)

(2016 CALIFORNIA BUILDING CODE 2306.3)

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STRUCT. I SHEATHING ONLY

A diagram of a tapered pin. The length is labeled L . The height at the left end is labeled H . The diameter at the right end is labeled D .

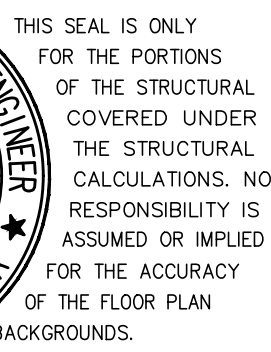
1. ALL PANE

- 
 ← TYPE OF SHEAR WALL
 ← LENGTH OF SHEAR WALL
 ← SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS.
- 
 INDICATES NON STRUCTURAL PLYWOOD COVER ONLY
- 
 ← TYPE OF SHEAR WALL
 ← HD ROD DIA.(n) & GRADE
 ← MODEL NUMBER
 ← SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS.

TABLE 2304.7(3)

1. 1

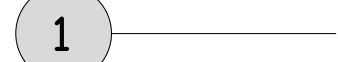
OS GATOS CA 950.3

 Δ 

DATE OF SERVICE

[illegible]

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



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



PROJECT:

KADILLAK RESIDENCE
18566 VINA DRIVE
LOS GATOS, CA 95033

SHEET TITLE:

ROOF FRAMING PLAN

JOB NO: 0619-1937

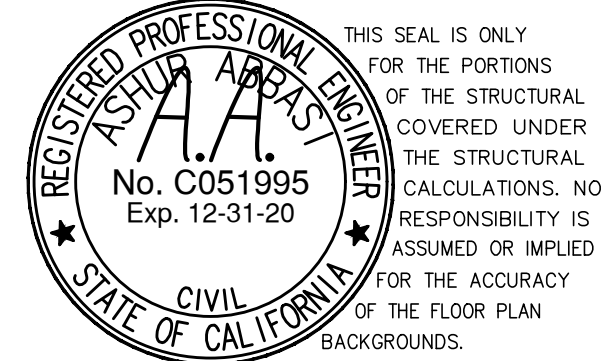
PLOT DATE: 6/20/2019

DRAWN BY: F.M.

REVISIONS:

PLAN CHECK RESPONSE	9/13/2019
CREATE CRAWL SPACE UNDER	5/19/2020
FIELD CHANGES DURING CONSTRUCTION	6/10/2020
Respond to Plan Check/Red Line #2	(9/18/2020)

SEAL 9/18/2020



PROVISIONS

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF FURNISHED BY BETTA GROUP ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY BETTA GROUP. ANY SUBMISSION OR DISTRIBUTION WITHOUT THE EXPRESS WRITTEN CONSENT OF BETTA GROUP WILL BE CONSIDERED AS A VIOLATION OF BETTA GROUP'S COPYRIGHT OR OTHER RESERVED RIGHTS.

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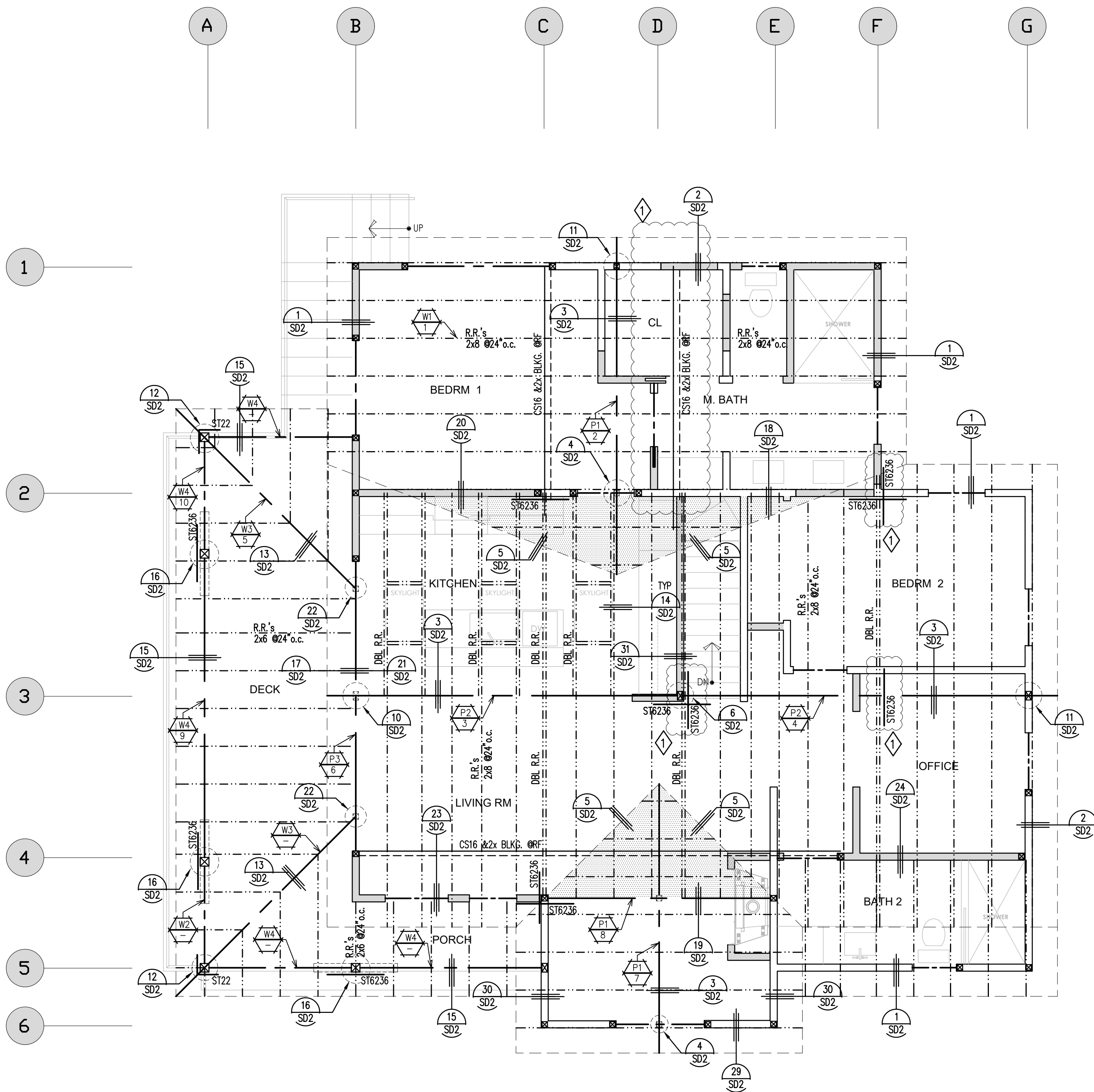
GENERAL NOTES

PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THAT CONDITIONS AT THE PROJECT SITE ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, MEASUREMENTS, ELEVATIONS AND CONDITIONS NECESSARY FOR SUCCESSFUL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPORT AT ONCE ERRORS, INCONSISTENCIES, OMISSIONS AND APPARENT DISCREPANCIES TO THE DESIGNER, ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR WORK PERFORMED INVOLVING A KNOWN ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS.

DRAWING NO.

S3

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



ROOF FRAMING PLAN

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

FRAMING NOTES

- 1- ALL (N)R.R.'S ARE 2x8#2 @24" o.c. U.N.O.
- 2- ALL (N)HIP BEAMS ARE 2x10#2 U.N.O.
- 3- ALL (N)HJR'S FOR ARE 4x12#1 U.N.O.
- 4- OVERLAP ALL TOP PLATE SPLICES PER DETAIL 7/SD2
- 5- IT IS O.K. TO INSTALL PLYWOOD SHEAR ON EITHER SIDE OF THE WALL AS NECESSARY.

U-HANGER SCHEDULE	
MATERIAL	SIMPSON U-HANGER
2x6 (R.R.'s)	LRU26
2x6 (R.R.'s)	LRU28
2x6 W.C.D.F.#2	LU26
2x8 W.C.D.F.#2	LU28
2x12 W.C.D.F.#2	LU212
4x10 W.C.D.F.#1	HU410
4x12 W.C.D.F.#1	HU412
3-1/2x9-1/2 P. PSL	HHUS410
3-1/2x11-7/8 P. PSL	HHUS410
5-1/4x11-7/8 P. PSL	HHUS5.50/10
5-1/4x14 P. PSL	HGUS5.50/14

CBC/2016 TABLE 2304.9.1 NAILING SCHEDULE	
1. JOISTS TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x 6"(25mmx152mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x 6"(25mmx152mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2"(51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TOP FACE NAIL	16d AT 16"(406mm) o.c.
7. TOP PLATE TO STUD, END NAIL	4-8d TOENAIL, OR 2-16d END NAIL
8. STUD TO SOLE PLATE	16d AT 24"(610mm) o.c.
9. DOUBLE STUDS, FACE NAIL	8-16d
10. DOUBLE TOP PLATES, LAP SPLICE	8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	8d AT 6"(152mm) o.c.
12. RM JOIST TO TOP PLATE, TOENAIL	8d AT 6"(152mm) o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16"(406mm) o.c. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1"(25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x 8"(25mmx202mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x 8"(25mmx202mm) SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	8d AT 24"(610mm) o.c.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32"(813mm) o.c. AT TOP & BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
25. 2"(51mm) PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2 SUBFLOOR, ROOF AND SHEATHING (TO FRAMING):	
1/2" (12.7mm) OR LESS	6d
19/32"-3/4" (15mm-19mm)	.8d OR 6d
7/8"-1"	8d
1-1/8"-1-1/4"	10d OR 8d
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4"(19mm) OR LESS	6d
7/8"-1"(22mm-25mm)	8d
1-1/8"-1-1/4"(29mm-32mm) OR LESS	10d OR 8d
27. PANEL SIDING (TO FRAMING): 2	
1/2" (12.7mm) OR LESS	6d
5/8" (16mm) OR LESS	8d
28. FIBERBOARD SHEATHING: 7	
25/32" (25mm)	NO. 11ga. 6d
	NO. 16ga. 8d
	NO. 16ga. 8d
29. INTERIOR PANELING:	
1/4"(6.4mm)	4d
3/8"(9.5mm)	6d

LEGENDS:

BEAMS

W1	2x8 W.C.D.F.#2 @24" o.c.	W4	.6x10 W.C.D.F.#1	P1	3-1/2"x11-7/8" 2.2Z PARALLAM PSL
W2	2x8 W.C.D.F.#2 @16" o.c.	W5	.6x8 P.T. W.C.D.F.#1	P2	5-1/4"x11-7/8" 2.2Z PARALLAM PSL
W3	2x10 W.C.D.F.#1	P3	3-1/2"x14" 2.2Z PARALLAM PSL		

- ALL METAL FASTENERS & CONNECTORS IN CONTACT W/P.T. WOOD AND EXPOSED TO WEATHER AND/OR INSTALLED BELOW GRADE SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- ALL EXTERIOR DECK PARALLAM BEAMS TO BE EXTERIOR TYPE AND ALL OTHER EXTERIOR DECK JOISTS, POSTS, BEAMS ETC. TO BE PRESSURE TREATED OR REDWOOD MATERIAL OR CEDAR.

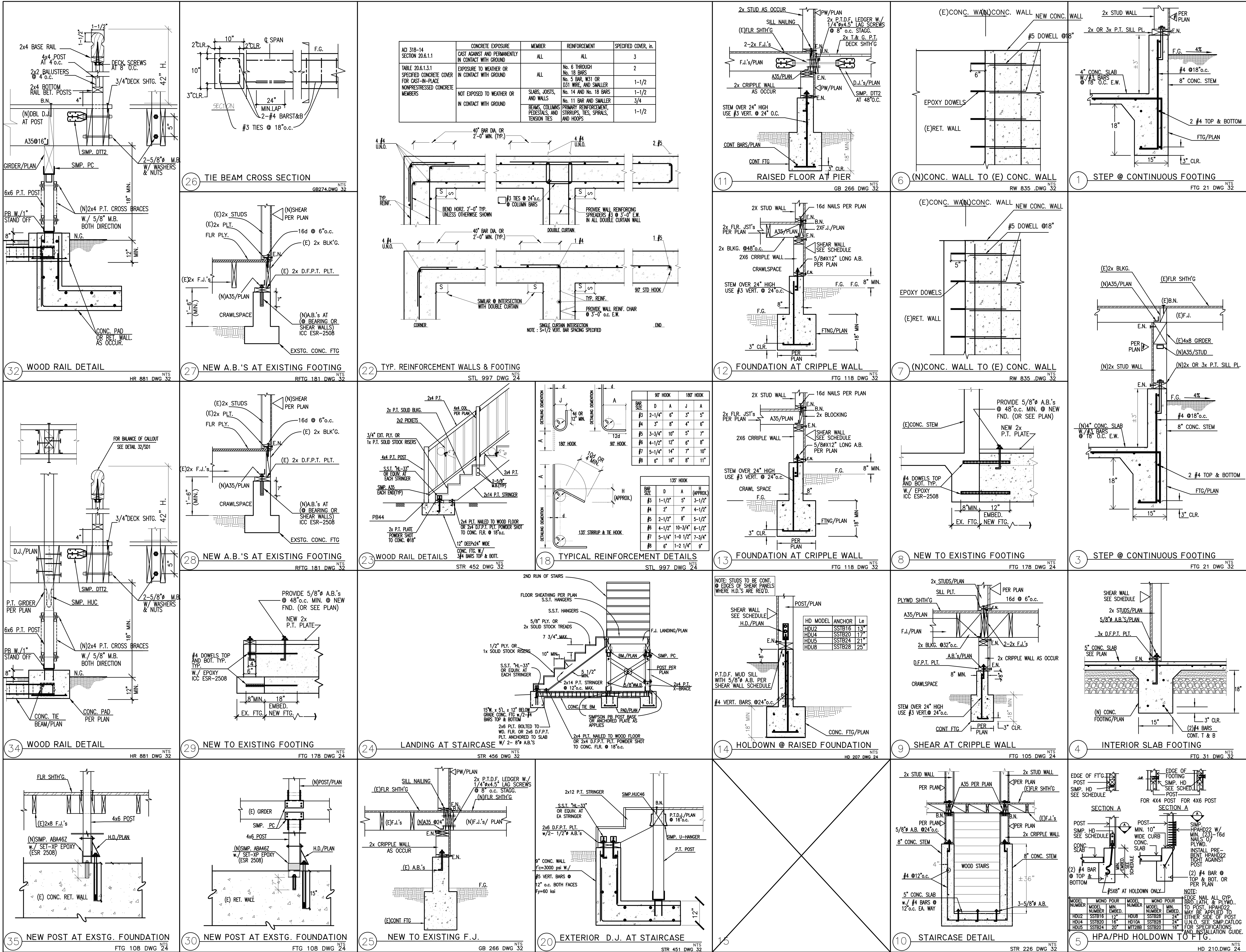
LEGEND

- INDICATES LOCATION OF 4x OR 6x POST WITH MS148 HOLDOWN U.N.O. ON PLAN
- INDICATES LOCATION OF 4x POST WITH HDU4 HOLDOWN U.N.O. ON PLAN
- INDICATES DETAIL NUMBER
- INDICATES SHEET NUMBER
- INDICATES 4x KICKER TO ROOF ABOVE

HORIZONTAL DIAPHRAGM

- INDICATES CALIFORNIA AREA
- INDICATES NEW 2x STUD WALLS.
- INDICATES EXISTING 2x STUD WALLS.
- INDICATES(S) STUD WALLS TO BE REMOVED.
- INDICATES CALIFORNIA FRAMING
- INDICATES COFFERED CEILING

- INDICATES LOCATION OF 4x4 POST U.N.O.
- INDICATES LOCATION OF 4x6 POST U.N.O.
- INDICATES LOCATION OF 6x6 POST U.N.O.
- INDICATES LOCATION OF 6x8 POST U.N.O.



PROJECT:

KADILLAK RESIDENCE
18566 VINA DRIVE
LOS GATOS, CA 95033

SHEET TITLE:

STRUCTURAL
DETAILS

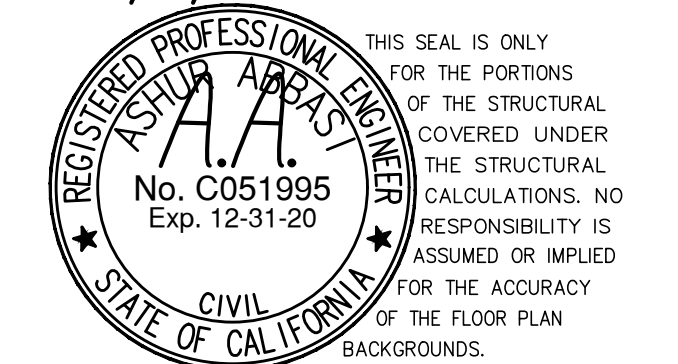
JOB NO: 0619-1937

PLOT DATE: 6/20/2019

DRAWN BY: F.M.

- REVISIONS:
- PLAN CHECK RESPONSE 9/13/2019
 - CREATE CRAWL SPACE UNDER DECK 5/19/2020
 - FIELD CHANGES DURING CONSTRUCTION 6/10/2020
 - Respond to Plan Check/Red Line #2 (9/18/2020)

SEAL 9/18/2020



PROVISIONS

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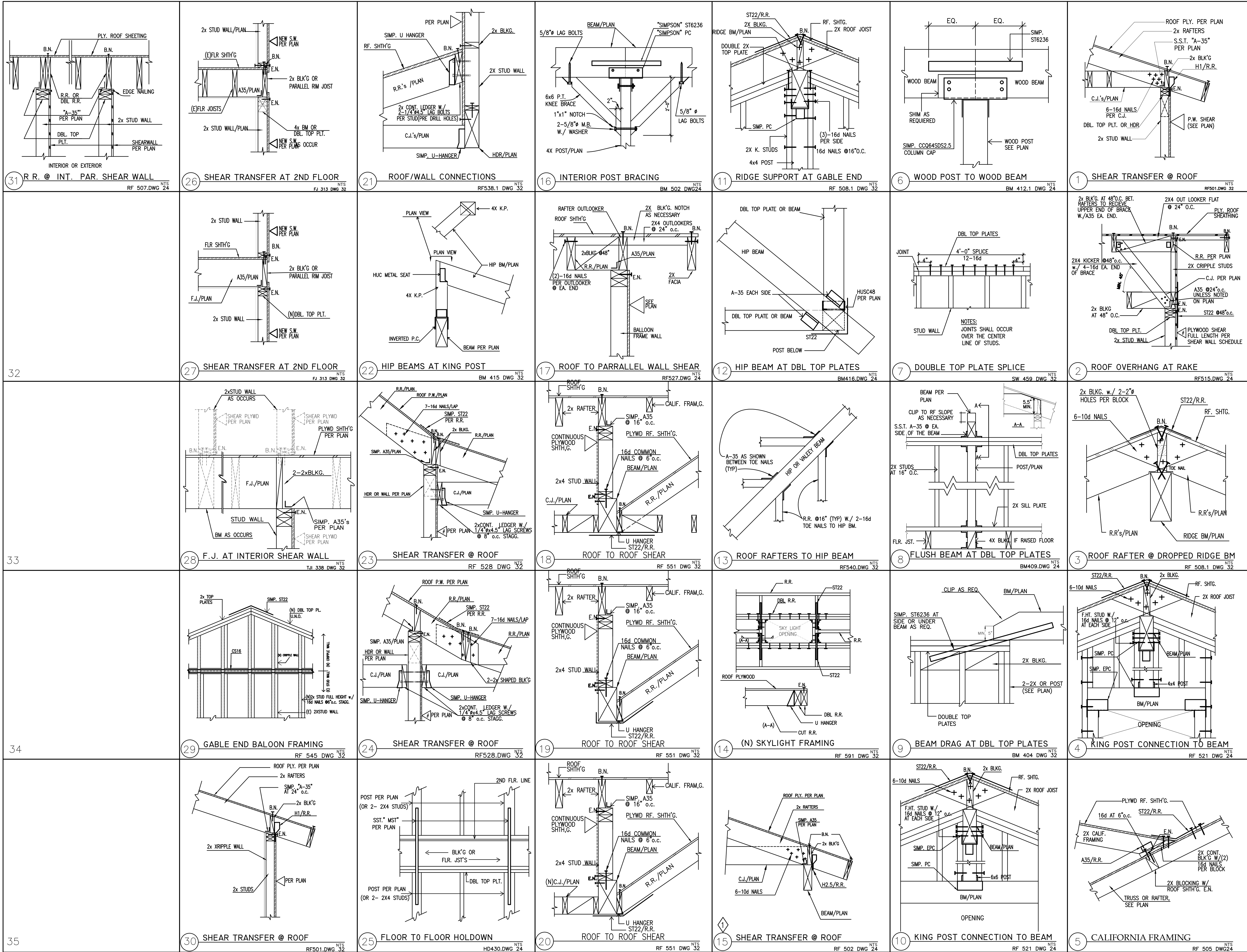
GENERAL NOTES

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DRAWING NO.

SCALE: NTS

SD1



PROJECT:

KADILLAK RESIDENCE
18566 VINA DRIVE
LOS GATOS, CA 95033

SHEET TITLE:

STRUCTURAL DETAILS

JOB NO: 0619-1937

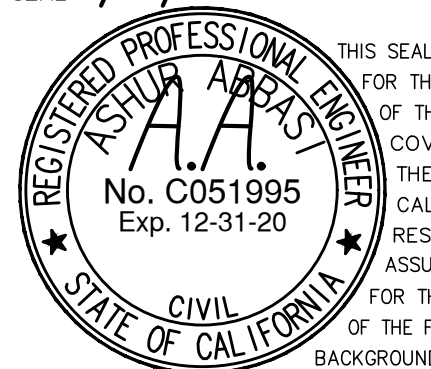
PLOT DATE: 6/20/2019

DRAWN BY: F.M.

REVISIONS:

- 1. PLAN CHECK RESPONSE 9/13/2019
- 2. CREATE CRAWL SPACE UNDER DECK 5/19/2020
- 3. FIELD CHANGES DURING CONSTRUCTION 6/10/2020
- 4. Respond to Plan Check/Red Line #2 (9/18/2020)

SEAL 9/18/2020



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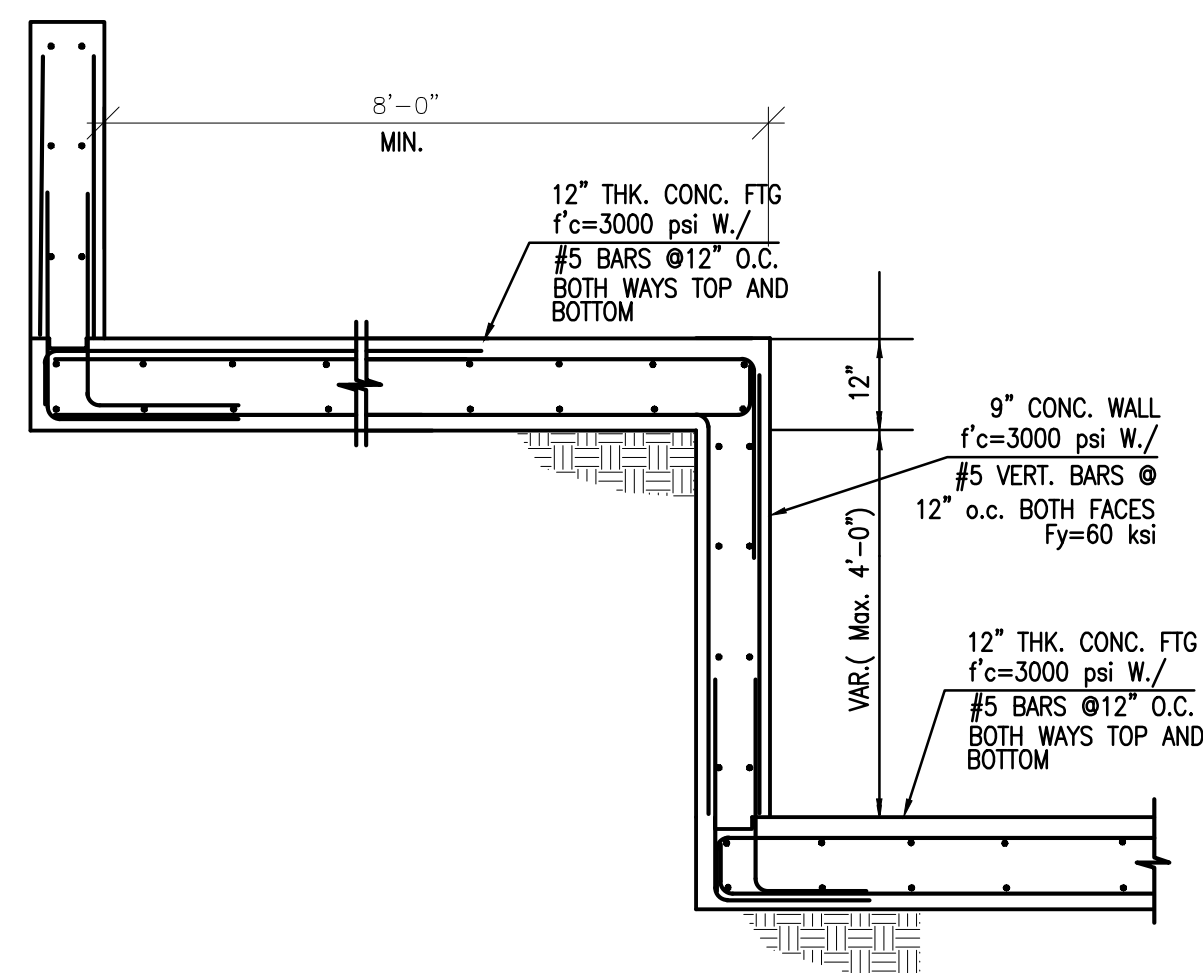
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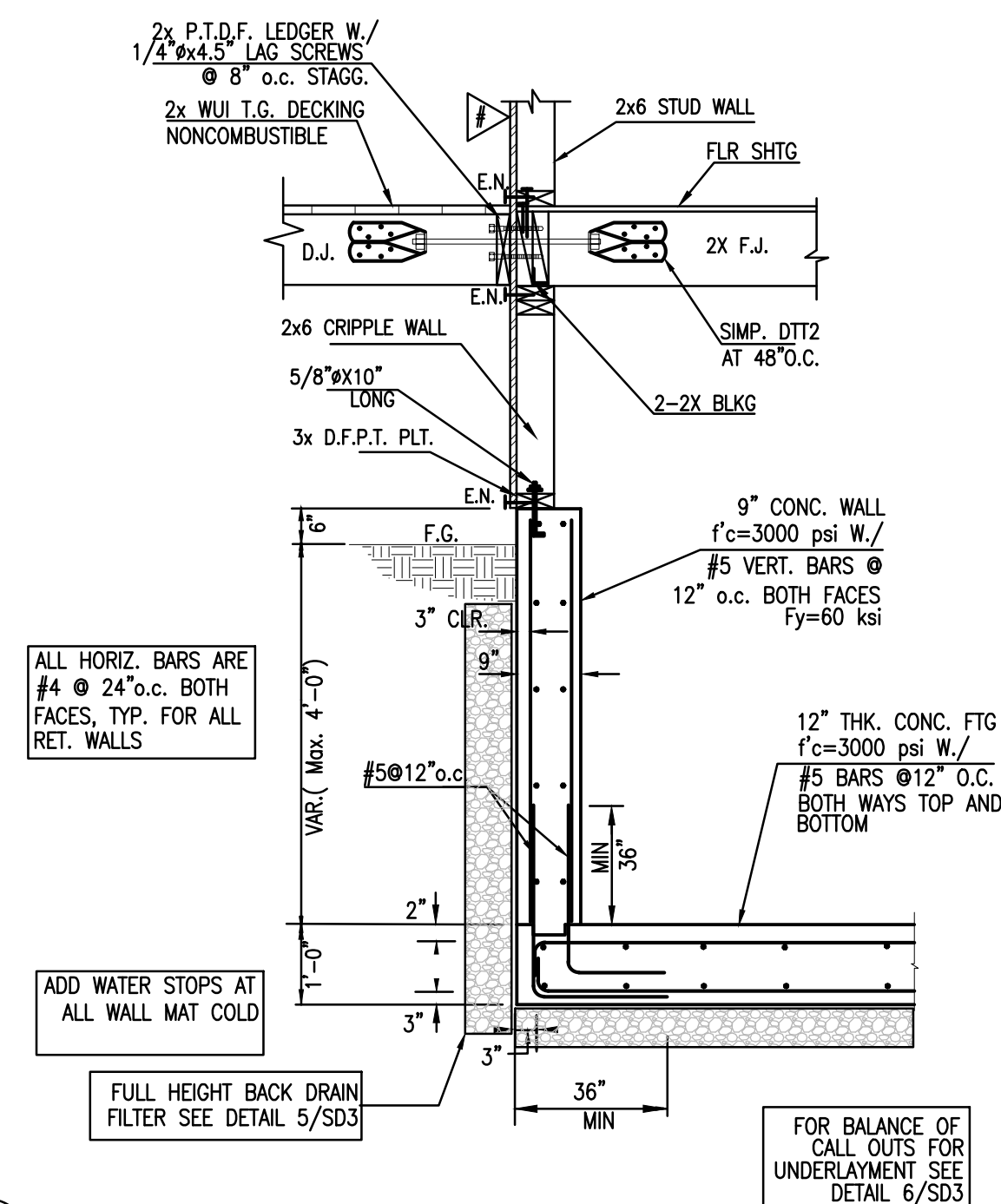
DRAWING NO.

SD2

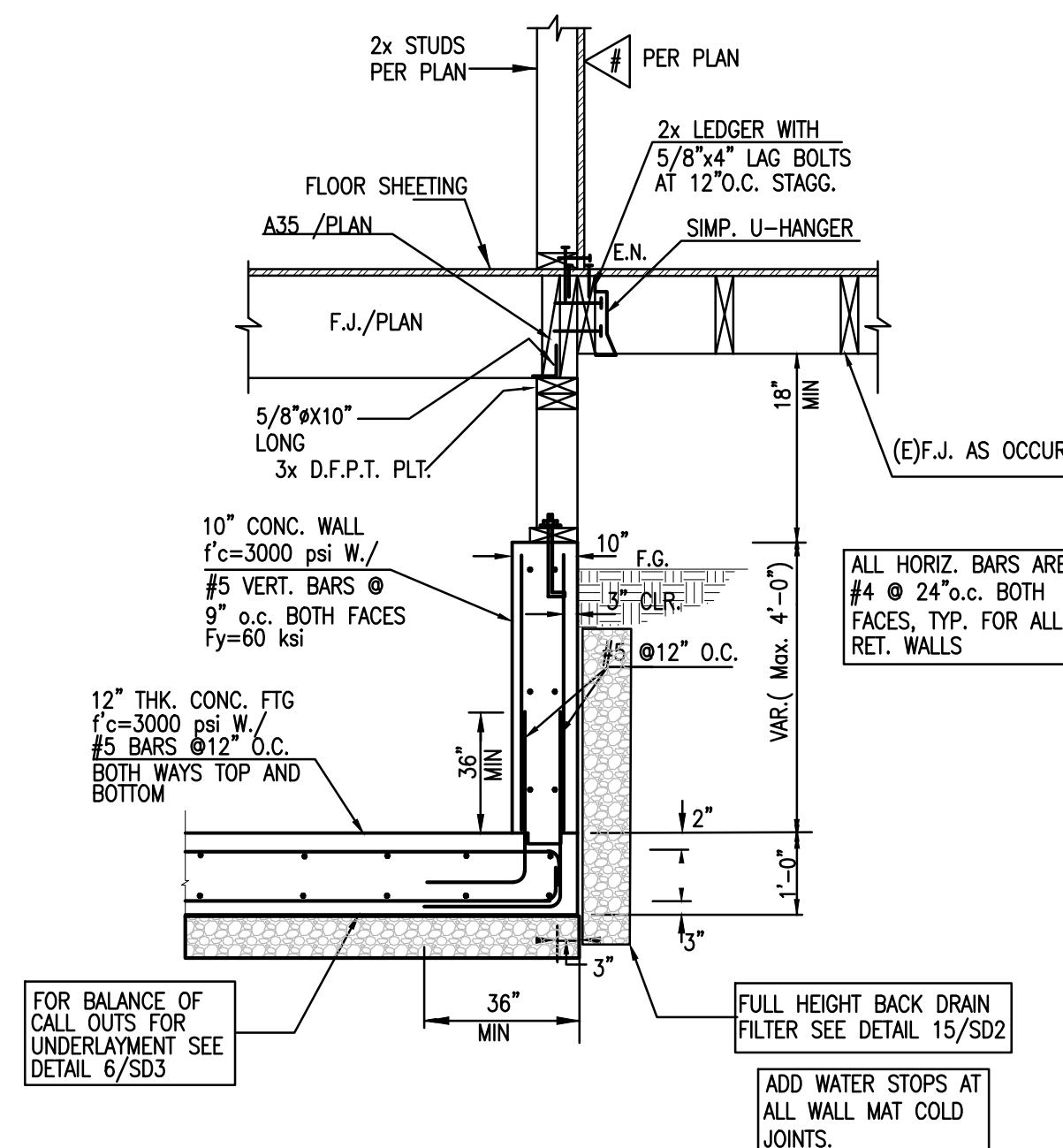
SCALE: NTS



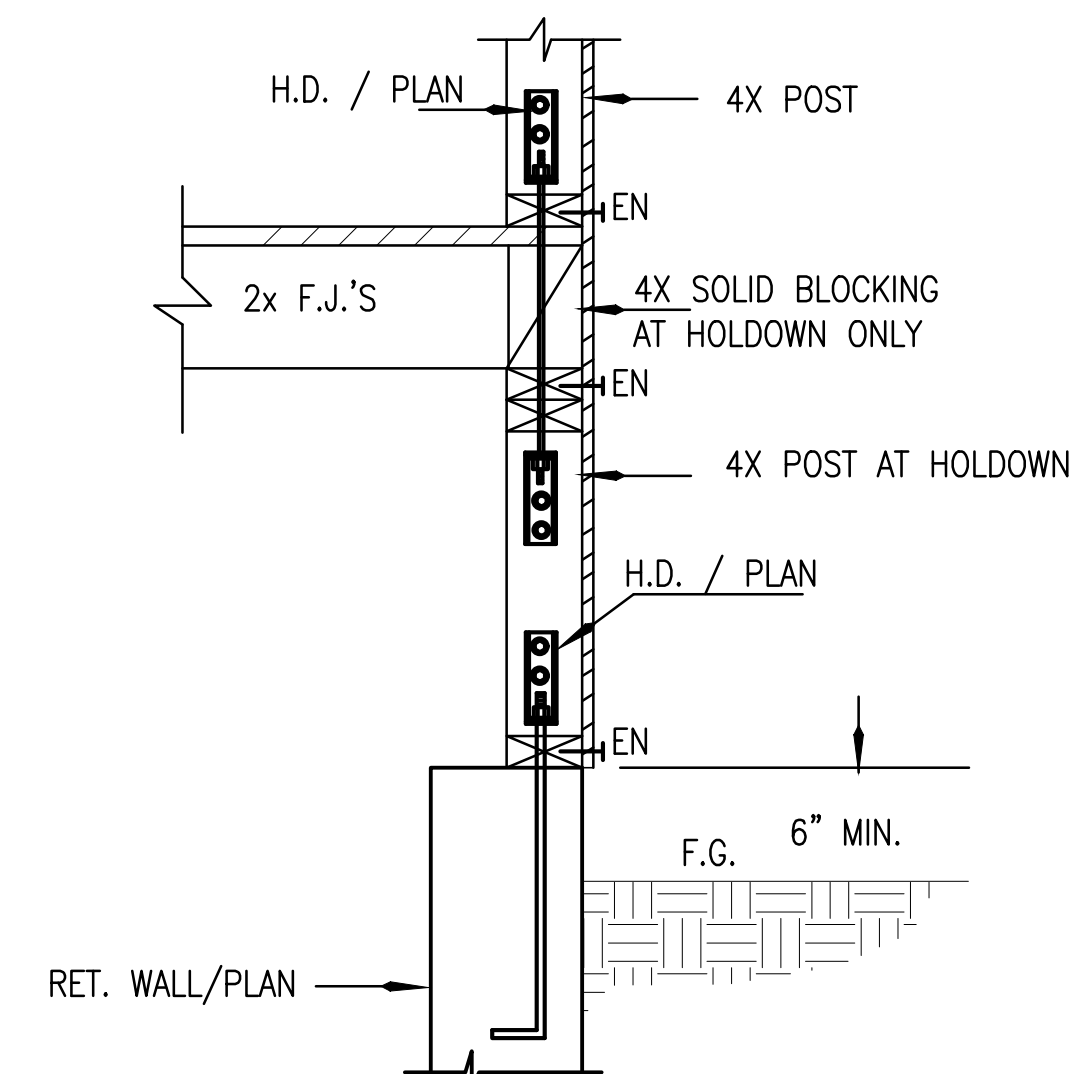
10 BASEMENT RETAINING WALL AT STEP DOWN
NTS
RW 824 DWG 32



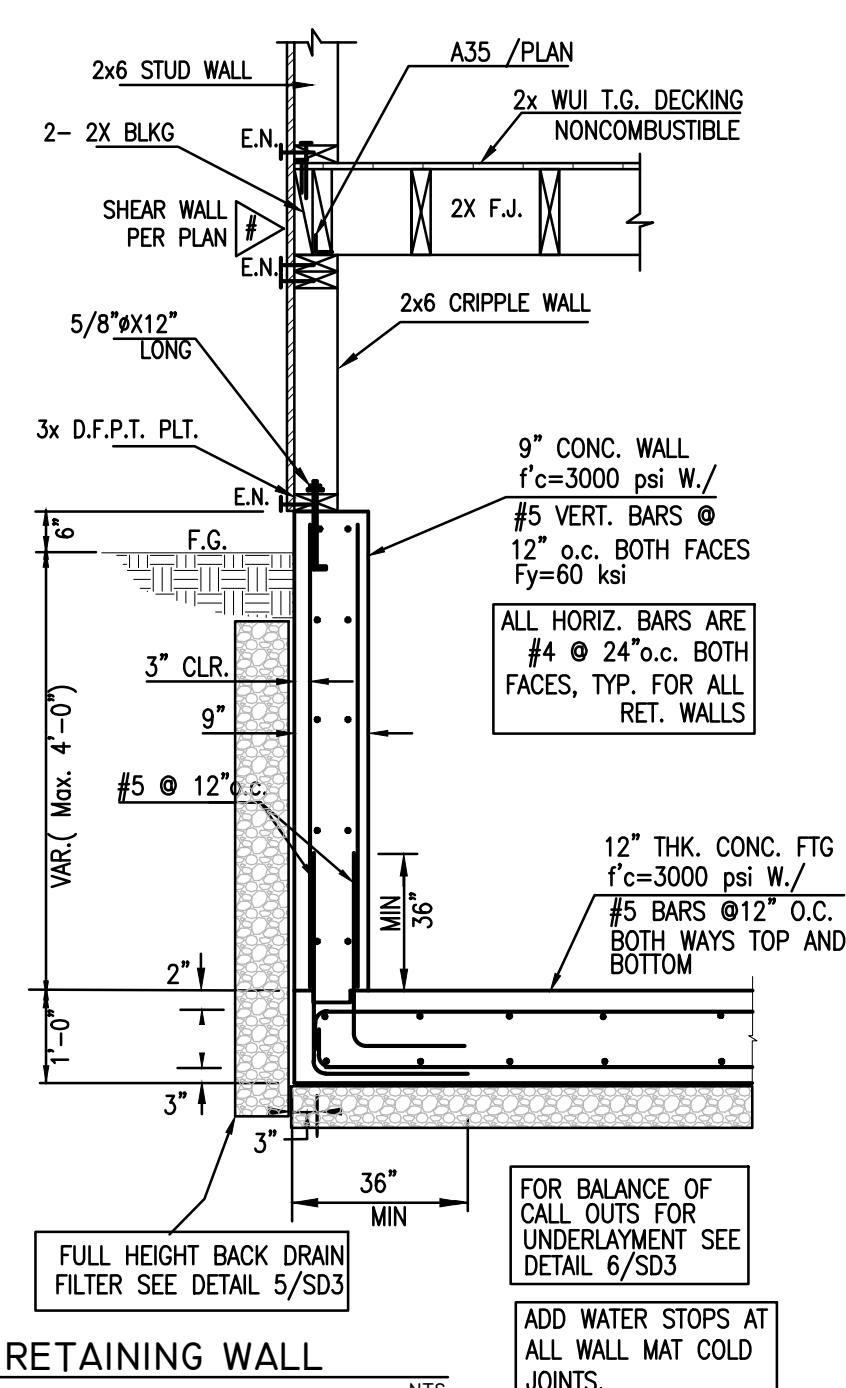
7 BASEMENT RETAINING WALL



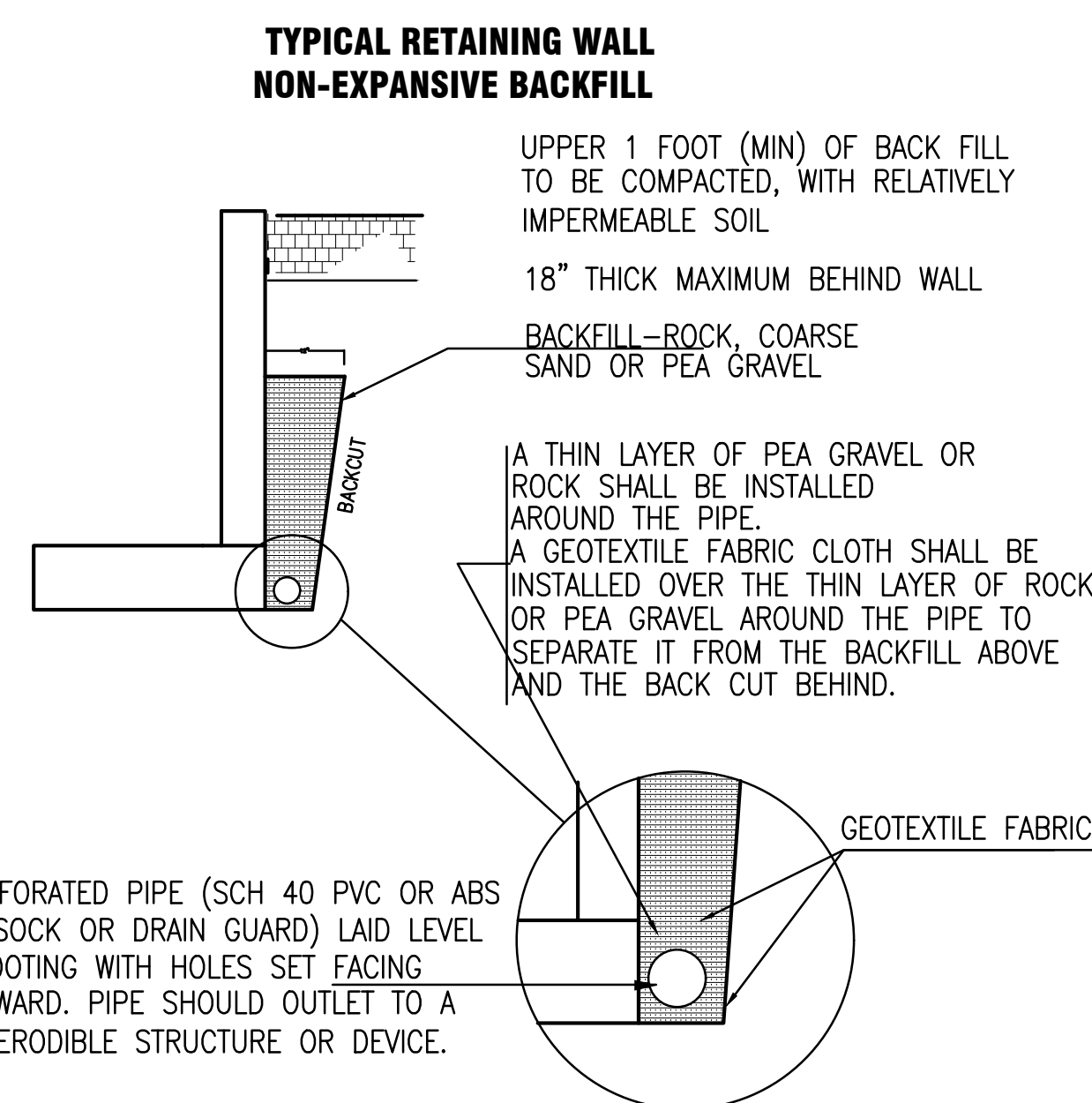
4 BASEMENT RETAINING WALL



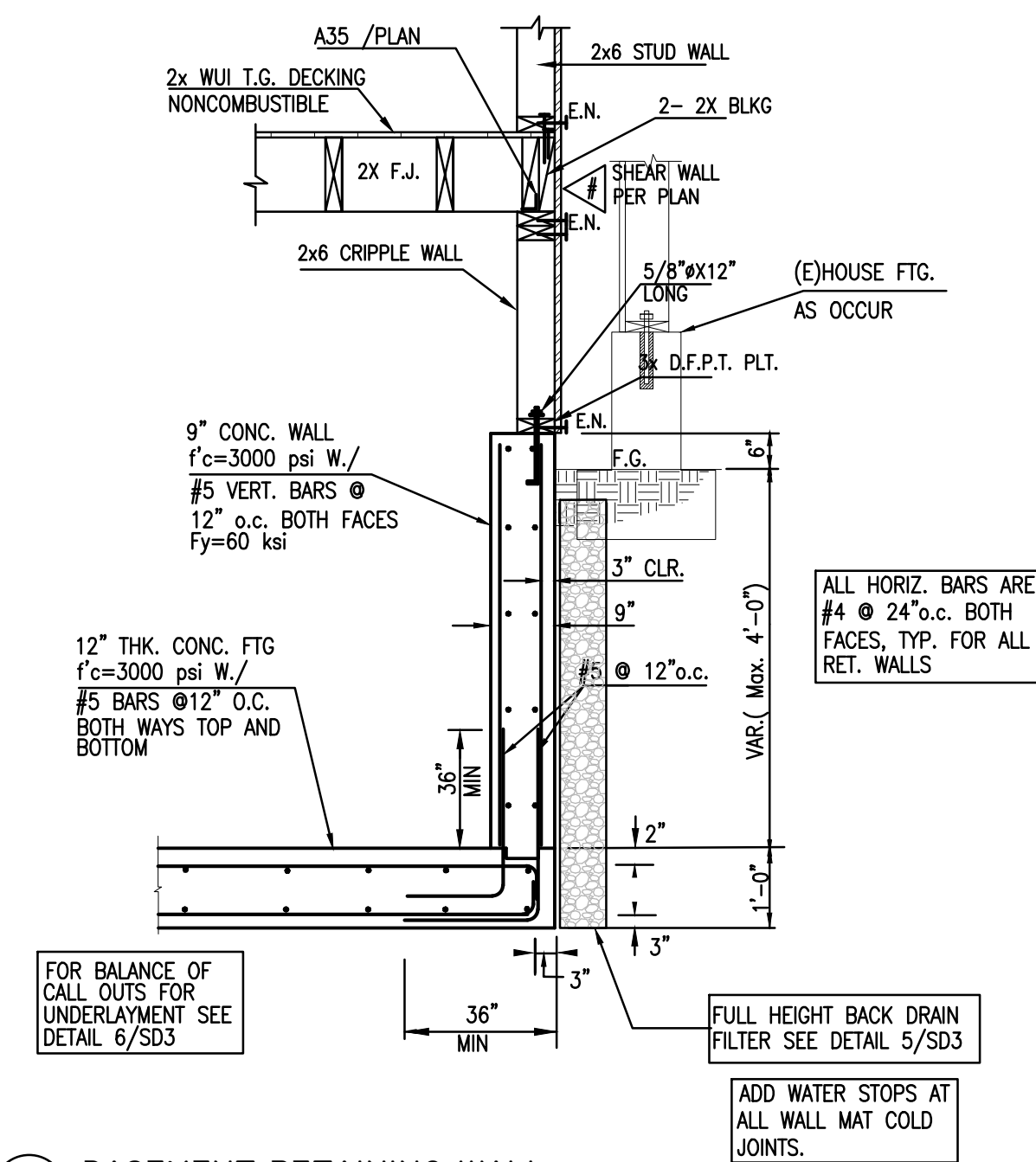
1 HOLDOWN AT RET. WALL



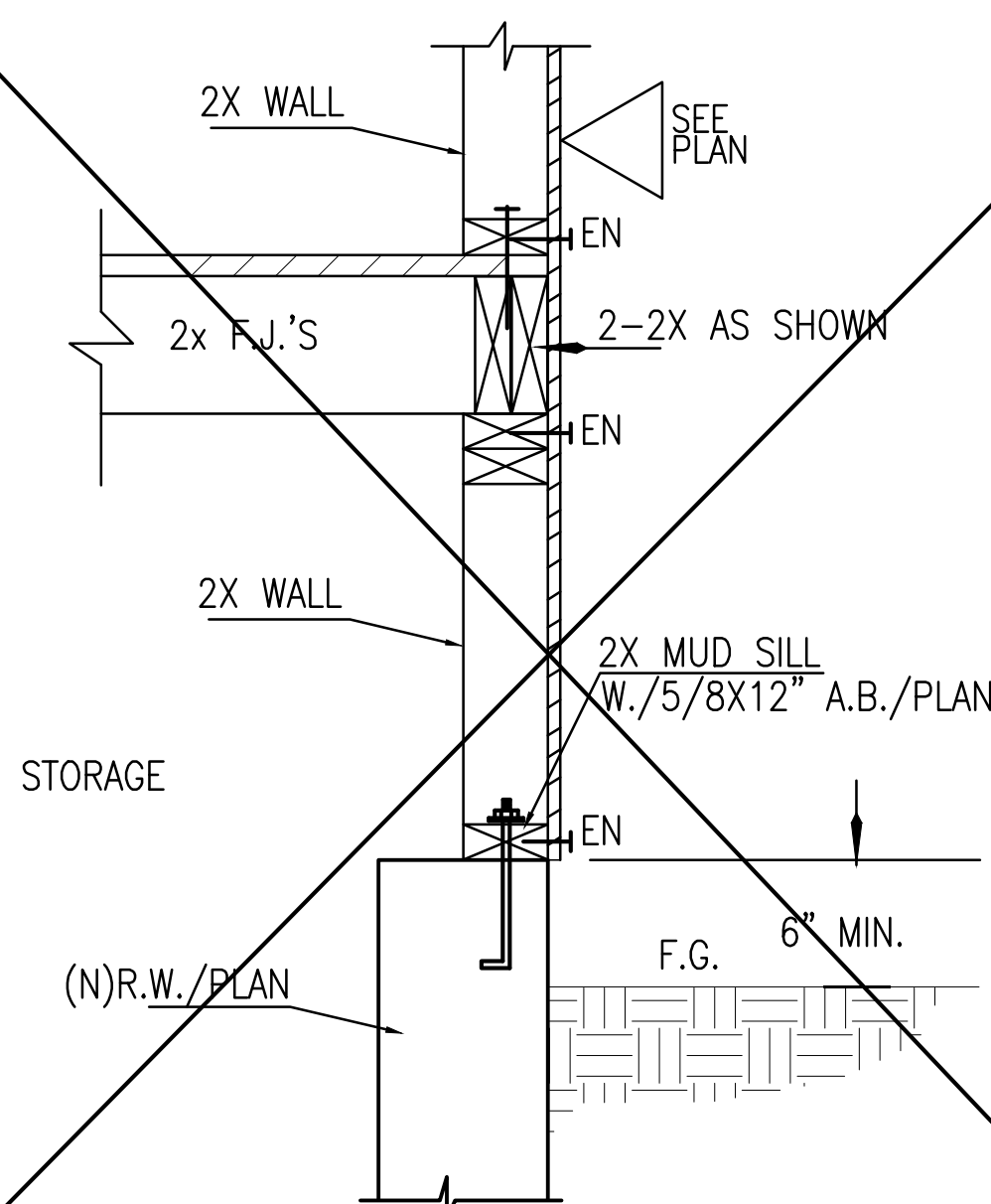
8 BASEMENT RETAINING WALL



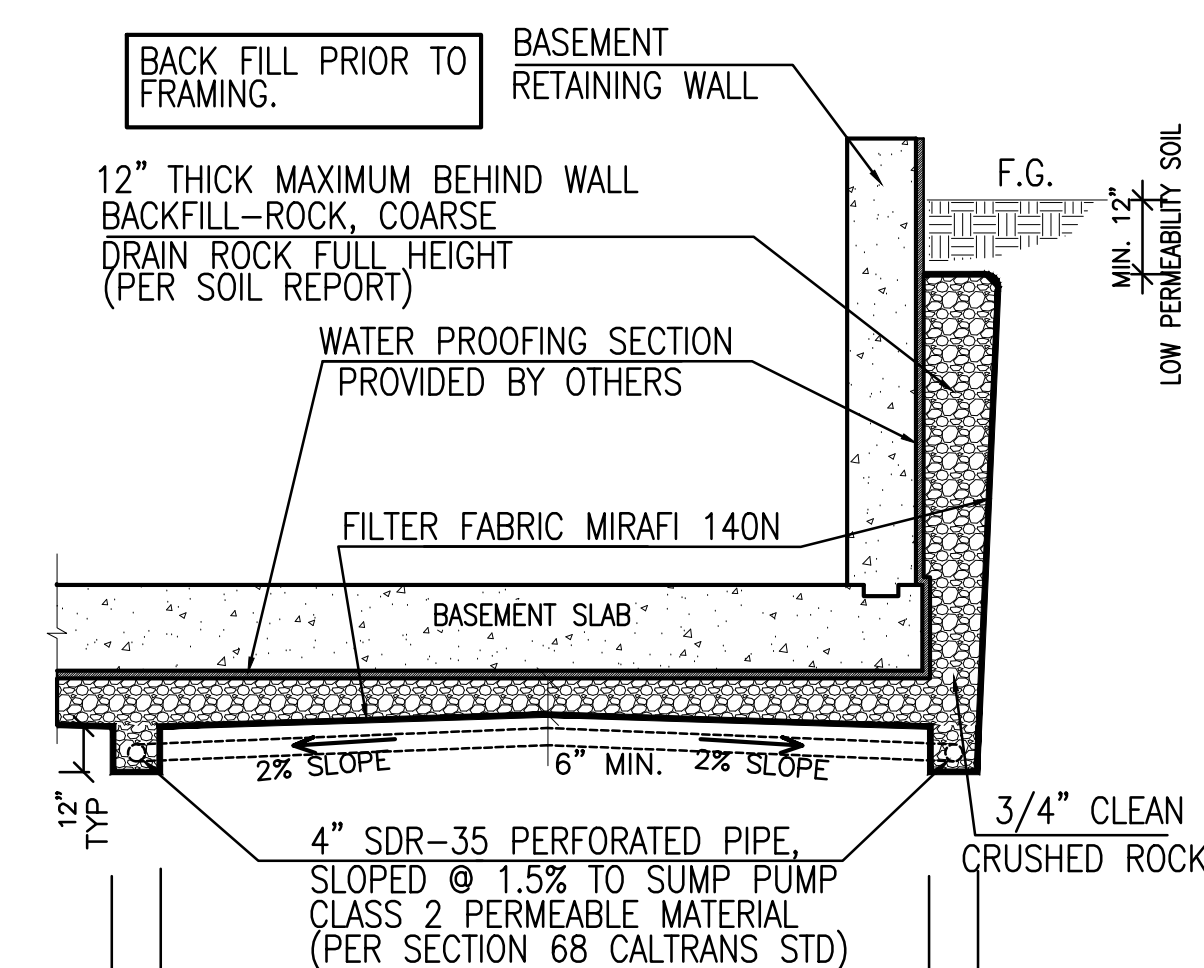
5 TYP. BACKFILL @ RETAINING WALL
RW 806 DWG 24^{NTS}



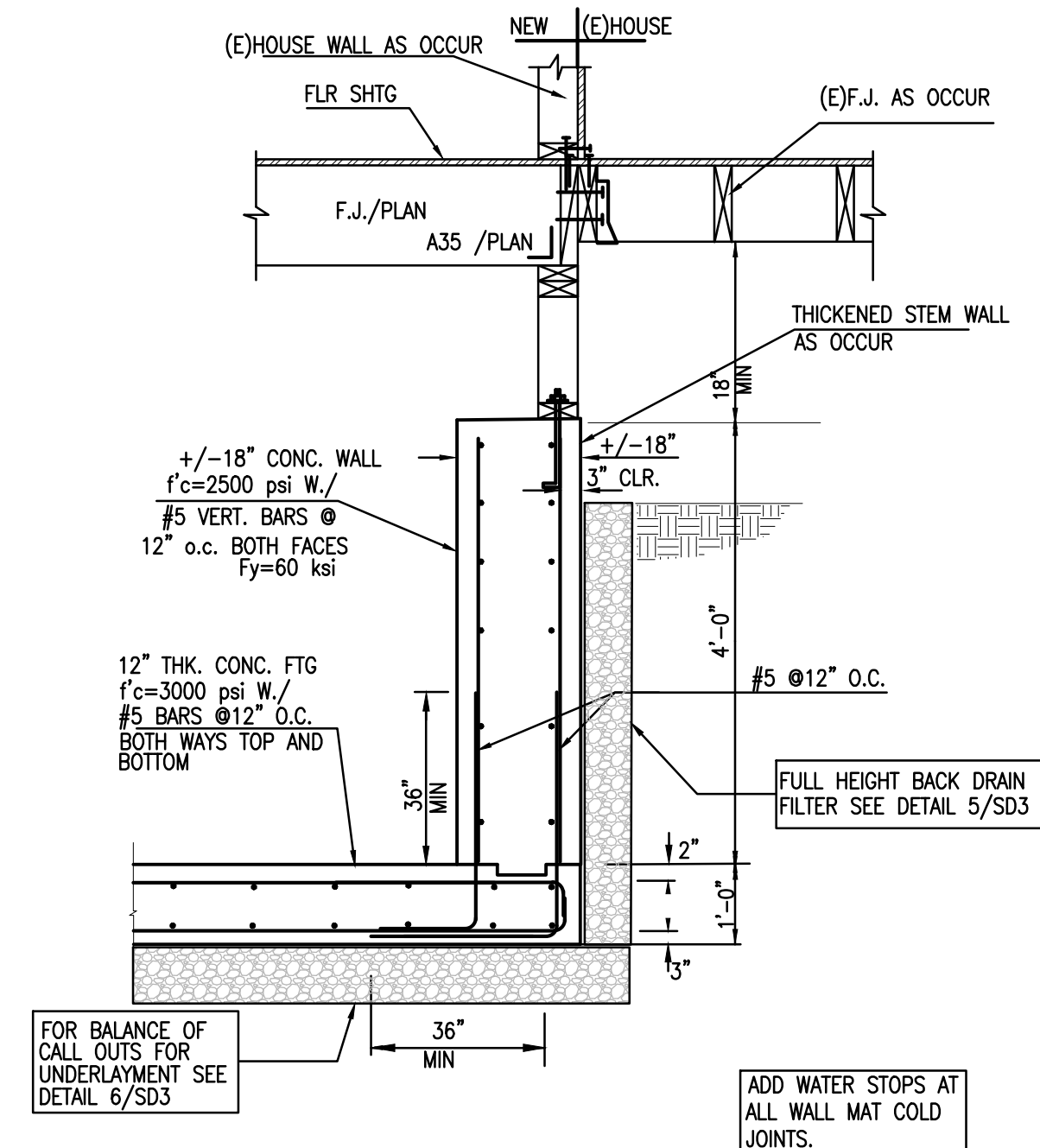
2 BASEMENT RETAINING WALL



9 HOLDOWN AT RET. WALL
HD 224 DWG 32



6 BASEMENT RETAINING WALL



3 THICKENED RETAINING WALL



SAN JOSE OFFICE:
• 2053 LINCOLN AVENUE
• SUITE LETTER A
• SAN JOSE, CA 95125
• TEL: (408)267-7190
• FAX: (408)267-7196

PROJECT:

KADILLAK RESIDENCE
18566 VINA DRIVE
LOS GATOS, CA 95033

SHEET TITLE:

STRUCTURAL DETAILS

JOB NO: 0619-1937

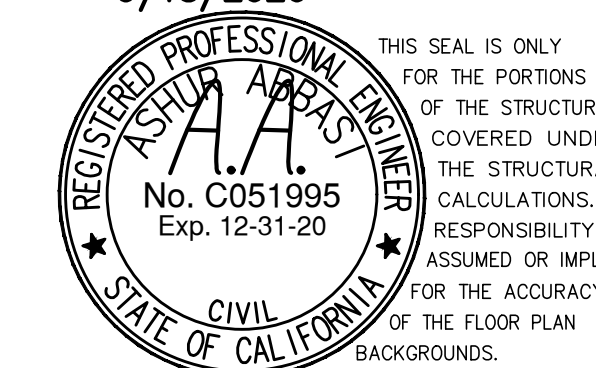
PLOT DATE: 6/20/2019

DRAWN BY: A.A.

●REVISIONS:

1	PLAN CHECK RESPONSE	9/13/2019
2	CREATE CRAWL SPACE UNDER DECK	5/19/2020
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●SEAL 9/18/2020



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GENERAL NOTES

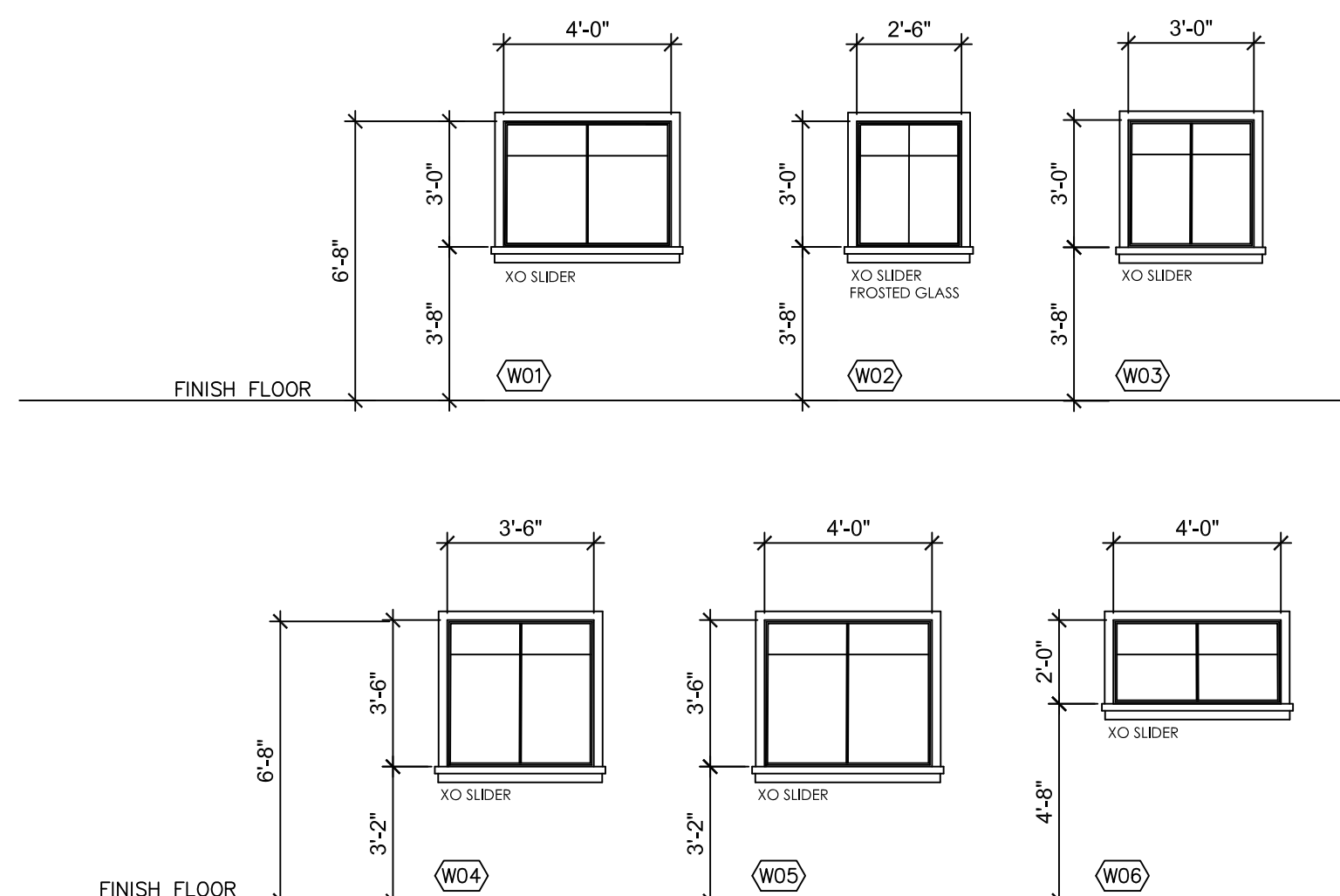
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DRAWING NO.

SD3

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

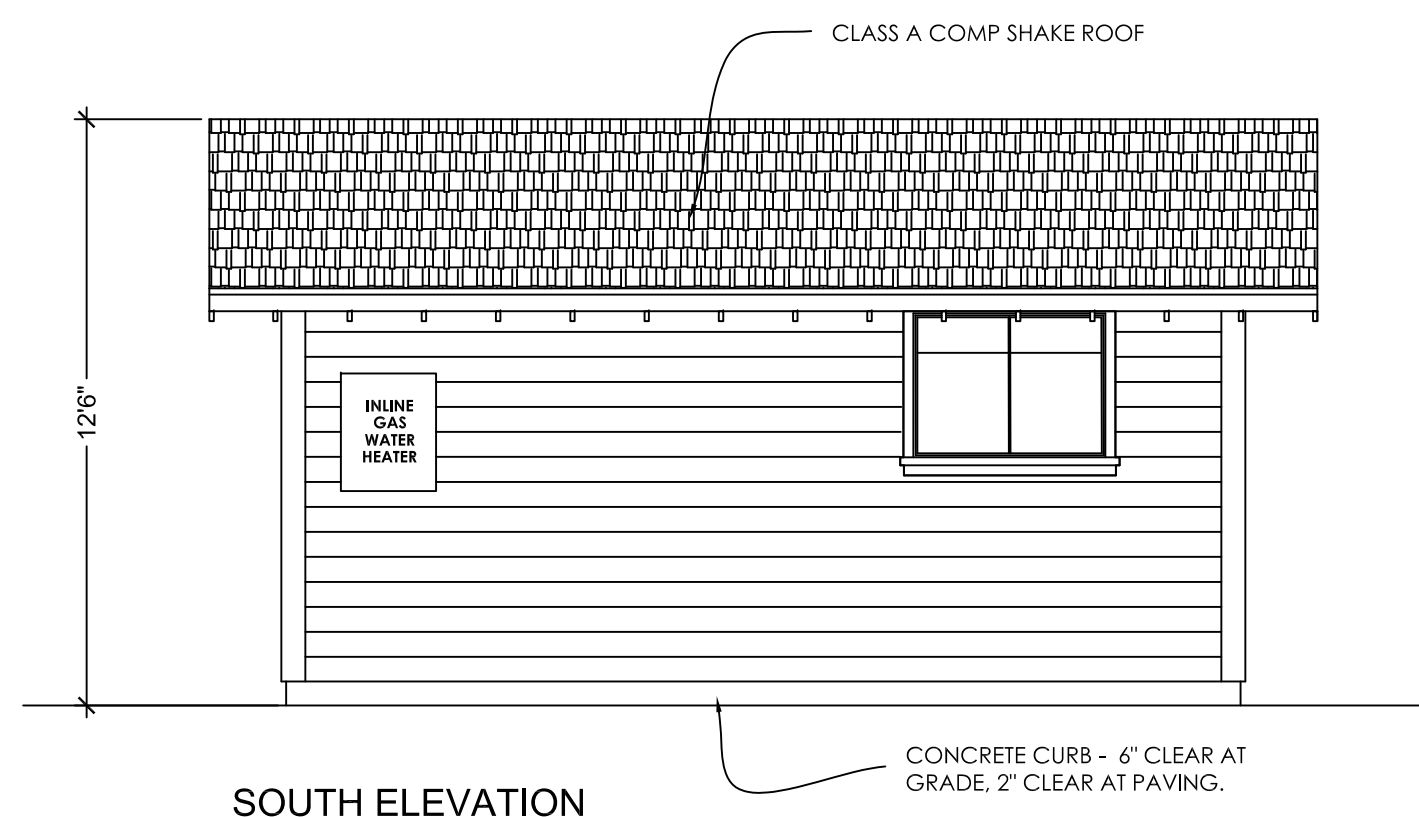
5 WALL SECTION
SCALE: NTS



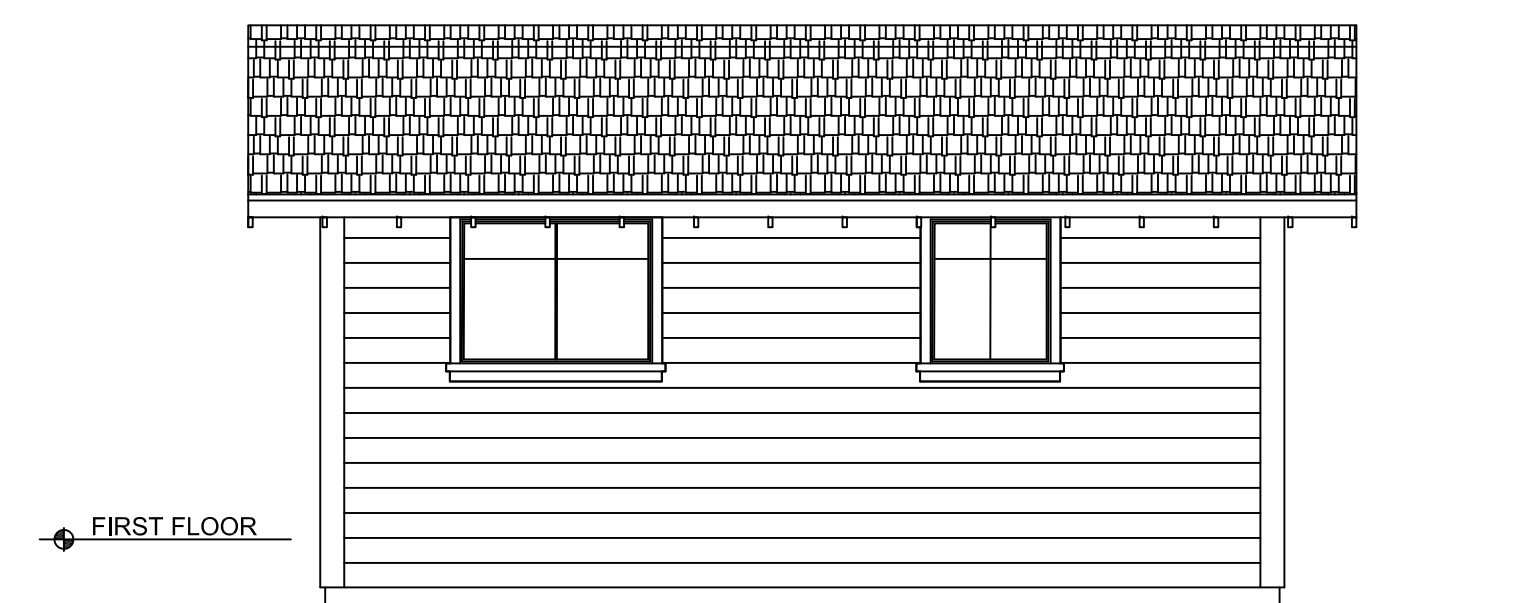
WINDOW NOTES:

1. WINDOWS SHALL BE ANDERSON E-SERIES, FRAME COLOR TO BE WHITE AT INTERIOR AND BLACK AT EXTERIOR, FOLDING HANDLES AT CASEMENT.
2. CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS, LAYOUT AND OPERATION WITH OWNER AND INTERIOR DESIGNER PRIOR TO PLACING ORDER.
3. GLASS AT WINDOWS ADJACENT TO DOORS, TUBS OR SHOWERS SHALL BE TEMPERED AS REQUIRED BY CODE.
3. ALL WINDOWS ARE TO HAVE LOW-E GLASS AS REQUIRED BY TITLE 24 ENERGY CODE.
4. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
5. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THAT SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
 - ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. (EXCEPT AT GRADE FLOOR, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET).
 - THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
 - THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
 - FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR
6. ALL WINDOWS SHALL BE DOUBLE GLAZED - U-O.N.
7. ALL WINDOW OPENING TO THE EXTERIOR AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED, C.E.C. CERTIFIED AND LABELED PER TABLE 2-53V, OF TITLE 24 C.A.C.
8. GLAZING TO BE TEMPERED IF WITHIN A 24" ARC OF DOOR EDGE OR IF BOTTOM IS LESS THE 60" ABOVE WALKING SURFACE AND AT STAIRWAYS AND LANDINGS.
9. ALL GLAZING IN/OVER TUBS OR SHOWERS SHALL BE TEMP. IF WITHIN 60" OF DRAIN.
10. ALL GLAZING SHALL HAVE A TEMP. LABEL SHOWING THE SHGC, U-FACTOR, AIR LEAKAGE & VISIBLE TRANSMITTANCE, THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION
11. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED.
12. ALL EXTERIOR WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL UTILIZE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE (INNER OR OUTER PANE).

4 WINDOW SCHEDULE

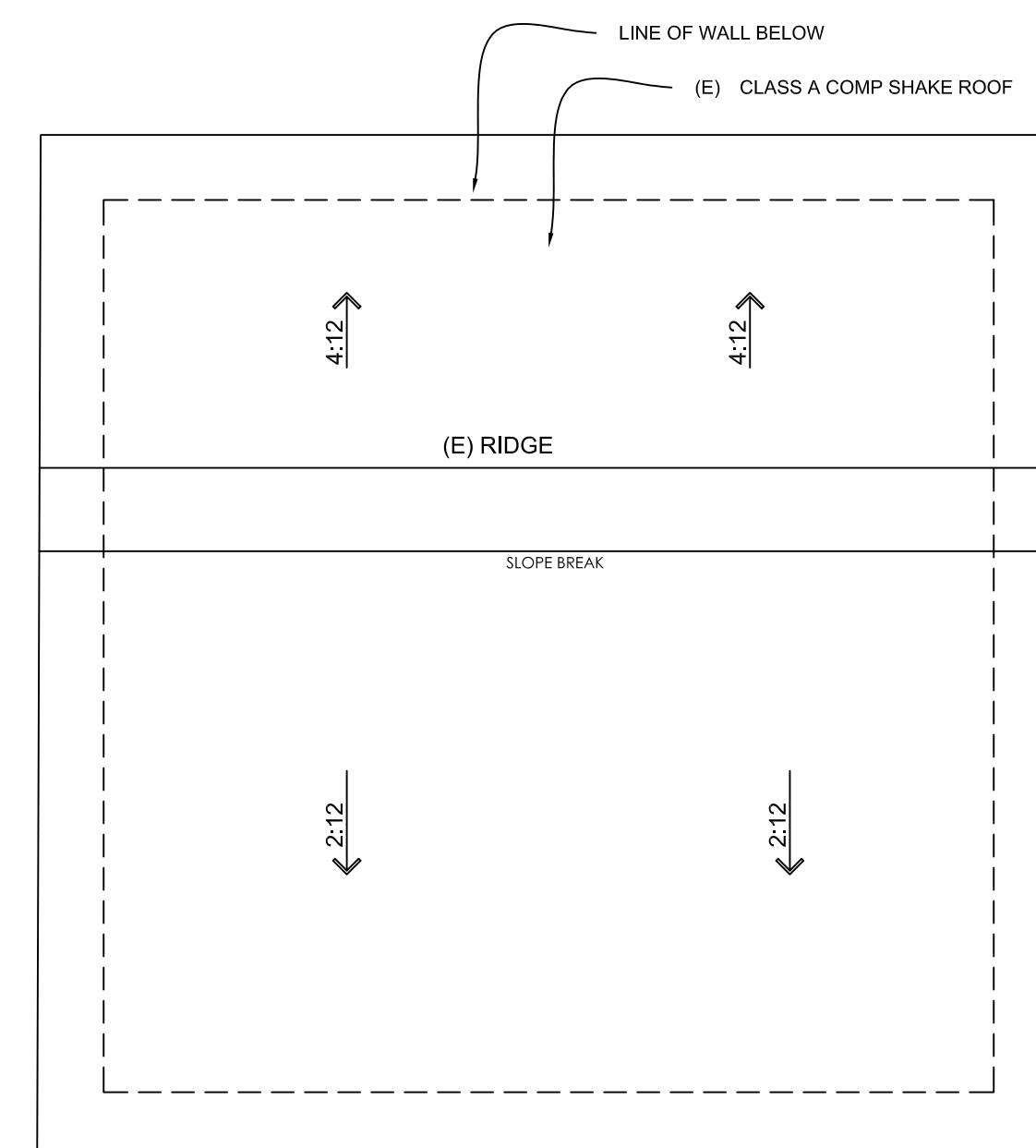


SOUTH ELEVATION



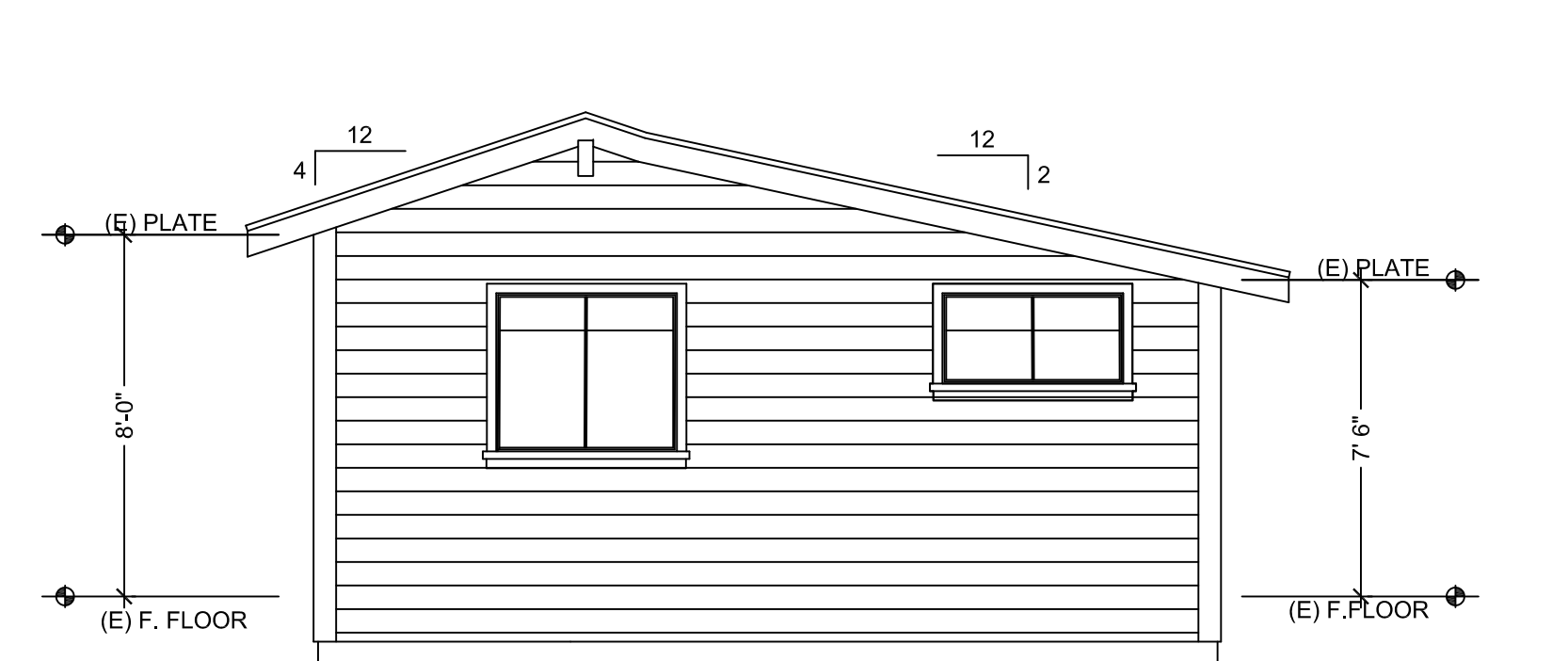
NORTH ELEVATION

3 EXTERIOR ELEVATIONS



NORTH

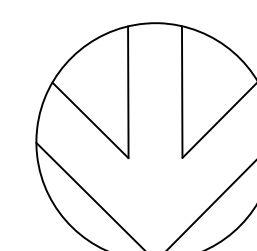
2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



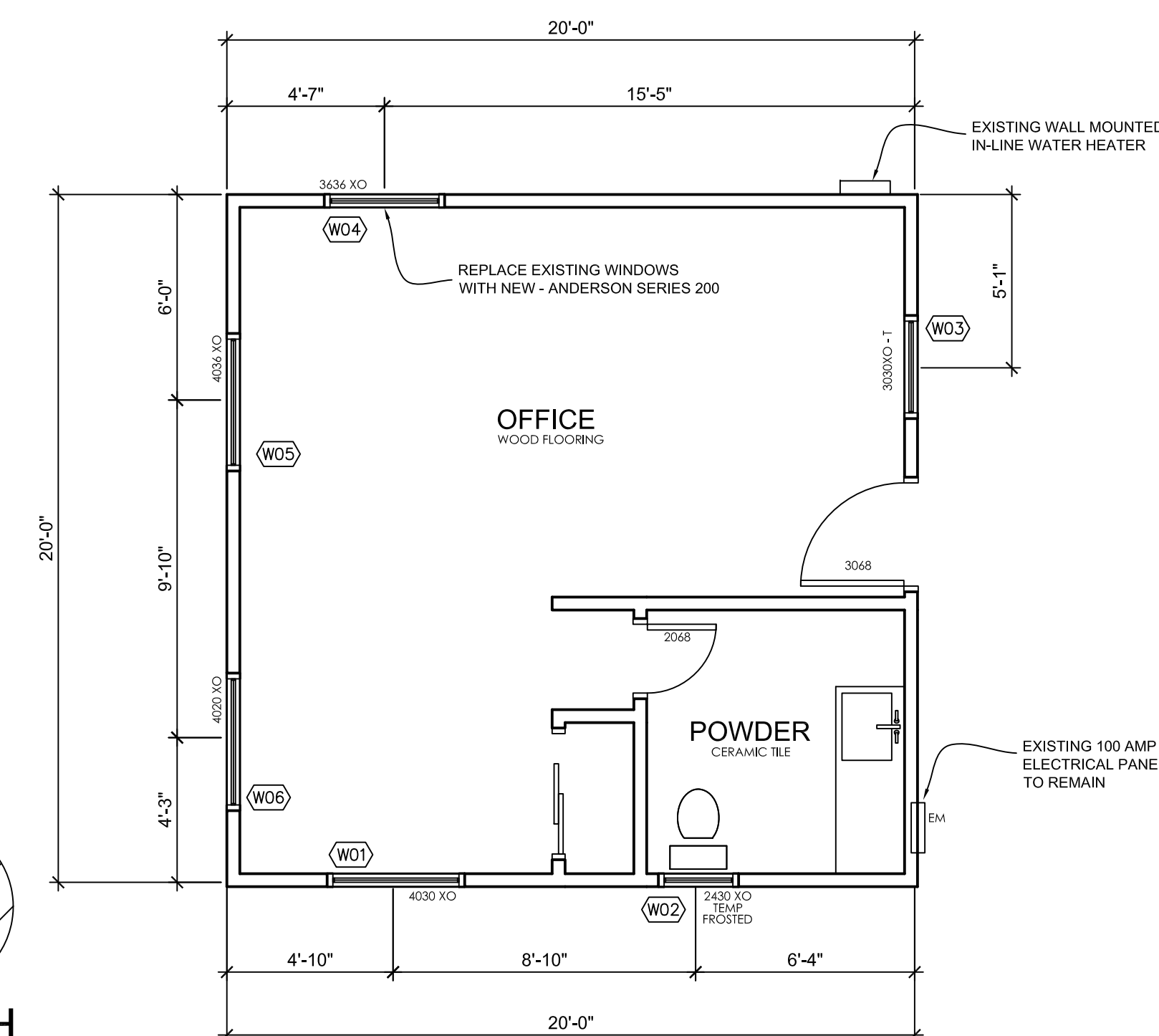
EAST ELEVATION



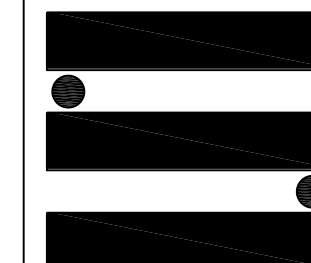
WEST ELEVATION



NORTH



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



**STOWERS
ASSOCIATES**
Creating Places for People

155 E. Campbell Avenue #114
Campbell, CA 95008

Greg Stowers
greg@stowersassociates.com
PHONE: 408.358.5488
CELL: 408.406.6048

WWW.STOWERSASSOCIATES.COM

PROJECT

**Existing Accessory Structure
Foundation Repair**

KADILLAK RESIDENCE
18566 VINA DR., LOS GATOS, CA

ISSUE	DATE

PERMIT	10.27.2020
--------	------------

STAMP



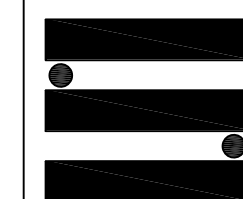
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JOB NO.	2020.15
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DRAWN BY GTS

SCALE	AS NOTED
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FLOOR PLAN
ROOF PLAN
EXTERIOR ELEVATION



A2

NOTES AND LEGENDS

(2019 CALIFORNIA BUILDING CODE)

ANCHOR BOLT SPACING (1) LEGEND & SPECIFICATIONS

SHEAR PANEL TYPE	ANCHOR BOLT SPACING (2)	SHEAR PANEL TYPE	ANCHOR BOLT SPACING (2)
9 175 PLF	5/8" DIA. x 12" @ 64" o.c. w/ 2X P.T.D.F. SILL.	14 730 PLF	5/8" DIA. x 12" @ 18" o.c. w/ 3X P.T.D.F. SILL.
10 230 PLF	5/8" DIA. x 12" @ 48" o.c. w/ 2X P.T.D.F. SILL.	15 870 PLF	5/8" DIA. x 12" @ 16" o.c. w/ 3X P.T.D.F. SILL.
11 350 PLF	5/8" DIA. x 12" @ 24" o.c. w/ 2X P.T.D.F. SILL.	16 1200 PLF	5/8" DIA. x 12" @ 12" o.c. w/ 3X6 P.T.D.F. SILL.
12 460 PLF	5/8" DIA. x 12" @ 24" o.c. w/ 2X P.T.D.F. SILL.	17 1480 PLF	5/8" DIA. x 12" @ 10" o.c. w/ 3X6 P.T.D.F. SILL.
13 610 PLF	5/8" DIA. x 12" @ 20" o.c. w/ 3X P.T.D.F. SILL.	18 1740 PLF	5/8" DIA. x 12" @ 8" o.c. w/ 3X6 P.T.D.F. SILL.

FOOTNOTES:
1. AT SHEAR WALL CONDITIONS ALL CONT. FOOTINGS TO HAVE 5/8" DIA.X12" LONG A.B.'S WITH 3"x3"x1/4" WASHERS (ALT. SIMPSON BP 5/8-3). USE MIN. (2)-A.B.'S PER SHEAR PANEL W/ (1)-A.B. AT MAX. 12" FROM ENDS & SPICES, U.N.O.

2. TYPE OF SHEAR WALL
3. LENGTH OF SHEAR WALL
4. SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS.

5. TYPE OF SHEAR WALL
6. TOTAL LOAD PER lbf.
7. MODEL NUMBER
8. SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS.

GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS. ACCURACY OF THE DIMENSIONS AND FINAL FIT OF BUILDING SHALL BE REVIEWED BY THE ARCHITECT AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVIEW STRUCTURAL DWGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF BETTA GROUP IN WRITING. BETTA GROUP WILL NOT BE RESPONSIBLE FOR INCURRED COST RELATED ISSUES FOUND AFTER THE FACT.
- ALL METAL FASTENERS & CONNECTORS IN CONTACT W/P.T. WOOD AND EXPOSED TO WEATHER AND/OR INSTALLED BELOW GRADE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

SOILS ENGINEERING REPORT BY:

NOT APPLICABLE

TELEPHONE: -

JOB NUMBER: -

REPORT DATED: -

SOIL BEARING PRESSURE: 1500 PSF.

CONCRETE FOOTING & PAD LEGEND

FTI (N)15" WIDE x 18" BELLOW GRADE CONCRETE FOOTING W/ (2)-#4 BARS AT TOP AND BOTTOM

PFI (N)18" SQ x 18" BELLOW GRADE W/3/4 BARS AT BOT. EA. WAY

- ALL METAL FASTENERS & CONNECTORS IN CONTACT W/P.T. WOOD AND EXPOSED TO WEATHER AND/OR INSTALLED BELOW GRADE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- PROVIDE DBL. JOIST UNDER ALL PARALLEL WALLS AND 2-2X BLOCKING UNDER ALL PERPENDICULAR WALLS.

HOLDOWN & ANCHOR REQUIREMENTS

- HOLDOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTOR OF THE HOLDOWN TO THE POST.
- ALL HOLDOWN HARDWARE & STRONG WALL TEMPLATES ETC. SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- HOLDOWN CONNECTORS SHALL BE RETIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- CONTRACTOR TO VERIFY EMBEDMENT DISTANCE AND END DISTANCES ARE PER PLAN AND MANUFACTURER'S SPECIFICATION.
- REQUIRED SHEAR AND HOLDOWN HARDWARE SHALL BE IN PLACE AND SECURED PRIOR TO FOUNDATION INSPECTION.
- ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 7" IN TO CONCRETE OR MASONRY, PER SECTION 2308.6, CBC 2019.
- ALL HARDWARE SPECIFIED ON THIS PLAN HAVE BEEN CALCULATED WITH SIMPSON STRONG TIE VALUES.

FRAMING NOTES

- ROOF RAFTERS ARE 2X6 #2 @ 16" o.c. U.N.O..
- ALL ROOF, HIP & VALLEY BMS. ARE 2X8 U.N.O.
- CEILING JOISTS ARE 2X8 #2 @ 16" o.c. U.N.O.
- ALL HDR'S FOR 4X12#1 U.N.O.
- IT IS O.K. TO INSTALL PLYWOOD SHEAR ON EITHER SIDE OF THE WALL AS NECESSARY.
- OVERLAP ALL TOP PLATE SPICES PER DETAIL (5) SOT
- PROVIDE 4x4 POST UNDER ALL 4X BEAMS & 4X6 POST UNDER ALL 6X BEAMS, ETC. ETC.
- ALL WALLS ARE 2X4 AT 16" O.C. U.N.O.

FOUNDATION NOTES:

- CONTINUOUS FOOTING IS 15" WIDE X 18" BELOW GRADE W/ 2#4 BARS T. & B.
- ALL ANCHOR BOLTS ARE 5/8"x12" LONG @ 48" o.c. U.N.O.

NOTES AND LEGENDS

(2019 CALIFORNIA BUILDING CODE 2306.3)

VERTICAL DIAPHRAGM

SHEAR PANEL TYPE	MINIMUM SHEATHING THK.	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	SHEAR CAPACITY (PLF)	SOLE PLATE NAILING (COMMON)	FRAMING CLIPS: A35's W/ 8d AND LS50's W/ 10d	SILL PLATE/ STUD SIZE
9	0.115" THK. THERMO-PLY	8d's @ 6" o.c.	8d's @ 12" o.c.	175	16d's @ 6" o.c.	@ 24" o.c.	2x SILL/ 2x STUD
10	3/8" APA RATED	8d's @ 6" o.c.	8d's @ 12" o.c.	230	16d's @ 6" o.c.	@ 16" o.c.	2x SILL/ 2x STUD
11	3/8" APA RATED	8d's @ 4" o.c.	8d's @ 12" o.c.	350	16d's @ 4" o.c.	@ 12" o.c.	2x SILL/ 2x STUD
12	3/8" APA RATED	8d's @ 3" o.c.	8d's @ 12" o.c.	460	16d's @ 3" o.c.	@ 10" o.c.	3x SILL/ 3x STUD AT PANEL EDGES
13	3/8" APA RATED	8d's @ 2" o.c.	8d's @ 12" o.c.	610	16d's @ 2" o.c.	@ 8" o.c. (U.N.O.)	3x SILL/ 3x STUD AT PANEL EDGES
14	15/32" APA STRUCTURAL I RATED	8d's @ 2" o.c.	8d's @ 12" o.c.	730	16d's @ 2" o.c.	@ 8" o.c. (U.N.O.)	3x SILL/ 3x STUD AT PANEL EDGES
15	15/32" APA STRUCTURAL I RATED	10d's @ 2" o.c.	10d's @ 12" o.c.	870	16d's @ 2" o.c.	@ 6" o.c. (U.N.O.)	3x SILL/ 3x STUD AT PANEL EDGES
13 BOTH SIDES	3/8" APA (5) RATED	8d's @ 2" o.c.	8d's @ 12" o.c.	1220	SEE SHEAR TRANSFER DETAIL	SEE SHEAR TRANSFER DETAIL	3x SILL/ 3x STUD AT PANEL EDGES
14 BOTH SIDES	15/32" APA (5) STRUCTURAL I RATED	10d's @ 2" o.c.	8d's @ 12" o.c.	1460	SEE SHEAR TRANSFER DETAIL	SEE SHEAR TRANSFER DETAIL	3x SILL/ 3x STUD AT PANEL EDGES
15 BOTH SIDES	15/32" APA (5) STRUCTURAL I RATED	10d's @ 2" o.c.	10d's @ 12" o.c.	1740	N/A	SEE SHEAR TRANSFER DETAIL	3x SILL/ 3x STUD AT PANEL EDGES

SIZE	GAUGE	SHANK DIAMETER (H)	SHANK LENGTH (L)	HEAD DIAMETER (D)
8d	10	0.134	2-1/2"	3/8"
10d	9	0.148	3"	7/8"
12d	9	0.148	3-1/2"	1"
16d	8	0.165	3-1/2"	3/4"

FOOTNOTES:
1. ALL PANEL EDGES BACKED WITH 3 INCH NOMINAL OR WIDER.
2. PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
3. SPACE NAILS AT 12" o.c. ALONG INTERMEDIATE FRAMING MEMBERS.
4. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND SHALL BE STAGGERED WHERE NAILS ARE SPACED 3" OR LESS.
6. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE BOTH OF THE FOLLOWING CONDITIONS ARE MET:
*10d NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1-1/2"
*NAILS ARE SPACED 3" OR LESS.
7. THE MINIMUM NOMINAL WIDTH OF FRAMING MEMBERS NOT LOCATED AT BOUNDARIES OR ADJOINING PANEL EDGES SHALL BE 2"
8. MINIMUM 8d NAIL PENETRATION TO BE 1-3/8" MINIMUM 10d NAIL PENETRATION TO BE 1-1/2".
9. WHERE SHEAR DESIGN VALUES EXCEED 350 POUNDS PER LINEAR FOOT, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJOINING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER.
10. THE ALLOWED NAILING FOR LARCH STUDS ONLY.
11. ALL SHEATHING MUST BE STAMPED BY ONE OF THE FOLLOWING APPROVED AGENCIES:
(A) APA
(B) TECO
(C) PITTSBURGH
(D) PITTSBURGH
12. THE HEIGHT TO WIDTH RATIO SHALL NOT EXCEED 2:1
13. APPLY PLYWOOD CONTINUOUSLY BEHIND WALL PRIOR TO POPOUT, FURRING OR ANY PERPENDICULAR FRAMING.
14. PLYWOOD SHEAR CAN BE INSTALL ON EITHER SIDE OF THE WALL AS NECESSARY.

1. TYPE OF SHEAR WALL
2. LENGTH OF SHEAR WALL
3. SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS.

4. TYPE OF SHEAR WALL
5. HD ROF DIA.(H) & GRADE
6. MODEL NUMBER
7. SHEAR WALL NUMBER IN STRUCTURAL CALCULATIONS.

SSW = STEEL STRONG WALL
HF = HEAVY FRAME WALL

LEGENDS:

BEAMS

X X X CORRESPONDS TO BEAM TYPE, REFER TO BEAM LEGEND ON FRAMING PLANS.

X X X CORRESPONDS TO BEAM NUMBER IN STRUCTURAL CALCULATIONS.

W1 2x6 W.C.D.F.#2 @16"o.c.

W2 4x8 W.C.D.F.#1

LEGEND

INDICATES LOCATION OF 4X4 POST WITH MSTR HOLDOWN U.N.O. ON PLAN

INDICATES LOCATION OF 4X4 POST WITH HDU4 HOLDOWN U.N.O. ON PLAN

DENOTES DETAIL NUMBER

DENOTES SHEET NUMBER

INDICATES 4X KICKER TO ROOF ABOVE

INDICATES NEW 2X STUD WALLS.

INDICATES EXISTG 2X STUD WALLS.

INDICATES LOCATION OF 4X4 POST U.N.O.

INDICATES LOCATION OF 4X6 POST U.N.O.

INDICATES NEW FOOTING

INDICATES EXISTING FOOTING

HORIZONTAL DIAPHRAGM

TABLE 2304.7(3)

ROOF 5/8" RATED EXTERIOR SHEATHING, 24/0, WITH 8d COMMON NAILS AT 6" o.c. AT SUPPORTING EDGES AND BOUNDARIES, AND 12" o.c. AT FIELD. ALL PANEL EDGES UNBLOCKED

(A) SPACE NAILS AT 12" o.c. ALONG INTERMEDIATE FRAMING MEMBERS.

(B) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS SPACED 2" OR 2-1/2" o.c.

(C) FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE 10d NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1-5/8" ARE SPACED 3" OR LESS o.c.

(D) ALL SHEATHING MUST BE STAMPED BY ONE OF THE FOLLOWING APPROVED AGENCIES:
(A) APA (B) TECO (C) PITTSBURGH

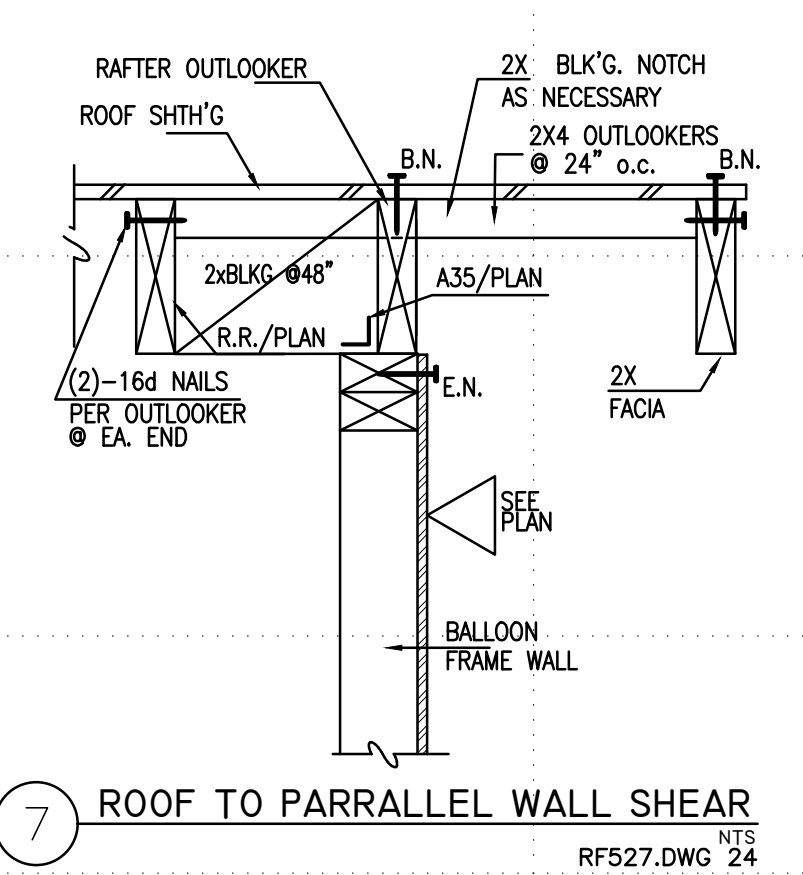
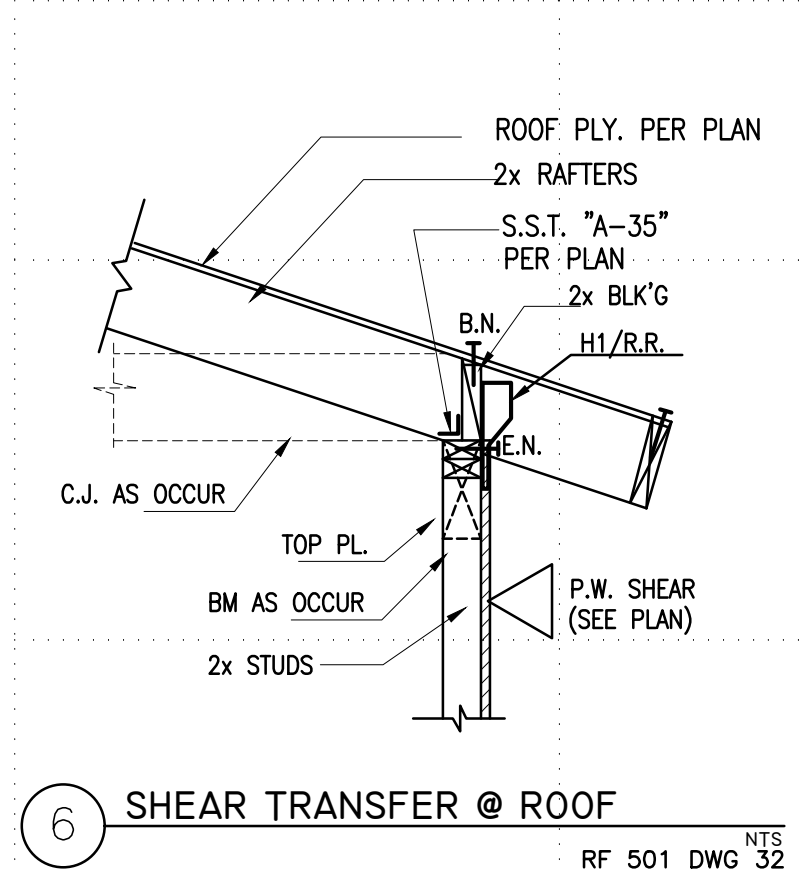
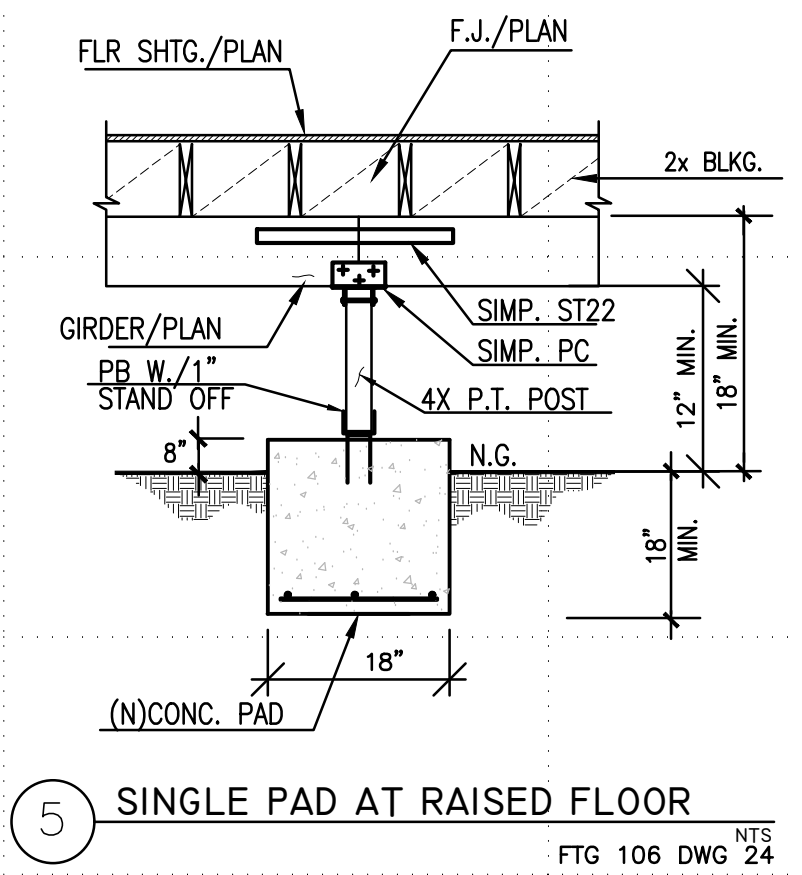
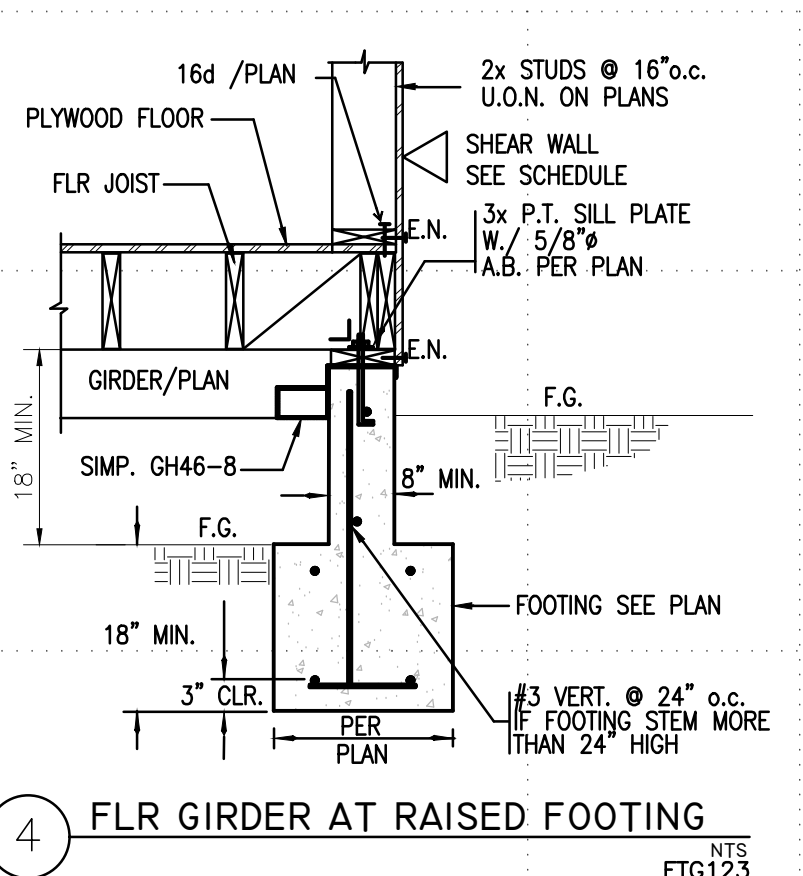
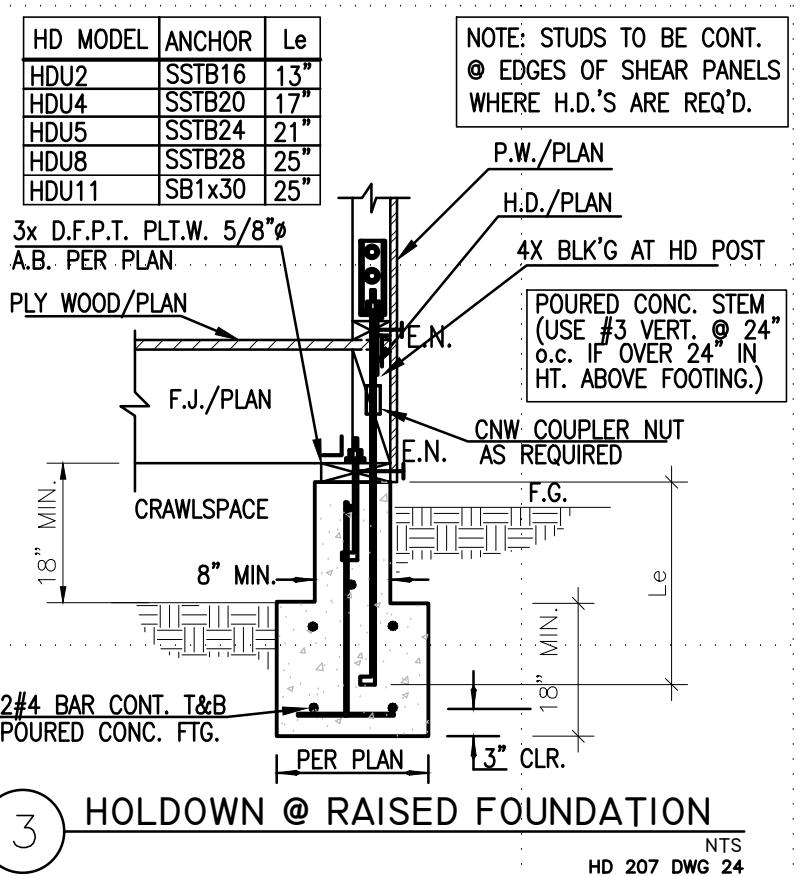
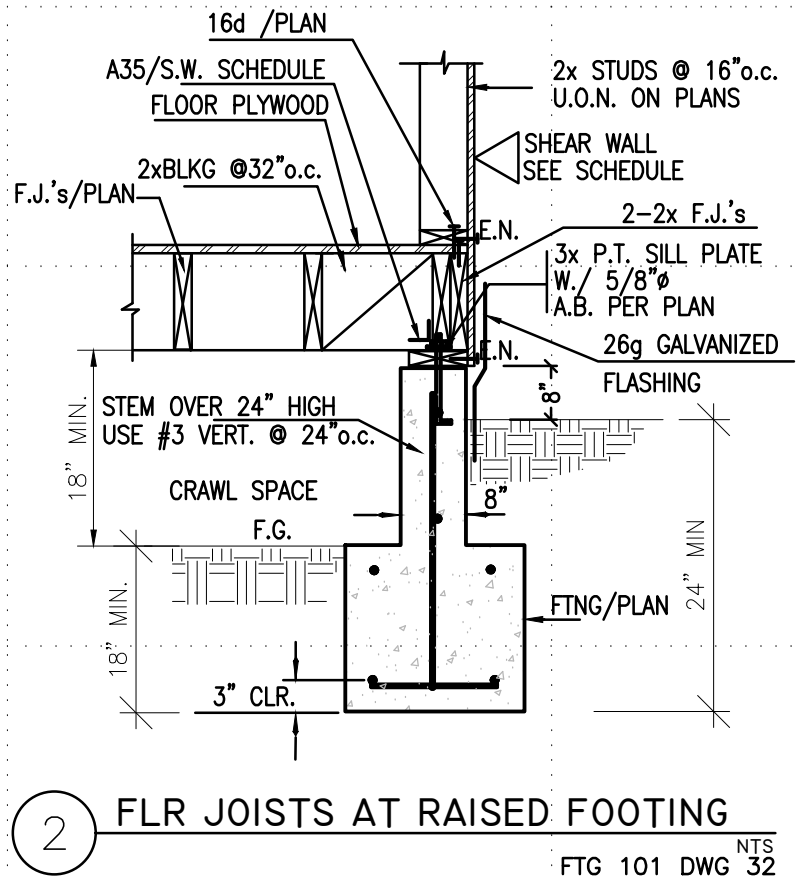
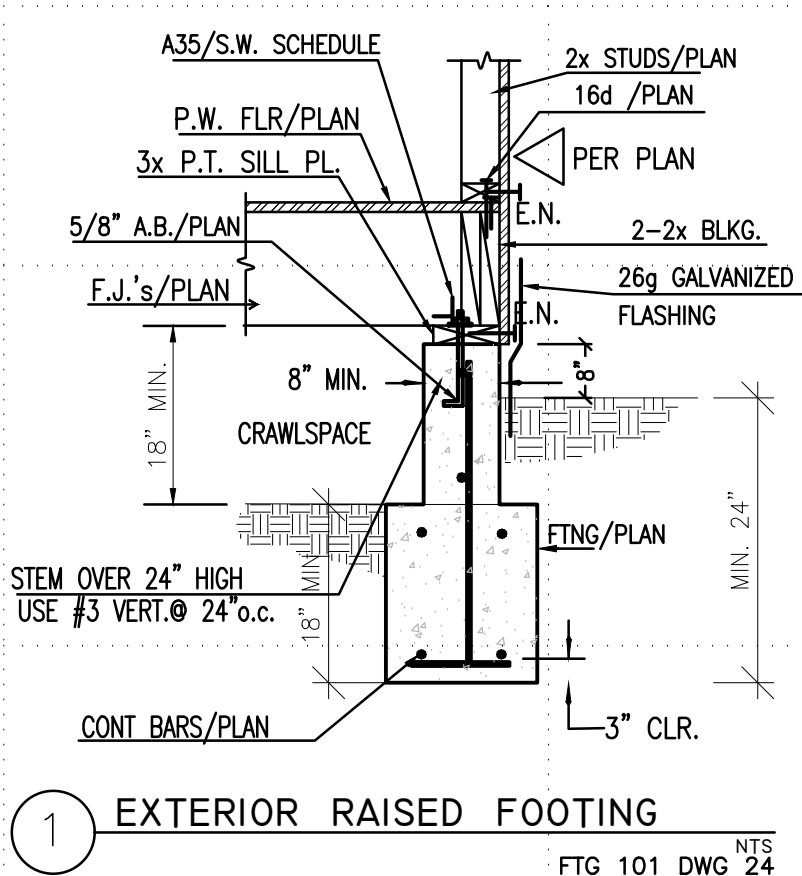
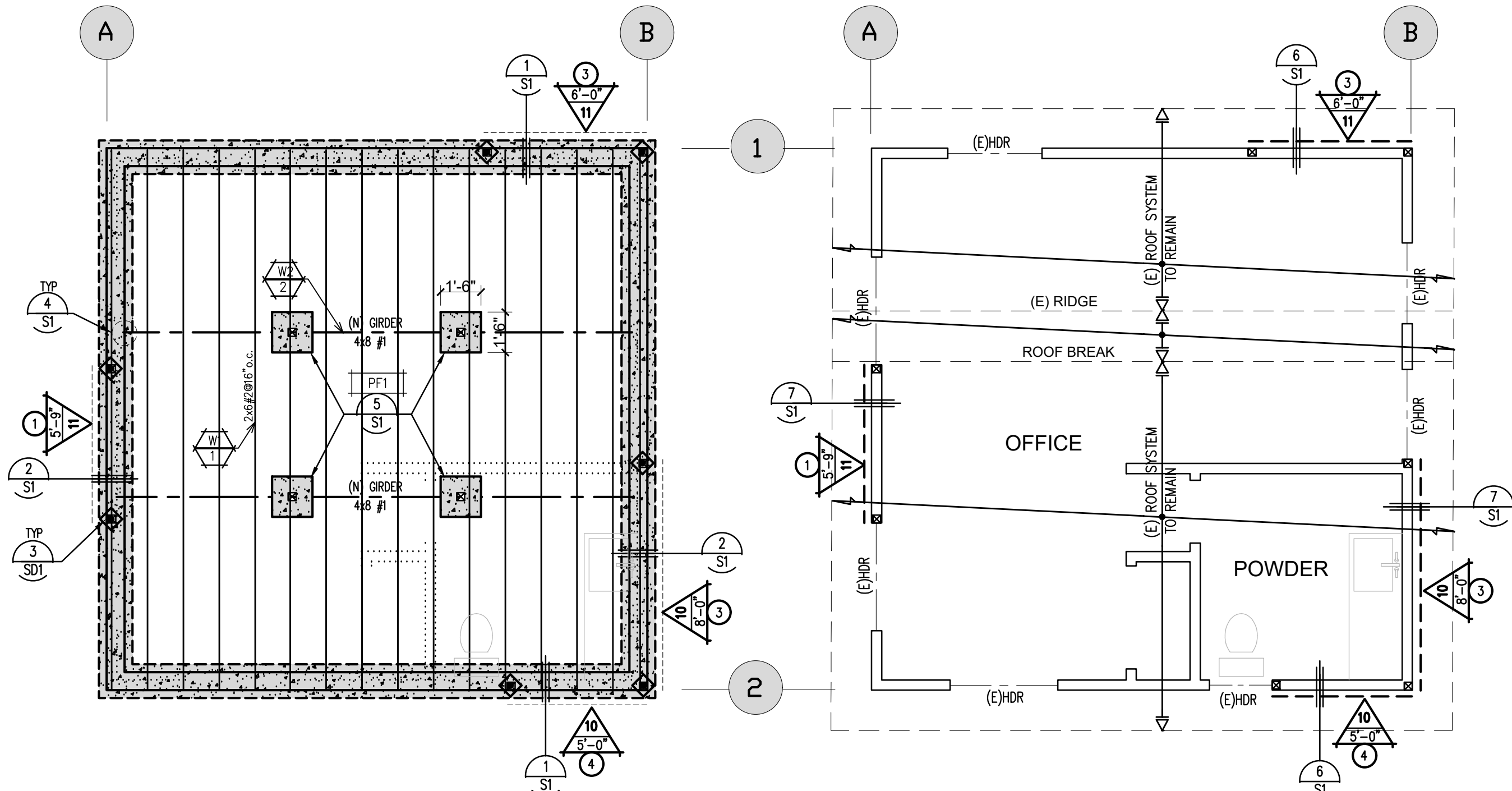
(E) USE OF OSB INSTALLED PER ICBO APPROVAL IS ADEQUATE FOR 90 MPH OR GREATER WIND ZONES, ROOF SHEATHING NAILING SHALL BE 6" o.c. AT EDGES AND FIELD.

(F) THE HEIGHT TO WIDTH RATIO SHALL NOT EXCEED 4:1

(G) FLOOR AND ROOF SHEATHING CONFORMING WITH THIS TABLE SHALL BE SUPPORTED.

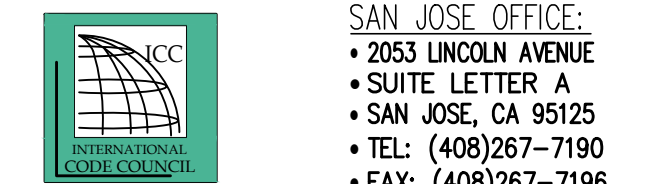
(H) PROVIDE DBL. JOIST UNDER ALL PARALLEL WALLS AND 1-3/4 TIMBER STRAND LSL BLOCKING UNDER ALL PERPENDICULAR WALLS.

(I) PROVIDE DBL. JOIST UNDER ALL PARALLEL WALLS AND 1-3/4 TIMBER STRAND LSL BLOCKING UNDER ALL PERPENDICULAR WALLS.



FOUNDATION NOTES:

- ALL (N)F.J.'S ARE 2x6 #2 @ 16" o.c. U.N.O.
- ALL (N)GIRDER'S ARE 4x8 #1 U.N.O.
- ALL (N)ANCHOR BOLTS ARE 5/8"x12" LONG @ 48" o.c. U.N.O. (USE MIN. TWO A.B.'S FOR ANY SHEAR WALLS 3' OR 4' LONG)
- PROVIDE DBL. JOIST UNDER ALL PARALLEL WALLS AND 4x BLOCKING UNDER ALL PERPENDICULAR WALLS.
- ALL POSTS ARE 4X4 U.N.O. ON PLAN.



PROVISIONS

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS SPECIFICATIONS AND COPIES THEREOF FURNISHED BY BETTA GROUP ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY BETTA GROUP, ANY SUBMISSION OR DISTRIBUTION WITHOUT THE EXPRESS WRITTEN CONSENT OF BETTA GROUP WILL BE CONSTRUED AS A VIOLATION OF BETTA GROUPS COPYRIGHT OR OTHER RESERVED RIGHTS.

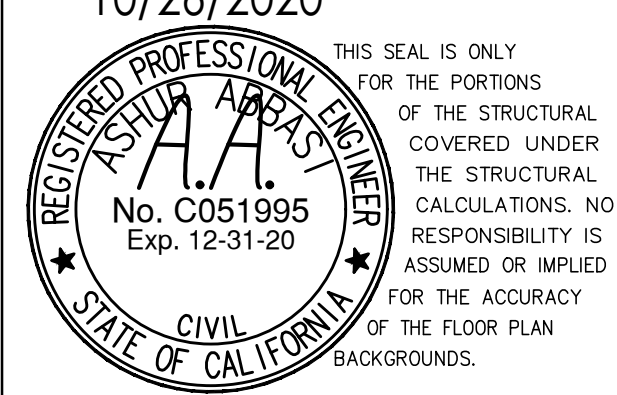
CONDITIONS OF ISSUANCE

THESE PLANS HAVE BEEN ISSUED AS AN ENGINEERING PROGRESS CHECK OR FOR THE USE OF THE BUILDING OFFICIAL. THESE PLANS HAVE NOT BEEN COMPLETELY REVIEWED OR APPROVED BY THE BUILDING DEPT. THESE PLANS ARE SUBJECT TO REVISION UNTIL THE PLANS HAVE BEEN STAMPED AND APPROVED BY THE BUILDING DEPT. ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS THE RESPONSIBILITY OF THOSE MAKING THE BID OR PERFORMING THE CONSTRUCTION.

GENERAL NOTES

PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THAT CONDITIONS AT THE PROJECT SITE ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS INCLUDING DIMENSIONS, MEASUREMENTS, ELEVATIONS AND CONDITIONS NECESSARY FOR SUCCESSFUL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPORT AT ONCE ERRORS, INCONSISTENCIES, OMISSIONS AND APPARENT DISCREPANCIES TO THE DESIGNER, ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR WORK PERFORMED INVOLVING A KNOWN ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS.

SEAL 10/26/2020



JOB NO: 1020-2025

PLOT DATE: 10/26/2020

DRAWN BY: A.A.

REVISIONS:

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10	

PROJECT:

PAUL KADILLAK
EXISTING STRUCTURE
FOUNDATION REPAIR
18566 VINA DRIVE
LOS GATOS, CA 95033

SHEET TITLE:

ROOF FRAMING PLAN
FOUNDATION PLAN

DRAWING NO.

S1

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