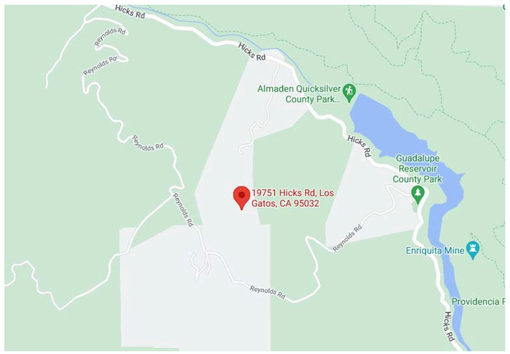
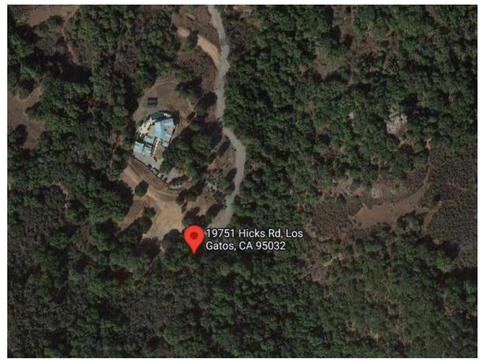
NEW SINGLE FAMILY RESIDENCE

19751 Hicks rd Los Gatos

ABREVATIONS

A.F.F.	Above Finished Floor
@	At
BK	Back of Walk
BR	Bedroom
BLK.	Block or Blocking
BD.	Board
BRK.	Brick
BLDG.	Building
CAB.	Cabinet
C.F.	Cement Fiber
CLG.	Ceiling
CTR.	Center
CLR	Clear
C.M.U.	Concrete Masonry Unit
COL	Column
CONC	Concrete Masonry Unit
CONT.	Continuous
CTRL.	Control
C.J.	Control Joint
DEM.	Demolish
D.B.I.	Dept. of Bldg. Inspection
DET.	Detail
DIA.	Diameter
DIM.	Dimension(s)
DR	Dining Room
DBL.	Double
D.F.	Douglas Fir
DWG.	Drawing
EA.	Each
E.J.	Expansion Joint
EQ.	Equal
[E]	Existing
EXT.	Exterior
F.O.S.	Face of Studs
FIN.	Finish
F.F.	Finished Floor
FRPL	Fireplace
FLR.	Floor
F.D.	Floor Drain
FT.	Foot or Feet
FTG.	Footing
FDN.	Foundation
FURN.	Furnace
GAR	Garage
G.B.	Gypsum Board
HD	Hold Down
HDR.	Header
H.W.	Hot Water Heater
INCL.	Include
INS.	Insulation
INT.	Interior
JST.	Joist
K.	Kitchen
LAV.	Lavatory
L.F.	Linear Foot or Feet
LR	Living Room
LVL	Laminated Vertical Lumber
M.B.	Metal Bolt
[N]	New
<N.I.C.>	Not in Contract
N.T.S.	Not to Scale
O.C.	On Center
O.H.	
OPG.	Opening
OPP.	Opposite
OSB	Oriented Strnd Board
P.T.	Pressure Treated
PL.	Plate
PLYWD	Plywood
PSL	Parallel Strand Lumber
QTY.	Quantity
REQ.	Required
REV.	Revision
RM	Room
R.O.	Rough Opening
S.A.D.	See Architectural Drawings
S.S.D.	See Structural Drawing
SIM.	Similar
SIMP.	Simpson Strong Tie
SGL.	Single
S.D.	Smoke Detector
S.F.	Square Foot or Feet
SW	Shear Wall
TEMP.	Tempered
T.C.	Top of Curb
T.O.P.	Top of Plate
T.F.	Top of Footing
T.W.	Top of Wall
TS	Tube Steel
TYP.	Typical
UNO	Unless Noted Otherwise
V.I.F.	Verify in Field
WD.	Wood





GENERAL NOTES

1. THE WORD CONTRACTOR AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2. THE TERM CONSTRUCTION DOCUMENTS SHALL MEAN ALL OF THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AND OTHER WRITTEN ORDERS ISSUED BY THE ARCHITECT'S, ENGINEERS' AND OTHER DESIGN PROFESSIONALS FOR THE PURPOSE OF CONSTRUCTING THE PROJECT.
3. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF THE CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES INCLUDING WITHOUT LIMITATION THE COSTS OR CORRECTING DEFFECTIVE WORK.
4. CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) AS AMENDED AS OF THE DATE OF THESE DRAWINGS AND WITH LOCAL ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
5. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
6. **DO NOT SCALE DRAWINGS**. WRITTEN DIMENSIONS TAKE PRECEDENCE. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ELEVATION DIMENSIONS ARE TO SUBFLOORS AND PLATES U.O.N. LARGER SCALE DRAWINGS TAKE PRECEDENCE OUT SMALLER SCALE DRAWINGS.
7. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER AND SHALL PROMPTLY REPORT TO OWNER'S REPRESENTATIVE ANY ERRORS INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH HE KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY OR OMISSION REFERRED TO ABOVE WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER'S REPRESENTATIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES INCLUDING, WITHOUT LIMITATION, COSTS OF CORRECTING DEFECTIVE WORK.
8. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE COORDINATION OF ALL SUB-CONTRACTORS WORK AND THE COMPLETION OF SAID WORK. CONTRACTOR SHALL REVIEW ALL MATERIALS AND WORKMANSHIP AND REJECT DEFECTIVE WORKMANSHIP WITHOUT WAITING FOR THE ARCHITECT OR OWNER TO REJECT THE WORK.
10. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTIBLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
11. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
12. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.
13. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN, THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
14. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR SCHEDULING AND THE WORK CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR THE COMPLIANCE OF APPLICABLE OSHA SAFETY STANDARDS. JOB SITE OBSERVATIONS BY THE OWNER OR ARCHITECT ARE NOT INTENDED TO INCLUDE CHECKING THE CONTRACTOR'S SAFETY STANDARDS.
15. CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND MATERIALS STORED ON THE SITE FROM RAIN OR ANY ADVERSE WEATHER CONDITIONS, VANDALISM AND THEFT. ANY MATERIALS OR WORK LEFT UNPROTECTED AND THEN DAMAGED OR STOLEN SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
16. CONTRACTOR SHALL OBTAIN ALL CHANGE ORERS IN WRITING PRIOR TO COMMENCING ANY WORK NOT INCLUDED IN THE ORIGINAL CONTRACT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE CONTRACTOR'S CLAIM TO ADDITIONAL COMPENSATION.
17. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AGAINST GRAVITY AND SEISMIC LOADS - AND TAKE COMPLETE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF SUCH BRACING - UNTIL ALL STRUCTURAL ITEMS HAVE BEEN COMPLETELY INSTALLED AS PER THE CONSTRUCTION DOCUMENTS.
18. CONTRACTOR SHALL GUARANTEE HIS WORK AND THAT OF HIS SUB-CONTRACTOR'S FOR MINIMUM OF ONE YEAR FROM THE DATE OF "SUBSTANTIAL COMPLETION." CONTRACTOR'S GUARANTEE SHALL NOT VOID OR SHORTEN ADDITIONAL WARRANTIES THAT MAY BE AVAILBALE TO THE OWNER THROUGH PRODUCT MANUFACTURERS OR CONSUMER LAW.

PROJECT DATA

OCCUPANCY TYPE: SINGLE FAMILY RESIDENCE

PROJECT DESCRIPTION

Scope of work: New construction of single family residence with detached garage and patio

Habitable Space: 1200 SF
Detached Garage: 432 SF
Decks: 1484 SF
Covered Porch: 288 SF
New impervious area 7,427 sq. ft.

DRAWING INDEX

A 0.0	TITLE
CG-1	CALGREEN_CHECK_LIST
A (A) 0	COVER PAGE
A (A) 1	SITE_PLAN
A (A) 2	FOUNDATION PLAN
A (A) 3	CASETTES AND BEAMS
A (A) 4	FLOOR PLAN
A (A) 5	ROOF PLAN
A (A) 6	ELEVATIONS
A (A) 7	SECTIONS
SF0.0-0.1	GENERAL NOTES (structural)
SF1.0	FOUNDATION (structural)
SF 1.1-1.2	FRAMING
SF2.0-2.4	FOUNDATION DETAILS

PROJECT CONTACTS

DESIGNER: Honomobo
hello@honomobo.com
780.265.4444

ENGINEER: PRESTON NIRATTISAI
CA License # 85115
Design Everest
(888) 311 3015

CONTRACTOR: TBC

OWNER: **RGS Investment Properties LLC**

APN 57511015

Recorded Size (Assessor Database): 358,499 sq.ft.

Zoning: HS-d1 (100%)

Approved Building Site: YES

Fire Responsibility Area: SRA (100%)

Cal Fire SRA Hazard Class: High (100%)

Wildland Urban Interface: IN

Fire sprinklers:: YES (deferred submittal)

SPACE FOR STAMP

RGS INVESTMENT PROPERTIES LLC

NEW SINGLE FAMILY RESIDENCE

PRODUCTION DATE
10/25/2022

REVISION

NO	DATE

TITLE

A 0.0

COUNTY OF SANTA CLARA

2019 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italics.

- Designer to cross out items that are not applicable to the project.

- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS						
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.	CG-2	NOTE 1		
2	4.106.3	Construction plans indicates how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	CG-2	NOTE 2		
3	4.106.4.1	For new dwellings *and the **rebuild** of existing dwellings that include a panel upgrade or construction between panel and parking area,* a raceway to a dedicated 208/240-volt branch circuit meeting the requirements, is installed.	CG-2	NOTES 3 & 4		
ENERGY EFFICIENCY: MANDATORY REQUIRMENTS						
4	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	T24 SHEETS			
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS						
5	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings comply with CALGreen Sections 4.303.1.1 through 4.303.1.4.4.	CG-2	NOTE 5		
6	4.303.2	Plumbing fixtures and fittings required in CALGreen Section 4.303.1 are installed in accordance with the CPC and meet the applicable referenced standards.	CG-2	Note 6		
7	4.304.1	Outdoor potable water use in landscape areas comply with a local water efficient landscape or the current California DWR MWELO, whichever is more stringent.	CG-2	Note 7		
8	4.305.1	For new dwellings where disinfected tertiary recycled water is available, installation of recycled water supply system is required per CPC chapter 15.	CG-2	Note 8		

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS						
9	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls are protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the County of Santa Clara.	CG-2	Note 9		
10	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Submit either a Construction Waste management plan (CALGreen 4.408.2) or Utilize a waste management company (CALGreen 4.408.3).	CG-2	Note 10		
11	4.408.5	Documentation is provided to County of Santa Clara which demonstrates compliance with CALGreen sections 4.408.2 or 4.408.3.	CG-1 CG-2	Construction Waste Management Forms Note 11		
12	4.410.1	An operation and maintenance manual is placed in the building at the time of final inspection.	CG-2	Note 12		
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS						
13	4.503.1	Any installed gas fireplace is a direct-vent sealed-combustion type. Any installed woodstove or pellet stove comply with US EPA Phase II emission limits where applicable.	CG-2	Note 13		
14	4.504.1	Duct openings and other related air distribution component openings are covered during construction until final startup of the HVAC equipment.	CG-2	Note 14		
15	4.504.2.1	Adhesives, sealants and caulks are compliant with VOC and other toxic compound limits.	CG-1 CG-2	Table 4.504.1 Table 4.504.2 Note 15		
16	4.504.2.2	Architectural paints and coatings are compliant with VOC limits.	CG-1 CG-2	Table 4.504.3 Note 16		
17	4.504.2.3	Aerosol paints and coatings are compliant with product weighted MIR limits for ROC and other toxic compounds.	CG-2	Note 17		
18	4.504.2.4	Documentation are provided to the County of Santa Clara to verify that compliant VOC limit finish materials have been used.	CG-2	Note 18		
19	4.504.3	Carpet and carpet systems meet the applicable testing and product requirements.	CG-1 CG-2	Table 4.504.1 Note 19		
20	4.504.4	80 percent of floor area receiving resilient flooring comply with applicable standards.	CG-2	Note 20		
21	4.504.5	Hardwood plywood, particleboard and medium density fiberboard composite wood meet formaldehyde limits.	CG-1 CG-2	Table 4.504.5 Note 21		

			APPLICANT TO COMPLETE Plan Check Review Data		Installer or Designer Verification	
ITEM #	CALGreen CODE SECTION	REQUIREMENT	REFERENCE SHEET	Note or Detail No.	Date	Installer or Designer Signature
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS (Continued)						
22	4.504.5.1	Documentation is provided to the County of Santa Clara to verify composite wood meets applicable formaldehyde limits.	CG-2	Note 22		
23	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.	CG-2	Note 23		
24	4.505.3	Moisture content of building materials used in wall and floor framing do not exceed 19% prior to enclosure and is checked before enclosure. Insulation products are dry prior to enclosure.	CG-2	Note 24		
25	4.506.1	Each bathroom is mechanically ventilated and comply with applicable requirements.	CG-2	Note 25		
26	4.507.2	Heating and air-conditioning systems are sized, designed, and equipment is selected by using one of the methods listed.	CG-2	Note 26		
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS: MANDATORY REQUIREMENTS						
27	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.	CG-2	Note 27		
28	702.2	If required by County of Santa Clara, owner or owner's agent shall employ special inspector who are qualified and able to demonstrate competence in the discipline they are inspecting.	CG-2	Note 28		
29	703.1	Documentation used to show compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to County of Santa Clara which show substantial conformance.	CG-2	Note 29		

TABLE 4.504.1
ADHESIVE VOC LIMIT[1, 2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^{5}/_{16}$ inch (8 mm).

Construction Waste Management (CWM) Plan

Fill out the form including diversion rate and facility names and addresses

Project Name: _____
Job #: _____
Project Manager: _____
Waste Hauling Company: _____
Contact Name: _____

Legend:
_____ Hauling Company
_____ Sorting Facility Name and Location
_____ Disposal Service Company

All Subcontractors shall comply with the project's Construction Waste Management Plan.
All Subcontractor foremen shall sign the CWM Plan Acknowledgment Sheet.

Subcontractors who fail to comply with the Waste Management Plan will be subject to backcharges or withholding of payment, as deemed appropriate. For instance, Subcontractors who contaminate debris boxes that have been designated for a single material type will be subject to backcharge or withheld payment, as deemed appropriate.

1. The project's overall rate of waste diversion will be ____ %.
2. This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. The majority of the waste that is generated on this jobsite will be diverted from the landfill and recycled for other use.
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project, the diversion strategy for each waste type and the anticipated diversion rate.
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings. As each new subcontractor comes on-site, the WMP Coordinator will present him/her with a copy of the CWM Plan and provide a tour of the jobsite to identify materials to be salvaged and the procedures for handling jobsite debris. All Subcontractor foremen will acknowledge in writing that they have read and will abide by the CWM Plan. Subcontractor Acknowledgment Sheet enclosed. The CWM Plan will be posted at the jobsite trailer.
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers, the owner, or donated to charity if feasible.
6. _____ will provide a commingled drop box at the jobsite for most of the construction waste. These commingled drop boxes will be taken to _____. The average diversion rate for commingled waste will be ____%. As site conditions permit, additional drop boxes will be used for particular phases of construction (e.g., concrete and wood waste) to ensure the highest waste diversion rate possible.
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required, then a strategy of source-separated waste diversion and/or waste stream reduction will be implemented. Source separated waste refers to jobsite waste that is not commingled but is instead allocated to a debris box designated for a single material type, such as clean wood or metal.

   Notes:

   1. Waste stream reduction refers to efforts taken by the builder to reduce the amount of waste generated by the project to below four (4) pounds per square foot of building area.
   2. When using waste stream reduction measures, the gross weight of the product is subtracted from a base weight of four (4) pounds per square foot of building area. This reduction is considered additional diversion and can be used in the waste reduction percentage calculations.
8. _____ will track and calculate the quantity (in tons) of all waste leaving the project and calculate the waste diversion rate for the project. _____ will provide Project Manager with an updated monthly report on gross weight hauled and the waste diversion rate being achieved on the project. _____ monthly report will track separately the gross weights and diversion rates for commingled debris and for each source-separated waste stream leaving the project. In the event that _____ does not service any or all of the debris boxes on the project, the _____ will work with the responsible parties to track the material type and weight (in tons) in such debris boxes in order to determine waste diversion rates for these materials.
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work, such Subcontractors shall not be excluded from complying with the CWM Plan and will provide _____ weight and waste diversion data for their debris boxes.
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used for collection of designated waste the project Superintendent will, as deemed appropriate, allocate specific areas onsite where individual material types are to be consolidated. These collection points are not to be contaminated with non-designated waste types.
11. Debris from jobsite office and meeting rooms will be collected by _____, _____ _____ will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Project Name: _____

Job Number: _____

Project Manager: _____

Waste Hauling Company: _____

Construction Waste Management (CWM) Plan

WASTE MATERIAL TYPE	DIVERSION METHOD: COMMINGLED AND SORTED OFF SITE	DIVERSION METHOD: SOURCE SEPARATED ON SITE	PROJECTED DIVERSION RATE
Asphalt			
Concrete			
Shotcrete			
Metals			
Wood			
Rigid insulation			
Fiberglass insulation			
Acoustic ceiling tile			
Gypsum drywall			
Carpet/carpet pad			
Plastic pipe			
Plastic buckets			
Plastic			
Hardiplank siding and boards			
Glass			
Cardboard			
Pallets			
Job office trash, paper, glass & plastic bottles, cans, plastic			
Alkaline and rechargeable batteries, toner cartridges, and electronic devices			
Other:			
Other:			
Other:			
Other:			

Construction Waste Management (CWM) Acknowledgment

Note: This sample form may be used to assist in documenting compliance with the waste management plan.

Project Name: _____

Job Number: _____

Project Manager: _____

Waste Hauling Company: _____

CWM Plan Acknowledgment

The Foreman for each new Subcontractor that comes on site is to receive a copy of the Construction Waste Management Plan and complete this Acknowledgment Form.

I have read the Waste Management Plan for the project; I understand the goals of this plan and agree to follow the procedures described in this plan.

DATE	SUBCONTRACTOR COMPANY NAME	FOREMAN NAME	SIGNATURE

19751 HICKS RD
LOS GATOS

CALGreen One or Two Family Residential Project Mandatory Requirements
County of Santa Clara

CG-1

03/30/2020

New Construction:

HO4 RGS Investment Properties LLC

19751 HICKS ROAD, LOS GATOS, CALIFORNIA

SOUTHEAST - ELEVATION

NOTE: Rendering shown may not represent final design

SOUTHWEST - ELEVATION

NOTE: Rendering shown may not represent final design

NORTH - ELEVATION

NOTE: Rendering shown may not represent final design

EAST - ELEVATION

NOTE: Rendering shown may not represent final design

AS A MINIMUM ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE MOST CURRENT BUILDING CODE AND/OR APPLICABLE BY-LAWS AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING THE **(2019 CALIFORNIA RESIDENTIAL CODE), (2019 CALIFORNIA MECHANICAL CODE), (2019 CALIFORNIA ELECTRICAL CODE), (2019 CALIFORNIA FIRE CODE), (2019 CALIFORNIA GREEN STANDARDS CODE, (2019 CALIFORNIA ENERGY CODE)** AS WELL AS THEIR ADDENDA AND REFERENCED STANDARDS.

GENERAL NOTES

1. AS A MINIMUM ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE MOST CURRENT BUILDING CODE AND/OR APPLICABLE BY-LAWS AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. INCLUDING THE **[2019 CALIFORNIA RESIDENTIAL CODE], [2019 CALIFORNIA MECHANICAL CODE], [2019 CALIFORNIA ELECTRICAL CODE], [CALIFORNIA GREEN STANDARDS CODE], [2019 CALIFORNIA ENERGY CODE]** AS WELL AS THEIR ADDENDA AND REFERENCED STANDARDS.
2. CONTRACTOR SHALL KEEP JOB SITE FREE OF TRASH AND GARBAGE, AND SHALL IMMEDIATELY COLLECT ANY CONSTRUCTION RELATED DEBRIS.
3. IT IS THE CONTRACTOR AND/OR OWNERS RESPONSIBILITY TO INFORM THEMSELVES OF THE EXACT LOCATION OF AND ASSUME ALL LIABILITY FOR DAMAGE TO: ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS + ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. SUCH DETAIL MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS AND THEIR LOCATION IF SHOWN MAY NOT BE EXACT.
4. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. OBTAIN ACCURATE DIMENSIONS FROM SITE AS REQUIRED.
5. ALL MECHANICAL, ELECTRICAL, STRUCTURAL, AND ARCHITECTURAL COMPONENTS MUST BE COORDINATED BY THE CONTRACTOR. CONTRACTOR MUST REPORT ANY DISCREPANCIES THAT EXIST PRIOR TO COMMENCEMENT OF WORK.
6. ALL FLOOR DRAIN AND VENT LOCATIONS TO BE VERIFIES BY CONTRACTOR
7. ALL PENETRATIONS (WINDOW , ELECTRICAL WIRING & BOXES, PIPING, ETC.) IN VAPOUR BARRIER TO BE SEALED WITH ACOUSTIC SEALANT.
8. METHODS OF FLASHING MUST CONFORM TO CODE, FLASHING IS REQUIRED IN ALL ROOF PARAPETS INCLUDING OVER ALL OPENINGS IN EXTERIOR WALLS.
9. AS PER **2019 CALIFORNIA ENERGY CODE:**
   SHOWER HEADS TO HAVE max. FLOW RATE OF 1.8 GPM, WATER CLOSETS TO HAVE max. WATER USE OF 1.28 GPF, LAVATORY FAUCETS TO HAVE max. WATER USE OF 1.2 GPM, AND KITCHEN FAUCETS TO HAV max. WATER USE OF 1.8 GPM
10. THE FOLLOWING PROJECT IS **HDC APPROVED MODULAR HOME** AND LABELED AS SUCH.

LIST OF DRAWINGS:

A(A)0	COVER PAGE
A(A)1	SITE PLAN
A(A)2	FOUNDATION PLAN
A(A)3	CASSETTES AND BEAMS
A(A)4	MAIN AND SECOND FLOOR PLANS
A(A)5	ROOF PLAN
A(A)6	ELEVATIONS
A(A)7	SECTIONS

PROJECT BUILDER / PRIME CONSULTANT:

HONOMOBO

2120-5 STREET NISKU, AB T9E 7X3

TEL: 780.434.8880 **FAX**: 780.435.9465

EMAIL: hello@honomobo.com

SEPTEMBER 20, 2022

DRAWINGS ISSUED FOR REVIEW

LEGAL / SITE DESCRIPTION

CIVIC ADDRESS	19751 HICKS ROAD, LOS GATOS, CA 95032
LOT	UNDESIGNATED REMAINDER LOT PER PARCEL MAP 289 MAPS 39
APN	575-11-015

Grading & Drainage:

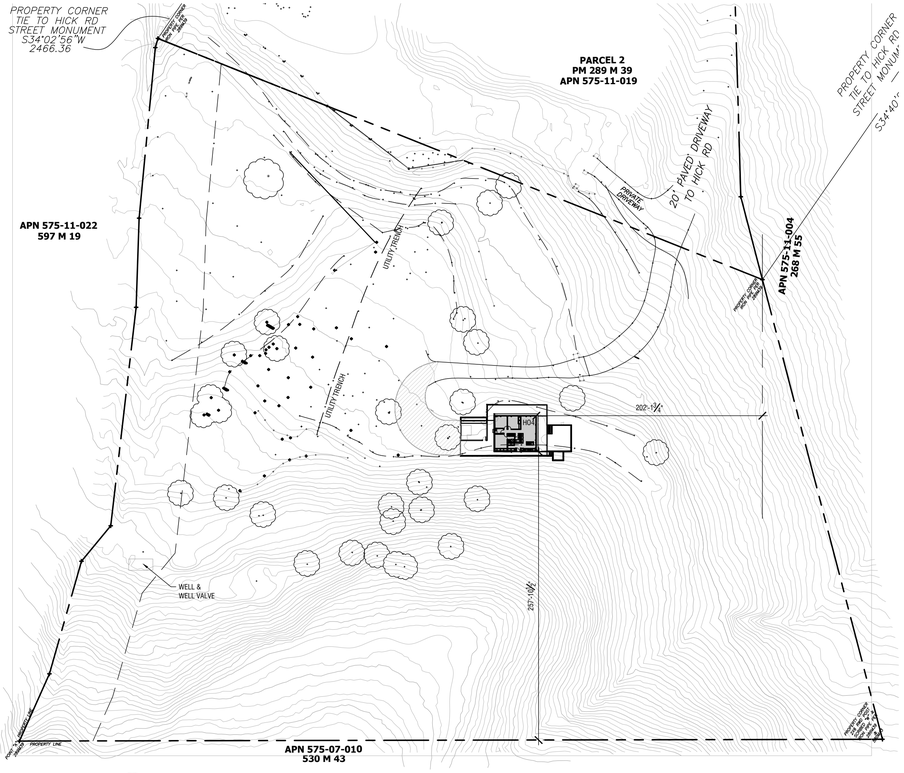
- All grades within the first 10 feet adjacent from a structure must have a 5% slope on pervious surfaces and a 2% slope on impervious surfaces.
- Runoff as a result of grading and drainage activities associated with this project must be contained on-site and shall not sheetflow to an adjacent property

USE THE FOLLOWING DRAWING IN CONJUNCTION WITH THE CLIENT PROVIDED SITE PLAN. REFER TO BOUNDARY & TOPOGRAPHIC SURVEY DRAWINGS FOR DETAILED INFORMATION

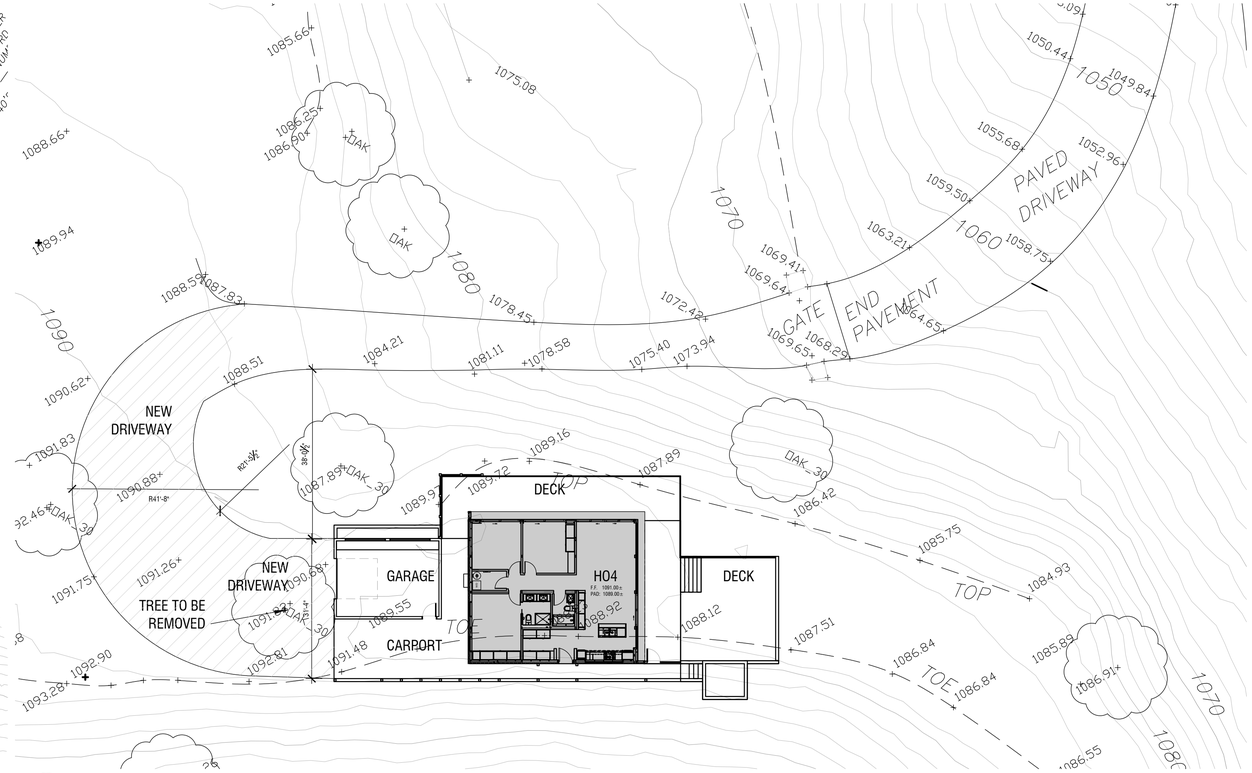
NOTE:
SEE THIRD PARTY CERTIFICATION FOR CALIFORNIA MODULAR COMPLIANCE. USE THE FOLLOWING DRAWINGS IN CONJUNCTION WITH MANUFACTURER PROVIDED STRUCTURAL SHOP DRAWINGS. STRUCTURAL SHOP DRAWINGS TAKE PRECEDENT OVER THESE DRAWINGS

NOTE:
AS PER **2019 CALIFORNIA ENERGY CODE:**
SHOWER HEADS TO HAVE max. FLOW RATE OF 2.0 GPM. WATER CLOSETS TO HAVE max. WATER USE OF 1.28 GPF, LAVATORY FAUCETS TO HAVE max. WATER USE OF 1.2 GPM, AND KITCHEN FAUCETS TO HAVE max. WATER USE OF 1.8 GPM

ALL LIGHTING MUST BE HIGH EFFICIENCY AND IN COMPLIANCE WITH THE **MOST CURRENT CALIFORNIA ELECTRICAL CODE**
ALL 125-VOLT, 15 AND 20 AMP RECEPTACLE OUTLETS SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES AS PER **CEC 406.11**



1 A(A)1 SITE PLAN
SCALE: 1/64" = 1'-0"



2 A(A)1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

TRUE NORTH

PROJECT / CLIENT:
HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX:** 780.435.9465
EMAIL: hello@honomobo.com

#	DATE:	ITEM:
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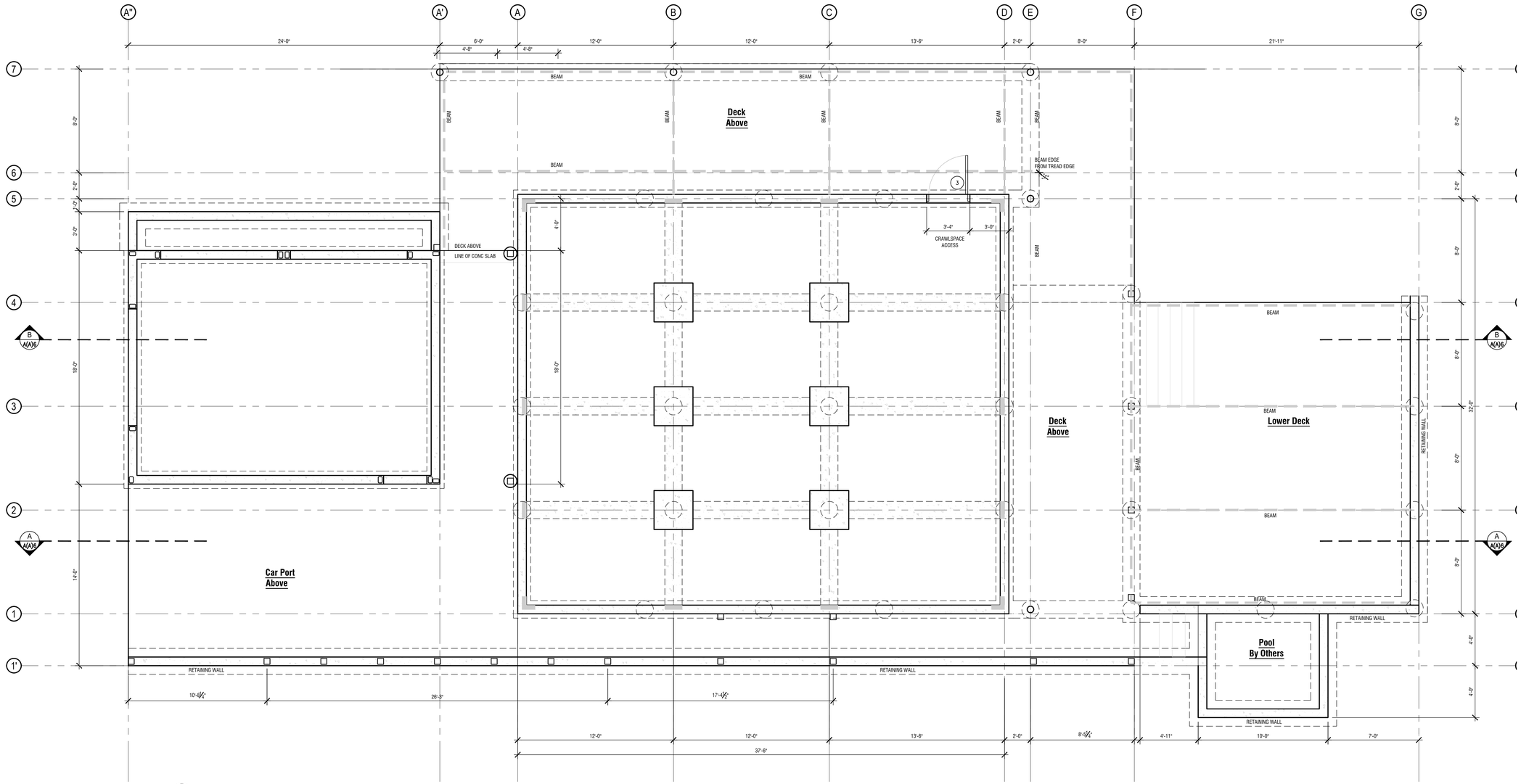
PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOB H04
19751 HICKS ROAD, LOS GATOS
California, USA

PROJECT / CLIENT:
SITE PLAN

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	**September 20, 2022**
SCALE:	As Noted
SHEET:	2 of 8

PROJECT #: **H0416**
DRAWING #: **A(A)1**



1 A(A)2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

ITEM	QTY.	SIZE (W x H)	REMARKS
D1	1	3'-0" x 6'-8"	INSULATED EXTERIOR DOOR c/w LOCKSET
D2	1	9'-0" x 9'-0"	OVERHEAD GARAGE DOOR
D3	1	3'-0" x2'-0"	CRAWLSPACE ACCESS DOOR c/w LOCKSET

WINDOW SCHEDULE

ITEM	QTY.	SIZE (W x H)	REMARKS
W-1	2	9'-0" x 4'-0"	SEALED UNIT GLAZING (TEMPERED)

CONSTRUCTION TYPE LEGEND

WALL TYPES

WT1

EXTERIOR WALL TYPE 1:
VERTICAL WOOD SLAT SIDING
AIR BARRIER
FIBREGLASS BATT INSULATION IN STUD CAVITY
6mil POLY VAPOUR RETARDER
½" GYPSUM WALL BOARD, PAINTED
FOR FRAMING, REFER TO STRUCTURAL

FLOOR TYPES

FT1

FLOOR TYPE 1:
REFER TO STRUCTURAL

FT2

FLOOR TYPE 2:
DECK CONSTRUCTION
WOOD DECK ON
PRE MANUFACTURED CASSETTES
STEEL BEAMS (REFER TO STRUCTURAL)

ROOF TYPES

RT1

ROOF TYPE 1:
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
5" SPRAY FOAM INSULATION IN CAVITY
(R-29 nominal)
½" TYPE 'X' GYPSUM WALL BOARD
FOR FRAMING, REFER TO STRUCTURAL

RT2

ROOF TYPE 2:
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
WOOD SOFFITING
FOR FRAMING, REFER TO STRUCTURAL

NORTH

PROJECT / CLIENT:
HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX**: 780.435.9465
EMAIL: hello@honomobo.com

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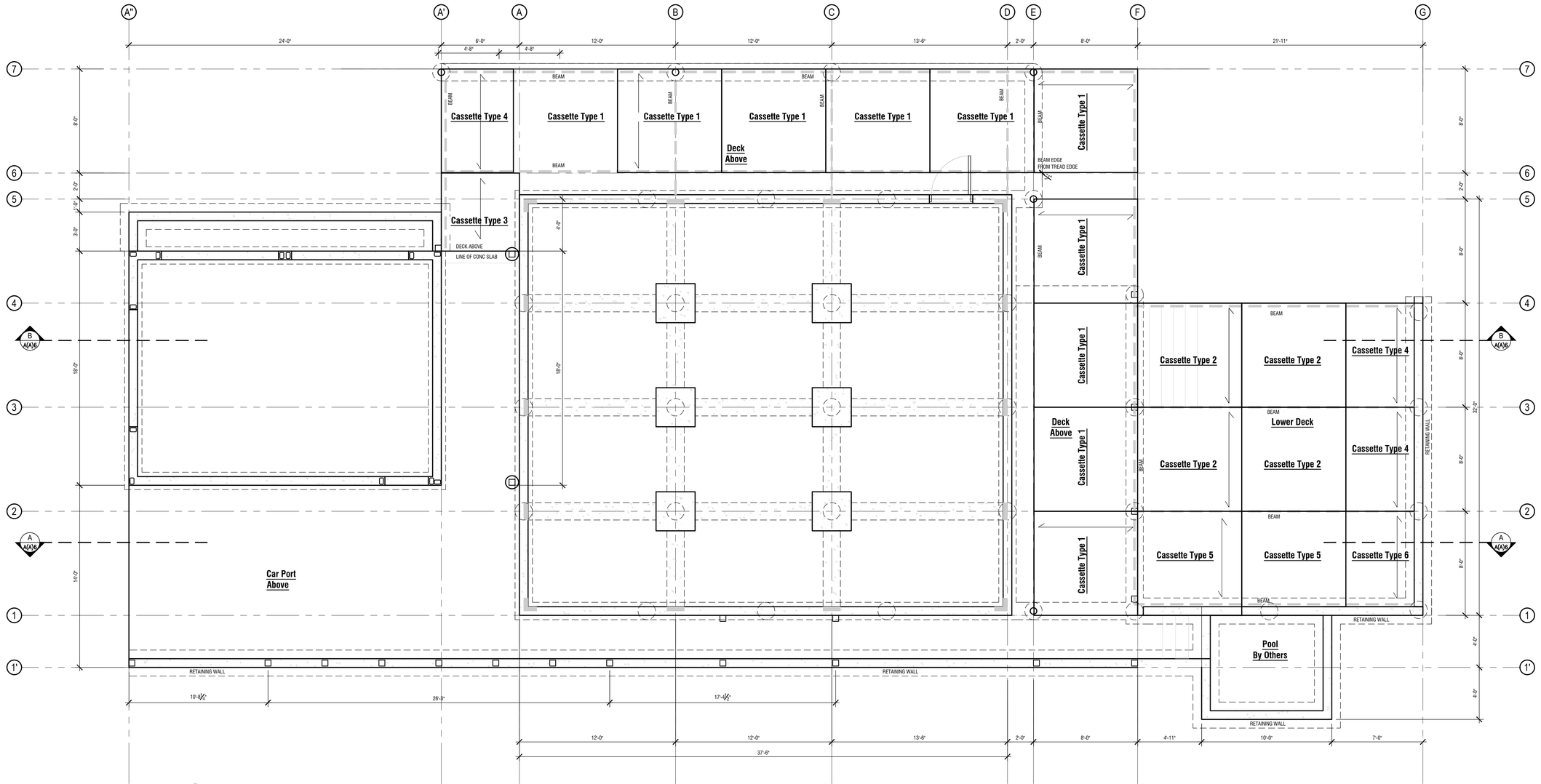
PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOBO H04
19751 HICKS ROAD, LOS GATOS
California, USA

PROJECT / CLIENT:
FOUNDATION PLAN

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	September 20, 2022
SCALE:	As Noted
SHEET:	3 of 8

PROJECT #: H0416
DRAWING #: A(A)2



1 A(A)3 CASSETTES AND BEAM PLAN
SCALE: 1/4" = 1'-0"

NORTH

PROJECT / CLIENT:
HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX**: 780.435.9465
EMAIL: hello@honomobo.com

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#	DATE:	ITEM:
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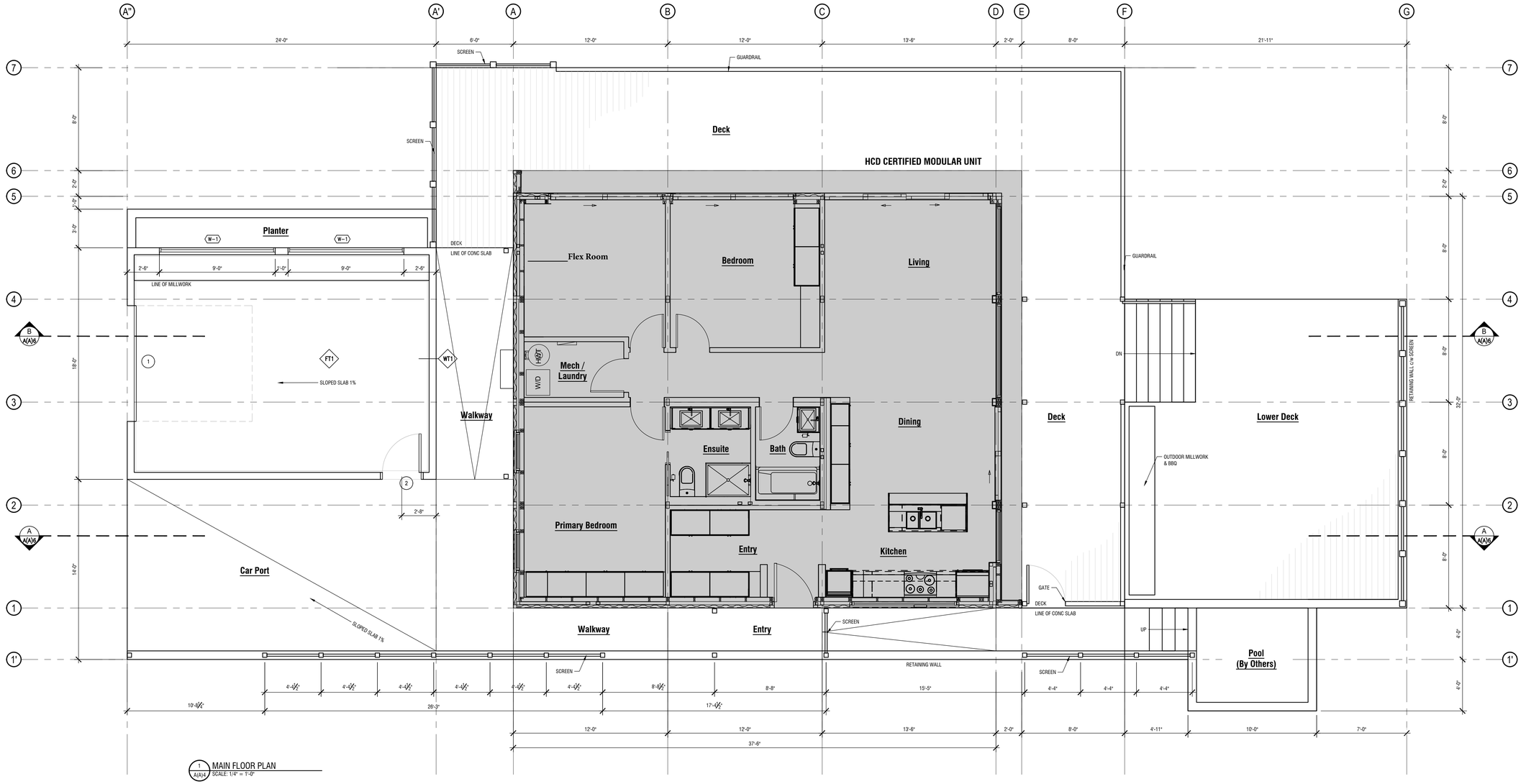
PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOBOHO4
19751 HICKS ROAD, LOS GATOS
California, USA

PROJECT / CLIENT:
CASSETTES AND BEAM PLAN

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	**September 20, 2022**
SCALE:	As Noted
SHEET:	4 of 8

PROJECT #: **HO416**
DRAWING #: **A(A)3**



DOOR SCHEDULE

ITEM	QTY.	SIZE (W x H)	REMARKS
D1	1	3'-0" x 6'-8"	INSULATED EXTERIOR DOOR c/w LOCKSET
D2	1	9'-0" x 9'-0"	OVERHEAD GARAGE DOOR
D3	1	3'-0" x2'-0"	CRAWLSPACE ACCESS DOOR c/w LOCKSET

WINDOW SCHEDULE

ITEM	QTY.	SIZE (W x H)	REMARKS
W-1	2	9'-0" x 4'-0"	SEALED UNIT GLAZING (TEMPERED)

CONSTRUCTION TYPE LEGEND

WALL TYPES

WT1 — **EXTERIOR WALL TYPE 1:**
VERTICAL WOOD SLAT SIDING
AIR BARRIER
FIBREGLASS BATT INSULATION IN STUD CAVITY
6mil POLY VAPOUR RETARDER
⅝" GYPSUM WALL BOARD, PAINTED
FOR FRAMING, REFER TO STRUCTURAL

FLOOR TYPES

FT1 — **FLOOR TYPE 1:**
REFER TO STRUCTURAL

FT2 — **FLOOR TYPE 2:**
DECK CONSTRUCTION
WOOD DECK ON
PRE MANUFACTURED CASSETTES
STEEL BEAMS (REFER TO STRUCTURAL)

ROOF TYPES

RT1 — **ROOF TYPE 1:**
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
5" SPRAY FOAM INSULATION IN CAVITY
(R-29 nominal)
⅝" TYPE 'X' GYPSUM WALL BOARD
FOR FRAMING, REFER TO STRUCTURAL

RT2 — **ROOF TYPE 2:**
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
WOOD SOFFITING
FOR FRAMING, REFER TO STRUCTURAL

NORTH

PROJECT / CLIENT:
HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX**: 780.435.9465
EMAIL: hello@honomobo.com

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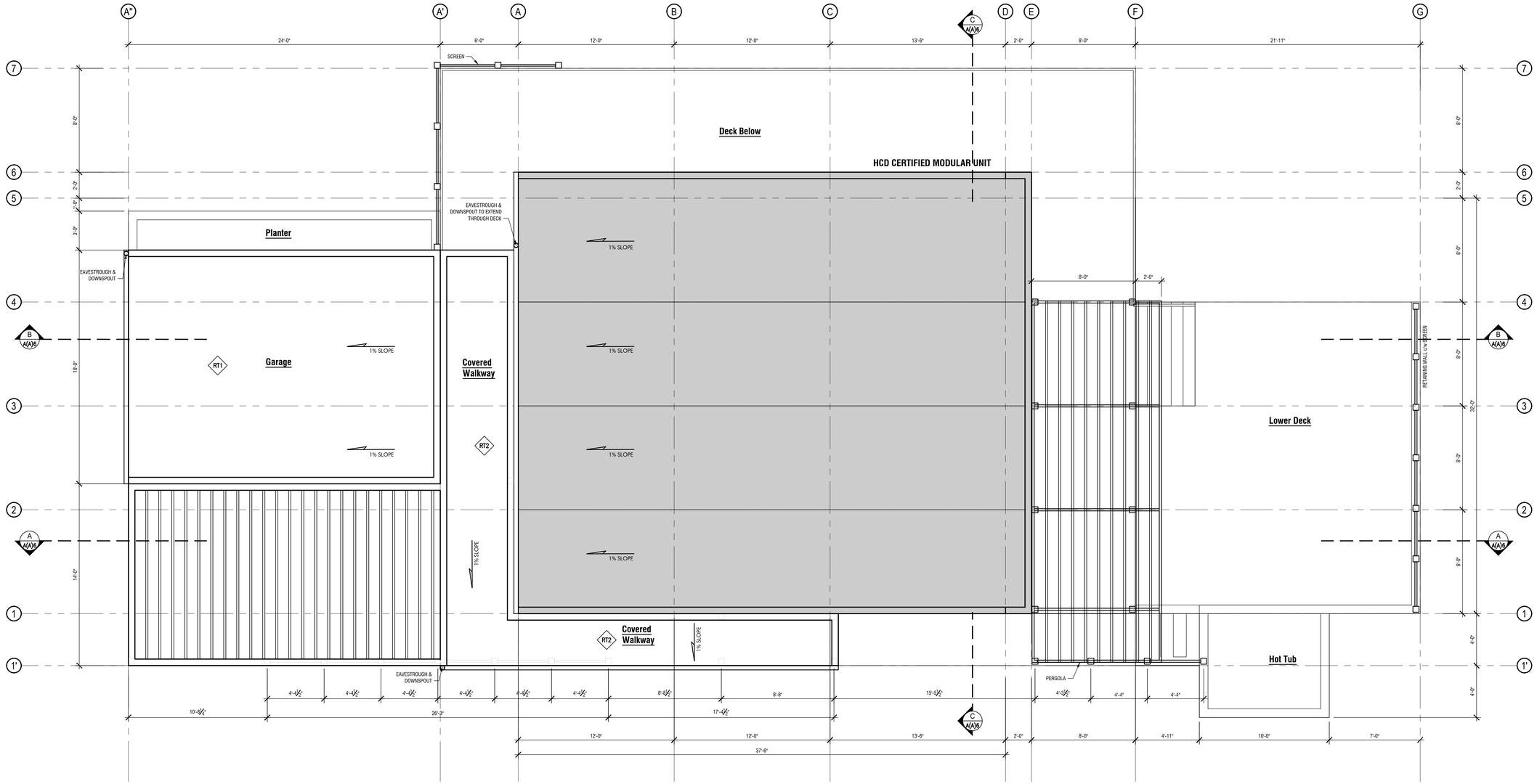
PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOBOHO4
19751 HICKS ROAD, LOS GATOS
California, USA

PROJECT / CLIENT:
MAIN FLOOR PLAN

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	September 20, 2022
SCALE:	As Noted
SHEET:	5 of 8

PROJECT #: H0416
DRAWING #: A(A)4



1 A(A)5 ROOF PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

ITEM	QTY.	SIZE (W x H)	REMARKS
D1	1	3'-0" x 6'-8"	INSULATED EXTERIOR DOOR c/w LOCKSET
D2	1	9'-0" x 9'-0"	OVERHEAD GARAGE DOOR
D3	1	3'-0" x2'-0"	CRAWLSPACE ACCESS DOOR c/w LOCKSET

WINDOW SCHEDULE

ITEM	QTY.	SIZE (W x H)	REMARKS
W-1	2	9'-0" x 4'-0"	SEALED UNIT GLAZING (TEMPERED)

CONSTRUCTION TYPE LEGEND

WALL TYPES

WT1 — **EXTERIOR WALL TYPE 1:**
VERTICAL WOOD SLAT SIDING
AIR BARRIER
FIBREGLASS BATT INSULATION IN STUD CAVITY
6mil POLY VAPOUR RETARDER
⅝" GYPSUM WALL BOARD, PAINTED
FOR FRAMING, REFER TO STRUCTURAL

FLOOR TYPES

FT1 — **FLOOR TYPE 1:**
REFER TO STRUCTURAL

FT2 — **FLOOR TYPE 2:**
DECK CONSTRUCTION
WOOD DECK ON
PRE MANUFACTURED CASSETTES
STEEL BEAMS (REFER TO STRUCTURAL)

ROOF TYPES

RT1 — **ROOF TYPE 1:**
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
5" SPRAY FOAM INSULATION IN CAVITY
(R-29 nominal)
⅝" TYPE 'X' GYPSUM WALL BOARD
FOR FRAMING, REFER TO STRUCTURAL

RT2 — **ROOF TYPE 2:**
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
WOOD SOFFITING
FOR FRAMING, REFER TO STRUCTURAL

NORTH

PROJECT / CLIENT:
HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX**: 780.435.9465
EMAIL: hello@honomobo.com

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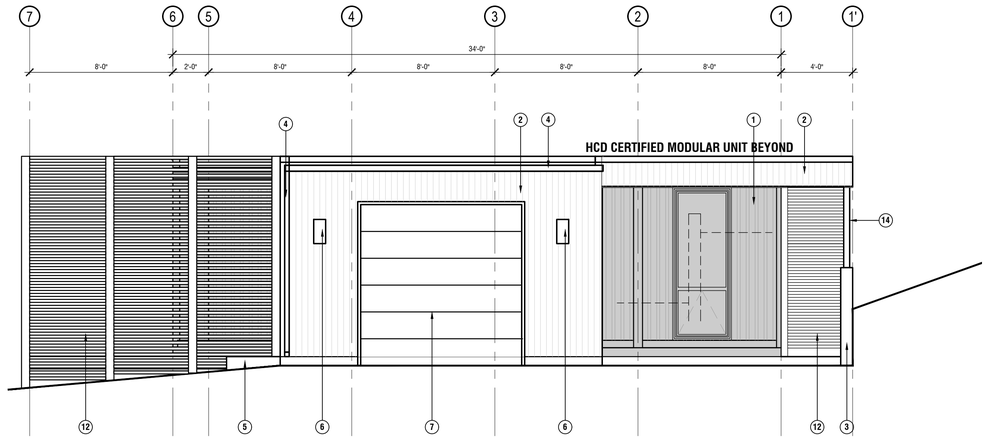
PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOBOHO4
19751 HICKS ROAD, LOS GATOS
California, USA

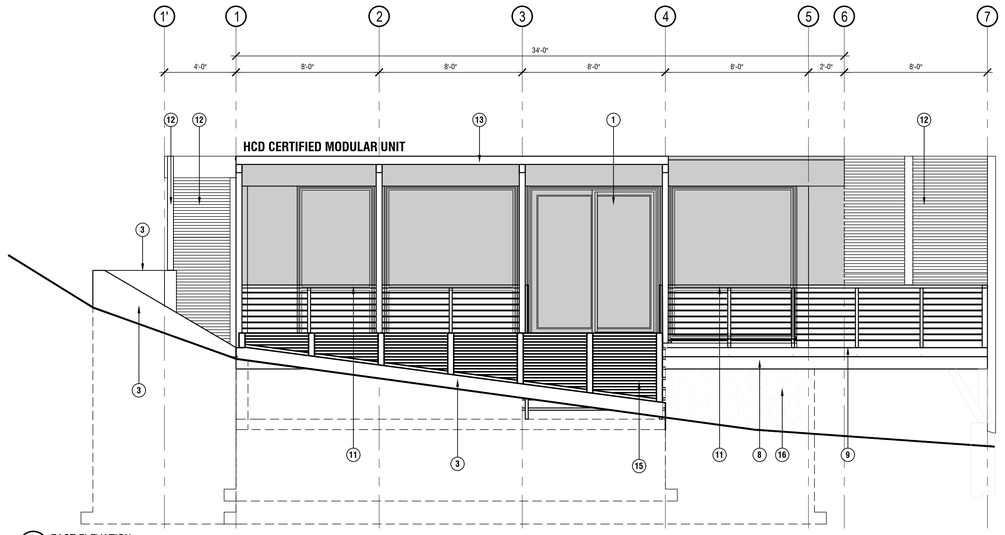
PROJECT / CLIENT:
ROOF PLAN

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	September 20, 2022
SCALE:	As Noted
SHEET:	6 of 8

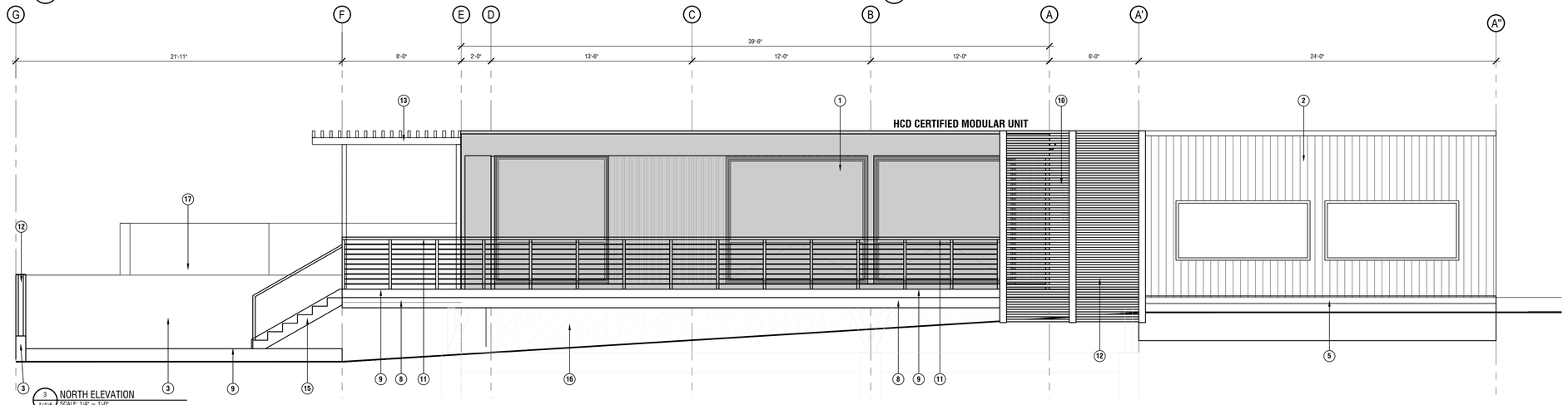
PROJECT #: H0416
DRAWING #: A(A)5



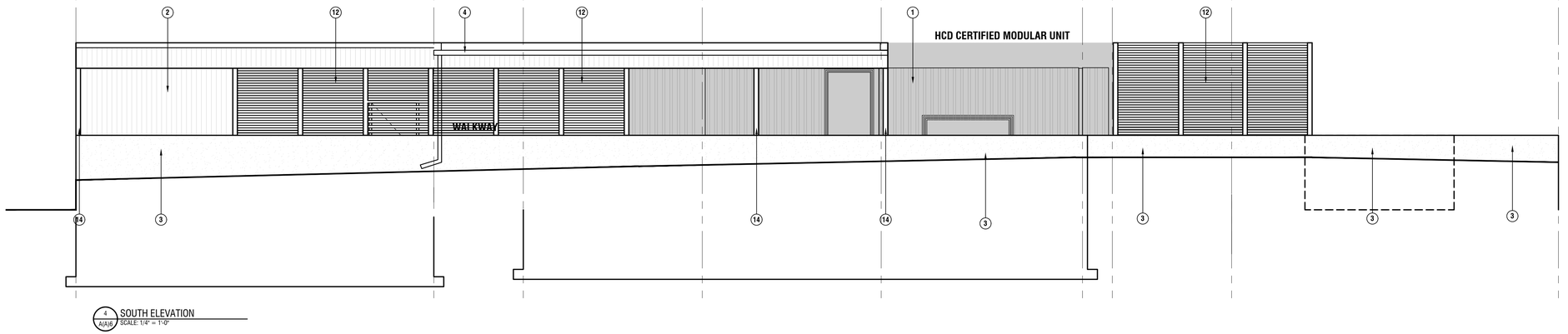
1 WEST ELEVATION
A(A)6 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A(A)6 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A(A)6 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A(A)6 SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND:

1	PRE-FABRICATED AND INSTALLED ON-SITE **HONOMOBO** UNIT H04 UNIT - EXTERIOR CORRUGATED STEEL VERTICAL CLADDING 16 Ga. (BLACK)
2	VERTICAL 5 1/4" x 1/2" CEDAR MICRO BEVEL WITH UV COATING SIDING
3	CONCRETE RETAINING WALL
4	PRE-FINISHED METAL GUTTER AND DOWNSPOUT
5	CONCRETE PLANTER
6	EXTERIOR SCONCE DOWN LIGHTS
7	OVERHEAD DOOR - BLACK
8	STEEL BEAM
9	WOOD DECK JOISTS & DECKING
10	WALL-MOUNTED HEAT PUMP (SEE MANUFACTURER SPECS) c/w STEEL SUPPORT SHELF WELDED TO UNIT
11	42" HIGH GUARDRAIL 2x4 POSTS MAX 4'-0"o.c. c/w CABLING
12	WOOD SCREEN 2x2 SLATS BETWEEN 4" x 4" POSTS (REFER TO DETAILS)
13	WOOD PERGOLA (REFER TO STRUCTURAL)
14	COLUMN (REFER TO STRUCTURAL)
15	WOOD STAIRS c/w HANDRAIL - DETERMINE NUMBER OF RISERS ON SITE
16	CONCRETE FOUNDATION
17	POOL LOCATION - BY OTHERS

PROJECT / CLIENT:
HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX**: 780.435.9465
EMAIL: hello@honomobo.com

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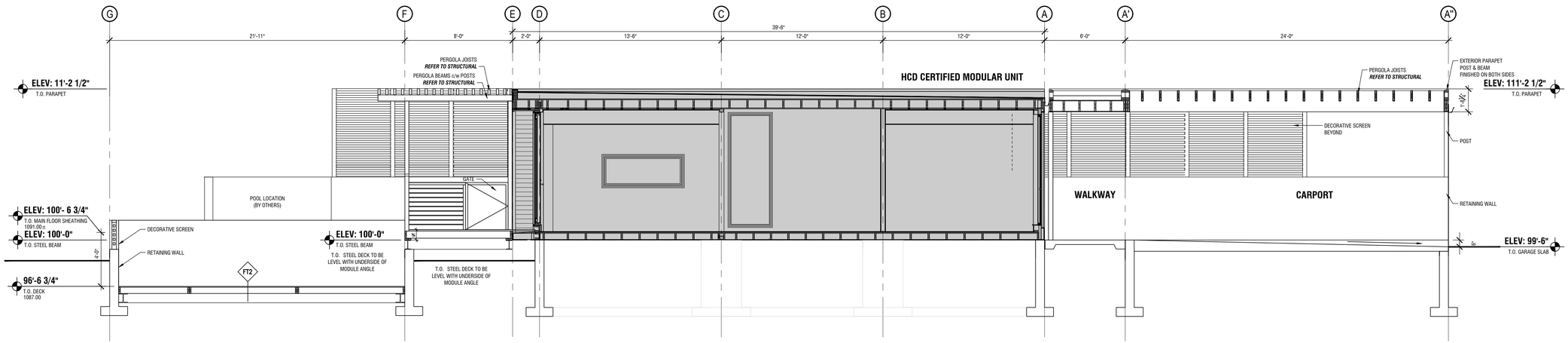
PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOBOHO4
19751 HICKS ROAD, LOS GATOS
California, USA

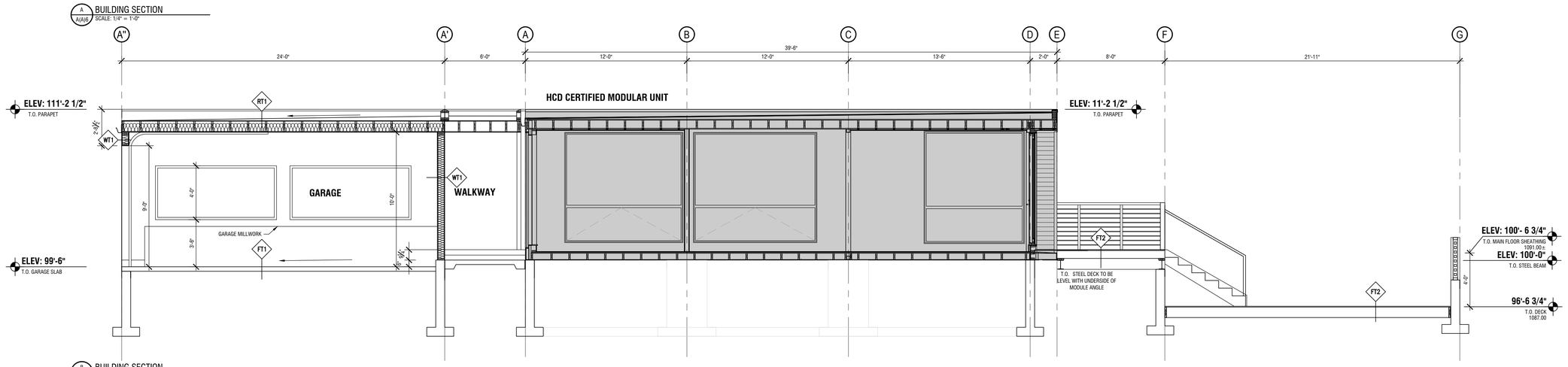
PROJECT / CLIENT:
ELEVATIONS

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	**September 20, 2022**
SCALE:	As Noted
SHEET:	7 of 8

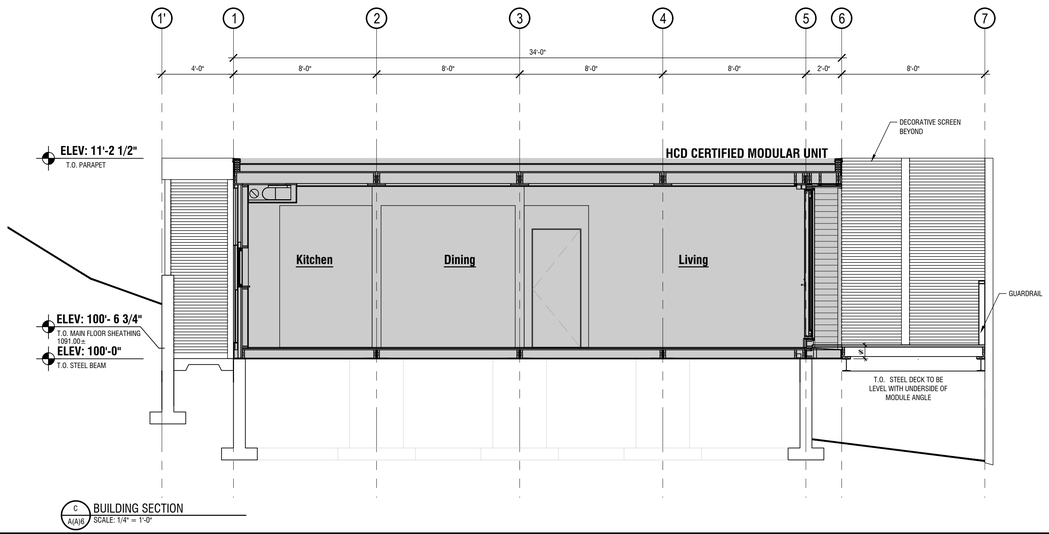
PROJECT #: **HO416**
DRAWING #: **A(A)6**



A BUILDING SECTION
A/A|6 SCALE: 1/4" = 1'-0"



B BUILDING SECTION
A/A|6 SCALE: 1/4" = 1'-0"



C BUILDING SECTION
A/A|6 SCALE: 1/4" = 1'-0"

CONSTRUCTION TYPE LEGEND

WALL TYPES

WT1 — **EXTERIOR WALL TYPE 1:**
VERTICAL WOOD SLAT SIDING
AIR BARRIER
FIBREGLASS BATT INSULATION IN STUD CAVITY
6mil POLY VAPOUR RETARDER
½" GYPSUM WALL BOARD, PAINTED
FOR FRAMING, REFER TO STRUCTURAL

FLOOR TYPES

FT1 — **FLOOR TYPE 1:**
REFER TO STRUCTURAL

FT2 — **FLOOR TYPE 2:**
DECK CONSTRUCTION
WOOD DECK ON
PRE MANUFACTURED CASSETTES
STEEL BEAMS (REFER TO STRUCTURAL)

ROOF TYPES

RT1 — **ROOF TYPE 1:**
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
5" SPRAY FOAM INSULATION IN CAVITY
(R-29 nominal)
½" TYPE 'X' GYPSUM WALL BOARD
FOR FRAMING, REFER TO STRUCTURAL

RT2 — **ROOF TYPE 2:**
(CLASS - A) ROOF MEMBRANE (PVC) ON
SLOPED EPS RIGID INSULATION
1% SLOPE TO GUTTER (1/2" to 5 1/4")
WOOD SOFFITING
FOR FRAMING, REFER TO STRUCTURAL

PROJECT / CLIENT:

HONOMOBO
2120-5 STREET NISKU, AB T9E 7X3
TEL: 780.434.8880 **FAX**: 780.435.9465
EMAIL: hello@honomobo.com

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PROJECT / CLIENT:
NEW CONSTRUCTION:
RGS Investment Properties LLC
HONOMOBOHO4
19751 HICKS ROAD, LOS GATOS
California, USA

PROJECT / CLIENT:
SECTIONS

DESIGNED BY:	Paul Jeffrey Schaefer
DRAWN BY:	CY
CHECKED BY:	JD / MK
DATE ISSUED FOR:	September 20, 2022
SCALE:	As Noted
SHEET:	8 of 8

PROJECT #: **HO416**
DRAWING #: **A(A)7**

GENERAL NOTES

1 GENERAL

1. PERFORM CONSTRUCTION AND WORKMANSHIP IN COMPLIANCE WITH CONTRACT DOCUMENTS, 2019 CALIFORNIA BUILDING CODE (CBC) AS AMENDED BY CITY ORDINANCE, AND ANY OTHER GOVERNING AUTHORITY.
2. STRUCTURAL DRAWINGS, AS PART OF CONTRACT DOCUMENTS, INDICATE INFORMATION SUFFICIENT TO CONVEY DESIGN INTENT. IF ERRORS, INCONSISTENCIES OR OMISSIONS ARE DISCOVERED, PROMPTLY NOTIFY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK.
3. NO PORTION OF STRUCTURAL RELATED WORK, INCLUDING SHOP DRAWING DEVELOPMENT, SHALL BE PERFORMED WITHOUT CONSIDERING REQUIREMENTS OF CONTRACT DOCUMENTS IN THEIR ENTIRETY. FOR EXAMPLE, REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS, PENETRATIONS AND EMBEDMENTS FOR DUCTS, PIPING, VENTS, CONDUITS AND OTHER ITEMS TO BE INCORPORATED IN STRUCTURAL WORK.
4. CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DOCUMENTS AND THE ARCHITECTURAL DOCUMENTS, OR WITH ANY OTHER DISCIPLINES.
5. CONTRACTOR SHALL CONSIDER THE STRUCTURAL DRAWINGS IN THEIR ENTIRETY, INCLUDING (BUT NOT LIMITED TO) ANY NOTES, TYPICAL DETAILS, SPECIAL DETAILS, SCHEDULES, AND LEGENDS, AS THE CONTRACT DOCUMENT IN THEIR WORK.
6. DETAILS AND SCHEDULES INDICATED AS “TYPICAL” MAY NOT BE SPECIFICALLY REFERENCED ON DRAWINGS. DETERMINE WHERE EACH TYPICAL DETAIL OR SCHEDULE APPLIES BEFORE PROCEEDING WITH WORK. IF CONDITIONS ARE FOUND WHICH ARE NOT SPECIFICALLY DETAILED AND NO TYPICAL DETAIL OR SCHEDULE APPLIES, PROMPTLY NOTIFY STRUCTURAL ENGINEER.
7. CONTRACTOR SHALL REVIEW THE STRUCTURAL DOCUMENTS FOR COMPLETENESS AND FEASIBILITY BEFORE COMMENCING CONSTRUCTION.
8. CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION CURRENTLY AVAILABLE WHEN DRAWINGS WERE PREPARED. NO WARRANTY IS IMPLIED AS TO ACCURACY OF THESE EXISTING CONDITIONS.
9. TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND COMPARE SUCH MEASUREMENTS AND CONDITIONS WITH CONTRACT DOCUMENTS. IF ERRORS, INCONSISTENCIES OR OMISSIONS ARE DISCOVERED, PROMPTLY NOTIFY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK.
10. CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROVIDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS REQUIRED. PROVIDE ADEQUATE EXCAVATION PROCEDURES, SHORING, BRACING AND ERECTION PROCEDURES COMPLYING WITH NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
11. OBSERVATION VISITS TO SITE BY FIELD REPRESENTATIVES OF STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY STRUCTURAL ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY STRUCTURAL ENGINEER ARE PERFORMED SOLELY FOR THE PURPOSED OF DETERMINING IF CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR’S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
12. MODIFICATIONS OR SUBSTITUTION: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, BE SUBMITTED TO OWNER, STRUCTURAL ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.
13. BRACE PIPING AND DUCTS COMPLYING WITH LATEST EDITION OF “GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS” BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
14. THE CAD DRAWING FILES ARE THE PROPERTY OF THE STRUCTURAL ENGINEER AND WILL NOT BE RELEASED TO THE CONTRACTOR OR SUBCONTRACTOR FOR THEIR USE.

1.1 DESIGN LOADS

ROOF DEAD LOAD (GARAGE)	17 PSF
ROOF LIVE LOAD (GARAGE)	20 PSF
DECK DEAD LOAD	10 PSF
DECK LIVE LOAD	60 PSF
ROOF SNOW LOAD (pf)	0 PSF (N/A)
EXPOSURE	B
BASIC WIND SPEED =.............	97 MPH
S_S = ...	2.472
S_1 = ...	0.9
S_{DS} = ...	1.978
ANALYSIS PROCEDURE	ASCE 7 EQUIV LAT FORCES
R=	6.5 (GARAGE)
C_S = ...	0.303 (GARAGE)
SITE CLASS	C
SEISMIC DESIGN CAT	D
RISK CAT & SEISMIC FACTOR	II, 1.0

2 FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS IN GEOTECHNICAL REPORT PREPARED BY C2 EARTH, DATED APRIL 21, 2022, PROJECT NUMBER 21142C-01R1, AND ANY SUBSEQUENT ADDENDA LETTERS. PERFORM FOUNDATION WORK COMPLYING WITH REPORT AND ADDENDA. GEOTECHNICAL REPORT AND ADDENDA HEREBY BECOME PART OF THESE CONTRACT DOCUMENTS AND SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
2. FOUNDATION DESIGN IS BASED ON A BEARING CAPACITY OF 3000 PSF (SHALLOW FOOTINGS) AND 4000 PSF (DRILLED PILES) AND A LATERAL BEARING PRESSURE OF 400 PCF.
3. DESIGN COEFFICIENT OF FRICTION IS 35.
4. THE RETAINING WALL DESIGN EQUIVALENT FLUID PRESSURE IS 45 PCFWITH A LATERAL BEARING CAPACITY OF 400 PCF.
5. FOUNDATION EXCAVATIONS ARE TO BE OBSERVED BY AND ACCEPTABLE TO A GEOTECHNICAL ENGINEER OR REPRESENTATIVE PRIOR TO PLACEMENT OF FILL, REINFORCING STEEL, OR CONCRETE.
6. PERFORM FILLING, BACKFILLING, COMPACTION, ETC., AS INDICATED IN GEOTECHNICAL REPORT AND ONLY UNDER SUPERVISION OF A GEOTECHNICAL OR REPRESENTATIVE.
7. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, GEOTECHNICAL ENGINEER IS TO BE CONTACTED BEFORE PROCEEDING.
8. GEOTECHNICAL ENGINEER SHALL VERIFY AND APPROVE ALL EXCAVATION OR FOUNDATION EMBEDMENT DEPTH. DEEPER EXCAVATION THAN SCHEDULE MAY BE REQUIRED TO ACHIEVE NATIVE SOIL OR BEDROCK EMBEDMENT PER GEOTECHNICAL ENGINEER’S ASSESSMENT AND EVALUATION OF THE SOILS ON SITE.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL MEANS AND METHODS FOR EXCAVATION STABILITY AND SHORING.

3 CAST-IN-PLACE CONCRETE

1. PROVIDE NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ACI 318 AND ASTM C33.
2. PROVIDE NORMAL WEIGHT CONCRETE (145 PCF) ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS UNLESS NOTED OTHERWISE.
3. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 5.25 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
4. UNLESS NOTED OTHERWISE, USE PORTLAND CEMENT TYPE V CONFORMING TO ASTM C150, OR CEMENT TYPE AS SPCIFIED BY A GEOTECHNICAL REPORT WHERE AVAILABLE. SHRINKAGE CHARACTERISTICS SHALL BE LESS THAN 0.050%, WATER-TO-CEMENT RATIO SHALL NOT EXCEED 0.45.
5. SLUMP NOT TO EXCEED 4 INCHES.
6. DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES.
7. DO NOT EMBED CONDUITS, PIPES, OR SLEEVES SMALLER IN STRUCTURAL CONCRETE, INCLUDING SLABS ON METAL DECK, EXCEPT WHERE SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). LOCATE ELECTRICAL CONDUIT 3 INCHES APART MINIMUM AND WITHIN MIDDLE THIRD OF MEMBER.
8. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC., WITH 3/4 INCH CHAMFERS UNLESS DETAILED OTHERWISE.
9. PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS DETAILED OTHERWISE. THOROUGHLY CLEAN, REMOVE LAITANCE AND THOROUGHLY WET AND REMOVE STANDING WATER IN CONSTRUCTION JOINTS BEFORE PLACING NEW CONCRETE. AT VERTICAL JOINTS, SLUSH WITH A COAT OF NEAT CEMENT BEFORE PLACING NEW CONCRETE.
10. ROUGHEN CONCRETE SURFACE TO A FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.
11. ROUGHEN EXISTING CONCRETE SURFACE TO A FULL AMPLITUDE OF 1/16 INCH WHERE EXISTING CONCRETE ABUTS NEW CONCRETE.
12. PERFORM CONCRETE WORK IN COMPLIANCE WITH ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
13. MAINTAIN CONCRETE ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT UNLESS OTHERWISE ACCEPTED BY STRUCTURAL ENGINEER.
14. SEE FOUNDATION PLAN FOR STRUCTURAL SLAB THICKNESS AND REINFORCEMENT. PROVIDE REINFORCEMENT COVER AND CLEARANCE PER SCHEDULE.
15. SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH
16. TROWEL AND RETROWEL SLAB FOR SMOOTH FINISH WITH NO TROWEL MARKS SHOWING WHEREVER CONCRETE FLOOR IS EXPOSED.
17. SEE ARCHITECTURAL SERIES FOR COLORED OR TEXTURED CONCRETE.
18. CONCRETE FORMWORK TOLERANCES SHALL BE IN ACCORDANCE WITH ACI STANDARDS.
19. ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO PLACING OF CONCRETE.
20. ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
21. WHERE REQUIRED, SOUND INSULATING CELLULAR CONCRETE SHALL BE 100 PCF (13 PSF AT 1-1/2 INCH THICKNESS) FOR SECOND FLOOR FILL OVER PLYWOOD SHEATHING. ALL AREAS ARE TO BE TROWELED AND RETROWELED TO A SMOOTH FLAT FINISH SUITABLE FOR INTERIOR COVERINGS. PROVIDE WATERPROOFING PAPER AND MESH.
22. NO FLY ASH SHALL BE USED IN ANY CONCRETE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
23. ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS.
24. TOP OF SLAB FOOTING UNDER COLUMN BASE PLATES SHALL BE FINISHED SMOOTH AND LEVEL FOR FULL BEARING.
25. PLACING OF ANY CONCRETE WITH 28 DAY STRENGTH GREATER THAN 2500 PSI SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR PAID FOR BY THE OWNER.

4 REINFORCING STEEL

1. PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60. PROVIDE REINFORCING STEEL TO BE WELDED COMPLYING WITH ASTM A706, GRADE 60.
2. PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 40 FOR ALL TIES AND DOWELS.
3. IF REQUIRED, PROVIDE SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES, 12 INCHES MINIMUM.
4. SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH STRUCTURAL ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.
5. LAP REINFORCING STEEL AT SPLICES TO LENGTHS INDICATED.
6. REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 48 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETER IN MASONRY, WITH 24 INCHES MINIMUM LAP, UNLESS OTHERWISE NOTED ON PLANS.
7. MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 IN OR 1 BAR DIAMETER, WHICHEVER IS GREATER. MINIMUM CLEAR DISTANCE AT COLUMNS SHALL BE 1-1/2 INCH OR 1-1/2 BAR DIAMETERS, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLES BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
8. MINIMUM CONCRETE COVERAGE: MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE UNLESS NOTED OTHERWISE:

SLABS ON GRADE	(CENTER OF SLAB)
CONCRETE BELOW GRADE, FORMED	.............2 IN.
CONCRETE BELOW GRADE, UNFORMED	.............3 IN.
WALLS ABOVE GRADE, EXPOSED TO WEATHER	.............2 IN.
WALLS ABOVE GRADE, NOT EXPOSED TO WEATHER	.............1 IN.
COLUMNS (CLEAR TO FACE OF TIES)	.........1-1/2 IN.
BEAMS (CLEAR TO FACE OF TIES)	.........1-1/2 IN.
STRUCTURAL SLABS, TOP AND BOTTOM	.............1 IN.

9. CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.
10. PROVIDE DOWELS FOR WALLS AND COLUMNS MATCHING VERTICAL REINFORCING SIZE AND SPACING, UNLESS NOTED OTHERWISE.
11. WELD REINFORCING STEEL COMPLYING WITH AWS D1.4. DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706. IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE INDICATING CONFORMANCE TO CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION.
12. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY.
13. BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY STRUCTURAL ENGINEER. PROVIDE SPECIAL INSPECTION OF ALL COLD BENT REINFORCING.
14. SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC., IN PLACE PRIOR TO POURING CONCRETE OR GROUT.
15. SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT, INCLUDING SPLICE LOCATIONS AND LENGTHS, TO STRUCTURAL ENGINEER FOR REVIEW AND ACCEPTANCE. PROMPTLY NOTIFY STRUCTURAL ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL OR OTHER CONGESTION IS ENCOUNTERED. PREPARE SHOP DRAWINGS IN COMPLIANCE WITH ACI 318.
16. ADDITIONAL REINFORCING REQUIRED FOR ERECTION OF PRECAST CONCRETE SHALL BE ADDED BY THE CONTRACTOR.

5 ROUGH CARPENTRY

1. PROVIDE GRADE MARKED DOUGLAS FIR STRUCTURAL LUMBER OF THE FOLLOWING CLASSIFICATIONS COMPLYING WITH WESTERN WOOD PRODUCTS ASSOCIATIONS (WWPA) GRADING SPECIFICATIONS, UNLESS NOTED OTHERWISE ON PLANS:

6X POSTS	POSTS AND TIMBERS	S.S.
JOISTS AND RAFTERS	2”–4” THK.; 2” AND WIDER	NO. 2
4X BEAMS, HEADERS, AND STRINGERS	2”–4” THK.; 2” AND WIDER	NO. 1
BEAMS, HEADERS, AND STRINGERS	LARGER THAN 4X BEAMS AND STRINGERS	NO. 1
4X POSTS	2”–4” THK.; 2” AND WIDER	NO. 1
POSTS LARGER THAN 4X	POSTS AND TIMBERS	NO. 1
WALL STUD AND PLATES	4”–6” WIDE	NO. 2
BLOCKING	-	STUD GRADE

ALL NEW FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.

2. USE DFPA GRADE STAMPED, TYPE STRUCTURAL I, OR CDX (24/0) (ROOF), PLYWOOD SHEATHING. 15/32” AND 19/32” THICK SHEATHING SHALL HAVE INDEX NO. 32/16. 23/32” SHEATHING SHALL HAVE INDEX NO. 48/24 (FLOOR).
3. ROOF FRAMING, SHEATHING, AND NAILING SHALL BE INSPECTED PRIOR TO PLACING OF ROOFING MATERIALS.
4. ALL WOOD FRAMING MEMBERS INCLUDING BUT NOT LIMITED TO STUDS, BEAMS, PLATES, AND JOISTS, MAY BE NOTCHED OR BORED ONLY IN ACCORDANCE WITH THE PRESCRIPTIVE PROVISIONS PROVIDED IN CBC 2019 CHAPTER 23.
5. PROVIDE METAL WASHERS FOR ALL BOLTS AND NUTS BEARING ON WOOD.
6. ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32 INCH TO A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT DIAMETER. PROVIDE A307 BOLTS, UNLESS NOTED OTHERWISE, WITH STANDARD CUT WASHER UNDER BOLT HEAD AND NUT. PROVIDE STANDARD WASHERS UNDER HEADS OF LAG SCREWS. WOOD MEMBERS NOT MEETING THIS CRITERIA SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT ITS OWN EXPENSE.
7. LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE REDWOOD OR APPROVED PRESSURE TREATED WOOD. PROVIDE HOT DIPPED ZINC COATED GALVANIZED OR STAINLESS STEEL FASTENERS AND HARDWARE CONNECTORS AT PRESSURE TREATED STRUCTURAL LUMBER.
8. ALL NAILS, UNLESS INDICATED OTHERWISE, ARE COMMON NAILS WITH DIMENSIONAL PROPERTIES COMPLYING WITH CBC 2019 CHAPTER 23.
9. PROVIDE WOOD HARDWARE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. COMPLYING WITH CURRENT ICC ESR AND LARR REPORTS, OR EQUIVALENT APPROVED EQUAL.
10. INDIVIDUAL SHEET OF SHEATHING SHALL NOT BE LESS THAN 2’-0” IN THEIR LEAST PLAN DIMENSION NOR LESS THAN 8 SQ. FT. IN AREA.
11. DO NOT SUSPEND CEILINGS, SOFFITS, SPRINKLERS, PIPING, MECHANICAL DUCTS, NOR ANY OTHER ELEMENT FROM 2X4 ROOF FRAMING UNLESS SPECIFICALLY DETAILED.
12. RE-TIGHTEN BOLTS PRIOR TO APPLICATION OF SHEATHING, PLASTER, ETC.
13. PROVIDE LATERAL SUPPORT FOR BEAMS, RAFTERS, AND JOISTS AS DESCRIBED IN CBC 2019 SECTION 23.

5.1 WOOD STUDS

1. TOP PLATE OF STUD WALLS SHALL BE 2 PIECES SAME WIDTH AS STUDS. SPLICE AS INDICATED.
2. PROVIDE STUD WALL BRACING IN COMPLIANCE WITH CBC 2019 SECTION 23 IN STUD WALLS NOT PLYWOOD SHEATHED.
3. PROVIDE FIRE BLOCKS IN COMPLIANCE WITH CBC 2019 SECTION 708.
4. NOTCH OR BORE HOLES IN WOOD STUDS IN COMPLIANCE WITH CBC 2019 SECTION 23.
5. PROVIDE DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO JOISTS AND PROVIDE SOLID FULL DEPTH BLOCKING UNDER PARTITIONS WHICH ARE PERPENDICULAR TO JOISTS.

6 WOOD-FRAMED SHEAR WALL AND SCHEDULE

BASED ON AWC SDPWS TABLE 4.3A

TYPE	SHEATHING	EDGE NAILING	ANCHOR BOLT	SILL PL CONN.	TOP PL CONN.	SEISMIC*	WIND
SW1	15/32 STRUCT. I	10d@6	5/8"@48	2x w/ 20d@4	A35@16	340 lb/ft	475 lb/ft
SW2	15/32 STRUCT. I	10d@4	5/8"@24	3x w/ 1/4" LAG@4	A35@16	510 lb/ft	715 lb/ft

1. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
2. WHERE NAIL SPACING IS LESS THAN 6" ON CENTER, PROVIDE STUD WITH 3"NOMINAL STUD WIDTH AT THE NAILED FACE.
3. GALVANIZED NAIL SHALL BE HOT-DIPPED OR TUMBLED.
4. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
5. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS.
6. WHERE REQUIRED, LTP4 MAY BE SUBSTITUTED FOR A35. SPACING FOR LTP4 SHALL BE PER A35 SPACING AS SPECIFIED IN THE SCHEDULE, REDUCED BY 25%.
7. ALL STUDS ARE 16" o.c., U.N.O. BY PLAN AND SCHEDULE.
8. NAILS SPACED AT 3" o.c. AND LESS SHALL BE STAGGERED.
9. 5/8" DIA. ANCHOR BOLTS AND SMALLER SHALL USE 1/4"x3"x3" WASHER PLATE. 3/4" DIA. ANCHOR BOLTS AND LARGER SHALL USE 5/16"x3"x3" WASHER PLATE.
10. ANCHOR BOLT NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING OF THE WALL FRAMING.
11. ANCHOR BOLT SHALL HAVE 7" MINIMUM OF EMBEDMENT INTO CONCRETE.
12. SHEATHING BOUNDARY NAILING SHALL HAVE 1/2" EDGE DISTANCE. LAG SCREWS SHALL HAVE 1.5xDIAMETER MINIMUM EDGE DISTANCE.
13. SHEATHING FIELD NAILING SHALL BE 12" o.c. U.N.O.
14. ANCHOR BOLTS, INCLUDING NUT AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
15. SEISMIC AND WIND CAPACITIES ARE ASD VALUES.
16. *IN ACCORDANCE WITH THE GOVERNING BUILDING CODES, STRUCTURAL OBSERVATION OF THE LATERAL FORCE RESISTING SYSTEM MAY BE REQUIRED. SEE GENERAL NOTES FOR MORE INFORMATION.

7 STRUCTURAL STEEL

PROVIDE STRUCTURAL STEEL COMPLYING WITH CBC CHAPTER 22 AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE:

ALL STRUCTURAL STEEL NOT NOTED BELOW	ASTM A992
STRUCTURAL STEEL NOTED (65) OR (50)	ASTM A913 (65 KSI) OR ASTM A572 GR 50 (50 KSI)
PLATES, CHANNELS, ANGLES	ASTM A36
PIPES	ASTM A53, GRADE B (35 KSI)
HOLLOW STRUCTURAL SECTION	ASTM A500, GRADE B RECTANGULAR SECTION: 46 KSI ROUND SECTION: 42 KSI
ANCHOR RODS	ASTM F1554, GRADE 55 ASTM F1554, GRADE 105 AT SFRS
THREADED ROUND STOCK	ASTM A36

FURNISH READILY IDENTIFIABLE STRUCTURAL STEEL IN COMPLIANCE WITH CBC SECTION 2203.

7.1 GENERAL STRUCTURAL STEEL

1. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH AISC DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND CBC CHAPTER 22.

7.2 HIGH STRENGTH BOLTS

1. PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325 UNLESS NOTED OTHERWISE. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS NOTED OTHERWISE. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) FOR ALL SEISMIC MOMENT FRAME AND ECCENTRIC BRACED FRAME BEAM-TO-COLUMN CONNECTIONS UNLESS NOTED OTHERWISE.
2. TIGHTEN A325-N BOLTS TO A SNUG TIGHT CONDITION. TIGHTEN A325-SC BOLTS TO AT LEAST THE MINIMUM TENSION SPECIFIED IN THE REFERENCED STANDARD, USING EITHER TWIST-OFF-TYPE TENSION CONTROL, DIRECT TENSION INDICATOR TIGHTENING, OR CALIBRATED WRENCH.

7.3 WELDING

1. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION. WELDERS SHALL BE CERTIFIED AS REQUIRED IN THE PLANS AND BY THE GOVERNING CODE AUTHORITY, WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WHOSE SPECIFIED TENSILE STRENGTH IS NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE AND 80 KSI FOR ALL ASTM 913 STEEL. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING.
2. FIELD WELDING TO BE DONE BY WELDERS MUST BE CERTIFIED BY THE GOVERNING BUILDING DEPARTMENT FOR STRUCTURAL STEEL.
3. UNLESS A LARGER SIZE FILLET WELD IS INDICATED, PROVIDE MINIMUM SIZE OF WELD PER AISC SPECIFICATION.
4. NO ATTEMPT HAS BEEN MADE TO DIFFERENTIATE BETWEEN SHOP AND FIELD WELDED CONNECTIONS.
5. INDICATE AN ERECTION AND WELDING SEQUENCE TO MINIMIZE LOCKED-IN STRESSES OR DISTORTION AT SEISMIC MOMENT FRAMES.
6. SHOP WELDS MUST BE PERFORMED IN A BUILDING DEPARTMENT LICENSED FABRICATORS SHOP.

8 STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH CBC. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY OF THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OF THE DEPUTY INSPECTOR.
2. THE OWNER SHALL EMPLOY A CIVIL OR STRUCTURAL ENGINEER TO PERFORM THE STRUCTURAL OBSERVATION. THE ENGINEER SHALL BE REGISTERED OR LICENSED IN THE STATE OF CALIFORNIA. THE DEPARTMENT OF BUILDING AND SAFETY RECOMMENDS THE USE OF THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN WHEN THEY ARE INDEPENDENT OF THE CONTRACTOR.
3. DESIGNATED STRUCTURAL OBSERVER:

NAME	LICENSE NO.	CONTACT
PRESTON NIRATTISAI, PE	#C85115	(818) 639-1760

4. THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER. A LETTER FROM THE OWNER OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT. THE STRUCTURAL OBSERVER SHALL ALSO INFORM THE OWNER OF THE REQUIREMENTS FOR A PRECONSTRUCTION MEETING AND SHALL PRESIDE OVER THIS MEETING.
5. THE OWNER OR OWNER’S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
6. THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED
7. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF THE DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

ELEMENT	ELEMENT TO BE OBSERVED
FOUNDATION	FOOTING REINFORCING STEEL PLACEMENT ANCHOR BOLT PLACEMENT
STRUCTURAL STEEL	WELDING, BOLTING
PLYWOOD SHEAR WALLS	PLYWOOD NAILING AT SHEAR WALL INSTALLATION OF HOLD DOWNS PRIOR TO PLYWOOD
PLYWOOD DIAPHRAGM .	PLYWOOD NAILING
CONCRETE WALLS	REINFORCEMENT PLACEMENT

8. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR’S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS NEED NOT BE SEALED BUT SHALL BE SIGNED BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THEIR DESIGNEE. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR.
9. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE CORRECTION OF THE SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION.
10. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

NSE Project Number: 827.000

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DESIGN EVEREST
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GENERAL NOTES

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

DESCRIPTION

DATE

REV

PRESTON NIRATTISAI, PE
C 85115

SIGN DATE:
6/1/2022 10:51:05 AM

DATE:	AS NOTED
SCALE:	AS NOTED
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CKD BY:	DE
PROJECT #:	202109033

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REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X	ACI 318 Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706; b. Inspect single-pass fillet welds, maximum $^5/_{16}$"; and c. Inspect all other welds.	— X	X X	AWS D1.4 ACI 318: 26.5.4	—
3. Inspect anchors cast in concrete.	—	X	ACI 318: 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members.[b] a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	X	 X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
5. Verify use of required design mix.	—	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—	ASTM C172 ASTM C31 ACI 318: 26.4.5, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques.	X	—	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.	—	X	ACI 318: 26.4.7-26.4.9	1908.9
9. Inspect prestressed concrete for: a. Application of prestressing forces; and b. Grouting of bonded prestressing tendons.	X X	— —	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	—
10. Inspect erection of precast concrete members.	—	X	ACI 318: Ch. 26.8	—
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	X	ACI 318: 26.10.2	—
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	ACI 318: 26.10.1(b)	—

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	*CONTINUOUS*	*PERIODIC*	*REFERENCED STANDARD[a]*	*CBC REFERENCE*
1. Material verification of high-strength bolts, nuts and washers:				
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	—	*X*	*AISC 360, Section A3.3 and applicable ASTM material standards*	—
b. Manufacturer's certificate of compliance required.	—	*X*	—	—
2. Inspection of high-strength bolting:				
a. Snug-tight joints.	—	*X*	*AISC 360, Section M2.5*	—
b. Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist-off bolt or direct tension indicator methods of installation	—	*X*		—
c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.	*X*	—		—
3. Material verification of structural steel and cold-formed steel deck:				
a. For structural steel, identification markings to conform to AISC 360.	—	*X*	*AISC 360, Section A3.1*	*2203A.1*
b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.	—	*X*	*Applicable ASTM material standards*	
c. Manufacturer's certified test reports.	—	*X*	—	—
4. Material verification of weld filler materials:				
a. Identification markings to conform to AWS specification in the approved construction documents.	—	*X*	*AISC 360, Section A3.5 and applicable AWS A5 documents*	—
b. Manufacturer's certificate of compliance required.	—	*X*	—	—
5. Inspection of welding:				
a. Structural steel and cold-formed steel deck:				
1. Complete and partial joint penetration groove welds	*X*	—	*AWS D1.1 AWS D1.8*	*1705A.2.1*
2. Multipass fillet welds.	*X*	—		
3. Single-pass fillet welds > $^5/_{16}$"	*X*	—		
4. Plug and slot welds.	*X*	—		
5. Single-pass fillet welds ≤ $^5/_{16}$"	—	*X*		
6. Floor and roof deck welds.	—	*X*	*AWS D1.3*	—
b. Reinforcing steel:				
1. Verification of weldability of reinforcing steel other than ASTM A706.	—	*X*	*AWS D1.4, ACI 318: Sections 26.6.4.1, 18.2.8, 25.5.7.4*	—
2. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement.	*X*	—		—
3. Shear reinforcement.	*X*			—
4. Other reinforcing steel.	—	*X*		—
6. Inspection of steel frame joint details for compliance:				
a. Details such as bracing and stiffening.	—	*X*	—	*1705A.2.1*
b. Member locations.	—	*X*	—	
c. Application of joint details at each connection.	—	*X*	—	

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GENERAL NOTES

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
PHENON NIRATTISAI, P.E.
C 95115
CIVIL
STATE OF CALIFORNIA

SIGN DATE: 10/25/2022 9:35:59 AM

DATE:	AS NOTED
SCALE:	AS NOTED
DRAWN BY:	NSE
CKD BY:	DE
PROJECT #:	202109033

SF0.1

NSE Project Number: 827.002

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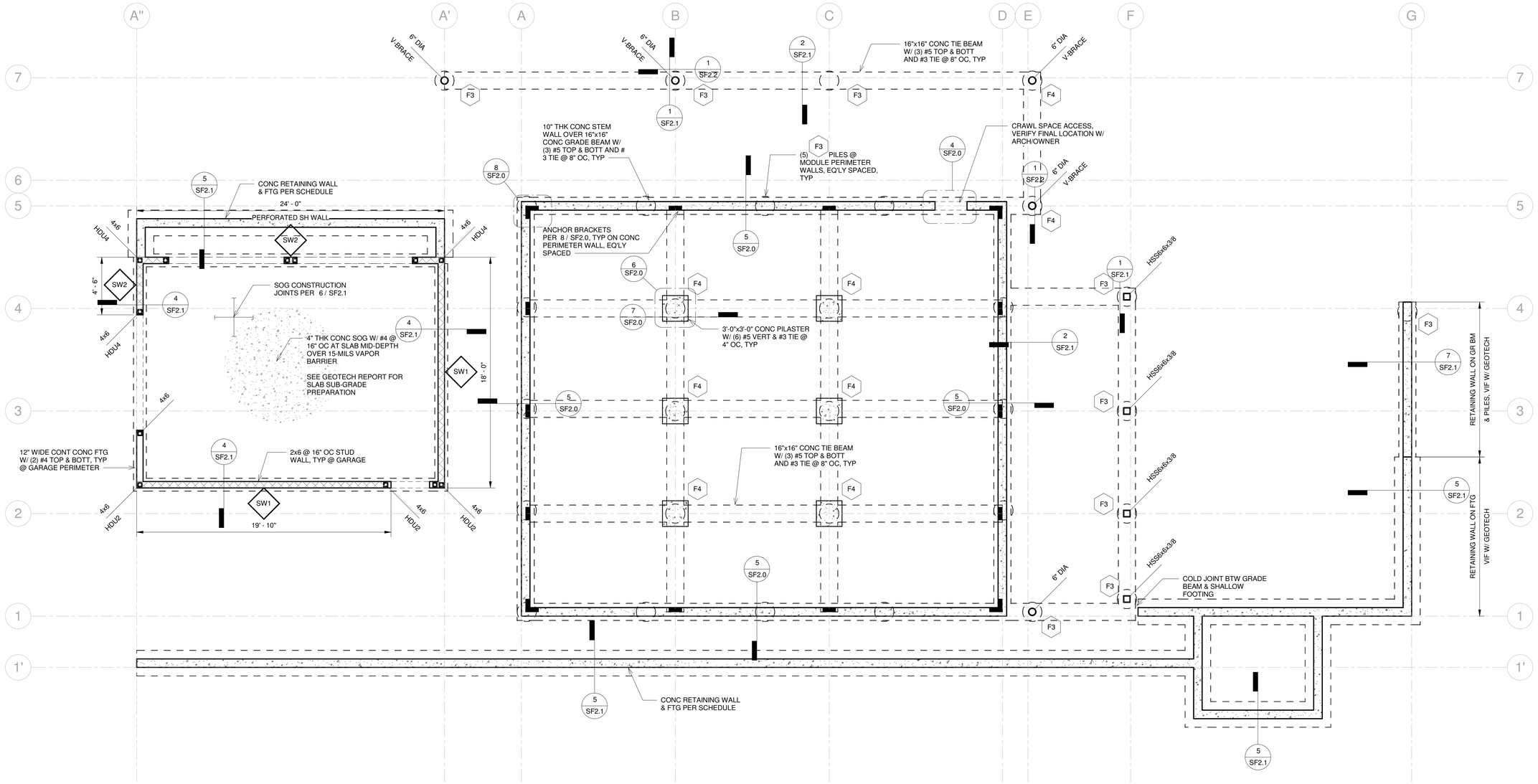

1 FOUNDATION PLAN
1/4" = 1'-0"

NOTES:

INDICATES FOUNDATION PER PLAN

INDICATES CONCRETE & RETAINING WALL PER PLAN

F1 INDICATES ISOLATED FOUNDATION TYPE PER SCHEDULE

CONCRETE FOOTING SCHEDULE			
F#	SIZE	DEPTH	REINF
F3	16" DIA PILE	8'-0" EMBED[1], 8' TO 20' DEEP[2]	(4) #4 VERT & #3 TIE @ 9" OC
F4	16" DIA PILE	11'-0" EMBED[1], 11' TO 21' DEEP[2]	(4) #4 VERT & #3 TIE @ 9" OC

PILE NOTES:

1. EMBED DEPTH IS THE MINIMUM AS MEASURED FROM BEDROCK OR OVERBURDEN, SUBJECT TO THE REVIEW AND APPROVAL OF THE GEOTECHNICAL ENGINEER BASED ON ACTUAL IN-FIELD SOILS CONDITION.
2. APPROXIMATELY UP TO 10' OF FILL MAY BE EXPECTED ON SITE. IF MORE THAN 10' OF FILL IS ENCOUNTERED, CONSULT WITH THE GEOTECHNICAL ENGINEER.
3. SEE THE GEOTECHNICAL REPORT FOR ADDITIONAL EARTHWORK AND SUBGRADE PREPARATION/REQUIREMENTS.

INDICATES STUD WALL PER PLAN

X'-X" INDICATES SHEAR WALL LENGTH (VERIFY W/ ARCH)

SW1 INDICATES SHEAR WALL SHEATHING PER SCHEDULE ON SIDE OF WALL W/ SYMBOL

INDICATES NEW SHEAR WALL

RB OR HDR INDICATES ROOF BEAM OR HEADER PER PLAN

CB INDICATES CEILING BEAM PER PLAN

(N) RJ# INDICATES ROOF FRAMING (RJ) OR CEILING FRAMING (CJ) OR FLOOR FRAMING (FJ) PER PLAN

INDICATES FRAMING DIRECTION

INDICATES EXTENT OF FRAMING

P# INDICATES POST SIZE OR HOLDOWN PER PLAN

KP INDICATES OTHER/ADD'L INFO

INDICATES POST TO LEVEL ABOVE

INDICATES POST AT LEVEL BELOW

INDICATES 2-2x BUILT UP POST, TYP

1. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
2. FOR FINISH FLOOR ELEVATIONS, TOP OF WALL PLATE ELEVATIONS, AND ROOF ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
3. AS-BUILT CONSTRUCTION, WHERE OCCURS, IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE STRUCTURAL DRAWINGS AGAINST THE EXISTING CONDITION BEFORE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR ALL FIELD DISCREPANCIES AND CONFLICTS WITH THE EXISTING CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, PLANNING, ETC., REQUIRED TO EXECUTE THE INTENDED FINISHED CONSTRUCTION.
5. AT WOOD JOISTS: PROVIDE 2x FULL DEPTH BLOCKING OR BRIDGING AT 8'-0" OC MAX OR AT MID-SPAN WHERE JOIST SPAN IS LESS THAN 8'-0" AND GREATER THAN 4'-0".

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FOUNDATION PLAN

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
PRASON NIRATTISAI, PE
C 85115
CIVIL
STATE OF CALIFORNIA

SIGN DATE:
10/25/2022 9:36:00 AM

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DRAWN BY:	NSE
CKD BY:	DE
PROJECT #:	202109033

SF1.0

NSE Project Number: 827.002

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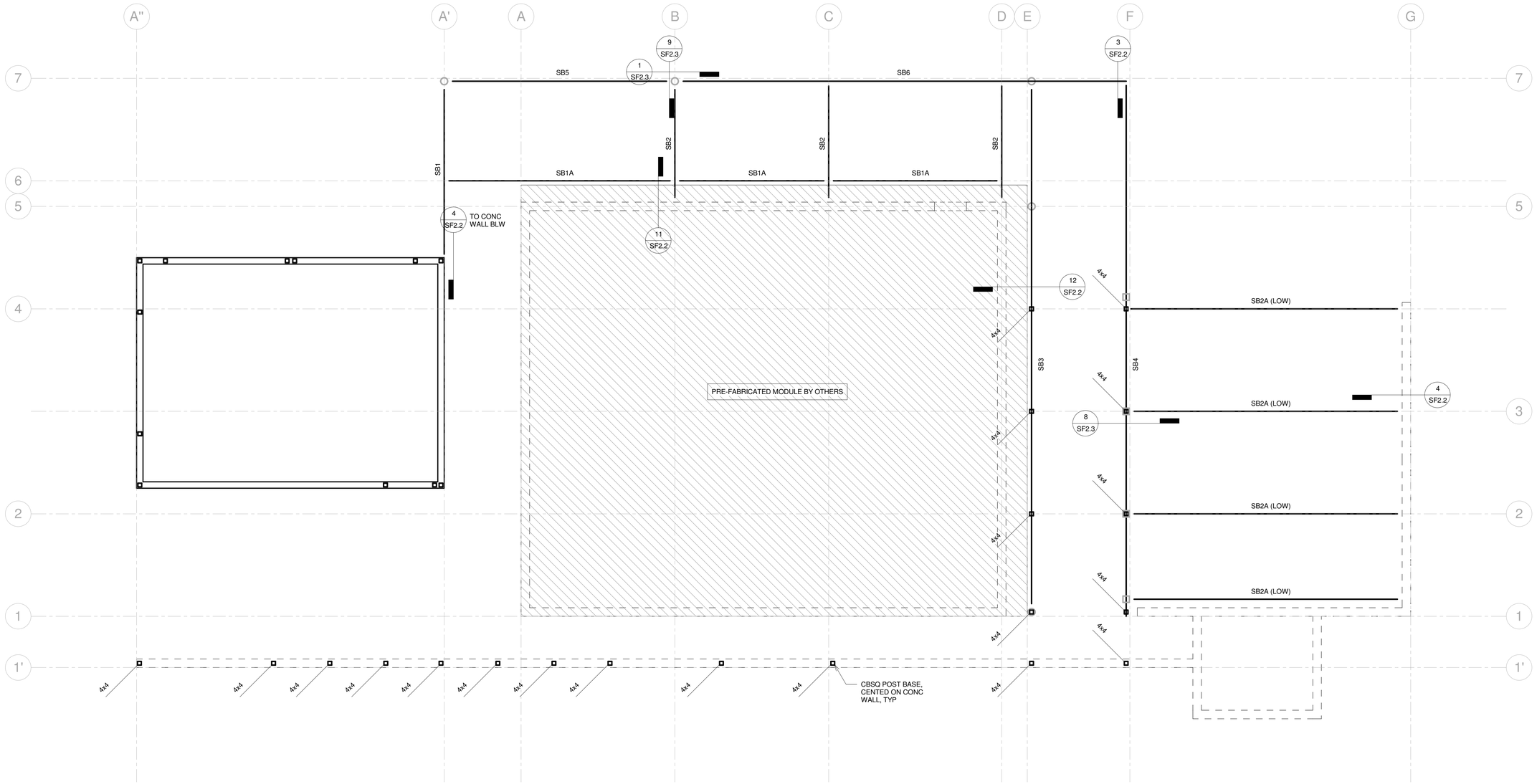
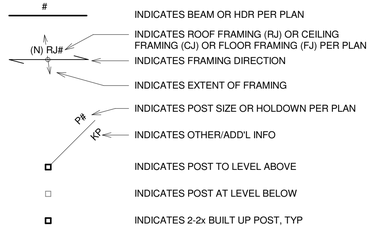


1 DECK FRAMING PLAN
1/4" = 1'-0"

FRAMING SCHEDULE	
#	MEMBER
FJ1	4x10 @ 16" OC
FJ2	1.75"x14" 1.55E LSL @ 16" OC
HDR1	6x6
HDR2	6x8
HDR3	6x6
HDR4	4x8
HDR5	4x6
RJ1	2x12 @ 16" OC
RJ2	2x6 @ 12" OC
RJ3	2x10 @ 16" OC
SB1	W10X17
SB1A	W10x33
SB2	W10x33
SB2A	W14x34
SB3	W10x49
SB4	W10x49
SB5	W10x33
SB6	W10x26

NOTES:



INDICATES BEAM OR HDR PER PLAN
INDICATES ROOF FRAMING (RJ) OR CEILING FRAMING (CJ) OR FLOOR FRAMING (FJ) PER PLAN
INDICATES FRAMING DIRECTION
INDICATES EXTENT OF FRAMING
INDICATES POST SIZE OR HOLDOWN PER PLAN
INDICATES OTHER/ADD'L INFO
INDICATES POST TO LEVEL ABOVE
INDICATES POST AT LEVEL BELOW
INDICATES 2-2x BUILT UP POST, TYP

1. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, DEPRESSIONS, CURBS, ETC., WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
2. FOR FINISH FLOOR ELEVATIONS, TOP OF WALL PLATE ELEVATIONS, AND ROOF ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
3. AS-BUILT CONSTRUCTION, WHERE OCCURS, IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE STRUCTURAL DRAWINGS AGAINST THE EXISTING CONDITION BEFORE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR ALL FIELD DISCREPANCIES AND CONFLICTS WITH THE EXISTING CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHIQUES, PLANNING, ETC., REQUIRED TO EXECUTE THE INTENDED FINISHED CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE CARE, CAUTION, AND PROVIDE PROTECTION AND AVOID DAMAGE TO THE PRIMARY STRUCTURAL ELEMENTS TO REMAIN.
6. CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND ANY DAMAGED OR DELETERIOUS ROOF SHEATHING OR FRAMING PRIOR TO ANY OTHER IMPROVEMENT WORK.
7. AT WOOD JOISTS: PROVIDE 2x FULL DEPTH BLOCKING OR BRIDGING AT 8'-0" OC MAX OR AT MID-SPAN WHERE JOIST SPAN IS LESS THAN 8'-0" AND GREATER THAN 4'-0".
8. AT ALL EXTERIOR STUD WALLS: PROVIDE "SW1" SHEATHING AND NAILING THROUGH OUT UNO BY SHEAR WALL DESIGNATION PER PLAN.

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FRAMING PLAN

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
PRASON NIRATTISAI, PE
C 95115
CIVIL
STATE OF CALIFORNIA

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PROJECT #:	202109033

SF1.1

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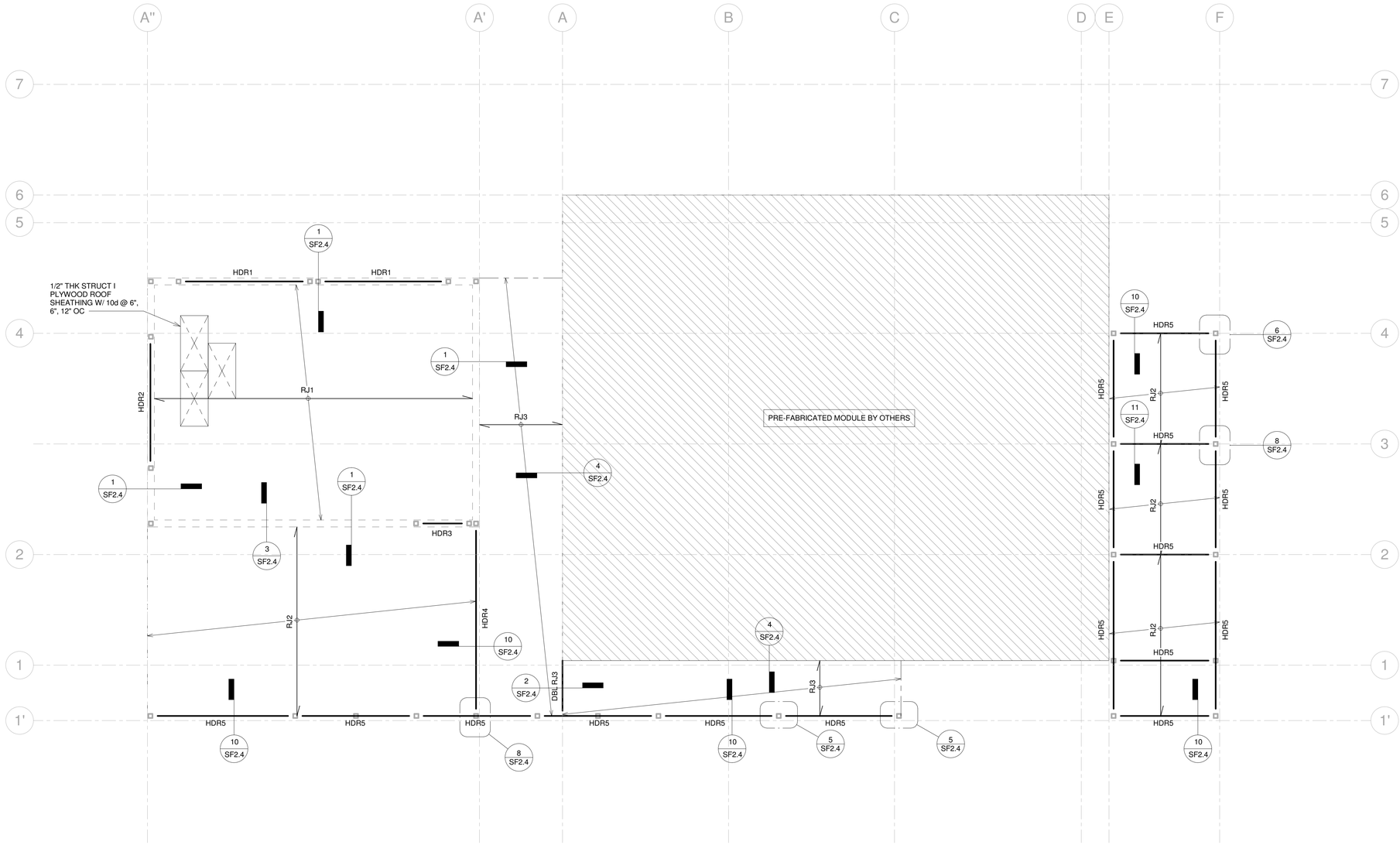

1 TRELLIS FRAMING PLAN
1/4" = 1'-0"

FRAMING SCHEDULE	
#	MEMBER
FJ1	4x10 @ 16" OC
FJ2	1.75"x14" 1.55E LSL @ 16" OC
HDR1	6x6
HDR2	6x8
HDR3	6x6
HDR4	4x8
HDR5	4x6
RJ1	2x12 @ 16" OC
RJ2	2x6 @ 12" OC
RJ3	2x10 @ 16" OC
SB1	W10X17
SB1A	W10x33
SB2	W10x33
SB2A	W14x34
SB3	W10x49
SB4	W10x49
SB5	W10x33
SB6	W10x26

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FRAMING PLAN

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PROJECT #:	202109033

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NSE Project Number: 827.002

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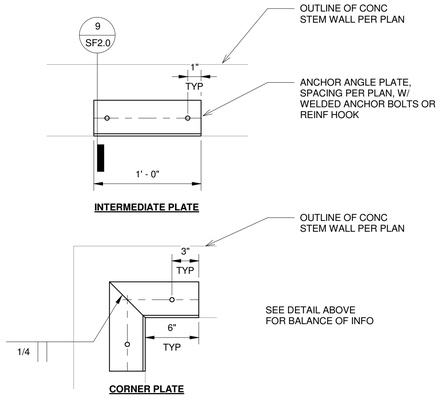
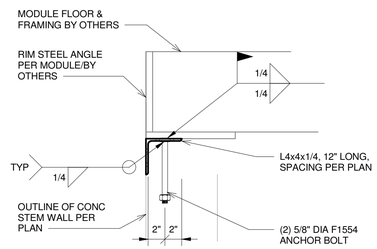
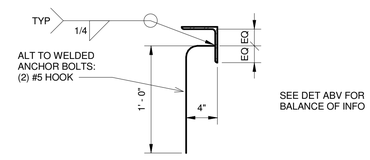


8 ANCHOR BRACKET - PLAN
1 1/2" = 1'-0"

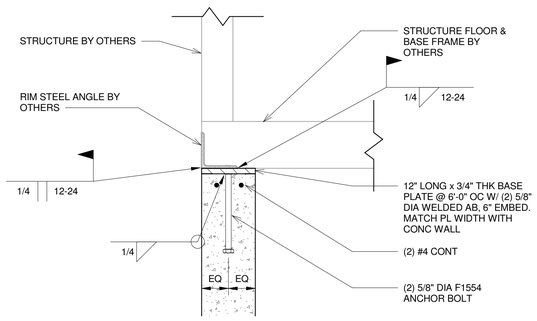


ANCHOR BRACKET W/ WELDED ANCHOR BOLTS

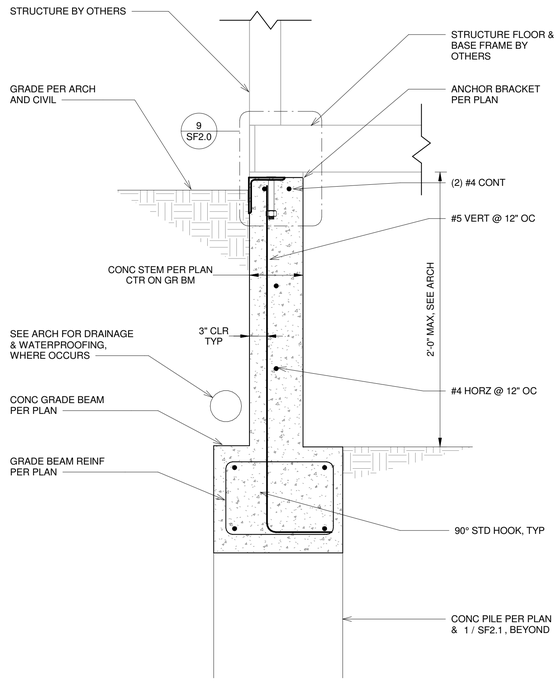


REINF HOOK ALTERNATE

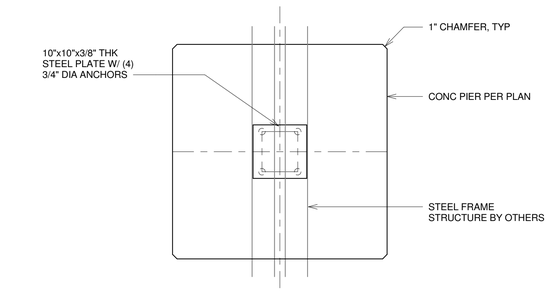
9 ANCHOR BRACKET - SECTION
1 1/2" = 1'-0"



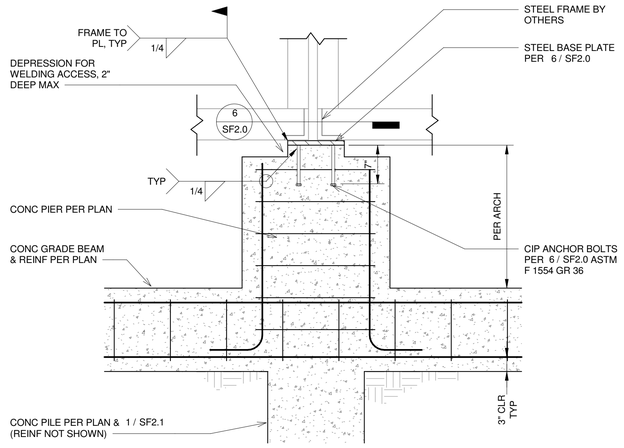
10 MODULE ANCHORAGE ON CONCRETE - PERIMETER
1 1/2" = 1'-0"



5 EXTERIOR WALL STEM WALL & PILE
1 1/2" = 1'-0"

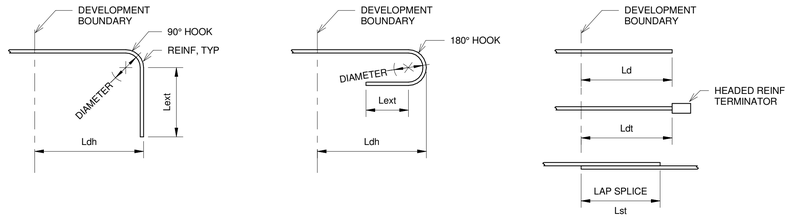


6 CONCRETE PIER AND BASE PLATE AT MATE LINE - PLAN
1 1/2" = 1'-0"



7 CONCRETE PIER & PILE AT MATE LINE - ELEVATION
1" = 1'-0"

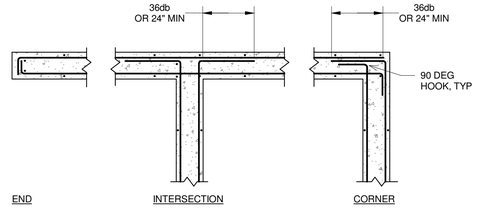
REINFORCEMENT DEVELOPMENT SCHEDULE PER ACI318-14							
f'c = 2500 PSI, fy = 60000 PSI							
REINFORCEMENT	MIN BEND DIAMETER (25.3.1)	STRAIGHT (Ld) (25.4.2.2)	HOOK (Ldh) (25.4.3.1)	LAP SPLICE (Lst) (25.5.2.1)	HEADED BAR (Ldt) (25.4.4.2)	EXTENSION 90° BEND (Lext) (25.3.1)	EXTENSION 180° BEND (Lext) (25.3.1)
#3	2 1/2"	1' - 6"	0' - 9"	1' - 11"	0' - 8"	4 1/2"	2 1/2"
#4	3"	2' - 0"	1' - 0"	2' - 8"	0' - 10"	6"	2 1/2"
#5	4"	2' - 6"	1' - 3"	3' - 3"	1' - 0"	7 1/2"	2 1/2"
#6	4 1/2"	3' - 0"	1' - 6"	3' - 11"	1' - 3"	9"	3"
#7	5 1/2"	4' - 5"	1' - 9"	5' - 9"	1' - 5"	10 1/2"	3 1/2"
#8	6"	5' - 0"	2' - 0"	6' - 6"	1' - 8"	1' - 0"	4"
#9	9"	5' - 8"	2' - 3"	7' - 4"	1' - 10"	1' - 1 1/2"	4 1/2"
#10	10"	6' - 3"	2' - 6"	8' - 2"	2' - 0"	1' - 3"	5"
#11	11"	6' - 11"	2' - 9"	9' - 0"	2' - 3"	1' - 4 1/2"	5 1/2"



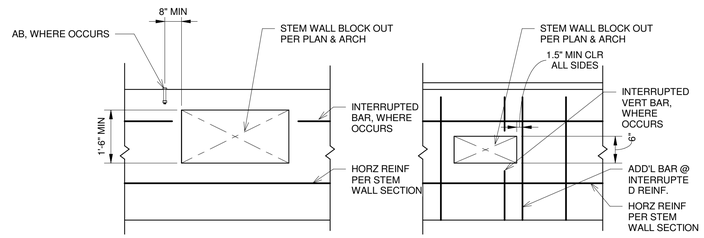
NOTES:

1. db = REINFORCEMENT BAR DIAMETER.
2. ALL LENGHTS OR BENDS PER SCHEDULE ARE MINIMUM.
3. CLEAR COVER BETWEEN ALL BARS BEING DEVELOPED OR LAP SPLICED SHALL BE AT LEAST "db", WITH CLEAR COVER AT LEAST "db".
4. CONCRETE SHALL BE NORMAL WEIGHT.
5. REINFORCEMENT SHALL BE UNCOATED.
6. WHERE LAP SPLICE OF DIFFERENT BAR SIZES OCCUR, PROVIDE THE LARGER LAP SPLICE LENGTH PER SCHEDULE.

1 TYPICAL REINFORCEMENT SCHEDULE
1 1/2" = 1'-0"

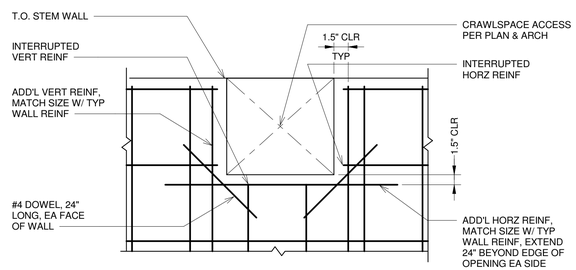


2 TYPICAL FOOTING INTERSECTION
3/4" = 1'-0"



CASE 1 CASE 2

3 OPENING IN CONTINUOUS FOUNDATION
3/4" = 1'-0"



4 OPENING IN CONTINUOUS FOUNDATION - ACCESS
3/4" = 1'-0"

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

FOUNDATION DETAILS

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
PRATSON NIRATTISAI, PE
C 85115
CIVIL
STATE OF CALIFORNIA

SIGN DATE:
10/25/2022 9:36:01 AM

DATE:	AS NOTED
SCALE:	AS NOTED
DRAWN BY:	NSE
CKD BY:	DE
PROJECT #:	202109033

SF2.0

NSE Project Number: 827.002

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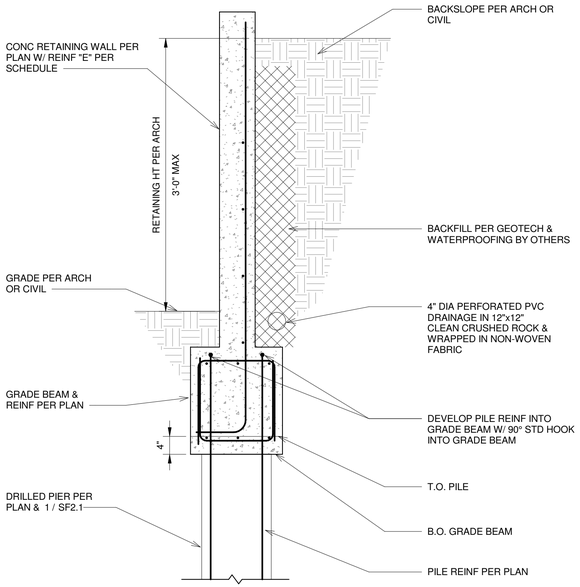
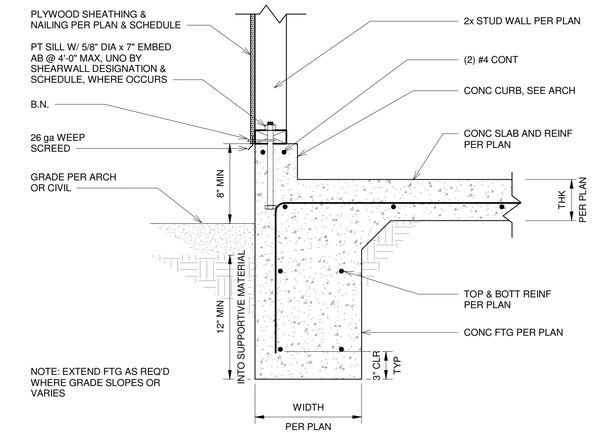
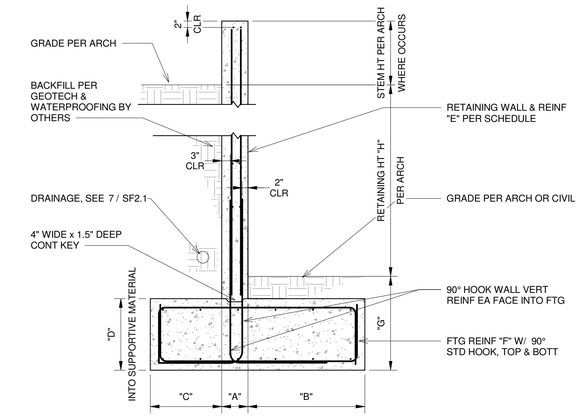


7 RETAINING WALL ON PILES
3/4" = 1'-0"

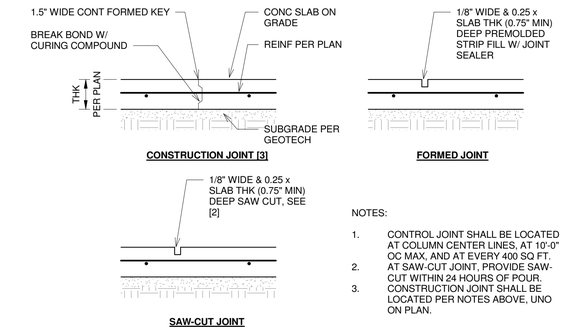


4 EXTERIOR WALL FOOTING AT SOG - MONOLITHIC OPTION
1 1/2" = 1'-0"

RETAINING WALL SCHEDULE							
RETAIN HT "H" (MAX)	WALL THK "A"	TOE "B"	HEEL "C"	THK "D"	WALL REINF "E"	FTG REINF "F"	DEPTH "G"
3' - 0"	6"	1' - 0"	1' - 0"	1' - 2"	#4 @ 12" OC VERT & #4 @ 12" OC HOR	#4 @ 12" OC SHORT & #4 @ 12" OC LONG, TOP & BOTT	1' - 8"

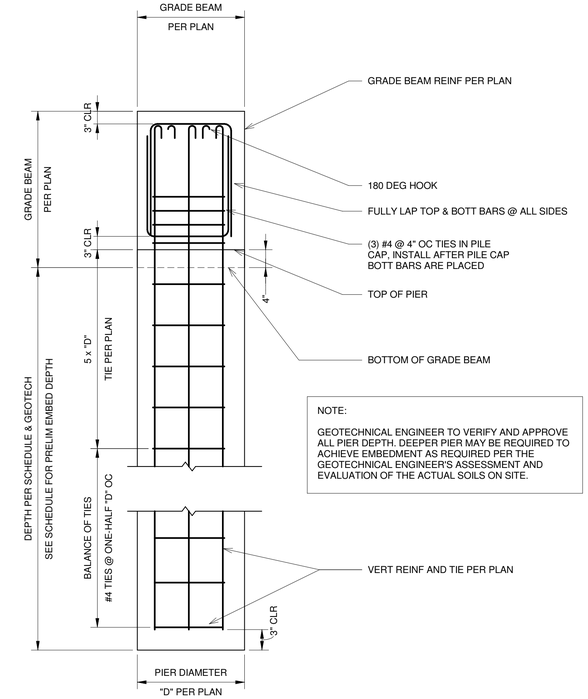


5 RETAINING WALL - SITE WALL
1/2" = 1'-0"



NOTES:
1. CONTROL JOINT SHALL BE LOCATED AT COLUMN CENTER LINES, AT 10'-0" OC MAX, AND AT EVERY 400 SQ FT.
2. AT SAW-CUT JOINT, PROVIDE SAW-CUT WITHIN 24 HOURS OF POUR.
3. CONSTRUCTION JOINT SHALL BE LOCATED PER NOTES ABOVE, UNO ON PLAN.

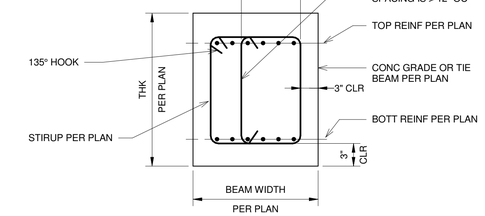
6 SLAB ON GRADE CONTROL JOINTS
1" = 1'-0"



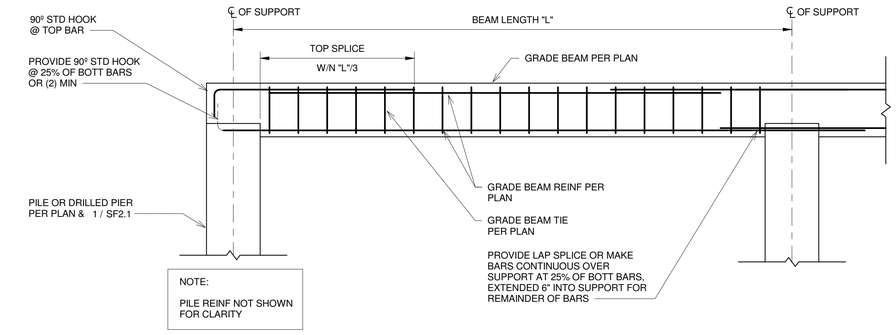
NOTE:

GEOTECHNICAL ENGINEER TO VERIFY AND APPROVE ALL PIER DEPTH. DEEPER PIER MAY BE REQUIRED TO ACHIEVE EMBEDMENT AS REQUIRED PER THE GEOTECHNICAL ENGINEER'S ASSESSMENT AND EVALUATION OF THE ACTUAL SOILS ON SITE.

1 DRILLED PIER WITH GEOTECH
3/4" = 1'-0"



2 GRADE BEAM SECTION
1 1/2" = 1'-0"



NOTE:

PILE REINF NOT SHOWN FOR CLARITY

3 GRADE BEAM ELEVATION AT PILES
3/4" = 1'-0"

DESIGN EVEREST
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FOUNDATION DETAILS

PRE-FAB MODULE - FOUNDATION

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REGISTERED PROFESSIONAL ENGINEER
PREMSON NIRATTISAI, P.E.
C 85115
CIVIL
STATE OF CALIFORNIA

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CKD BY:	DE
PROJECT #:	202109033

SF2.1

NSE Project Number: 827.002

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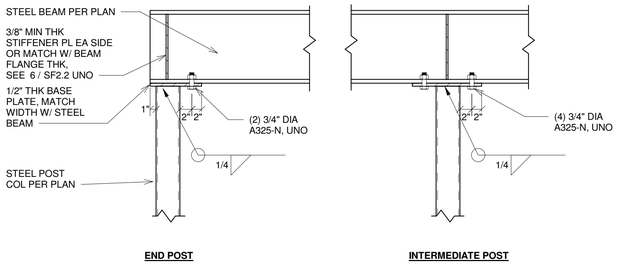
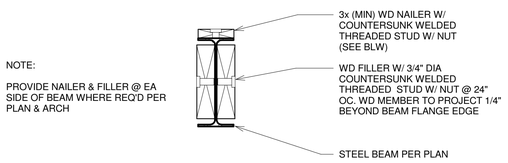
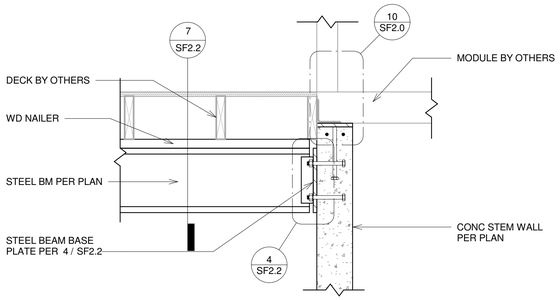


END POST **INTERMEDIATE POST**

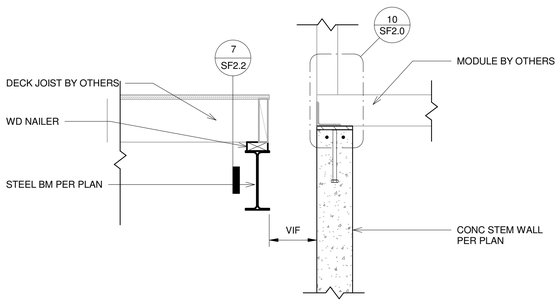
9 STEEL BEAM BEARING POST
1" = 1'-0"



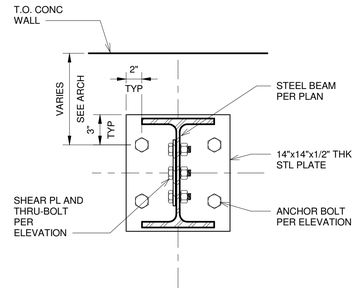
10 STEEL BEAM WD NAILER
1 1/2" = 1'-0"



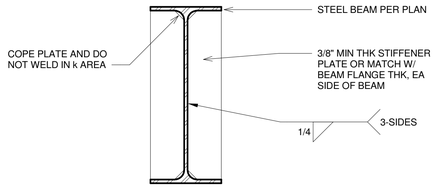
MODULE ANCHORAGE ON CONCRETE W/ DECK Wx
11 1" = 1'-0"



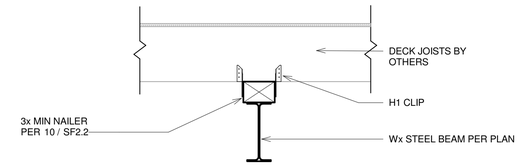
MODULE ANCHORAGE ON CONCRETE W/ PARALLEL Wx
12 1" = 1'-0"



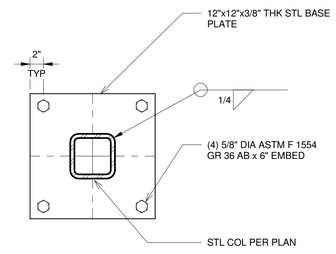
5 STEEL BEAM BASE PLATE
1 1/2" = 1'-0"



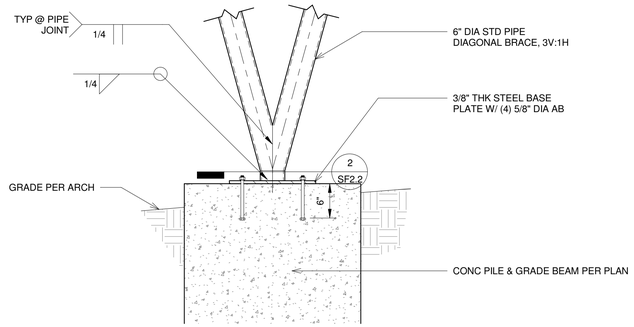
6 Wx STIFFENER PLATE
3" = 1'-0"



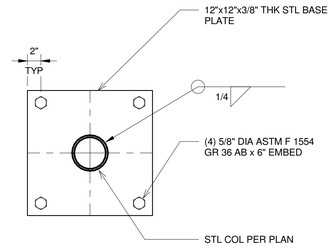
7 JOISTS ON Wx BEAM
1" = 1'-0"



8 STEEL POST BASE PLATE
1 1/2" = 1'-0"

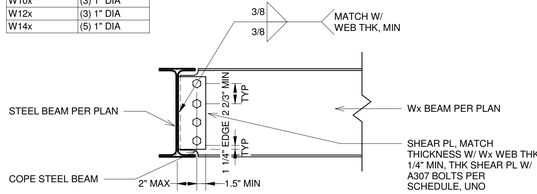


1 DECK V-BRACE ON PILE FOOTING
1" = 1'-0"

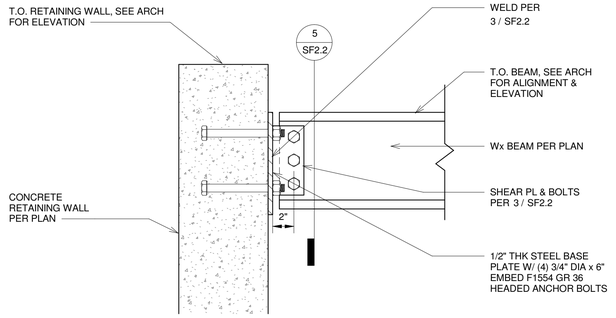


2 STEEL PIPE BASE PLATE
1 1/2" = 1'-0"

STEEL BEAM CONN SCHEDULE	
CONN	BOLTS
W6x	(2) 5/8" DIA
W8x	(2) 3/4" DIA
W10x	(3) 1" DIA
W12x	(3) 1" DIA
W14x	(5) 1" DIA



3 STEEL BEAM TO STEEL BEAM CONN
1 1/2" = 1'-0"



4 STEEL BEAM AT RETAINING WALL
1 1/2" = 1'-0"

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

FOUNDATION DETAILS

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
PRASON NIRATTISAI, PE
C 85115
CIVIL
STATE OF CALIFORNIA

SIGN DATE: 10/25/2022 9:36:02 AM

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CKD BY:	DE
PROJECT #:	202109033

SF2.2

NSE Project Number: 827.002

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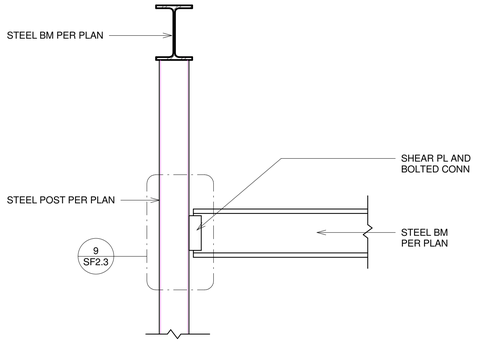
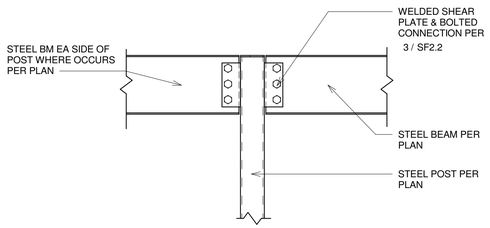
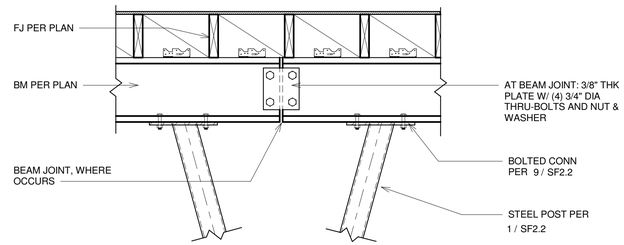


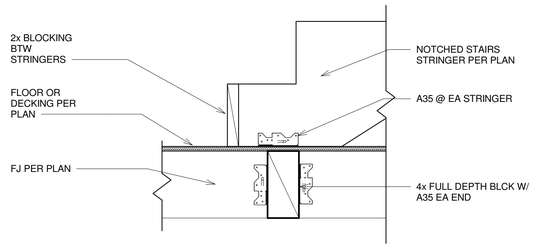
8 SECTION BTW LOW/HIGH DECKS
3/4" = 1'-0"



9 STEEL BEAM TO STEEL POST CONN
1" = 1'-0"



1 DECK V-BRACE AT Wx
1" = 1'-0"



7 STAIRS LANDING AT FLOOR FRAMING
1 1/2" = 1'-0"

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

FOUNDATION DETAILS

PRE-FAB MODULE - FOUNDATION

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C 95115
CIVIL
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PROJECT #:	202109033

SF2.3

NSE Project Number: 827.002

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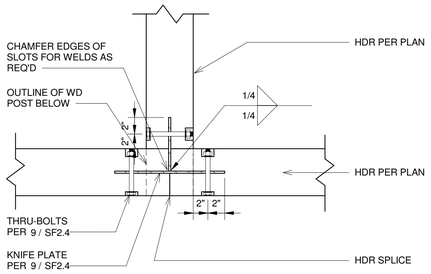
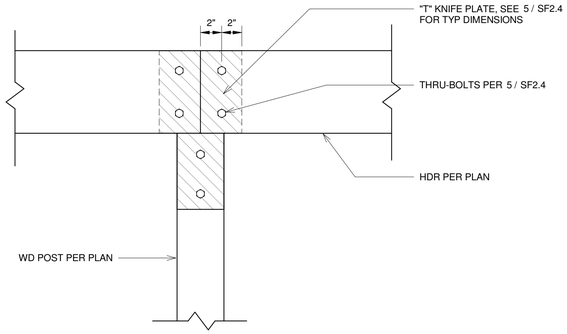
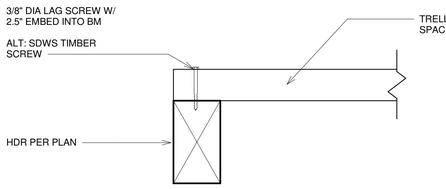


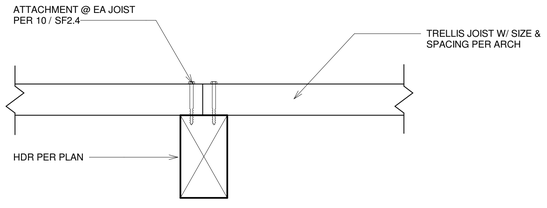
8 TRELLIS KNIFE PLATE - T CONNECTION (PLAN VIEW)
1 1/2" = 1'-0"



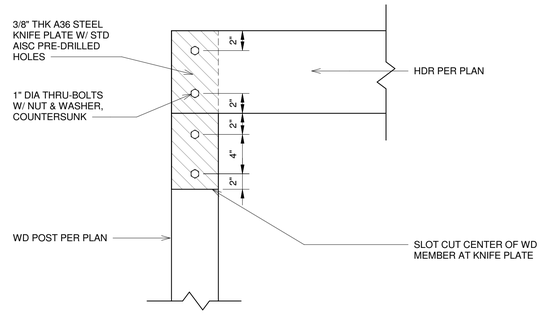
9 TRELLIS KNIFE PLATE - T CONNECTION
1 1/2" = 1'-0"



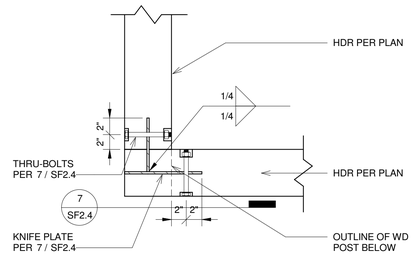
10 TRELLIS HEADER
1 1/2" = 1'-0"



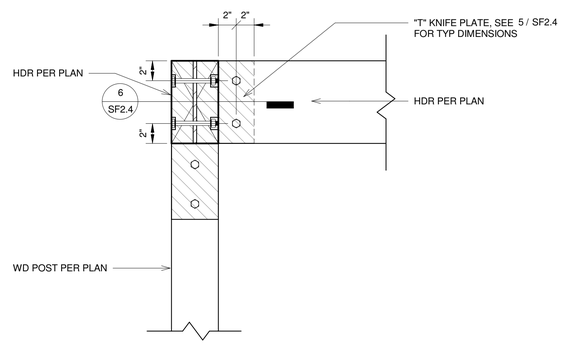
11 TRELLIS INNER HEADER
1 1/2" = 1'-0"



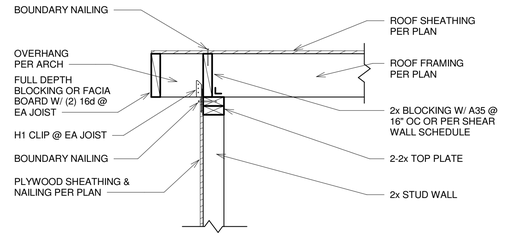
5 TRELLIS KNIFE PLATE CONNECTION
1 1/2" = 1'-0"



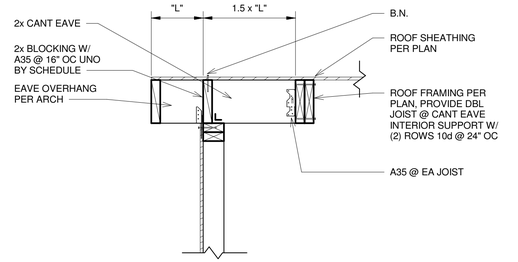
6 TRELLIS KNIFE PLATE - CORNER CONNECTION (PLAN VIEW)
1 1/2" = 1'-0"



7 TRELLIS KNIFE PLATE - CORNER
1 1/2" = 1'-0"

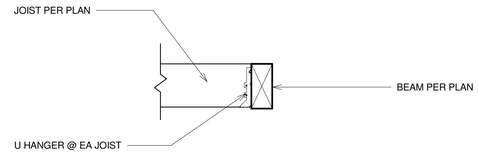


JOIST PERPENDICULAR TO WALL

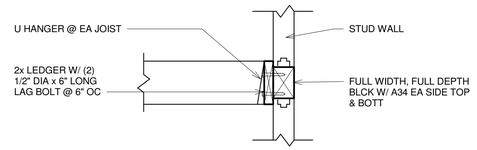


JOIST PARALLEL TO WALL
SEE DETAIL ABOVE FOR BALANCE OF INFO

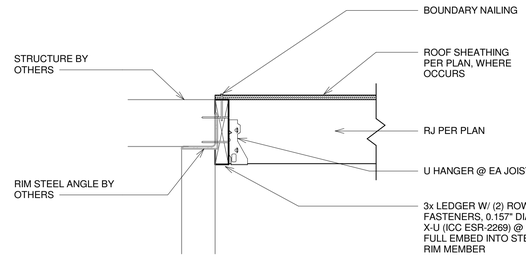
1 EXTERIOR WALL AT FLAT ROOF
1" = 1'-0"



2 JOIST HANGER AT TRELLIS
1" = 1'-0"



3 LEDGER AT STUD WALL
1" = 1'-0"



4 RJ & LEDGER AT MODULE
1 1/2" = 1'-0"

DESIGN EVEREST
CONSULTING ENGINEERS
365 FLOWER LANE
MOUNTAIN VIEW, CA 94043
PHONE: (888) 311-3015 FAX: (650) 695-1801

FRAMING DETAILS

PRE-FAB MODULE - FOUNDATION

19751 Hicks Road, Los Gatos, CA 95032

REV	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER PRASON NIRATTISAI, PE C 85115 CIVIL STATE OF CALIFORNIA

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CKD BY:	DE
PROJECT #:	202109033

SF2.4

NSE Project Number: 827.002

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