

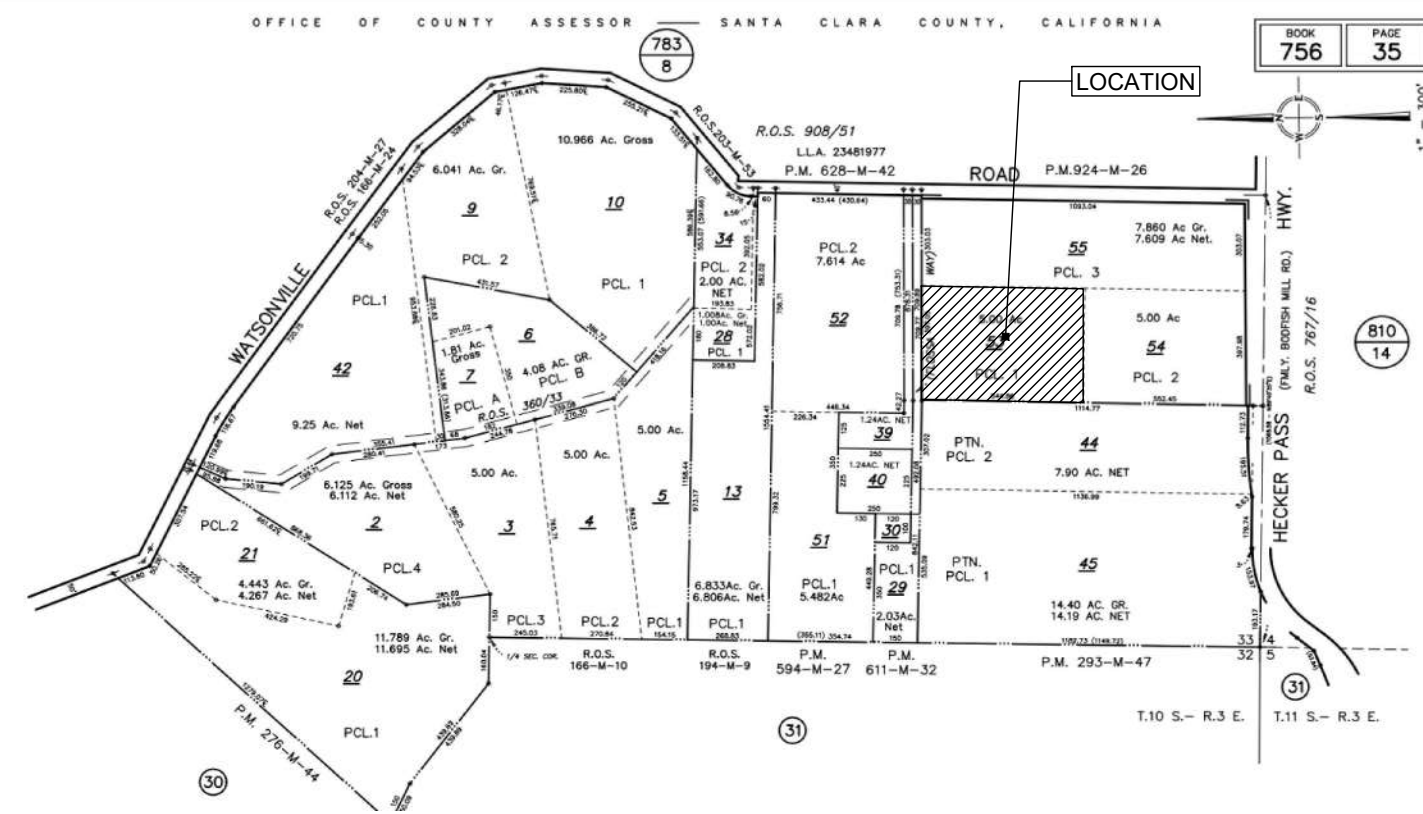


VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED
FLOSSA WAY, GILROY, CALIFORNIA

VILLA RESIDENCE
FLOSSA WAY, GILROY, CALIFORNIA
NEW HOUSE & NEW ADU DETACHED

VICINITY MAPS



SCOPE OF WORK

- NEW MAIN HOUSE 3193.00 SQ FT
NEW GARAGE 3 CARDS
NEW LAUNDRY
NEW MUD ROOM
NEW KITCHEN
NEW PANTRY
NEW DINING
NEW FAMILY ROOM
NEW MASTER BEDROOM
NEW MASTER BATHROOM
NEW MASTER WALK IN CLOSET
NEW 1/2 BATHROOM
NEW BEDROOM 1
NEW WALK IN CLOSET
NEW BEDROOM 2
NEW JACK & JILL BATHROOM
NEW ADD 1464.00 SQ FT
NEW LIVING ROOM
NEW DINING
NEW KITCHEN
NEW MASTER BEDROOM
NEW MASTER BATHROOM
NEW BEDROOM 1
NEW BATHROOM 1
NEW GARAGE

PROJECT TEAM

OWNERS
DARIO VILLA
FLOSSA WAY, GILROY, CALIFORNIA
TEL: 408 - 590 - 3572
dvillad10@gmail.com

ARCHITECT / ENGINEER
JOSE LOPEZ
DESIGN MANAGER
392 WHITNEY WAY, MORGAN HILL,
CA 95037
TEL: 408 - 659 - 5780
ADMIN@GD-SE.COM

ENERGY CONSULTANT:
CARSTAIRS ENERGY INC.
2238 BAYVIEW HEIGHTS DRIVE,
SUITE E | LOS OSOS, CA 93402
WWW.CARSTAIRSENERGY.COM
TEL: (805) - 904 - 9048
TITLE24@YAHOO.COM

SHEET INDEX

ARCHITECTURE

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A-1.0	GENERAL NOTES.
A-1.1	GENERAL NOTES.
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A-4	PROPOSED FLOOR PLAN-ADU DETACHED.
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A-6	PROPOSED ROOF PLAN-ADU DETACHED.
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CG-2	2019 CALGREEN RESIDENTIAL MANDATORY

TITLE - 24	
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T24-2	TITLE 24 COMPLIANCE FORM-MAIN HOUSE
T24-1	TITLE 24 COMPLIANCE FORM-ADU DETACHED.
T24-2	TITLE 24 COMPLIANCE FORM-ADU DETACHED.

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S-2	ROOF FRAMING PLAN
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SD-2	STANDARD DETAILS
SD-3	STANDARD DETAILS
FD-1	FOUNDATION DETAILS
FD-2	FOUNDATION DETAILS
WD-1	WOOD DETAILS
WD-2	WOOD DETAILS
WD-3	WOOD DETAILS
WSWH1	WOOD STRONG - WALL DETAILS
WSWH2	WOOD STRONG - WALL DETAILS

APPLICABLE CODES

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY
IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS:

- A. 2019 CALIFORNIA MECHANICAL CODE
- B. 2019 CALIFORNIA ELECTRICAL CODE
- C. 2019 CALIFORNIA PLUMBING CODE
- D. 2019 CALIFORNIA ENERGY CODE
- E. 2019 CALIFORNIA FIRE CODE
- F. 2019 CALIFORNIA RESIDENTIAL CODE
- G. 2019 CALIFORNIA GREEN BLDG'S STANDARDS CODE
- H. 2019 CALIFORNIA BUILDING CODE

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS
2. PHOTOVOLTAIC PANELS AND RELATED SYSTEM

PROJECT DATA

DEVELOPMENT AREAS		(N) HOUSE
GARAGE AREA		700.00 SQFT
LIVING AREA		2,498.00 SQFT
TOTAL		3,198.00 SQFT
DEVELOPMENT AREAS		(N) ADU
GARAGE AREA		400.00 SQFT
LIVING AREA		1,164.00 SQFT
TOTAL		1,564.00 SQFT

TOTAL LOT COVERAGE	4,762.00 SQFT
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Grading Permit Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
Proposed Residence	145 cy	86 cy	4.50'	2.00'
Proposed Garage	72 cy	128 cy	2.00'	4.00'
Proposed ADU	0 cy	76 cy	0.00'	2.00'
Proposed ADU Garage	0 cy	16 cy	0.00'	2.00'
Proposed Driveway	188 cy	167 cy	3.50'	1.80'
Proposed Stormwater Treatment Area	67 cy	0 cy	2.40'	0.00'
Total	472 cy	473 cy		

Note: Any excess material shall be hauled offsite to a county approved location.

GILROY REQUIREMENTS		
	PROPOSED PROJECT	REQUIRED/ PERMITTED
LOT SIZES	223,688.00 SQ. FT.	—
LOT COVERAGE	4,662.00 (2.07%) SQ. FT.	89,475 SQ. FT. (40%)
FRONT SETBACK	80'-00"	26'-00"
LEFT SETBACK	107'-01"	5'-00"
RIGHT SETBACK	82'-09"	5'-00"
REAR SETBACK	401'-09"	15'-00"
IMPERVIOUS SURFACE (% FRONT)	2.01 % (160.00 SQ FT)	50 % (3969.00 SQ FT)
FLOOR AREA RATIO (FAR)	3662.00 SQ. FT.	111,844 SQ. FT.
FAR PERCENTAGE	1.64 %	50 %
NUMBER OF STORIES	1	2
BUILDING HEIGHT	16'-10" SQ. FT.	30 SQ. FT.

ASSESSOR'S PARCEL No:	756 - 35 - 053
ZONING:	RR-sr (100%)
JURISDICTION:	UNINCORPORATED SANTA CLARA COUNTY
TYPE OF CONSTRUCTION:	TYPE V-B, NON SPRINKLERS
FIRE SPRINKLERS:	YES SPRINKLERS ACCORDING WITH CFMO
BUILDING Occ. GROUPS:	R-3/U (SINGLE FAMILY RESIDENCE)
HISTORICAL PARCEL:	NO
AUTOMATIC FIRE SPRINKLERS	NO
FLOOD ZONE:	D/(100%)

ABBREVIATIONS

AA.	ATTIC ACCESS	PAN.	PANTRY
AC	AIR CONDITIONER	PCD.	POCKET DOOR
ADJ	ADJACENT	PCH	PORCH
A.F.F.	ABOVE FINISH FLOOR	P.W.	PATH WAY
ARCH.	ARCHITECTURAL	P.YR.	PRAYER ROOM
B.D.RM.	BEDROOM	REF	REFRIGERATOR
BLDG.	BUILDING	(RLC)	RELOCATE
BM.	BEAM	(RMV)	REMOVE
BTH.	BATHROOM	(RMD)	REMODEL
CH.	CEILING HEIGHT	R.	ROOF
CL.	CLOSET	RM.	ROOM
CLG	CEILING	S.C.	SHOWER CLEARANCE
CMW.	CASEMENT WINDOW	SEC.	SECTION
CONC.	CONCRETE	SHD.	SURFACE HUNG DOOR
D.	DOOR	SHW	SINGLE HUNG WINDOW
DHD.	DOUBLE HINGED DOOR	SQ.FT.	SQUARE FEET
DHW	DOUBLE HUNG WINDOW	S.L.	SKY LIGHT
DIM	DIMENSION	SLD	SLIDING DOOR
DFD.	DOUBLE FRENCH DOOR	SLO.	SLOPE
DK.	DECK	SLW	SLIDING WINDOW
D.N.	DINING	S.T.	SUN TUNNEL
D.W.	DISH WASHER	STOR.	STORAGE
DWY	DRIVE WAY	STDY.	STUDY
(E)	EXISTING	S.W.	SIDE WALK
ELEV	ELEVATION	T.C.	TOILET CLEARANCE
F.	FENCE	T.O.C.	TOP OF CURB
FAU.	FORCED AIR UNIT	T.O.C.	TOP OF CONCRETE
FC.	FENCE CORNER	T.O.S.F.	TOP OF SUB-FLOOR
FD.	FRENCH DOOR	T.O.W.	TOP OF WALL
FDD.	FOLDING DOOR	TOT	TOTAL
F.F.	FINISH FLOOR	TYP.	TYPICAL
F.F.L.	FINISH FLOOR LEVEL	U.C.	UPPER CABINET
F.H.	FIRE HYDRANT	U.F.A.	UNDER FLOOR ACCESS
FIN	FINISH	V.C.	VAULTED CEILING
FN.	FENCE	VNL	VINYL
FLR	FLOOR	W.I.C.	WALK IN CLOSET
F.P.	FIRE PLACE	W.F.	WALL FURNACE
F.M.RM.	FAMILY ROOM		INCHES
FTG.	FOOTING		FEET
FW.	FIXED WINDOW	&	AND
GAR.	GARAGE	1ST.	FIRST
GBR.	GUEST BEDROOM	2ND.	SECOND
GD.	GROUND		
GR.	GRADE		
GRS.	GRASS		
H.B.	HOSE BIBB		
HND.	HINGED DOOR		
HT.	HEIGHT		
INT.	INTERIOR		
KT.	KITCHEN		
LDRY.	LAUNDRY		
LVL.	LEVEL		
LVR.	LIVING ROOM		
MAX.	MAXIMUM		
MBR.	MASTER BEDROOM		
MBTH.	MASTER BATHROOM		
MRM.	MUD-ROOM		
MSD.	MULTI SLIDE DOOR		
(N)	NEW		
N	NORTH		
N/A	NOT APPLICABLE		
N.T.S.	NOT TO SCALE		
O.U.	ON CENTER		
OF.C.	OFFICE		
CHA.	OVERHEAD DOOR		
OPN.	OPENING		
OPT.	OPTIONAL		

CITY STAMPS

GN:

Leaf Leaf

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

DATE: 10 / 14 / 2022

DESIGNER BY: EM

REVIEWED BY: ESL

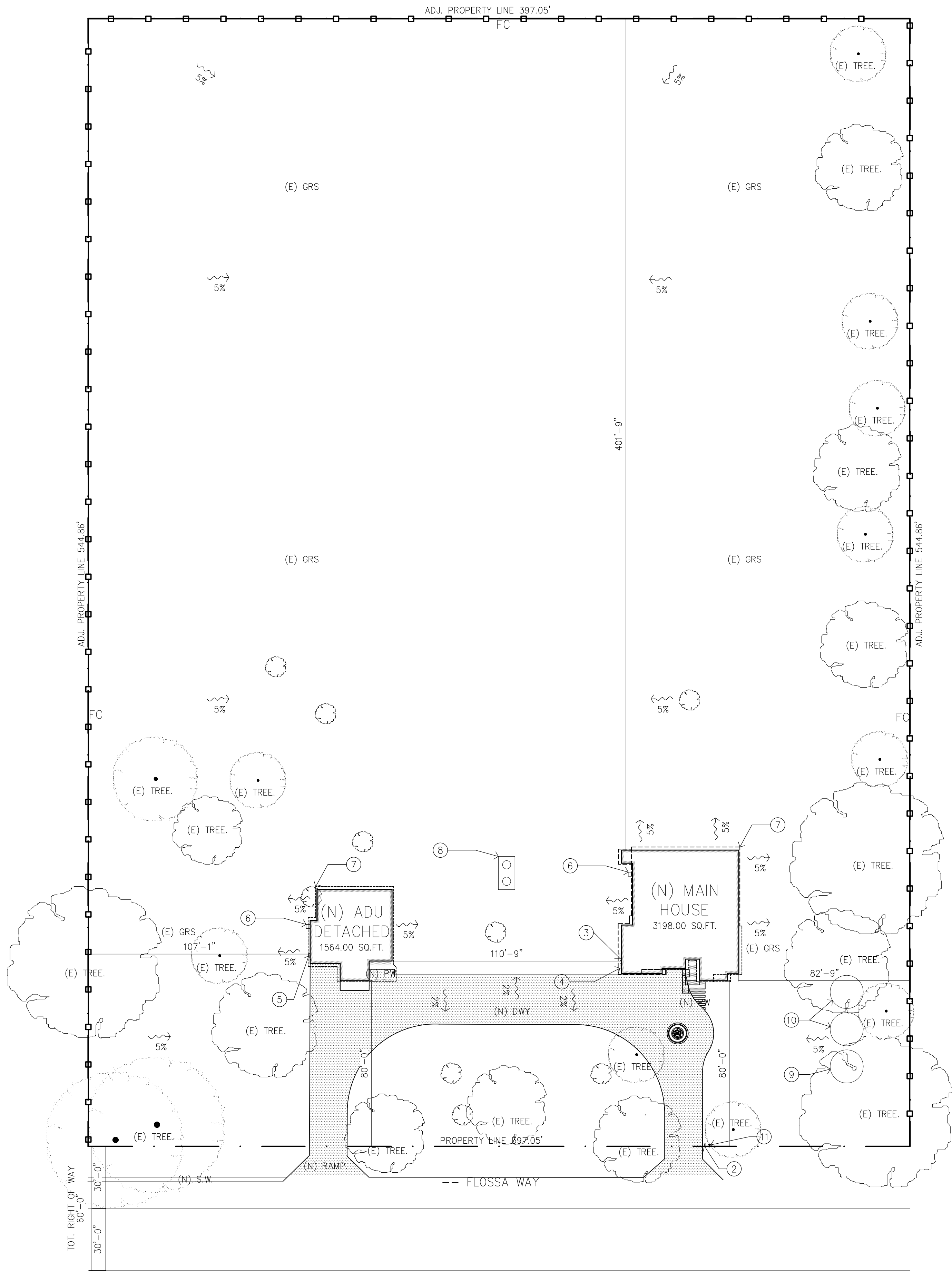
SCALE: AS SHOWN

JOB NO: A - 26 - 22

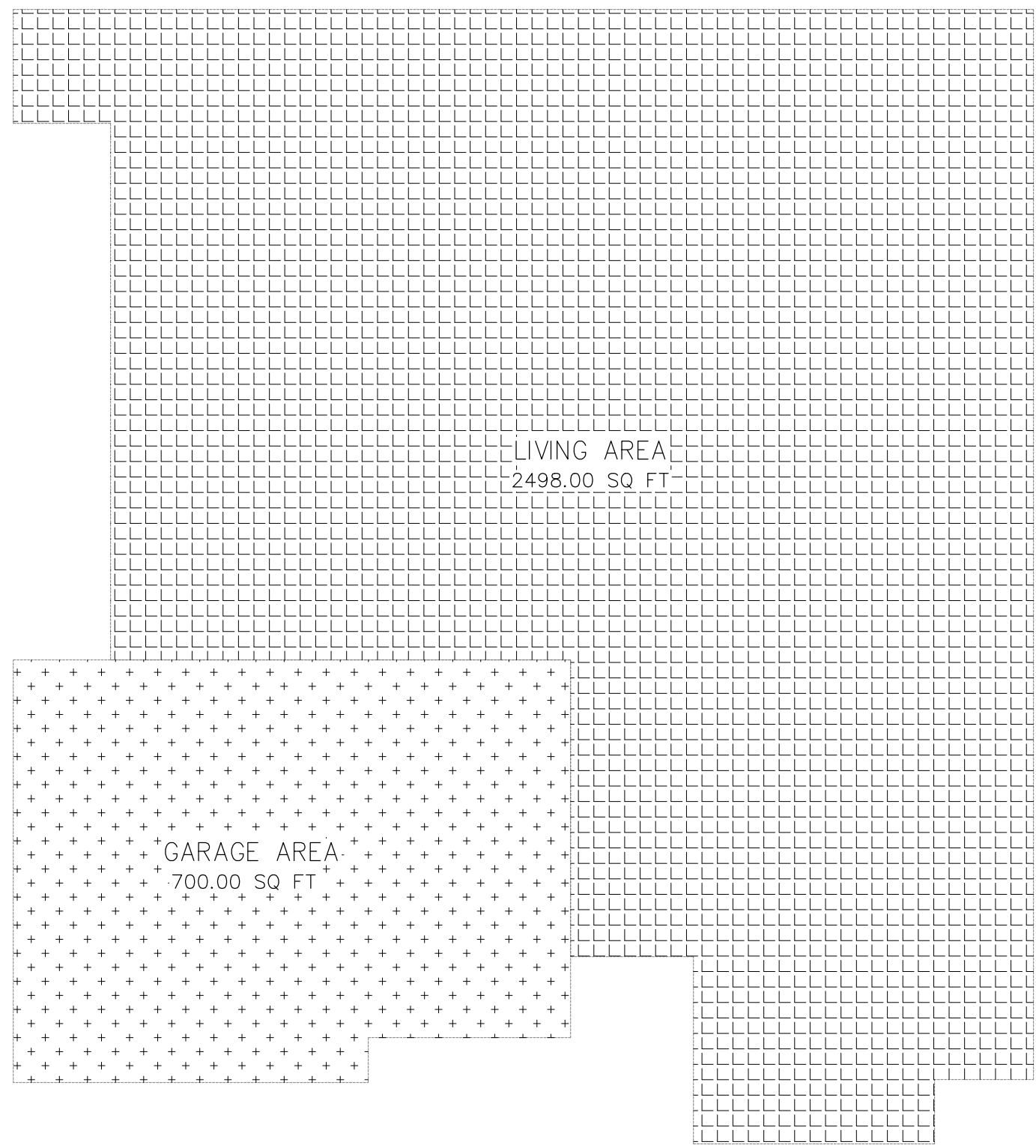
COVER SHEET

SHEET NO.

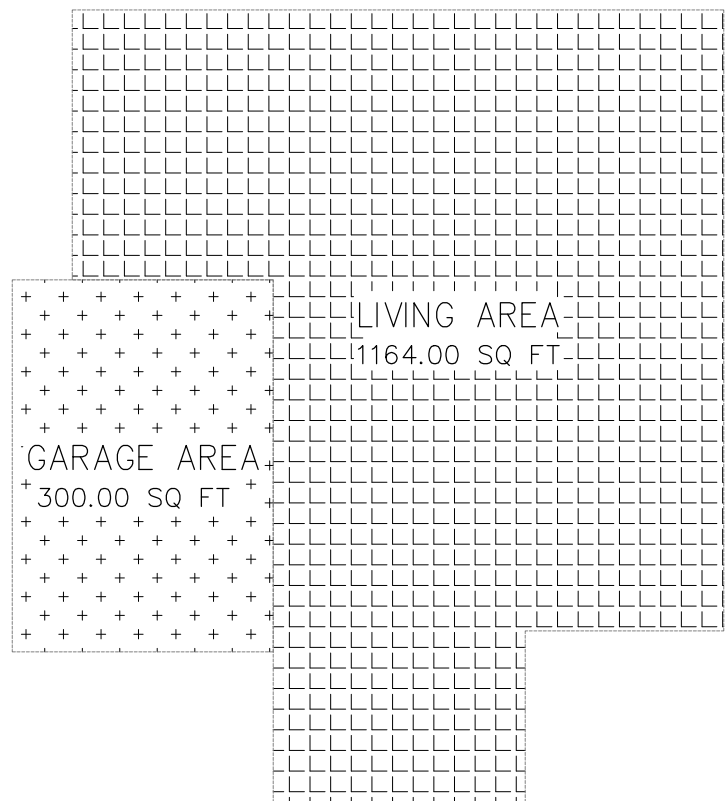
A — O



PROPOSED SITE PLAN - 1/32"=1'



AREAS PLAN MAIN HOUSE - 1/4"=1'



AREAS PLAN ADU- NOT SCALE

MATERIALS

- (E) GRS.
- (N) P.W.
- (N) DWY

KEYNOTES

- APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
- (N) WATER METER.
- (N) GAS METER LOCATION V.I.F.
- (N) ELECTRICAL METER.
- (N) ELECTRICAL PANEL 125 AMP
- AC UNIT-THE NOISE LEVEL SHALL NOT EXCEED FIFTY dBA DURING NIGHTTIME OR SIXTY dBA DURING DAYTIME HOURS AT ANY POINT ON ADJACENT RESIDENTIALLY ZONED PROPERTY.
- EDGE OF ROOF SHOWN CONTINUOUS LINE.
- PROPOSED SEPTIC TANK.
- 5000 GALLON WATER TANK FOR DOMESTIC AND FIRE SPRINKERS PER CFMO 1 & 5, MAX HEIGHT 12' ELEVATION =358.00'
- 5000 GALLON WATER TANKS DEDICATED FOR WHARF HYDRANT PER CFMO 1 & 5 MAX HEIGHT 12' ELEVATION=358.00'
- WHARF HYDRANT PER CFMO-4 ELEV. 351.00

PROPOSED NEW AREAS

- (N) 1ST FLR LIVING AREA
- (N) GAR. AREA

NOTES

NOTE I: DIMENSIONS SHOWN ARE MEASURE TO APPROXIMATE FACE OF STUDS. FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

NOTE II: BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

NOTE III: FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET AND IMPERVIOUS SURFACE WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2PERCENT AWAY FROM THE BUILDING. CBC 1804.3

NOTE IV: ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY BE EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR DETERMINE THE SIZE, DEPTH, LOCATION THEREOF. CALL 81 BEFORE YOU DIG.



392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GDS-SE.COM
TEL: 408 659 5580

VILLA - RESIDENCE
NEW HOUSE & NEW ADU DETACHED
FLOSSA WAY, GILROY, CALIFORNIA

SIGN:

Sanjiv Jeyaraj

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

DATE: 10 / 14 / 2022

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

JOB NO: A - 26 - 22

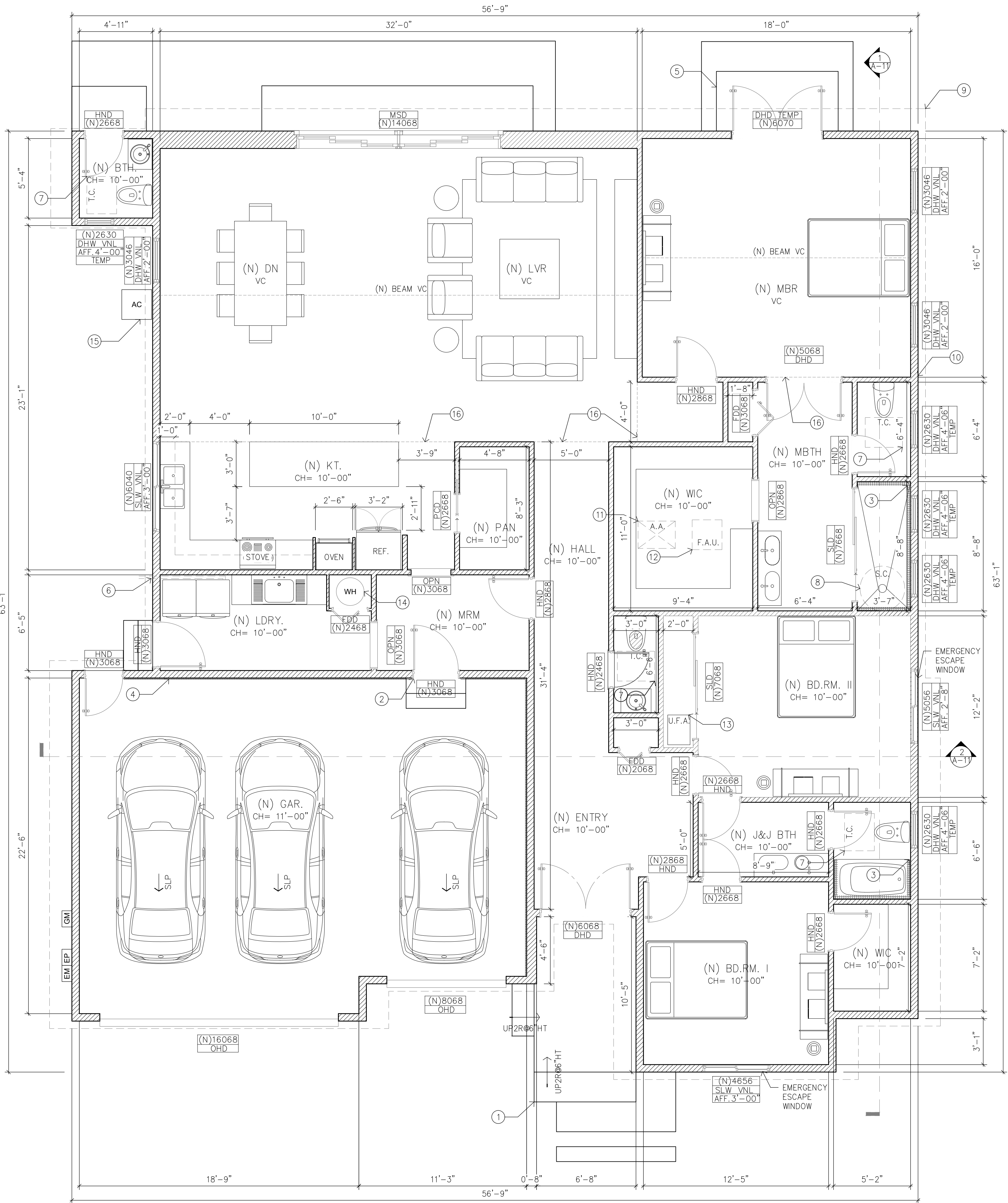
CITY STAMPS

PROPOSED SITE
PLAN

SHEET NO.

A - 2

PROPOSED FLOOR PLAN - 1/4"=1'



SYMBOLS

- EM (N) ELECTRICAL METER
EP (N) ELECTRICAL PANEL
AC (N) AC EXTERNAL UNIT
GM (N) GAS METER
WH (N) WATER HEATER
- NEW WALL: EXTERIOR WALL 6" AND INTERIOR WALL 4"

KEYNOTES

- CONCRETE STEPS, 7.75" MAX RISE, 10" MIN RUN
- 1-3/8" THICK SOLID WOOD DOOR OR SOLID OR HONEY-COMB CORE STEEL DOOR, OR 20 MINUTE FIRE RATED FIRE DOOR BETWEEN THE GARAGE AND HABITABLE ROOMS. THIS DOOR SHALL BE SELF CLOSING AND SELF LATCHING (CRC R302.5.1)
- PROVIDE A SMOOTH, HARD NONABSORBENT SURFACE OVER A MOISTURE RESISTENT UNDERLAYMENT 72" ABOVE DRAIN INLET (CRC 1210.3).
- 5/8" TYPE "X" GYPSUM BOARD ON ALL WALL & CEILING SURFACES OF GARAGE SIDE CONTINUE TO ROOF TYP.
- PROVIDE 36" MIN. DEEP LANDING PER R311.3 (SEE EXTERIOR LANDING IN GENERAL DETAILS)
- WASHING MACHINE HORIZONTAL CONNECTION SEE NOTE VI AND DETAIL IN GENERAL DETAILS PLAN.
- TOILET CLEARANCE (22"x30"). SEE DETAIL IN GENERAL DETAILS SHEET.
- SHOWER CLEARANCE (36"x6"), SEE DETAIL IN GENERAL DETAILS SHEET.
- ROOF LINE ABOVE
- TYPICAL STUCCO WALL, SEE DETAIL IN GENERAL DETAILS SHEET.
- ATTIC ACCESS LOCATION. ROUGH-FRAMED OPENING 22"x30" MIN.
- LOCATION OF F.A.U. IN ATTIC SPACE.
- UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"
- NEW CONVENTIONAL STORAGE TANK WATER HEATER
- HVAC HEAT PUMP UNIT LOCATED MINIMUM 5' FROM PROPERTY LINE AND SUPPORTED ON A LEVEL CONC. SLAB EXTENDING NOT LESS THAN 3" ABOVE THE ADJOINING GROUND LEVEL SOUND PRESSURE LEVEL GENERATED BY USE OF UNIT SHALL NOT EXCEED 55 DECIBELS AT PROPERTY LINE.
- 10'-00" HT. LVL. CEILING EDGE

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

NOTES

NOTE: DIMENSIONS SHOWN ARE MEASURE TO APPROXIMATE FACE OF STUDS. FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

NOTE I: CRC R310, EMERGENCY ESCAPE AND RESCUE OPENING SHALL MEET THE CALIFORNIA FIRE CODE CHAPTER 10 SECTION 1030; EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY; OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM SIZE IS 5.7 SQUARE FEET OF NET CLEAR OPENING WITH A MINIMUM DIMENSION OF 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. CRC SECTION R310.1: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOM, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

NOTE II: R307.2 BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

NOTE III: R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

NOTE V: CMC 504.4.2.1 CLOTHES DRYER EXHAUST DUCT POWER VENTILATOR ADDED TO THE CODE AS AN EXCEPTION TO INCREASE THE LENGTH LIMITATION OF THE VENT.

NOTE IV: R302.5 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.



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VILLA - RESIDENCE
NEW HOUSE & NEW ADU DETACHED
FLOSSA WAY, GILROY, CALIFORNIA

SIGN:

Jeffrey Jay

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

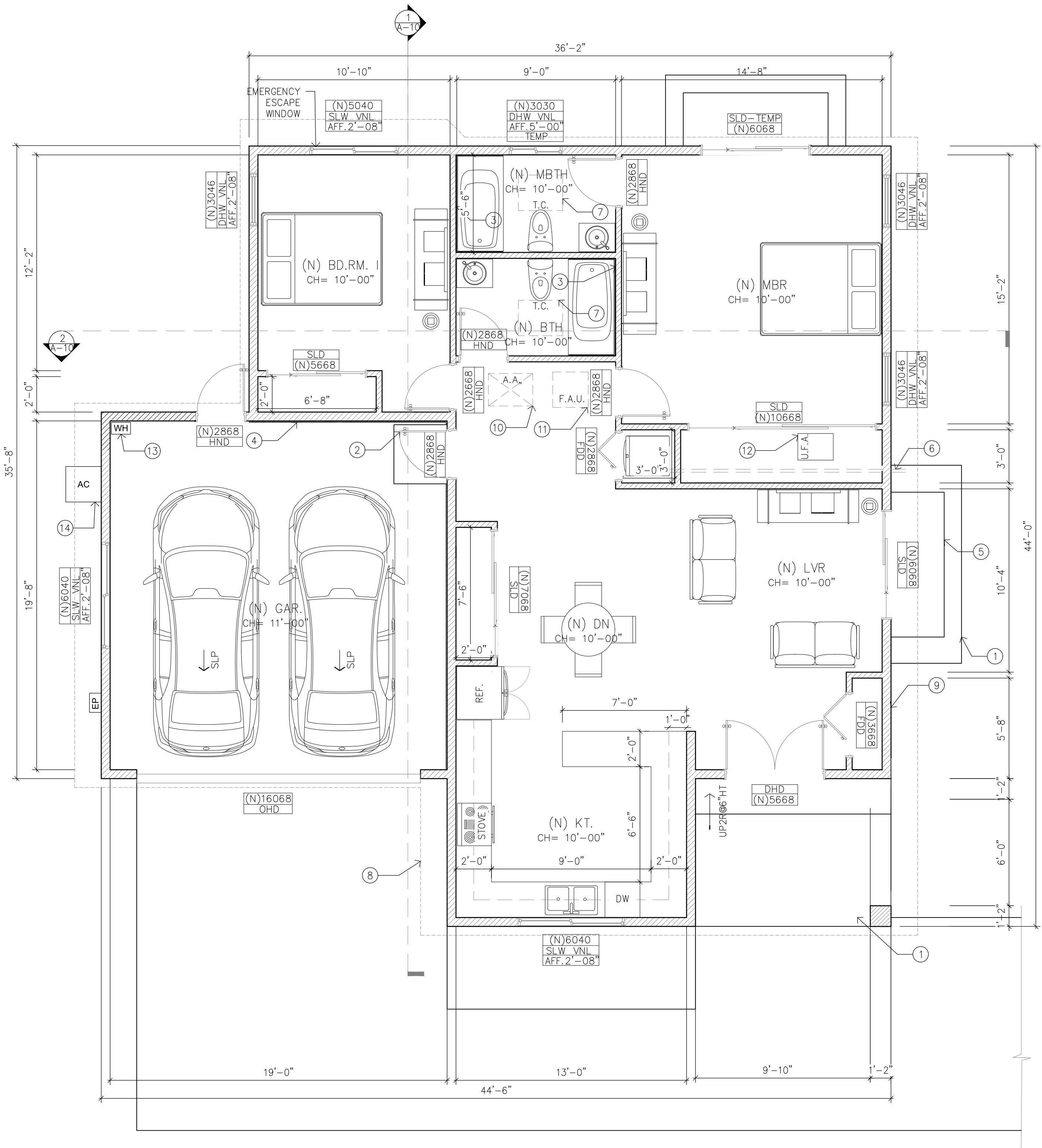
DATE: 10/14/2022
DESIGNER BY: EM
REVIEWED BY: ESL
SCALE: AS SHOWN
JOB NO: A - 26 - 22

CITY STAMPS.

PROPOSED FLOOR
PLAN - MAIN
HOUSE

SHEET NO.
A - 3





SYMBOLOLOGY

- [EP] (N) ELECTRICAL PANEL [AC] (N) AC EXTERNAL UNIT [WH] (N) WATER HEATER
- NEW WALL: EXTERIOR WALL 6" AND INTERIOR WALL 4"

KEYNOTES

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- LOCATION OF F.A.U. IN ATTIC SPACE.
- UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"
- NEW TANKLESS ELECTRIC WATER HEATER (NO GAS)
- HVAC HEAT PUMP UNIT LOCATED MINIMUM 5' FROM PROPERTY LINE AND SUPPORTED ON A LEVEL CONC. SLAB EXTENDING NOT LESS THAN 3" ABOVE THE ADJOINING GROUND LEVEL SOUND PRESSURE LEVEL GENERATED BY USE OF UNIT SHALL NOT EXCEED 55 DECIBELS AT PROPERTY LINE.

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NOTE VI: R317.3.1 UNDERFLOOR POST, SILLS ON CONCRETE, AND EXTERIOR DECK & STAIR SUPERSTRUCTURE SHALL BE OF PRESSURE TREATED LUMBER; COATINGS FOR FASTENER, POST BASES, HANGARS, AND CONNECTORS IN CONTACT WITH PT SHALL BE H.D. GALVANIZED, Z-MAX, OR STAINLESS STEEL, OR RATED FOR PT CONTACT. THE END NAILS OF THE SHEAR WALL INTO THE PT PLATE NEED TO BE H.D. GALVANIZED.

NOTE VII: ADDRESS OF THE NEW ACCESSORY DWELLING UNIT (ADU) SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY (NEXT TO THE MAIN DWELLING ADDRESS). THE ADDRESS SIGN SHALL BE A MINIMUM 4 INCHES HIGH WITH 1/2 INCH STRIKE.

CITY STAMPS.

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

FLOSSA WAY, GILROY, CALIFORNIA

SIGN:

Jeffrey J. Jorgensen

REVISION	DATE	DESCRIPTION
		BUILDING SUBMITTAL

DATE: 10/14/2022

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOWN

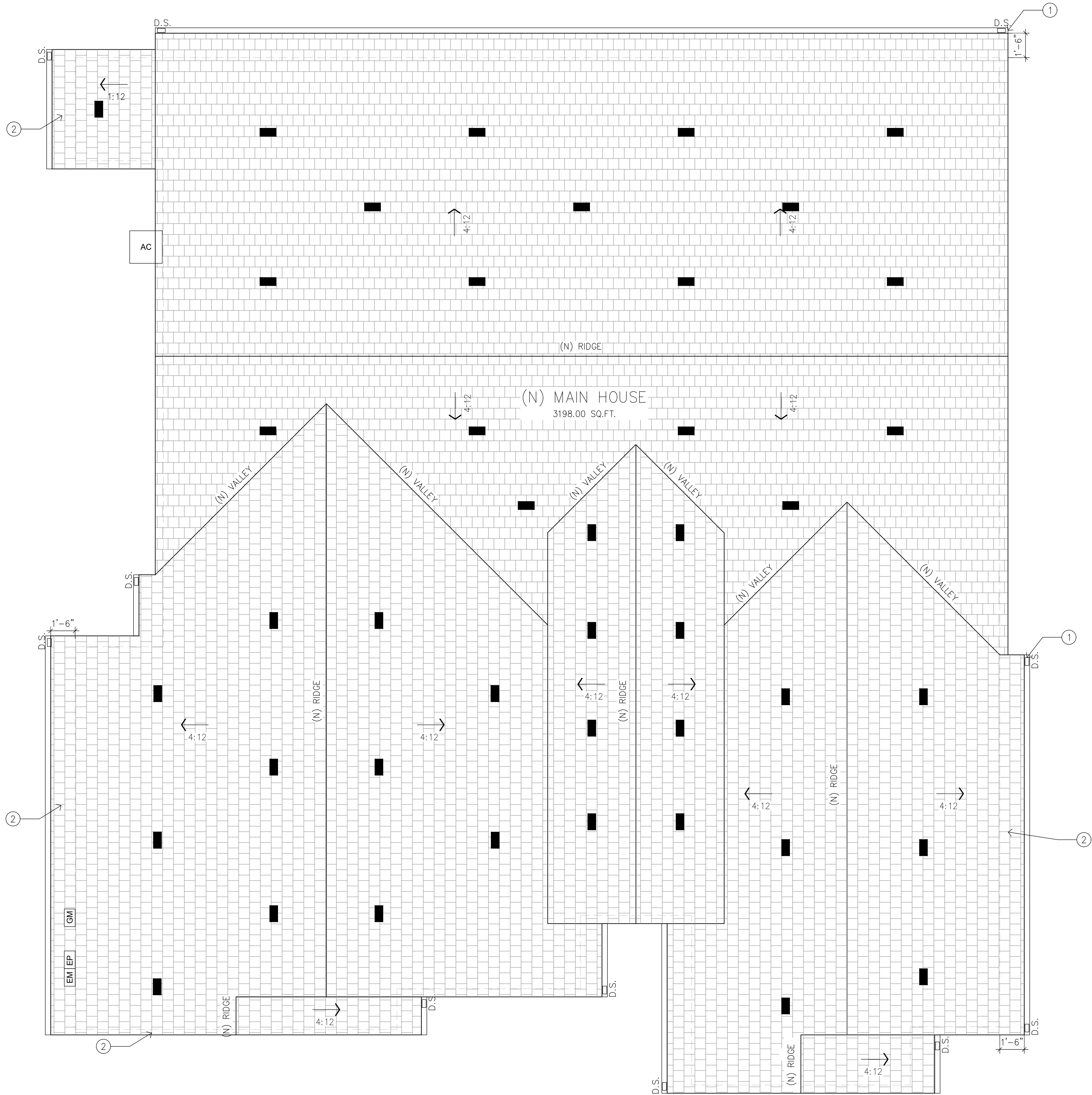
JOB NO: A - 26 - 22



PROPOSED FLOOR
PLAN-ADU
DETACHED

SHEET NO.

A - 4



SYMBOLOLOGY

- NEW ROOF.
- SURFACE ROOF FLOW ARROW.
SLOPE GRADE AT INDICATE.
- GUTTER
- D.S. DOWNSPOUT
- ELECTRICAL METER
- ELECTRICAL PANEL
- WATER METER
- AC EXTERNAL UNIT
- GAS METER

NEW ROOF.SURFACE ROOF FLOW ARROW.
SLOPE GRADE AT INDICATE.GUTTERD.S. DOWNSPOUTELECTRICAL METERELECTRICAL PANELWATER METERAC EXTERNAL UNITGAS METER

NOTES.

SECTION 4710.
MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION:
4710.1 ROOFING.

4710.1.1 GENERAL. ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER AND THE CALIFORNIA BUILDING CODE, CHAPTER 15. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4710.1.2 ROOF COVERINGS. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

4710.1.3 ROOF VALLEYS. WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

4710.1.4 ROOF GUTTERS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

4710.2 ATTIC VENTILATION.

4710.2.1 GENERAL. WHEN REQUIRED BY THE CALIFORNIA BUILDING CODE, CHAPTER 15, ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH ¼-INCH (6 MM) OPENINGS OR ITS EQUIVALENT.

4710.2.2 EAVE OR CORNICE VENTS. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES.

EXCEPTION: EAVE AND CORNICE VENTS MAY BE USED PROVIDED THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE.

KEY NOTES

1. NEW RAIN WATER DOWNSPOUT OVER DRAIN DISCHARGE/SPLASH PAD, SEE DETAIL IN GENERALS DETAILS SHEET.
2. TYPICAL EAVE OVERHAND, SEE DETAIL IN GENERAL DETAILS SHEET.

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

ATTIC VENTILATION CALCULATION.

SPACE VENTILATION AREA
NEW ROOF AREA =
3,154.00 S.F. / 150 = 21.02 x 144 = 3,028.00 S.I.

VENTILATION REQUIRED : 3,028.00
LOW PROFILE ATTIC VENT WITHIN 3'
OF EDGE AND NEAR THE RIDGE.

O'HAGIN'S VENTS 72 S.I.
No. OF O'HAGIN'S REQUIRED 3,028.00 / 72 = 42.05

INSTALL MIN 42 O'HAGIN'S VENTS

SPACE VENTILATION AREA
NEW ROOF AREA =
39.00 S.F. / 150 = 0.26 x 144 = 37.44 S.I.

VENTILATION REQUIRED : 34.44
LOW PROFILE ATTIC VENT WITHIN 3'
OF EDGE AND NEAR THE RIDGE.

O'HAGIN'S VENTS 72 S.I.
No. OF O'HAGIN'S REQUIRED 34.44 / 72 = 0.52

INSTALL MIN 1 O'HAGIN'S VENTS

CITY STAMPS

PROPOSED ROOF
PLAN-MAIN
HOUSE

SHEET NO.

A - 5

SIGN:

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

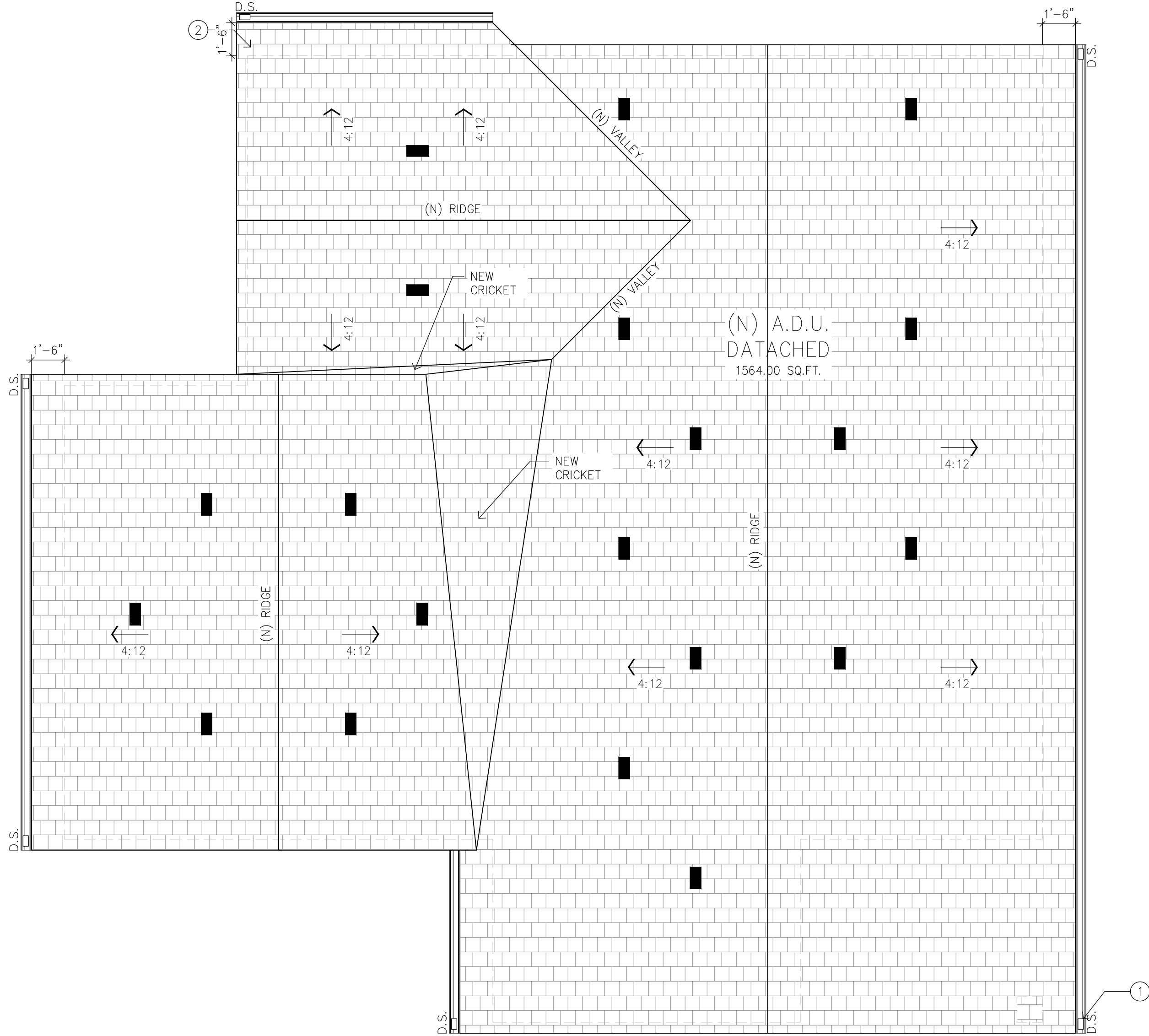
DATE: 10/14/2022

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: ASSHOW

JOB NO: A - 26 - 22



PROPOSED ROOF PLAN - 1/4"=1'



SYMBOLLOGY

- NEW ROOF.
- SURFACE ROOF FLOW ARROW.
- GUTTER
- D.S. DOWNSPOUT
- ELECTRICAL PANEL
- AC EXTERNAL UNIT

NOTES.

SECTION 4710

MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION:

4710.1 ROOFING.

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4710.2.1 GENERAL. WHEN REQUIRED BY THE CALIFORNIA BUILDING CODE, CHAPTER 15, ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8-INCH (6 MM) OPENINGS OR ITS EQUIVALENT.

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EXCEPTION: EAVE AND CORNICE VENTS MAY BE USED PROVIDED THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE.

KEY NOTES

- NEW RAIN WATER DOWNSPOUT OVER DRAIN DISCHARGE/SPLASH PAD, SEE DETAIL IN GENERALS DETAILS SHEET.
- TYPICAL EAVE OVERHAND, SEE DETAIL IN GENERAL DETAILS SHEET.

NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

ATTIC VENTILATION CALCULATION.

SPACE VENTILATION AREA
NEW ROOF AREA =
1,464.00 S.F. / 150 = 9.76 x 144 = 1,405.44 S.I.

VENTILATION REQUIRED : 1,405.44
LOW PROFILE ATTIC VENT WITHIN 3'
OF EDGE AND NEAR THE RIDGE.

O'HAGIN'S VENTS 72 S.I.
No. OF O'HAGIN'S REQUIRED 1,405.44 / 72 = 19.52

INSTALL MIN 20 O'HAGIN'S VENTS



Golden Designs
ARCHITECTURAL


392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GD-SE.COM
TEL: 408-659-5580

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NEW HOUSE & NEW ADU DETACHED

FLOSSA WAY,GILROY,CALIFORNIA

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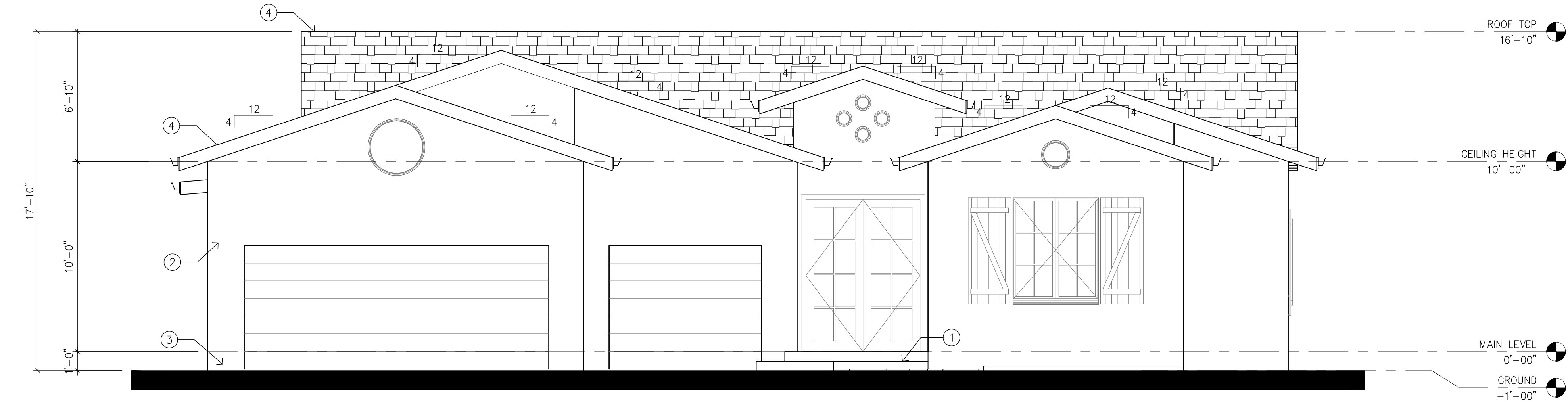
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CITY STAMPS

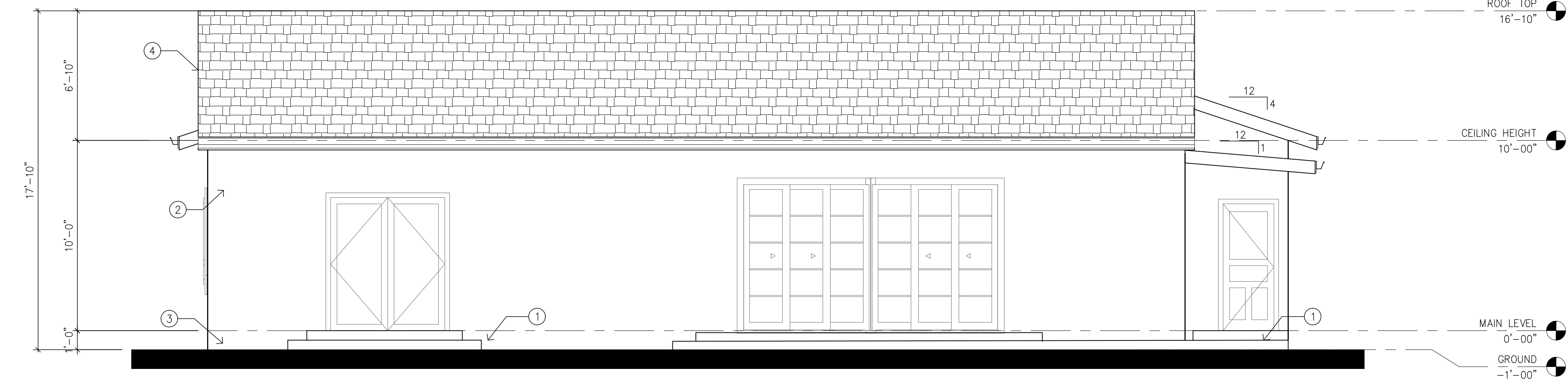
PROPOSED ROOF
PLAN- ADU
DETACHED

SHEET NO.

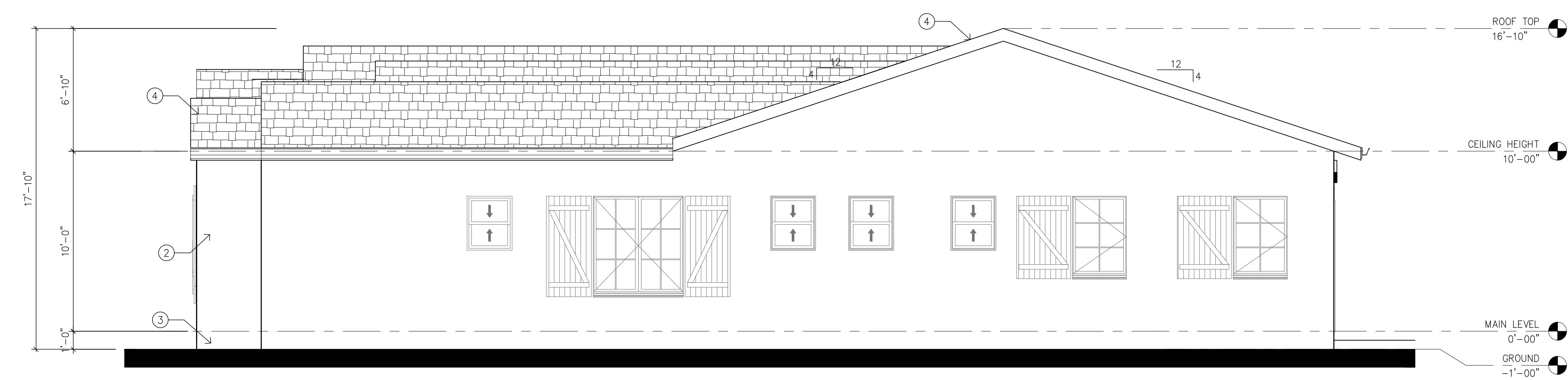
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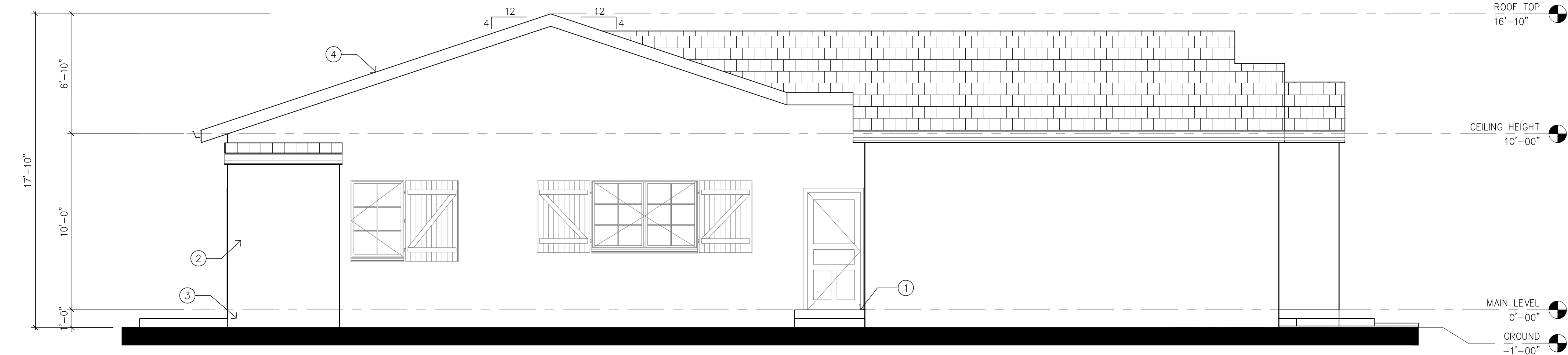
PROPOSED FRONT ELEVATIONS - 1/4"=1'



PROPOSED REAR ELEVATIONS - 1/4"=1'



PROPOSED RIGHT ELEVATIONS - 1/4"=1'



PROPOSED LEFT ELEVATIONS - 1/4"=1'

KEYNOTES

1. PROVIDE LANDING AT ALL EXTERIOR DOORS, FOR INSWING DOORS THE MAX. CHANGE IN ELEVATION THRESHOLD TO THE LANDING IS 7 3/4", FOR OUTSWING DOORS THE MAX. HEIGHT IS 1", THE LANDING SHALL BE THE WIDTH OF THE DOOR AND THE LENGHT SHALL BE MIN. 36".
2. NEW EXTERIOR STUCCO WALL: A 3-COAT SYSTEM, 7/8" MINIMUM THICK, HAS TWO LAYERS OF GRADE "D" PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26-GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) CRC R703.6.2, R703.6.2.1 AND R703.6.3.
3. WEEP SCREEDS. A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31 /2 INCHES (89 MM), SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED (CRC R703.7.2.1).
4. TYPICAL ROMAN ROOF TILE, SHINGLES MIN. CLASS "C" UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INC STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEET 19 INCHES, DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
- NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

NOTES

EXTERIOR COVERING

R703.1 GENERAL.
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.8.

R703.1.1 WATER RESISTANCE.
THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY SECTION R703.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE.

EXCEPTIONS:
1. A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE SHALL NOT BE REQUIRED OVER CONCRETE OR MASONRY WALLS DESIGNED IN ACCORDANCE WITH CHAPTER 6 AND FLASHED ACCORDING TO SECTION R703.8. OR R703.8.

R703.6.3 WATER- RESISTIVE BARRIERS
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER- RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.
EXCEPTION: WHERE THE WATER- RESISTIVE BARRIER THAT IS APPLIED OVER WOOD -BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT 60 - MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER - ABSORBING LAYER OR DRAINAGE SPACE.

R703.6 EXTERIOR PLASTER.
INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.6.1 LATH
ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38 MM), 11 GAGE NAILS HAVING A 7/16-INCH (11.1 MM) HEAD, OR /8-INCH-LONG (22.2 16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES (152 MM), OR AS OTHERWISE APPROVED.


R703.6.2 PLASTER.
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1 (1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.

R903.2. FLASHING
FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

WILDLAND URBAN INTERFACE
W.U.I. (DECKINGS, WINDOWS, DOORS, EAVES PROTECTION AND EXTERIOR WALL) APPROVED MATERIALS IN COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

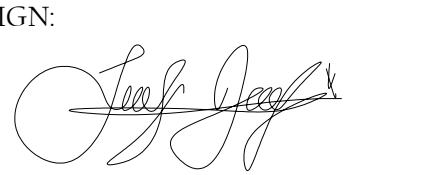
CITY STAMPS	



392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GD-SE.COM
TEL: 408 659-5580

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED
FLOSSA WAY, GILROY, CALIFORNIA

SIGN:


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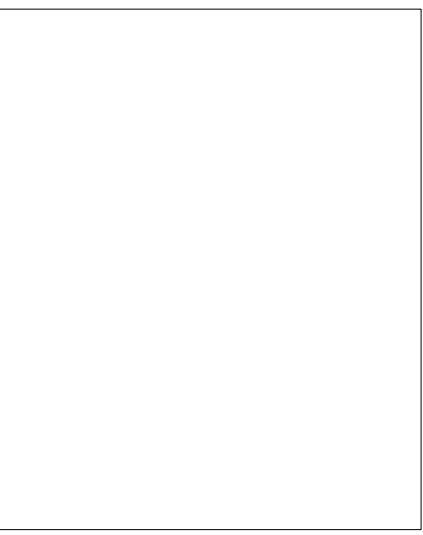
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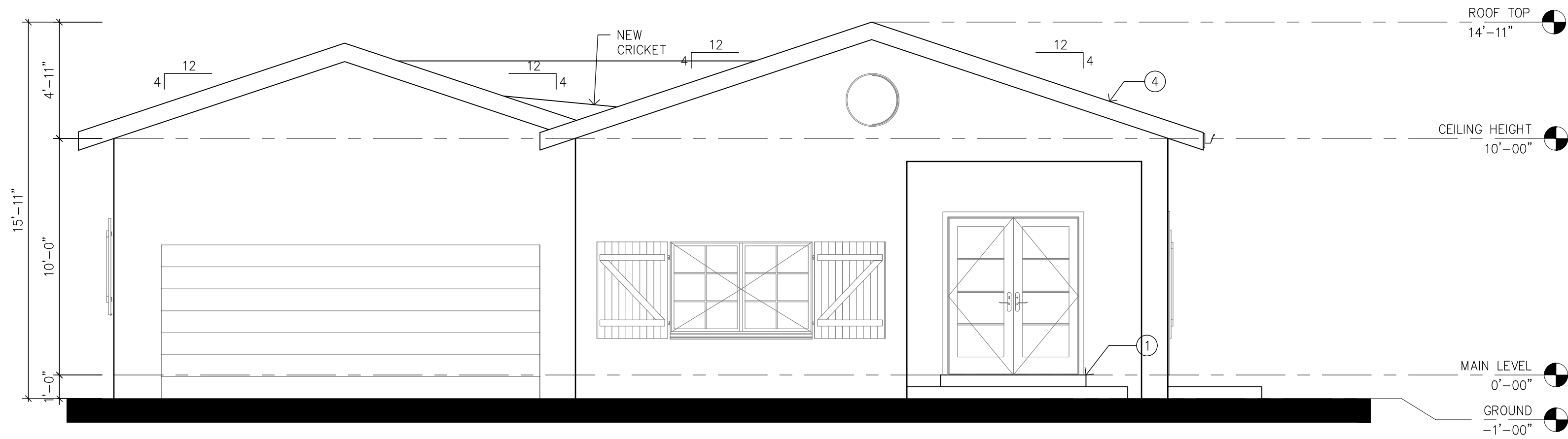
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JOB NO: A - 26 - 22

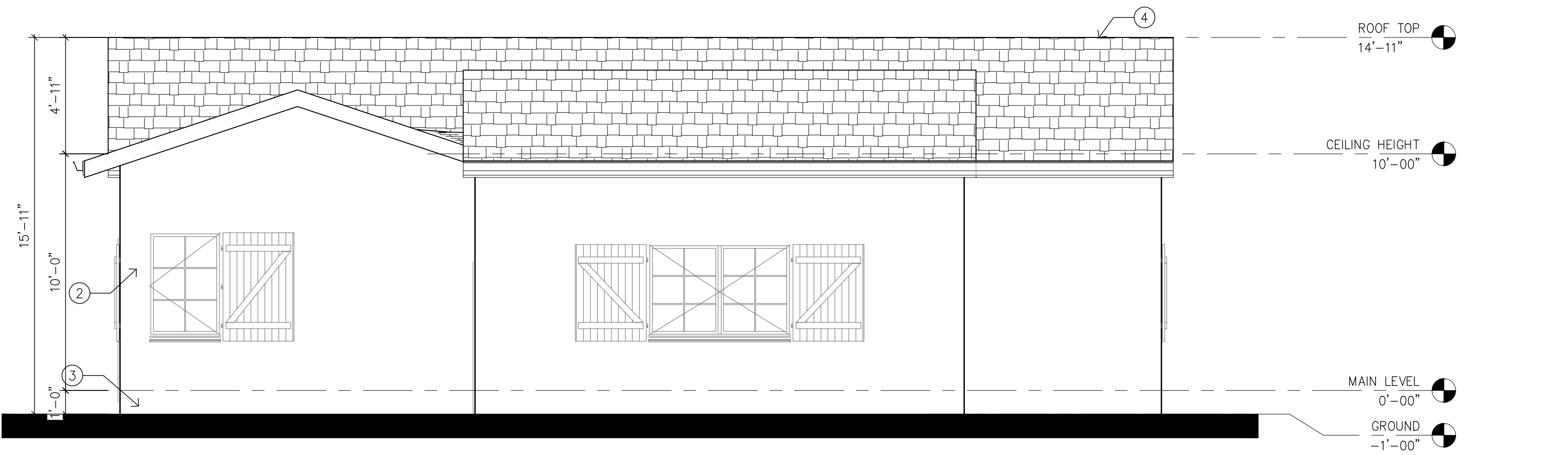


PROPOSED
ELEVATIONS-MAIN
HOUSE

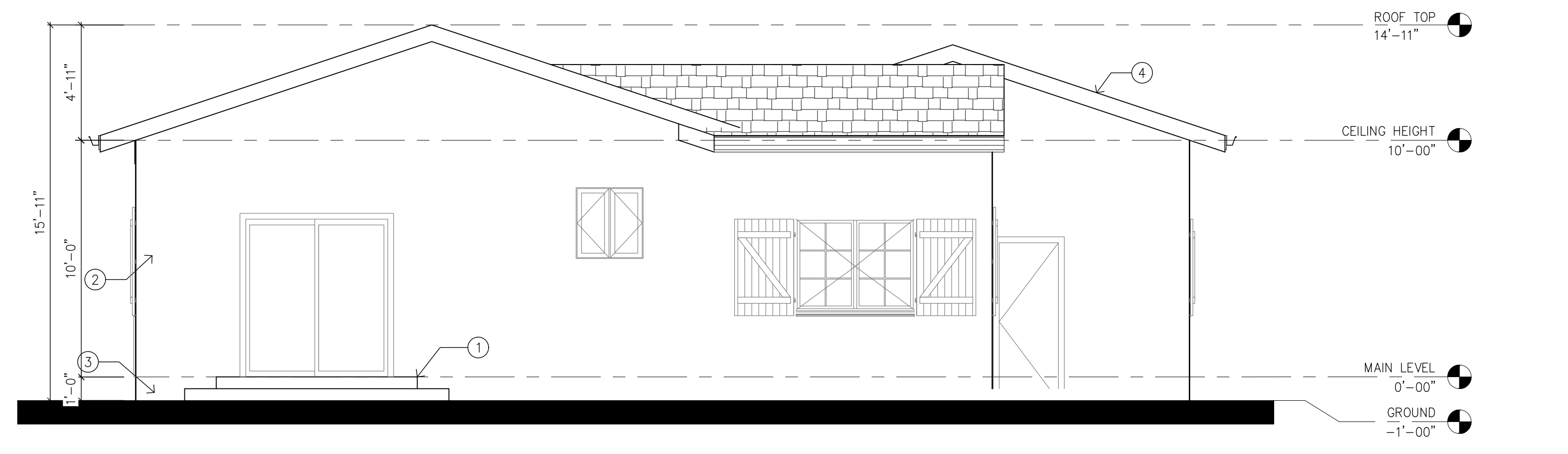
SHEET NO.
A - 7



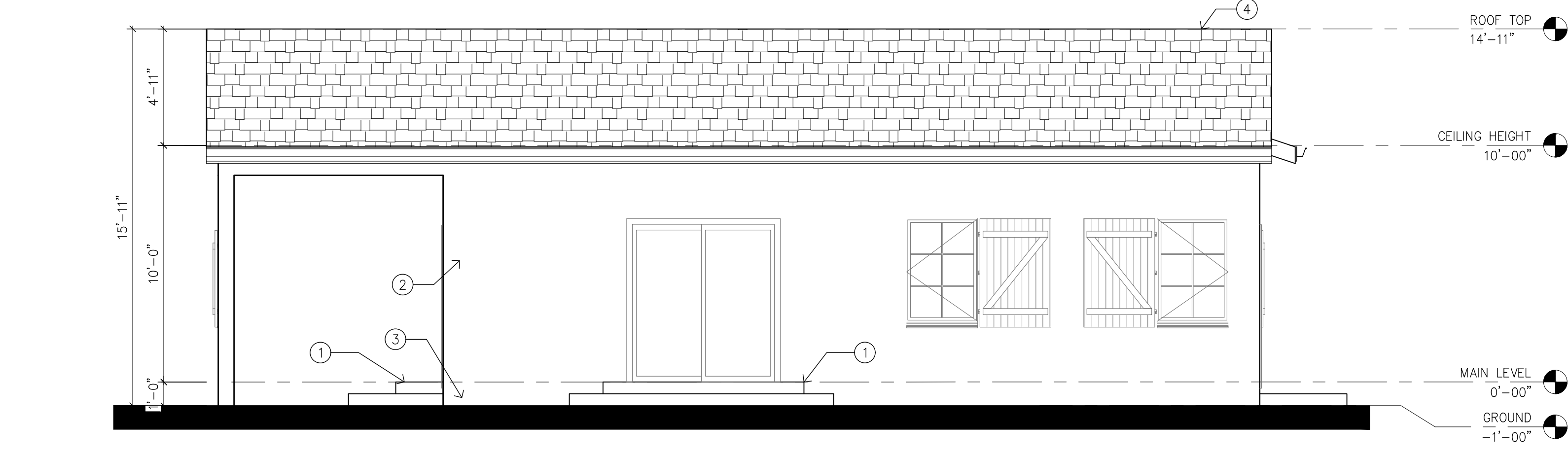
PROPOSED FRONT ELEVATIONS - 1/4"=1'



PROPOSED LEFT ELEVATIONS - 1/4"=1'



PROPOSED REAR ELEVATIONS - 1/4"=1'



PROPOSED RIGHT ELEVATIONS - 1/4"=1'

KEYNOTES

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NOTES

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EXCEPTION: WHERE THE WATER- RESISTIVE BARRIER THAT IS APPLIED OVER WOOD -BASED SHEATHING HAS A WATER RESISTANCE EQUAL TO OR GREATER THAN THAT 60 - MINUTE GRADE D PAPER AND IS SEPARATED FROM THE STUCCO BY AN INTERVENING, SUBSTANTIALLY NONWATER - ABSORBING LAYER OR DRAINAGE SPACE.
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- R703.6.2 PLASTER
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1 (1).
- ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCREED.
- R903.2. FLASHING
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- WILDLAND URBAN INTERFACE
W.U.I. (DECKINGS, WINDOWS, DOORS, EAVES PROTECTION AND EXTERIOR WALL) APPROVED MATERIALS IN COMPLY WITH CHAPTER 7A OF THE CALIFORNIA BUILDING CODE.

CITY STAMPS



Golden Designs
ARCHITECTURAL
392 WHITNEY WAY,
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TEL: 408-659-5580

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

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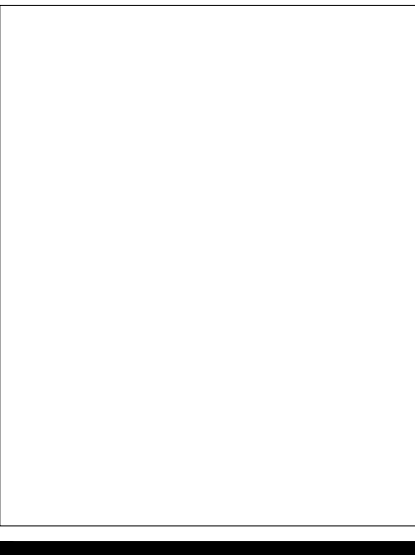
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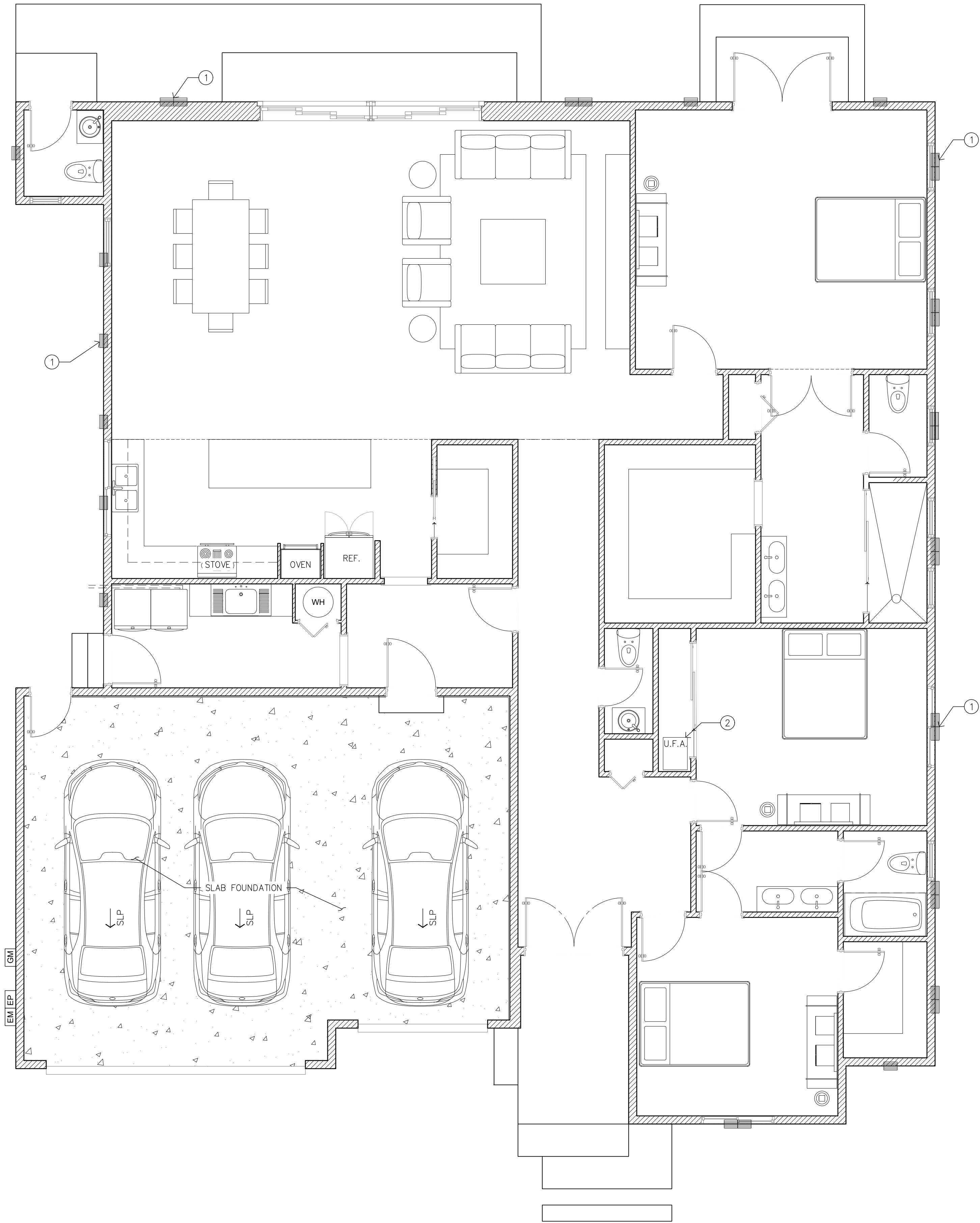
JOB NO: A - 26 - 22



PROPOSED
ELEVATIONS- ADU
DETACHED

SHEET NO.

A - 8



PROPOSED FOUNDATION VENT- 1/4"=1'



UNDER FLOOR VENTILATION CALCULATION.

UNDER FLOOR SPACE SHALL A VENTILATION OPENING AREA OF 1/150 SQUARE. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER.

OPENINGS SHALL BE COVERING HAVING OPENINGS NO GREATER THAN 1/4". (R408.2)

WHOLE HOUSE
(N)2498.00 / 150 = 16.65 S.F. x 144 = 2397.60 S.I.
REQUIRED VENT AREA = 2397.60 S.I.

VENT SIZE = 6" x 14" = 84 S.I. (FREE)
No. OF VENTS REQUIRED 2397.60 / 84 = 28.54

INSTALL MIN 29 VENTS

KEYNOTES

- 1 UNDER-FLOOR VENT OPENING
 - 2 UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"
- NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET



Golden Designs
ARCHITECTURAL

392 WHITNEY WAY,
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EMAIL: ADMIN@GD-SE.COM
TEL: 408-659-5380

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

FLOSSA WAY, GILROY, CALIFORNIA

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DATE: 10 / 14 / 2022

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

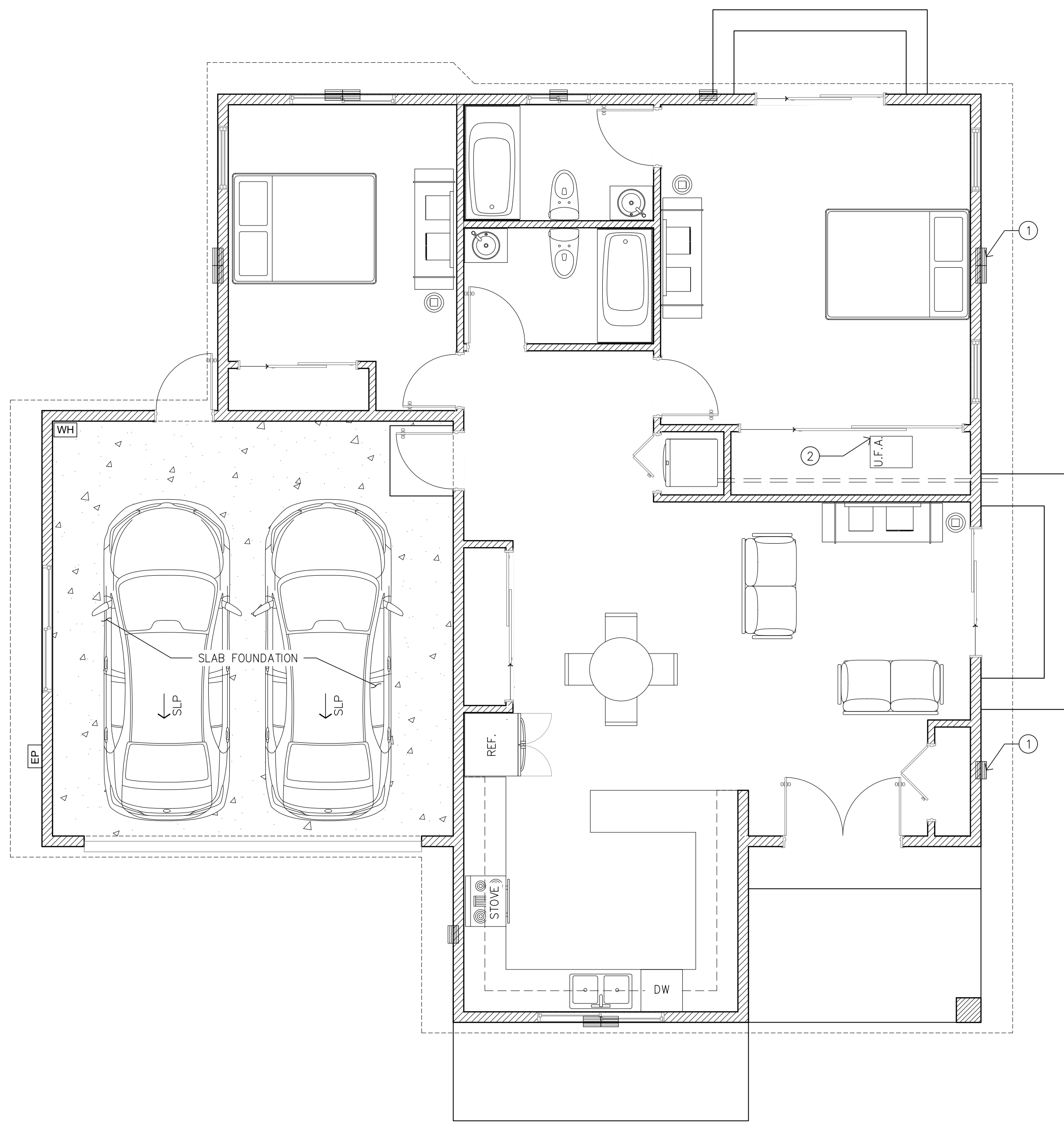
JOB NO: A - 26 - 22

CITY STAMPS

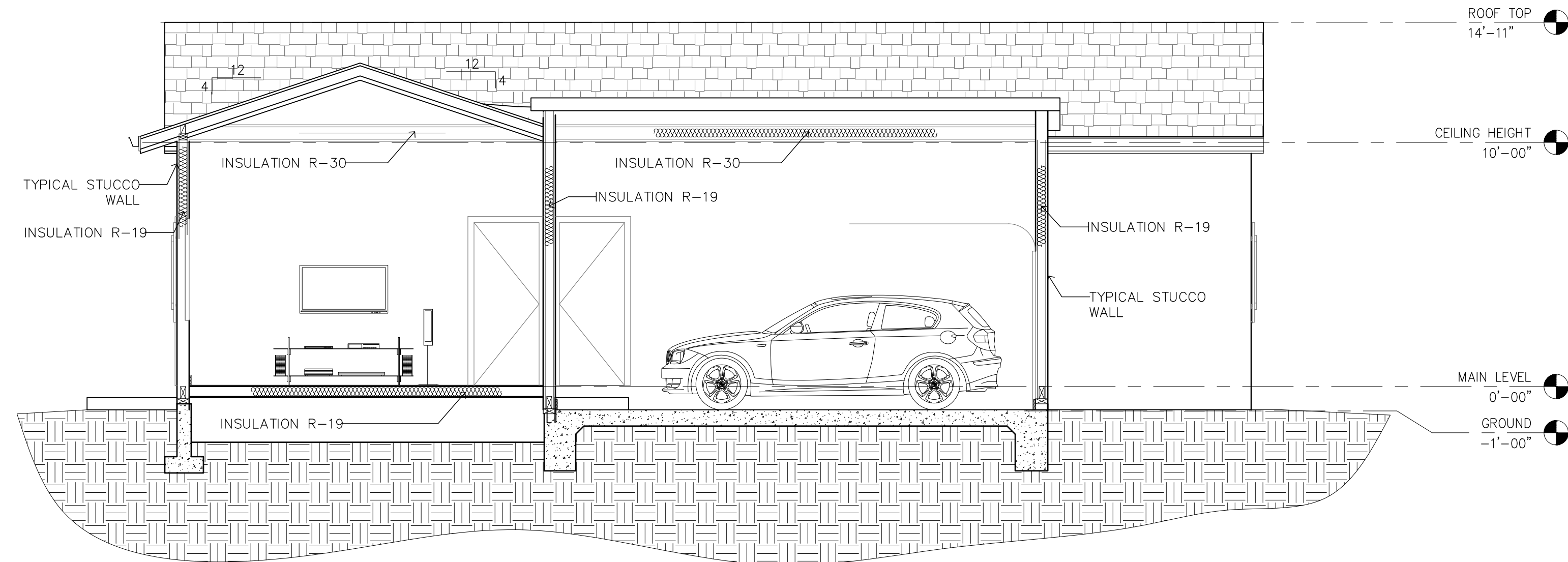
PROPOSED FOUNDATION VENT-MAIN HOUSE

SHEET NO.

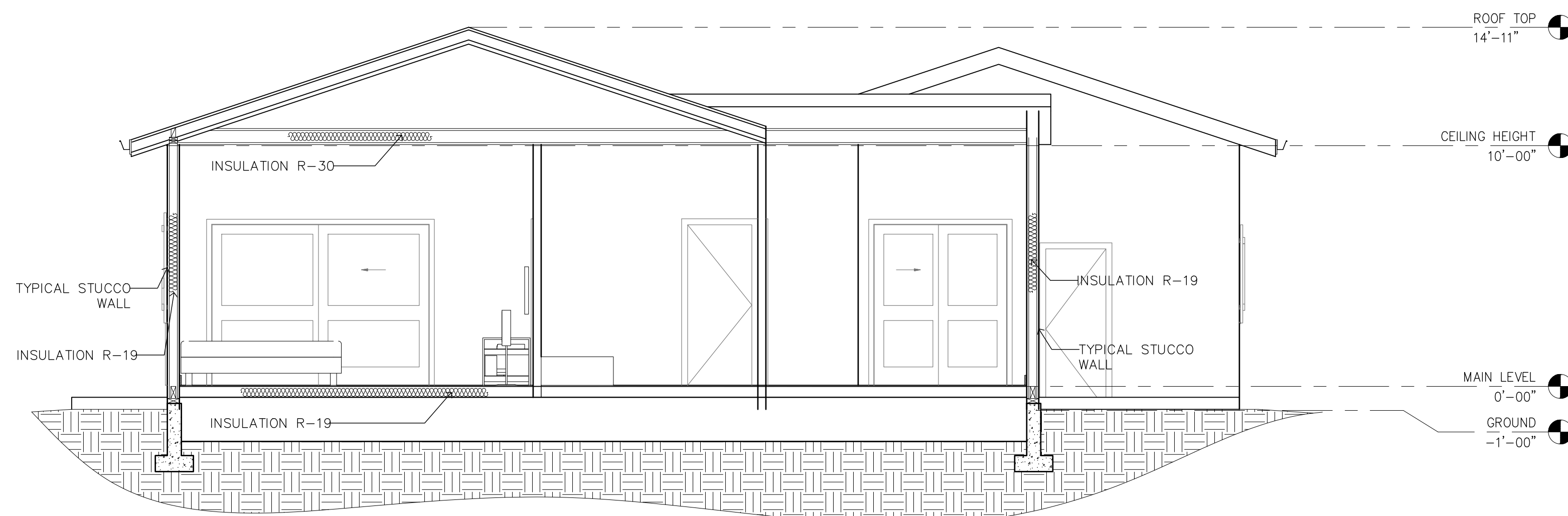
A - 9



PROPOSED FOUNDATION FLOOR PLAN - 1/4"=1'



PROPOSED BUILDING SECTION 1 - 1/4"=1'



PROPOSED BUILDING SECTION 2 - 1/4"=1'

UNDER FLOOR VENTILATION CALCULATION.

UNDER FLOOR SPACE SHALL A VENTILATION OPENING AREA OF 1/150 SQUARE. ONE OPENING SHALL BE PLACED WITHIN 3 FEET OF EACH BUILDING CORNER.
OPENINGS SHALL BE COVERING HAVING OPENINGS NO GREATER THAN 1/4". (R408.2)
WHOLE HOUSE
(N)1153.00 / 150 = 7.68 S.F. x 144 = 1105.92 S.I.
REQUIRED VENT AREA = 1106.00 S.I.
VENT SIZE = 6" x 14" = 84 S.I. (FREE)
No. OF VENTS REQUIRED 1106.00 / 84 = 11.97
INSTALL MIN 12 VENTS

KEYNOTES

- 1 UNDER-FLOOR VENT OPENING
 - 2 UNDER FLOOR ACCESS LOCATION, SHALL BE NOT SMALLER THAN 18"x24"
- NOTE: THE LEGENDS NUMBER ARE SPECIFIC TO THIS PARTICULAR SHEET

SIGN:

Sanjay Jayaram

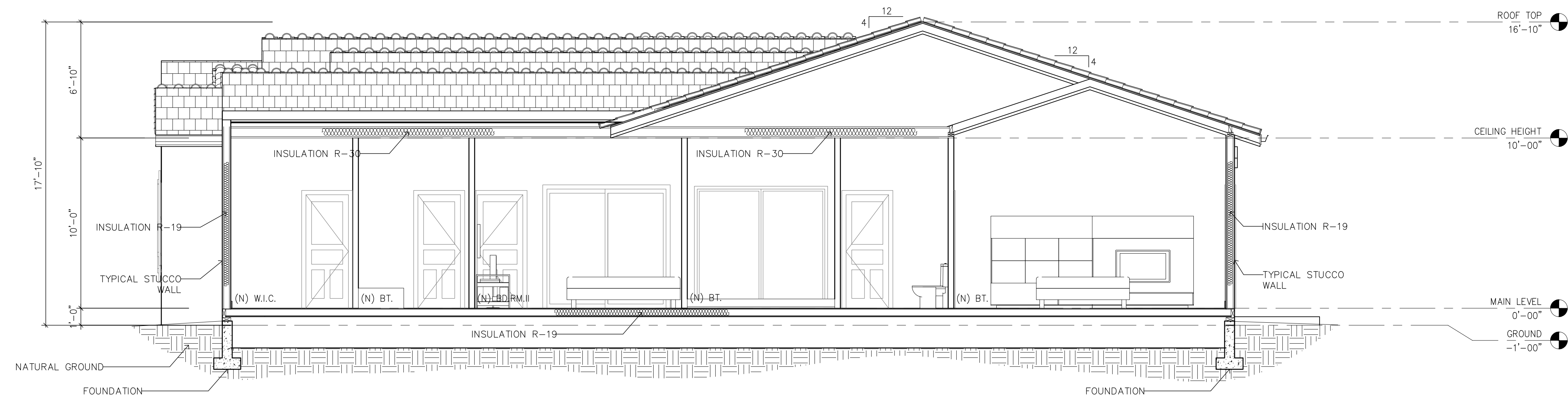
REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

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JOB NO: A-26-22

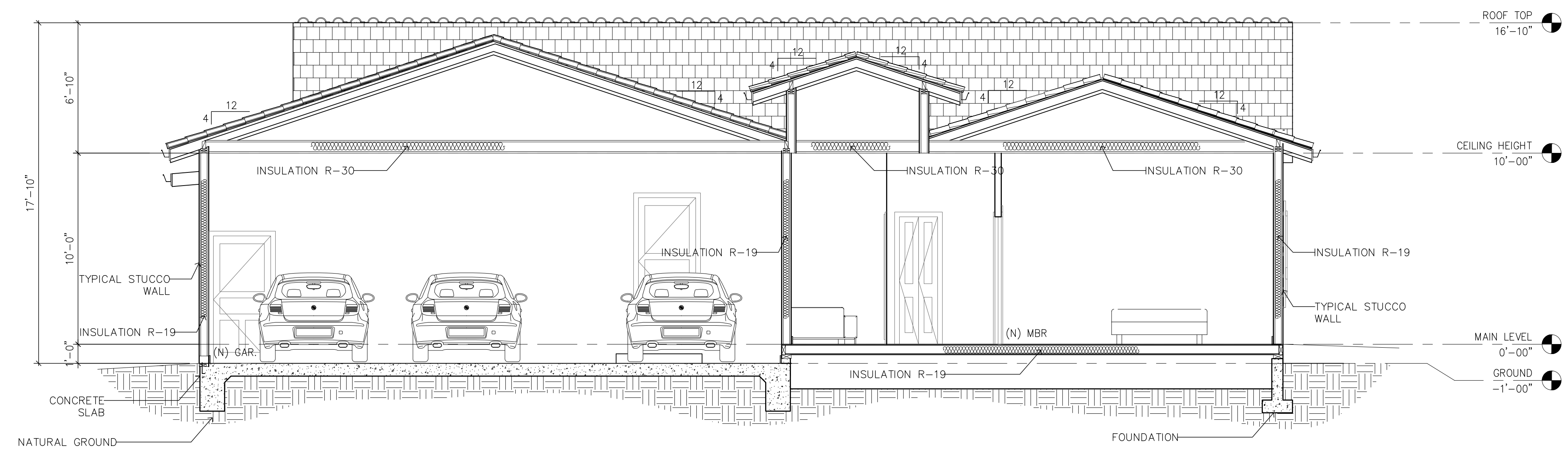
CITY STAMPS

PROPOSED
FOUNDATION &
BUILDING
SECTIONS-ADU
DETACHED

SHEET NO.
A - 10



PROPOSED BUILDING SECTION 1 - 1/4"=1'



PROPOSED BUILDING SECTION 2 - 1/4"=1'

CITY STAMPS

PROPOSED BUILDING SECTION-MAIN HOUSE

SHEET NO. A - 11

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

FLOSSA WAY, GILROY, CALIFORNIA

SIGN:

Timothy J. Jorgensen

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

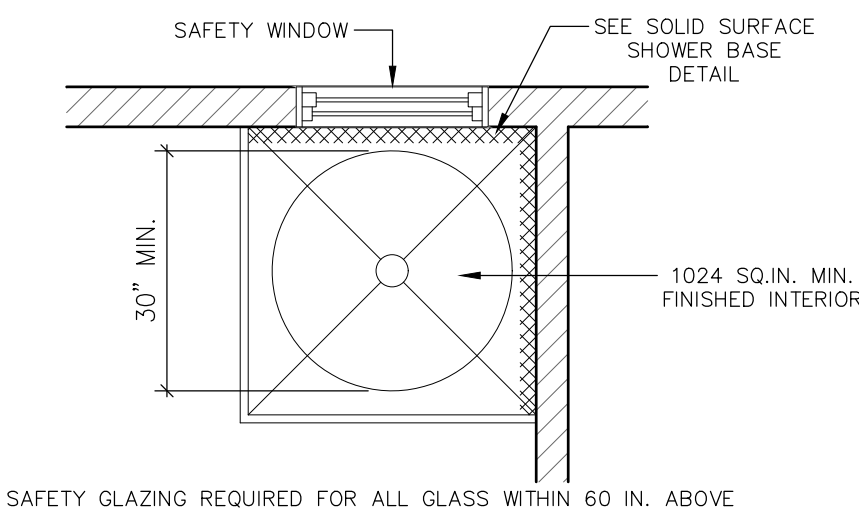
DATE: 10/14/2022

DESIGNER BY: EM

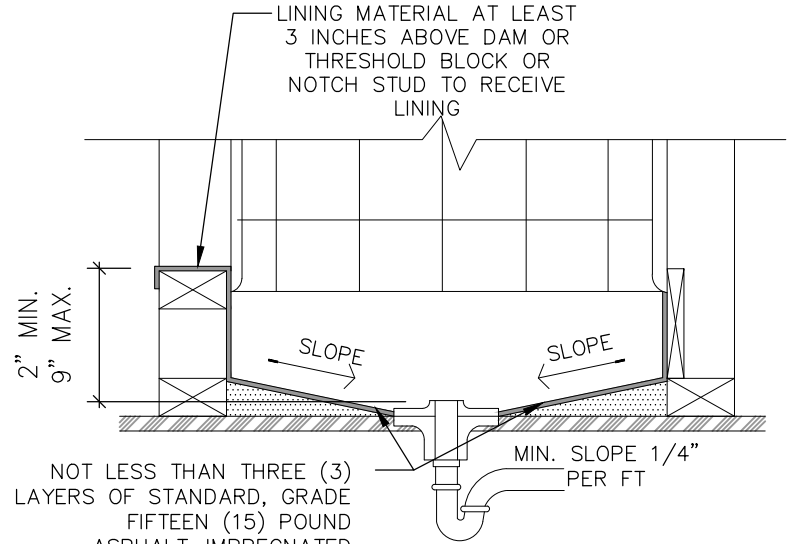
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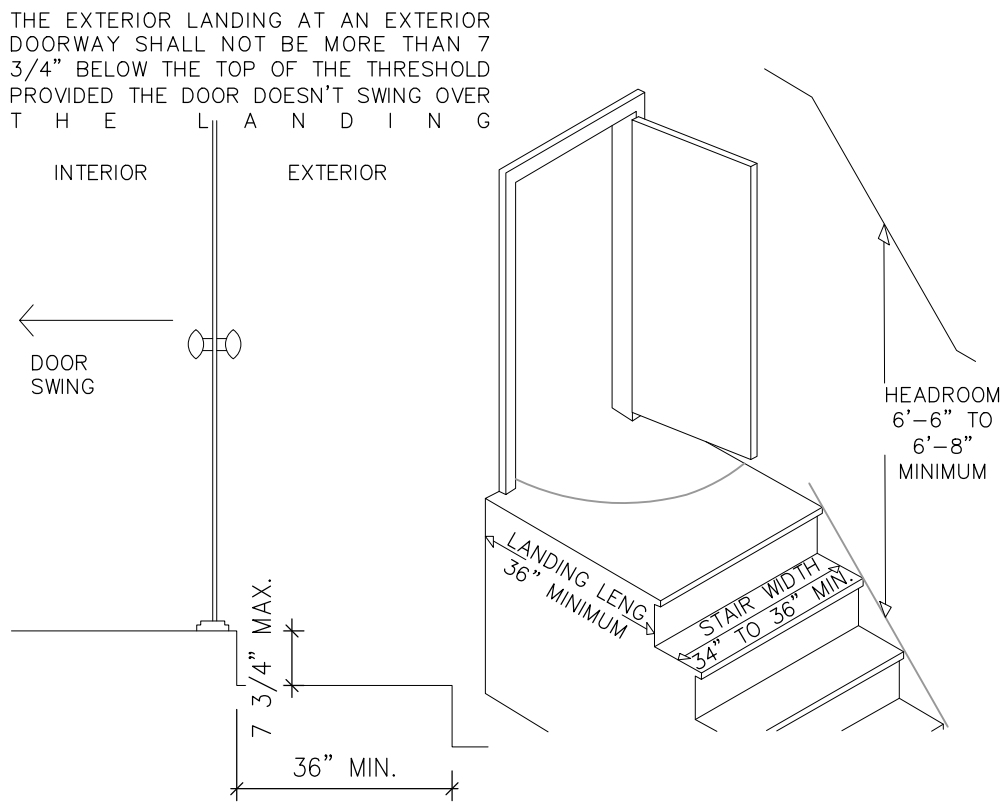
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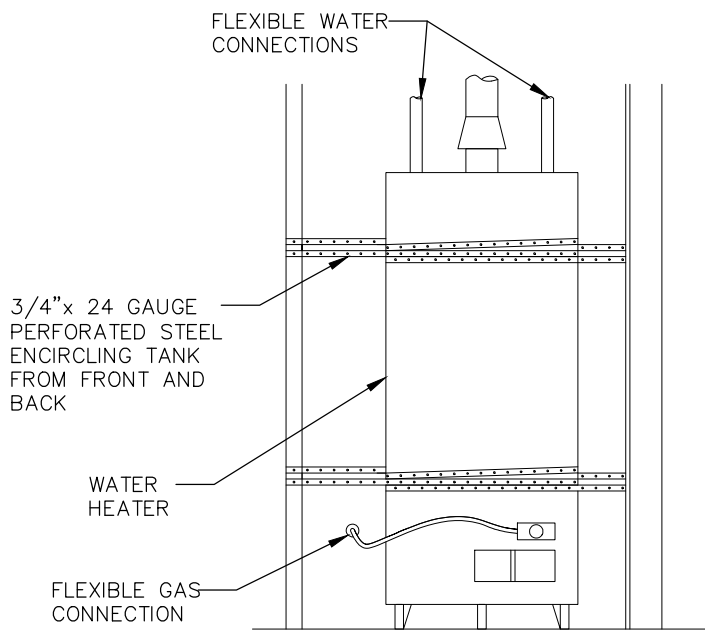
SHOWER CLEARANCE
DETAIL NOT TO SCALE



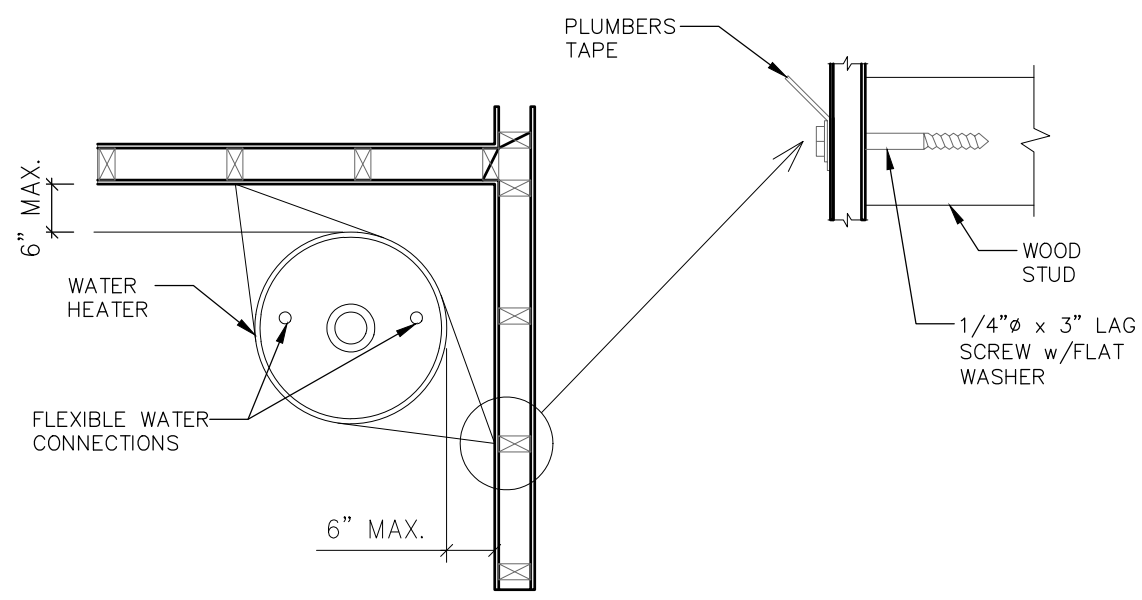
SOLID SURFACE SHOWER BASE
DETAIL NOT TO SCALE



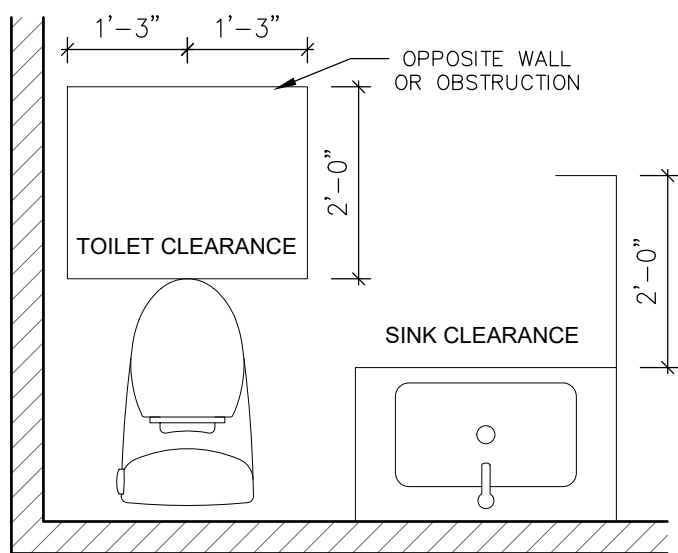
EXTERIOR LANDING
DETAIL NOT TO SCALE



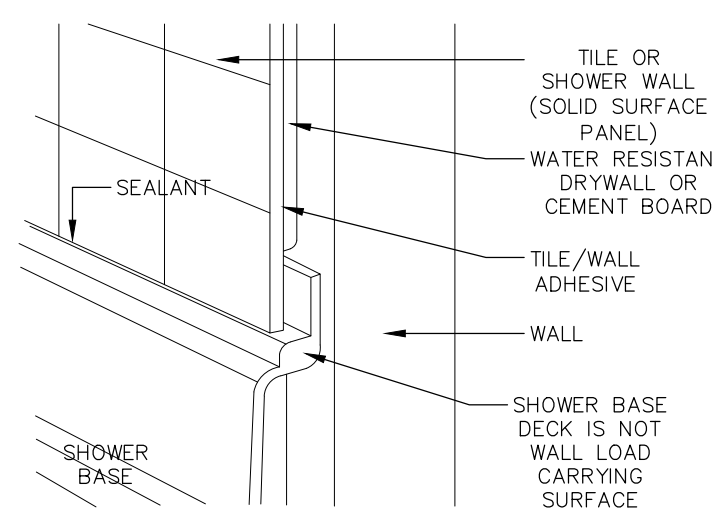
WATER HEATER BRACING
DETAIL NOT TO SCALE



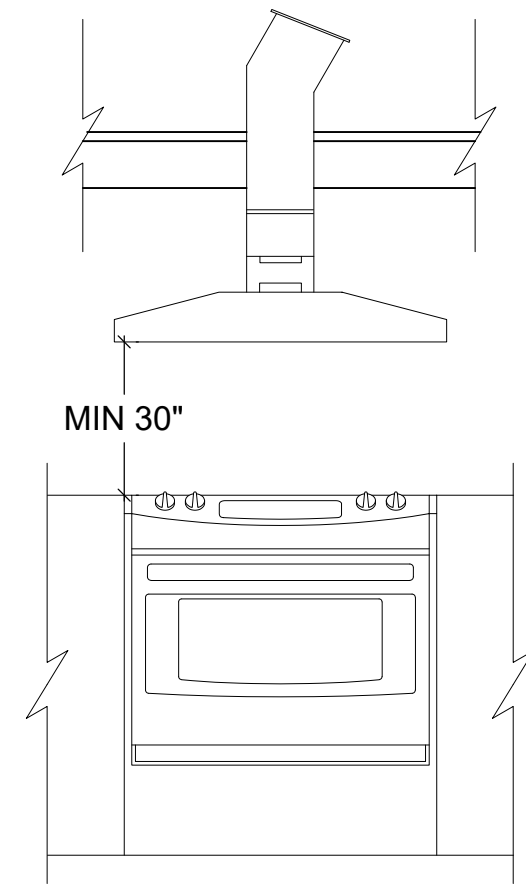
O'HAGIN'S VENT (ROOF VENT)
DETAIL NOT TO SCALE



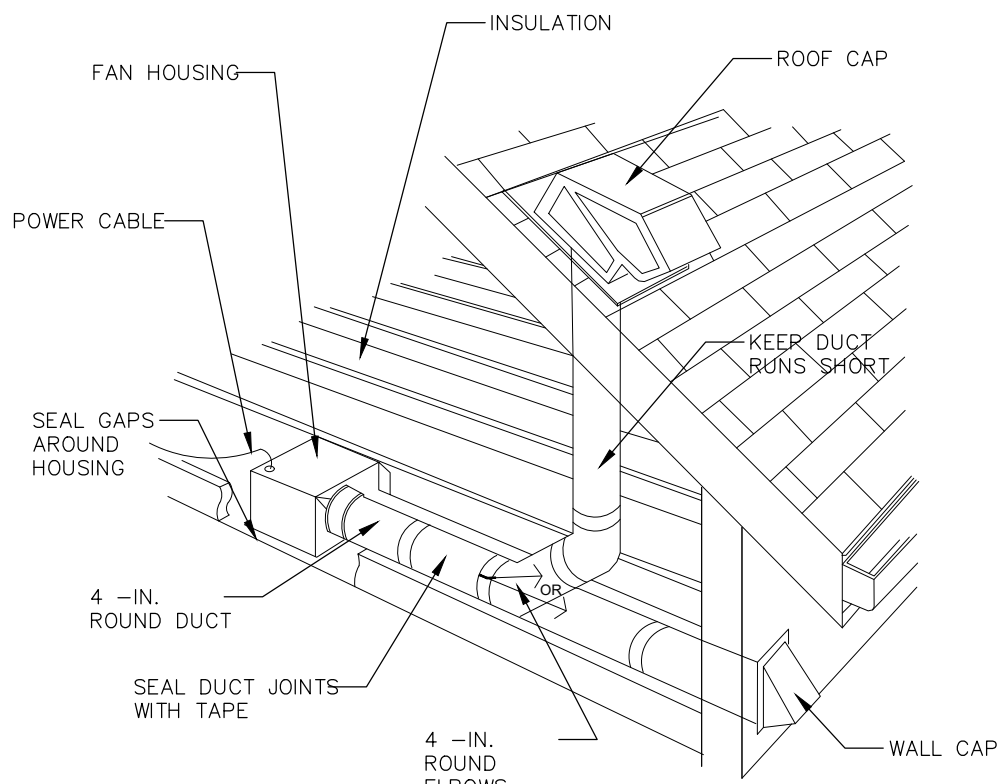
TOILET CLEARANCE
DETAIL NOT TO SCALE



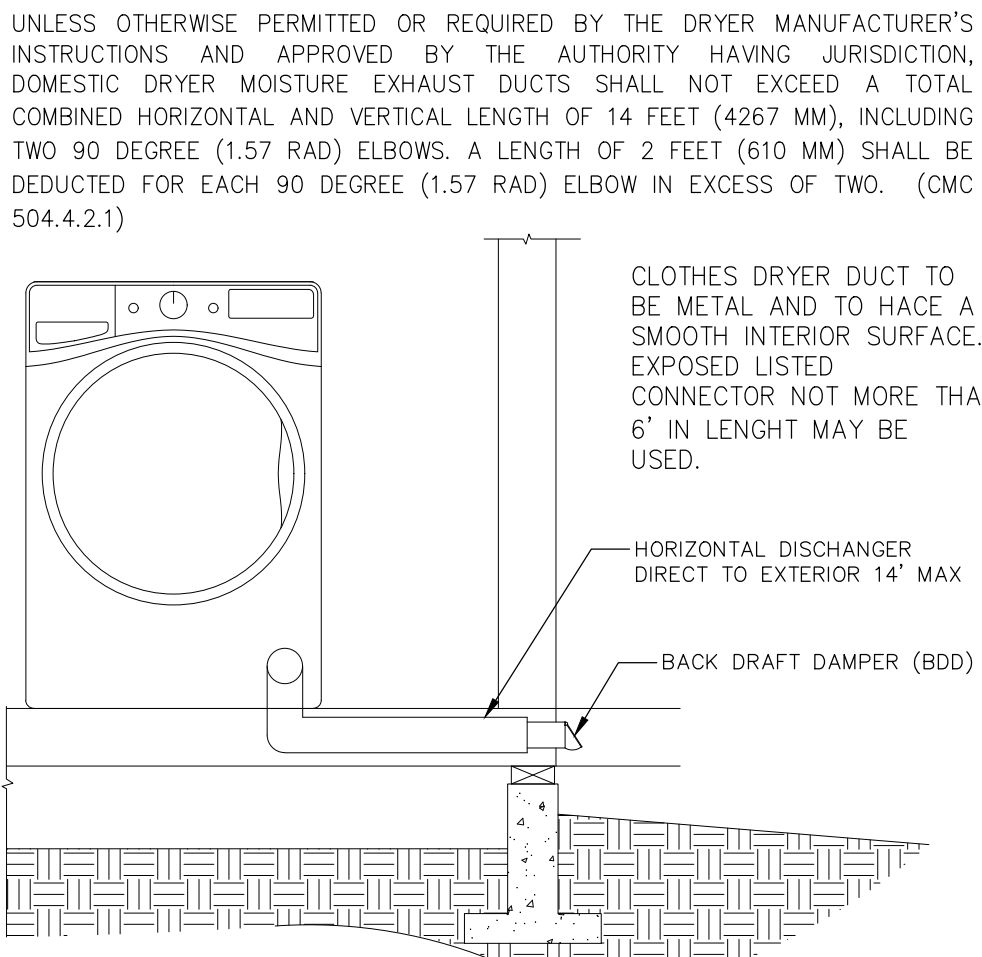
SOLID SURFACE SHOWER BASE
DETAIL NOT TO SCALE



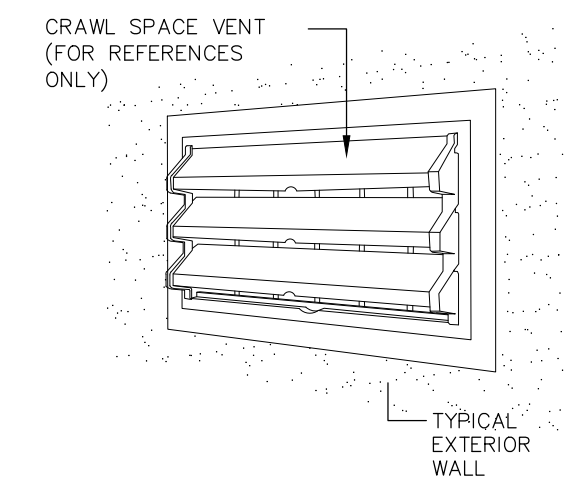
VERTICAL CONNECTION DETAIL OF THE STOVE
DETAIL NOT TO SCALE



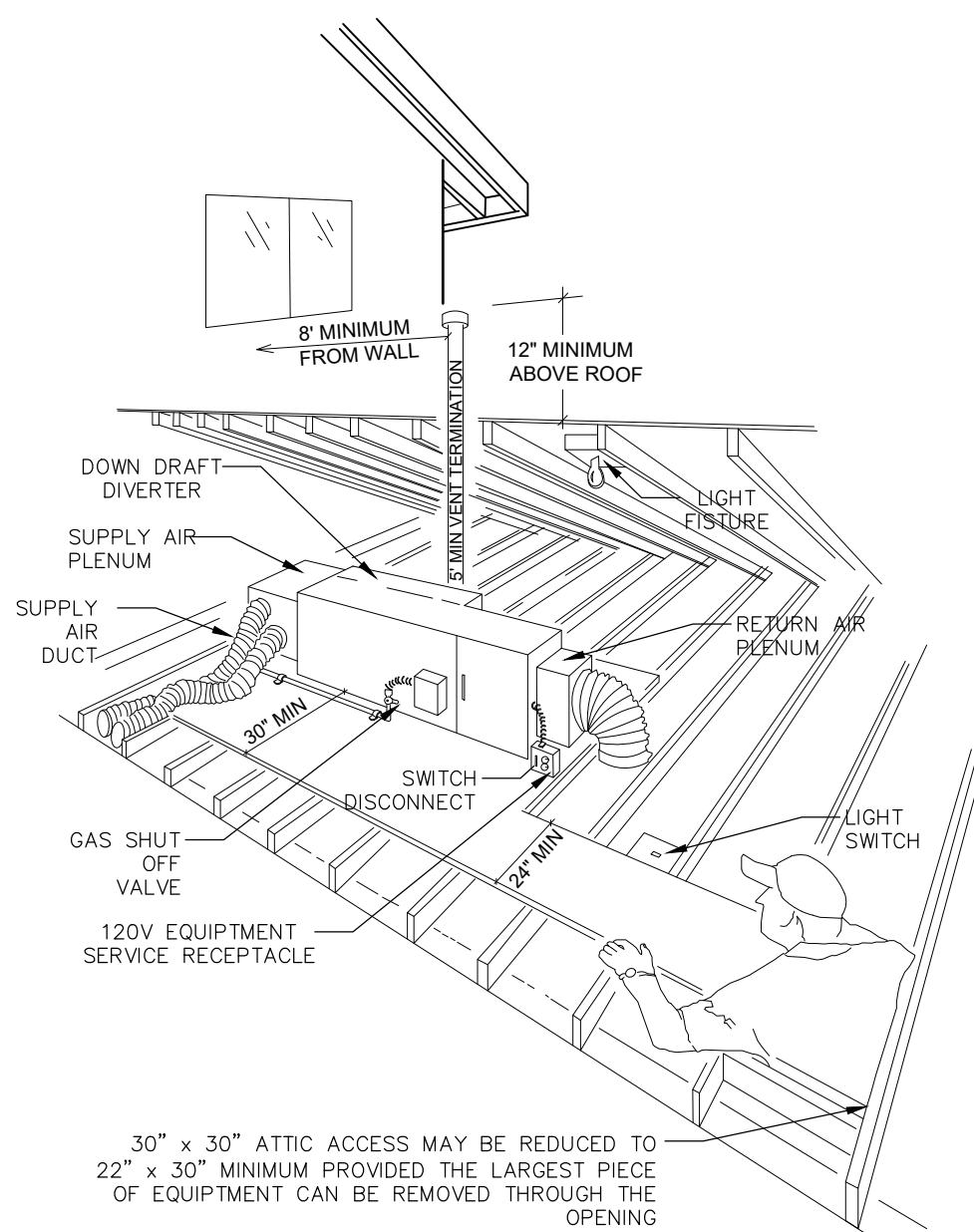
FAN INSTALLATION
DETAIL NOT TO SCALE



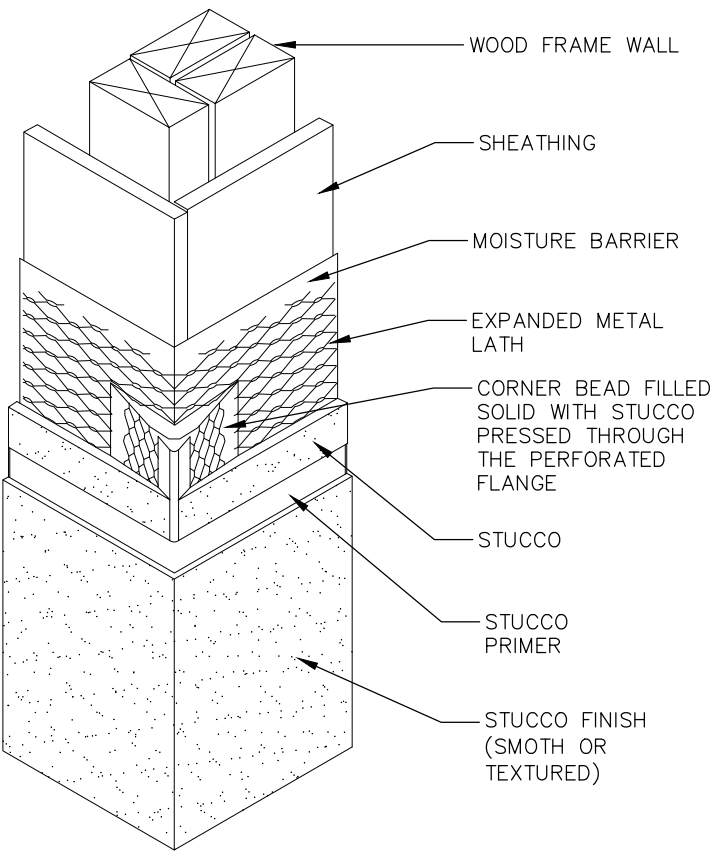
DETAIL OF HORIZONTAL WASHING MACHINE CONNECTION
DETAIL NOT TO SCALE



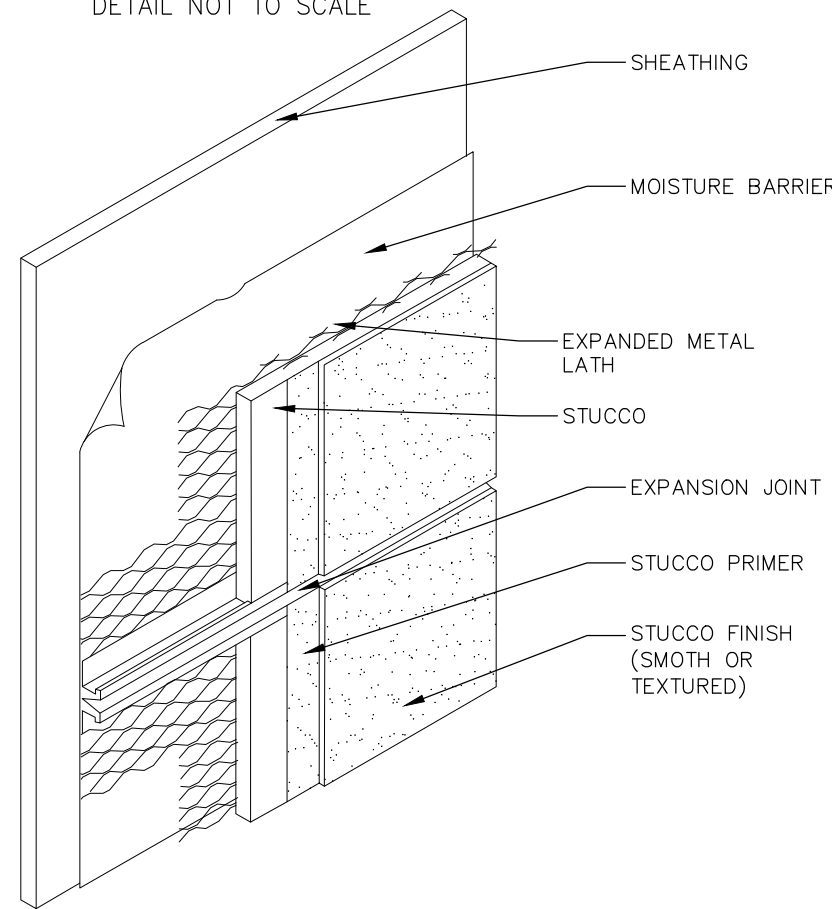
CRAWL SPACE VENT (FLOOR VENT)
DETAIL NOT TO SCALE



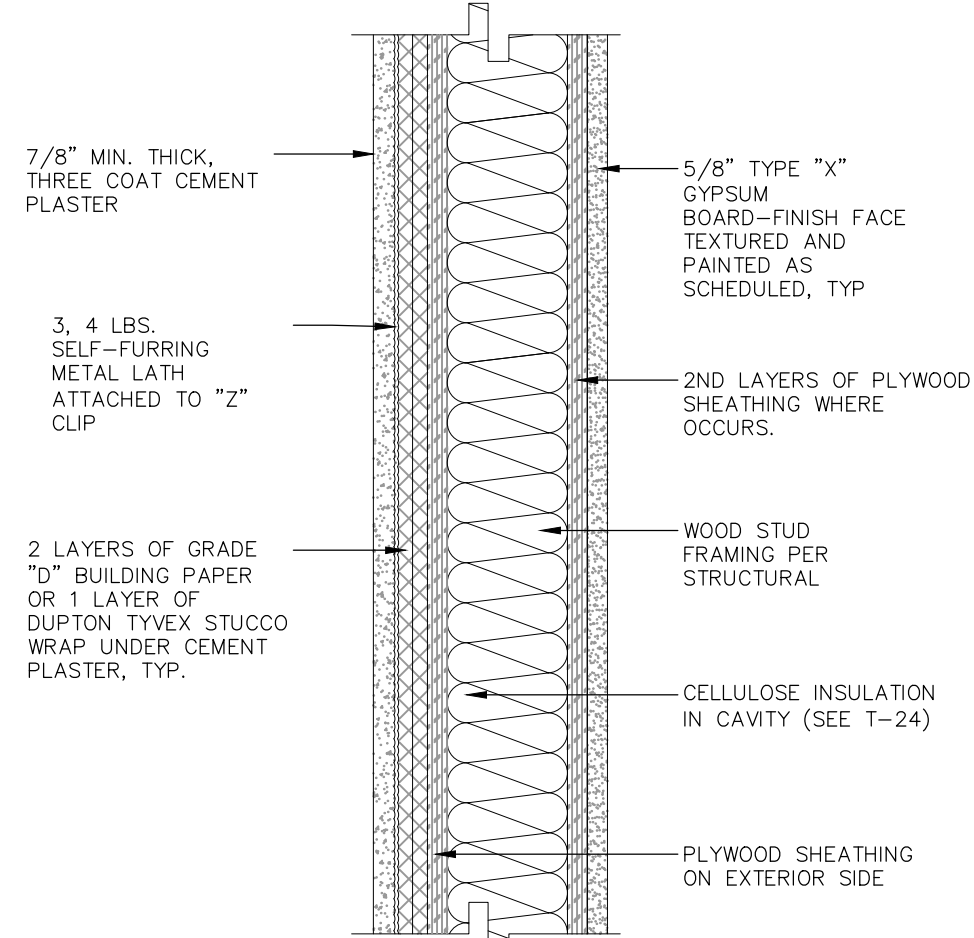
FURNACE IN ATTIC ABOVE
DETAIL NOT TO SCALE



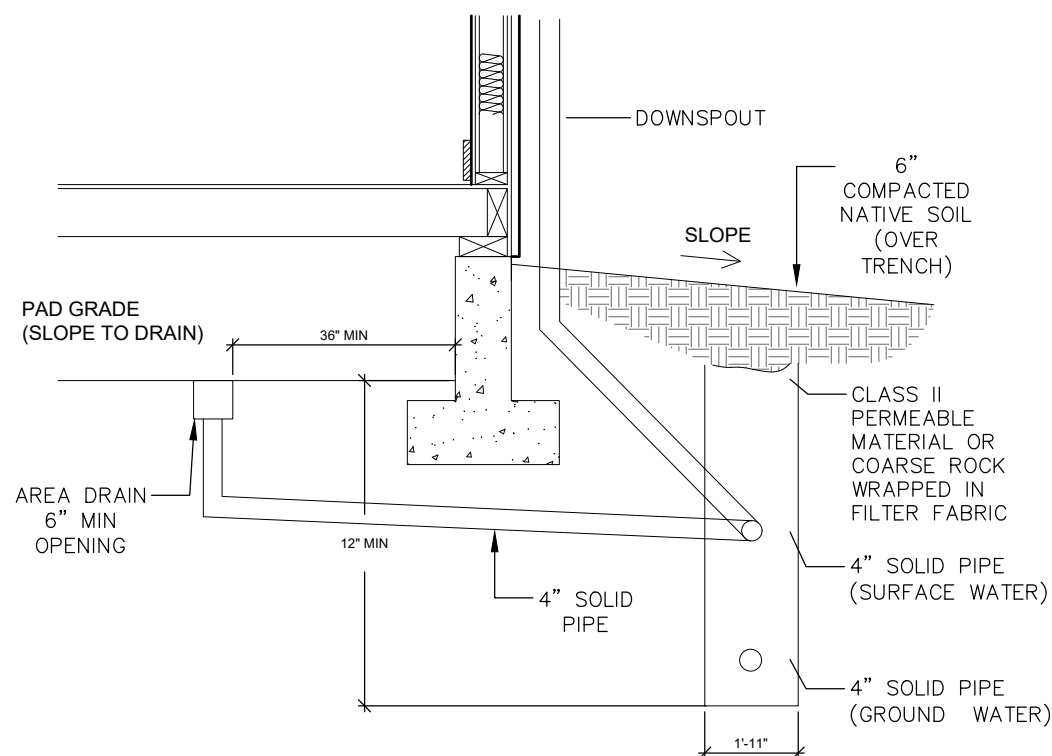
STUCCO AT OUTSIDE CORNER
DETAIL NOT TO SCALE



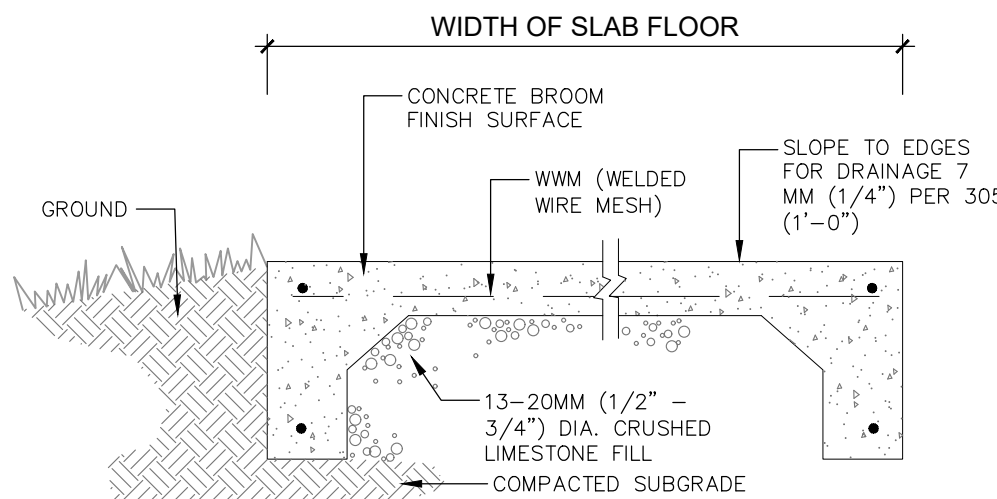
STUCCO CONTROL JOINT
DETAIL NOT TO SCALE



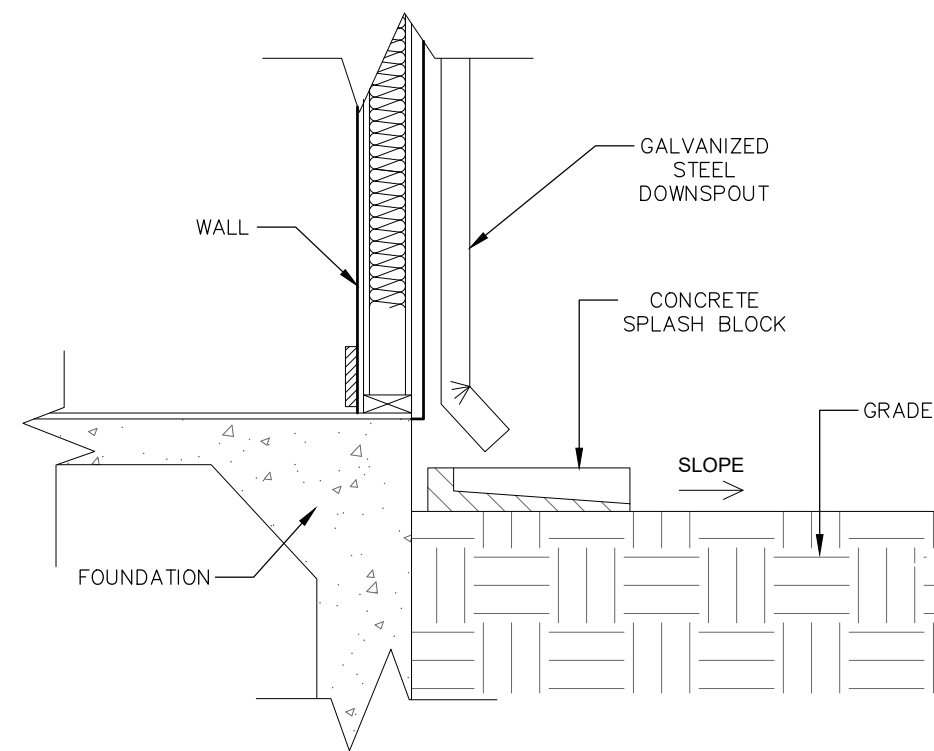
1 HR FIRE RATED EXTERIOR WALL
DETAIL NOT TO SCALE



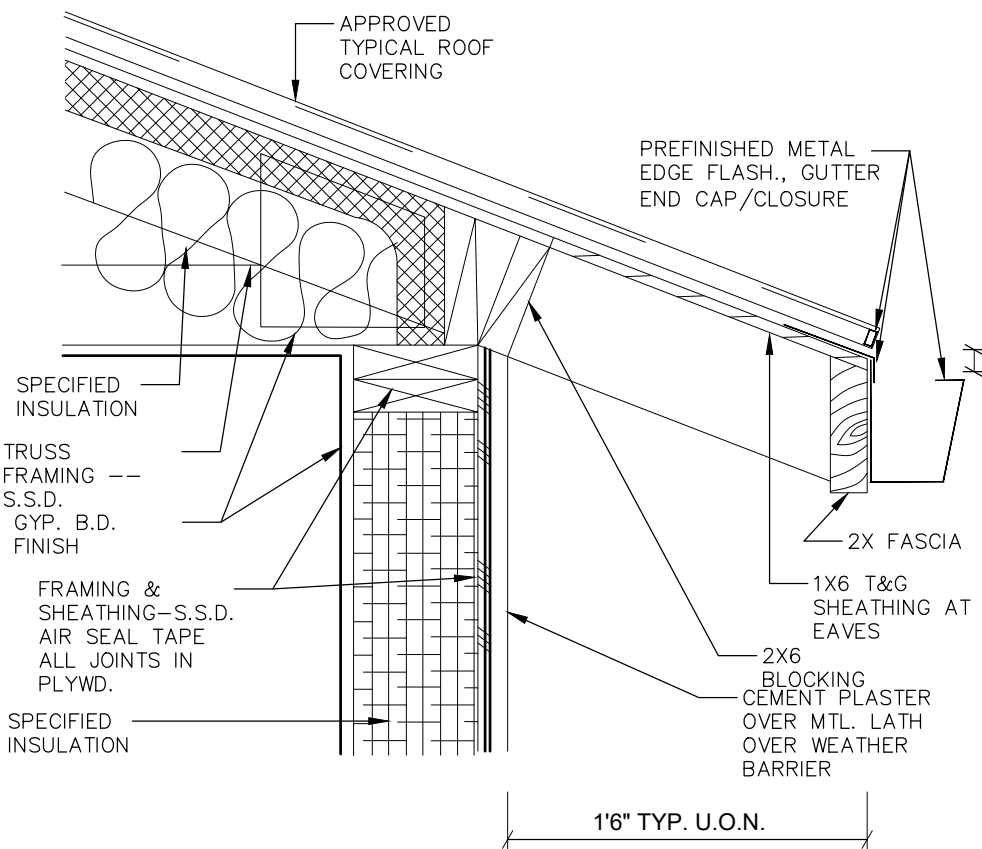
SUBSURFACE DRAIN PIPES
DETAIL NOT TO SCALE



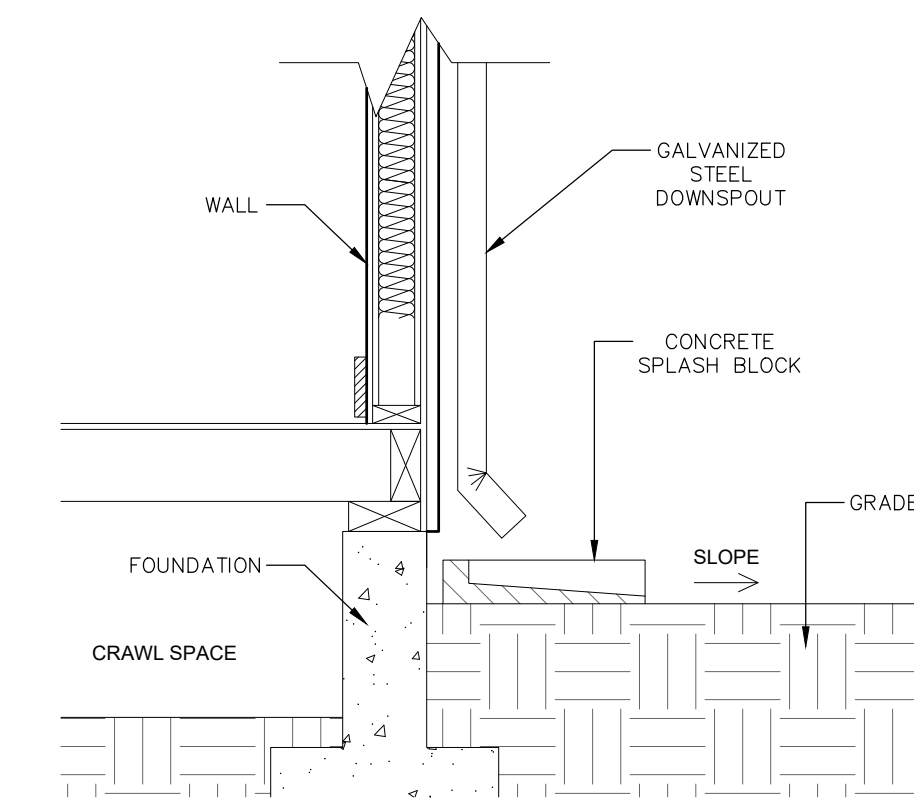
FLOOR SLAB
DETAIL NOT TO SCALE



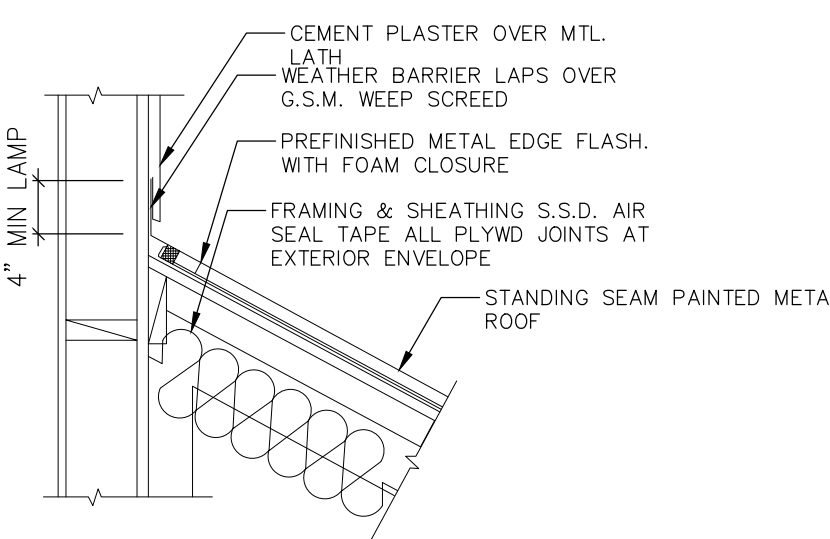
SPLASH BLOCK
DETAIL NOT TO SCALE



TYPICAL EAVE
DETAIL NOT TO SCALE



SPLASH BLOCK
DETAIL NOT TO SCALE



ROOF/WALL JUNCTION
DETAIL NOT SCALE

CITY STAMPS

VILLA - RESIDENCE
NEW HOUSE & NEW ADU DETACHED
FLOSSA WAY, GILROY, CALIFORNIA

SIGN:

Seef J. Jafar

REVISION	DATE	DESCRIPTION
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GENERALS
DETAILS SHEET

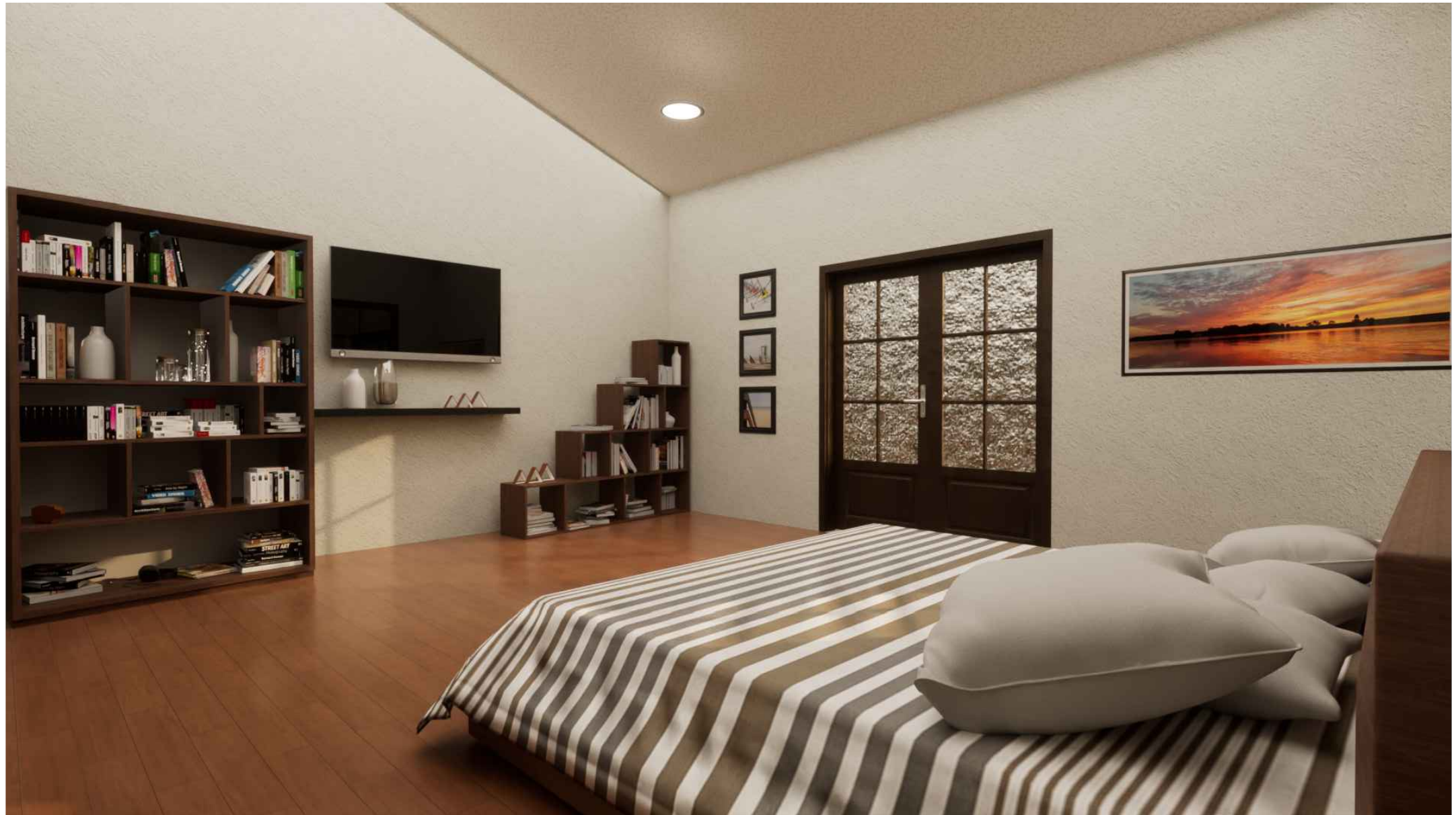
SHEET NO.
A-12



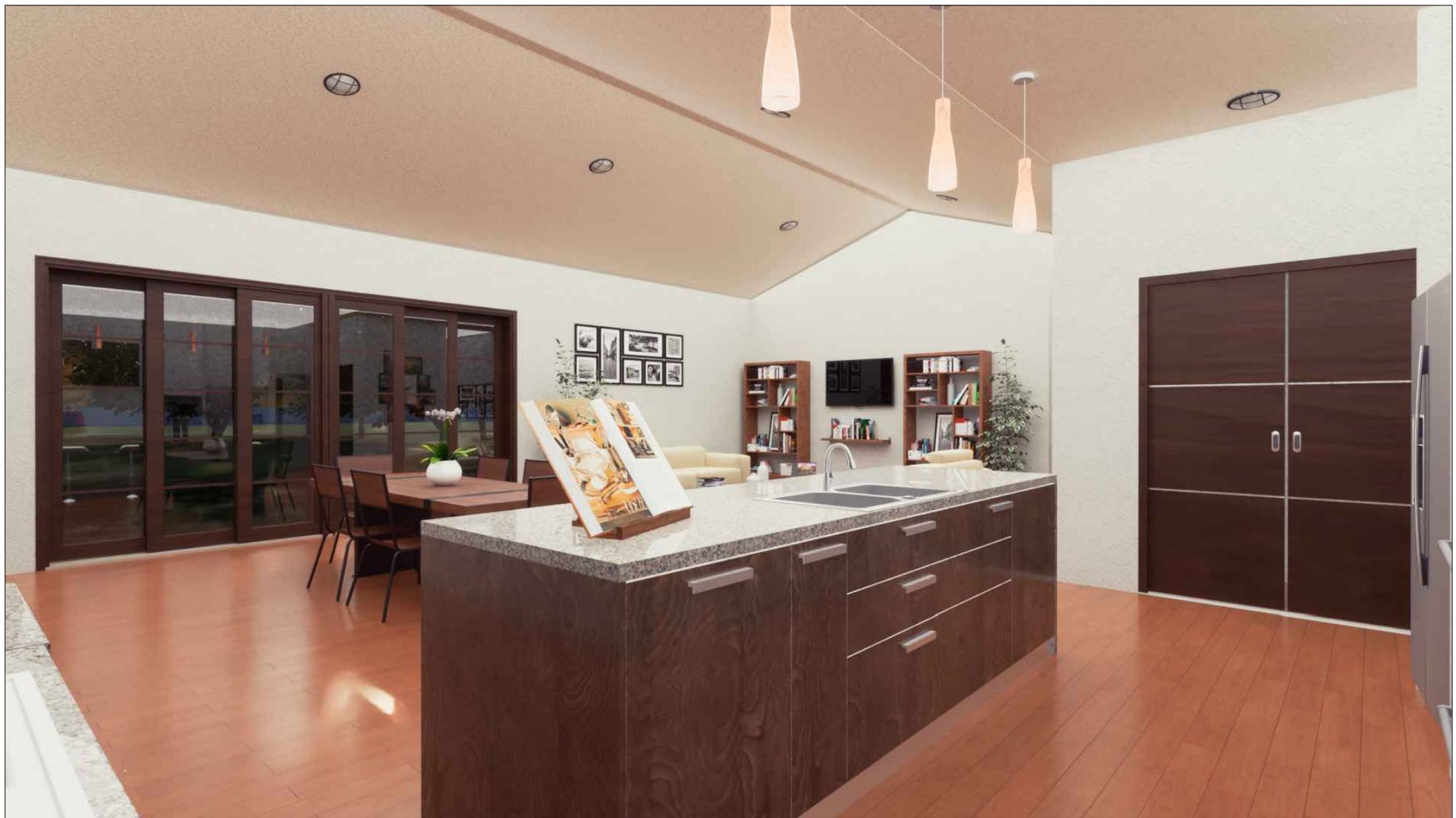
FRONT VIEW



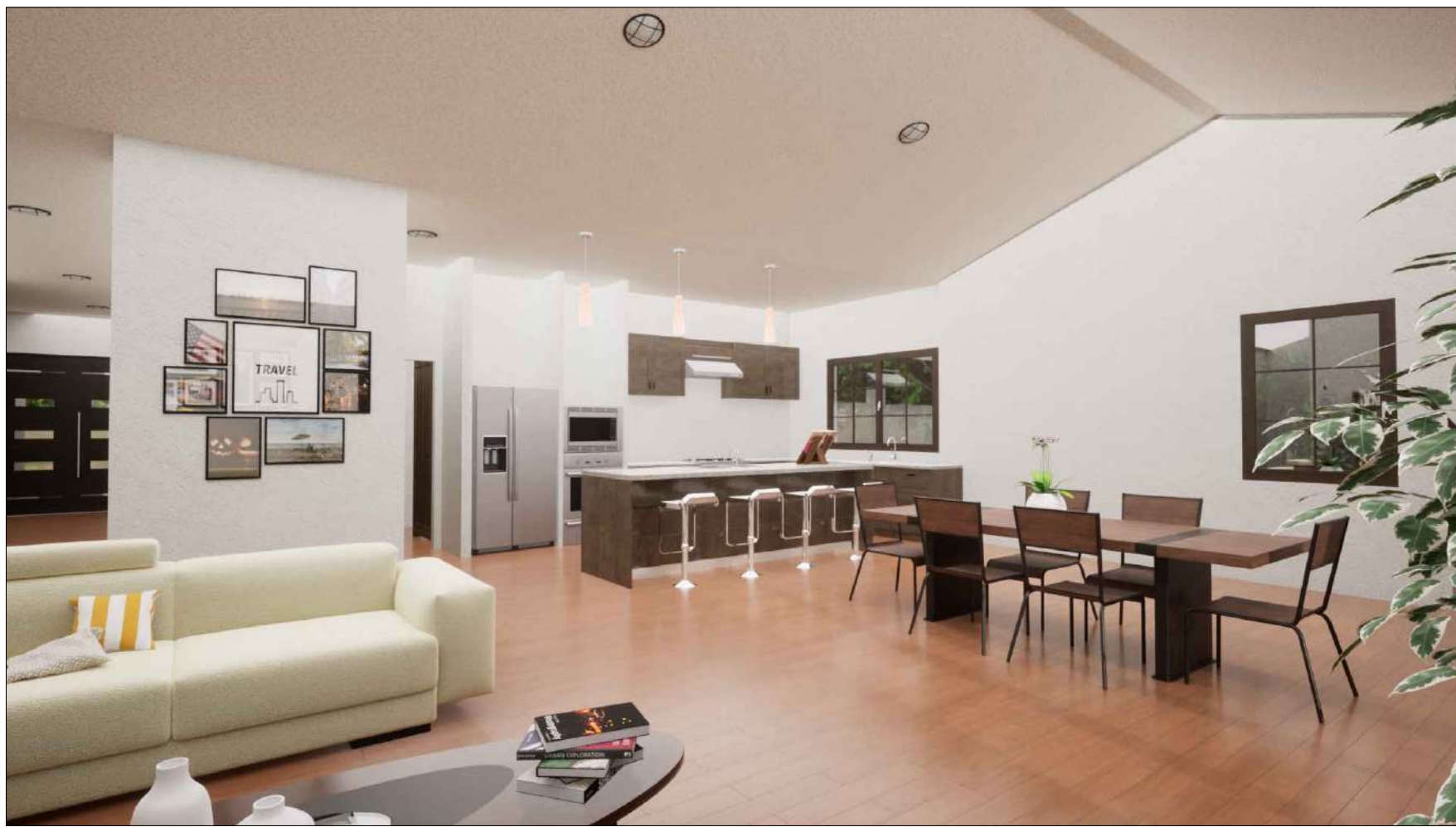
FRONT VIEW



MASTER BEDROOM



KITCHEN



DINING-KITCHEN

CITY STAMPS

SIGN:

Lucy Jay

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

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DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

JOB NO: A - 26 - 22



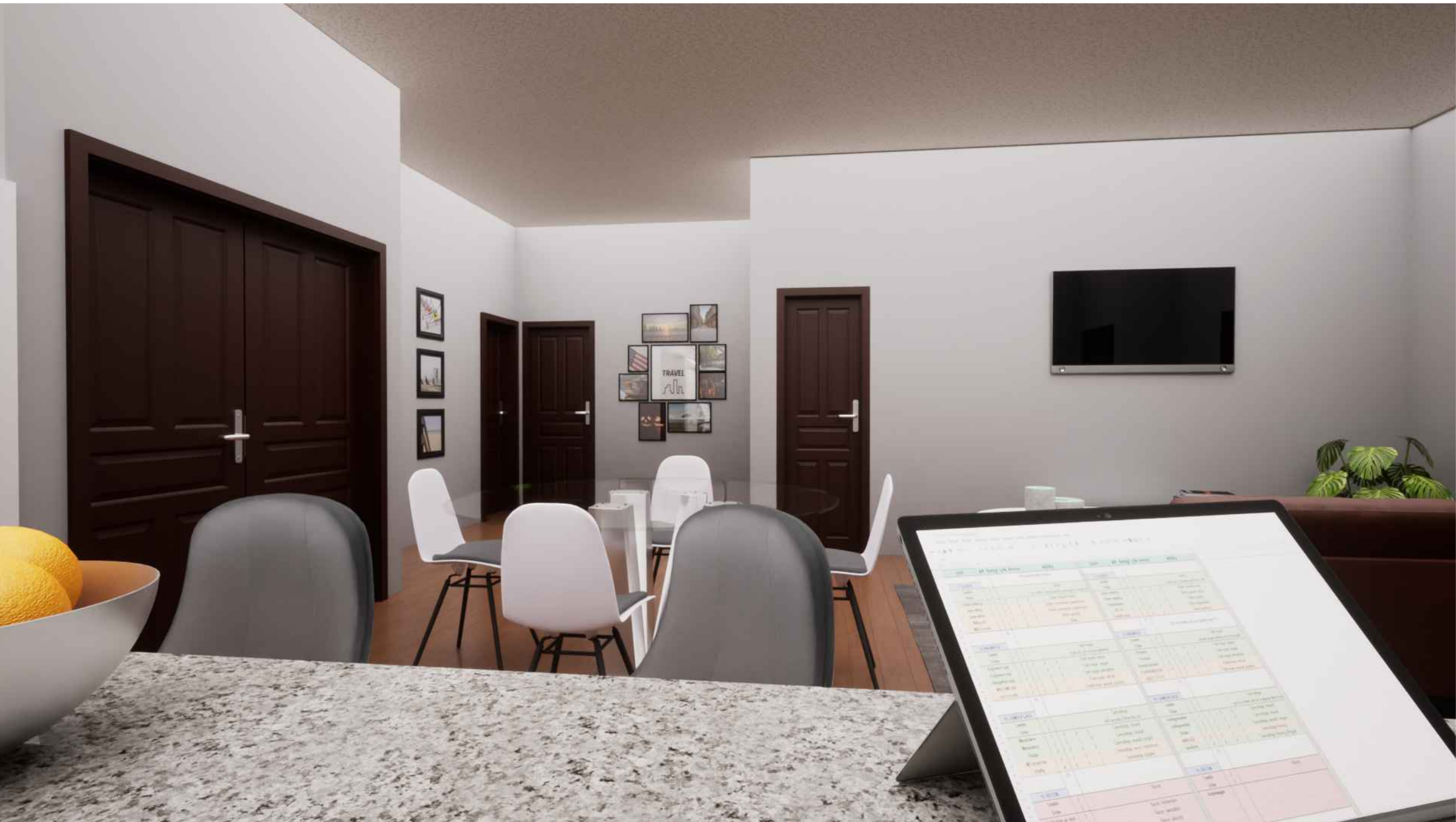
3D VIEWS-MAIN HOUSE

SHEET NO.

A - 13



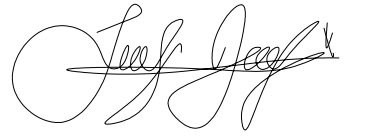
FRONT VIEW



DINING



KITCHEN DINING

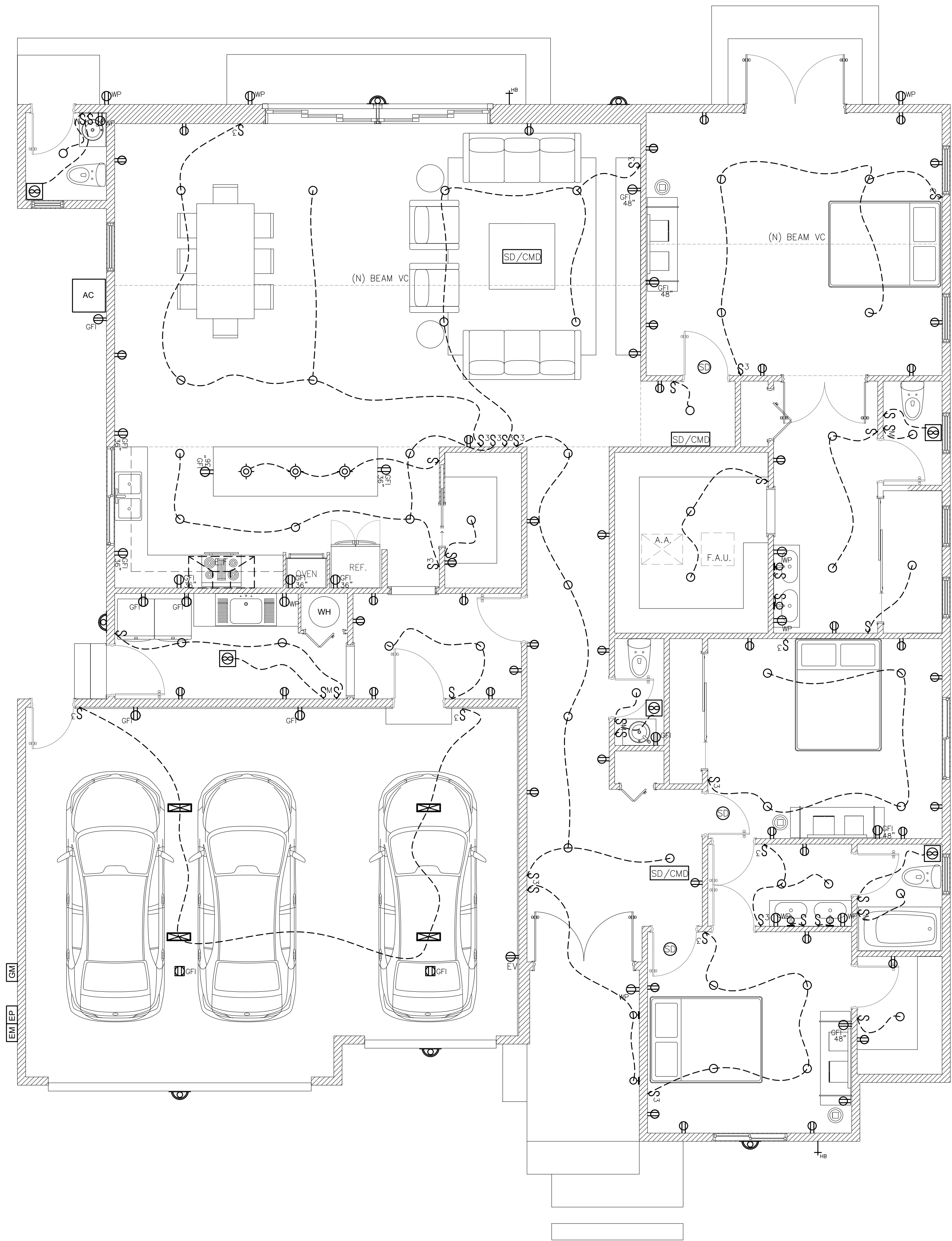
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SCALE: AS SHOW
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3D VIEWS-ADU
DETACHED



SYMBOLOLOGY

- HOSE BIB WITH BACKFLOW PREVENTER DEVICE
- INDOOR WALL SCONCE LIGHT FIXTURE
- WIRING
- COMBINATION FAN/RECESSED FLUORESCENT LIGHT--FAN TO BE CONTINUOUS 20 CFM MIN. & MUST VENT TO EXTERIOR--FAN SHALL COMPLY WITH ASHRAE 62.2 SECTION 5 & SHALL BE ENERGY STAR COMPLIANT--FAN & LIGHT TO BE SWITCHED SEPARATELY--FAN TO BE CONTROLLWD BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT FOR RELATIVE HUMIDITY RANGE OF 50-80% PER CALGREEN 4.506.1.2.
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- MANUAL-ON/AUTO-OFF VACANCY SENSOR SWITCH
- DUPLEX OUTLET
- DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER PER CEC 210-8(A)(B)
- WATERPROOF RECEPTACLE WITH GROUND FAULT INTERRUPTER PER CEC 210-8(A)(B)
- CABINET FOR EV CAPABLE, WITH 208/240-VOLT BRANCH CIRCUIT
- ELECTRICAL METER
- ELECTRICAL PANEL 200 AMP
- LIGHTS HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME LOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL TYPE.
- FLUORESCENT UTILITY LIGHT
- HANGING LAMP
- 6" CEILING RECESSED LED LIGHT
- KITCHEN COOKER EXTRACTOR FAN
- HARDWIRED & INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP TYPICAL THROUGHOUT HOUSE AT LOCATIONS SHOWN. SMOKE DETECTORS WITHIN 20 FEET OF A KITCHEN, OR A ROOM WITH A WOOD BURNING STOVE OR FIREPLACE, SHALL BE PHOTOELECTRIC. OTHER SMOKE DETECTORS TO BE DUAL SENSOR (PHOTO/ION)--INSTALL PER MANUF. INSTRUCTIONS. SEE NOTE 24 UNDER 4/A0.1a FOR ADDITIONAL SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR REQUIREMENTS.
- HARDWIRE & INTERCONNECTED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP--INSTALL PER MANUF. INSTRUCTIONS. DETECTOR TO BE LISTED AS COMPLYING WITH UL 2034 AND UL 2075 AND INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720.

LIGHTS MUST BE HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME LOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL TYP.

SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY START" EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FANS SHALL BE RATED 50 CFM MIN. CRC R303.3.1

REPLACEMENT AND NEW PLUMBING FIXTURE NOTE

WATER CLOSETS WHIT A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GRATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

CALIFORNIA CIVIL ARTICLE 1101.4 AND CALGREES 4.303.1

NEW PLUMBING FIXTURES WILL MEET THE FOLLOWING REQUIREMENTS FOR MAXIMUM FLOW RATES FOR CALGREEN 4.303.1

WATER CLOSETS EFFECTIVE FLUSH VOLUME - 1.28 GPF

SINGLE SHOWERHEAD - 1.8 GMP @ 80 PSI

MULTIPLE SHOWERHEADS CONTROLLED BY A SINGLE VALVE - 1.8 GPM @ 80 PSI

LAVATORY FAUCETS - 1.2 GPM @ 60 PSI (MINIMUM 0.8 GPM @ 20 PSI)

KITCHEN FAUCETS - 1.5 GPM @ 60 PSI

C.G.B.S.C. 4.106.4.1 NEW ONE-AND TWO FAMILY DWELLINGS AND TOWN HOUSES WITH ATTACHED PRIVATE GARAGES.

FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATES 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET,BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHERGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

PROPOSED ELECTRICAL FLOOR PLAN - 1/4"=1'



SIGN:

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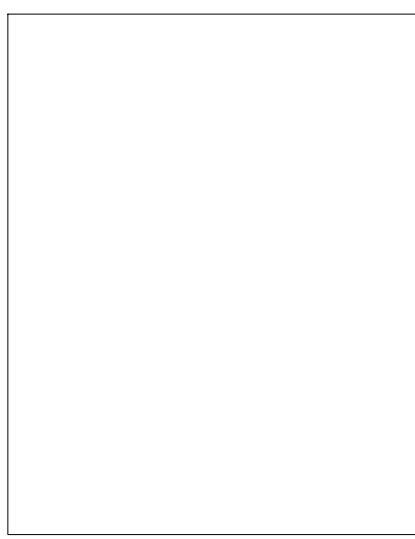
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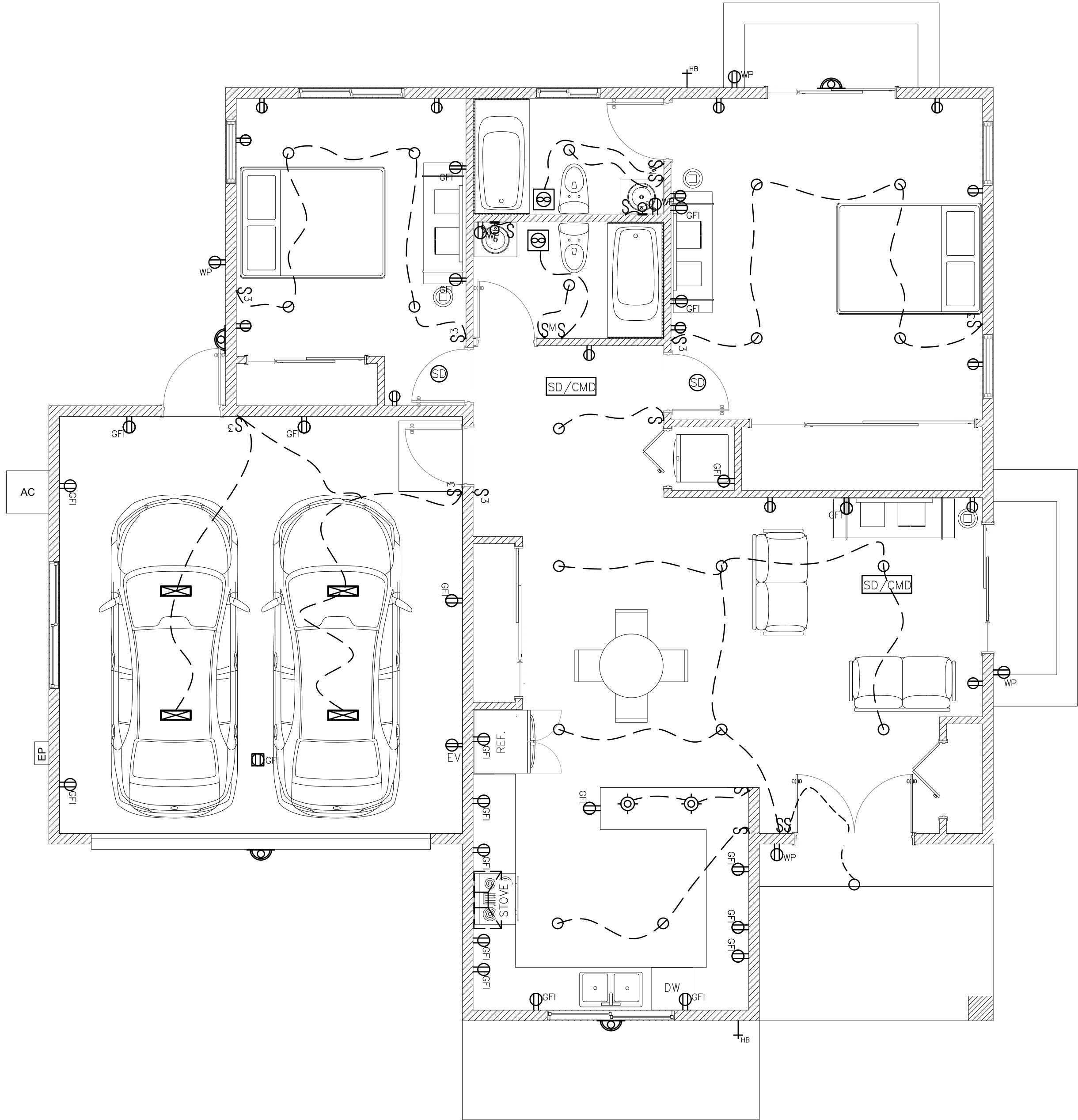
DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

JOB NO: A - 26 - 22





SYMBOLOLOGY

- HOSE BIB WITH BACKFLOW PREVENTER DEVICE
- INDOOR WALL SCONCE LIGHT FIXTURE
- WIRING
- COMBINATION FAN/RECESSED FLUORESCENT LIGHT-FAN TO BE CONTINUOUS 20 CFM MIN. & MUST VENT TO EXTERIOR-FAN SHALL COMPLY WITH ASHRAE 62.2 SECTION 5 & SHALL BE ENERGY STAR COMPLIANT-FAN & LIGHT TO BE SWITCHED SEPARATELY-FAN TO BE CONTROLLWD BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT FOR RELATIVE HUMIDITY RANGE OF 50-80% PER CALGREEN 4.506.1.2.
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- MANUAL-ON/AUTO-OFF VACANCY SENSOR SWITCH
- DUPLEX OUTLET
- DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER PER CEC 210-8(A)(B)
- WATERPROOF RECEPTACLE WITH GROUND FAULT INTERRUPTOR PER CEC 210-8(A)(B)
- CABINET FOR EV CAPABLE, WITH 208/240-VOLT BRANCH CIRCUIT
- ELECTRICAL SUBPANEL 150 AMP
- LIGHTS HIGH EFFICACY AND CONTROLLED BY AN ASTRONOMICAL TIME LOCK, OR BY AN ENERGY MANAGEMENT CONTROL SYSTEM, OR BY BOTH A MOTION SENSOR AND PHOTOCELL TYPE.
- FLUORESCENT UTILITY LIGHT
- HANGING LAMP
- 6" CEILING RECESSED LED LIGHT
- KITCHEN COOKER EXTRACTOR FAN
- HARDWIRED & INTERCONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP TYPICAL THROUGHOUT HOUSE AT LOCATIONS SHOWN. SMOKE DETECTORS WITHIN 20 FEET OF A KITCHEN, OR A ROOM WITH A WOOD BURNING STOVE OR FIREPLACE, SHALL BE PHOTOELECTRIC. OTHER SMOKE DETECTORS TO BE DUAL SENSOR (PHOTO/ION)-INSTALL PER MANUF. INSTRUCTIONS. SEE NOTE 24 UNDER 4/A0.1a FOR ADDITIONAL SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR REQUIREMENTS.
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SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY START" EXHAUST FAN AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. EXHAUST FANS SHALL BE RATED 50 CFM MIN. CRC R303.3.1

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CITY STAMPS



VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

FLOSSA WAY,GILROY,CALIFORNIA

SIGN:

REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

DATE: 10 / 14 / 2022

DESIGNER BY: EM


REVIEWED BY: ESL

SCALE: AS SHOW


JOB NO: A - 26 - 22

PROPOSED
ELECTRICAL
FLOOR PLAN-ADU
DETACHED


SHEET NO.
E - 2

<div><div>CALGreen.</div><div>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small></div><div>See specific referenced sections for complete details on CALGreen mandatory requirements.</div><div>2019 CALGREEN CODE</div><table><thead><tr><th>SECTION</th><th>REQUIREMENTS</th></tr></thead><tbody><tr><td colspan="2">Chapter 1 – ADMINISTRATION</td></tr><tr><td></td><td>Scope</td></tr><tr><td>101.3.1</td><td>Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.</td></tr><tr><td>102.3</td><td>Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.</td></tr><tr><td colspan="2">Chapter 3 – GREEN BUILDING</td></tr><tr><td></td><td>Additions and alterations</td></tr><tr><td>301.1.1</td><td><ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.Requirements only apply within the specific area of the addition or alteration.</td></tr><tr><td>301.2</td><td>Low-rise and high-rise residential buildings Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].</td></tr><tr><td></td><td>Mixed occupancy buildings</td></tr><tr><td>302.1</td><td>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions:<ul style="list-style-type: none">Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.</td></tr></tbody></table></div>		SECTION	REQUIREMENTS	Chapter 1 – ADMINISTRATION			Scope	101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.	102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.	Chapter 3 – GREEN BUILDING			Additions and alterations	301.1.1	<ul style="list-style-type: none">Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.Requirements only apply within the specific area of the addition or alteration.	301.2	Low-rise and high-rise residential buildings Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].		Mixed occupancy buildings	302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions: <ul style="list-style-type: none">Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.
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<div><div>CALGreen.</div><div>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small></div><div>See specific referenced sections for complete details on CALGreen mandatory requirements.</div><div>2019 CALGREEN CODE</div><table><thead><tr><th>SECTION</th><th>REQUIREMENTS</th></tr></thead><tbody><tr><td></td><td>Multiple EV spaces required (similar to 4.106.4.2.4)</td></tr><tr><td>4.106.4.3.4</td><td><ul style="list-style-type: none">Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.Plan design shall be based upon a 40-ampere minimum branch circuit.Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.</td></tr><tr><td>4.106.4.3.5</td><td>Identification (similar to 4.106.4.2.5) Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</td></tr><tr><td>4.106.4.3.6</td><td>In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.</td></tr><tr><td colspan="2">Division 4.2 – ENERGY EFFICIENCY</td></tr><tr><td></td><td>Scope</td></tr><tr><td>4.201.1 & 5.201.1</td><td><ul style="list-style-type: none">Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.</td></tr></tbody></table></div>		SECTION	REQUIREMENTS		Multiple EV spaces required (similar to 4.106.4.2.4)	4.106.4.3.4	<ul style="list-style-type: none">Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.Plan design shall be based upon a 40-ampere minimum branch circuit.Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.	4.106.4.3.5	Identification (similar to 4.106.4.2.5) Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.	Division 4.2 – ENERGY EFFICIENCY			Scope	4.201.1 & 5.201.1	<ul style="list-style-type: none">Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.
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<div><div>CALGreen.</div><div>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small></div><div>See specific referenced sections for complete details on CALGreen mandatory requirements.</div><div>2019 CALGREEN CODE</div><table><thead><tr><th>SECTION</th><th>REQUIREMENTS</th></tr></thead><tbody><tr><td></td><td>Division 4.3 – WATER EFFICIENCY AND CONSERVATION</td></tr><tr><td></td><td>Water conserving plumbing fixtures and fittings</td></tr><tr><td>4.303.1</td><td>Plumbing fixtures and fittings shall comply with the following:<ul style="list-style-type: none">4.303.1.1 – Water closets: ≤ 1.28 gal/flush.4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi.4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle.4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.</td></tr><tr><td>4.303.2</td><td>Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.</td></tr><tr><td>4.304.1</td><td>Outdoor potable water use in landscape areas New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.</td></tr><tr><td colspan="2">Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY</td></tr><tr><td></td><td>Rodent proofing</td></tr><tr><td>4.406.1</td><td>Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.</td></tr></tbody></table></div>		SECTION	REQUIREMENTS		Division 4.3 – WATER EFFICIENCY AND CONSERVATION		Water conserving plumbing fixtures and fittings	4.303.1	Plumbing fixtures and fittings shall comply with the following: <ul style="list-style-type: none">4.303.1.1 – Water closets: ≤ 1.28 gal/flush.4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi.4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle.4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.	4.303.2	Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.	4.304.1	Outdoor potable water use in landscape areas New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.	Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY			Rodent proofing	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
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VILLA - RESIDENCE
NEW HOUSE & NEW ADU DETACHED
FLOSSA WAY, GILROY, CALIFORNIA

SIGN:

Eng. J. J. J.


REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL


DATE: 10/14/2022
DESIGNER BY: EM
REVIEWED BY: ESL
SCALE: AS SHOWN
JOB NO: A - 26 - 22


CITY STAMPS


2019 CALGREEN
RESIDENTIAL
MANDATORY


SHEET NO.
CG - 1


<div><div>CALGreen.</div><div>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small></div><div>See specific referenced sections for complete details on CALGreen mandatory requirements.</div></div>	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
4.408.1	Construction waste management
	<ul style="list-style-type: none">Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.Provide documentation to the enforcing agency per Section 4.408.5.
	Exceptions: <ol style="list-style-type: none">Excavated soil and land-clearing debris.Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	Construction waste management plan
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
4.408.3	Waste management company
	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
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<div><div>CALGreen.</div><div>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small></div><div>See specific referenced sections for complete details on CALGreen mandatory requirements.</div></div>	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
4.408.4 & 4.408.4.1	Waste stream reduction alternative [LR]
	<ul style="list-style-type: none">Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.410.1	Operation and maintenance manual <p>At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.</p>
4.410.2	Recycling by occupants
	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.</p>
Division 4.5 – ENVIRONMENTAL QUALITY	
4.503.1	Fireplaces - General
	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
4.504.1	Protection of mechanical equipment during construction
	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	Adhesives, sealants and caulks
	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: <ol style="list-style-type: none">Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.
4.504.2.2	Paints and coatings <p>Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.</p>
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<div><div>CALGreen.</div><div>2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 <small>HCD SHL 615 (New 01/20)</small></div><div>See specific referenced sections for complete details on CALGreen mandatory requirements.</div></div>	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
4.504.2.3 & 4.504.2.4	Aerosol paints and coatings
	<ul style="list-style-type: none">Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.Documentation is required per Section 4.504.2.4.
4.504.3	Carpet systems
	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: <ol style="list-style-type: none">Carpet and Rug Institute's Green Label Plus Program.California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).NSF/ANSI 140 at the Gold level.Scientific Certifications Systems Indoor Advantage™ Gold.
4.504.3.1	Carpet cushion <p>Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.</p>
4.504.3.2	Carpet adhesive <p>Carpet adhesives shall meet the requirements of Table 4.504.1.</p>
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
4.504.4	Resilient flooring systems
	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following: <ol style="list-style-type: none">Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
4.504.5 & 4.504.5.1	Composite wood products
	<ul style="list-style-type: none">Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.Documentation is required per Section 4.504.5.1.Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
4.505.2	Concrete slab foundations
	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	Capillary break
	A capillary break shall be installed in compliance with at least 1 of the following: <ol style="list-style-type: none">A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.Other equivalent methods approved by the enforcing agency.A slab design specified by a licensed design professional.
4.505.3	Moisture content of building materials
	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none">Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.</p>
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SECTION	REQUIREMENTS
4.506.1	Bathroom exhaust fans
	Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none">Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.<ol style="list-style-type: none">Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. <p>Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.</p>
4.507.2	Heating and air-conditioning system design
	Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: <ol style="list-style-type: none">The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.</p>
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2019 CALGREEN CODE	
SECTION	REQUIREMENTS
CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
702.1	Installer training
	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: <ol style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency.
702.2	Special inspection <p>When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.</p>
703.1	Documentation <p>Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.</p>
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392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GDS-SE.COM
TEL: 408-659-5580

VILLA - RESIDENCE

NEW HOUSE & NEW ADU DETACHED

FLOSSA WAY, GILROY, CALIFORNIA

SIGN:



REVISION	DATE	DESCRIPTION
	10/14/2022	BUILDING SUBMITTAL

DATE: 10/14/2022

DESIGNER BY: EM

REVIEWED BY: ESL

SCALE: AS SHOW

JOB NO: A - 26 - 22

2019 CALGREEN
RESIDENTIAL
MANDATORY

SHEET NO.
CG - 2

T24 - 1

RESIDENTIAL MEASURES SUMMARY										RMS-1						
Project Name		Building Type		□ Single Family		□ Addition Alone		□ Addition/Alteration		Date						
Villa ADU		□ Multi Family		□ Existing		□ Addition/Alteration				8/23/2022						
Project Address		California Energy Climate Zone		Total Cond. Floor Area		1,164		n/a		# of Units						
Flora Way Gilroy		CA Climate Zone 04								1						
INSULATION																
Construction Type		Cavity		Area (ft²)		Special Features		Status								
Roof		Wood Framed w/Crawl Space		R 19		1,164		New								
Wall		Wood Framed		R 19		1,362		New								
Floor		Wood Framed Attic		R 30		1,164 Cool Roof		New								
FENESTRATION										0.30						
Orientation	Area(ft²)	Total Area:	U-Fac	SHGC	Overhang	Shifelines	Exterior Shades	U-Factor:	U-Value	Status						
Front (N)	81.0	0.300	0.19	none	none	N/A				New						
Left (E)	13.5	0.300	0.19	none	none	N/A				New						
Right (S)	89.0	0.300	0.19	none	none	N/A				New						
Rear (W)	67.0	0.300	0.19	none	none	N/A				New						
HVAC SYSTEMS																
Q ₁	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status										
1	Split Heat Pump	8.20 HSPF	Split Heat Pump	14.0 SEER	Setback	New										
HVAC DISTRIBUTION																
Heating		Cooling		Duct Location		Duct R-Value		Status								
HVAC System		Ducted		Ducted		Attic		R-6								
								New								

WATER HEATING					
Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Heat Pump	90	3.20	Standard	New
EnergyPro II 3 by EnergySoft		User Number: 6249		ID: 22-00235	Page 14 of 19

CITY STAMPS

GENERAL NOTES

1. THE BUILDING PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE OWNER AND / OR THE DESIGNER OR ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
2. ALL INFORMATION PERTAINING TO THE SITE SHALL REMAIN THE OWNERS RESPONSIBILITY. SITE INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEYS, STREET AND UTILITY IMPROVEMENTS. GEOTECHNICAL INVESTIGATIONS AND REPORTS, GRADING AND EXCAVATION, LANDSCAPING, DRAINAGE, AND ALL RELATED DATA.
3. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH BUILDING CODE. THE CITY HAS ADOPTED THE: 2019
- 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
- CODES (I.E., 2019IBC, IFC, IRC, UMC, UPC, AND 2019 NEC AS AMENDED BY THE STATE OF CALIFORNIA)
- 2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER AND/OR ENGINEER FOR ANY UNUSUAL OR UNFORESEEN STRUCTURAL CONDITIONS. DISCREPANCIES OR OMISSIONS WITHIN THE CONSTRUCTION DOCUMENTS OR ANY DEVIATIONS OR CHANGES FROM THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK INVOLVED; OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT.
5. ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE OWNER SHALL BE RESPONSIBLE TO INSURE THAT THIS INSPECTION AND SUPERVISION ARE PROVIDED BY QUALIFIED PERSONS.
6. THE GENERAL CONTRACTOR AND EACH SUPERVISOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE DESIGNER AND OWNER'S ATTENTION PRIOR TO COMMENCING ANY WORK. IN THE EVENT WORK COMMENCED WITH FAILURE TO NOTIFY BOTH THE DESIGNER AND OWNER, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL CORRECTIVE MEASURES OR ERRORS.
7. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS AND THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CONSTRUCTION DEFICIENCIES.
8. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER AND ENGINEER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAYBE BEYOND THE CONTROL OF THE DESIGNER OR ENGINEER.
9. THESE DOCUMENTS ARE INTENDED FOR USE IN NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND / OR MANUFACTURERS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAMPLES AS REQUIRED, TO ASSIST THE OWNER IN MAKING MATERIAL OR EQUIPMENT SELECTIONS OR COMPARISON. FOR THE PURPOSE OF ESTIMATING, THE GENERAL CONTRACTOR SHALL USE MATERIALS SELECTED BY THE OWNER. OR IN THE ABSENCE OF OWNER, HE SHALL PROVIDE AN ALLOWANCE AMOUNT, AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL BE INCLUDED IN ANY ESTIMATES.
10. THE GENERAL CONTRACTOR SHALL REVIEW AND RECORD ALL EXISTING CONDITIONS, INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGE OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE PROPOSED CONSTRUCTION. ALL EXISTING ITEMS AND CONDITIONS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED. EXAMINATION OF SITE: THE GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED.
11. THE GENERAL CONTRACTOR SHALL VERIFY AT THESE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES DUE TO NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
12. EXAMINATION OF EXISTING PLUMBING AND ELECTRICAL; IN ANY CASE WHERE A NEW LINE MAY TIE INTO AN EXISTING LINE WITHIN THE LIMITS OF THE RENOVATION WORK. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL EXAMINE THE ENTIRE EXISTING LINE, AND DETERMINE WHETHER THE NEW WORK WILL ADVERSELY BE AFFECTED BY IT. AND NOTIFY THE OWNER AND THE DESIGNER OF ANY SUCH DEFECT BEFORE COMMENCING WORK.
13. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR PERMITS OF ANY KIND. THE DESIGNER'S AND ENGINEER'S LIABILITY IS LIMITED TO THE CORRECTION OF THE DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF HIS PERSONNEL. PUBLIC SAFETY AND COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL AGENCY.

THESE PLAN SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN

ABBREVIATIONS

A & B	ABOVE AND BELOW	M.B.	MACHINE BOLT
A.B.	ANCHOR BOLTS	MEZZ.	MEZZANINE
ABV	ABOVE	MFG.	MANUFACTURING
ADJ	ADJACENT	M.I.	MALLEABLE IRON
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
A.P.A.	AMERICAN PLYWOOD ASSO.	MTD.	MOUNTED
ARCH	ARCHITECTURAL	(N)	NEW
B.F.W.	BALLOON FRAMED WALL	N	NORTH
BLDG.	BUILDING	N/A	NOT APPLICABLE
BLK'G	BLOCKING	NAIL'G	NAILING
BM.	BEAM	N.E.	NORTHEAST
BN.	BOUNDARY NEILING	N.T.S.	NOT TO SCALE
BOTT	BOTTOM BEARING	N.W.	NORTHWEST
BRG	BEARING	O.C.	ON CENTER
C	CAMBER	O.H.	OPPOSITE HAND
CANT.	CANTILIVER	OPEN'G	OPENING
C.J.	CEILING JOIST	OPT.	OPTIONAL
CLG	CEILING	O.S.B.	OREGON STRAD BOARD
CTR	CENTER	PC'S	PIECES
CLR	CLEARANCE	P.E.N.	PLYWOOD EDGE NAILING
CONC	CONCRETE	PERIM.	PERIMETER
C.M.U.	CON.MANSORY UNIT	PLT.	PLATES
CONN	CONNECT, CONNECTION	PLC'S	PLYWOOD
CONST	CONSTRUCTION	PLY'D	PLYWOOD
CONT	CONTINUOUS	P.T.	PRESSURE TREATED
CS'K	COUNTERSINK	RAF.	RAFTERS
C.T.	COLLAR TIE	RDWD.	REDWOOD
DBL	DOUBLE	REQ'D	REQUIRED
DET	DETAIL	REQ'T	REQUIREMENT
D.F.	DOUGLAS FIR	RET.	RETAINING
DIA	DIAGONAL	RF.	RAFTER
DIAPH	DIAPHRAGM	S	SEE ARCH. DRW'GS
DIM	DIMENSION	S.A.D.	SEE ARCH. DRW'GS
DIR	DIRECTION	S.G.E.	STRUCTURAL GABLE END
D.R.	DOOR	S.B.	STRONG BACK
D.F.	DOOR FRAME	SCH.	SCHEDULE
DWG	DRAWING	S.E.	SOUTHEAST
E	EAST	SEC.	SECTION
EA	EACH FACE	SIM.	SIMILAR
E.F.	ELEVATION	SHT.	SHEET
ELEV	ELEVATION	SHT'G	SHEATHING
EMB	EMBEDMENT	SIMP.	SIMPSON COMPANY
E.N.	EDGE NAILING	SPC'G	SPACING
EQ.	EQUAL	SPECS	SPECIFICATIONS
E.W.	EACH WAY	SQ.	SQUARE
E.W.E.F.	EACH WAY EACH FACE	S.S.D.	SEE STR. DRW'GS
EXP	EXPANSION	STL	STEEL
EX.	EXISTING	STR.	STRUCTURAL
F.F.	FINISH FLOOR	S.W.	SOUTHWEST
F.H.	FULL HEIGHT	S.W.S.	SHEAR WALL SCHEDULE
F.H.O.B.	FULL HEIGHT OF BLDG.	S.W.T.	SHEAR WALL TYPE
F.W.O.B.	FULL WIDTH OF BLDG.	T&B	TOP AND BOTTOM
FIN	FINISH	T&G	TONGUE AND GROOVE
FLR	FLOOR	T.B.F.V.	TO BE FIELD VERIFIED
F.J.	FLOOR JOIST	T.D.	TIEDOWN OR HOLDDOWN
F.L.O.M.	FULL LENGTH OF MEMBER	T.D.S.	TIEDOWN SCHEDULE
F.N.	FACE NAILED	T.N.	TOE NAIL
F.O.S.	FACE STUDS	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
FNDN.	FOUNDATION	T.O.S.F.	TPO OF SUB-FLOOR
F.P.	FIREPLACE	T.O.W.	TOP OF WALL
FRAM'G	FRAMING	TOT	TOTAL
FT.	FEET	TYP.	TYPICAL
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GAR.	GARAGE	W	WEST
GEN.	GENERAL	WDW	WINDOW
G.L.B.	GLU-LAM BEAM	S.W.F.	STEEL WIDE FLANGE
GR.	GRADE	W.W.F.	WELDED WIRE FABRIC
H.D.G.	HOT DIPPED GALVANIZED	W/	WITH
HDR.	HEADER	W/O	WITHOUT
HT.	HEIGHT	@	AT
INFO.	INFORMATION	'	FEET
INT.	INTERIOR	"	INCHES
J.H.	JOIST HANGER		PARALLEL
JNT	JOINT	⊥	PERPENDICULAR
JST	JOIST	&	AND
K.P.	KING POST	Ø	DIAMETER
LOC.	LOCATION	CL	CENTER LINE
MANU.	MANUFACTURER	U	HANGER
MAT'L	MATERIAL	L	STEEL ANGLE
MAX.	MAXIMUM		

PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE	
2019 CALIFORNIA BUILDING CODE	
GENERAL PARAMETERS	
NUMBER OF STORIES	1
MAX HEIGHT (ABV. GRADE)	18'
ROOF	DL / LL 19 / 20 PSF
FLOOR	DL / LL 15 / 40 PSF
WALLS (INTERIOR)	DL 8 PSF
WALLS (EXTERIOR)	DL 17 PSF
GEOTECHNICAL PARAMETERS	
GEOTECHNICAL REPORT	NO
SOIL BEARING PRESSURE	1500 PSF
WIND DESIGN PARAMETERS	
DESIGN PROCEDURE	SIMPLIFIED, ASD
BASIC WIND SPEED	92 MPH
EXPOSURE	C
IMPORTANCE FACTOR	1.00
INTERNAL PRESSURE COEFF.	0.18
DESIGN WIND PRESSURE	11.53 PSF 00 TO 15 FEET 12.25 PSF 15 TO 20 FEET 12.84 PSF 20 TO 25 FEET
SEISMIC DESIGN PARAMETERS	
DESIGN PROCEDURE	EQUIV. FORCE
SITE CLASS	D
IMPORTANCE FACTOR	1.00
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE	SS = 1.766 S1 = 0.691
SPECTRAL RESPONSE COEFFICIENT	SDS = 1.41 SD1 = 0.69
SEISMIC DESIGN CATEGORY	SDC = D
SEISMIC FORCE RESISTING SYSTEM	WOOD SHEAR WALL
RESPONSE MODIFICATION FACTOR	R = 6.5
SEISMIC RESPONSE COEFFICIENT	Cs=0.217
ANALYSIS PROCEDURE USED	ASD

STRUCTURAL SHEET INDEX

S-0	STRUCTURAL TITLE
S-0.1	STRUCTURAL NOTES
S-1	FOUNDATION FRAMING PLAN
S-2	ROOF FRAMING PLAN
SD-1	STANDARD DETAILS
SD-2	STANDARD DETAILS
SD-3	STANDARD DETAILS
FD-1	FOUNDATION DETAILS
FD-2	FOUNDATION DETAILS
WD-1	WOOD DETAILS
WD-2	WOOD DETAILS
WD-3	WOOD DETAILS
WSWH1	WOOD STRONG-WALL DETAILS
WSWH2	WOOD STRONG-WALL DETAILS

SPECIAL INSPECTION

- 1.-SHEARWALL w/FASTENERS @4" O.C. OR LESS

FASTENING SCHEDULE TABLE 2304.10.1

Connection	Fastening «»	Location
1. Joist to sill or girder	3 - 8d common	toenail
2. Bridging to joist	2 - 8d common	toenail each end
3. 1" x 6" subfloor or less to each joist	2 - 8d common	face nail
4. Wider than 1" x 6" subfloor to each joist	3 - 8d common	face nail
5. 2" subfloor to joist or girder	2 - 16d common	blind and face nail
6. Side plate to joist blocking	16d @ 16" o/c	typical face nail
Side plate to joist or blocking at braced wall panel	3" - 16d @ 16" o/c	braced wall panels
7. Top plate to stud	2 - 16d common	end nail
8. Stud to sole plate	4 - 8d common	toenail
	2 - 16d common	end nail
9. Double studs	16d common @ 24" o/c	face nail
	16d common @ 16" o/c	typical face nail
10. Double top plates	8-16d common	lap splice
11. Blocking between joists or rafters to top plate	3 - 8d common	toenail
12. Rim joist to top plate	8d @ 6" o/c	toenail
13. Top plates, laps and intersections	2 - 16d common	face nail
14. Continuous header, two pieces	16d common	16" o/c along edge
15. Ceiling joists to plate	3 - 8d common	toenail
16. Continuous header to stud	4 - 8d common	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common min. Table 2308.10.4.1	face nail
18. Ceiling joists parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common min Table 2308.10.4.1	facenail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common	toenail
20. 1" diagonal brace to each stud and plate	2 - 8d common	face nail
21. 1" x 8" sheathing to each bearing	3 - 8d common	face nail
22. Wider than 1" x 8" sheathing to each bearing	3 - 8d common	face nail
23. Built-up corner studs	16d common	24" o/c
	20d common @ 32" o/c	face nail @ top and bottom staggered on opposite sides
24. Built-up girder and beams	2 - 20d common	face nail @ ends and @ ea. splice
25. 2" planks	16d common	at each bearing
26. Collar tie to rafter	3 - 10d common	face nail
27. Jack rafter to hip	3 - 10d common	toenail
28. Roof rafter to 2-by ridge beam	2 - 16d common	face nail
29. Joist to band joist	3 - 16d common	toenail, face nail
30. Joist to band joist	3 - 16d common	face nail
31. Ledger strip	3 - 16d common	face nail
31. Wood structural panels and particleboards. Subfloor, roof and wall sheathing (to framing)	8d «	
Single Floor (combination subfloor-underlayment to framing)	10d «	
32. Panel siding (to framing)	8d «	
33. Fiberboard sheathing.	8d common	
34. Interior paneling	6d «	

- a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- b. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARDS, DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- c. COMMON OR DEFORMED SHANK (6d - 2" X 0.113"; 8d - 2 1/2" X 0.131"; 10d - 3" X 0.148").
- d. COMMON (6d - 2" X 0.113"; 8d - 2 1/2" X 0.131"; 10d - 3" X 0.148").
- e. DEFORMED SHANK (6d - 2" X 0.113"; 8d - 2 1/2" X 0.131"; 10d - 3" X 0.148").
- f. CORROSION-RESISTANT SIDING (6d - 1 7/8" X 0.106"; 8d - 2 3/8" X 0.128") OR CASING (6d - 2" X 0.099"; 8d - 2 1/2" X 0.113") NAIL.
- g. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.
- h. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING.
- i. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- j. CASING (1 1/2" X 0.080") OR FINISH (1 1/2" X 0.072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- k. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- l. FOR ROOF SHEATHING APPLICATIONS, 8D NAILS (2 1/2" X 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- m. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
- n. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- o. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- p. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

STRUCTURAL SYMBOLS

DETAIL NUMBER
SHEET NUMBER

S.A.D.
DENOTES DROP IN FLOOR ELEVATION SEE ARCH'L PLANS

SLOPE
SLOPED FINISH SEE ARCHITECTURAL DRAWING

DENOTES STUD WALL BELOW FRAMING

DENOTES STUD WALL ABOVE FRAMING

INTERIOR BEARING WALL

SHEAR WALL ABOVE.
DENOTES EDGE NAILING.
IN ADDITION TO THE SPECIFIC LOCATIONS SHOWN ON THE PLANS, ALL THE EXTERIOR WALLS SHALL BE SHEATHED WITH PLYWOOD INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND INCLUDING GABLE WALLS.
#-# = MIN. CALCULATED SHEAR WALL LENGTH

SHEAR WALL BELOW SEE FLOOR PLAN BELOW FOR NAILING INFORMATION

SIMPSON STRONG WALL (WSW) ICC ESR-1679 FIELD VERIFY ALL FIELD DIMENSIONS AGAINST PANEL DIMENSIONS AND DETAIL INSTALLATION PRIOR TO POURING THE FOUNDATION AND ORDERING PANELS.

CONTINUOUS WOOD MEMBER IN SECTION

WOOD BLOCKING MEMBER IN SECTION

POST BETWEEN BEAMS

POST ABOVE FRAMING

POST BELOW FRAMING

DENOTES SIMPSON HANGER, SEE PLAN

DIAGRAMMATIC EXTENT OF FRAMING

FRAMING MEMBER

SHADED AREAS DENOTE AREAS OF "CALIFORNIA FRAMING"

DENOTES CRICKET AREA

GoldenDesigns
STRUCTURAL ENGINEERING

392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GD-SE.COM
TEL: (408) 659 5580

New House & New ADU Detached
Flossa Way, Gilroy, CA.

STAMP:



REVISION	DATE	DESCRIPTION
	08/30/2022	BUILDING SUBMITTAL

DATE: 08/30/2022
DRAWN BY: I.A.R.
DESIGNER BY: I.A.R.
SCALE: AS SHOW
JOB NO.: A-26-22

STRUCTURAL
TITLE

SHEET NO.
S-0

CONCRETE

1. ALL CONCRETE SHALL HAVE:
- 1.1. AN ULTIMATE COMPRESSIVE STRENGTH (F'C) OF 2500 PSI AT 28 DAYS (UON).
- 1.2. A MAXIMUM SLUMP OF 5" AT POINT OF PLACEMENT FOR SLABS AND FOOTINGS. CAISSONS SHALL HAVE A 4" TO 6" SLUMP AT "DRY" HOLES AND A 6" – 8" SLUMP AT "WET" HOLES.
- 1.3. A W/C RATIO OF 0.55 OR LESS FOR ALL SLABS, WALLS, AND COLUMNS, AND 0.60 OR LESS FOR ALL FOUNDATIONS.
- 1.4. A NORMAL DRY-WEIGHT DENSITY (UON)
2. SPECIAL INSPECTION IS NOT REQUIRED, EXCEPT WHERE SPECIFIED HEREIN, ON THE STRUCTURAL PLANS, OR BY THE BUILDING DEPARTMENT. AS A MINIMUM, SPECIAL INSPECTION IS ALWAYS REQUIRED ON:
- 2.1. STRUCTURAL SLABS, FLAT PLATES
- 2.2. WALLS, COLUMNS, BEAMS
- 2.3. PILES, CAISSONS
- 2.4. WELDING OF REINFORCEMENT, INSTALLATION OF MECHANICAL BAR SPLICE DEVICES, EPOXY APPLICATIONS
- WHEN REQUIRED OR SPECIFIED, SPECIAL INSPECTION SERVICES SHALL CONFORM TO CBC CHAPTER 17 AND SHALL BE PROVIDED BY AN ICC CERTIFIED INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.
- THE BUILDING DEPARTMENT RESERVES THE RIGHT TO WAIVE OR REQUIRE THE SPECIAL INSPECTION REQUIREMENTS [CBC 1704.1 AND 1704.4] . NOTHING IN THESE PLANS WAIVES THE BUILDING DEPARTMENT RIGHT TO REQUIRE SPECIAL INSPECTION ON AT ANY POINT AND ON ANY MATERIAL.
3. TESTING OF MATERIALS USED IN CONCRETE CONSTRUCTION MUST BE PERFORMED AS NOTED ON STRUCTURAL PLANS OR AT THE REQUEST OF THE BUILDING DEPARTMENT TO DETERMINE IF MATERIALS ARE QUALITY SPECIFIED. TESTS OF MATERIALS AND OF CONCRETE SHALL BE MADE BY AN APPROVED AGENCY AND AT THE EXPENSE OF THE OWNER; SUCH TESTS SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS LISTED IN CBC TABLE 1705.3.
- WHEN TESTING OF CONCRETE IS REQUIRED, FOUR (4) TEST CYLINDERS SHALL BE TAKEN FROM EACH 150 YARDS, OR FRACTION THEREOF, POURED IN ANY ONE DAY. ONE (1) CYLINDER SHALL BE TESTED AT SEVEN (7) DAYS; TWO (2) AT 28 DAYS; ONE (1) SHALL BE HELD IN RESERVE. IF CONTRACTOR ELECTS TO HAVE ADDITIONAL TESTS PERFORMED FOR "EARLY-BREAK" RESULTS, ADDITIONAL TEST CYLINDERS MUST BE TAKEN. AT NO TIME SHALL THE CONTRACTOR INSTRUCT THE TESTING AGENCY TO PERFORM TESTS ON A SCHEDULE DIFFERENT THAT ABOVE WITHOUT THE PRIOR AUTHORIZATION OF THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE TESTING REQUIREMENTS OF THE BUILDING DEPARTMENT. COPIES OF ALL TEST REPORTS SHALL BE PROVIDED TO ENGINEER AND BUILDING DEPARTMENT FOR REVIEW IN A TIMELY MANNER.
4. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE WHICH FAILS TO ATTAIN SPECIFIED 28 DAY COMPRESSIVE STRENGTH IF SO DIRECTED BY THE ENGINEER. ANY DEFECTS IN THE HARDENED CONCRETE SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND/OR ARCHITECT OR THE HARDENED CONCRETE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL CONCRETE WORK SHALL CONFORM WITH CBC CHAPTER 19.
6. ALL CEMENT SHALL BE PORTLAND CEMENT TYPE I OR II AND SHALL CONFORM TO ASTM C 150.
7. ALL AGGREGATES SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZES:
- 7.1. FOOTINGS: 1-1/2"
- 7.2. ALL OTHER WORK: 1"
8. WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE:
- 8.1. PERMANENTLY EXPOSED TO EARTH OR WEATHER
- 8.1.1. CAST AGAINST EARTH: 3"
- 8.1.2. CAST AGAINST FORMS: 2"
- 8.2. NOT EXPOSED TO EARTH OR WEATHER
- 8.2.1. SLABS, WALLS, JOISTS: 3/4"
- 8.2.2. BEAMS, GIRDERS, COLUMNS: 1-1/2"
9. MINIMUM LAP SPLICE LENGTH FOR ALL REINFORCING STEEL SHALL BE 48 BAR DIAMETER (UON) ON THE STRUCTURAL PLANS AND/OR DETAILS, ALL LAP SPLICES TO BE STAGGERED.
10. ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS (UON):
- 10.1. 5/8" DIA.: 7"
- 10.2. 3/4" DIA.: 8"
- 10.3. 7/8" DIA.: 9"
- 10.4. 1" DIA.: 10"
- OVERALL LENGTH OF ANCHOR BOLTS SHALL BE COORDINATED WITH SILL PLATE REQUIREMENTS AS INDICATED ELSEWHERE IN THESE SPECIFICATIONS. ALL ANCHOR BOLTS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
11. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS, AND ANY OTHER HARDWARE TO BE CAST IN CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO FOUNDATION INSPECTION. ALL HARDWARE TO BE INSTALLED IN ACCORDANCE WITH RESPECTIVE MANUFACTURER'S SPECIFICATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR LOCATIONS OF EMBEDDED ITEMS.
12. LOCATIONS OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED ON THE STRUCTURAL PLANS, SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO FORMING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE FRESH CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE (3) HOURS IN ADVANCE OF CONCRETE PLACEMENT.
- UNLESSSS SPECIFICALLY DETAILED OR OTHERWISE NOTED, CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE SLABS-ON-GRADE. JOINTS SHALL BE LOCATED SUCH THAT THE AREA DOES NOT EXCEED 400 SQ. FEET.
13. THE ARCHITECT, ENGINEER AND APPROPRIATE INSPECTORS SHALL BE NOTIFIED IN A TIMELY MANNER FOR A REINFORCEMENT INSPECTION PRIOR TO THE PLACEMENT OF ANY CONCRETE.
14. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND THE ENGINEER PRIOR TO PLACING SLEEVES,PIPES, DUCTS, CHASES, CORING AND OPENING ON OR THROUGH STRUCTURAL CONCRETE BEAMS, WALLS, FLOORS, AND ROOF SLABS UNLESSSS SPECIFICALLY DETAILED OR NOTED ON THE PLANS. ALL PILES OR CONDUITS PASSING THROUGH CONCRETE MEMBERS SHALL BE SLEEVED WITH STANDARD STEEL PIPE SECTIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL FORMWORK. FORMS SHALL BE PROPERLY CONSTRUCTED, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG, AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED FOR CONCRETE SUPPORT. JOINTS IN FORMWORK SHALL BE TIGHTLY FITTED AND BLOCKED, AND SHALL PRODUCE A FINISHED CONCRETE SURFACE THAT IS TRUE AND FREE FROM BLEMISHES. FORMS FOR EXPOSED CONCRETE SHALL BE PRE-APPROVED BY THE ARCHITECT TO ENSURE CONFORMANCE WITH DESIGN INTENT.

REINFORCEMENT

1. REINFORCING STEEL SHALL BE TO DEFORMED, CLEAN, FREE OF RUST, GREASE OR ANY OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BOND.
2. ALL BARS SHALL CONFORM TO ASTM A615, GRADE 60 MINIMUM (UON ON STRUCTURAL PLANS), EXCEPT THAT #3 & #4 BARS MAY BE GRADE 40. ALL WELD WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
3. REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706. ALL WELDING OF REINFORCEMENT SHALL BE SUBJECT TO SPECIAL INSPECTION.
4. CONTRACTOR SHALL TAKE NECESSARY STEPS (STANDARD TIES, ANCHORAGE DEVICES, ETC.) TO SECURE ALL REINFORCING STEEL IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
5. FABRICATION, PLACEMENT AND INSTALLATION OF REINFORCING STEEL SHALL CONFORM TO:
- 5.1. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE
6. SHOP DRAWINGS FOR FABRICATION OF REINFORCING STEEL SHALL BE APPROVED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS ARE NOT REQUIRED FOR SLABS-ON-GRADE OR FOUNDATIONS UON ON THE STRUCTURAL PLANS.
7. HEATING OF REINFORCING STEEL TO AID IN BENDING AND SHAPING OF BARS IS NOT PERMITTED. ALL BENDS IN REINFORCING STEEL ARE TO BE MADE COLD. ALL BEND RADI SHALL CONFORM TO CRSI MANUAL OF STANDARD PRACTICE.
8. REFER TO CONCRETE AND MASONRY NOTES FOR SPECIFIC MINIMUM SPLICE LENGTH AND STAG STAGGERING REQUIREMENTS. LAP WELDED WIRE FABRIC (WWF) REINFORCEMENT TWO (2) MODULES MINIMUM (UON). ALL SPLICES ARE TO BE STAGGERED.

FASTENERS

1. NAILS:
- 1.1. SHALL BE WITH "COMMON" NAILS (UON).
- 1.2. SHALL NOT BE DRIVEN CLOSER THAN 1/4" THEIR LENGTH NOR CLOSER THAN 1/4 OF THEIR LENGTH TO THE EDGE OR END OF A MEMBER, EXCEPT FOR SHEATHING.
- 1.3. SHALL BE INSTALLED IN PRE-DRILLED LEAD HOLES IF NECESSARY TO AVOID SPLITTING.
- 1.4. IN CONTACT WITH PRESERVATIVE-TREATED WOOD OR WHERE EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
- 1.5. ALL NAILING CONFORM TO 2016 CBC TABLE 2304.10.1.
2. LAG SCREWS:
- 2.1. SHALL BE INSTALLED INTO PRE-DRILLED LEAD HOLES. LUBRICANT (OR SOAP) SHALL BE USED TO FACILITATE INSTALLATION AND PREVENT DAMAGE TO THE SCREWS.
- 2.2. IN CONTACT WITH PRESERVATIVE-TREATED WOOD OR WHERE EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
3. BOLTS:
- 3.1. SHALL CONFORM TO ASTM F1554 GRADE 36 (UON) ON PLANS AND DETAILS.
- 3.2. SHALL BE INSTALLED IN PRE-DRILLED HOLES A MAXIMUM OF 1/16" LARGER THAN THE SPECIFIED BOLT DIAMETER.
- 3.3. WHEN INSTALLED AGAINST WOOD SURFACES, SHALL HAVE STANDARD WASHERS UNDER THE HEADS AND NUTS.
- 3.4. IN CONTACT WITH PRESERVATIVE-TREATED WOOD OR WHERE EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL.
4. ANCHOR BOLTS:
- 4.1. SHALL BE 5/8" DIAMETER WITH 3X3X0.229" STEEL PLATE WASHERS AT SHEARWALLS.
- 4.2. SHALL HAVE 7" MINIMUM EMBEDMENT. (CONTRACTOR TO COORDINATE LENGTH OF BOLTS WITH SILL PLATE THICKNESSES)
- 4.3. SHALL CONFORM TO ASTM F1554 GRADE 36
- 4.4. SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL
- 4.5. SHALL NOT BE SPACED GREATER THAN 72" O.C. REFER TO SHEARWALL SCHEDULE FOR SPECIFIC ANCHOR BOLT SPACING REQUIREMENTS
- 4.6. SHALL BE PLACED A MAXIMUM OF 12" FROM WALL CORNERS, WALL ENDS, AND SILL PLATE SPLICES (BUT NOT LESS THAN 7 DIAMETERS), AND A MINIMUM OF TWO BOLTS PER PIECE OF SILL PLATE IS REQUIRED.
- 4.7. SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

CARPENTRY

1. REFER TO 2016 CBC TABLE 2304.10.1. FOR ALL MINIMUM NAILING REQUIREMENTS.
2. REFER TO INDIVIDUAL SECTIONS FOR APPLICABLE MATERIAL SPECIFICATIONS.
3. FABRICATE, SIZE, INSTALL, CONNECT, FASTEN, BORE, NOTCH, AND CUT WOOD AND PLYWOOD WITH JOINTS TRUE, TIGHT, AND WELL--NAILED, SCREWED OR BOLTED AS REQUIRED, ALL MEMBERS TO HAVE SOLID BEARING WITHOUT BEING SHIMMED (UON). SET HORIZONTAL MEMBERS SUBJECT TO BENDING WITH THE CROWN UP. INSTALL FRAMING PLUMB, SQUARE, TRUE AND CUT FOR FULL BEARING. SPLICES ARE NOT PERMITTED BETWEEN BEARINGS. USE FULL LENGTHS (UON)
4. METAL FRAMING ANGLES, ANCHOR, CLIPS, STRAPS, TIES, HOLDDOWNS, ETC. SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
5. ALL WALLS ARE TO HAVE CONTINUOUS DOUBLE 2X TOP PLATES 2. SPLICED AS FOLLOWS (UON) ON THE PLANS AND DETAILS.
6. WALL STUDS:
- 6.1. (UON) USE THE FOLLOWING GUIDELINES FOR WALL FRAMING:
- 6.2. USE 2X4 STUDS AT 16" O.C. FOR WALLS LESS THAN 9'-0" TALL
- 6.3. WALLS 9'-0" TO 16'-0" TALL SHALL BE CONSTRUCTED OF 2X6 STUDS AT 16" O.C.
- 6.4. REQUEST SPECIFICALLY ENGINEERED WALL DETAILS FOR WALLS GREATER THAT 16'-0" TALL.
7. BLOCKING:
- 7.1. PROVIDE MIN. ONE ROW OF NOMINAL 2" THICK BLOCKING OF SAME WIDTH AS STUD, FITTED SNUGLY AND SPIKED INTO STUDS AT MID-HEIGHT OF PARTITIONS OR WALLS OVER EIGHT FEET HIGH.
- 7.2. ALL CRIPPLE WALLS (OR "PONY WALLS") LESS THAN 14" IN HEIGHT SHALL BE SOLID BLOCKING.
- 7.3. REFER TO SHEARWALL SECTION FOR ADDITIONAL BLOCKING REQUIREMENTS.
8. NOTCHING:
- 8.1. IS NOT PERMITTED OF ANY STRUCTURAL MEMBER WITHOUT PRIOR APPROVAL
- 8.2. IN EXTERIOR AND BEARING WALLS, NOTCHES SHALL NOT EXCEED 25% OF THE STUD DEPTH.
- 8.3. NON-BEARING PARTITION WALLS, NOTCHES SHALL NOT EXCEED 40% OF THE STUD DEPTH.
- 8.4. SUCCESSIVE NOTCHES IN THE SAME MEMBER SHALL BE SPACED A MINIMUM OF 18" APART.
9. BORING:
- 9.1. IS NOT PERMITTED OF ANY STRUCTURAL MEMBER WITHOUT PRIOR APPROVAL
- 9.2. IN EXTERIOR AND BEARING WALLS, HOLES SHALL NOT EXCEED 40% OF THE STUD DEPTH.
- 9.3. NON-BEARING PARTITION WALLS, SHALL MAY BE DRILLED NOT GREATER THAN 60% OF THE STUD DEPTH.
- 9.4. SUCCESSIVE HOLES IN THE SAME MEMBER SHALL BE SPACED A MINIMUM OF 18" APART.
10. BEARING:
- 10.1. PROVIDE A MINIMUM OF 1 1/2" OF BEARING FOR ALL 2X JOISTS AND ALL 4X10 / 6X8 HEADERS & SMALLER.
- 10.2. PROVIDE A MINIMUM OF 3" OF BEARING FOR ALL BEAMS AND HEADERS 4X12 / 6X10 & LARGER (UON).
- 10.3. MEMBERS BEARING ON PREFABRICATED HANGERS ARE TO HAVE FULL BEARING AND NAILING PER MANUFACTURER'S SPECIFICATIONS.
11. POSTS:
- 11.1. POSTS INSIDE WALLS SHALL BEAR ON SILL PLATES AND SHALL BE CONTINUOUS BETWEEN TOP AND BOTTOM PLATES, (UON).
- 11.2. PROVIDE POSTS UNDER ALL BEAMS, GIRDERS OR DOUBLE JOISTS EQUAL TO THE WIDTH OF THE SUPPORTED MEMBER.
- 11.3. POSTS ON UPPER LEVELS ARE TO BE STACKED ON POSTS OF EQUAL SIZE AT LEVELS BELOW, UNLESS A LARGER POST IS SPECIFIED ON THE PLANS.
- 11.4. VERTICAL BLOCKING ("SQUASH BLOCKS") SHALL BE USED TO FULLY TRANSFER THE POST AREA THROUGH FLOORS TO FOUNDATION. VERTICAL BLOCKING SHALL BE EQUAL TO FLOOR 4. THICKNESS PLUS 1/16".
- 11.5. HEADERS FRAMING INTO CONTINUOUS POSTS WITHOUT TRIMMER STUDS SHALL BE SUPPORTED IN SIMPSON HUC HANGERS (UON).
- 11.6. POSTS WHEN ISOLATED, SHALL BE SEATED IN SIMPSON POST OR COLUMN BASES (UON)
12. FLOOR FRAMING:
- 12.1. PROVIDE WOOD JOISTS, AS SPECIFIED, LAID WITH THE CROWN UP AND SPACED AS INDICATED.
- 12.2. PROVIDE A MINIMUM OF 1 1/2" END BEARING UNLESSSS OTHERWISE SHOWN.
- 12.3. PROVIDE FULL DEPTH SOLID 2X BLOCKING OR CROSS-BRIDGING BETWEEN THE JOISTS AT 8'-0" O.C. MAX. FOR FLOORS FRAMED WITH 1 JOISTS, REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR BLOCKING REQUIREMENTS.
- 12.4. INSTALL 3/4" PLYWOOD SHEATHING WITH THE FACE GRAIN ACROSS SUPPORTS, END SUPPORTS STAGGERED AND THE EDGES OF SHEETS CENTERED OVER SUPPORTS. IF T&G PLYWOOD IS NOT USED, PROVIDE BLOCKING AT ALL PLYWOOD EDGES, GLUE TO JOISTS AND FULLY NAIL WITH COMMON NAILS PER THE PLANS.
13. ROOF FRAMING:
- 13.1 PROVIDE WOOD JOISTS, AS SPECIFIED, LAID WITH THE CROWN UP AND SPACED AS INDICATED.
- 13.2 PROVIDE A MINIMUM OF 1 1/2" END BEARING (UON).
- 13.3 PROVIDE FULL DEPTH SOLID 2X BLOCKING OR CROSS-BRIDGING BETWEEN THE JOISTS AT 8'-0" O.C. MAX.
- 13.4 PROVIDE ALL CRICKET FRAMING REQUIRED TO ACHIEVE POSITIVE DRAINAGE PER ARCHITECTURAL DRAWINGS.
- 13.5 INSTALL PLYWOOD PANELS WITH THE FACE GRAIN ACROSS THE FRAMING AND CLOSE JOINTS AND NAIL AT EACH SUPPORT. FULLY NAIL WITH COMMON NAILS PER THE PLANS.
- 13.6 PROVIDE SIMPSON "PSCL" CLIPS AT ALL PLYWOOD JOINTS PERPENDICULAR TO FRAMING. PROVIDE CLIPS MIDWAY BETWEEN FRAMING MEMBERS AT THE UNSUPPORTED EDGES OF PLYWOOD WHEN MEMBERS ARE SPACED AT 24" O.C. OR GREATER. IF CLIPS ARE NOT USED, PROVIDE SOLID BLOCKING FOR JOINTS PERPENDICULAR TO FRAMING.

ENGINEERED LUMBER

- GLU-LAMINATED BEAMS
- 1.1. SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR BEAMS WITH CANTILEVERS WITH THE FOLLOWING MINIMUM PROPERTIES:
- 1.1.1. FB = 2400 PSI
- 1.1.2. FV = 165 PSI
- 1.1.3. FC = 450 PSI
- 1.1.4. E = 1800 PSI
- 1.2. SHALL NOT BE NOTCHED, CUT OR DRILLED WITHOUT PRIOR APPROVAL FROM THE ENGINEER
- 1.3. SHALL HAVE EXTERIOR GLUE AND WEATHER-TREATMENT PRIOR TO INSTALLATION
- 1.4. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER. AN A.I.T.C. CERTIFICATE OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION
- 1.5. SHALL HAVE FACTORY STANDARD CAMBER, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS
- LAMINATED VENEER LUMBER (LVL):
- 2.1. SHALL BE 1-3/4" MINIMUM THICKNESS WITH THE FOLLOWING MINIMUM PROPERTIES:
- 2.2. E = 1900 KSI
- 2.3. FB = 2600 PSI
- 2.4. FV = 285 PSI
- 2.5. FC (PARALLEL) = 2500 PSI
- 2.6. FC (PERP.) = 750 PSI
- 2.7. FT (PARALLEL) = 1500 PSI
- 2.8. SPECIFIC GRAVITY = 0.50
- 2.9. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER
- 2.10. SHALL BEAR A MINIMUM OF 3-1/2" ON SPECIFIED SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS
- 2.11. SHALL BE NAILED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. UNLESSSS OTHERWISE APPROVED, NAILING INTO THE TOP EDGE SHALL NOT BE SPACED ANY CLOSER THAN:
- 2.11.1. 16D 6"
- 2.11.2. 10D 4"
- 2.11.3. 8D 3"
- 2.11.4. WHEN NAILING MUST BE REDUCED, STAGGER ROWS A MINIMUM OF 1/2" APART WHILE MAINTAINING PROPER EDGE DISTANCES
- 2.12. SHALL BE, WHEN COMPRISED OF MULTIPLE MEMBERS, CONNECTED WITH 16D NAIL, 1/2" BOLTS OR 1/4" LAG SCREWS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2.13. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
3. PARALLEL STRAND LUMBER (PSL):
- 3.1. SHALL BE 2-1/2" MINIMUM THICKNESS WITH THE FOLLOWING MINIMUM PROPERTIES:
- 3.1.1. E = 2000 KSI
- 3.1.2. FB = 2900 PSI
- 3.1.3. FV = 290 PSI
- 3.1.4. FC (PARALLEL) = 2900 PSI
- 3.1.5. FC (PERP.) = 750 PSI
- 3.1.6. FT (PARALLEL) = 2025 PSI
- 3.1.7. SPECIFIC GRAVITY = 0.50
- 3.2. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER
- 3.3. SHALL BEAR A MINIMUM OF 3-1/2" ON SPECIFIED SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS
- 3.4. SHALL BE NAILED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE APPROVED, NAILING SHALL NOT BE SPACED ANY CLOSER THAN:
- 3.4.1. NARROW FACE: 6" FOR 16D COMMON, 4" FOR 10D COMMON, AND 3" FOR 8D COMMON
- 3.4.2. WIDE FACE: 8" FOR 16D COMMON, 6" FOR 10D & 8D COMMON
- 3.4.3. WHEN NAILING MUST BE REDUCED, STAGGER ROWS A MINIMUM OF 1/2" APART WHILE MAINTAINING PROPER EDGE DISTANCES
- 3.5. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
- PLYWOOD I JOISTS:
- 4.1. TYPE AND MANUFACTURER SHALL BE CLEARLY NOTED ON THE PLANS. SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- 4.2. SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE APPROVALS AND MANUFACTURER'S SPECIFICATIONS.
- 4.3. SHALL BEAR A MINIMUM OF 1-3/4" AT ALL END SUPPORTS, AND 3-1/2" AT INTERMEDIATE SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS
- 4.4. SHALL BE INSTALLED WITH INTERMEDIATE BLOCKING OR BRIDGING AS SPECIFIED BY THE MANUFACTURER. ONLY OMIT INTERMEDIATE BLOCKING WHEN SPECIFICALLY ALLOWED BY THE MANUFACTURER.
- 4.5. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
- TIMBER / LUMBER
1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH, S4S AND SHALL CONFORM TO CBC SECTION 2303.1.
2. THE MINIMUM LUMBER GRADE OF EACH MEMBER SHALL BE AS FOLLOWS UON ON PLANS AND DETAILS:
- 2.1. 2X STUDS, BLOCKING, PLATES: STUD
- 2.2. 2X JOISTS #2 OR BETTER
- 2.3. 4X4 BEAMS OR POSTS #2 OR BETTER
- 2.4. 4X6 OR LARGER BEAMS OR POSTS #1 OR BETTER
- IT IS RECOMMENDED (BUT NOT REQUIRED) THAT ALL EXPOSED MEMBERS BE SELECT STRUCTURAL OR BETTER AND FREE OF HEART CENTER DUE TO VISUAL CHARACTERISTICS.
3. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE REDWOOD OR PRESSURE TREATED DOUGLAS FIR. CONTRACTOR SHALL COORDINATE WITH EOR IF PRESSURE TREATED MATERIAL UTILIZES A CORROSIVE TREATMENT GREATER THAN "DOT" PRIOR TO INSTALLATION. WHENEVER IT IS NECESSARY TO CUT, NOTCH, BORE OR SPLICE PRESSURE TREATED MATERIAL, ALL NEWLY CUT SURFACES SHALL BE THOROUGHLY PAINTED WITH THE SAME PRESERVATIVE.
4. MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19%.
- ALL PLYWOOD SHEATHING SHALL BE CDX GRADE (OR BETTER) DOUGLAS FIR WITH EXTERIOR GLUE. ALL SHEATHING SHALL CONFORM TO CBC STANDARD 23-2 AND GRADE-MARKED BY THE AMERICAN PLYWOOD ASSOCIATION (APA), PANEL INDEX TO BE 40/20 FOR FLOORS AND 24/0 FOR ROOFS (UON) ON THE PLANS AND DETAILS.

FOUNDATIONS

1. REFER TO STRUCTURAL DESIGN PARAMETERS SECTION ON SHEET S-1.1 FOR ALL SOIL DESIGN VALUES USED IN CALCULATIONS.
2. SOILS VALUES PER GEOLOGIC/GEOTECHNICAL REPORT REFERENCED ON FOUNDATION PLAN. THIS REPORT AND ALL RECOMMENDATIONS CONTAINED THEREIN ARE TO BE CONSIDERED A PART OF THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE SOILS REPORT FROM THE OWNER. A COPY OF THE SOILS REPORT SHALL BE ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION.
4. UNEXPECTED SOIL CONDITIONS: ALLOWABLE VALUES AND SUBSEQUENT FOUNDATION DESIGNS ARE BASED ON SOIL CONDITIONS WHICH ARE SHOWN BY TEST BORINGS. ACTUAL SOIL CONDITIONS WHICH DEViate APPRECIABLY FROM THAT SHOWN IN THE TEST BORINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ALL COMPACTION, FILL, BACKFILLING AND SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT SOILS REPORT OR CBC APPENDIX CHAPTER J. ALL SUCH WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT SOILS ENGINEER.
6. EXCAVATE TO REQUIRED DEPTHS AND DIMENSIONS (AS INDICATED IN THE DRAWINGS), CUT SQUARE AND SMOOTH WITH FIRM LEVEL BOTTOMS. CARE SHALL BE TAKEN NOT TO OVER-EXCAVATE FOUNDATION AT LOWER ELEVATION AND PREVENT DISTURBANCE OF SOILS AROUND HIGH ELEVATION.
7. FOUNDATIONS SHALL BE POURED IN NEAT EXCAVATIONS.
8. EXCAVATE ALL FOUNDATIONS TO REQUIRED DEPTHS INTO COMPACTED FILL (AS PER PLANS AND DETAILS) AND AS VERIFIED BY THE BUILDING OFFICIAL AND/OR SOILS ENGINEER.
9. ALL FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE BUILDING OFFICIAL AND/OR A REPRESENTATIVE OF THE SOILS ENGINEER PRIOR TO FORMING AND PLACEMENT OF REINFORCING OR CONCRETE.
10. FOUNDATIONS SHALL NOT BE POURED UNTIL ALL REQUIRED REINFORCING STEEL, FRAMING HARDWARE, SLEEVES, INSERTS, CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND INSPECTED BY THE APPROPRIATE BUILDING OFFICIAL/INSPECTOR(S).
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR IN CHARGE OF FRAMING TO PROPERLY POSITION ALL HOLDOWN BOLTS, ANCHOR BOLTS, COLUMN BASES, AND ALL OTHER CAST-IN-PLACE HARDWARE. REFER TO TYPICAL DETAILS. ALL HARDWARE TO BE SECURED PRIOR TO FOUNDATION INSPECTIONS.
12. THE SIDES AND BOTTOMS OF DRY EXCAVATIONS MUST BE MOISTENED PRIOR TO PLACING CONCRETE. CONVERSELY, DE-WATER FOOTINGS AS REQUIRED TO REMOVE STANDING WATER AND TO MAINTAIN OPTIMUM WORKING CONDITIONS.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND THE PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL SAFETY ORDINANCES. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, BRACING AND SHORING REQUIRED.

SOILS

1. SLOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

2. IF NO SOILS REPORT HAS BEEN PROVIDED BY THE OWNER OR TENANT AUTHORIZING THE CURRENT CONSTRUCTION AS INDICATED BY FOUNDATION NOTES, THE OWNER OR TENANT AUTHORIZING THE CURRENT CONSTRUCTION BY PROCEEDING WITH CONSTRUCTION, IS PROCEEDING AT THEIR OWN RISK AND THIS ENGINEER ASSUMES NO RESPONSIBILITY FOR THE POSSIBLE MOVEMENT OF THE SOILS SUPPORTING THE BUILDING FOUNDATION.

SPECIAL INSPECTION REQUIREMENTS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND THE COORDINATION INVOLVED IN THE EXECUTION OF THE FOLLOWING INSPECTIONS. REQUESTS FOR INSPECTIONS SHALL BE MADE NO LATER THAN 48 HOURS PRIOR TO THEIR NECESSITY.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE FOLLOWING ELEMENTS ARE VISIBLE AND AVAILABLE FOR INSPECTION:
- 2.1. EPOXY ANCHORS
- 2.2. WELDING (REFER TO STRUCTURAL STEEL SECTION FOR SPECIFIC REQUIREMENTS)
- 2.3. ALL BOLTED CONNECTIONS EXCEPT F1554 GRADE 36 BOLTS
3. A PRE-CONSTRUCTION MEETING INCLUDING THE SPECIAL INSPECTOR, ENGINEER OF RECORD (EOR), ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATIONS, THE CONTRACTOR, AND ALL APPROPRIATE SUBCONTRACTORS SHALL BE HELD TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.
4. DURING THE COURSE OF CONSTRUCTION THE SPECIAL INSPECTOR SHALL VISUALLY REVIEW THE STRUCTURAL ELEMENTS FOR GENERAL CONFORMANCE WITH THE APPROVED PLANS. ANY OBSERVED DEFICIENCIES SHALL HE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, TO THE CONTRACTOR, AND TO THE BUILDING DEPARTMENT.
5. UPON COMPLETION OF THE APPLICABLE SHEARWALLS AND/OR ANCHORAGE SYSTEM AND PRIOR TO COVERING THE SHEARWALL/ANCHORAGE SYSTEM, THE SPECIAL INSPECTOR SHALL SUBMIT A LETTER TO THE EOR AND BLDG. DEPARTMENT WITH HIS/HER SIGNATURE ATTESTING TO (1) THE DATES ON WHICH VISUAL REVIEWS WERE CONDUCTED, (2) DEFICIENCIES OBSERVED, AND (3) CORRECTIONS TAKEN. THE LETTER SHALL CERTIFY THAT ALL REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE OBSERVER'S KNOWLEDGE, HAVE BEEN RESOLVED.
6. PRIOR TO COVERING THE WORK, THE SHEARWALLS AND/OR ANCHORAGE SYSTEM SHALL BE INSPECTED AND APPROVED BY THE DEPARTMENT INSPECTION STAFF ASSIGNED TO THE PROJECT. SUCH APPROVAL BY THE DEPARTMENT IS REQUIRED PRIOR TO COVERING. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE THE COVERING OF THE SHEARWALLS OR ANCHORAGE SYSTEM. THE OBSERVATIONS OF THE SPECIAL INSPECTOR ARE ADVISORY ONLY AND THEY DO NOT IN ANY WAY BIND THE INSPECTOR OR CONSTITUTE A CERTIFICATION THAT THE SHEARWALLS WILL PASS DEPARTMENT INSPECTION.

FOUNDATION

1. ALL EXISTING FILL SOIL AND DISTURBED NATURAL SOILS ARE TO BE EXCAVATED AND REPLACED WITH PROPERLY COMPACTED FILL. ALL FILLING, BACKFILLING, RE-COMPACTON, ETC. IS TO BE ACCOMPLISHED ONLY UNDER THE SUPERVISION OF A SOILS ENGINEER COMPACTED FILL SHALL BE 95% DENSITY.
2. FOOTINGS ARE TO BE CARRIED A MINIMUM OF 18" INTO FIRM UNDISTURBED NATURAL SOIL OR APPROVED COMPACTED FILL.
3. DESIGN BEARING PRESSURE IS 1500 PSF WITH A 33% INCREASE FOR SEISMIC OR WIND LOADING.
4. RELATIVELY NON-EXPANSIVE FILL SHOULD BE USED IN BACKFILLING BEHIND WALLS ALL WALLS SHALL BE ADEQUATELY SHORED DURING THE BACKFILL OPERATION.

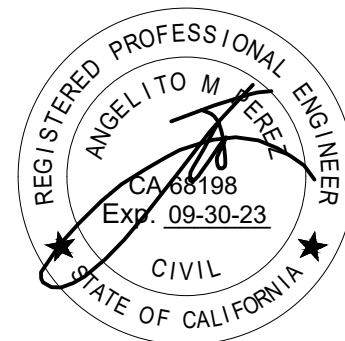


Golden Designs
STRUCTURAL ENGINEERING

392 WHITNEY WAY,
MORGAN HILL, CA 95037
EMAIL: ADMIN@GD-SE.COM
TEL: (408) 659 5580

New House & New ADU Detached
Flosa Way, Gilroy, CA.

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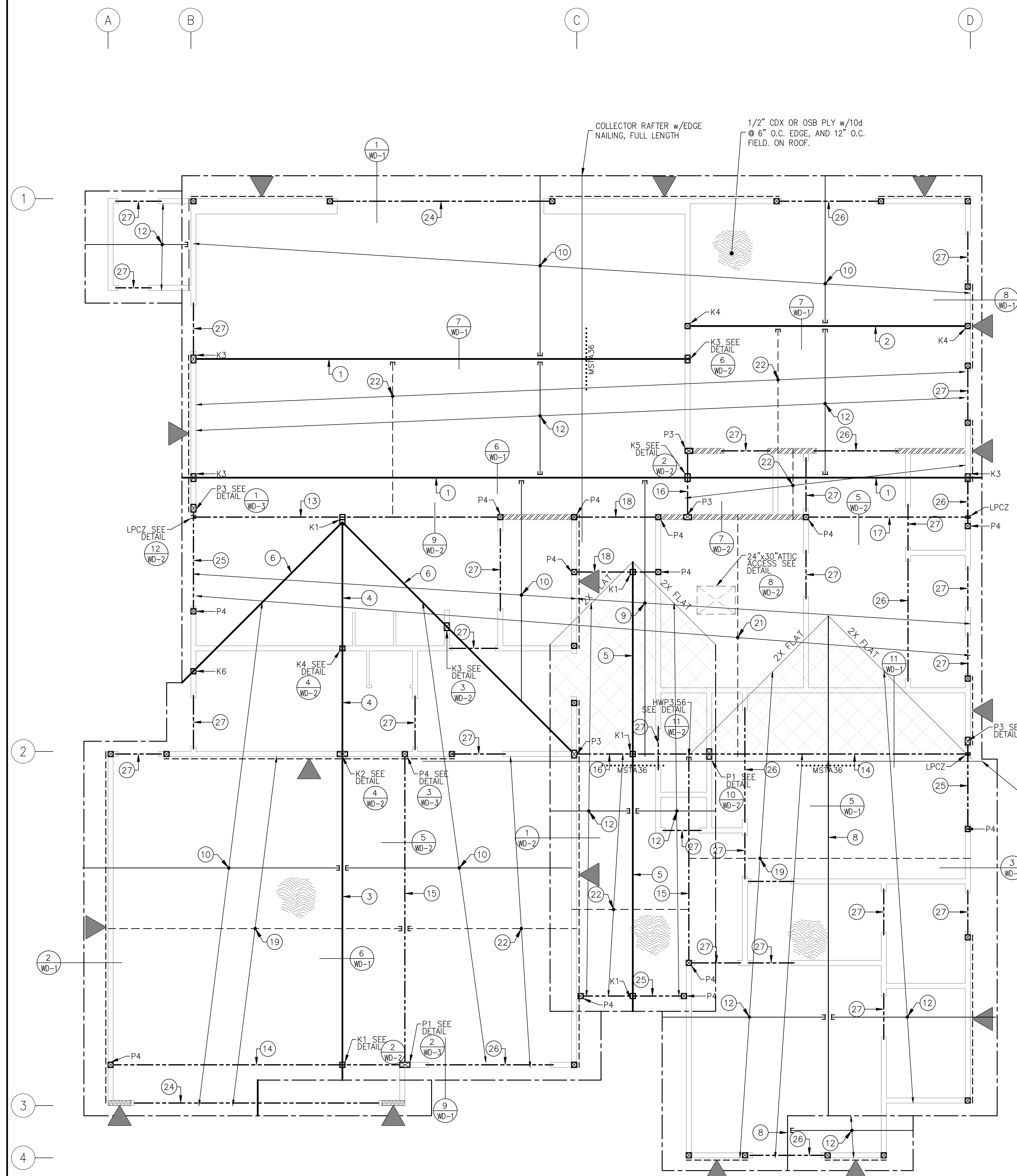
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	08/30/2022	BUILDING SUBMITTAL

DATE: 08/30/2022
DRAWN BY: I.A.R.
DESIGNER BY: I.A.R.
SCALE: AS SHOWN
JOB NO.: A-26-22

STRUCTURAL
NOTES

SHEET NO.

S-0.1



ROOF FRAMING PLAN

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

STRUCTURAL MEMBERS

①	RIDGE BEAM	5 1/4"x18" 2.2E PSL
②	RIDGE BEAM	3 1/2"x11 7/8" 2.2E PSL
③	RIDGE BEAM	3 1/2"x14" 2.2E PSL
④	RIDGE BEAM	4"x12" D.F.L.#2
⑤	RIDGE BEAM	4"x10" D.F.L.#2
⑥	VALLEY BEAM	4"x12" D.F.L.#2
⑦	VALLEY BEAM	4"x8" D.F.L.#2
⑧	RIDGE BOARD	2"x8" D.F.L.#2
⑨	ROOF RAFTER	2"x10" D.F.L.#2 @ 12" OC
⑩	ROOF RAFTER	2"x10" D.F.L.#2 @ 24" OC
⑪	ROOF RAFTER	2"x8" D.F.L.#2 @ 24" OC
⑫	ROOF RAFTER	2"x6" D.F.L.#2 @ 24" OC

23	HEADER BEAM	3 1/2"x14" 2.2E PSL
24	HEADER BEAM	4"x12" D.F.L.#2
25	HEADER BEAM	4"x10" D.F.L.#2
26	HEADER BEAM	4"x8" D.F.L.#2
27	HEADER BEAM	4"x6" D.F.L.#2

13	CEILING BEAM	5 1/4"x14" 2.2E PSL
14	CEILING BEAM	5 1/4"x11 7/8" 2.2E PSL
15	CEILING BEAM	3 1/2"x11 7/8" 2.2E PSL
16	CEILING BEAM	3 1/2"x9 1/2" 2.2E PSL
17	CEILING BEAM	4"x10" D.F.L.#2
18	CEILING BEAM	4"x8" D.F.L.#2
19	CEILING JOIST	2"x10" D.F.L.#2 @ 24" OC
20	CEILING JOIST	2"x8" D.F.L.#2 @ 12" OC
21	CEILING JOIST	2"x8" D.F.L.#2 @ 24" OC
22	CEILING JOIST	2"x6" D.F.L.#2 @ 24" OC

P1	4"x8" D.F.L.#2 POST w/ECCQ OR CCQ
P2	4"x8" D.F.L.#2 POST w/ECCLL
P3	4"x6" D.F.L.#2 POST
P4	4"x4" D.F.L.#2 POST w/EPCZ OR PCZ
P5	4"x4" D.F.L.#2 POST P.T. OR RDWD. w/LCE

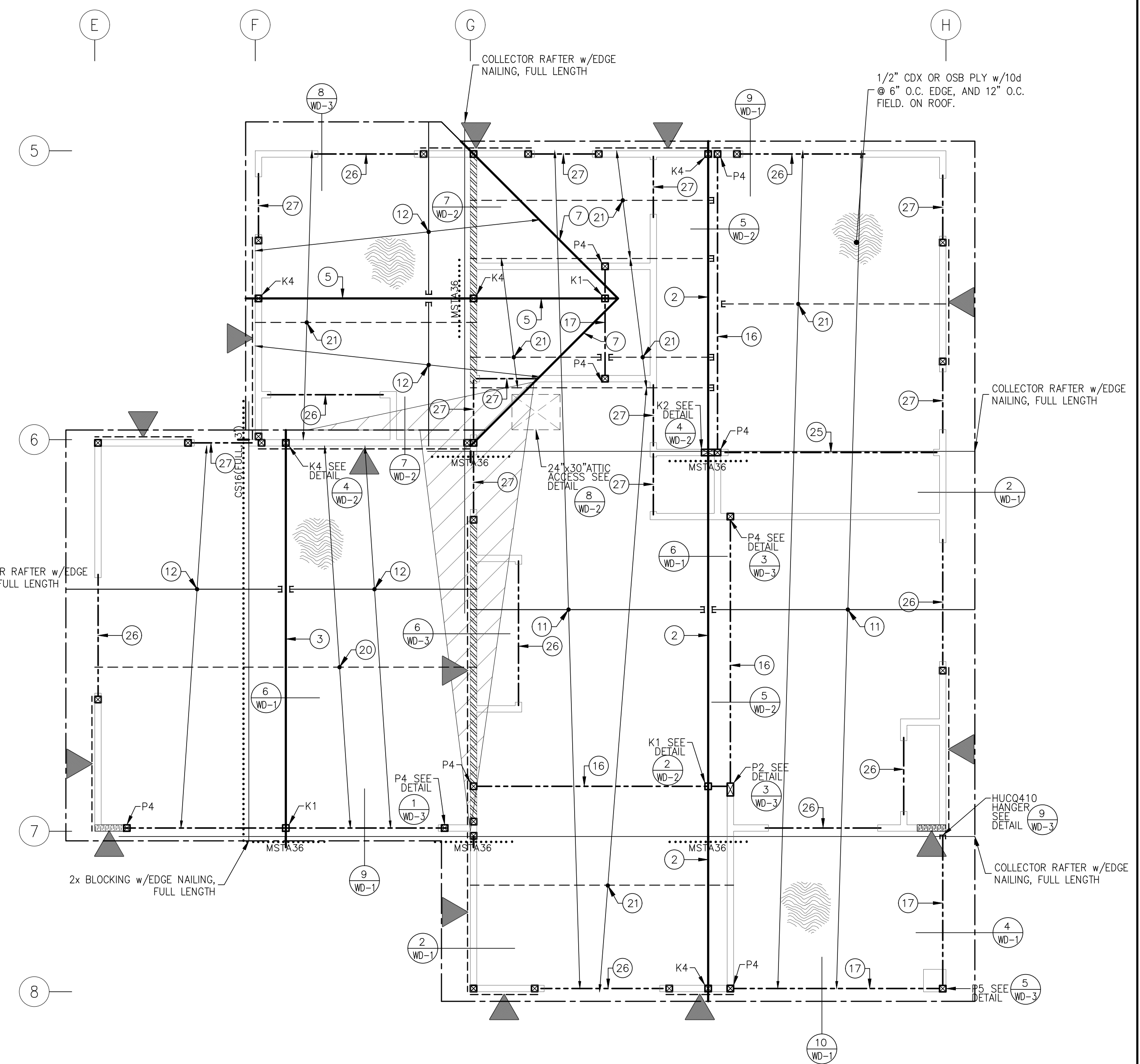
STRUCTURAL FRAMING SYMBOLS

Diagram illustrating the layout of a roof structure, showing various components and their dimensions:

- NEW HIPs, VALLEYS, RIDGE
- NEW BEAM OR HEADER
- LEDGER 2x
- COLLECTOR STRAP-BEAM TO BEAM, BEAM TOP PLATE OR TIE TOP PLATE.
- X=LENGTH TO LEFT
Y=LENGTH TO RIGHT
BOTH IN FEEL

Diagram illustrating the geometry of a horizontal strap. A horizontal line of dots represents the strap. A point on this line is labeled "STRAP (X, Y)". An arrow points from this point to the text "CENTER OF STRAP". The text "HORIZONTAL STRAP" is also present.

K1	4"x4"	D.F.L.#2	KING POST	w/PCZ TOP & BOTTOM
K2	4"x8"	D.F.L.#2	POST	w/ECCQ OR CCQ
K3	4"x6"	D.F.L.#2	KING POST	
K4	4"x4"	D.F.L.#2	KING POST	w/EPCZ TOP
K5	4"x6"	D.F.L.#2	KING POST	w/PCZ TOP & BOTTOM
K6	4"x4"	D.F.L.#2	KING POST	



ROOF FRAMING PLAN

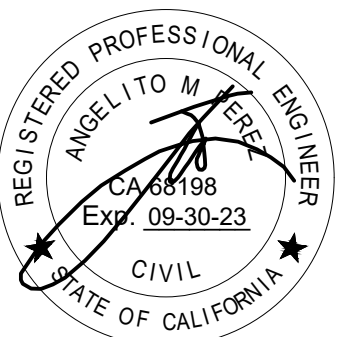
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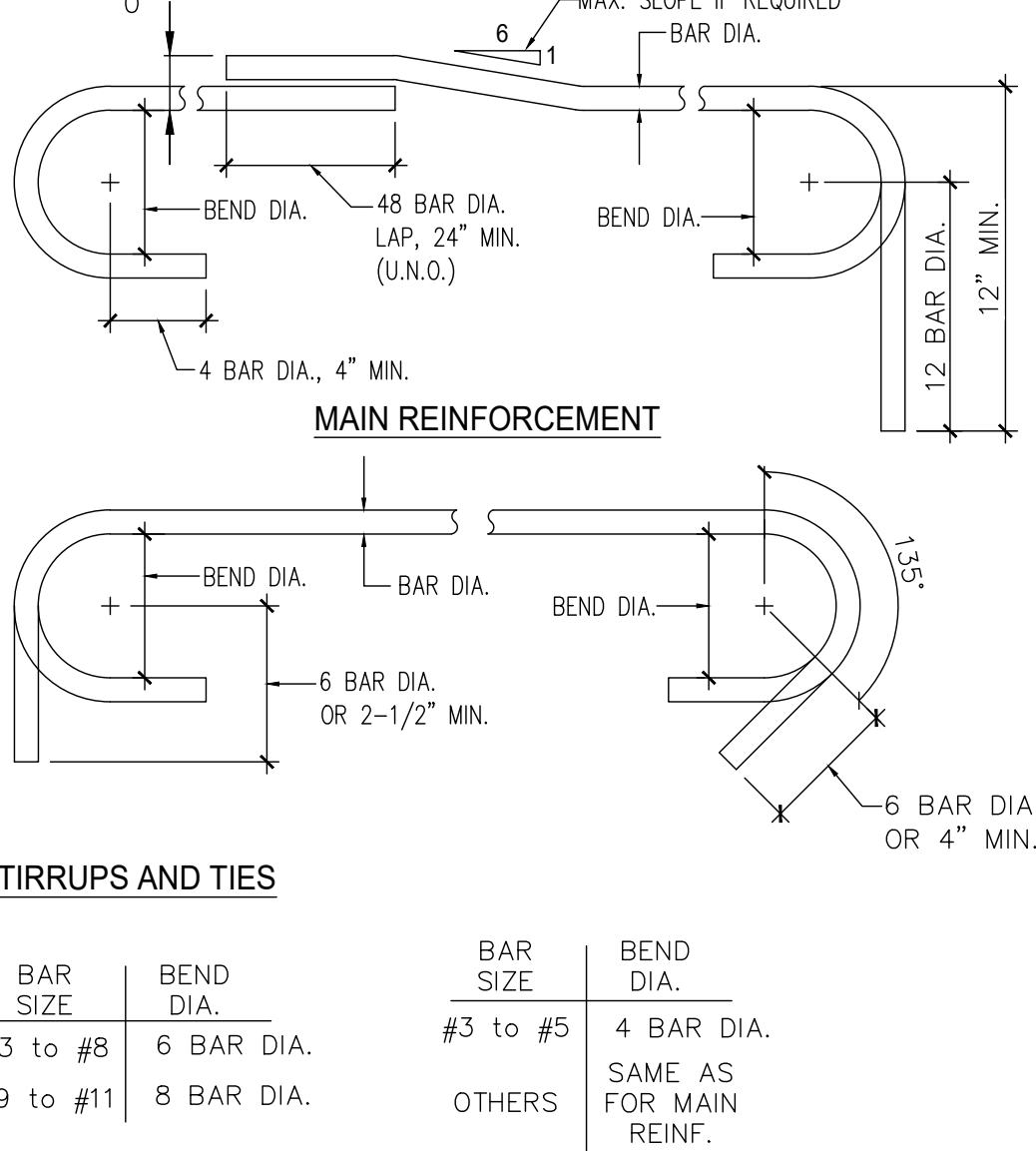
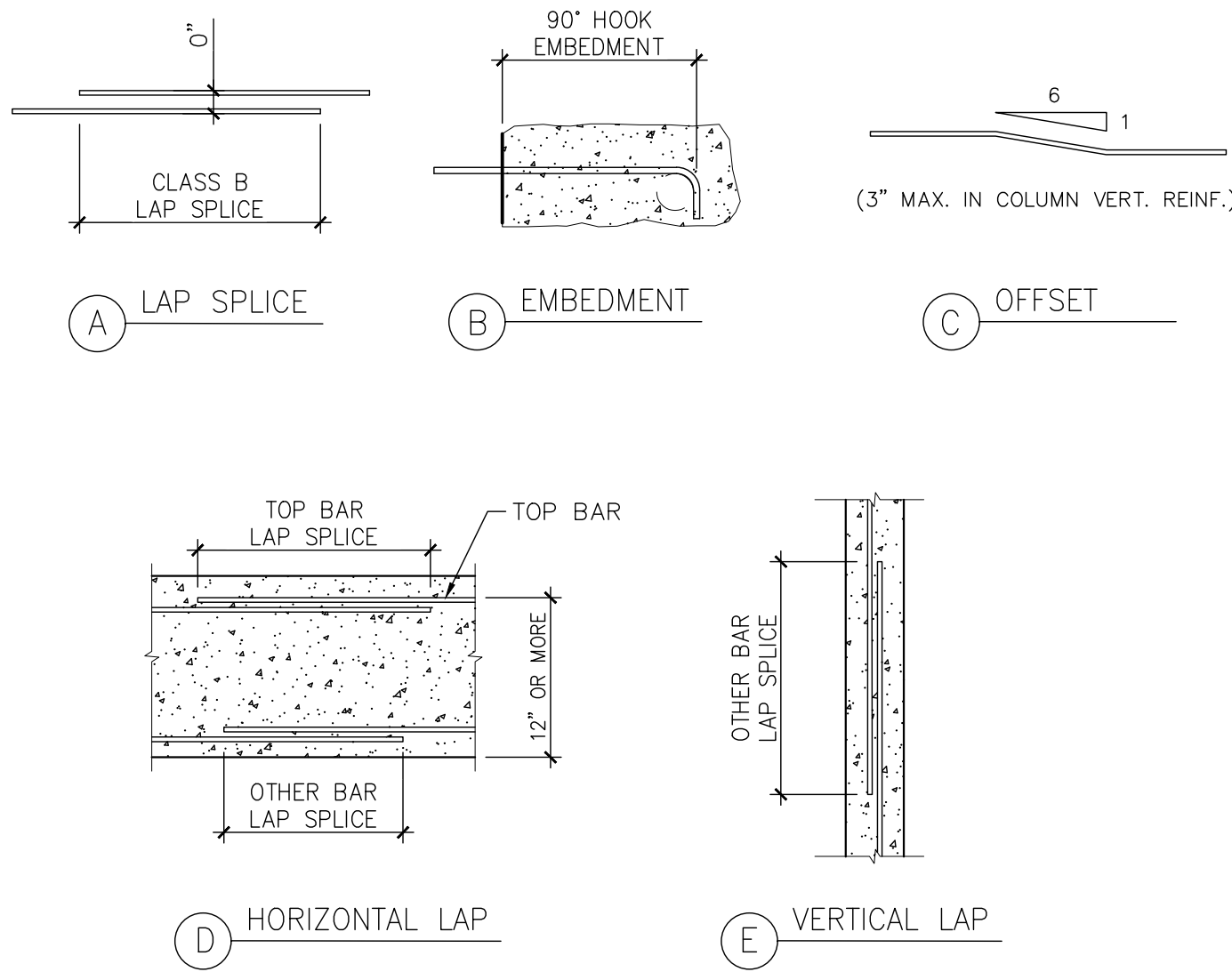
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ROOF FRAMING PLAN

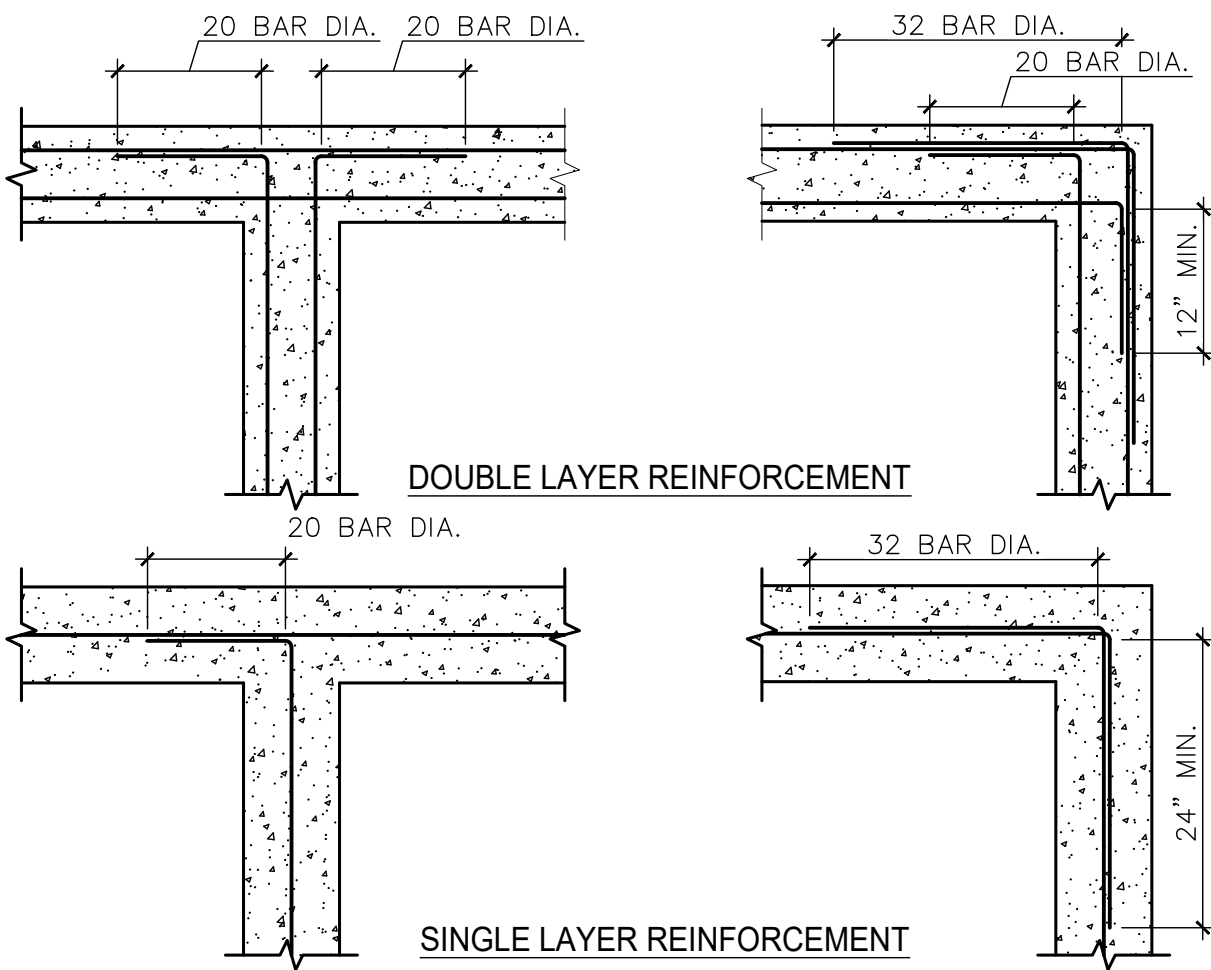
SHEET NO.

S-2



CLASS A & B BAR LAP SPLICE LENGTHS (INCHES)									
Ld = DEVELOPMENT LENGTH OF BAR									
BAR SIZE	f'c=2500			f'c=3000			f'c=4000		
	Ld	A	B	Ld	A	B	Ld	A	B
# 3	18	18	23	16	16	21	14	14	18
# 4	24	24	31	22	22	28	19	19	25
# 5	30	30	39	27	27	36	24	24	31
# 6	36	36	47	33	33	43	28	28	37
# 7	53	53	68	48	48	62	42	42	54
# 8	60	60	78	55	55	71	47	47	62
# 9	68	68	88	62	62	80	54	54	70
# 10	76	76	99	70	70	77	60	60	78
# 11	85	85	110	90	90	100	67	67	87

- NOTES:
- FOR SLAB BARS, BOTTOM BEAM BARS, AND TEMPERATURE BARS IN SLABS, BEAMS, OR FOOTINGS WITH SPACING 6" OR MORE, USE 0.8 TIMES THE LENGTHS SHOWN, BUT NOT LESS THAN 1'-0".
 - FOR BARS WITH MORE THAN 1'-0" OF CONCRETE CAST BELOW THE DEVELOPMENT LENGTH OR SPLICE, USE 1.3 TIMES THE LENGTHS SHOWN.
 - IF MORE THAN 50% OF THE BARS ARE SPLICED WITHIN SPLICE LENGTH, USE CLASS 'B' LAP, OTHERWISE USE CLASS 'A' LAP.

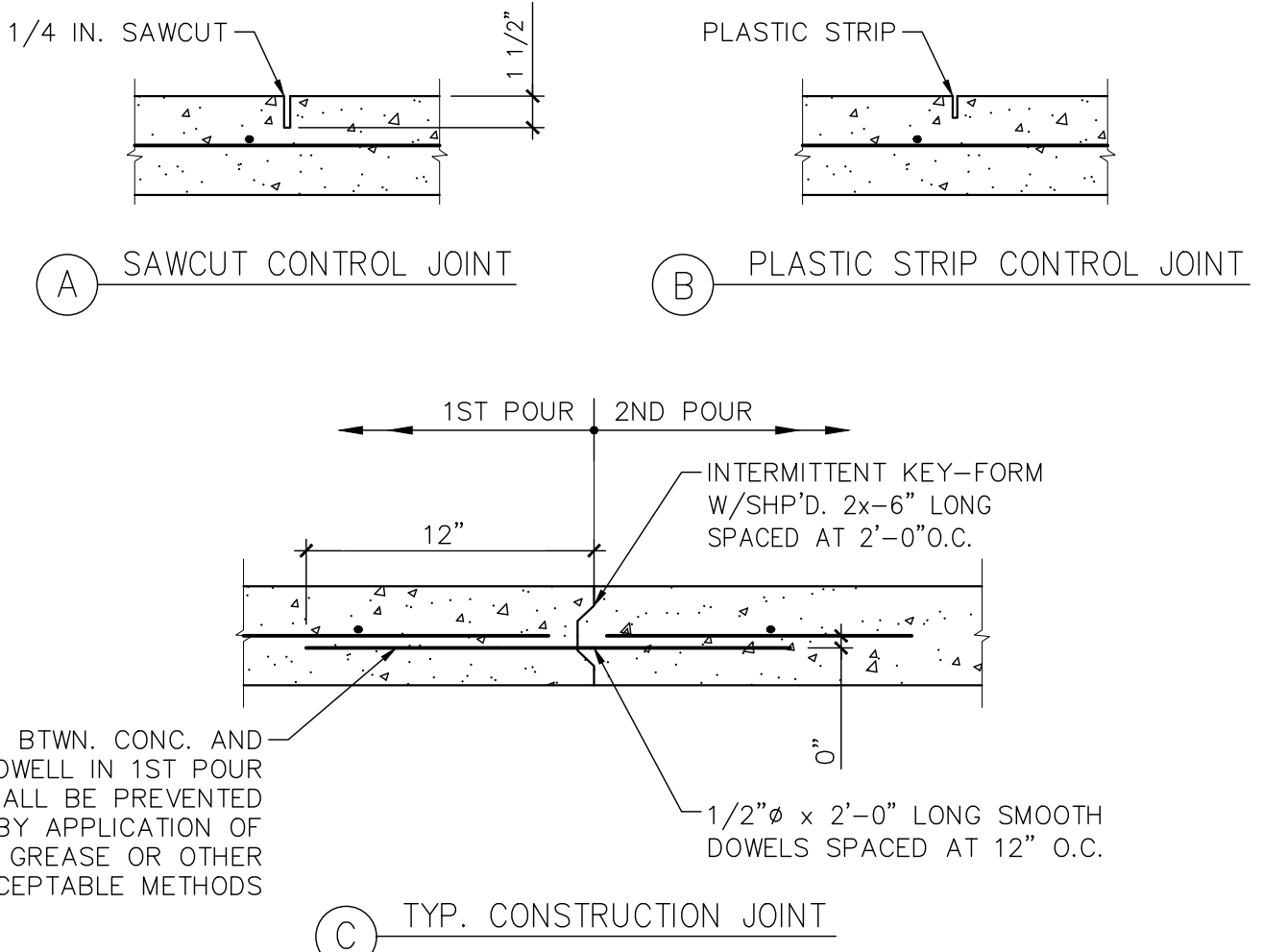
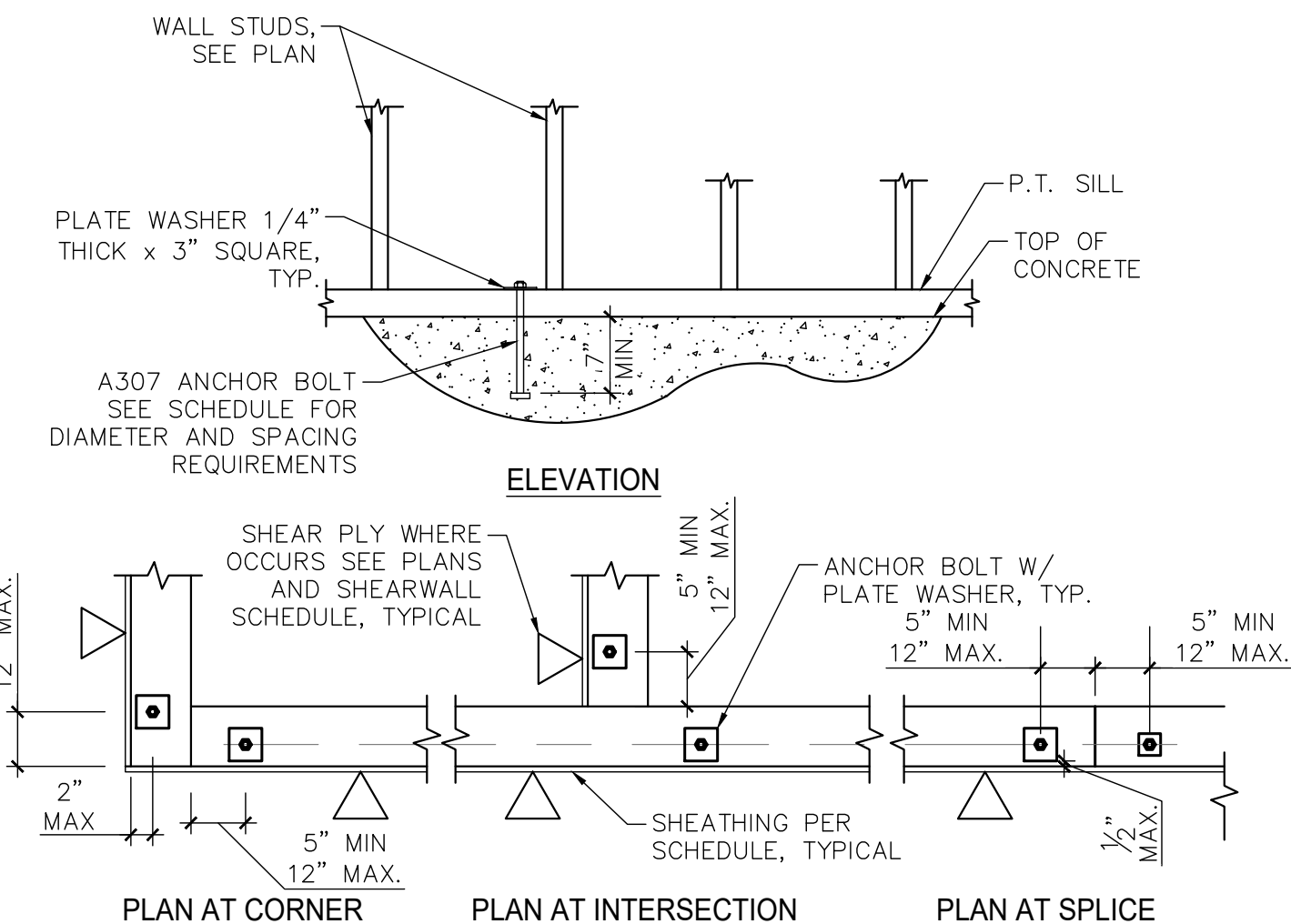
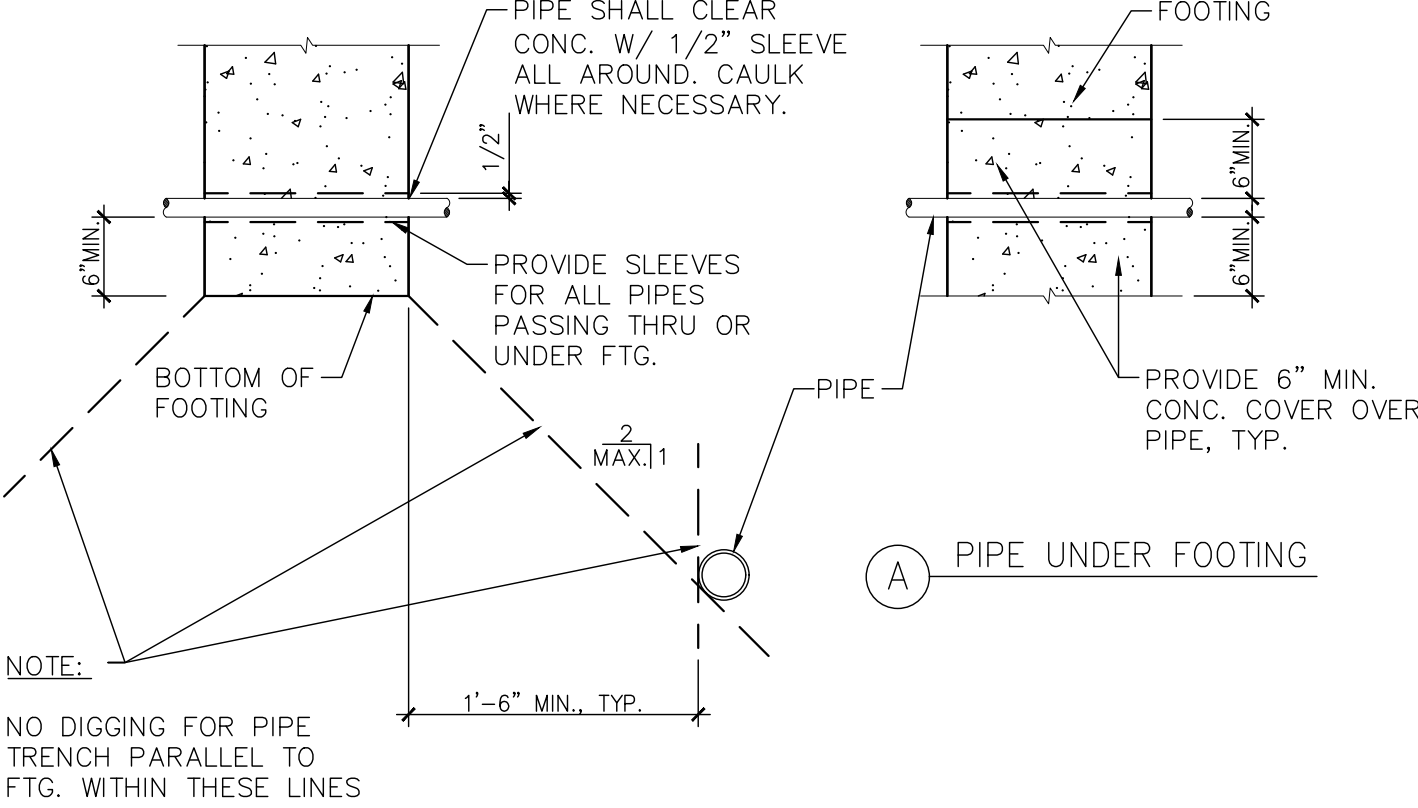


1 TYPICAL REINFORCEMENT EMBED, LAP SPLICE AND OFFSET SCALE: 3/4" = 1'-0"

2 TYPICAL REINFORCING BAR BENDS AND TIES SCALE: 3/4" = 1'-0"

3 TYPICAL LAP SPLICE SCHEDULE SCALE: 3/4" = 1'-0"

4 BAR LAPS AT CONCRETE INTERSECTIONS FOOTINGS & WALLS SCALE: 3/4" = 1'-0"



5 PIPE THRU FTG. AND PARALLEL TO FTG. SCALE: 3/4" = 1'-0"

6 SILL PLATE ANCHOR BOLT REQUIREMENT SCALE: 3/4" = 1'-0"

7 TYPICAL CONSTRUCTION AND CONTROL JOINTS AT SLAB ON GRADE SCALE: 3/4" = 1'-0"

8

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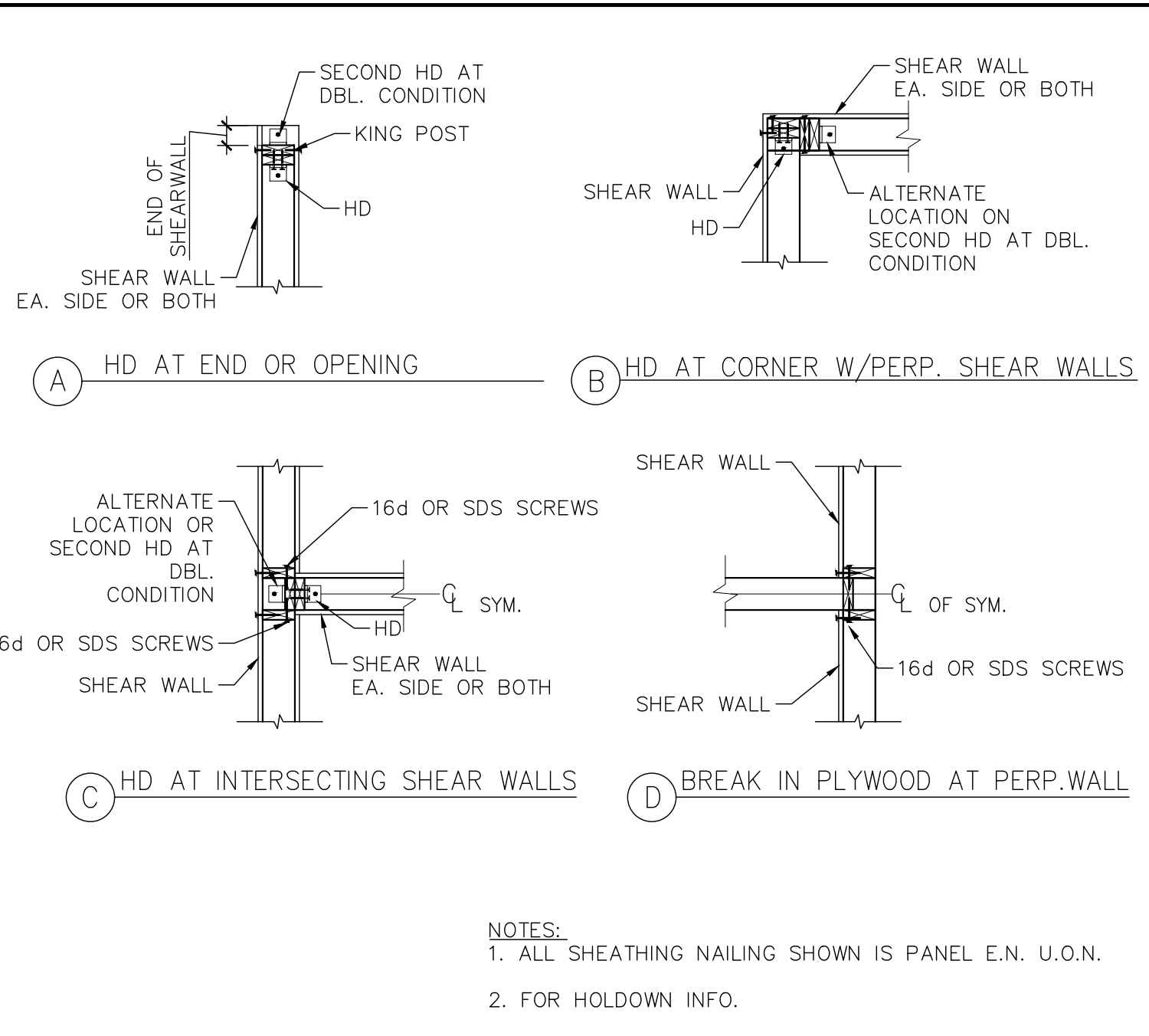
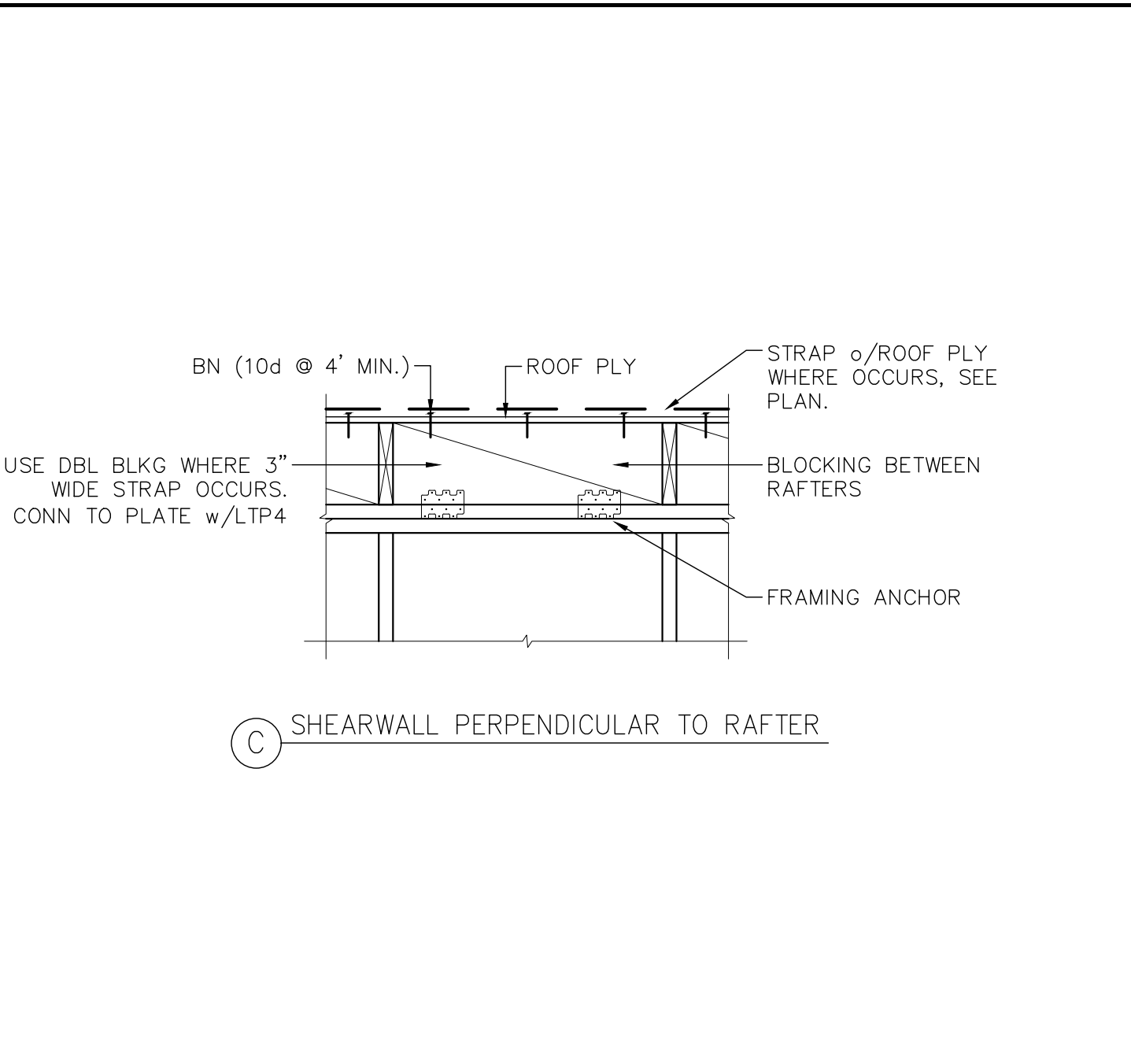
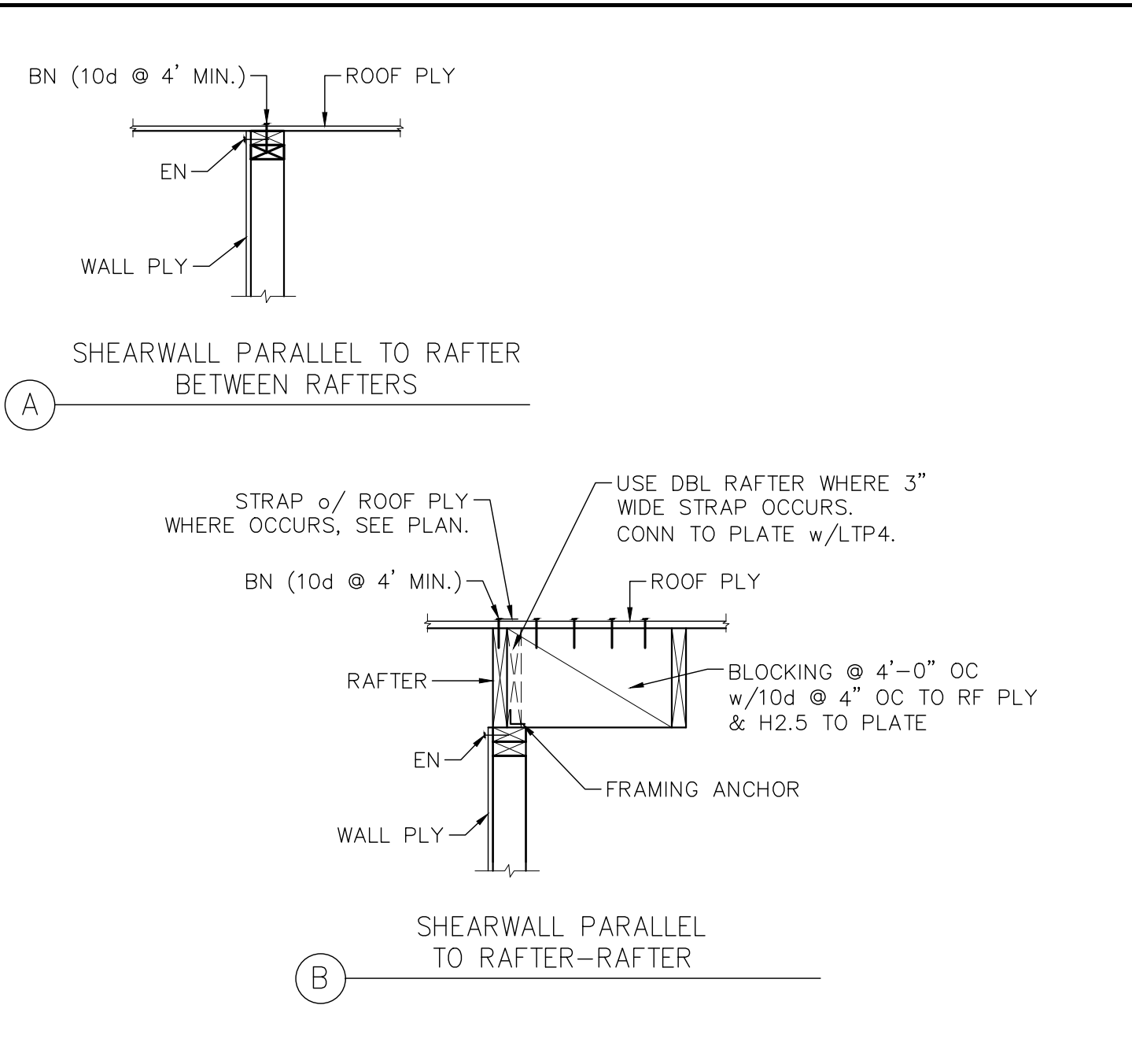
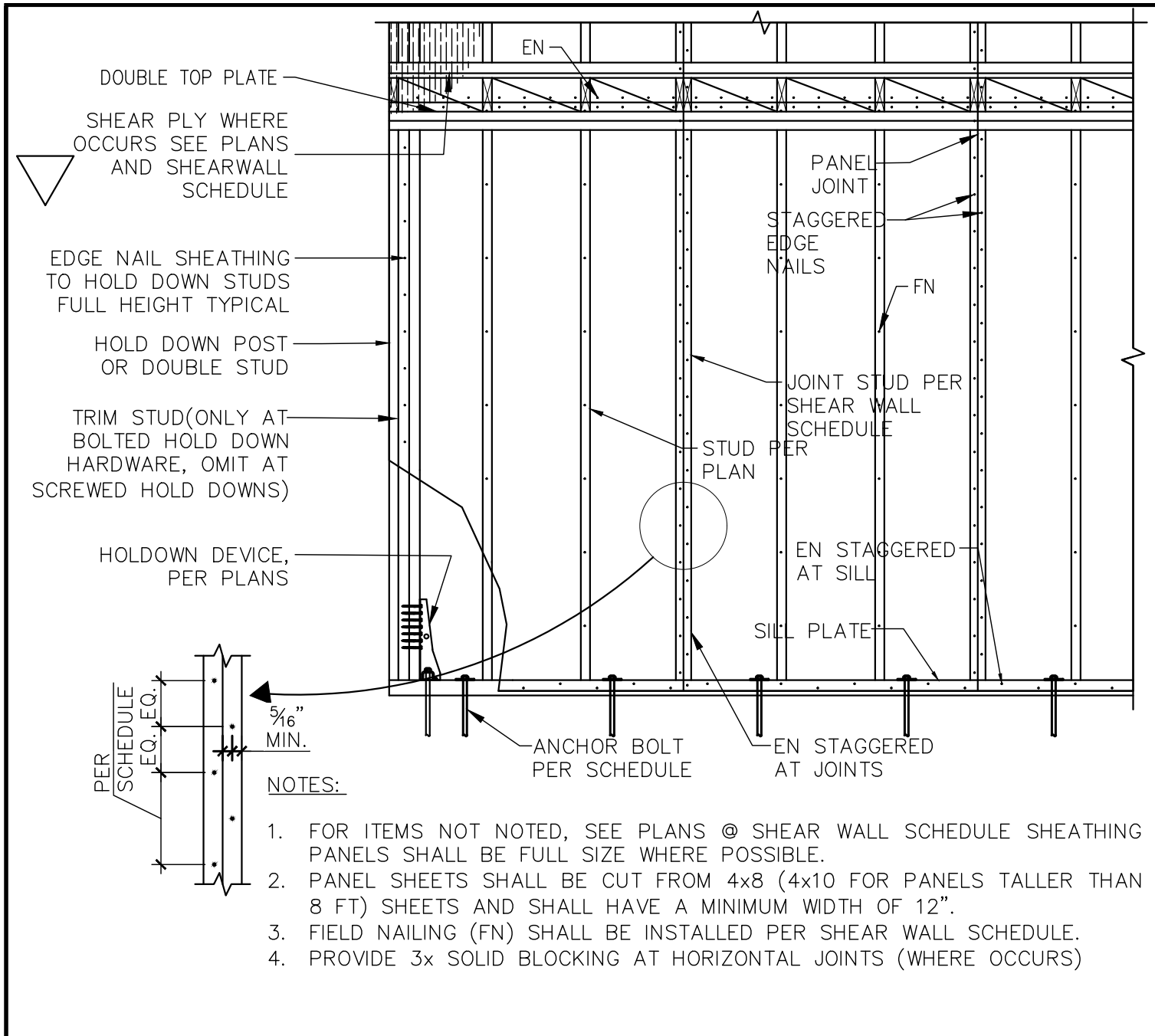
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STANDARD
DETAILS

SHEET NO.
SD-1

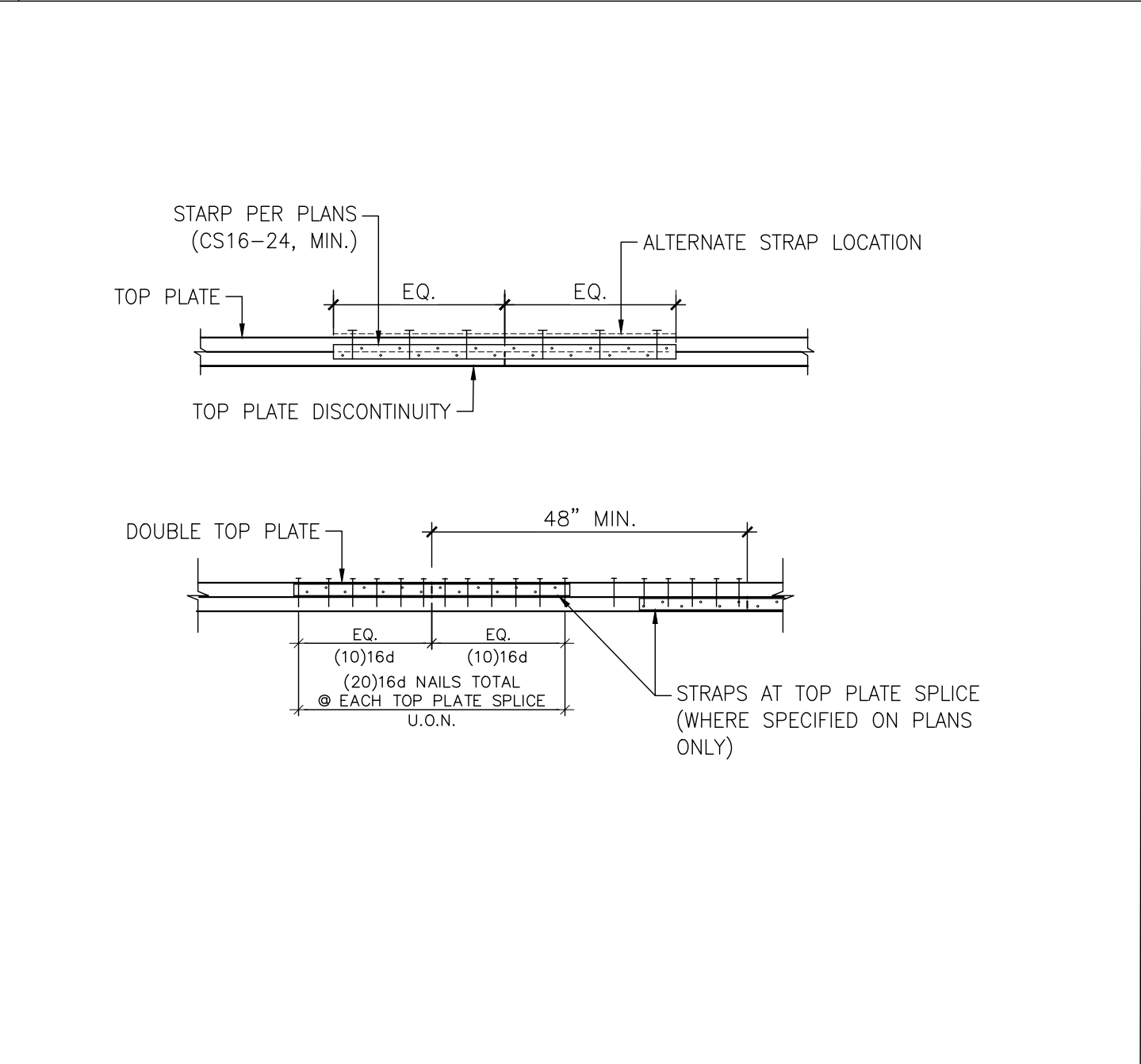
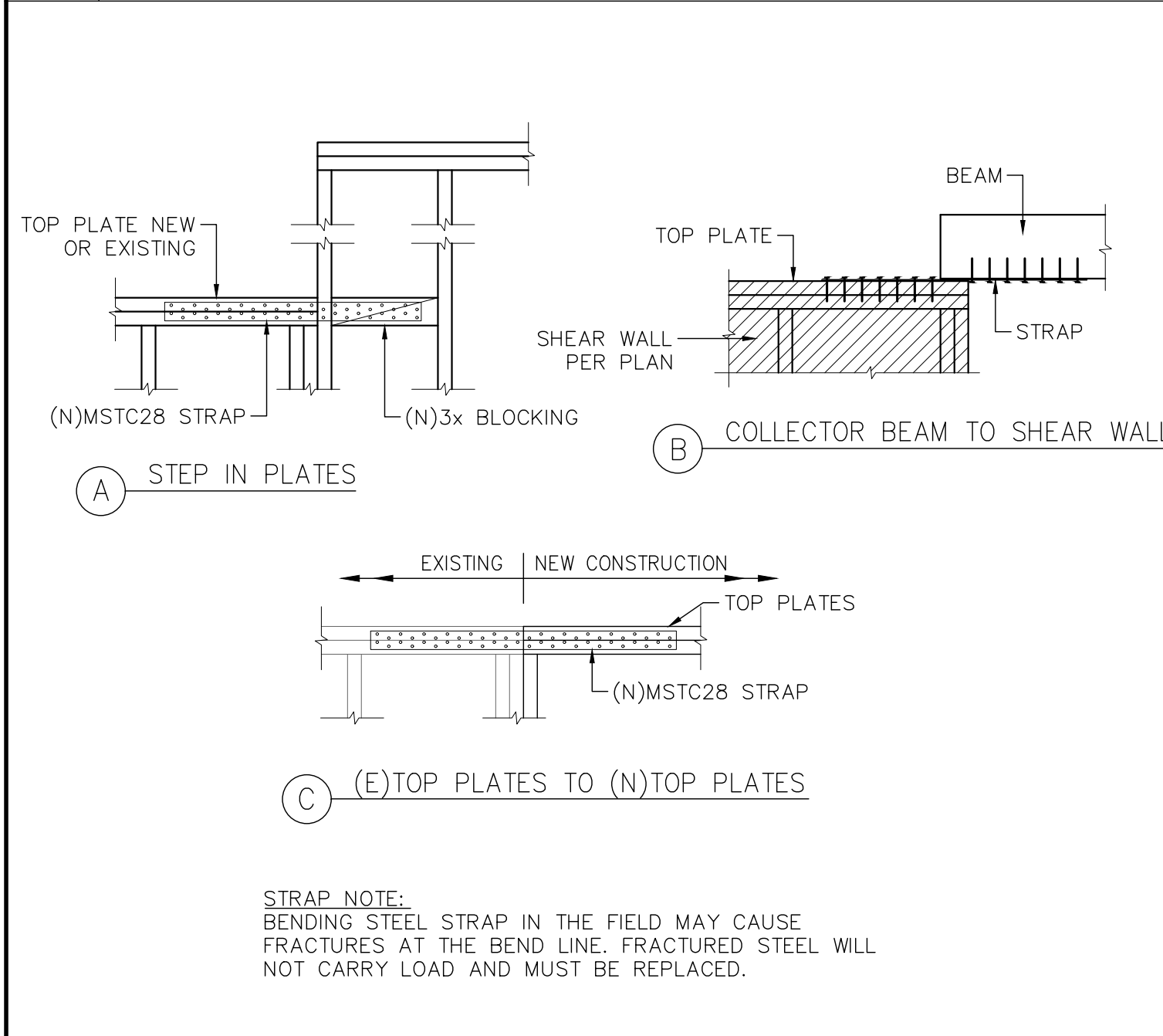


1 TYPICAL SHEAR WALL FRAMING SCALE: 3/4" = 1'-0"

2 SHEARWALL PARALLEL TO RAFTER-RAFTER SCALE: 3/4" = 1'-0"

3 SHEARWALL PERPENDICULAR TO RAFTER SCALE: 3/4" = 1'-0"

4 SHEAR TRANSFER AND/OR HD LOCATION SCALE: 3/4" = 1'-0"



SHEAR WALL NOTES:

- "— —" SYMBOL INDICATES LOCATION OF SHEAR MATERIAL.
- "△" SYMBOL IS A SHEAR WALL IDENTIFIER, AND INDICATES SIDES ON WHICH SHEAR MATERIAL IS TO BE PLACED. SEE SHEAR WALL SCHEDULE FOR MORE INFORMATION.
- BLOCK AND NAIL ALL JOINTS WITH NAILING SPECIFIED IN SHEAR WALL SCHEDULE.
- 8d AND 10d NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS.
- 5/8" Ø ANCHORS SHALL BE CAST INTO CONCRETE AT 4'-0" O.C. MAXIMUM, EXCEPT WHERE SHOWN OTHERWISE (SEE "SHEAR WALL SCHEDULE"). POWER DRIVEN FASTENERS WILL NOT BE PERMITTED ON EXTERIOR WALLS, OR SHEAR WALLS.
- NAIL ROOF SHEATHING WITH 8d NAILS 6" O.C. @ EDGES AND 12" O.C. INTERIOR (U.N.O.).
- ALL HOLDOWNS, STRAPS AND ANGLES CALLED OUT ON THESE PLANS ARE TO BE MANUFACTURED BY SIMPSON C.O. OR EQUAL.
- NAIL SHEAR MATERIAL TO ALL POSTS ATTACHED TO HOLDOWN OR STRAPS WITH 2-ROWS EDGE NAILING.
- ALL SIMPSON PRODUCTS ARE TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
- ALL 'PA' TYPE ANCHORS TO BE INSTALLED OVER PLYWOOD SHEAR MATERIAL.
- DO NOT OVERDRIVE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THAT THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.

5 HORIZONTAL STRAP DETAIL SCALE: 3/4" = 1'-0"

6 TYPICAL TOP PLATE DISCONTINUITY TYPICAL TOP PLATE SPLICE SCALE: 3/4" = 1'-0"

7

8 SHEAR WALL NOTES

NOTES (U.N.O. ON PLANS)

- "*" BLOCK ALL EDGES.
- "***" BLOCK ALL ADJOINING PLYWOOD EDGES WITH 3x LUMBER AND STAGGER NAILS (PLATES, STUDS, POST, BLOCKING, ETC.) USE 3x MUDSILL.
- OFFSET PANEL JOINTS ON DIFFERENT FRAMING MEMBERS WHERE PLYWOOD SHEAR MATERIAL OCCURS ON EACH SIDE OF WALL. OTHERWISE USE 3x MIN. LUMBER, NAILS SHALL BE STAGGERED ON BOTH SIDES.
- USE PNEUMATICALLY DRIVEN 16d NAILS FOR ALL SPACING LESS THAN 6" O.C. IF SILL PLATES SPLITS, NAILS SHALL BE DRIVEN IN PRE-DRILLED HOLES. NAILS SHALL NOT BE UNDERDRIVEN, OVERDRIVEN AND/OR SLANTED.
- ALL NAILS SHALL BE COMMON.
- "N/A" INDICATES NOT APPLICABLE WHEN PLYWOOD IS ON THE EXTERIOR FACE OF WALL. SEE PLANS FOR ATTACHMENTS WHEN PLYWOOD IS ON INTERIOR FACE OF WALL.
- PROVIDE STUDS AT 16" O.C. (MAX.).
- OSB (ORIENTED STRAND BOARD) APA RATED BOARD MAYBE USED IN LIEU OF PLYWOOD WITH BUILDING OWNERS OR ARCHITECTS APPROVAL. HOWEVER, OSB BOARDS SHALL BE RATED EQUAL OR BETTER THAN THE PLYWOOD SPECIFIED.
- USE 5/8" (SHEAR BOLTS) ALL-THREAD ROD EMBED 7" INTO (E) CONCRETE & SET W/SIMPSON 'SET-XP' EPOXY AT EXISTING FOOTING CONDITIONS ONLY. (DO NOT USE FOR HOLDOWN ANCHORS)
- USE BLK'G OR RIM BOARD EACH SIDE OF WALL FOR LTP4.
- T.N.— INDICATES TRANSFER NAILING CLIP (DO NOT TOENAIL)
- ALL SILL NAILING T.N. & S.N. APPLY TO THE EXTENT OF SHEAR WALLS ONLY.
- '+' PRE-DRILL HOLES, IF WOOD SPLITS.
- USE 3" x 1/4" WASHER PLATE FOR ALL ANCHOR BOLTS.
- SEE DETAIL 10/SD-2 SOLE PLATE ALTERNATE CONNECTION

SHEAR WALL SCHEDULE						NOTE #12
SHEAR WALL CONNECTION			SHEAR TRANSFER NOTE #11	SILL PLATE CONNECTIONS (SEE NOTE #9 @ EXISTING CONCRETE)		SHEAR WALL CAPACITY (#/')
MARK	MATERIAL	PLYWOOD NAILING	NAILING OR CLIPS (T.N.)	NAILING (S.N.) FOR 2x SOLE PLATE ONLY	ANCHOR BOLTS (A.B.'S) REMARKS: SHEAR BOLTS	
1	3/8" CDX PLYWOOD P.I.: 24/0 *	8d AT 6" O.C. E.N. 8d AT 12" O.C. F.N.	16d AT 5" O.C. OR A35 @ 16" O.C. OR LTP4 AT 24" O.C.	16d AT 5" O.C.	5/8" Ø A.B. AT 4'-0" O.C.	260
2	3/8" CDX PLYWOOD P.I.: 24/0 **	8d AT 4" O.C. E.N. 8d AT 12" O.C. F.N.	16d AT 3" O.C. OR A35 @ 12" O.C. OR LTP4 AT 20" O.C.		5/8" Ø A.B. AT 3'-3" O.C.	380
3	3/8" CDX PLYWOOD P.I.: 24/0 **	8d AT 3" O.C. E.N. 8d AT 12" O.C. F.N.	A35 @ 10" O.C. OR LTP4 AT 16" O.C.		5/8" Ø A.B. AT 2'-4" O.C.	490
4	3/8" CDX PLYWOOD P.I.: 24/0 **	8d AT 2" O.C. E.N. 8d AT 12" O.C. F.N.	A35 @ 10" O.C. OR LTP4 AT 12" O.C.		5/8" Ø A.B. AT 1'-8" O.C.	636
5	1/2" CDX PLYWOOD P.I.: 24/0 **	10d AT 2" O.C. E.N. 10d AT 12" O.C. F.N.	2-A35 @ 12" O.C. OR LTP4 AT 10" O.C.		5/8" Ø A.B. AT 1'-6" O.C.	770
6	1/2" STR. PLYWOOD P.I.: 24/0 **	10d AT 2" O.C. E.N. 10d AT 12" O.C. F.N.	2-A35 @ 12" O.C. OR LTP4 AT 8" O.C.		5/8" Ø A.B. AT 1'-4" O.C.	870
3	3/8" CDX PLYWOOD ** EACH SIDE P.I.: 24/0	8d AT 3" O.C. E.N. 8d AT 12" O.C. F.N.	2-A35 @ 12" O.C. OR LTP4 AT 8" O.C.		5/8" Ø A.B. AT 1'-2" O.C.	980
4	3/8" CDX PLYWOOD ** EACH SIDE P.I.: 24/0	8d AT 2" O.C. E.N. 8d AT 12" O.C. F.N.	LTP4 AT 12" O.C. EACH SIDE, STAGGER		5/8" Ø A.B. AT 11" O.C.	1272
6	1/2" STRUCT I PLYWOOD** EACH SIDE P.I.: 24/0	10d AT 2" O.C. E.N. 10d AT 12" O.C. F.N.	LTP4 AT 8" O.C. EACH SIDE, STAGGER		5/8" Ø A.B. AT 8" O.C.	1740

REQUIRED CONNECTIONS FOR 3x SOLE PLATE & ALTERNATE SOLE PLATE CONNECTION FOR 2x PLATE			
MARK	2x SOLE PLATE (W/ 1 1/8" MAX. PLYWOOD SUBFLOOR) W/SIMPSON SDS25412 LONG SCREWS	3x SOLE PLATE (W/ 1 1/8" MAX. PLYWOOD SUBFLOOR) W/SIMPSON SDS25600 LONG SCREWS	SHEAR WALL CAPACITY (#/')
1	16" OC	16" OC	260
2	12" OC	12" OC	380
3	8" OC	8" OC	490
4	6" OC	6" OC	636
5	5" OC (STAGGERED)	5" OC (STAGGERED)	770
6	4" OC (STAGGERED)	4" OC (STAGGERED)	870
3	N/A	4" OC (STAGGERED)	980
4	N/A	3" OC (STAGGERED)	1272
6	N/A	2 ROWS @ 4" OC (STAGGERED)	1740

9 SHEAR WALL NOTES & SCHEDULE

10 SHEAR WALL NOTES CONNECTIONS

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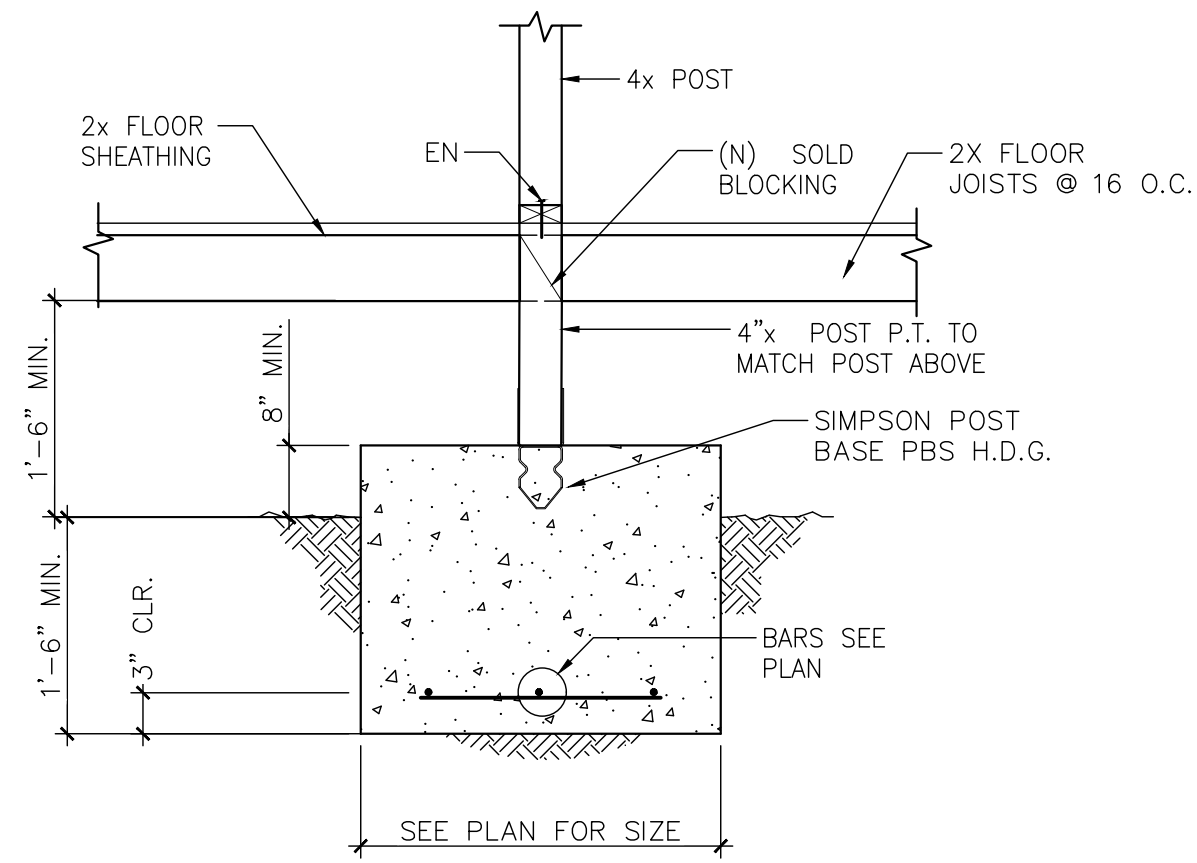
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SHEET NO.
SD-2

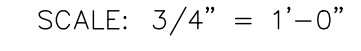
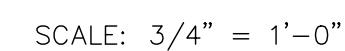
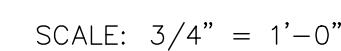
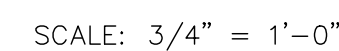
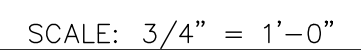
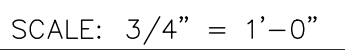
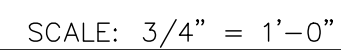
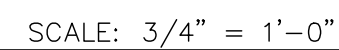
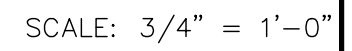
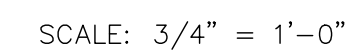
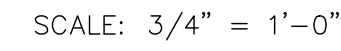


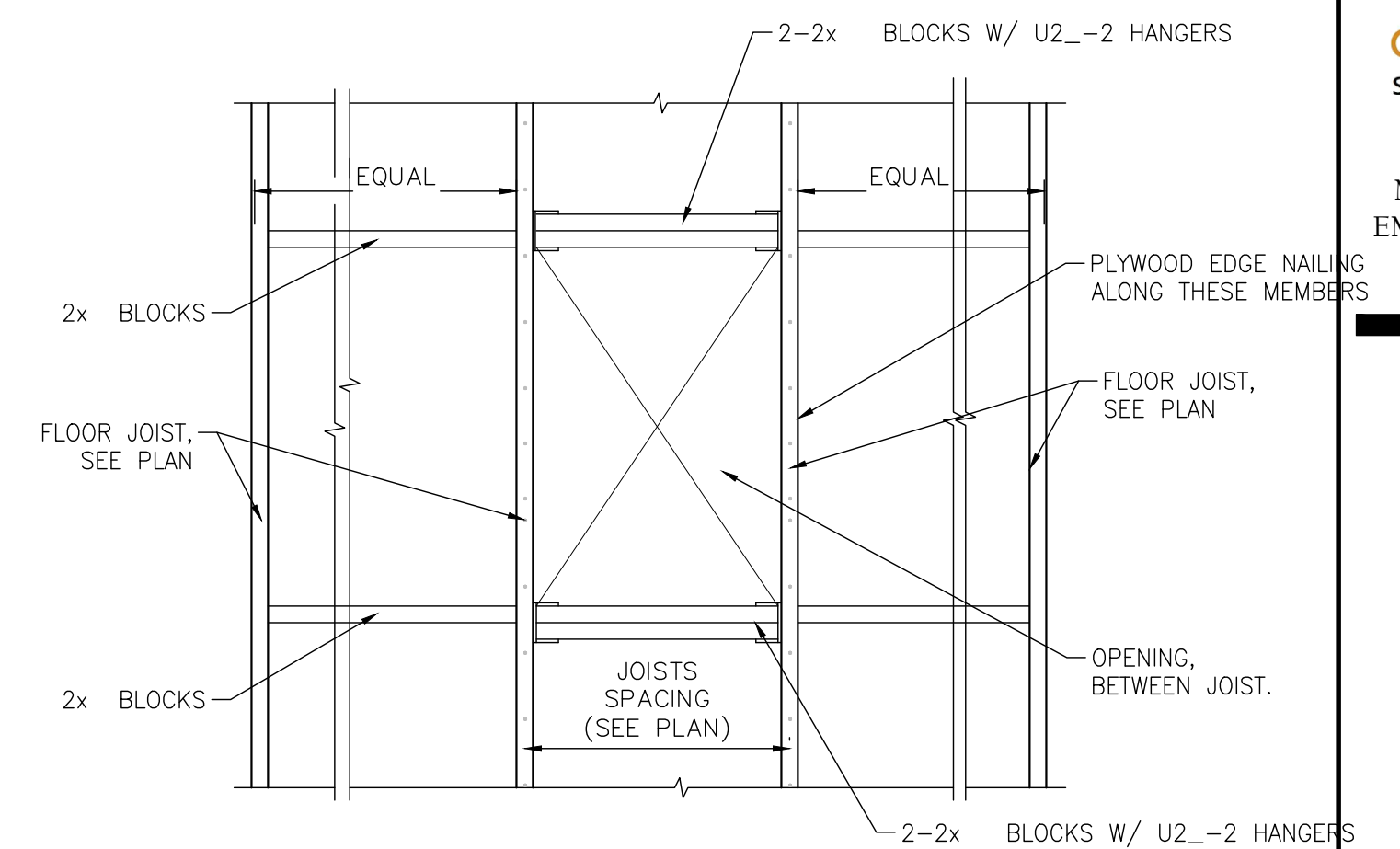
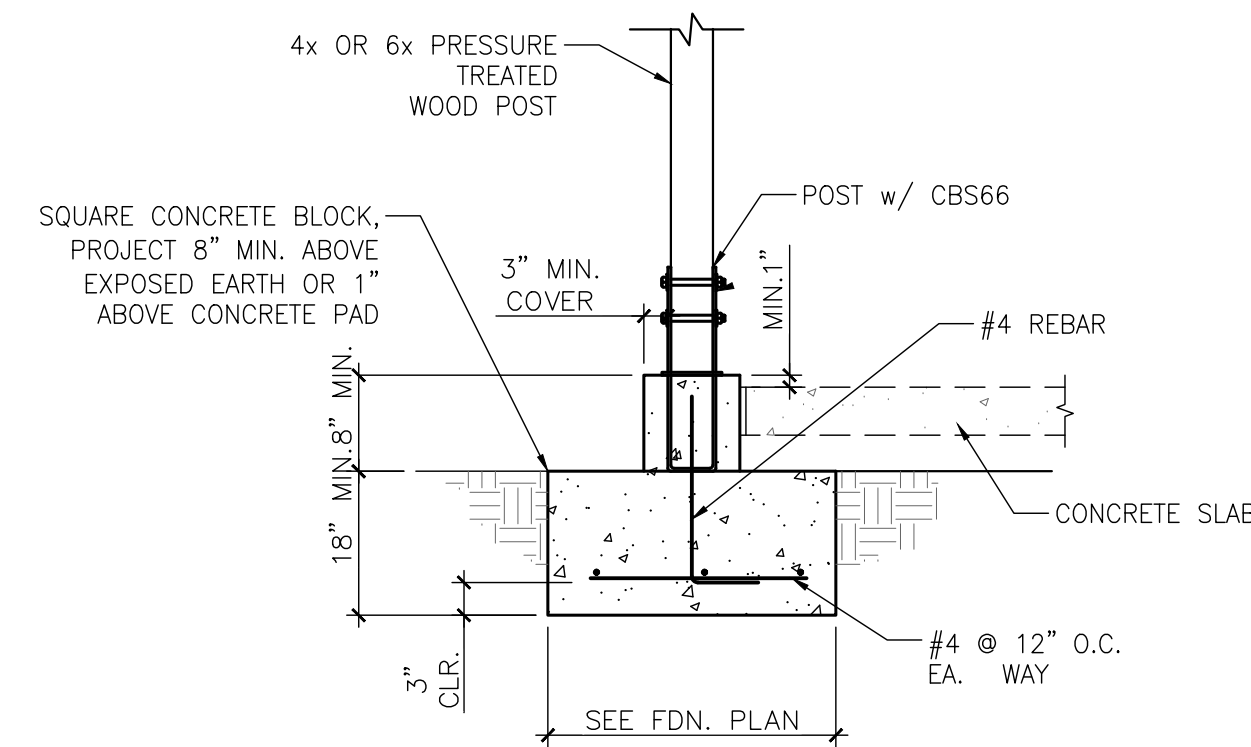
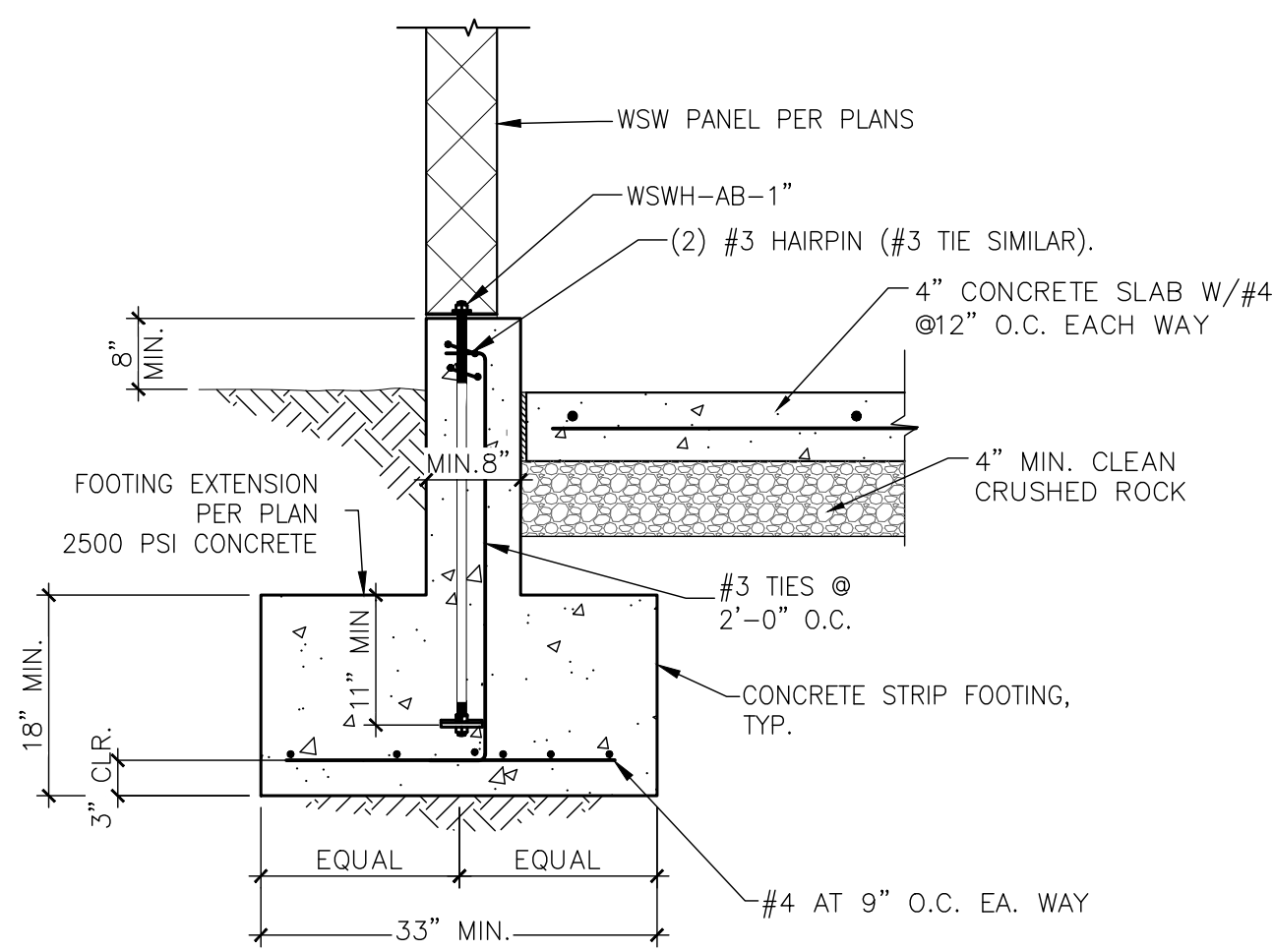
HOLDOWN MODEL	ANCHOR BOLT	MIN EMBED LENGTH
HDU2	SSTB24	21"
HDU4	SB5/8x24	18"
HDU5	SB5/8x24	18"
HDU8	PAB7	15"

SELECTION TABLE FOR HOLDOWN ANCHOR BOLTS (NEW FOOTINGS)

HOLDOWN MODEL	ANCHOR BOLT	MIN EMBED LENGTH
HDU2	SSTB24	21"
HDU4	SB5/8x24	18"
HDU5	SB5/8x24	18"
HDU8	PAB7	15"

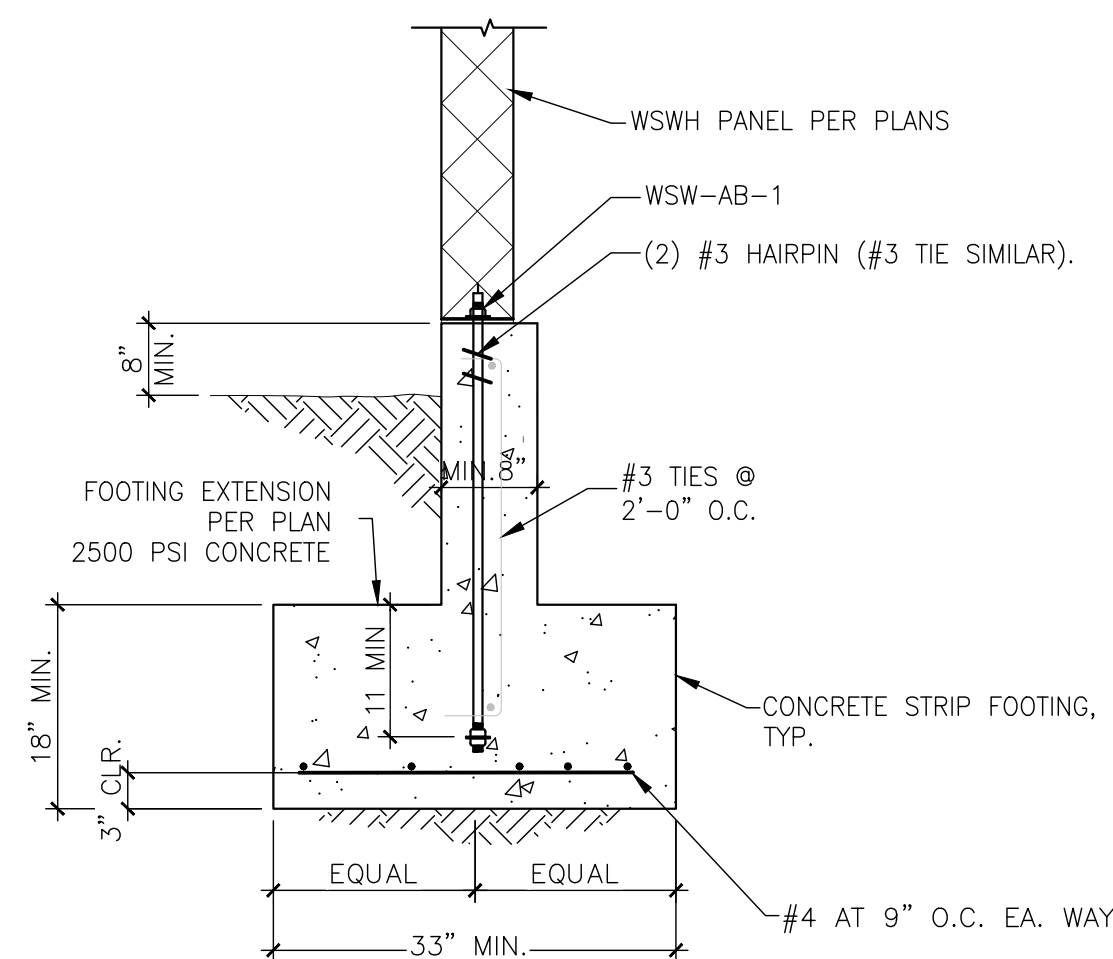
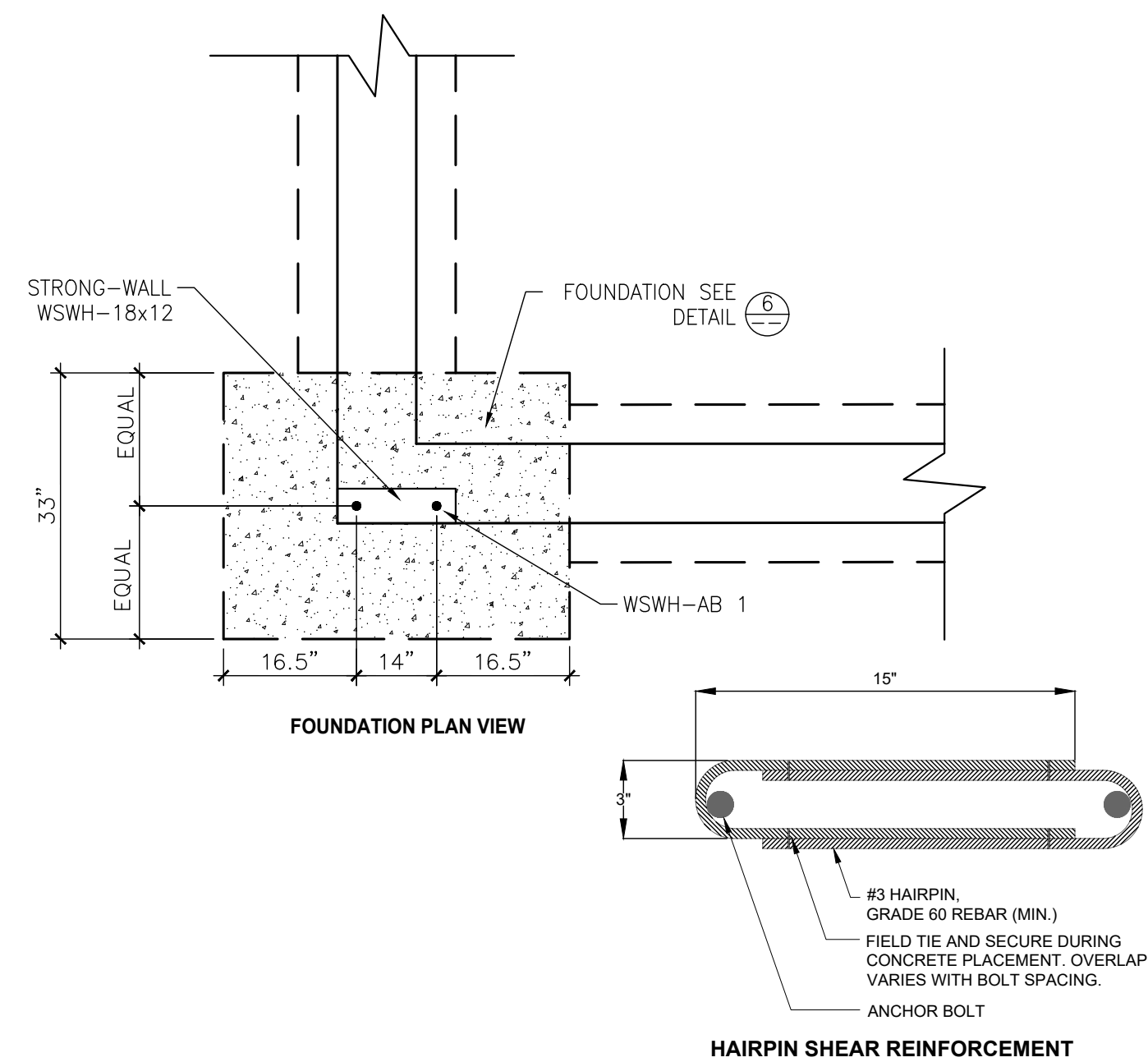
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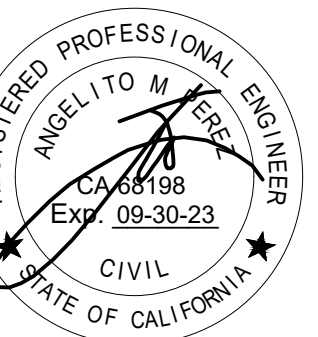


4 TYPICAL CRAWL SPACE ACCESS

SCALE: 3/4" = 1'-0"



8		DESCRIPTION
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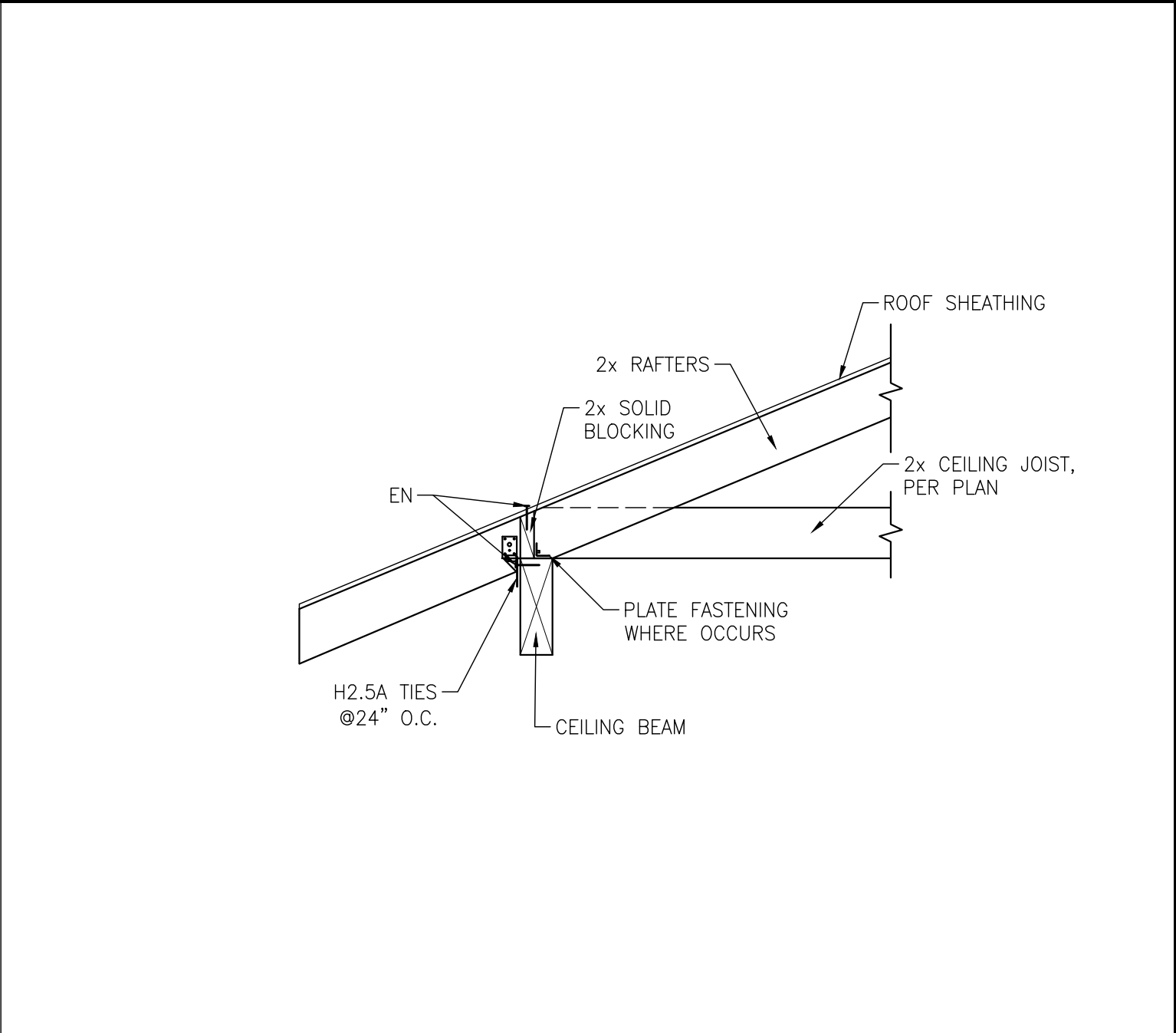
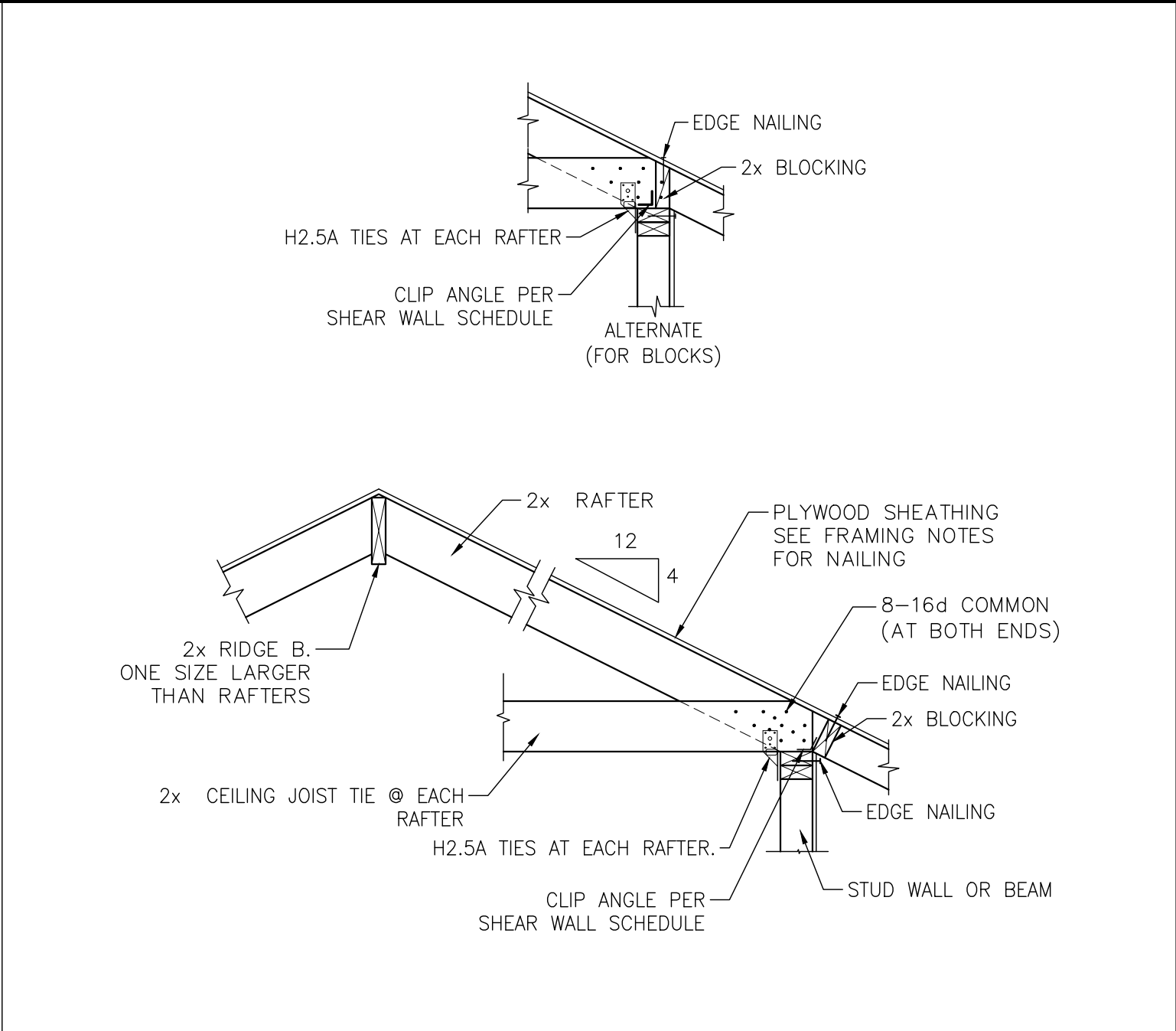
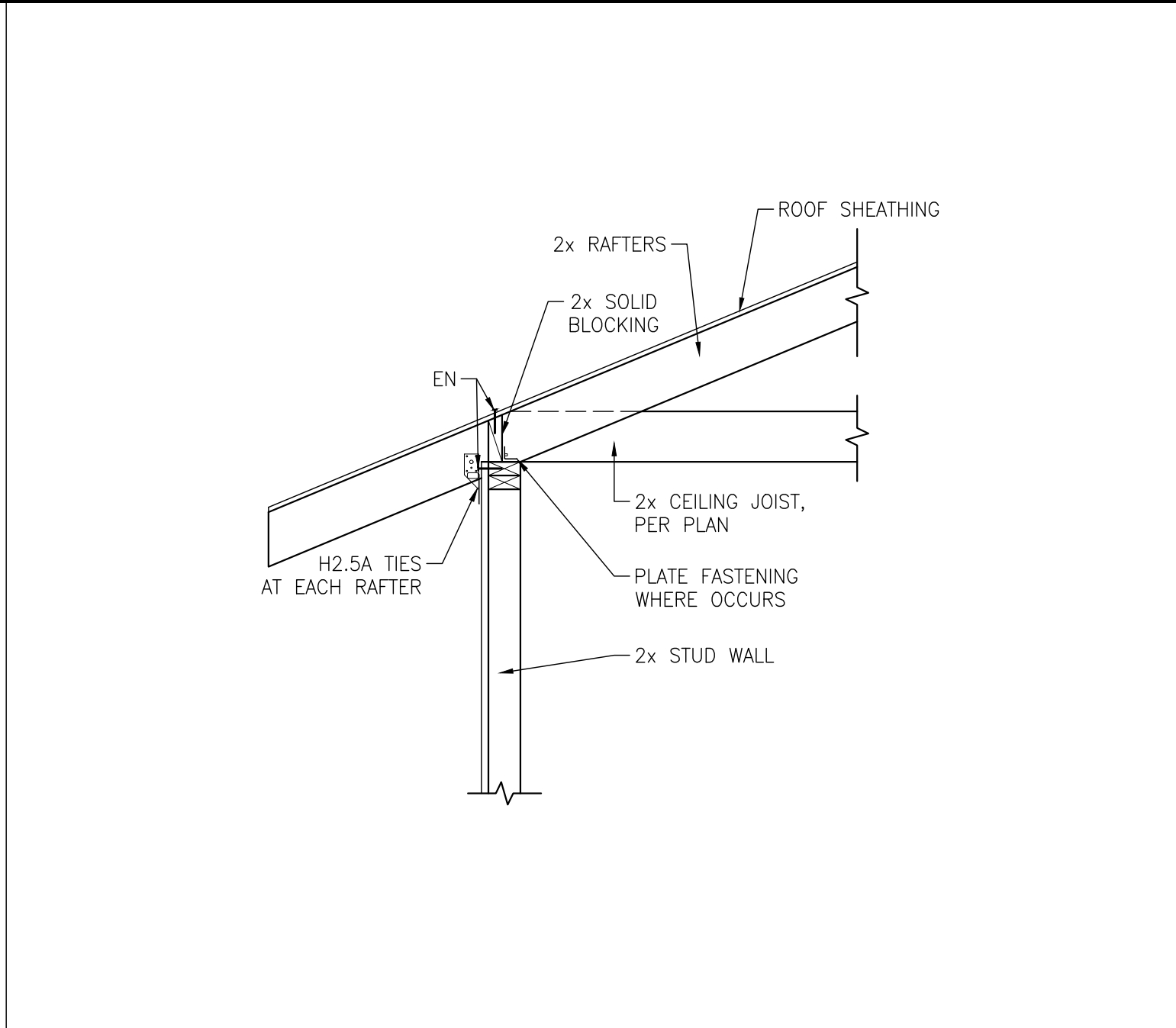
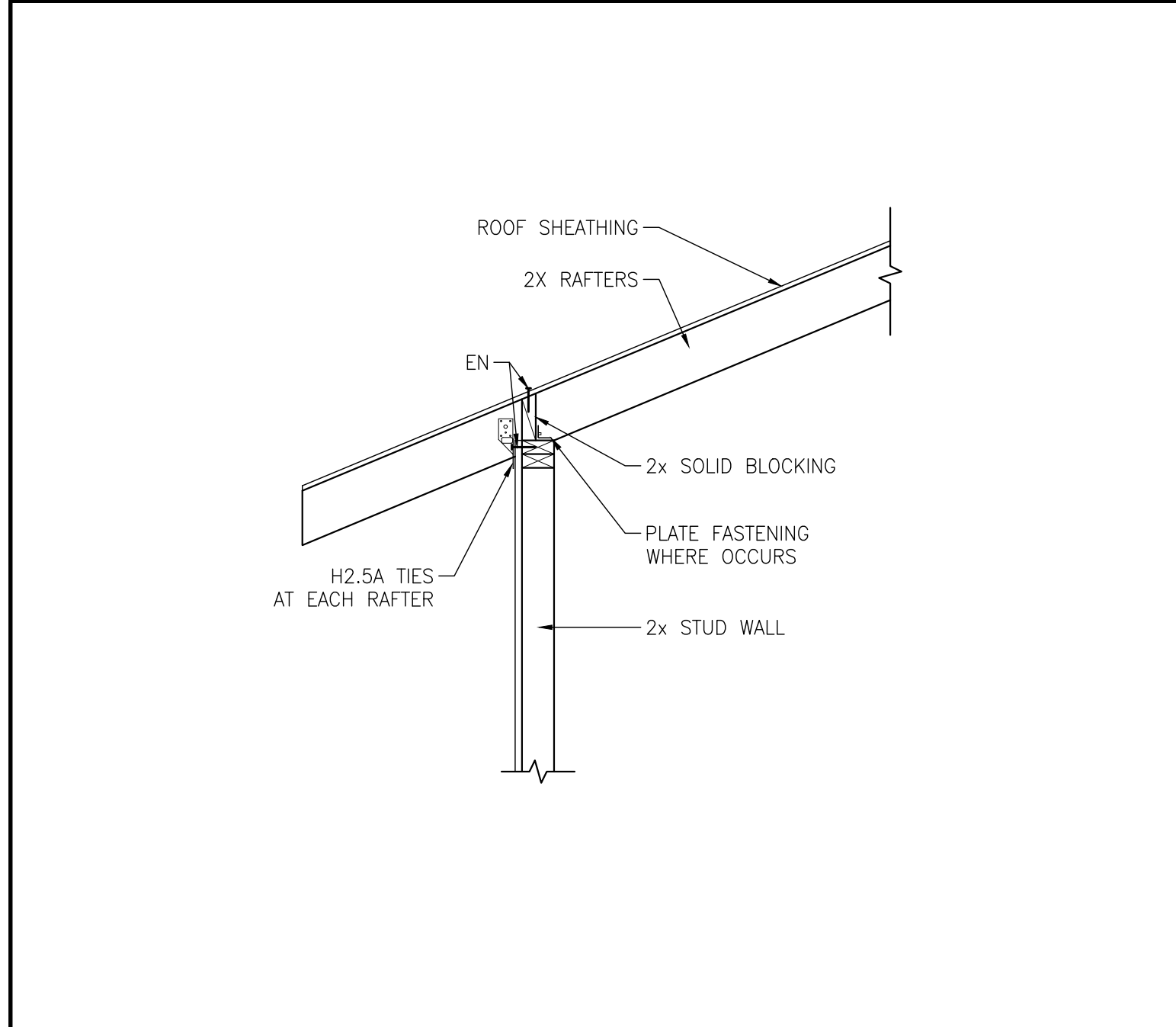
	08/30/2022	BUILDING SUBMITTAL

TE: 08/30/2022
LAWN BY: I.A.R.
SIGNER BY: I.A.R.
ALE: AS SHOW
B NO.: A-26-22

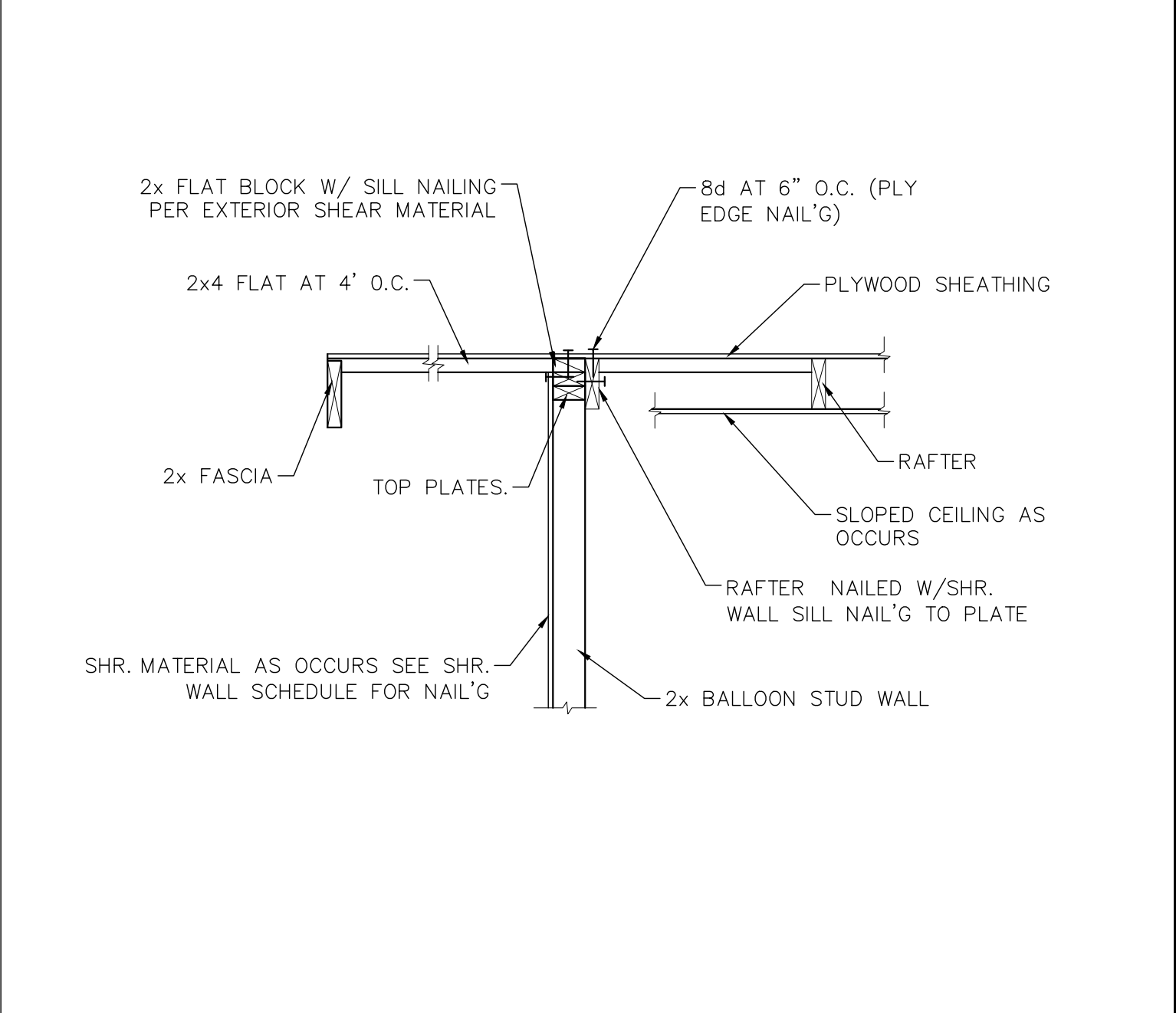
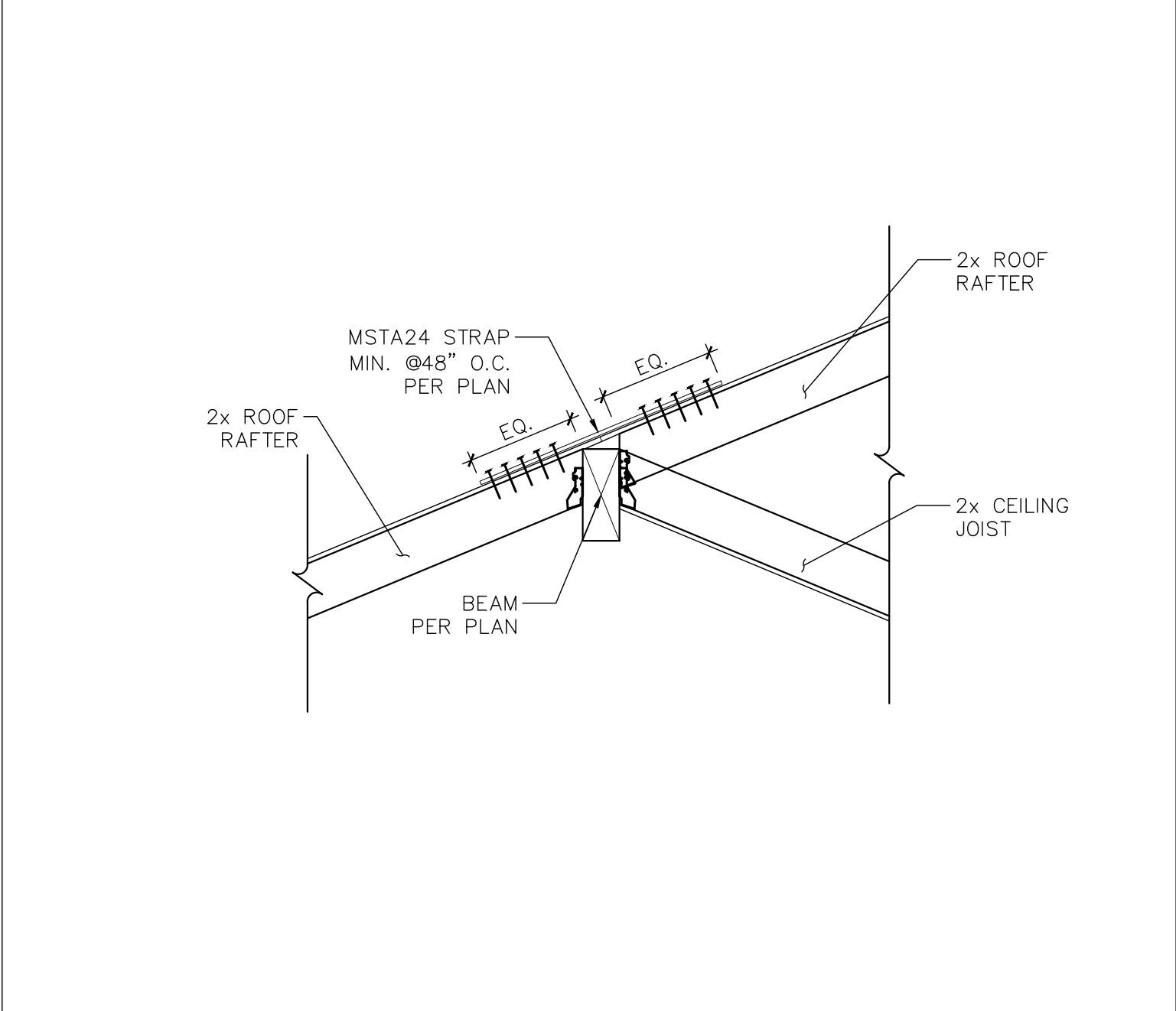
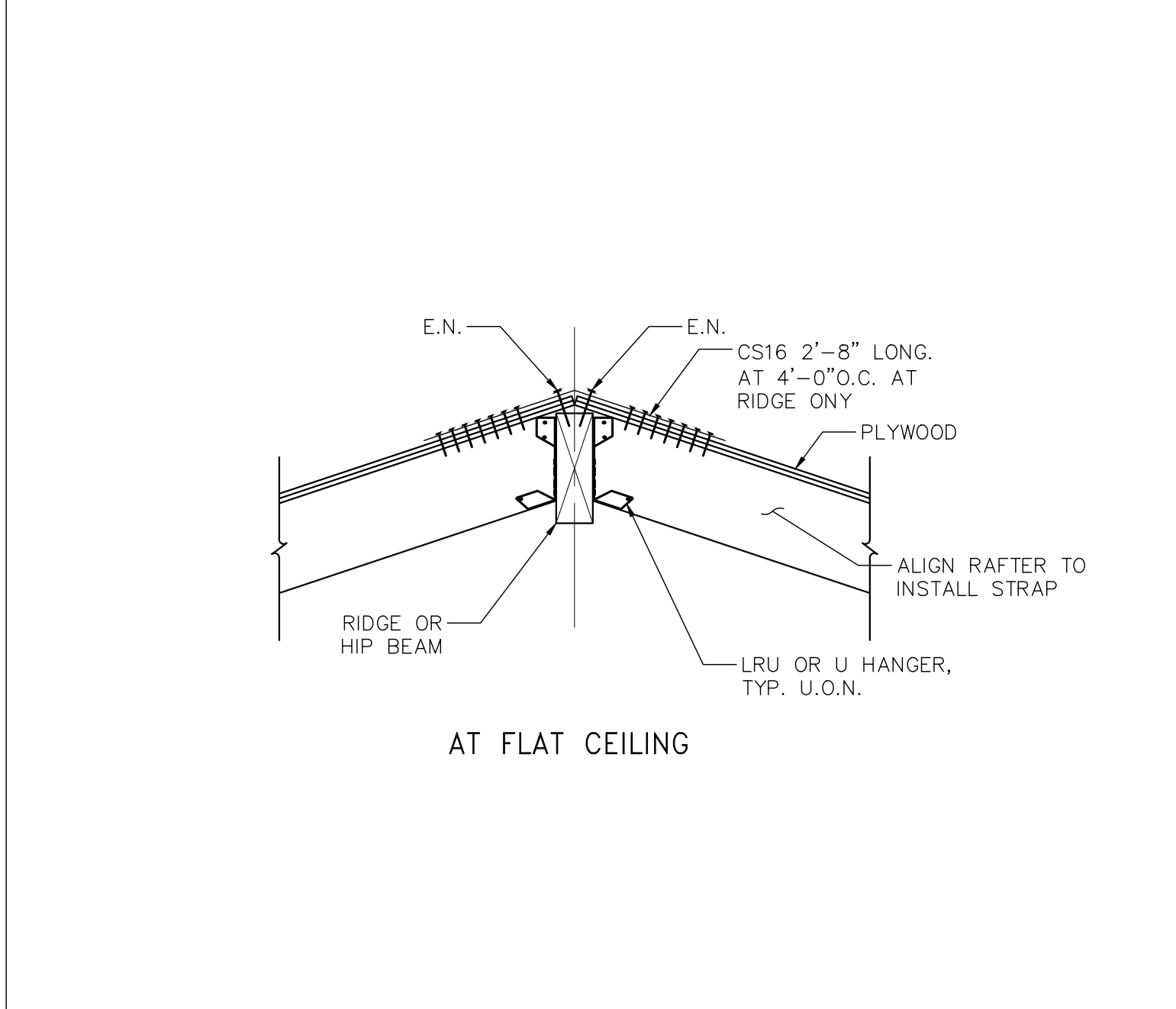
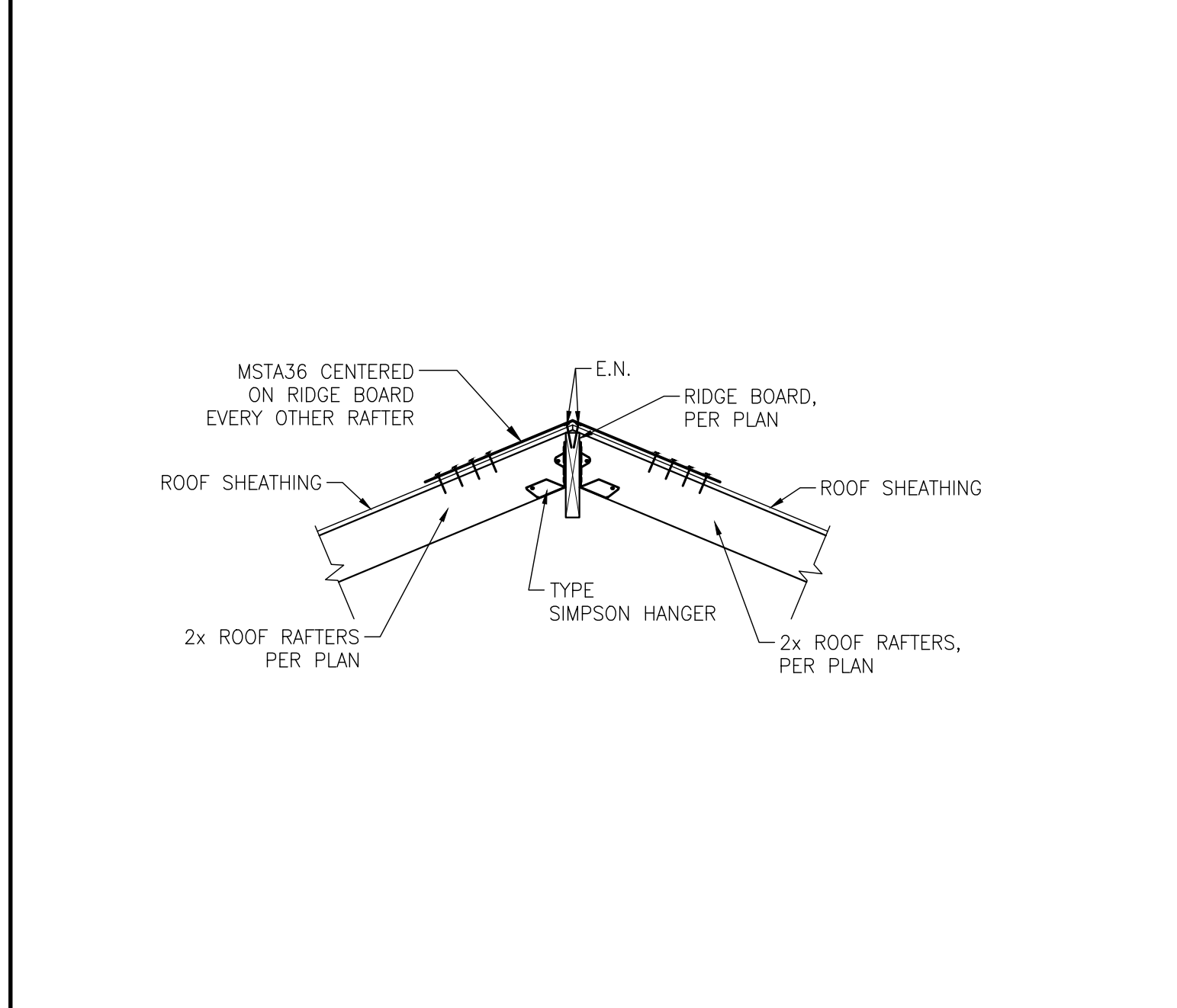
FOUNDATION DETAILS

SHEET NO.

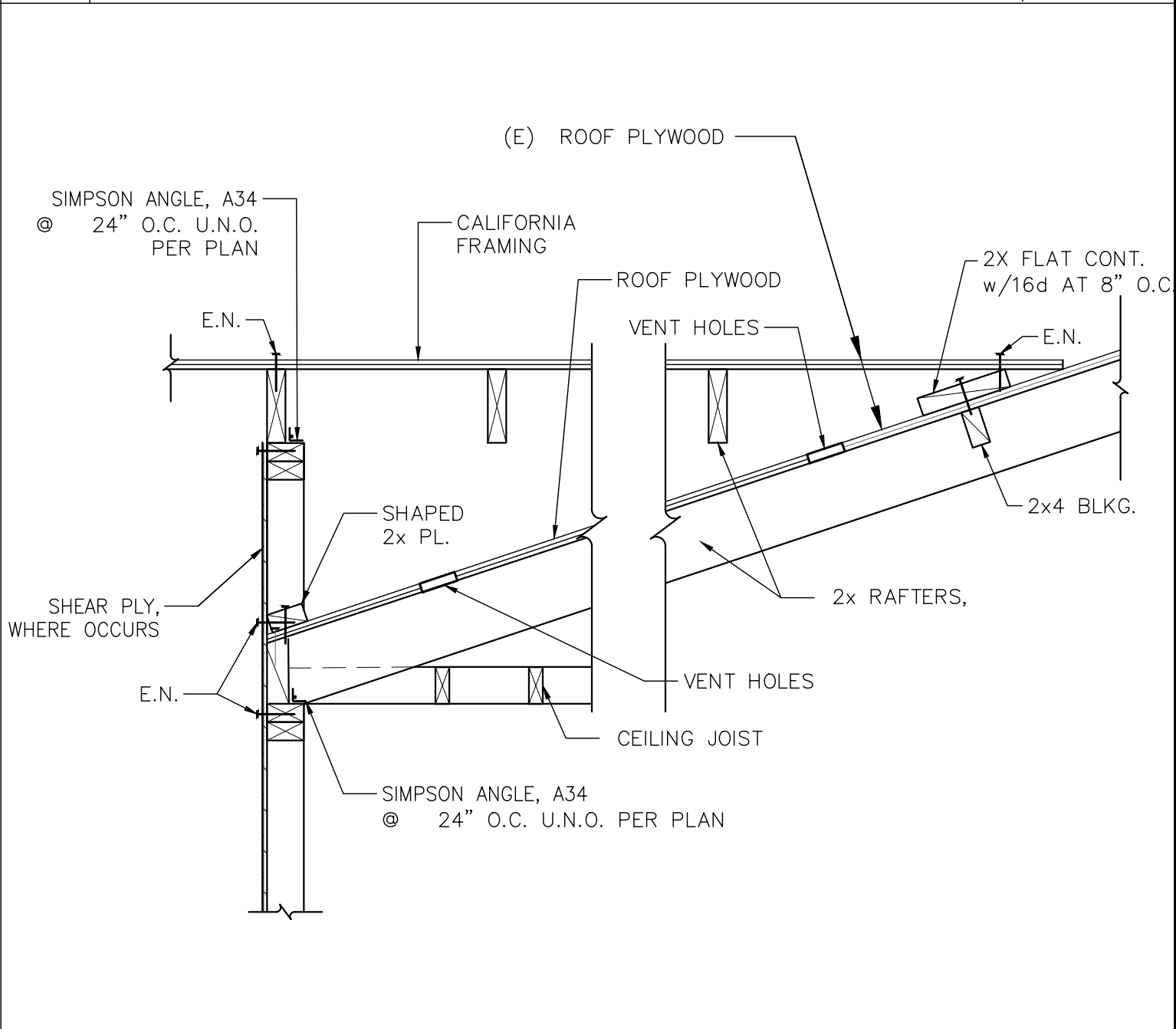
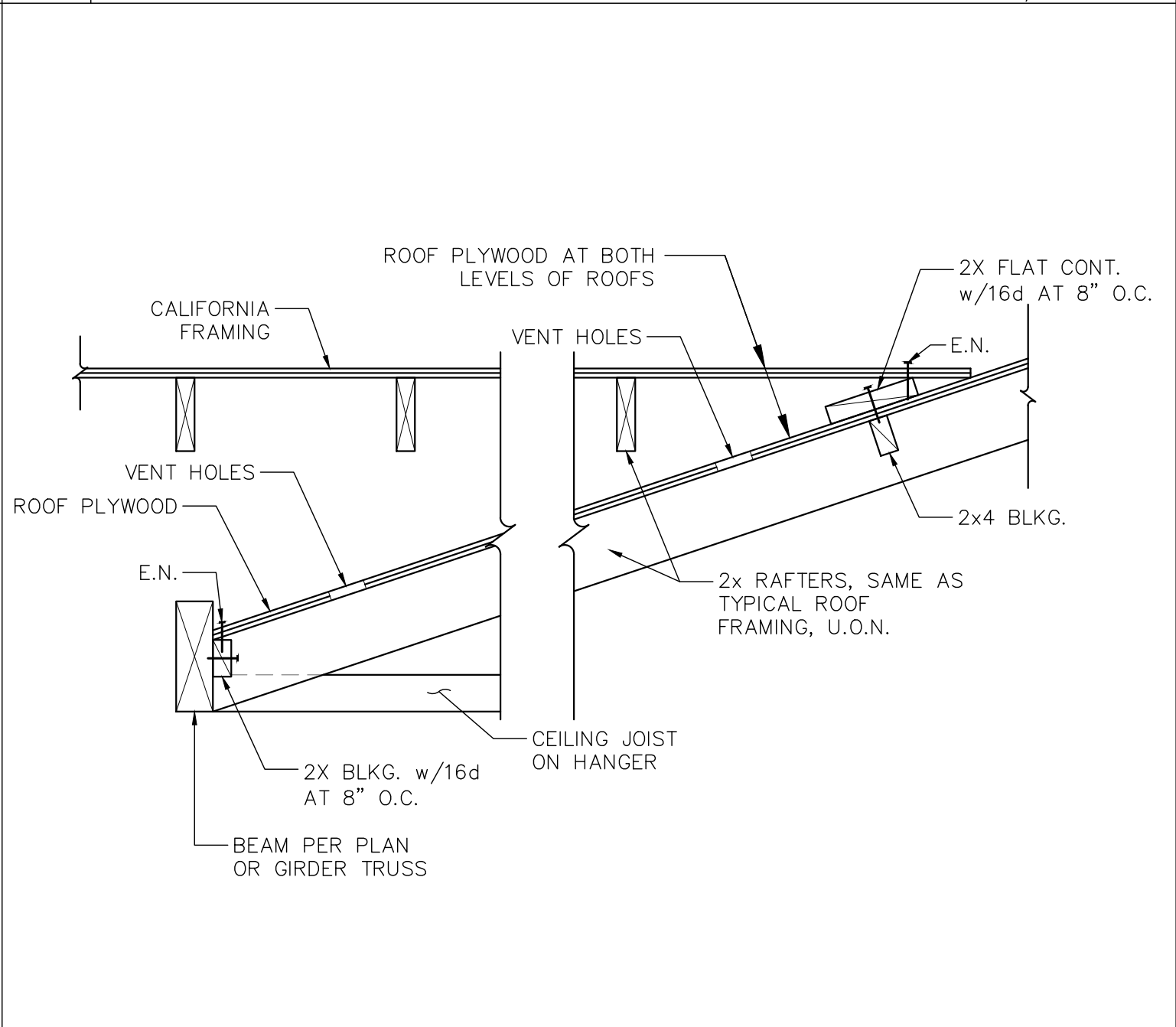
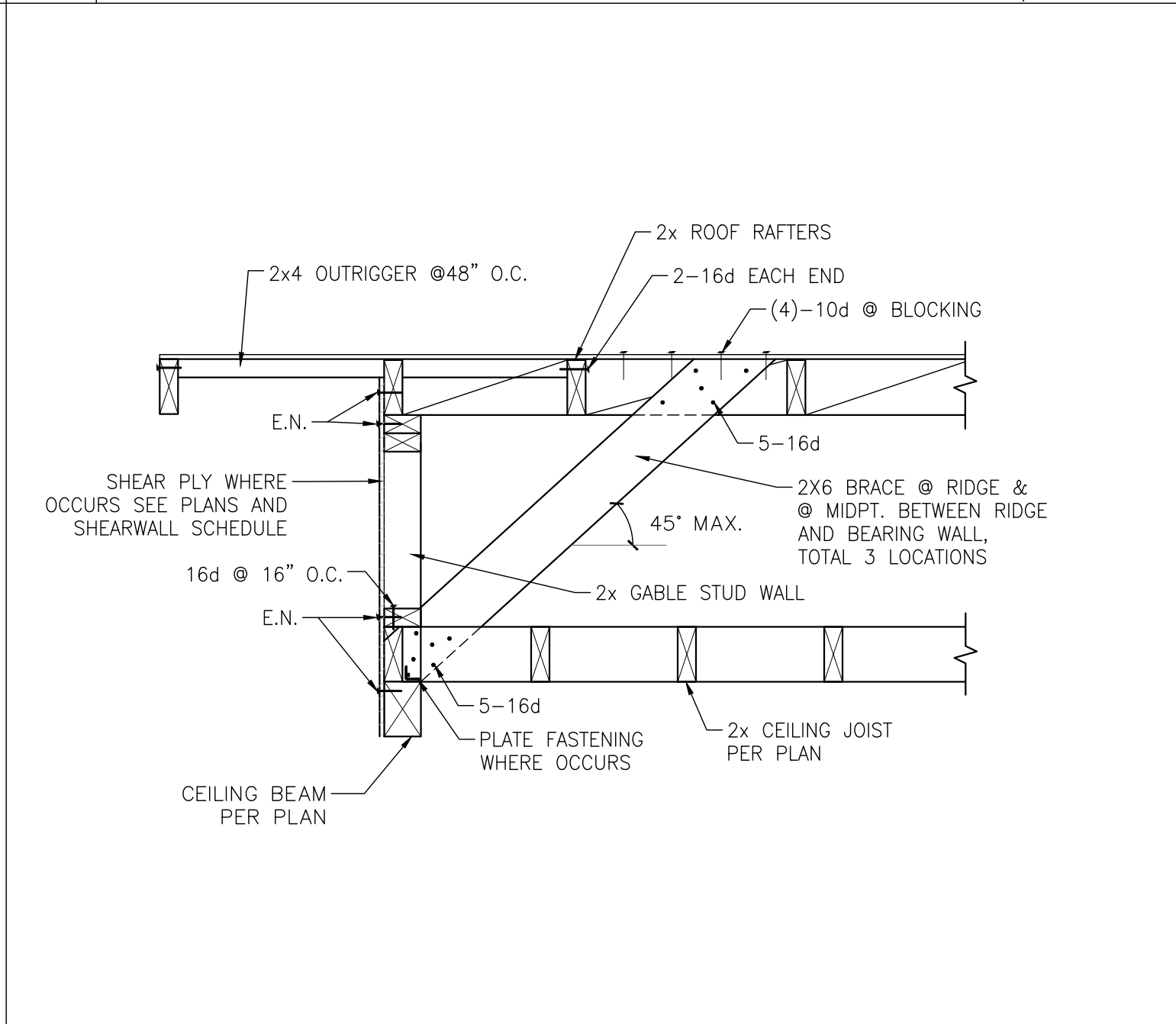
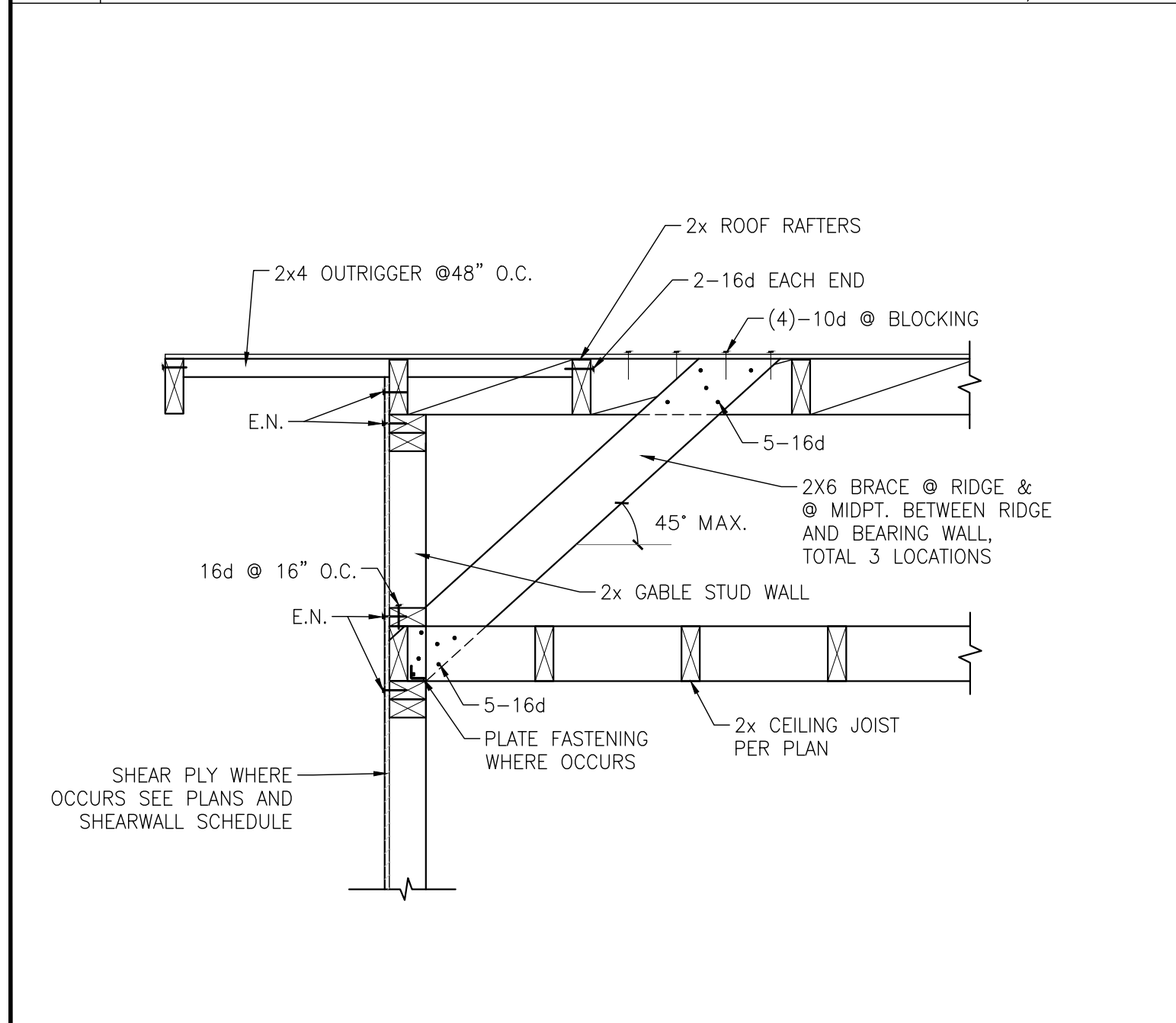
FD-2



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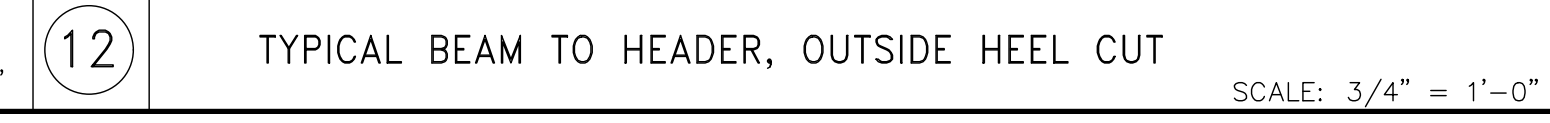
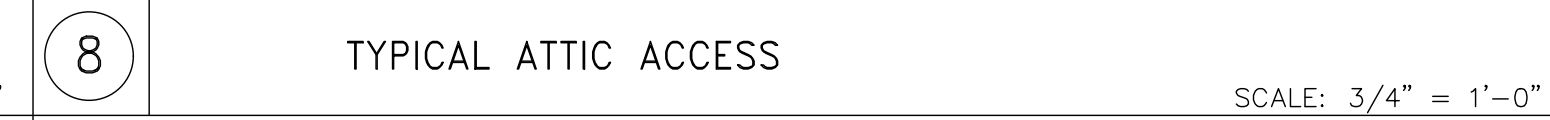


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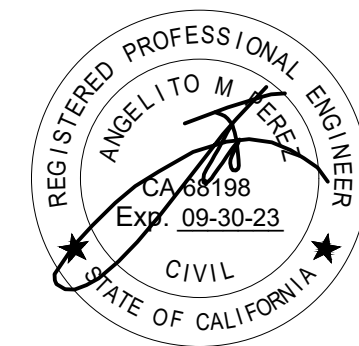


SCALE: 3/4" = 1'-0"





STAMP:



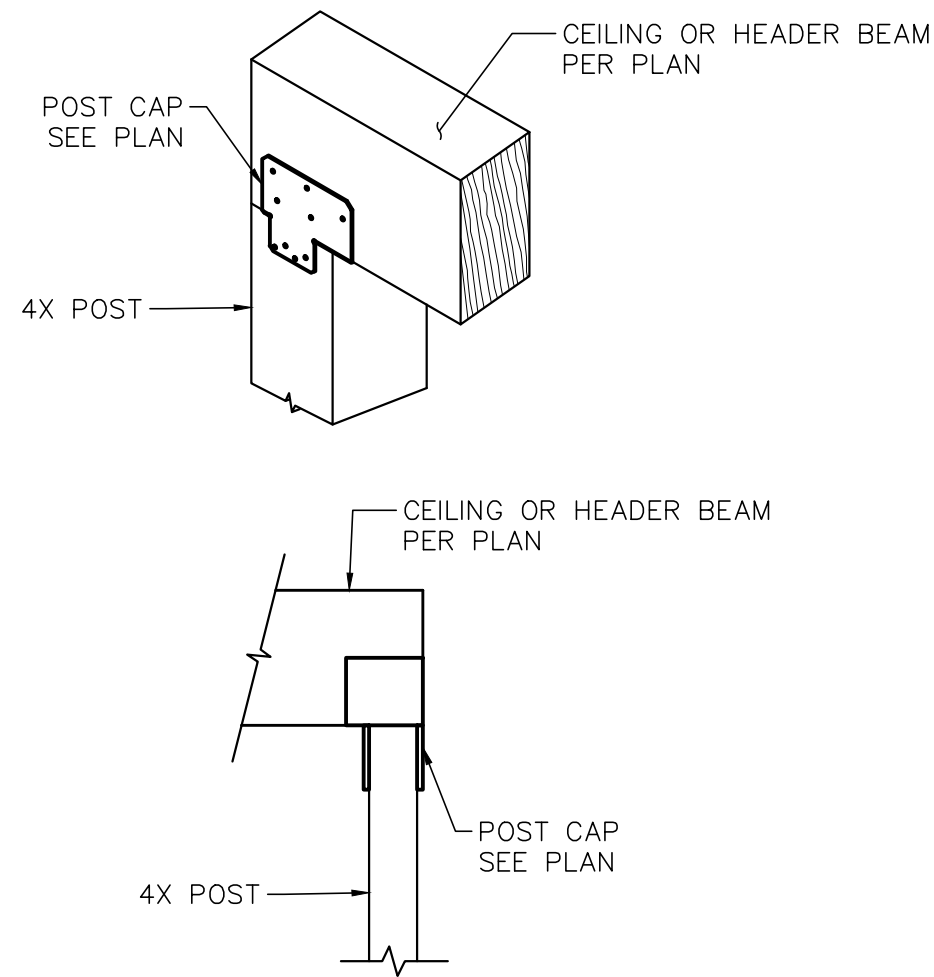
REVISION	DATE	DESCRIPTION
	08/30/2022	BUILDING SUBMITTAL

DATE: 08/30/2022
DRAWN BY: I.A.R.
DESIGNER BY: I.A.R.
SCALE: AS SHOW
JOB NO.: A-26-22

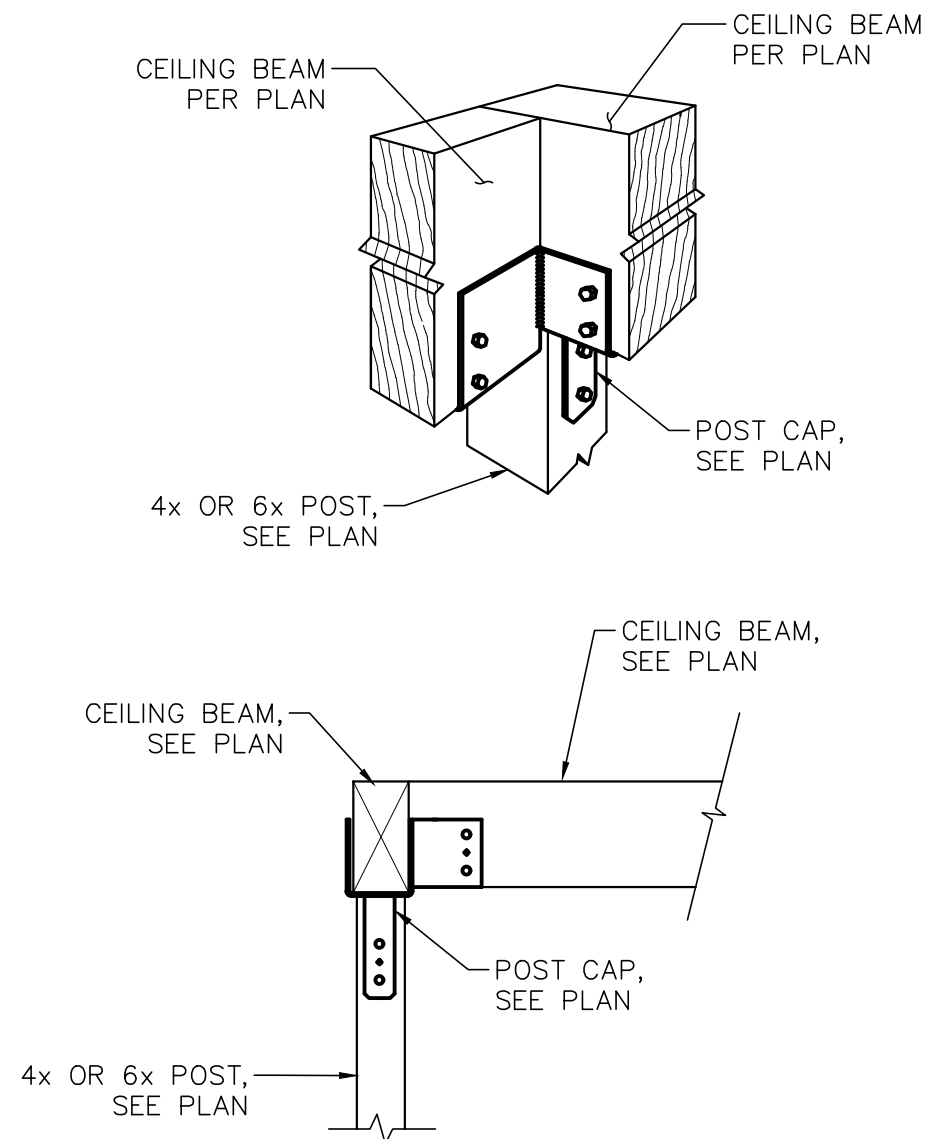
WOOD
DETAILS

SHEET NO.

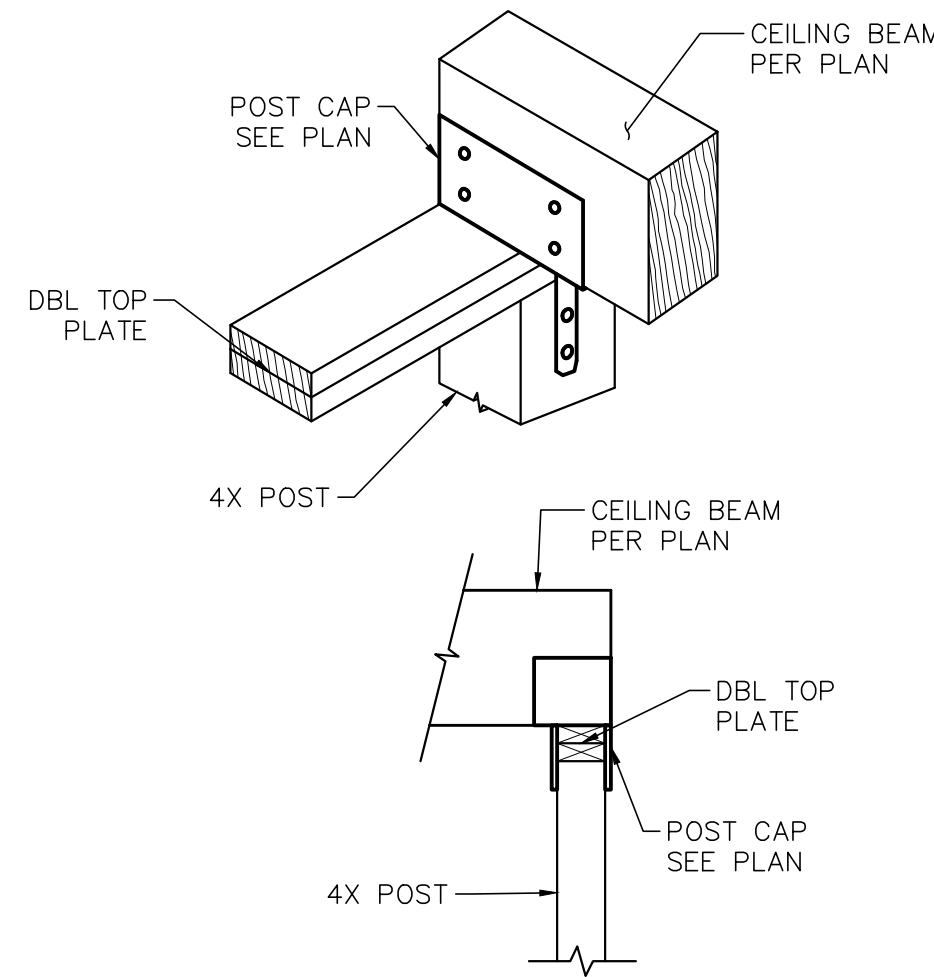
WD-3



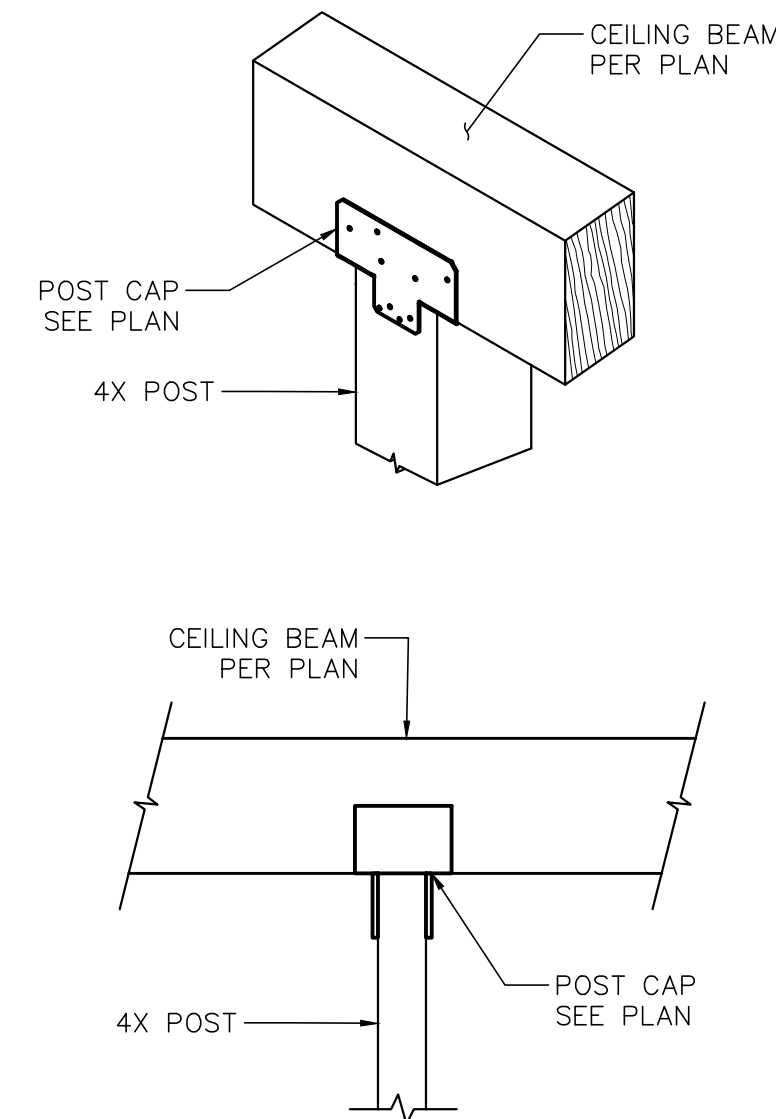
1 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



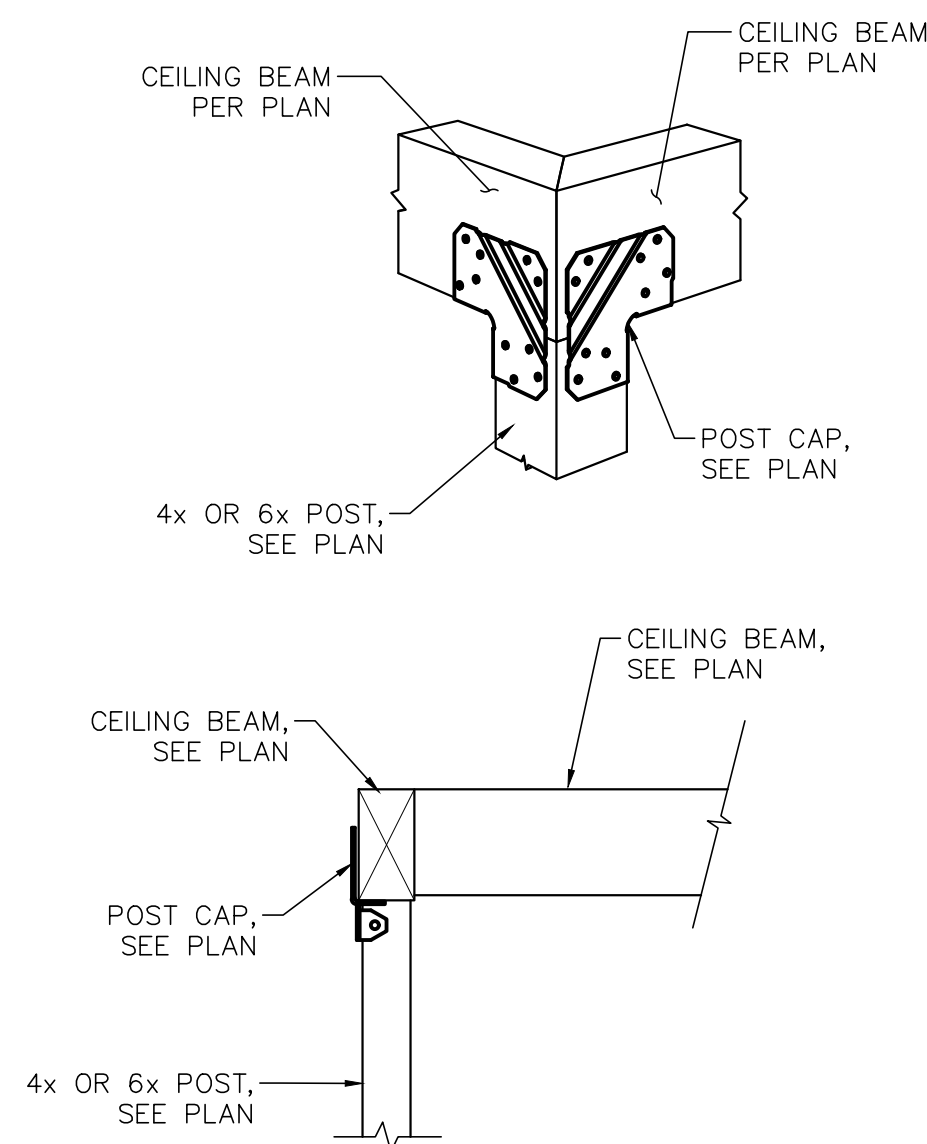
2 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



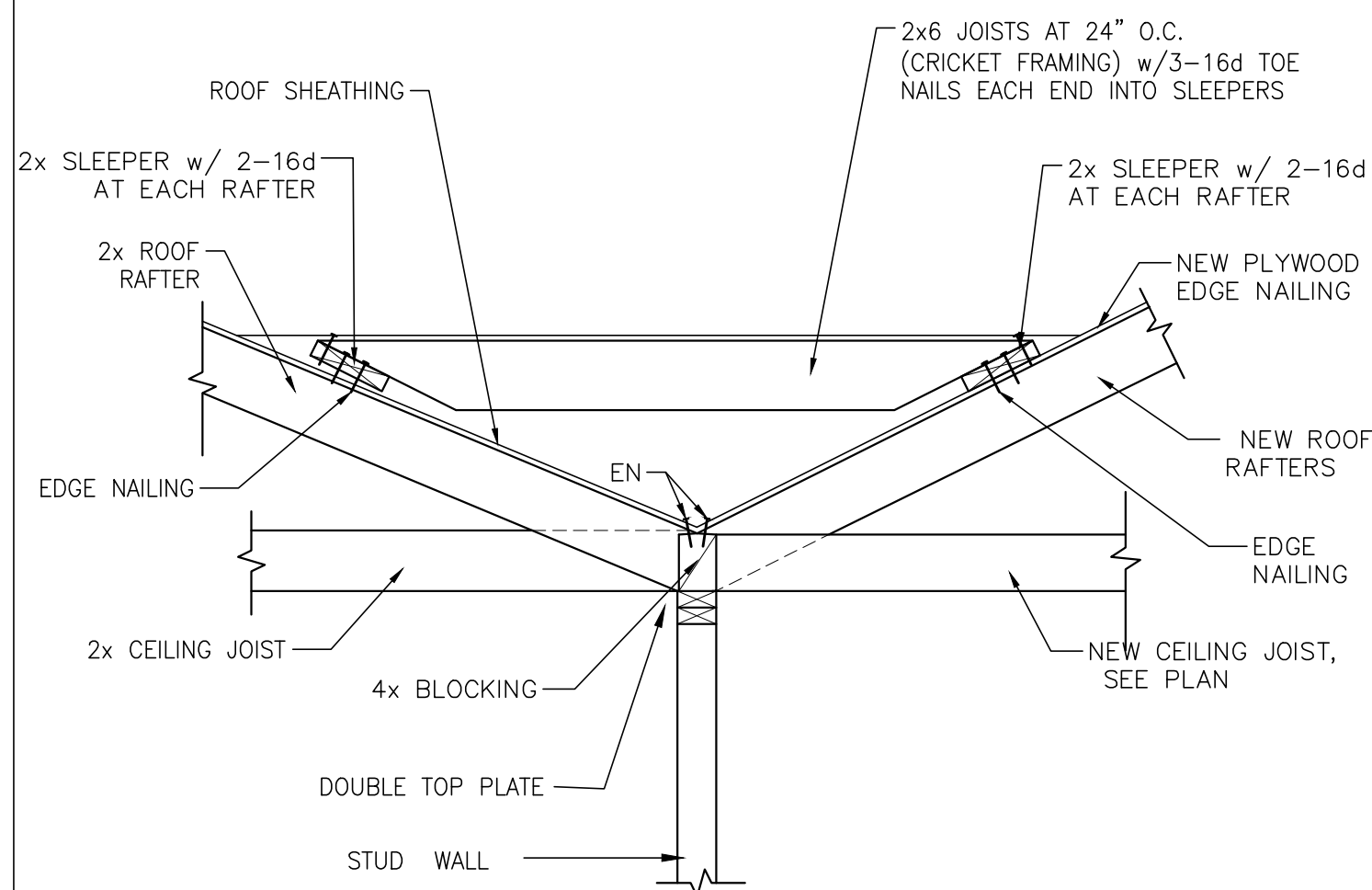
3 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



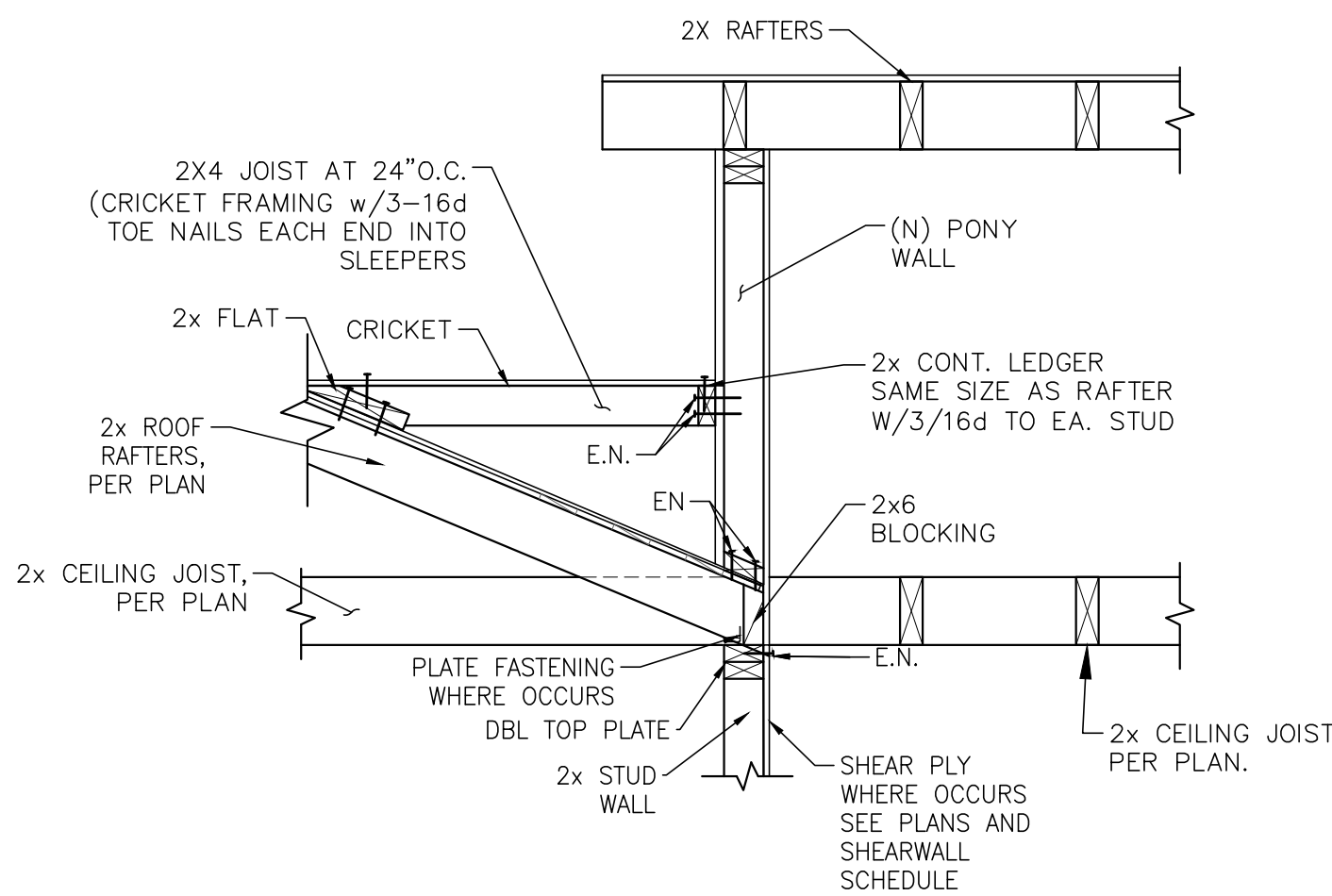
4 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



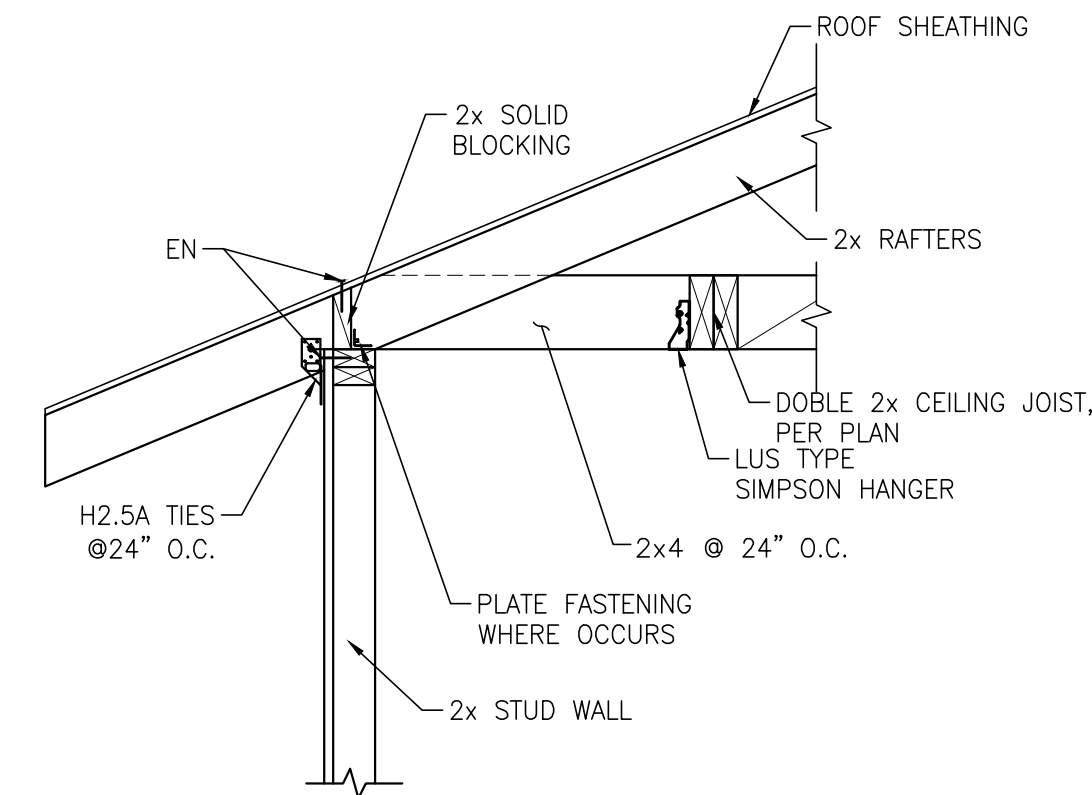
5 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



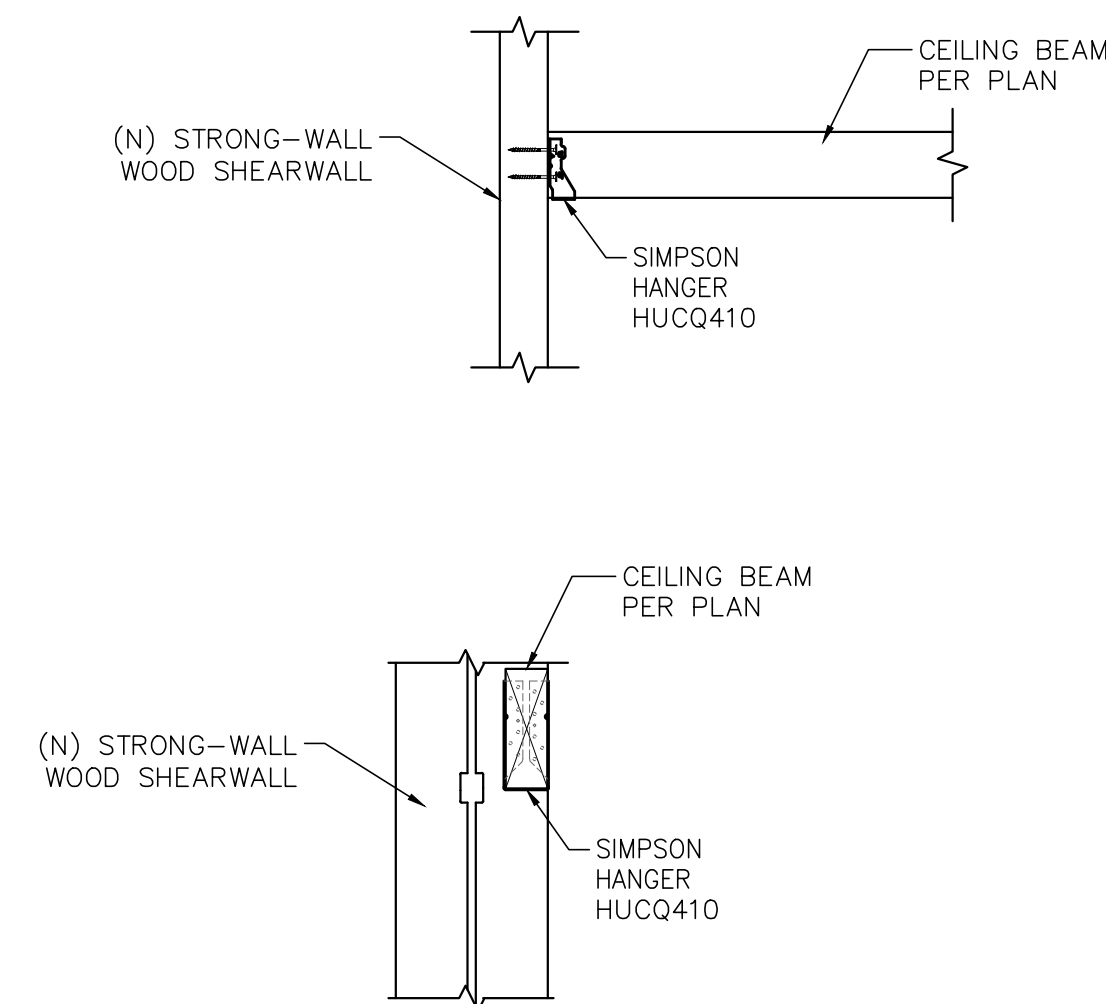
6 TYPICAL CRICKET
SCALE: 3/4" = 1'-0"



7 CRICKET AND ROOF
SCALE: 3/4" = 1'-0"



8 ROOF AT EAVE
SCALE: 3/4" = 1'-0"

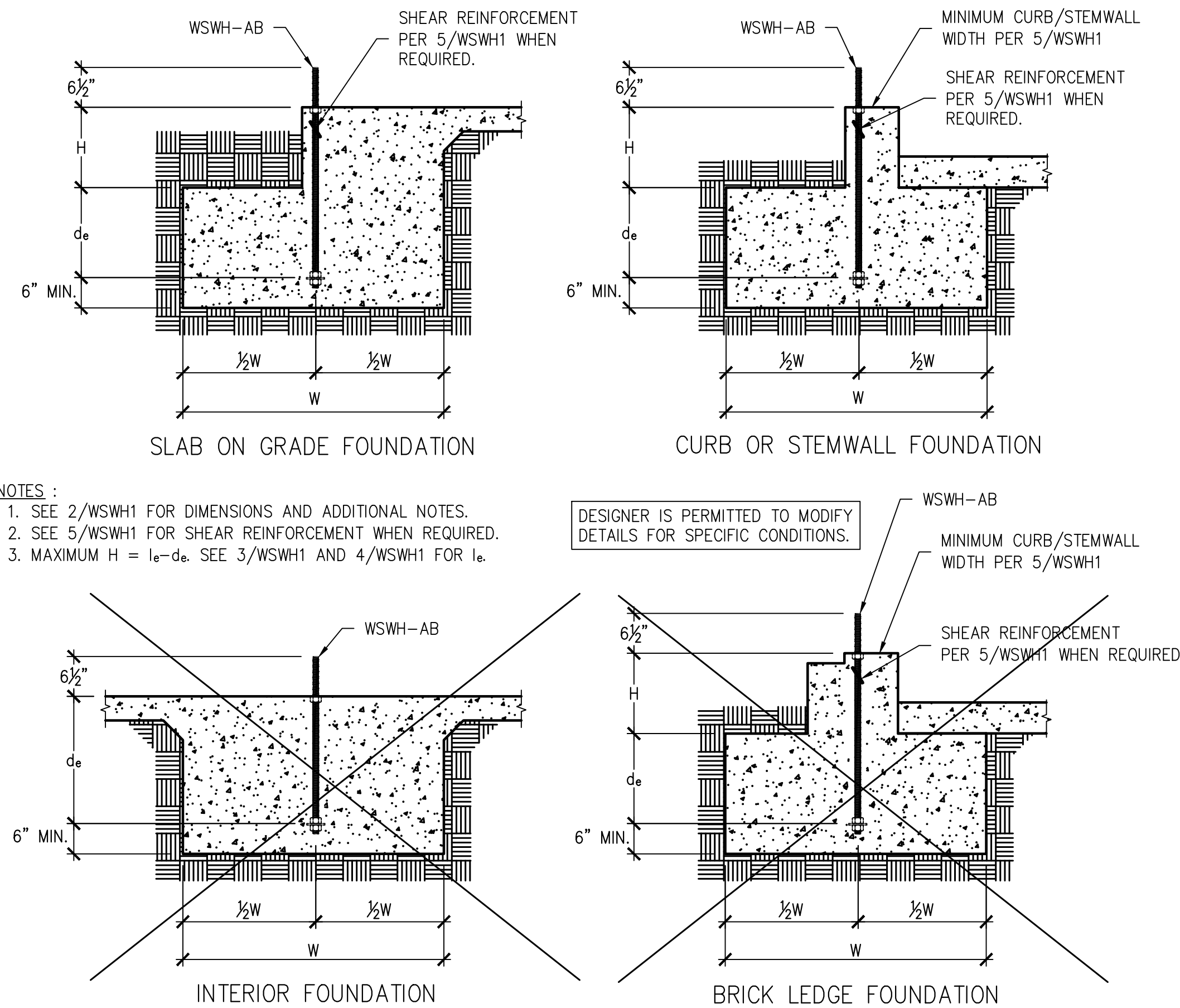


9 STRONG-WALL TO BEAM CONNECTION
SCALE: 3/4" = 1'-0"

10

11

12



STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

1

WSWH ANCHOR BOLTS

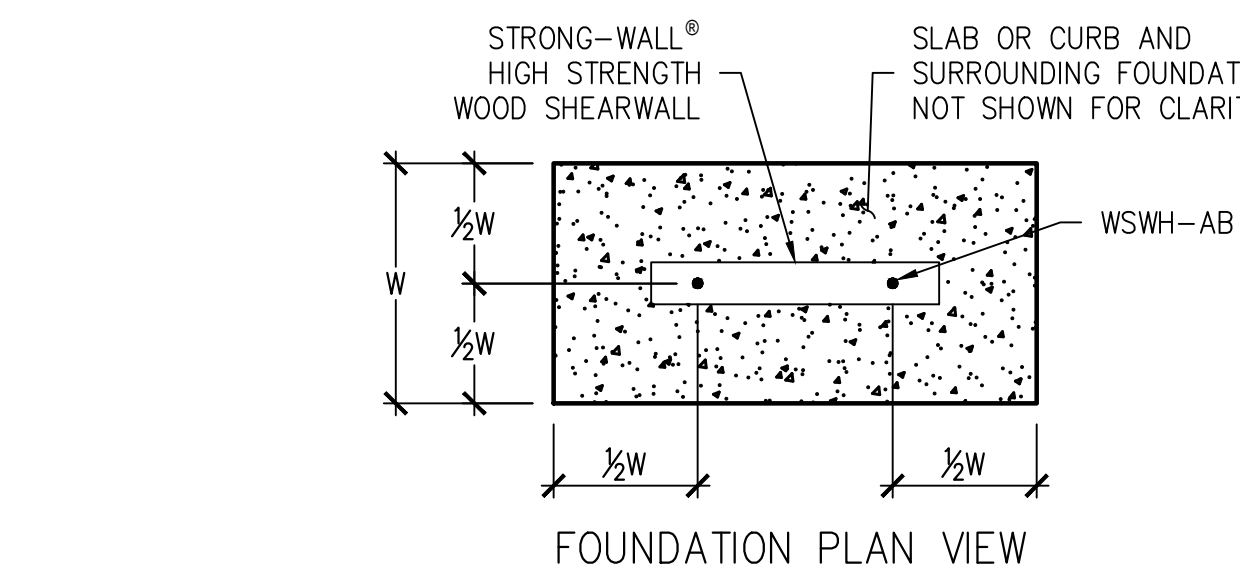
3

WSWH ANCHOR BOLT EXTENSION

4

WSWH ANCHOR BOLT TEMPLATES

6



- NOTES:
- ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 - ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
 - FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 - REFER TO 1/WSWH1 FOR d_e .

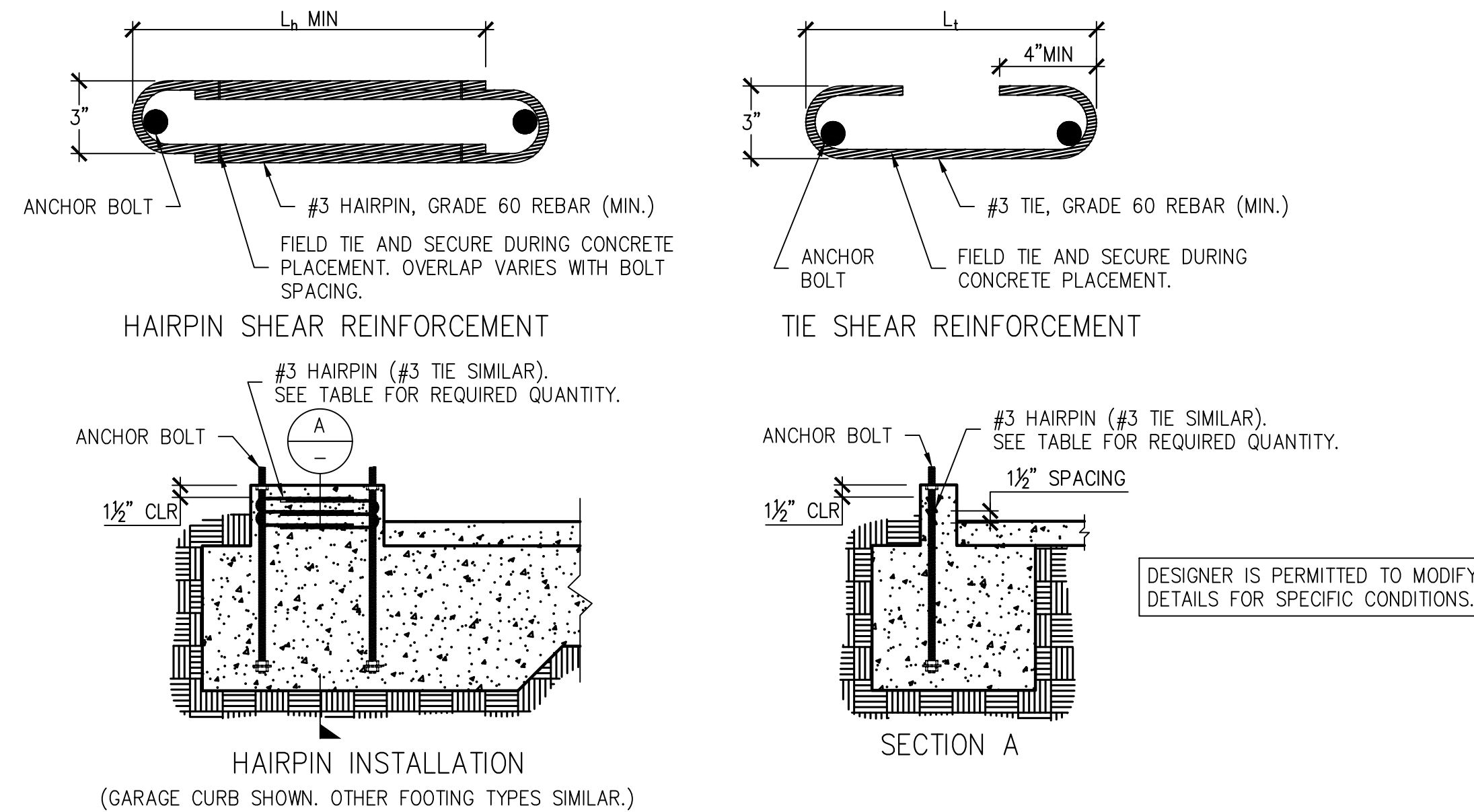
WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	34,100	52	18
	UNCRAKED	STANDARD	15,700	28	10
		HIGH STRENGTH	33,900	45	15
		STANDARD	17,100	30	10
		HIGH STRENGTH	36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
		HIGH STRENGTH	12,500	24	8
	UNCRAKED	STANDARD	17,100	32	11
		HIGH STRENGTH	34,100	42	14
		STANDARD	17,100	28	10
		HIGH STRENGTH	36,800	44	15

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	33,900	49	17
	UNCRAKED	STANDARD	16,300	27	9
		HIGH STRENGTH	34,000	43	15
		STANDARD	17,100	28	10
		HIGH STRENGTH	36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
		HIGH STRENGTH	12,800	21	7
	UNCRAKED	STANDARD	17,100	26	9
		HIGH STRENGTH	33,100	39	13
		STANDARD	17,100	26	9
		HIGH STRENGTH	36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	34,100	44	15
	UNCRAKED	STANDARD	15,700	23	8
		HIGH STRENGTH	33,900	38	13
		STANDARD	17,100	25	9
		HIGH STRENGTH	36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
		HIGH STRENGTH	12,400	20	7
	UNCRAKED	STANDARD	17,100	26	9
		HIGH STRENGTH	34,100	36	12
		STANDARD	17,100	23	8
		HIGH STRENGTH	36,800	43	15

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

2



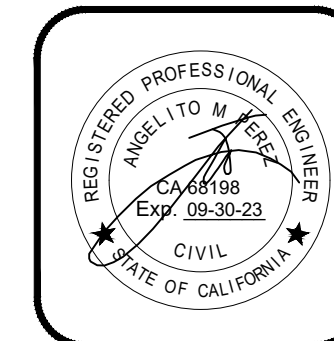
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	L_t OR L_b (in.)	SEISMIC ³		WIND ⁴		ASD ALLOWABLE SHEAR LOAD, V (lb.)
		SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	6	1,080
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	770
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6	

- NOTES:
- SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
 - SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 - SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3.
 - WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 - ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
 - USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
 - USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 - #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
 - CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.
 - THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

5

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS



SIMPSON Strong-Tie, Co. Inc.

• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com



STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS



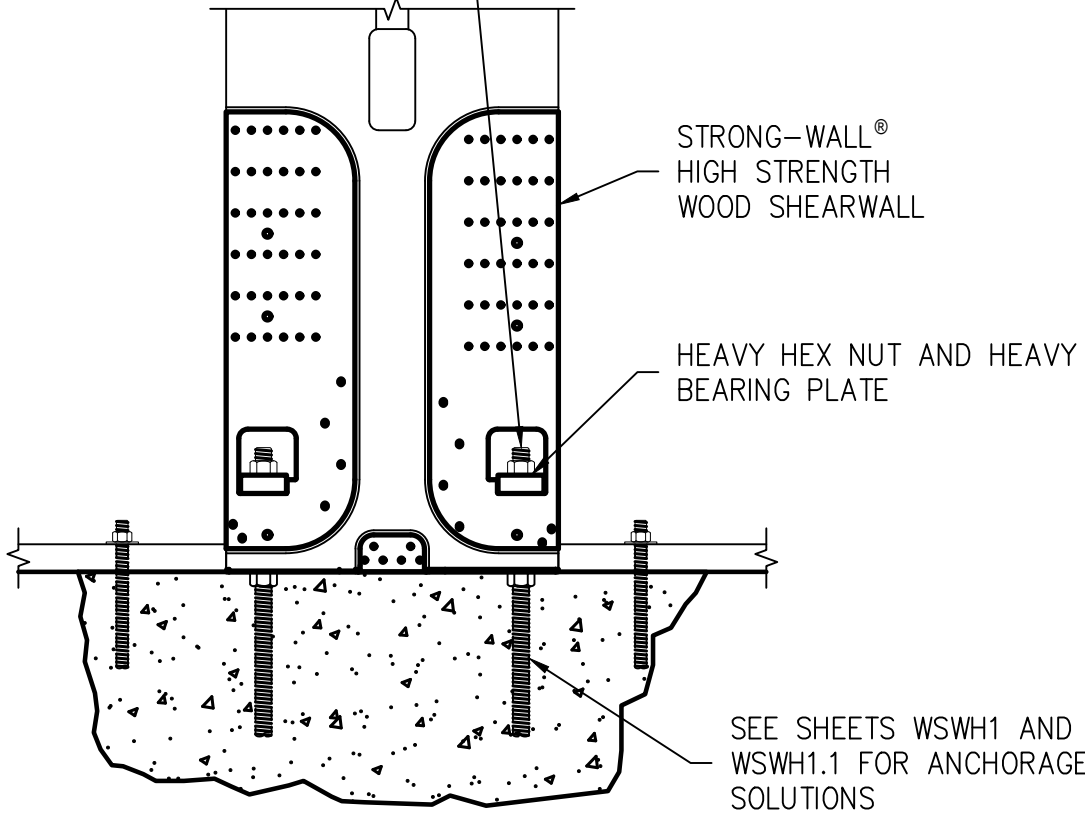
NAME	DATE
SCALE	03-16-2021
CHECKED	N.T.S.
SHEET	
WSWH1	
OF SHEETS	
JOB NO.	

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

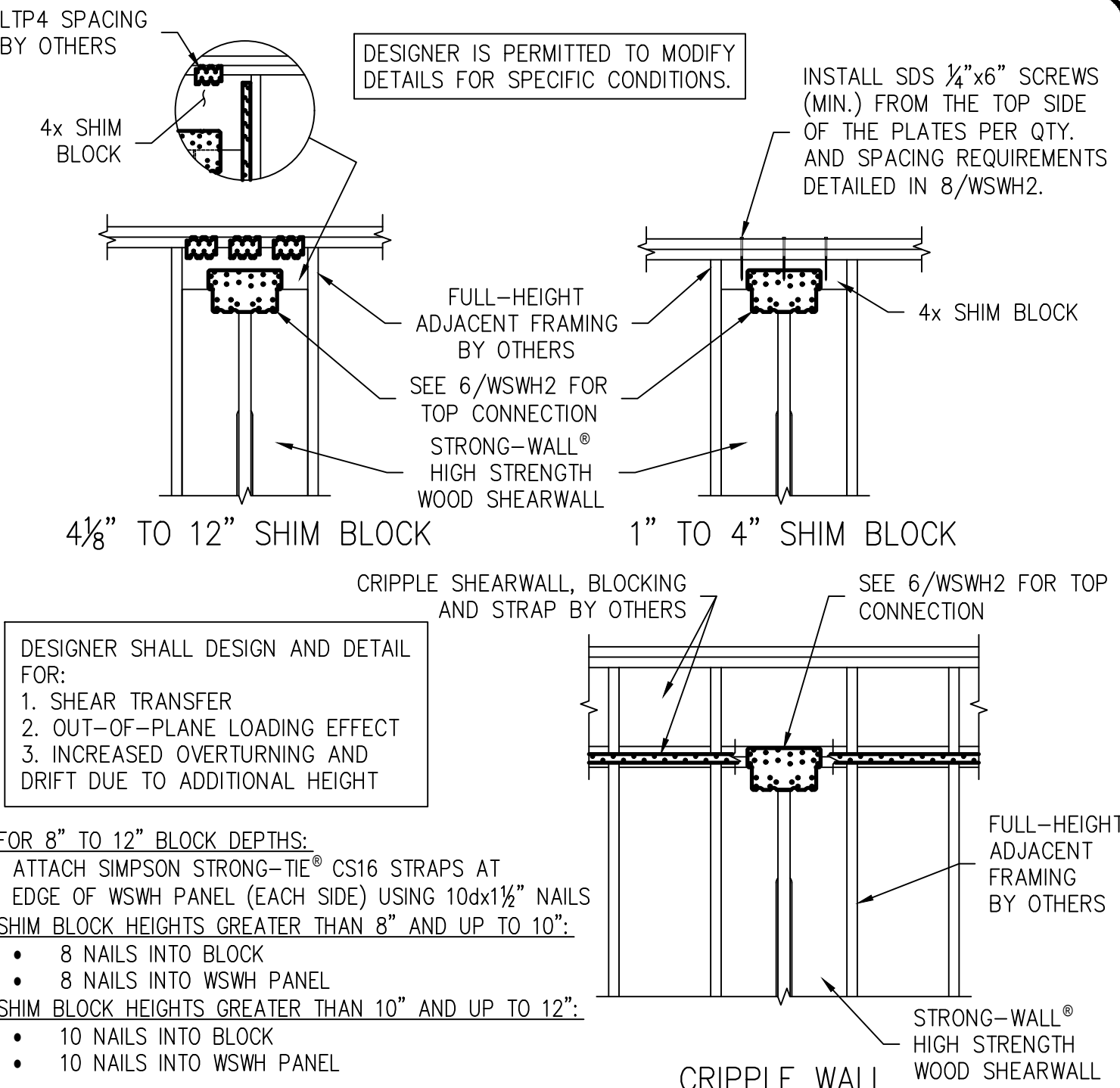
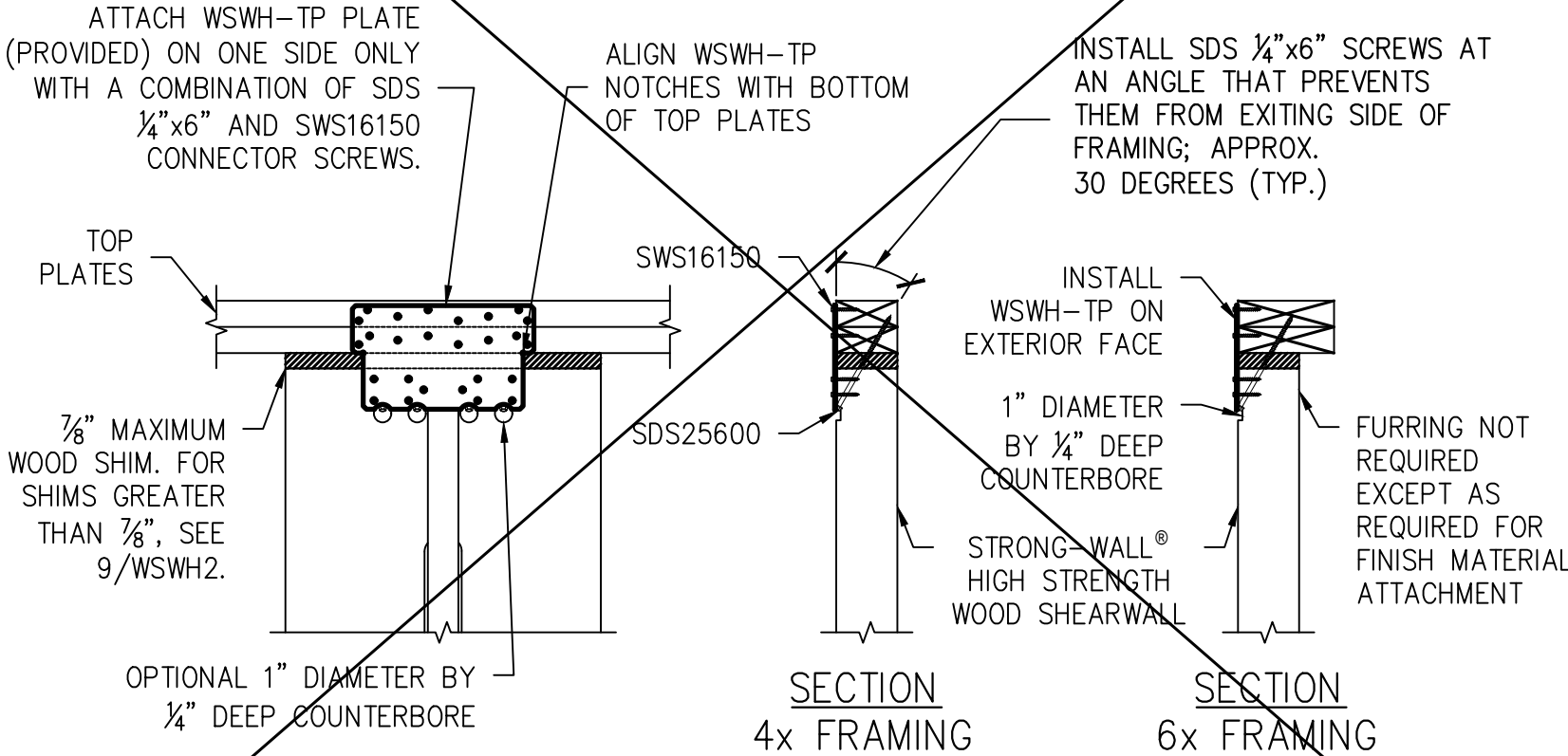
MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES :
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT.
 - MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3 1/2" THICK.

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 3/8" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.

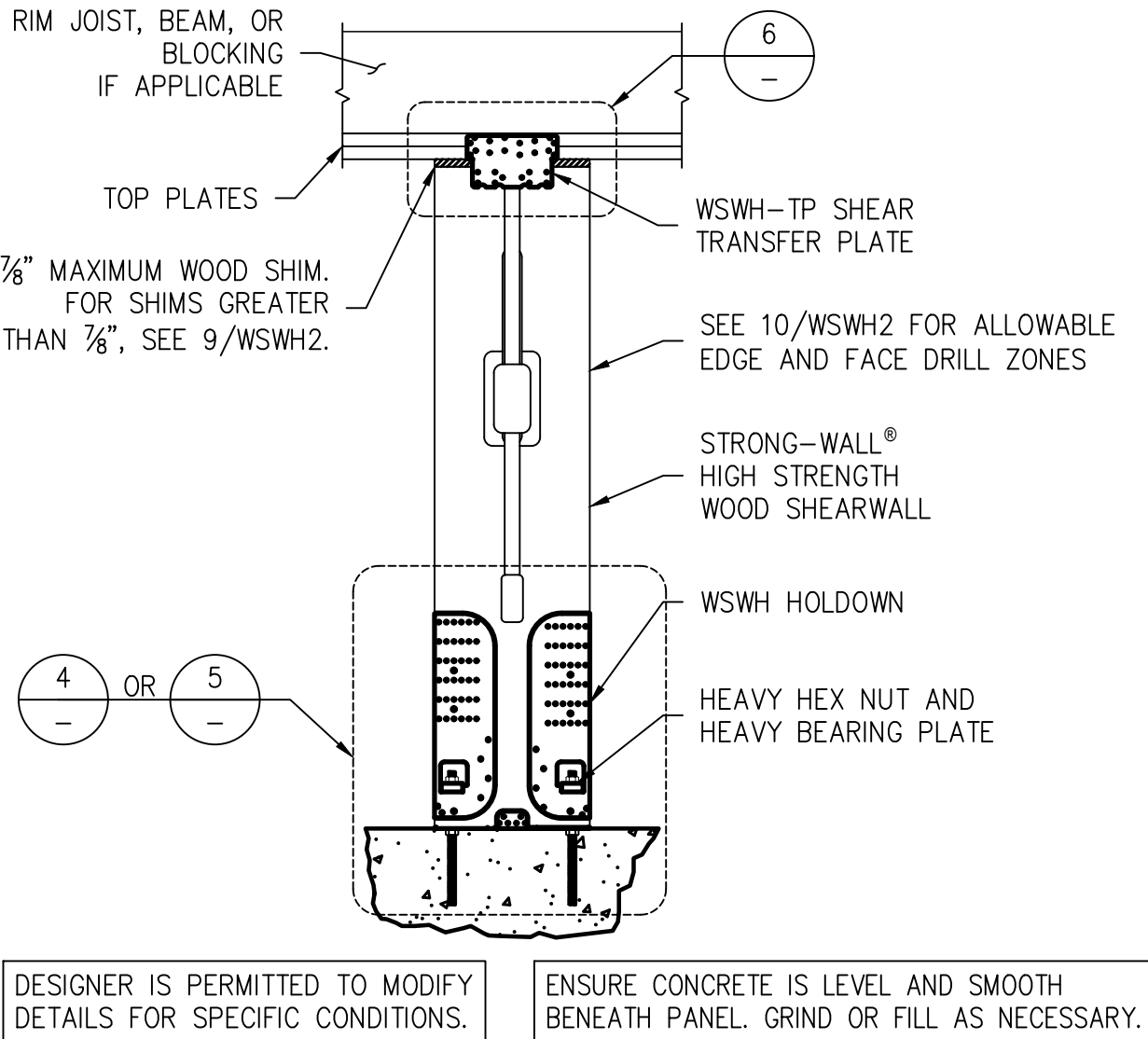


MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



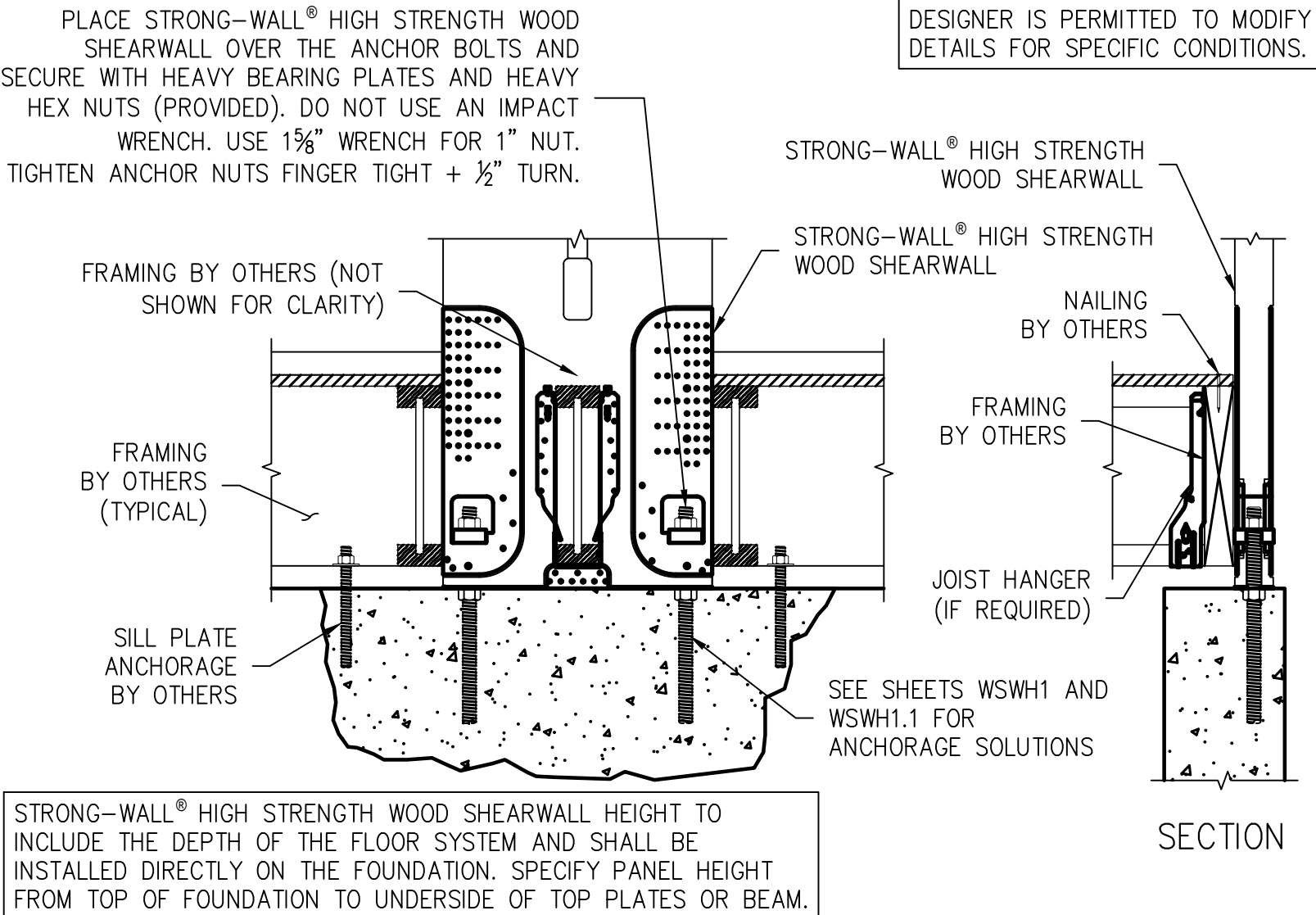
STRONG-WALL® WSWH MODELS

1



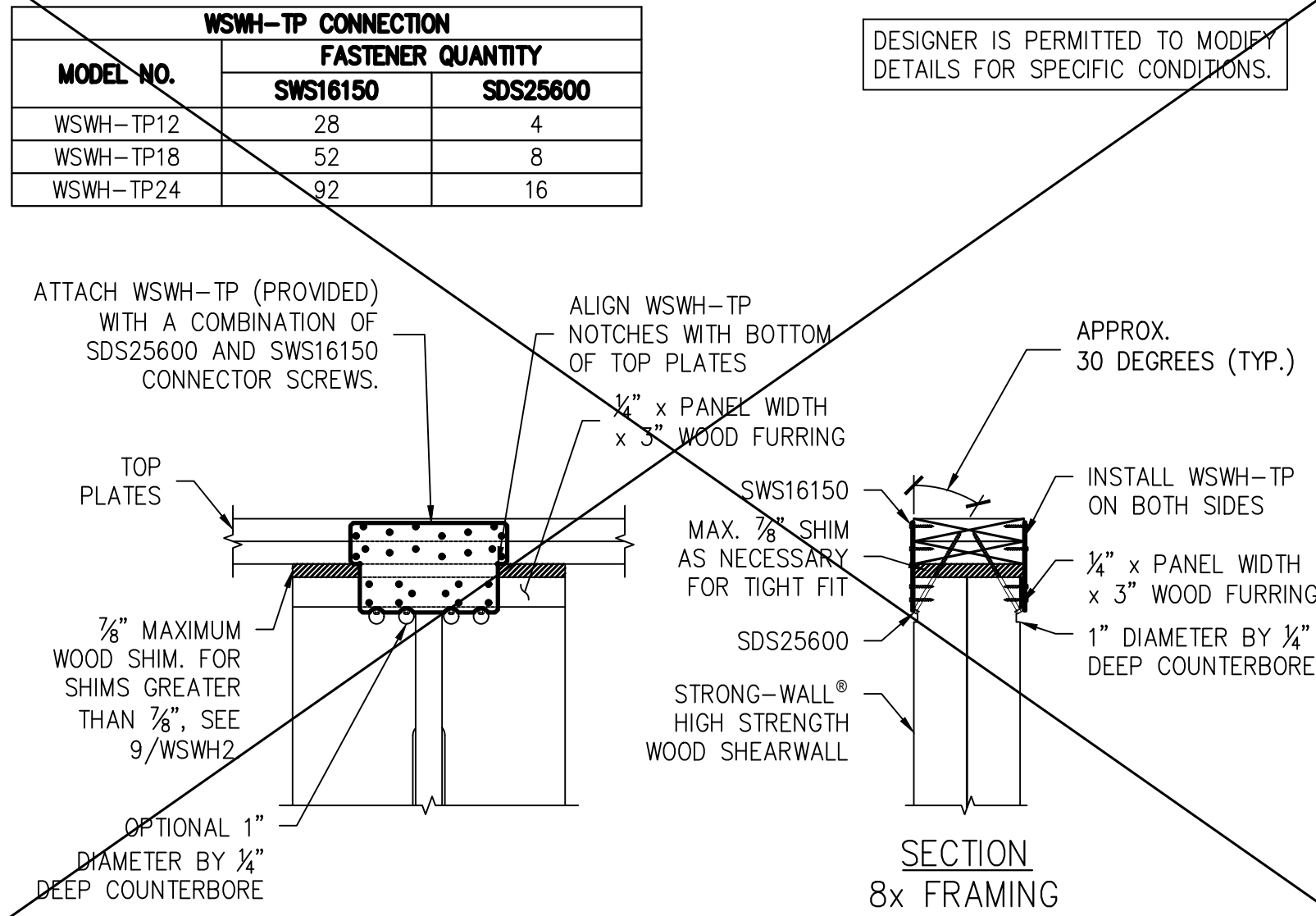
STANDARD INSTALLATION BASE CONNECTION

4



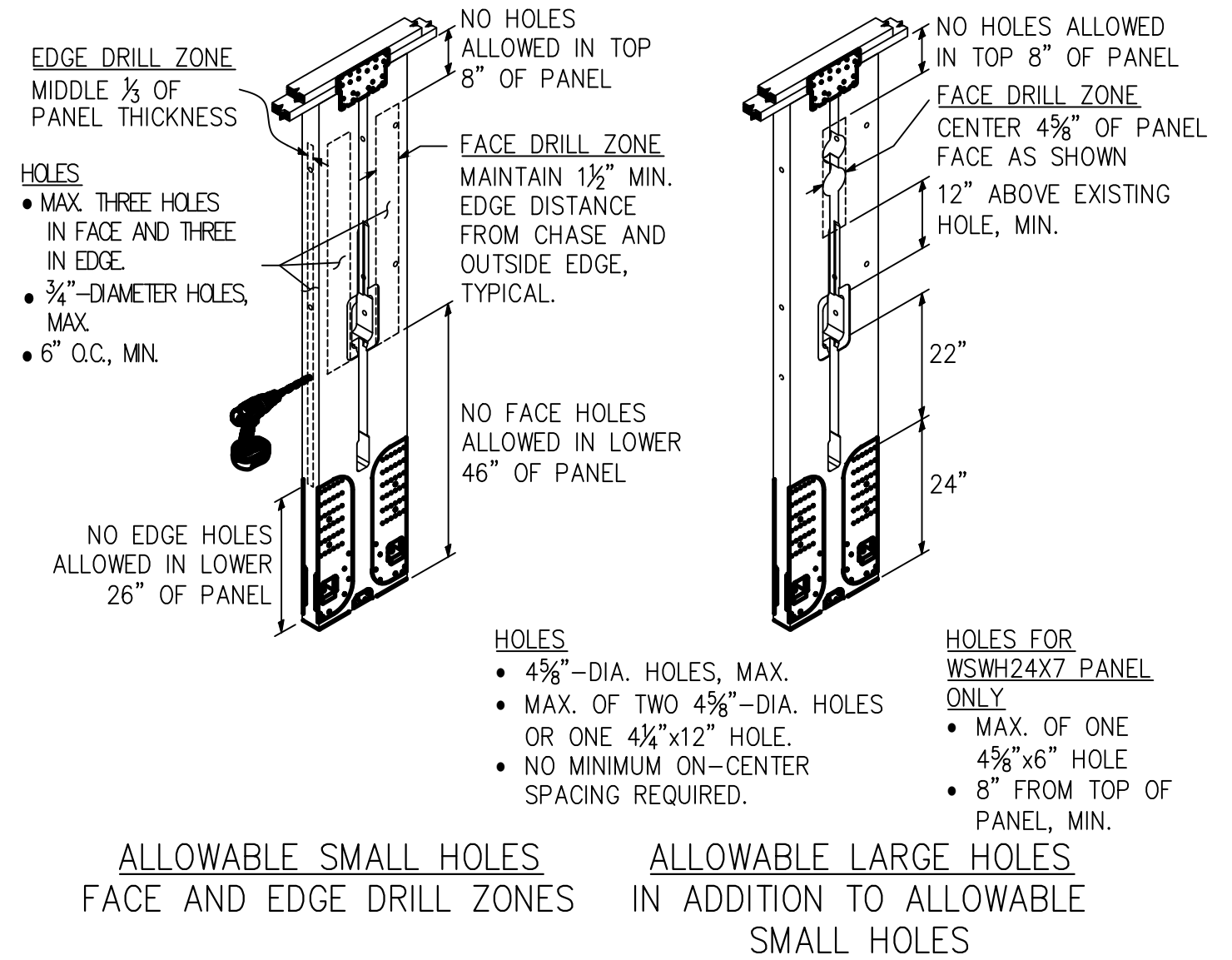
TOP CONNECTION

6



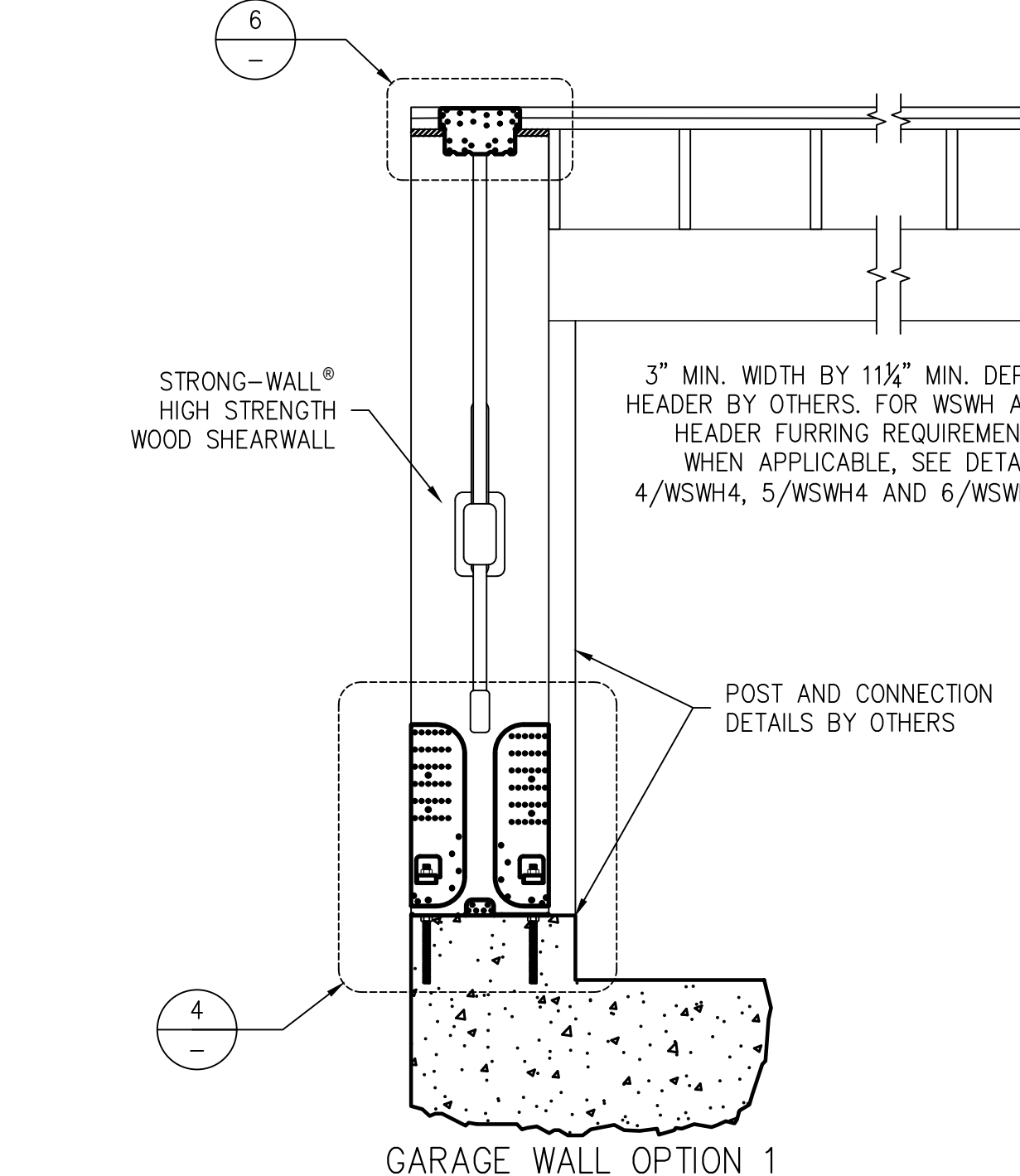
TOP OF WALL HEIGHT ADJUSTMENTS

9



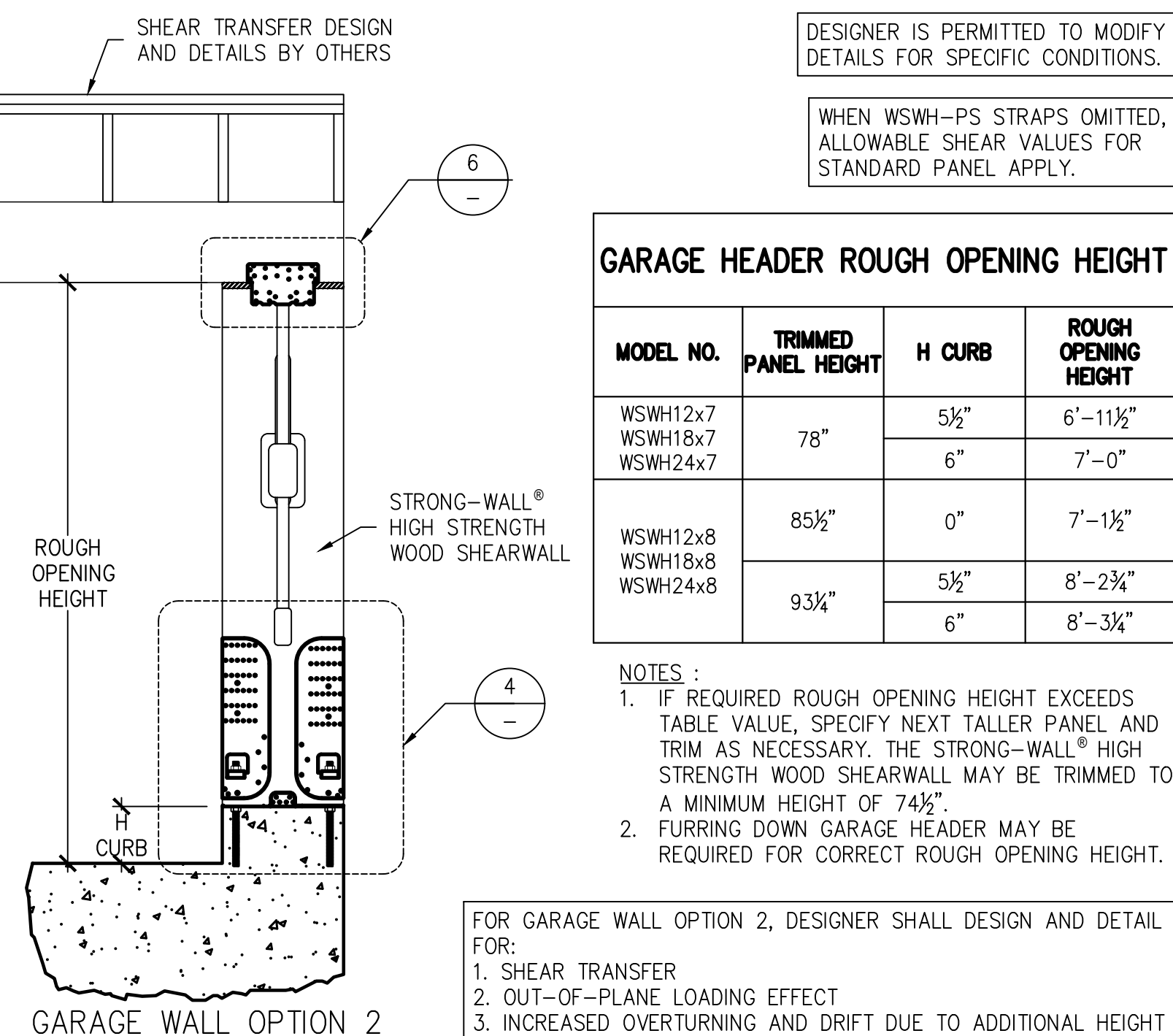
SINGLE STORY WSWH ON CONCRETE

2



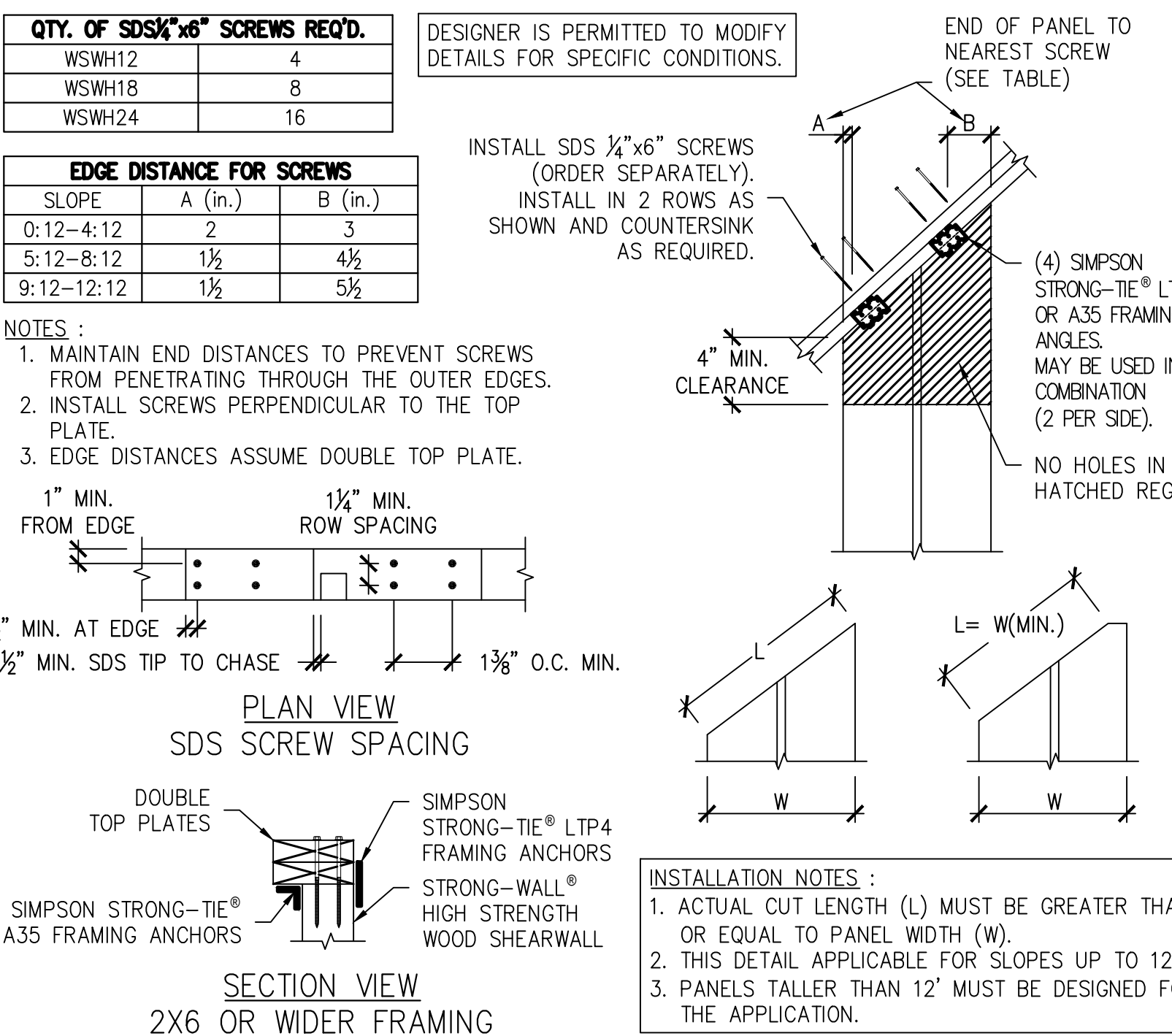
WOOD FLOOR SYSTEM BASE CONNECTION

5



BACK-TO-BACK TOP CONNECTION

7



TRIM ZONE AND ALLOWABLE HOLES

10

- STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

ALTERNATE WSWH GARAGE FRONT OPTIONS

3

RAKE WALL

8

NOTES

11

REVISIONS	DATE	NO.
FIRST RELEASE - 2018 IBC	11-20-2020	0
2021 IBC REVISIONS	03-16-2021	1



SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com



STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS



NAME	DATE
03-16-2021	SCALE
N.T.S.	CHECKED
SHEET	WSWH2
OF SHEETS	JOB NO.