



The Schwager Residence

KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE., U. • LOS GATOS, CA • 95030 • (408) 396-2555



A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

Santa Clara County REBUILD Threshold

Existing Residence Wall Modifications a, c, d

Total Lineal footage of all existing legally established exterior and interior walls (E)	Total Lineal footage of all walls proposed to be demolished (D)	Total Lineal footage of walls to remain (R)	% Demolished = D/E (If this is over 50%, then project will be classified as a "REBUILD")
1037.4	474.2	563.2	46%

Footnotes:
 a. See County Ordinance # NS-1100.136
 b. Lineal Feet measured to outside face or end of wall. Lengths of intersecting walls at corners may not be double counted.
 c. All legally established interior & exterior walls including framed openings (doors & windows).
 d. The project will be classified as a "REBUILD" if the % Demolished exceeds 50%.
 e. A Demolished wall is a wall where the sill plate, studs, and double top plates have been removed or disconnected from adjacent roof/floor framing. New framed openings in the wall, such as doors or windows, are not considered a demolished wall.

Rebuild Threshold

SHEET INDEX

- A-1 COVER SHEET
- A-2 SITE PLAN
- A-3 AS-BUILT/DEMO FIRST FLOOR PLANS
- A-4 AS-BUILT/DEMO SECOND FLOOR PLAN
- A-5 AS-BUILT ELEVATIONS
- A-6 PROPOSED FIRST FLOOR PLAN
- A-7 PROPOSED SECOND FLOOR PLAN
- A-8 EXTERIOR DOOR & WINDOW SCHEDULE
- A-9 INTERIOR DOOR SCHEDULE
- A-10 PROPOSED FRONT & LEFT ELEVATIONS
- A-11 PROPOSED REAR & RIGHT ELEVATION
- A-12 DEMO & PROPOSED ROOF PLANS
- A-13 CROSS SECTIONS
- A-14 CROSS SECTIONS
- A-15 ARCHITECTURAL DETAILS
- A-16 FIRST FLOOR ELECTRICAL MECHANICA...
- A-17 SECOND FLOOR ELECTRICAL MECHANICA...
- CG-1 CALGREEN
- CG-2 CALGREEN
- T-1 ENERGY CONSERVATION
- T-2 ENERGY CONSERVATION
- T-3 MANDATORY MEASURES
- S1.0 GENERAL NOTES
- S1.1 SLAB HOLDDOANS
- S2.1 FOUNDATION PLAN
- S2.2 SECOND FLOOR FRAMING PLAN
- S2.3 CEILING FRAMING PLAN
- S2.4 ROOF FRAMING PLAN
- S3.1 DETAILS
- S3.2 DETAILS
- S3.3 DETAILS
- WSN... STRONG WALL DETAILS
- WSN... STRONG WALL DETAILS
- WSN... STRONG WALL DETAILS
- WSN... STRONG WALL DETAILS
- Erosion Control Form 1

VICINITY MAP



NOTES

NOTES

- * AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS. ALL ASSOCIATED GARAGES SHALL BE INCLUDED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, AND COMPLETES PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. NOTE: THE OWNER(S), OCCUPANTS AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED.
- * STABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE STABLE WATER SUPPLY OF THE PURVEYOR OR RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSTRUCTION WILL NOT BE GRANTED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THE PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 905.8.3 & HEALTH & SAFETY CODE 18114.1
- * ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS SHALL BE ARSBIC NUMBERS OR ALPHABETIC LETTERS. NUMBER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.8 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC 905.9
- * CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 99 AND OUR STANDARD DETAILS AND SPECIFICATIONS. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.
- * RILDLAND-URBAN INTERFACE: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED RILDLAND URBAN INTERFACE AREA. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 402.9 INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 42H1 OR CALIFORNIA GOVERNMENT CODE 51182. CFC SECTION 93910
- * GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS. GATE WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH FOR EMERGENCY ACCESS. ROADWAYS OR DRIVEWAYS LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICE. IF THE GATES ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED. IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY OR OTHER ROADWAY SHALL BE AT LEAST 50 FEET FROM THE ROAD BEING ENTERED. CFC SEC. 905.6 AND 905.8.

PROJECT DIRECTORY

ARCHITECT:
 KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVENUE, SUITE L
 LOS GATOS, CA 95030
 TEL: (408) 396-2555

STRUCTURAL ENGINEER:
 CORNERSTONE
 STRUCTURAL CONSULTANTS
 9008 ELK GROVE BLVD., STE. 6
 ELK GROVE, CA 95624
 TEL: (916) 688-0848

ENERGY CONSULTANT:
 MONTEREY ENERGY GROUP
 227 FOREST AVENUE, SUITE 5
 PACIFIC GROVE, CA 93950
 TEL: (831) 312-8528

PROJECT DATA

PROJECT ADDRESS: 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

OWNER: GUIDO & JEANNIE SCHWAGER

APFN#: 537-07-020

ZONING: RS-1

OCCUPANCY GROUP: R-3, U

CONSTRUCTION TYPE: V-B, SPRINKLERED

GROSS & NET SITE AREA: 379,409 SF, 8.71 AC.

FLOOR AREAS:	EXISTING	DEMO	NEW	TOTAL
MAIN FLOOR	2,829 SF	100 SF	70 SF	2,799 SF
SECOND FLOOR	1,628 SF	554 SF	572 SF	1,246 SF
GARAGE	960 SF	0 SF	0 SF	960 SF
TOTAL	5,416 SF	454 SF	642 SF	5,604 SF

NEW COVERED PORCHES: 1,068 SF

CODE COMPLIANCE

The Current Codes adopted, as amended by Santa Clara County effective January 1, 2023, are 2022 California Building Code:

- Part 1 California Administrative Code
- Part 2 California Building Code, Volumes 1 & 2
- Part 3 California Residential Code
- Part 4 California Electrical Code
- Part 5 California Mechanical Code
- Part 6 California Plumbing Code
- Part 7 California Energy Code
- Part 8 California Historical Building Code
- Part 9 California Fire Code
- Part 11 California Green Building Standards Code - CALGreen
- Part 12 California Referenced Standards Code

DEFERRED SUBMITTAL

- * FIRE SPRINKLERS: FIRE SPRINKLERS SHALL BE INSTALLED TO MEET NFPA-13D STANDARDS & BE INSTALLED BY STATE OF CALIFORNIA C-16 LICENSED CONTRACTOR. PLANS TO BE SUBMITTED TO & APPROVED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT.
- * STAIRS, GUARDS & BALUSTRADES
- * ELEVATOR

SCOPE OF WORK

REMODEL AND ADDITION TO AN EXISTING 5,416 SF RESIDENCE. REMOVE 454 SF AT ENTRY AND SECOND FLOOR, ADD 70 SF NOOK AT NEW KITCHEN, ADD 572 SF AT SECOND FLOOR. THE SECOND FLOOR REMODEL AND ADDITION INCLUDES RECONFIGURED BEDROOMS #2 & #3, BATH #2, AND THE PRIMARY BATH AND CLOSETS. CHANGES AND ADDITIONS RESULT IN A 5,604 SF RESIDENCE.

COVER SHEET

DATE: -DATE-
 SCALE: AS SHOWN
 SHEET
A-1
 1 OF -



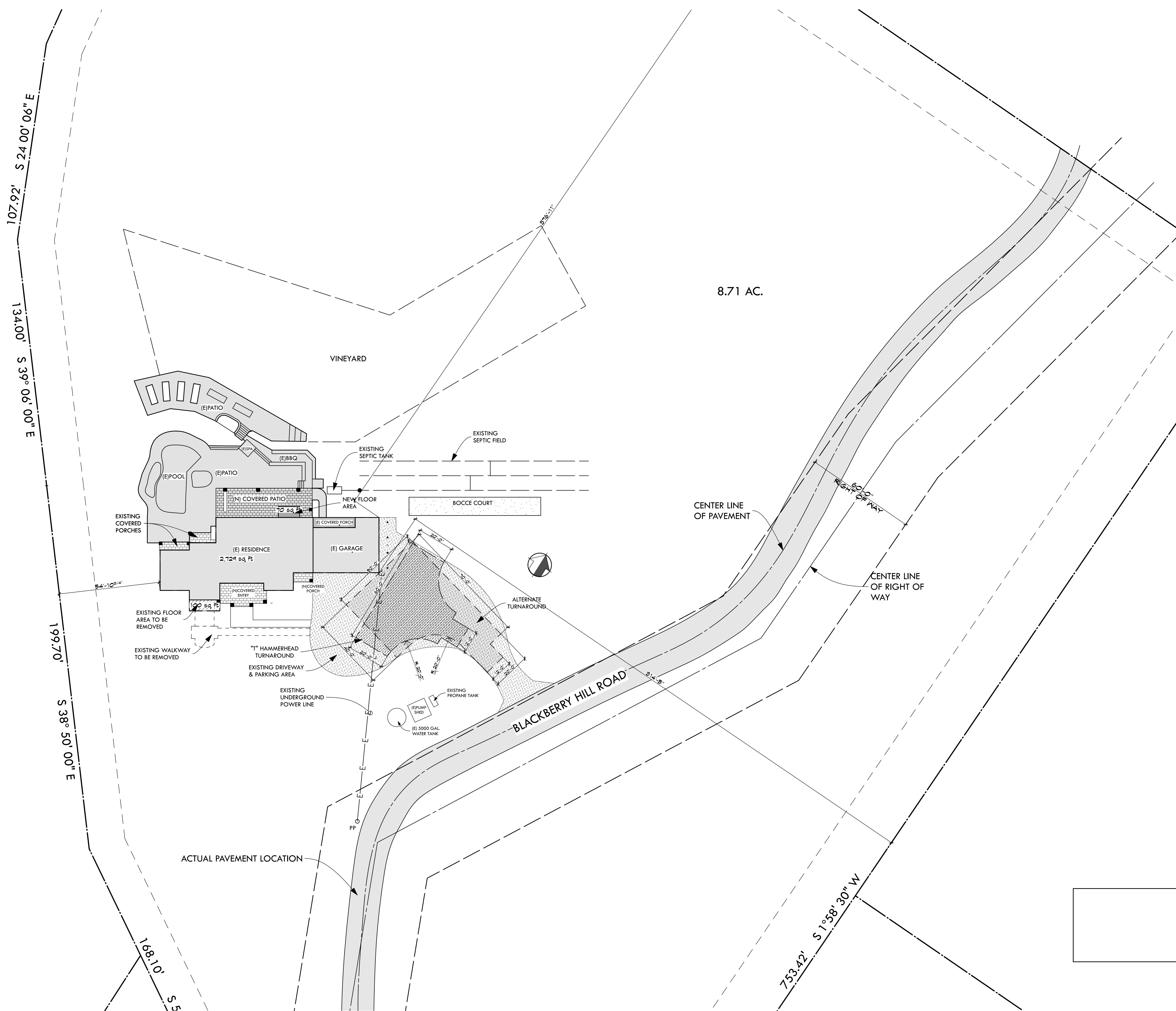
A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

The Contractor shall verify all dimensions, elevations and conditions prior to starting any work. Any error or omission shall be the responsibility of the Contractor. The Engineer is not responsible for any errors or omissions in the field data or for any conditions not shown on the drawings.

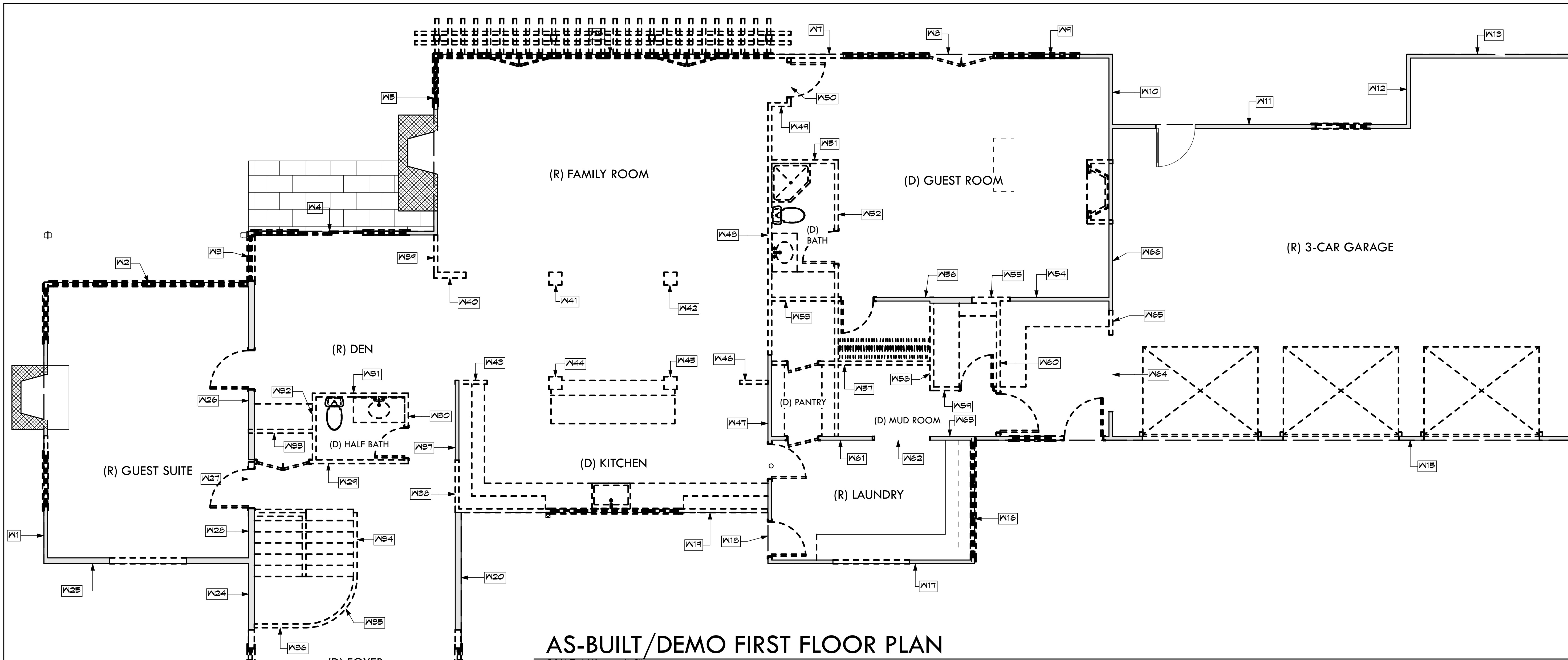
SITE PLAN

DATE: -DATE-
SCALE: AS SHOWN

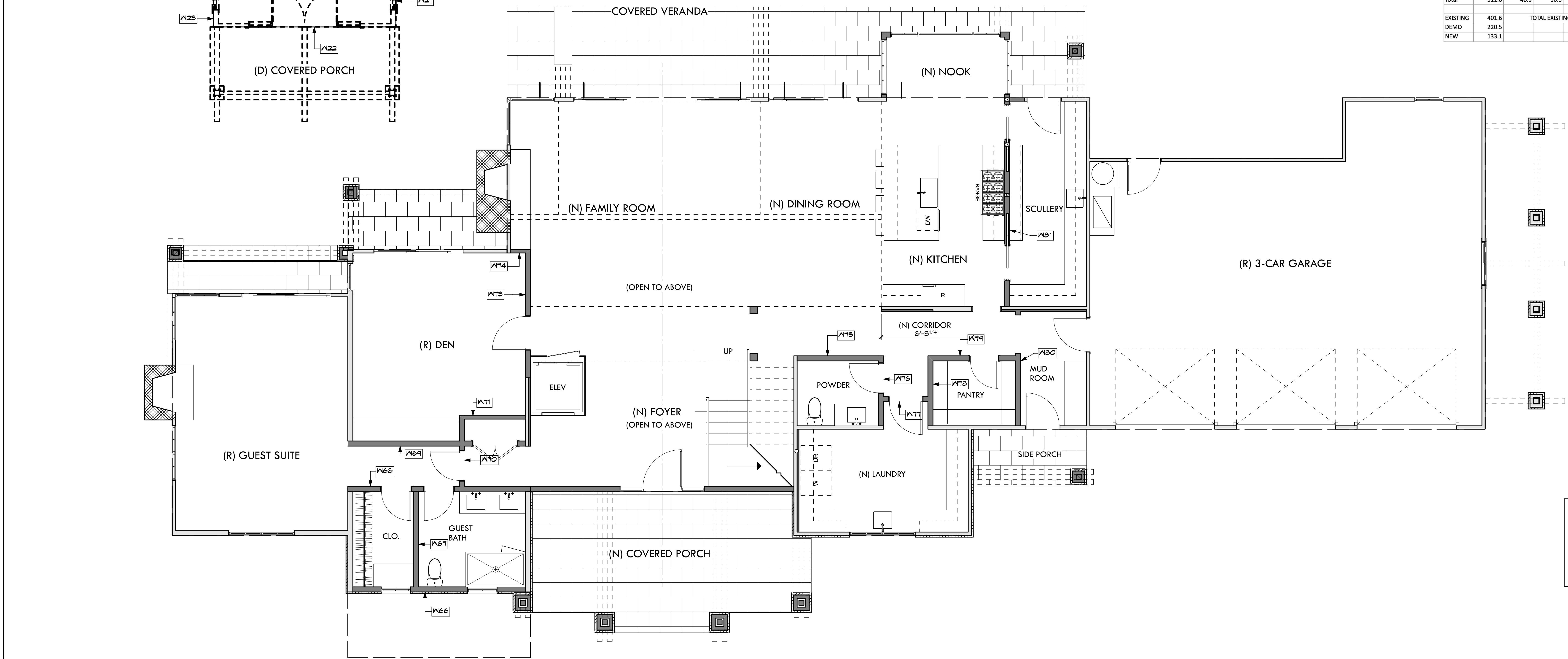
SHEET
A-2
2 OF -



SITE PLAN
SCALE: 1" = 20'



AS-BUILT/DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR NEW WALLS
SCALE: 1/4" = 1'-0"

Schwager Remodel - Walls Calculations

Main Floor - Exterior				Main Floor - Interior			
Wall #	Existing	Demo	New	Wall #	Existing	Demo	New
W1	22			W28	14		
W2	16			W28			3.7
W3	4			W30	3.8		
W4	14.5			W31			12
W5	13.8			W32			5.5
W6	26			W33			7.5
W7		8		W34			5.5
W8		11.7		W35			4.5
W9	7.3			W36			5
W10	5.5			W37			6.3
W11	23			W38			4
W12	5.5			W39	6.4		
W13	13			W40			3.7
W14	30.2			W41			3.4
W15	46.6			W42			2.5
W16	9.7			W43			1
W17	16.2			W44			1
W18	3.8			W45			2.5
W18	8.2			W46			1
W20	7.7			W47			1
W21	8.2			W48			2.2
W22	9.2			W49		12	
W23		6		W50			19.7
W24		16.6		W51			1.5
W25		6		W52			3.8
W26	5.2			W53			5.2
W27	16			W54			21.6
				W55			8
W66			16.5	W56		18.5	
				W57			12.7
				W58			6.9
				W59			5.5
				W60			10.5
				W61		7.8	
				W62			4.5
				W63	3.5		
				W64	24		
				W67			9
				W68			16
				W69			16
				W70			6
				W71			2
				W72			2
				W73			11.3
				W74			1.5
				W75			7.8
				W76			6.3
				W77			4
				W78			6.3
				W79			8.5
				W80			10.8
				W81			9.1
Total	311.6	48.3	16.5		90	172.2	116.6
EXISTING	401.6			TOTAL EXISTING & DEMO	622.1		
DEMO	220.5						
NEW	133.1						

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., U. • LOS GATOS, CA • 95030 • (408) 396-2555



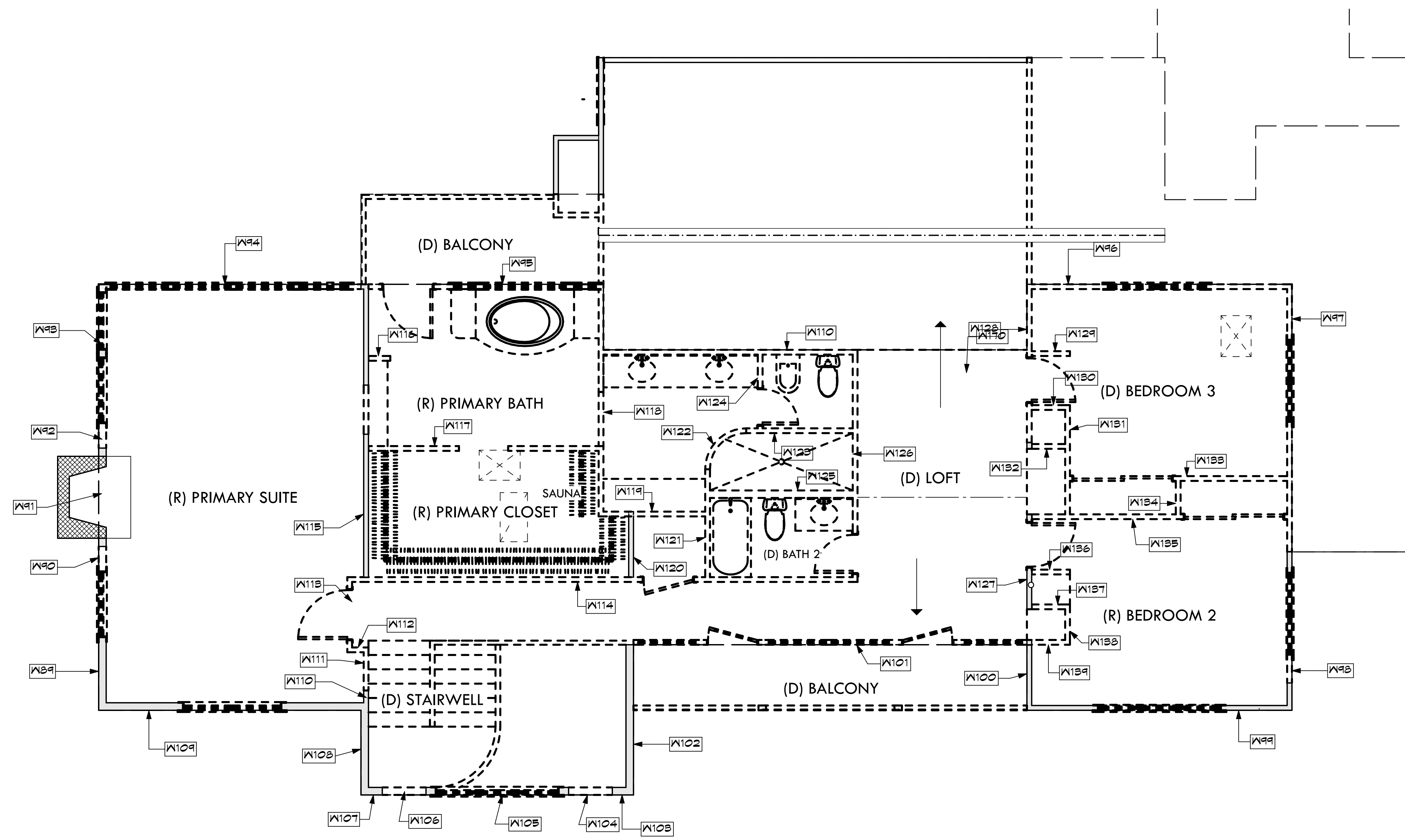
A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

1. The Contractor shall verify all dimensions, elevations and conditions prior to starting any work. Any corrections shall be made prior to the start of any work. The Contractor shall be responsible for all errors and omissions.

AS-BUILT/
DEMO FIRST
FLOOR
PLANS

DATE: -DATE-
SCALE: AS SHOWN

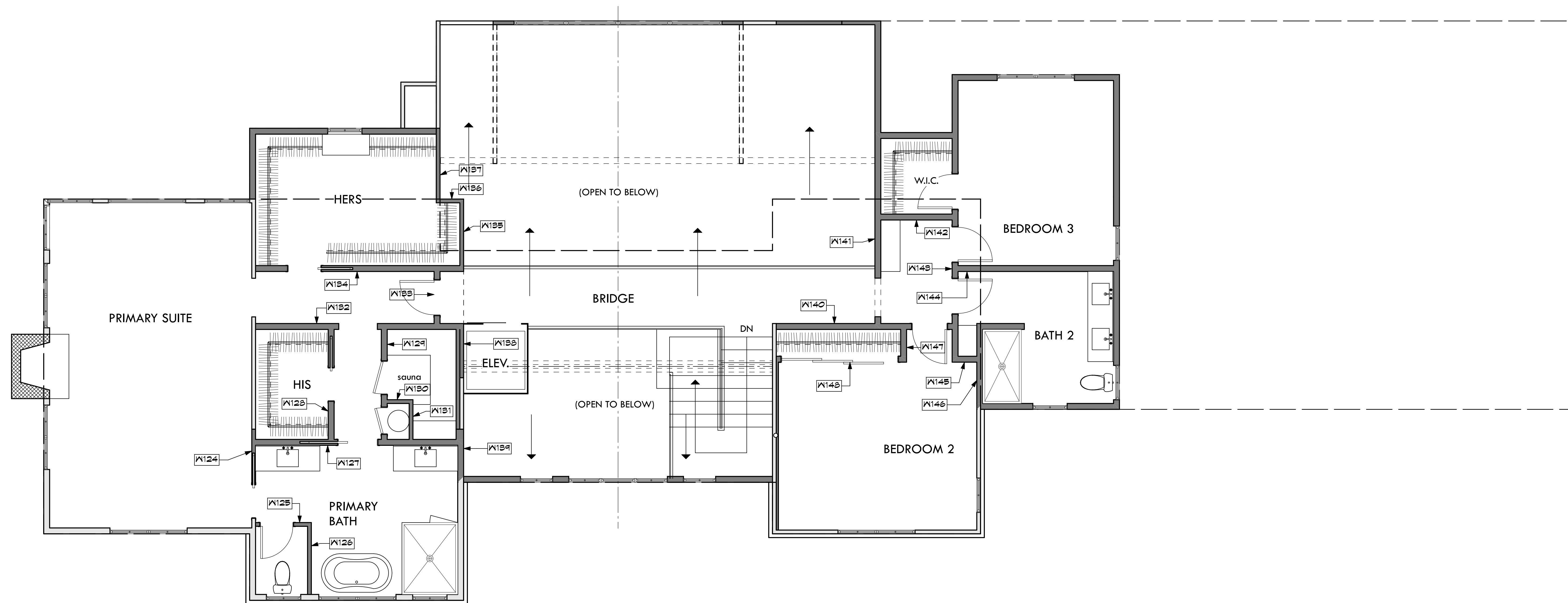
SHEET
A-3
3 OF -



AS-BUILT/DEMO SECOND FLOOR PLAN

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

Second Floor-Exterior			Second Floor - Interior			
Wall #	Existing	Demo	Wall #	Existing	Demo	New
W82	26		W95		0.8	
W83	16.5		W96			2.3
W84		14.3	W97			1
W85		15.8	W98			4.5
W86		16.3	W99			30.8
W87	9.7		W100		17.8	
W88	16.1		W101			1.2
W89	3.8		W102			14.3
W90	24		W103			14.1
W91	9.2		W104			6.5
W92	16.6		W105			6.8
W93	5.1		W106			6.5
W94	16		W107			4.7
			W108			9
			W109			14.2
			W110			15.5
			W111			9.3
			W112			12.3
			W113			2.3
			W114			2.3
			W115			7
			W116			2.3
			W117			13.2
			W118			2
			W119			15.8
			W120			2.3
			W121			2.3
			W122			2.5
			W123			2.3
			W124			7
			W125			4.3
			W126			5.6
			W127			15.7
			W128			8.5
			W129			8.5
			W130			2
			W131			3
			W132			16
			W133			4
			W134			16
			W135			5.3
			W136			1.9
			W137			5.5
			W138			4.2
			W139			3.8
			W140			14.1
			W141			9.7
			W142			6
			W143			12.5
			W144			2.2
			W145			2
			W146			6
			W147			2.5
			W148			10.1
Total	143	46.4		18.6	207.3	176.4
EXISTING	161.6		TOTAL EXISTING & DEMO	415.3		
DEMO	253.7					
NEW	176.4					
TOTAL ALL FLOORS EXISTING			1037.4			
TOTAL ALL DEMO			474.2			
TOTAL ALL NEW			309.5			



SECOND FLOOR NEW WALLS

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

REVISIONS

KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE., TULY, LOS GATOS, CA • 95028 • (408) 396-2555



A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

The Contractor shall verify all dimensions, elevations and conditions prior to starting work. Any error or omission shall be the responsibility of the Contractor. The Contractor shall be responsible for obtaining all necessary permits and approvals prior to construction.

AS-BUILT/
 DEMO
 SECOND
 FLOOR PLAN

DATE: -DATE-

SCALE: AS SHOWN

SHEET

A-4

4 OF 4

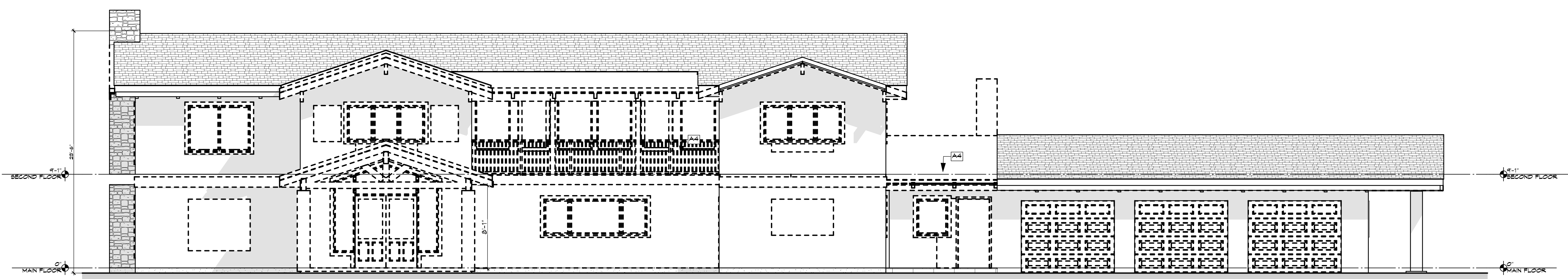


Client: Contractor will verify all dimensions, elevations and conditions prior to starting work. Any additions called by field conditions, requests for change or other items not shown on drawings are the responsibility of the contractor.

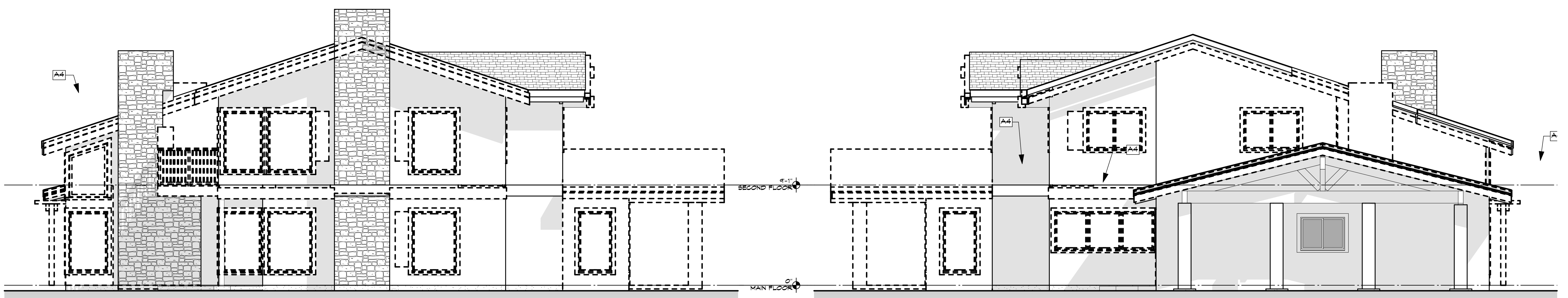
AS-BUILT ELEVATIONS

DATE: -DATE-
SCALE: AS SHOWN

SHEET
A-5
5 OF 5

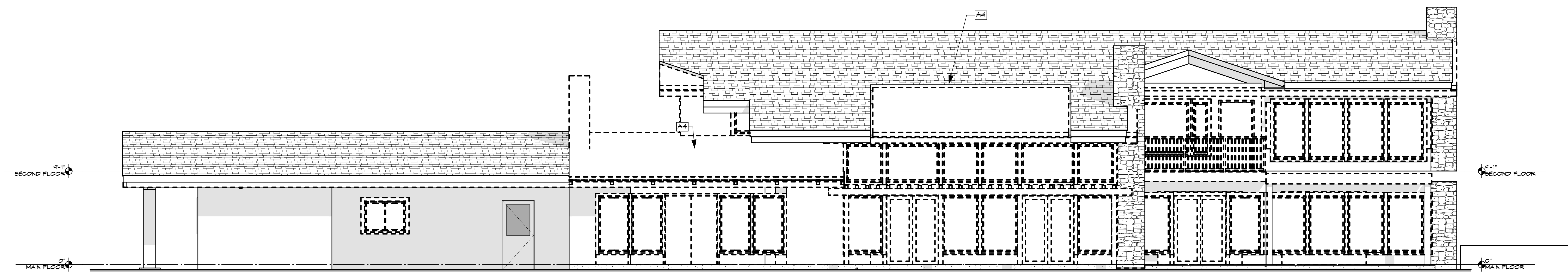


AS-BUILT/DEMO FRONT ELEVATION
SCALE: 1/4" = 1'-0"

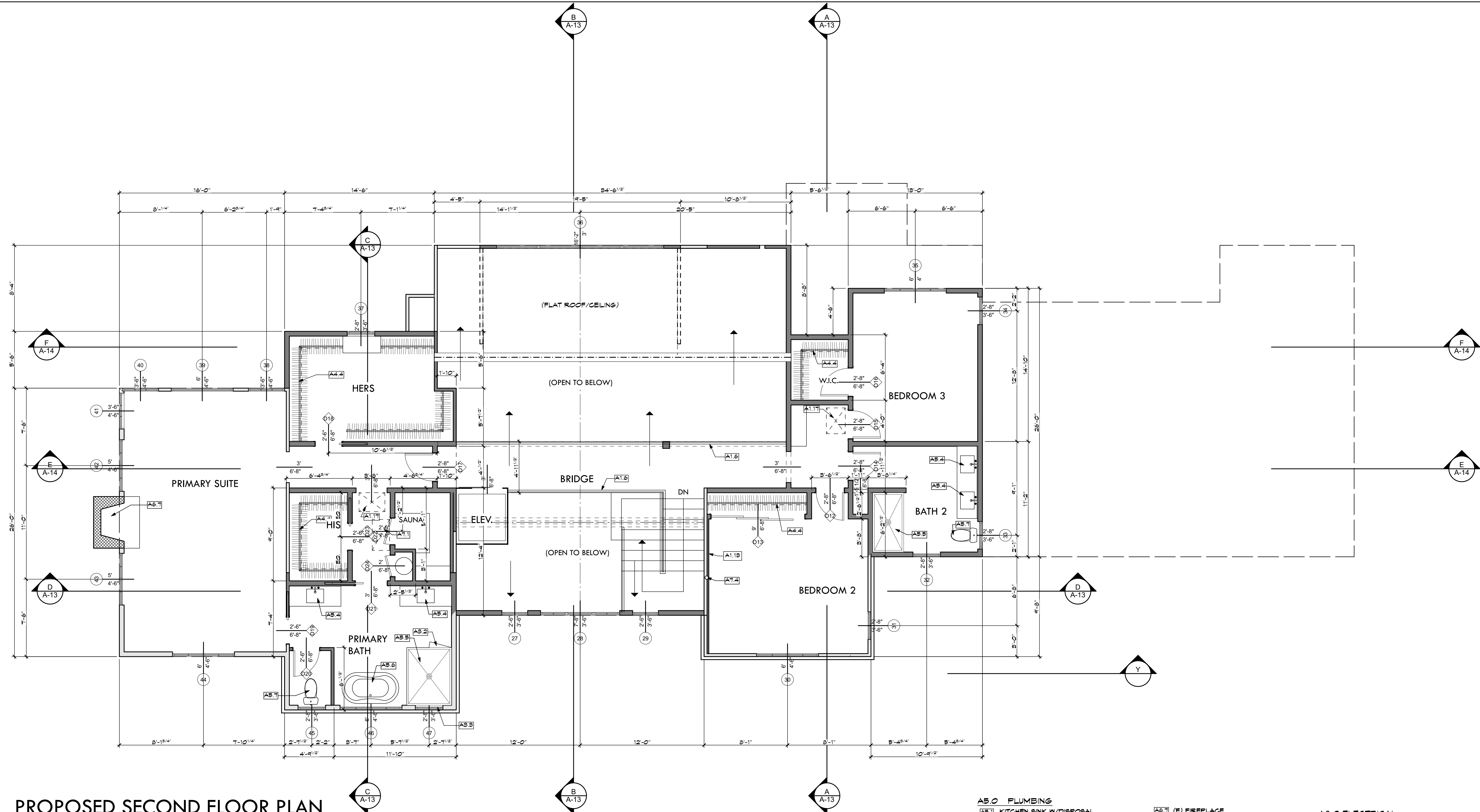


AS-BUILT/DEMO LEFT ELEVATION
SCALE: 1/4" = 1'-0"

AS-BUILT/DEMO RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



AS-BUILT/DEMO REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

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

ARCHITECTURAL NOTES

STAIRWAYS: STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT...
ACCESS: ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES...
ANNULAR SPACES: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES...
PROTECTION OF WOOD: PROTECT WOOD IN KITCHEN...
TEMPERED-DUAL GLAZING: ALL EXTERIOR GLAZING SHALL BE TEMPERED-DUAL GLAZING...
SAFETY GLAZING: SAFETY GLAZING MATERIAL IS REQUIRED IN ACCORDANCE WITH...
SAUNAS: SAUNAS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY HIGH HUMIDITY...
SHOWER WINDOWS: WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY HIGH HUMIDITY...
FINISHES: PROVIDE 1/2" GYP. BOARD AT ALL INTERIOR WALL & CEILING LOCATIONS...
EXTERIOR LANDING: EXTERIOR LANDING SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY WEATHER...
GLAZING CERTIFICATION: ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFIED LABEL...
EXTERIOR DOORS: ALL EXTERIOR DOORS SHALL BE SOLID CORE DOORS WITH STILES AND RAJLS NOT LESS THAN 1 1/2" THICK AND FIELD PANELS NOT LESS THAN 1 3/8" THICK...
GLAZING CERTIFICATION: ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFIED LABEL...
EXTERIOR DOORS: ALL EXTERIOR DOORS SHALL BE SOLID CORE DOORS WITH STILES AND RAJLS NOT LESS THAN 1 1/2" THICK AND FIELD PANELS NOT LESS THAN 1 3/8" THICK...

TEMPERED-DUAL GLAZING: ALL EXTERIOR GLAZING SHALL BE TEMPERED-DUAL GLAZING...
SAFETY GLAZING: SAFETY GLAZING MATERIAL IS REQUIRED IN ACCORDANCE WITH...
SAUNAS: SAUNAS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY HIGH HUMIDITY...
SHOWER WINDOWS: WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY HIGH HUMIDITY...
FINISHES: PROVIDE 1/2" GYP. BOARD AT ALL INTERIOR WALL & CEILING LOCATIONS...
EXTERIOR LANDING: EXTERIOR LANDING SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY WEATHER...
GLAZING CERTIFICATION: ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFIED LABEL...
EXTERIOR DOORS: ALL EXTERIOR DOORS SHALL BE SOLID CORE DOORS WITH STILES AND RAJLS NOT LESS THAN 1 1/2" THICK AND FIELD PANELS NOT LESS THAN 1 3/8" THICK...

INSULATION VERIFICATION: PROVIDE THIRD PARTY VERIFICATION OF QUALITY INSULATION...
INTERIOR MOISTURE CONTROL: BUILDING MATERIALS WITH VELEBLE SIGNS OF WATER DAMAGE...
OCCUPANT ORIENTATION & TRAINING: VERIFICATION OF COMPLIANCE WITH THE CURRENT CALIFORNIA GREEN BUILDING STANDARDS CODE PER THE COUNTY OF SANTA CLARA...
GREEN COMPLIANCE: VERIFICATION OF COMPLIANCE WITH THE CURRENT CALIFORNIA GREEN BUILDING STANDARDS CODE PER THE COUNTY OF SANTA CLARA...
STRUCTURE: (E)4' NOM. STUD WALL 8 1/2" NOM. STUD WALL 8 1/2" NOM. STUD WALL 4' NOM. STUD WALL INTERIOR STAIRS - 1 ST. TO 2ND FL. 14-12" WIDE x 4" TH. FLOATING TREADS @ 11 1/2" ON CENTER HANDBAIL & BALUSTRADE @ STAIR PROVIDE MIN. ONE 1 1/2" TO 2" STAIR HANDRAIL 12" X 4" W/ 1" BOX FRAME WITH NO SHARP EDGES...
ATTIC ACCESS: 22" NOM. MIN. ATTIC ACCESS. SIZE OF ATTIC ACCESS TO BE SUFFICIENT TO ALLOW HVAC UNIT TO PASS THROUGH...
FINISHES: (N)3/8" GYP. BOARD AT NEW WALLS AND CEILING 5/8"

A1.6 GUARDS: PROVIDE 42" H. GUARD WITH BALUSTERS SUCH THAT A 2" SPHERE CANNOT PASS THROUGH...
A1.7 EXTERIOR LANDINGS - MAIN: PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR...
A1.8 EXTERIOR LANDINGS - OTHER: PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR...
A1.9 STONE TILE: STONE TILE ON MORTAR BED O/ CONG. SLAB...
A1.10 STEEL COLUMN-ENCLOSED: ENCLOSED STEEL COLUMN, SMOOTH FINISH...
A1.11 STEEL COLUMN-EXPOSED: EXPOSED STEEL COLUMN, SMOOTH FINISH...
A1.12 STRUCTURAL POST: 12X12 STRUCTURAL POST - SEE STRUCTURAL DRWG. FOR CALCULATIONS...
A1.13 2" FURRING AT STUD WALL: PROVIDE 2" FURRING AT EXISTING STUD WALL...
A1.14 1 1/2" SO. STONE VENEER COLUMN: 1 1/2" SO. STONE VENEER COLUMN...
A1.15 14" SO. STONE VENEER COLUMN: 14" SO. STONE VENEER COLUMN...
A1.16 48" H. X 12" W. STONE VENEER WALL: 48" H. X 12" W. STONE VENEER WALL...
A1.17 ATTIC ACCESS: 22" NOM. MIN. ATTIC ACCESS. SIZE OF ATTIC ACCESS TO BE SUFFICIENT TO ALLOW HVAC UNIT TO PASS THROUGH...
A2.0 FINISHES: (N)3/8" GYP. BOARD AT NEW WALLS AND CEILING 5/8"

A2.1 (N)STONE TILE: (N)STONE TILE ON MORTAR BED O/ CONG. SLAB...
A2.2 ALUMINUM GLAD WOOD FRAME WINDOWS: NEW TEMPERED-BROKEN ALUM. FRAME WINDOWS...
A2.3 SAFETY GLASS SHOWER DOORS: SAFETY GLASS SHOWER ENCL. AND DOOR...
A2.4 ALUMINUM GLAD WOOD FRAME SL. GL. DR.: NEW TEMPERED-BROKEN ALUM. GLAD WOOD FRAME...
A2.5 METAL SECTIONAL OVERHEAD GAR. DR.: METAL CUSTOM OVERHEAD SECTIONAL GARAGE DOORS...
A2.6 SOLID CORE DOOR: PROVIDE SOLID CORE DOOR WITH SELF CLOSER...
A2.7 PR. 3680 ENTRY DOORS: 3680 ENTRY DOOR WITH 1 1/2" ARCH...
A4.0 CABINETRY: BUILT-IN CABINETS UPPER & LOWER CABINETS AND COUNTERTOPS...
A4.1 BUILT-IN CABINETS: BUILT-IN CABINETS UPPER & LOWER CABINETS...
A4.2 VANITY COUNTER W/SINK(S): VANITY COUNTER W/SINK(S) CONFIG. PER INTERIOR DESIGNER...
A4.3 LINEN CABINET: LINEN CABINET PER INTERIOR DESIGNER...
A4.4 CLOSETS: ISLAND CLOSET, CLOSET...
A4.5 ISLAND CLOSET W/ SEATING: ISLAND CLOSET W/ SEATING...
A4.6 BUILT-IN NET BAR CABINETS: BUILT-IN NET BAR CABINETS...
A4.7 WINE BOTTLE STORAGE: WINE BOTTLE STORAGE FOR WINE BOTTLES

A5.0 PLUMBING: KITCHEN SINK W/DISPOSAL: PROVIDE ANK SWITCH FOR DISPOSAL...
A5.1 KITCHEN SINK W/DISPOSAL: PROVIDE ANK SWITCH FOR DISPOSAL...
A5.2 PREP. SINK: PROVIDE PREP. SINK FOR DISPOSAL...
A5.3 UTILITY SINK: UTILITY SINK WITH WATER PROOF PAN AND NETSET...
A5.4 SINK(S) IN VANITY CABINET: SINK(S) IN VANITY CABINET...
A5.5 TILED SHOWER: SHOWER STALL WITH WATER PROOF PAN AND NETSET...
A5.6 SOAKING TUB: VERIFY OR PROVIDE MANNUK HOT WATER...
A5.7 HIGH-EFFICIENCY TOILET: FRONT FIELD HIGH-EFFICIENCY DUAL-FLUSH OR 1.28 GPF TOILETS...
A6.0 APPLIANCES, FIREPLACES, ETC.: 48" REFRIGERATOR/FREEZER...
A6.1 48" REFRIGERATOR/FREEZER: 48" REFRIGERATOR/FREEZER...
A6.2 DISHWASHER: PROVIDE ENERGY STAR DISHWASHER...
A6.3 GAS RANGE: PROVIDE GAS RANGE...
A6.4 COOKTOP VENT HOOD: PROVIDE 300 CFM COOKTOP VENT HOOD...
A6.5 WASHER & DRYER: PROVIDE WASHER & DRYER...
A6.6 W/INE BOTTLE STORAGE: WINE BOTTLE STORAGE FOR WINE BOTTLES

(E) FIREPLACE: (E) FIREPLACE...
(N)UNDERCOUNTER REFRIGERATOR: (N)UNDERCOUNTER REFRIGERATOR...
A7.0 MECHANICAL: (N)H.V.A.C. UNIT...
A7.1 (N)H.V.A.C. UNIT: (N)H.V.A.C. UNIT...
A7.2 (N)H.V.A.C. CONDENSOR: (N)H.V.A.C. CONDENSOR...
A7.3 DRIVER VENT: DRIVER VENT THROUGH ROOF ABOVE...
A7.4 ELEVATOR: ELEVATOR TO FIT A 30"x48" WHEELCHAIR...
A7.5 GAS BOILER: GAS BOILER...
A7.6 HYDRONIC HEATING MANIFOLD: HYDRONIC HEATING MANIFOLD...
A7.7 INDIRECT WATER HEATER: INDIRECT WATER HEATER...
A7.8 INDIRECT WATER HEATER: INDIRECT WATER HEATER...
A7.9 INDIRECT WATER HEATER: INDIRECT WATER HEATER...
A7.10 INDIRECT WATER HEATER: INDIRECT WATER HEATER...

A8.0 ELECTRICAL: (E) POWER PANEL-MAIN...
(E) POWER PANEL-MAIN: (E) POWER PANEL-MAIN...
POWER SUB-PANEL: POWER SUB-PANEL...
HARDWIRED DOORBELL/BUZZER: HARDWIRED DOORBELL/BUZZER...
A8.1 (E) POWER PANEL-MAIN: (E) POWER PANEL-MAIN...
A8.2 POWER SUB-PANEL: POWER SUB-PANEL...
A8.3 HARDWIRED DOORBELL/BUZZER: HARDWIRED DOORBELL/BUZZER...
A8.4 HARDWIRED DOORBELL/BUZZER: HARDWIRED DOORBELL/BUZZER...
A8.5 HARDWIRED DOORBELL/BUZZER: HARDWIRED DOORBELL/BUZZER...



EXTERIOR DOORS & WINDOWS							EXTERIOR DOORS & WINDOWS							EXTERIOR DOORS & WINDOWS										
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks	ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks	ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks	
1	7'-8"	10'-7"		ENTRY W/ Sidelites & Transom	ALUM. CLAD WOOD	Y		16	4'-0"	9'-0"		FIXED W/ LOWER AWNING	ALUM. CLAD WOOD	Y		37	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y		
2	6'-0"	5'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		17	8'-0"	7'-0"		SLIDER	ALUM. CLAD WOOD	Y		38	5'-6"	4'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		
3	5'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y		18	2'-6"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y		39	6'-0"	4'-6"		FIXED	ALUM. CLAD WOOD	Y		
4	9'-0"	7'-0"		4 PANE. OVERHEAD SECTIONAL GARAGE DOOR W/ 3 LITES	ALUM.	Y		19	2'-6"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y		40	3'-6"	4'-6"		CORNER CBMT.	ALUM. CLAD WOOD	Y		
5	9'-0"	7'-0"		4 PANE. OVERHEAD SECTIONAL GARAGE DOOR W/ 3 LITES	ALUM.	Y		20	8'-0"	7'-0"		SLIDER	ALUM. CLAD WOOD	Y		41	3'-6"	4'-6"		CORNER CBMT.	ALUM. CLAD WOOD	Y		
6	9'-0"	7'-0"		4 PANE. OVERHEAD SECTIONAL GARAGE DOOR W/ 3 LITES	ALUM.	Y		21	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y		42	5'-0"	4'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		
7	5'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y		22	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y		43	5'-0"	4'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		
8	5'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y		23	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y		44	6'-0"	4'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		
9	5'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y		24	5'-0"	5'-0"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		45	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y		
10	5'-0"	6'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		25	6'-0"	5'-0"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		46	6'-0"	4'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		
11	10'-0"	6'-6"		COMB. CBMT.	ALUM. CLAD WOOD	Y		26	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
12	5'-0"	6'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y		27	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
13	5'-0"	9'-0"		SLIDER	ALUM. CLAD WOOD	Y		28	7'-8"	5'-6"		COMB. CBMT.	ALUM. CLAD WOOD	Y										
14	16'-0"	9'-0"		4 PANE. DBL. SLIDER	ALUM. CLAD WOOD	Y		29	2'-6"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
15	4'-0"	9'-0"		FIXED W/ LOWER AWNING	ALUM. CLAD WOOD	Y		30	6'-0"	4'-6"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y										
								31	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
								32	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
								33	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
								34	2'-8"	5'-6"		CORNER FIXED	ALUM. CLAD WOOD	Y										
								35	6'-0"	4'-0"		DBL. FRENCH CBMT.	ALUM. CLAD WOOD	Y										
								36	16'-2"	5'-0"		4 LITE FIXED RIBBON	ALUM. CLAD WOOD	Y										

REVISIONS



A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

Client: Contractor will verify all dimensions, elevations and conditions prior to starting work. Any and all conditions shall be noted on the drawings and any changes to the drawings shall be noted on the drawings and any changes to the drawings shall be noted on the drawings.

EXTERIOR DOOR & WINDOW SCHEDULE

DATE: -DATE-
 SCALE: AS SHOWN
 SHEET
A-8
 8 OF -

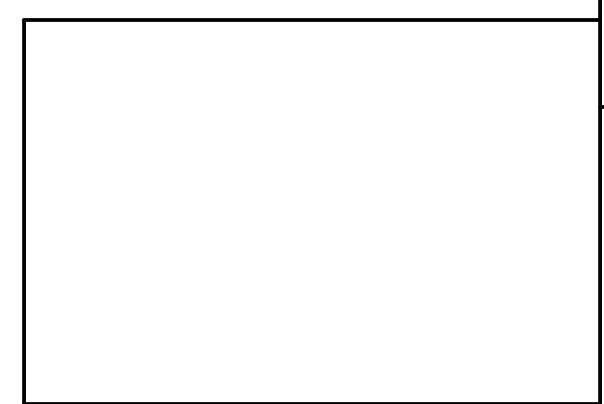
INTERIOR DOORS							INTERIOR DOORS								
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks	ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
D1	2'-0"	6'-8"		SWING	WOOD			D16	2'-0"	6'-8"		SWING	WOOD		
D2	3'-0"	6'-8"		SWING	WOOD			D17	2'-0"	6'-8"		SWING	WOOD		
D3	2'-6"	6'-8"		SWING	WOOD			D18	2'-6"	6'-8"		POCKET	WOOD		
D4	3'-0"	6'-8"		SWING	WOOD		PROVIDE SOLID CORE DOOR WITH SELF CLOSER AND WEATHER STRIPPING TIGHTLY SEAL TO CREATE AIR BARRIER	D19	2'-6"	6'-8"		POCKET	WOOD		
D5	3'-0"	6'-8"		POCKET	WOOD			D20	2'-6"	6'-8"		SWING	WOOD		
D6	3'-0"	6'-8"		POCKET	WOOD			D21	3'-0"	6'-8"		POCKET	WOOD		
D7	3'-0"	6'-8"		SWING	WOOD			D22	2'-6"	6'-8"		POCKET	WOOD		
D8	4'-0"	6'-8"		DBL SWING	WOOD			D23	2'-6"	6'-8"		SWING	WOOD		
D9	2'-0"	6'-8"		SWING	WOOD			D24	2'-0"	6'-8"		SWING	WOOD		
D10	2'-0"	6'-8"		SWING	WOOD										
D11	2'-0"	6'-8"		SWING	WOOD										
D12	2'-0"	6'-8"		SWING	WOOD										
D13	4'-0"	6'-8"		TRIPLE SLIDER	WOOD										
D14	2'-0"	6'-8"		SWING	WOOD										
D15	2'-0"	6'-8"		SWING	WOOD										

REVISIONS



A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

Client/Consultor will verify all dimensions, elevations and conditions prior to starting work. Any and all work shall be in accordance with the project and all applicable codes and regulations. Consultant is not responsible for any errors or omissions in this document.



INTERIOR DOOR SCHEDULE

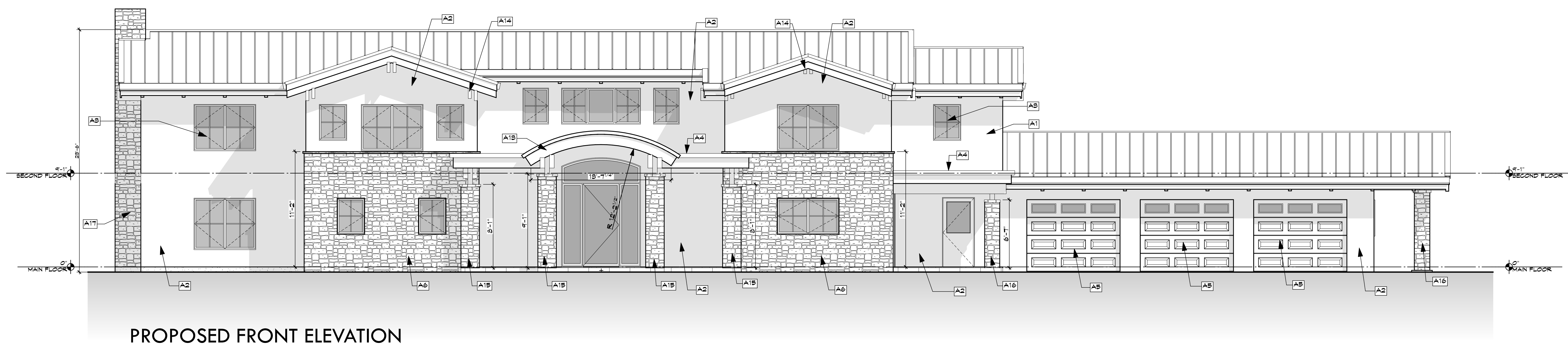
DATE: -DATE-

SCALE: AS SHOWN

SHEET

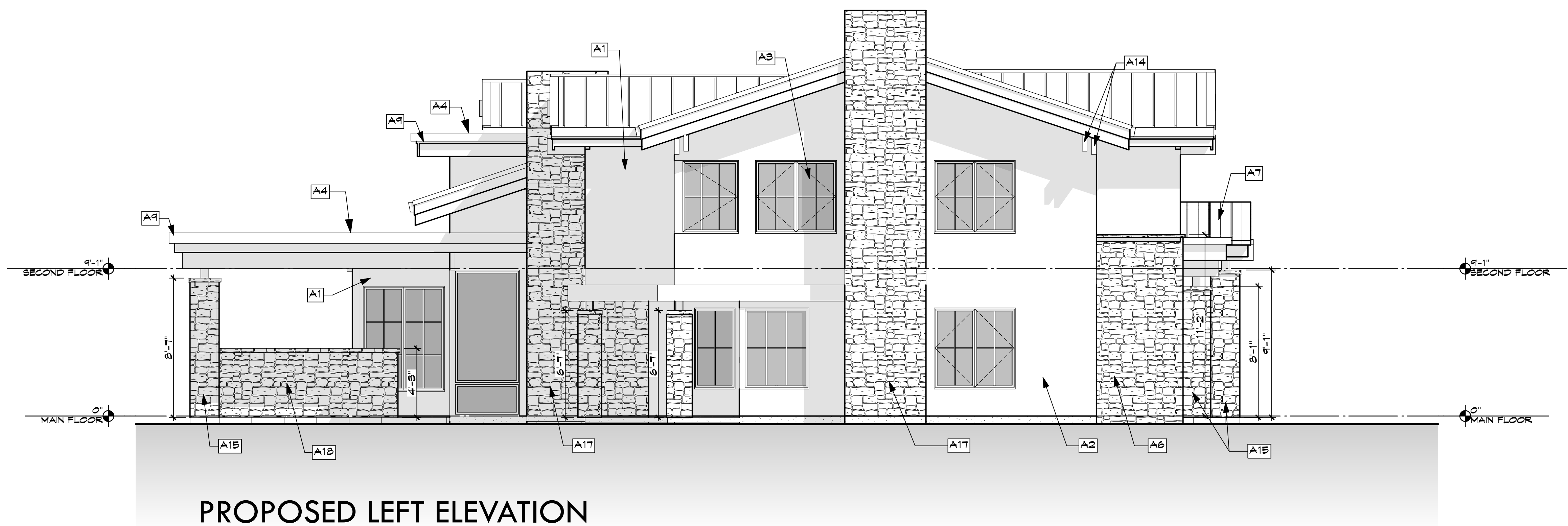
A-9

9 OF 9



PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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

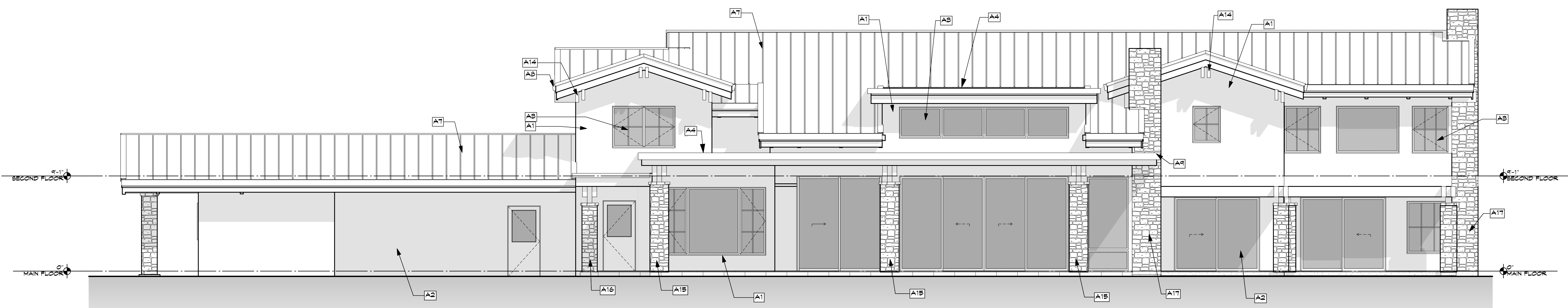
ELEVATION NOTES

- A1 (N)STUCCO FINISH
 7/8" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH,
 O/ METAL LATH O/ (2) LAYERS GRADE D BUILDING
 PAPER INSTALLED INDEPENDENTLY.
- A2 (N)STUCCO FINISH - NEW SKIN COAT
 NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO
 MATCH EXISTING.
- A3 (N)ALUMINUM CLAD WOOD FRAME WINDOW
 ALUMINUM CLAD WOOD FRAME, DBL. GLAZED,
 THERMALLY BROKEN WINDOWS AND SLIDING DOORS
 WITH INTERIOR GLAZING TEMPERED.
- A4 (N)WOOD COLUMN W/STONE VENEER
 18"X18" WOOD FRAME COLUMN W/FIELDSTONE
 VENEER FULL HEIGHT.
- A5 (N)METAL SECTIONAL OVERHEAD GAR. DR.
 METAL CUSTOM OVERHEAD SECTIONAL GARAGE
 DOOR W/TEMPERED LITES. GARAGE DOOR SHALL
 OVERLAP JAMBES & HEADER WITH A GAP NOT MORE
 THAN 1/8" PER GRC SECTION RS21.9.412.
- A6 (N) FIELDSTONE VENEER
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S
 SPECS & INSTRUCTS.
- A7 STANDING SEAM ROOF
 CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING
 SEAM METAL ROOF ON TITANIUM F50
 UNDERLAYMENT. INSTALL PER MFR'S SPECS. &
 INSTRUCTIONS.
- A8 (N)SLOPED GUTTER
 5"X4" 26 GA. CORROSION RESISTANT SHEET METAL
 SLOPED GUTTERS W/ A GUTTER COVER THAT
 PREVENTS THE ACCUMULATION OF LEAVES AND
 DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A9 (N)RECTANGULAR METAL GUTTER
 4"X8" RECTANGULAR 26 GA. CORROSION
 RESISTANT SHEET METAL GUTTER W/ A GUTTER
 COVER THAT PREVENTS THE ACCUMULATION OF
 LEAVES & DEBRIS. COLOR TO MATCH STANDING
 SEAM ROOF.
- A10 ADDRESS
 PROPERTY ADDRESS ON FRONT OF HOUSE, MIN.
 4" TALL W/ MIN. 1/2" WIDE STROKES TO CONTRAST
 WITH BACKGROUND MOUNTED SUCH THAT IT CAN
 BE SEEN FROM THE STREET.
- A11 ENTRY DOOR
 SOLID CORE WOOD ENTRY DOOR & SIDELIGHTS
 W/ STILES AND RAILS NOT LESS THAN 1 3/8" THICK
 AND FIELD PANELS NOT LESS THAN 1 3/8" THICK.
 ALL GLAZING SHALL BE DUAL GLAZED AND
 TEMPERED.
- A12 (N)DOWNSPOUT
 3"X4" RECTANGULAR METAL DOWNSPOUT
- A13 (N)ARCHED WOOD BARGE RAFTER
- A14 (N)4"X12" DECORATIVE WOOD CORBELS
- A15 18" SQ. STONE VENEER COLUMN
 18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRG'S. & CALCULATIONS FOR POST
- A16 14" SQ. STONE VENEER COLUMN
 14"X14" BOX FRAME COLUMN W/ADHERED 2" STONE
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRG'S. & CALCULATIONS FOR POST
- A17 (E) FIREPLACE
- A18 48" H.X12" W. STONE VENEER WALL
 12"X48" H. BOX FRAME COLUMN W/ADHERED 2"
 STONE VENEER & 3" TH. STONE CAP TO MATCH
 VENEER.
- A19 LOW SLOPE ROOF
 CLASS 'A' ROOF ASSEMBLY, 50 MIL IB P/C
 ROOFING O/ 1/4" USG 'SECUREROCK' O/
 RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION
 VALUE OVER ROOF AREA FOR MIN. 2% SLOPING
 O/FLYWOOD SHTS. APPLY PER MANUF. SPECS &
 INSTRUCTIONS.

1. The Contractor shall verify all dimensions, elevations and conditions prior to starting work. Any and all conditions shall be noted on the project and the contractor shall be responsible for any and all conditions noted on the project.

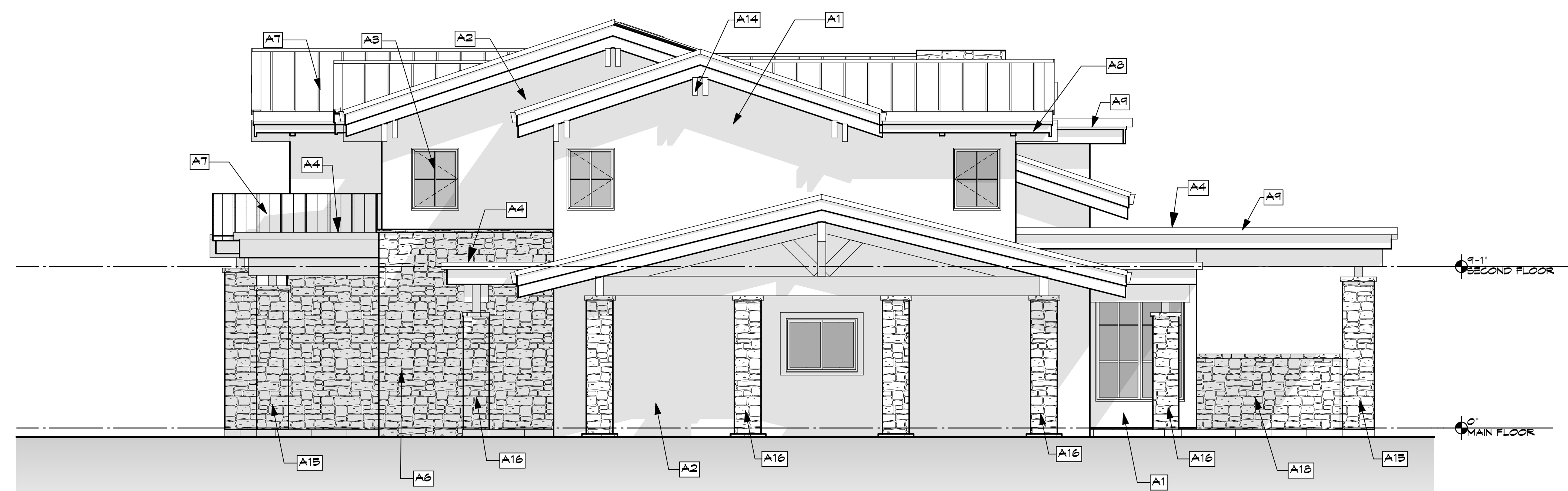
PROPOSED FRONT & LEFT ELEVATIONS

DATE: -DATE-
 SCALE: AS SHOWN
 SHEET



PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES



PROPOSED RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- A1 (N) STUCCO FINISH
 1/8" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH,
 O/ METAL LATH O/ (2) LAYERS GRADE D BUILDING
 PAPER, INSTALLED INDEPENDENTLY
- A2 (N) STUCCO FINISH - NEW SKIN COAT
 NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO
 MATCH EXISTING
- A3 (N) ALUMINUM CLAD WOOD FRAME WINDOW
 ALUMINUM CLAD WOOD FRAME, DBL. GLAZED,
 THERMALLY BROKEN WINDOWS AND SLIDING DOORS
 WITH INTERIOR GLAZING TEMPERED
- A4 (N) WOOD COLUMN W/ STONE VENEER
 18" X18" WOOD FRAME COLUMN W/ FIELDSTONE
 VENEER FULL HEIGHT.
- A5 (N) METAL SECTIONAL OVERHEAD GAR. DR.
 METAL CUSTOM OVERHEAD SECTIONAL GARAGE
 DOOR W/ TEMPERED LITES. GARAGE DOOR SHALL
 OVERLAP JAMBS & HEADER WITH A GAP NOT MORE
 THAN 1/8" PER CRC SECTION R307.8.4#2
- A6 (N) FIELDSTONE VENEER
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S
 SPECS & INSTRUCTS.
- A7 STANDING SEAM ROOF
 CLASS 'A' ROOF ASSEMBLY PER UL 750, STANDING
 SEAM METAL ROOF ON TITANIUM FSU 30
 UNDERLAYMENT. INSTALL PER MFR'S SPECS. &
 INSTRUCTIONS.
- A8 (N) SLOPED GUTTER
 5" X4" 26 GA. CORROSION RESISTANT SHEET METAL
 SLOPED GUTTERS W/ A GUTTER COVER THAT
 PREVENTS THE ACCUMULATION OF LEAVES AND
 DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A9 (N) RECTANGULAR METAL GUTTER
 4" X8" RECTANGULAR 26 GA. CORROSION
 RESISTANT SHEET METAL GUTTER W/ A GUTTER
 COVER THAT PREVENTS THE ACCUMULATION OF
 LEAVES & DEBRIS. COLOR TO MATCH STANDING
 SEAM ROOF.
- A10 ADDRESS
 PROPERTY ADDRESS ON FRONT OF HOUSE, MIN.
 4" TALL W/ MIN. 1/2" WIDE STROKES TO CONTRAST
 WITH BACKGROUND MOUNTED SUCH THAT IT CAN
 BE SEEN FROM THE STREET.
- A11 ENTRY DOOR
 SOLID CORE WOOD ENTRY DOOR & SIDELIGHTS,
 W/ STILES AND RAILS NOT LESS THAN 1 3/4" THICK
 AND FIELD PANELS NOT LESS THAN 1 3/4" THICK.
 ALL GLAZING SHALL BE DUAL GLAZED AND
 TEMPERED.
- A12 (N) DOWNSPOUT
 3" X4" RECTANGULAR METAL DOWNSPOUT
- A13 ARCHED WOOD BARGE RAFTER
- A14 (N) 4" X12" DECORATIVE WOOD CORBELS
- A15 18" SQ. STONE VENEER COLUMN
 18" X18" BOX FRAME COLUMN W/ ADHERED 2" STONE
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRWG. & CALCULATIONS FOR POST
- A16 14" SQ. STONE VENEER COLUMN
 14" X14" BOX FRAME COLUMN W/ ADHERED 2" STONE
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRWG. & CALCULATIONS FOR POST
- A17 (E) FIREPLACE
- A18 48" H. X12" W. STONE VENEER WALL
 12" W. X48" H. BOX FRAME COLUMN W/ ADHERED 2"
 STONE VENEER & 5" TH. STONE GAP TO MATCH
 VENEER
- A19 LOW SLOPE ROOF
 CLASS 'A' ROOF ASSEMBLY, 50 MIL IB FVC
 ROOFING O/ 1/4" USG 'SECUREROCK' O/
 RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION
 VALUE OVER ROOF AREA FOR MIN. 2% SLOPING
 O/ PLYWOOD SHTG. APPLY PER MANUF. SPECS &
 INSTRUCTIONS

The Contractor shall verify all dimensions, elevations and conditions prior to starting work. Any and all conditions shall be noted on the project and the contractor shall be responsible for any and all corrections and adjustments prior to installation.

PROPOSED REAR & RIGHT ELEVATION

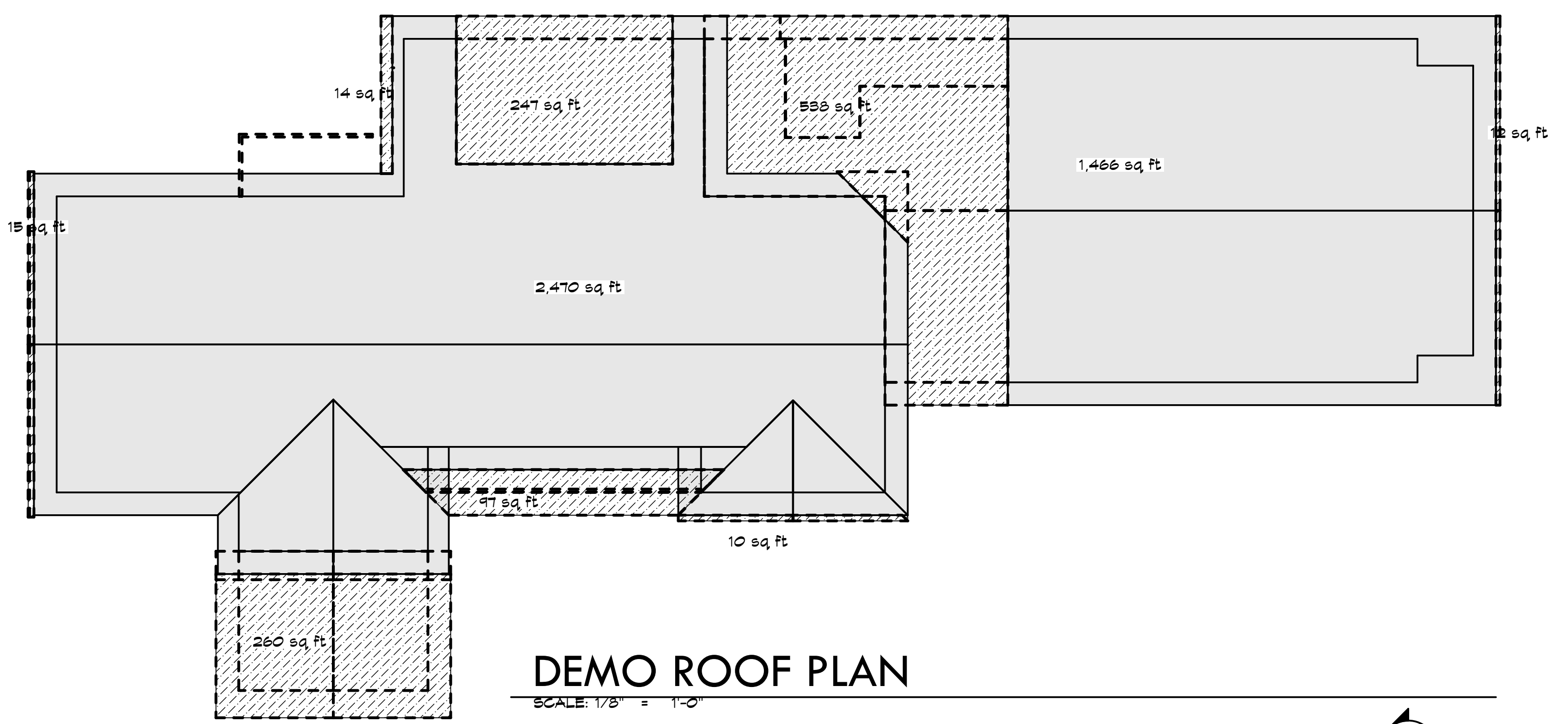
DATE: -DATE-
 SCALE: AS SHOWN



1. The Contractor shall verify all dimensions, elevations and conditions prior to starting any work. Any and all conditions shall be noted on the drawings and the Contractor shall be responsible for any and all corrections and/or omissions prior to installation.

DEMO & PROPOSED ROOF PLANS

DATE: -DATE-
SCALE: AS SHOWN
SHEET


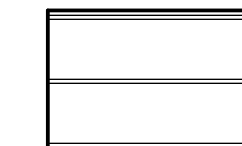
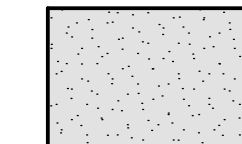


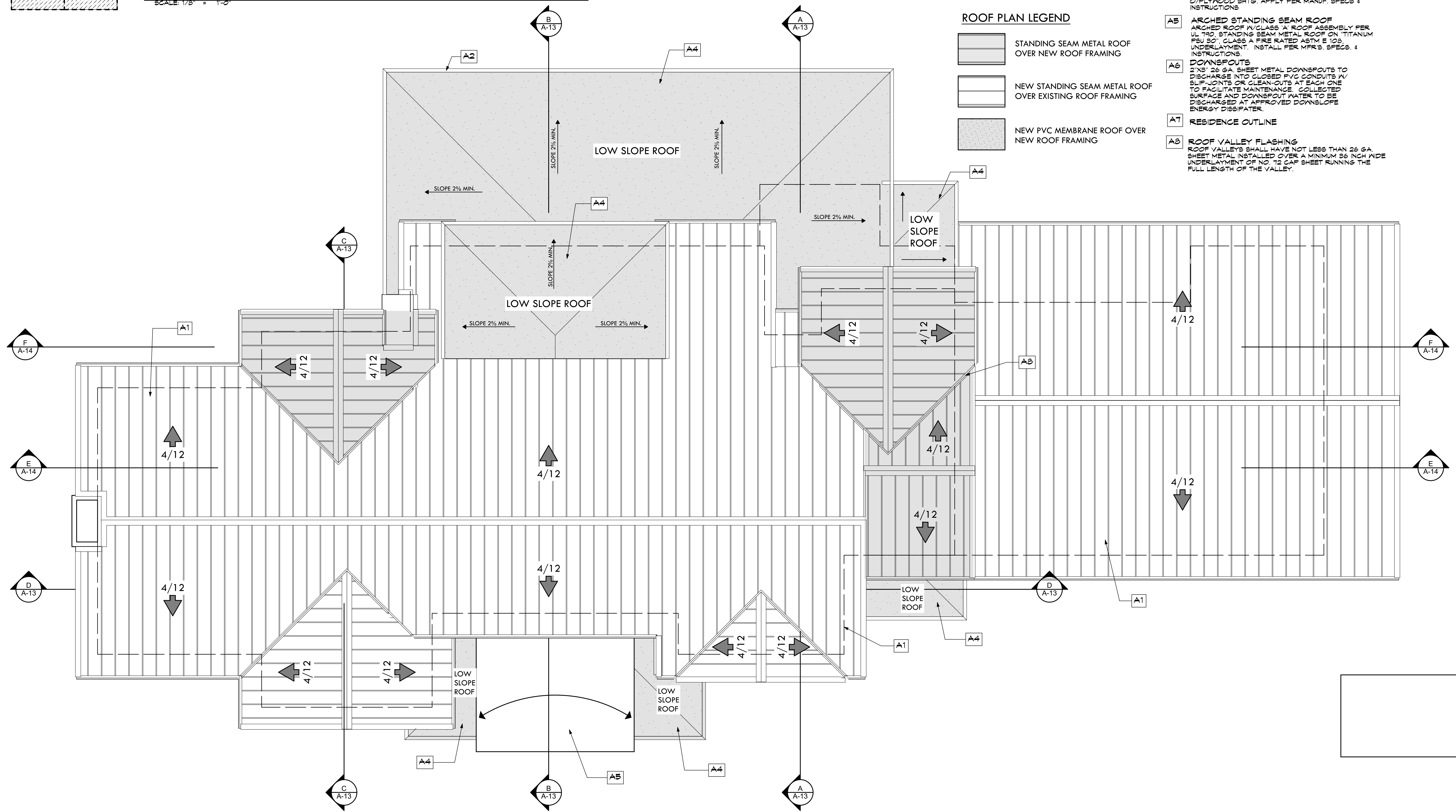
DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

- A1** STANDING SEAM ROOF
CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF O/VERSASHIELD[®] BY GAF (ESK-2095) ON TITANIUM F50[®], CLASS 'A' FIRE RATED ASTM E 108, UNDERLAYMENT. INSTALL PER MFR'S. SPECS. & INSTRUCTIONS.
- A2** RECTANGULAR METAL GUTTER
4"X8" RECTANGULAR CORROSION RESISTANT METAL GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS.
- A3** SLOPED GUTTER
5"X4" SLOPED CORROSION RESISTANT SHEET METAL GUTTERS & 3" Ø ROUND DOWNSPOUTS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS.
- A4** LOW SLOPE ROOF
CLASS 'A' ROOF ASSEMBLY: 50 MIL B PVC ROOFING O/ 1/4" USG SECUREROCK[®] O/ RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION VALUE OVER ROOF AREA FOR MIN. 2% SLOPING O/PLYWOOD SHTG. APPLY PER MANUF. SPECS. & INSTRUCTIONS.
- A5** ARCHED STANDING SEAM ROOF
ARCHED ROOF W/CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF ON TITANIUM F50[®], CLASS 'A' FIRE RATED ASTM E 108, UNDERLAYMENT. INSTALL PER MFR'S. SPECS. & INSTRUCTIONS.
- A6** DOWNSPOUTS
2"X3" 28 GA. SHEET METAL DOWNSPOUTS TO DISCHARGE INTO CLOSED PVC CONDUITS W/ SLIP JOINTS OR CLEAN-OUTS AT EACH ONE TO FACILITATE MAINTENANCE. COLLECTED SURFACE AND DOWNSPOUT WATER TO BE DISCHARGED AT APPROVED DOWNSLOPE ENERGY DISSIPATER.
- A7** RESIDENCE OUTLINE
- A8** ROOF VALLEY FLASHING
ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GA. SHEET METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT OF NO. 12 GAF SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

ROOF PLAN LEGEND

-  STANDING SEAM METAL ROOF OVER NEW ROOF FRAMING
-  NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF FRAMING
-  NEW PVC MEMBRANE ROOF OVER NEW ROOF FRAMING

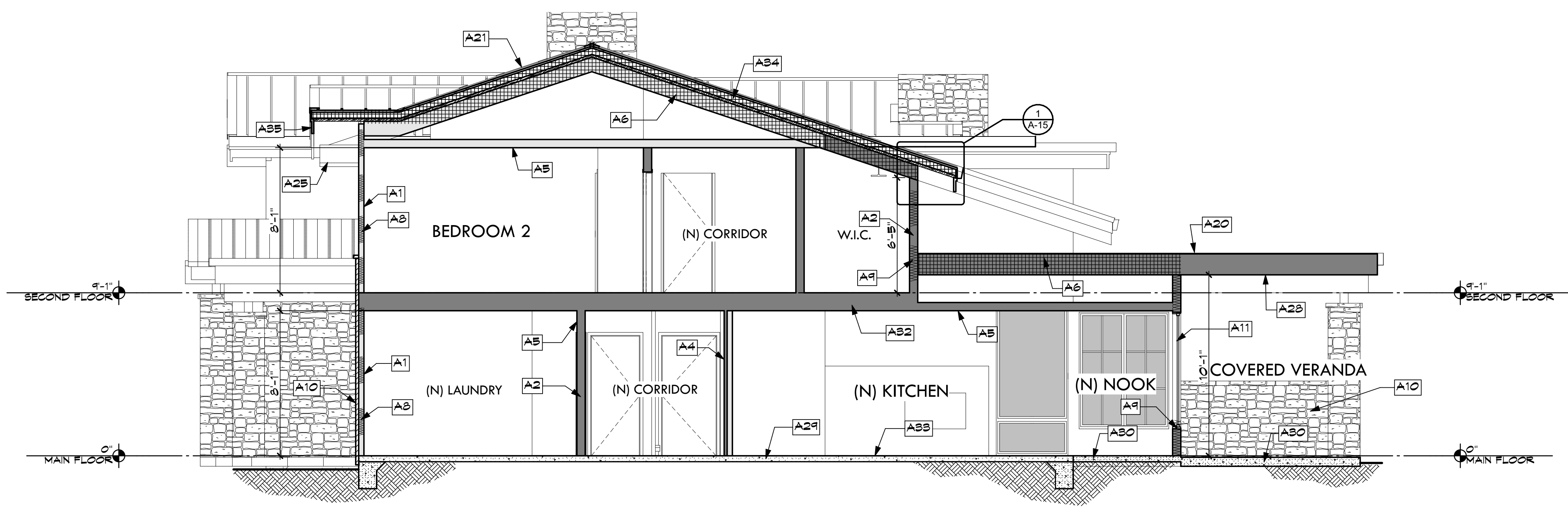


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

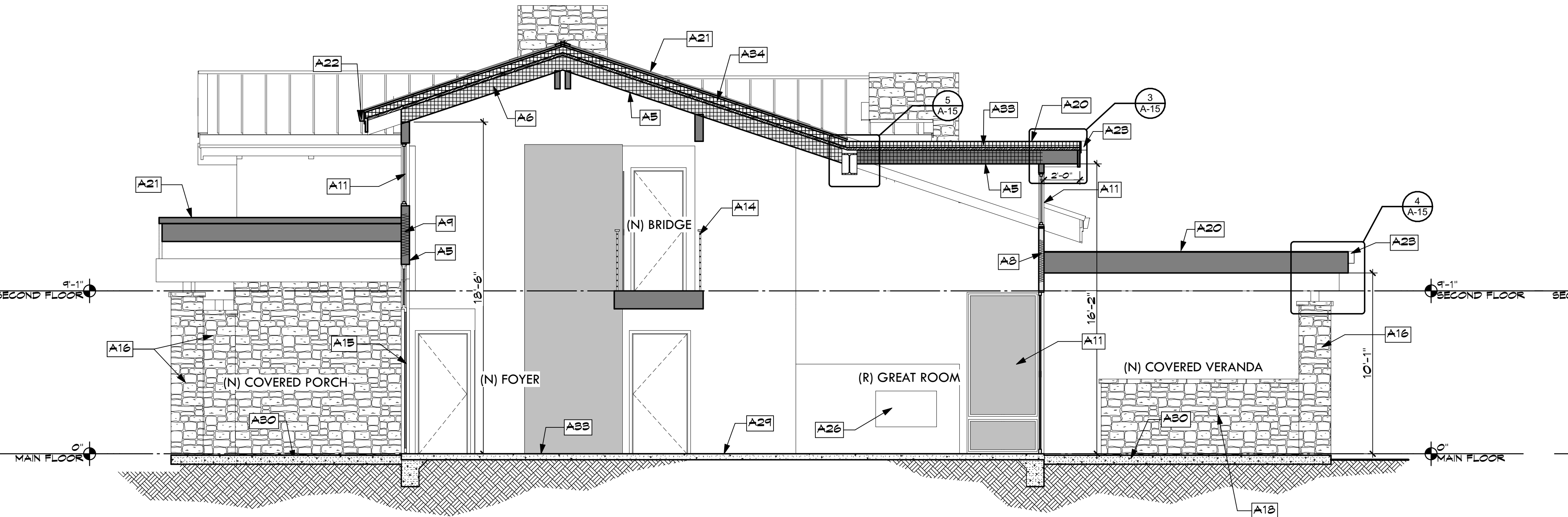


SECTION NOTES

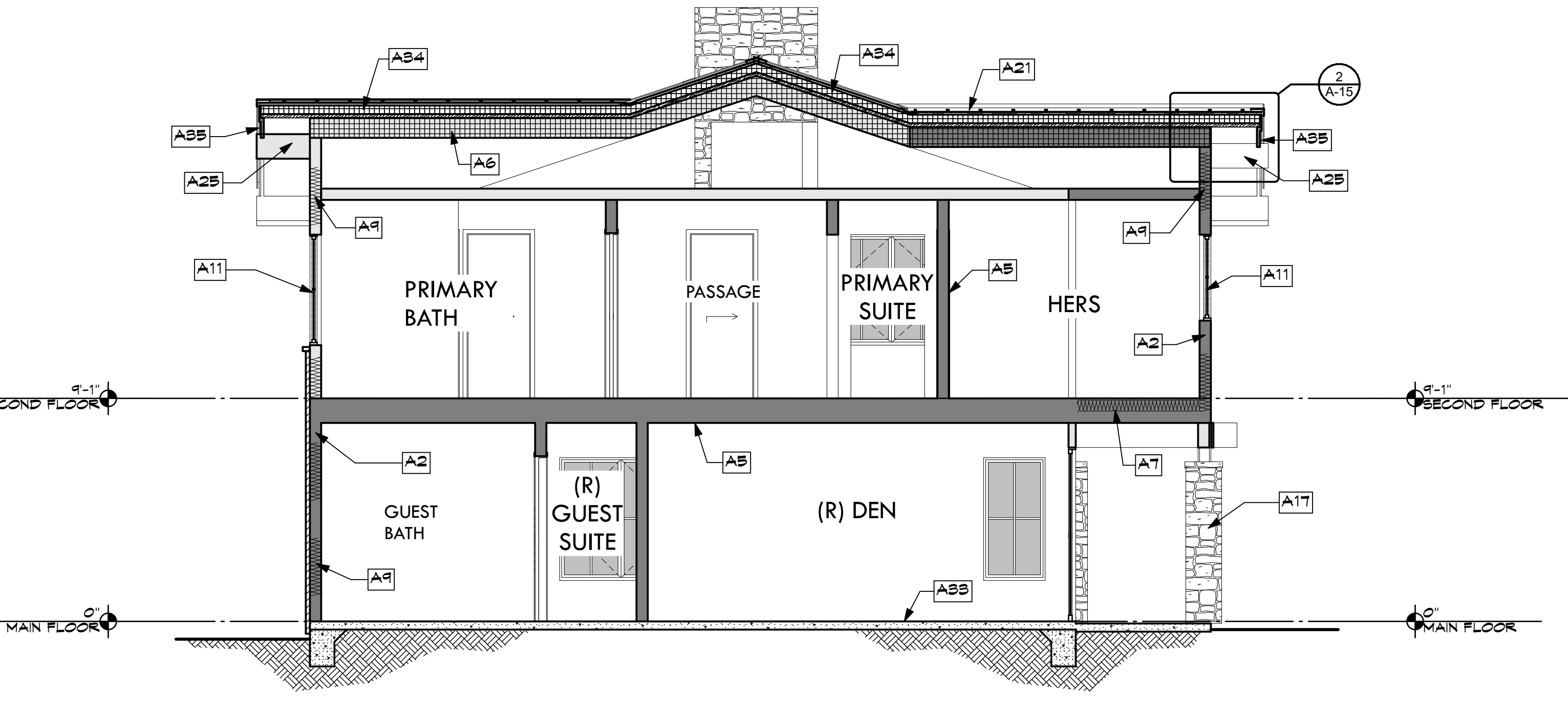
- A1 (E) 1/4" NOM. STUD WALL
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 (N) 6" NOM. STUD WALL
5 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A3 (N) 4" NOM. STUD WALL
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A4 2" FURRING AT STUD WALL
PROVIDE 2" FURRING AT EXISTING STUD WALL
- A5 (N) 5/8" GYP. BOARD
PROVIDE 5/8" GYP. BD. AT NEA WALLS AND CEILING
- A6 OPEN-CELL SPRAY FOAM INSULATION
OPEN-CELL SPRAY FOAM INSULATION, "CLASSIC PLUS" BY HUNTSMAN R VALUE = 4.0/INCH, CC 88192; APPLIED DIRECTLY TO THE BOTTOM OF THE ROOF/DECK SHING. PROVIDE MIN. 1 1/2" INSULATION TO PROVIDE R-30 INSULATION VALUE. DO NOT APPLY ANY CLASS I VAPOUR RETARDERS ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER SPACE. MAINTAIN 3" CLR. MIN. TO 1"O-RATED LIGHTS BY BOXING AROUND FIXTURE WITH 1/2" PLYWOOD AND RIGID INSULATION.
- A7 R-19 FLOOR INSULATION
VERIFY OR PROVIDE R-19 BATT INSULATION WITH 30% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE CDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A8 R-15 WALL INSULATION
VERIFY OR PROVIDE R-15 HIGH DENSITY BATT INSULATION WITH 30% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE CDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A9 R-21 WALL INSULATION
R-21 HIGH DENSITY BATT INSULATION WITH 30% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE CDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A10 (N) FIELDSTONE VENEER
ADHERED FIELDSTONE VENEER - APPLY PER MFR'S SPECS & INSTRUCTS.
- A11 (N) ALUM. CLAD WOOD FRAME WINDOW
ALUMINUM CLAD WOOD FRAME DEL. GLAZED, THERMALLY BROKEN WINDOW AND SLIDING DOORS WITH INTERIOR GLAZING TEMPERED.
- A12 INTERIOR STAIRS - 1 ST. TO 2ND FL.
14 -12" WIDE X 4" TH. FLOATING TREADS @ 11 1/2" RUN & 15 OPEN RISERS @ 7 1/2"
- A13 (N) HANDRAIL & BALUSTRADE @ STAIR
PROVIDE MIN. ONE 1 1/2" TO 2" O STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOBING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY AND SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL AND HANDRAIL. WHERE SIDES OF STAIR ARE OPEN PROVIDE BALUSTERS SUCH THAT A 4 5/8" O SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRAWINGS, SPECS. AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE COUNTY OF SANTA CLARA BUILDING DEPARTMENT, CRC RB12 DEF.
- A14 (N) METAL GUARDS
42" H. GUARD W/ HORIZONTAL RAILS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. PROVIDE SHOP DRAWINGS, SPECS. AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE CITY BUILDING DEPT.
- A15 ENTRY DOOR
ALUMINUM CLAD WOOD FRAME DEL. GLAZED, THERMALLY BROKEN ENTRY DOOR, WITH FIXED SIDELIGHTS AND TRANSOM ALL GLAZING TEMPERED.
- A16 18" SQ. STONE VENEER COLUMN
18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRGS. & CALCULATIONS FOR POST.
- A17 14" SQ. STONE VENEER COLUMN
14"X14" BOX FRAME COLUMN W/ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRGS. & CALCULATIONS FOR POST.
- A18 48" H. X12" W. STONE VENEER WALL
12"X48" H. BOX FRAME COLUMN W/ADHERED 2" STONE VENEER & 3" TH. STONE CAP TO MATCH VENEER.
- A19 ARCHED WOOD BARGE RAFTERS
LOW SLOPE ROOF
CLASS 'A' ROOF ASSEMBLY: 50 MIL LB P/V ROOFING O/ 1/4" USG 'SECURELOCK' O/ RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION VALUE OVER ROOF AREA FOR MIN. 2% SLOPING O/ PLYWOOD SHTG. APPLY PER MANUF. SPECS & INSTRUCTIONS.
- A20 STANDING SEAM ROOF
CLASS 'A' ROOF ASSEMBLY PER UL T90, STANDING SEAM METAL ROOF ON TITANIUM F50 UNDERLYMENT. INSTALL PER MFR'S. SPECS. & INSTRUCTIONS.
- A21 (N) SLOPED GUTTER
5"X4" 26 GA. CORROSION RESISTANT SHEET METAL SLOPED GUTTERS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A22 (N) RECTANGULAR METAL GUTTER
4"X8" RECTANGULAR 26 GA. CORROSION RESISTANT SHEET METAL GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A23 (N) DOWNSPOUT
3"X4" RECTANGULAR METAL DOWNSPOUT
- A24 (N) 4"X12" DECORATIVE WOOD CORBELS
- A25 (E) FIREPLACE
- A26 (N) STUCCO FINISH
7/8" STUCCO FINISH, INTEGRAL COLOR COAT SMOOTH, O/ METAL LATH O/ (2) LAYERS GRADE D BUILDING PAPER INSTALLED INDEPENDENTLY.
- A27 (N) STUCCO FINISH - NEW SKIM COAT
NEA STUCCO FINISH COAT, INTEGRAL COLOR COAT TO MATCH EXISTING.
- A28 (E) CONCRETE SLAB
- A29 (N) CONCRETE SLAB
NEA CONCRETE SLAB - SEE STRUCTURAL PLANS
- A30 (N) CONCRETE FOOTING
NEA CONCRETE FOOTING - SEE STRUCTURAL PLANS
- A31 (N) FLOOR FRAMING
NEA FLOOR FRAMING - SEE STRUCTURAL PLANS
- A32 (N) RADIANT HEATED FLOORS
NEA WARMED RADIAN FLOOR SYSTEM OVER EXISTING CONCRETE FLOORS. APPLY PER MFR'S. INSTRUCTIONS AND SPECIFICATIONS.
- A33 ROOF ASSEMBLY
1/2" PLYWOOD SHTG. ON 4X6 FURLINS @ 24" O.C. W/ 3 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD SHTG. TO MATCH EXISTING ROOF ASSEMBLY.
- A34 BARGE RAFTER
2X10 BARGE RAFTER



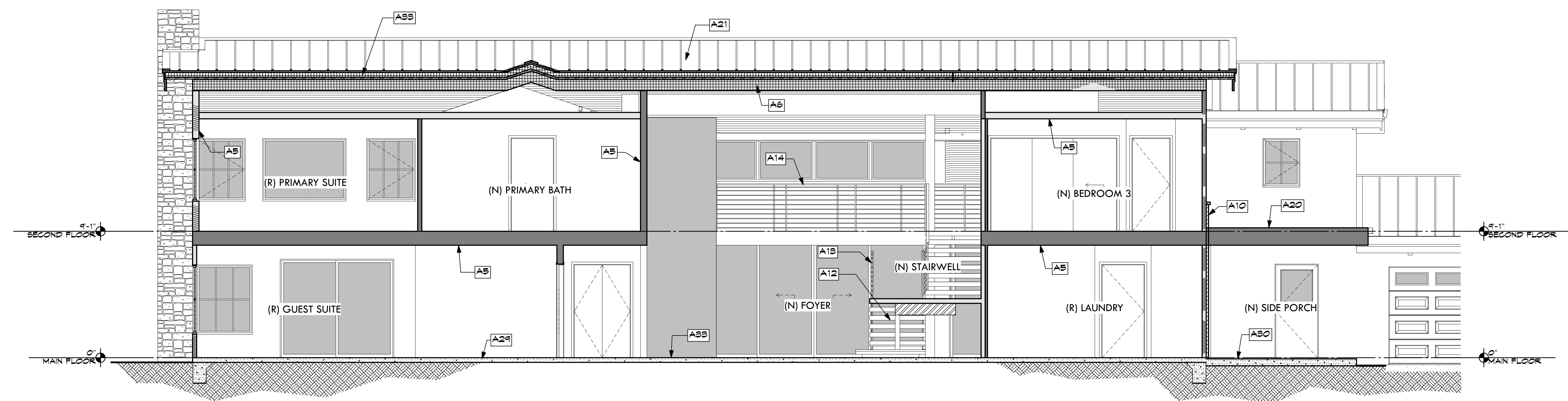
SECTION A-A
 SCALE: 1/4" = 1'-0"



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



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

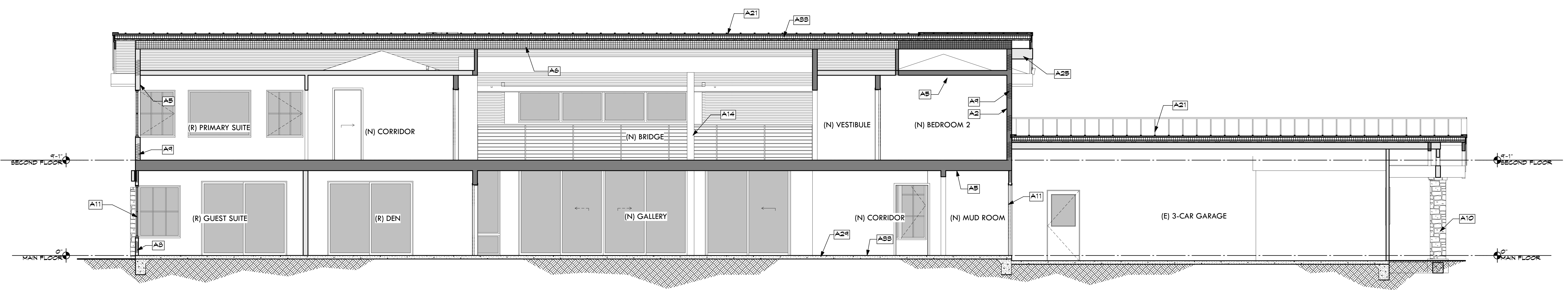


SECTION D-D
 SCALE: 1/4" = 1'-0"

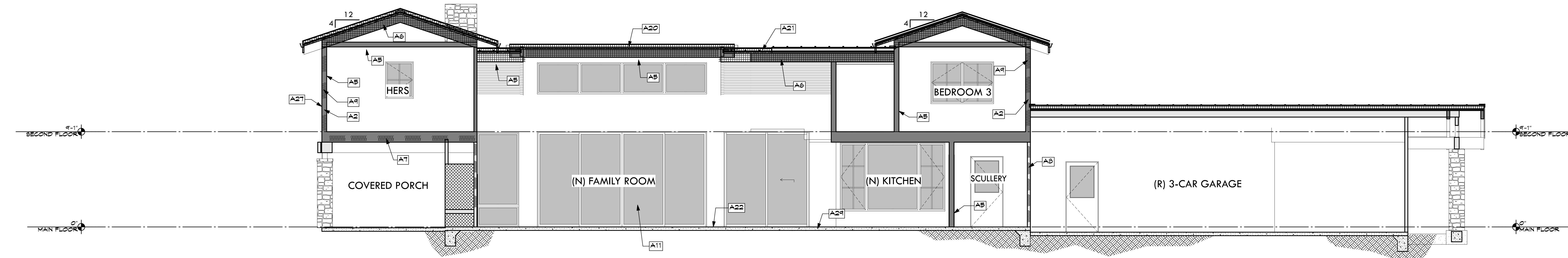
1. The Contractor shall verify all dimensions, elevations and conditions prior to starting any work. Any error or omission shall be the responsibility of the Contractor. The Contractor shall be responsible for obtaining all necessary permits and approvals prior to construction.

CROSS SECTIONS

DATE: -DATE-
 SCALE: AS SHOWN
 SHEET



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



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

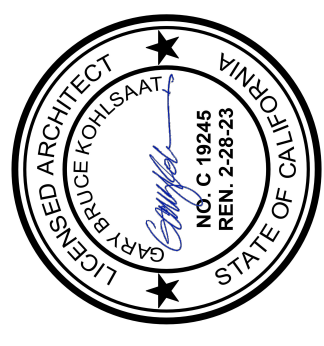
SECTION NOTES

- A1 (E) 4" NOM. STUD WALL
 3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 (N) 6" NOM. STUD WALL
 3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A3 (N) 4" NOM. STUD WALL
 3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A4 2" FURRING AT STUD WALL
 PROVIDE 2" FURRING AT EXISTING STUD WALL
- A5 (N) 5/8" GYP. BOARD
 PROVIDE 5/8" GYP. BD. AT NEW WALLS AND CEILING TYP.
- A6 OPEN-CELL SPRAY FOAM INSULATION
 OPEN-CELL SPRAY FOAM INSULATION, "CLASSIC PLUS" BY HUNTEMAN, R VALUE = 4.0/INCH, ICC ESR-1826, APPLIED DIRECTLY TO THE BOTTOM OF THE ROOF/DECK BTHS. PROVIDE MIN. 1 1/2" INSULATION TO PROVIDE R-20 INSULATION VALUE. DO NOT APPLY ANY CLASS 1 VAPOR RETARDERS ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER SPACE. MAINTAIN 3" CLR. MIN. TO "C"-RATED LIGHTS BY BOXING AROUND FIXTURE WITH 1/2" PLYWOOD AND RIGID INSULATION.
- A7 R-19 FLOOR INSULATION
 VERIFY OR PROVIDE R-19 BATT INSULATION WITH 20% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE CDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A8 R-15 WALL INSULATION
 VERIFY OR PROVIDE R-15 HIGH DENSITY BATT INSULATION WITH 20% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE CDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A9 R-21 WALL INSULATION
 R-21 HIGH DENSITY BATT INSULATION WITH 20% POST-CONSUMER OR 60% POST-INDUSTRIAL RECYCLED CONTENT THAT MEETS THE CDPH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A10 (N) FIELDSTONE VENEER
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S SPECS & INSTRUCTS.
- A11 (N) ALUM. GLAD WOOD FRAME WINDOW
 ALUMINUM GLAD WOOD FRAME, DEL. GLAZED, THERMALLY BROKEN WINDOWS AND SLIDING DOORS WITH INTERIOR GLAZING TEMPERED.
- A12 INTERIOR STAIRS - 1 ST. TO 2ND FL.
 14" X 12" WIDE X 4" TH. FLOORING TREADS @ 11 1/2" RUN & 15" OPEN RISERS @ 7 1/2"
- A13 (N) HANDRAIL & BALUSTRADE @ STAIR
 PROVIDE MIN. ONE 1 1/4" TO 2" STAIR HANDRAIL 34" TO 38" ABOVE STAIR NOSING WITH NO SHARP EDGES. HANDRAILS MAY PROJECT A MAX. OF 4 1/2" INTO REQUIRED WIDTH OF STAIRWAY AND SHALL PROVIDE 1 1/2" SPACE BETWEEN WALL AND HANDRAIL WHERE SIDES OF STAIR ARE OPEN PROVIDE BALUSTERS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRAGS, SPECS. AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE COUNTY OF SANTA CLARA BUILDING DEPARTMENT, CRC RS12
- A14 (N) METAL GUARDS
 42" H. GUARD W/ HORIZONTAL RAILS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. PROVIDE SHOP DRAWINGS, SPECS. AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE CITY BUILDING DEPT.
- A15 ENTRY DOOR
 ALUMINUM GLAD WOOD FRAME, DEL. GLAZED, THERMALLY BROKEN ENTRY DOOR, WITH FIXED SIDELIGHTS AND TRANSOM ALL GLAZING TEMPERED.
- A16 18" SQ. STONE VENEER COLUMN
 18" X 18" BOX FRAME COLUMN W/ ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRAGS, & CALCULATIONS FOR POST.
- A17 14" SQ. STONE VENEER COLUMN
 14" X 14" BOX FRAME COLUMN W/ ADHERED 2" STONE VENEER OVER 6X6 STRUCTURAL POST - SEE STRUCTURAL DRAGS, & CALCULATIONS FOR POST.
- A18 48" H. X 12" W. STONE VENEER WALL
 12" X 48" H. BOX FRAME COLUMN W/ ADHERED 2" STONE VENEER & 3" TH. STONE CAP TO MATCH VENEER.
- A19 ARCHED WOOD BARGE RAFTERS
- A20 LOW SLOPE ROOF
 GLASS W/ ROOF ASSEMBLY, 30 MIL. B F/V C ROOFING @ 1/4" USG "SECURELOCK" RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION VALUE OVER ROOF AREA FOR MIN. 2% SLOPING O FLYWOOD BTHS. APPLY PER MANUF. SPECS & INSTRUCTIONS.
- A21 STANDING BEAM ROOF
 CLASS 'A' ROOF ASSEMBLY PER UL T90, STANDING BEAM METAL ROOF ON "TITANIUM PSU 30" UNDERLAYMENT. INSTALL PER MFR'S. SPECS. & INSTRUCTIONS.
- A22 (N) SLOPED GUTTER
 5" X 4" 26 GA. CORROSION RESISTANT SHEET METAL SLOPED GUTTERS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS. COLOR TO MATCH STANDING BEAM ROOF.
- A23 (N) RECTANGULAR METAL GUTTER
 4" X 5" RECTANGULAR 26 GA. CORROSION RESISTANT SHEET METAL GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS. COLOR TO MATCH STANDING BEAM ROOF.
- A24 (N) DOWNSPOUT
 3" X 4" RECTANGULAR METAL DOWNSPOUT
- A25 (N) 4" X 12" DECORATIVE WOOD CORBELS
- A26 (E) FIREPLACE
- A27 (N) STUCCO FINISH
 1/2" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH, 2" METAL LATH @ (2) LAYERS GRADE D BUILDING PAPER INSTALLED INDEPENDENTLY.
- A28 (N) STUCCO FINISH - NEW SKIM COAT
 NEW STUCCO FINISH COAT, INTEGRAL COLOR COAT TO MATCH EXISTING.
- A29 (E) CONCRETE SLAB
- A30 (N) CONCRETE SLAB
 NEW CONCRETE SLAB - SEE STRUCTURAL PLANS
- A31 (N) CONCRETE FOOTING
 NEW CONCRETE FOOTING - SEE STRUCTURAL PLANS
- A32 (N) FLOOR FRAMING
 NEW FLOOR FRAMING - SEE STRUCTURAL PLANS
- A33 (N) RADIANT HEATED FLOORS
 NEW WARMBOARD RADIANT FLOOR SYSTEM OVER EXISTING CONCRETE FLOORS. APPLY PER MFR'S. INSTRUCTIONS AND SPECIFICATIONS.
- A34 ROOF ASSEMBLY
 1/2" PLYWOOD BTHS. ON 4X6 FURLINS @ 24" O.C. W/ 3/8" 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD BTHS. TO MATCH EXISTING ROOF ASSEMBLY.
- A35 BARGE RAFTER
 2X10 BARGE RAFTER

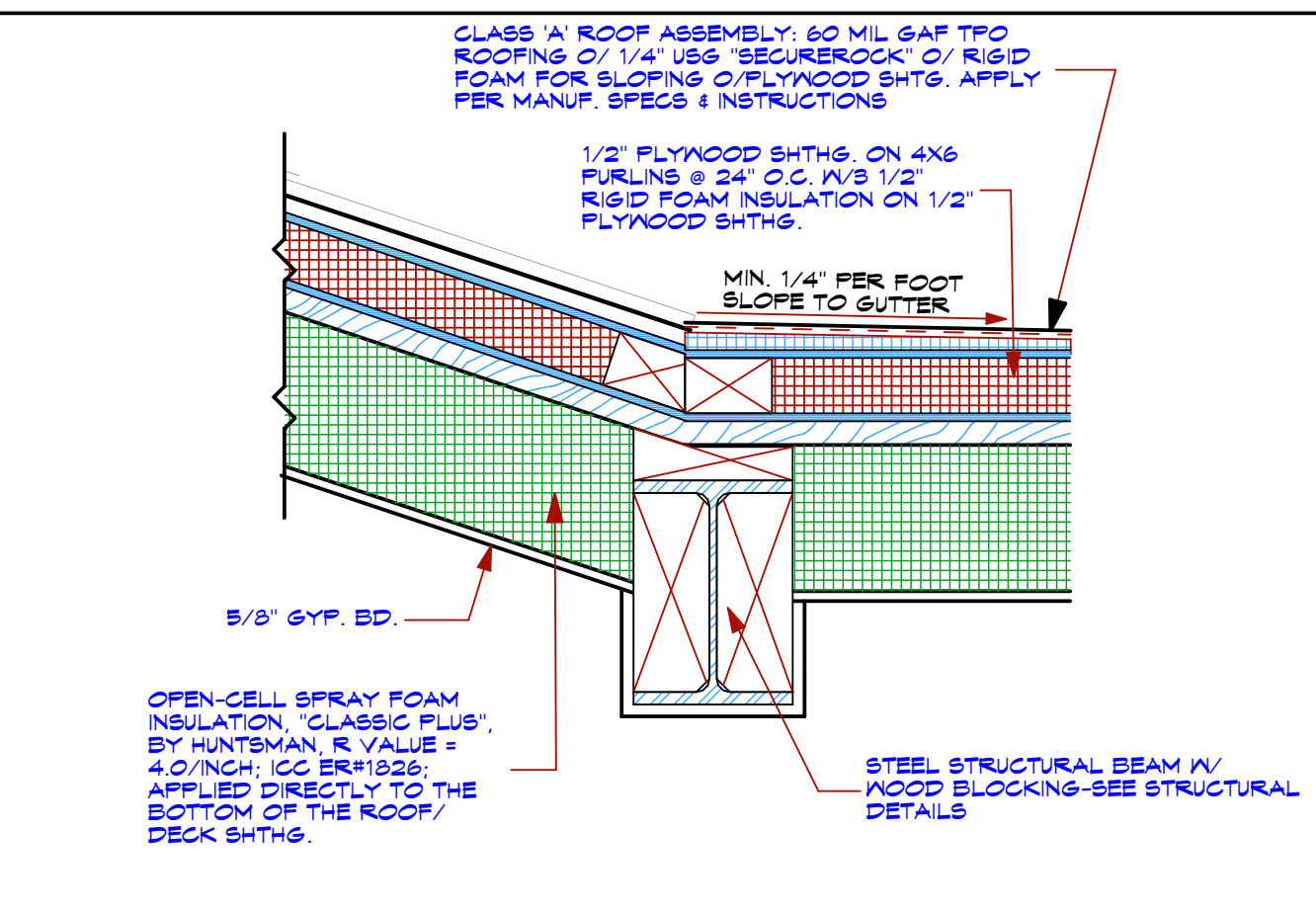
1/4" = 1'-0" Scale
 Dimensions and conditions apply to starting materials and conditions unless otherwise specified.
 All work shall be in accordance with the latest editions of the applicable building codes and standards.
 The contractor shall verify all dimensions, materials and conditions prior to starting work.
 All work shall be in accordance with the latest editions of the applicable building codes and standards.
 The contractor shall verify all dimensions, materials and conditions prior to starting work.

CROSS SECTIONS

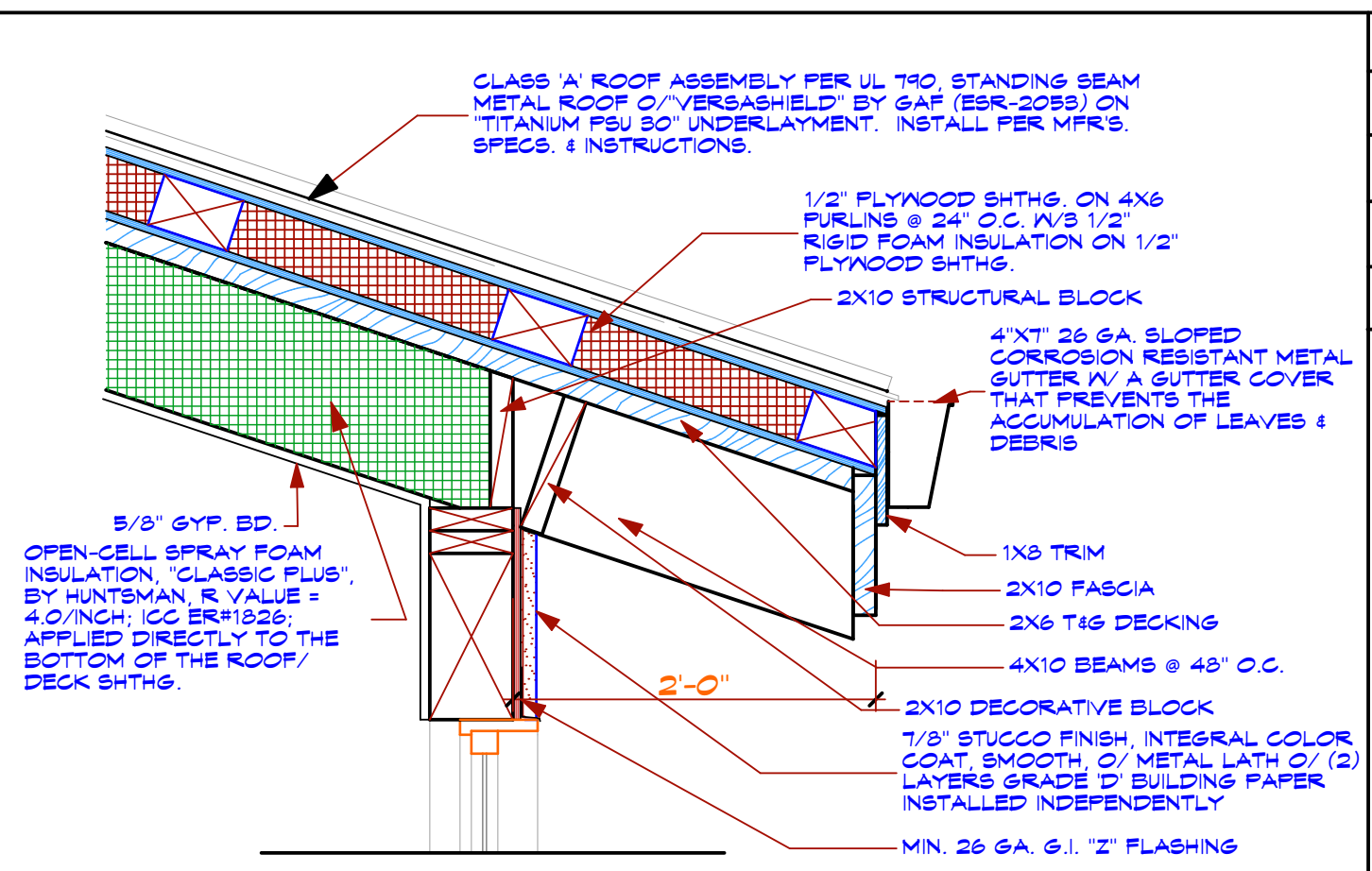
DATE: -DATE-
 SCALE: AS SHOWN



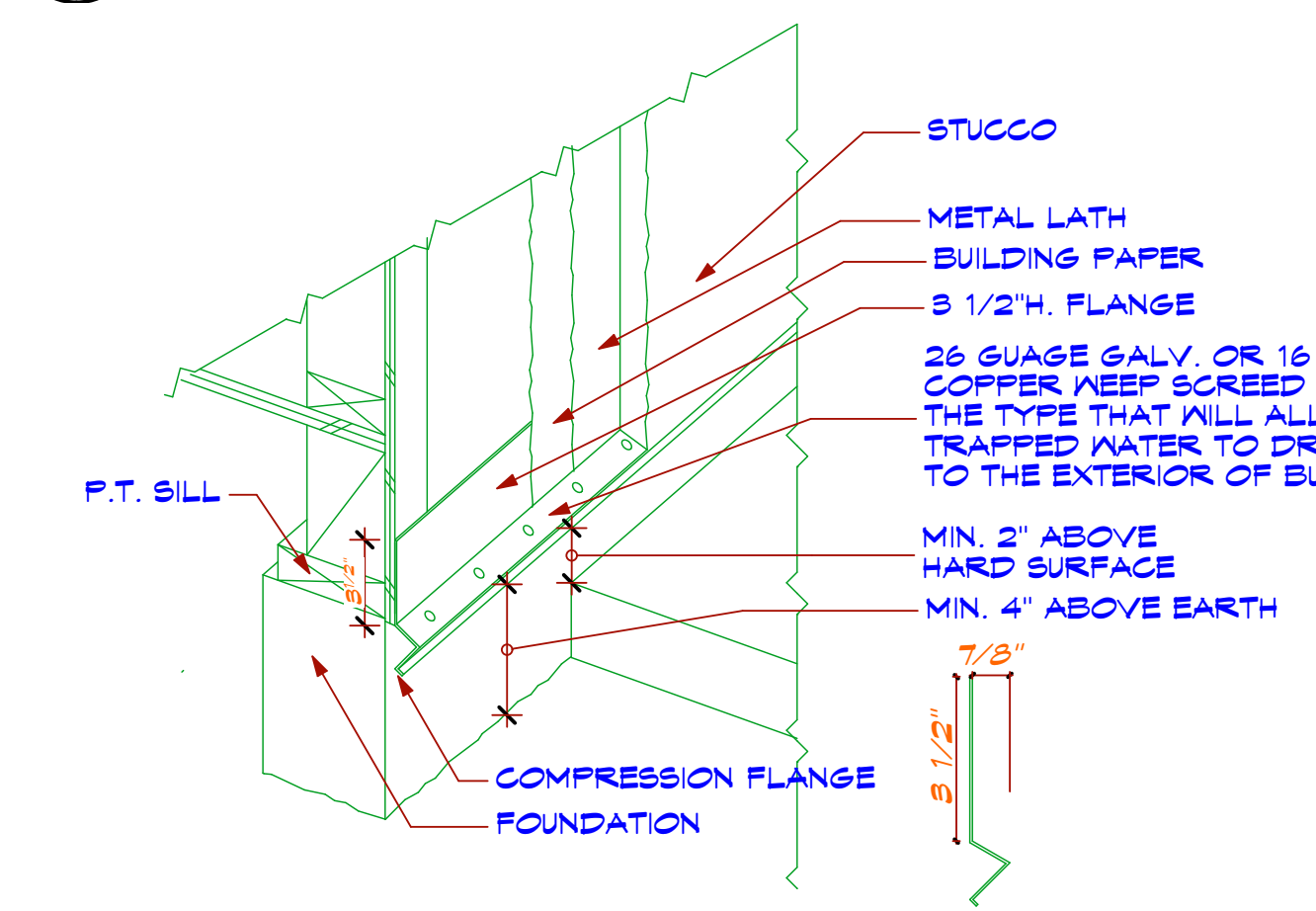
1. The Contractor shall verify all dimensions, elevations and conditions prior to starting any work.
 2. Any information called by these conditions, including but not limited to, shall be brought to the attention of the architect prior to installation.



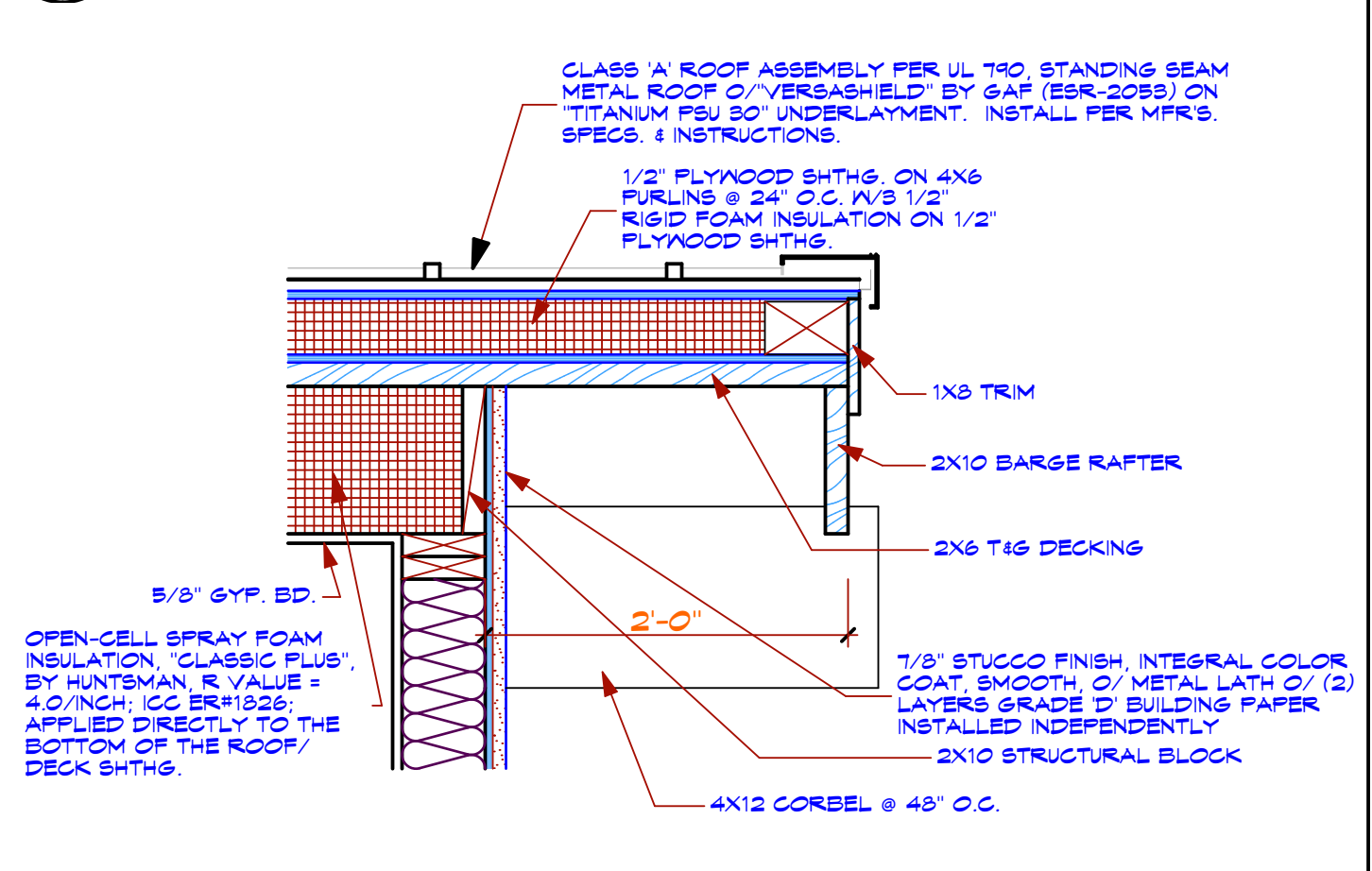
5 BOXED STEEL BEAM DETAIL
 SCALE 1" : 1'-0"



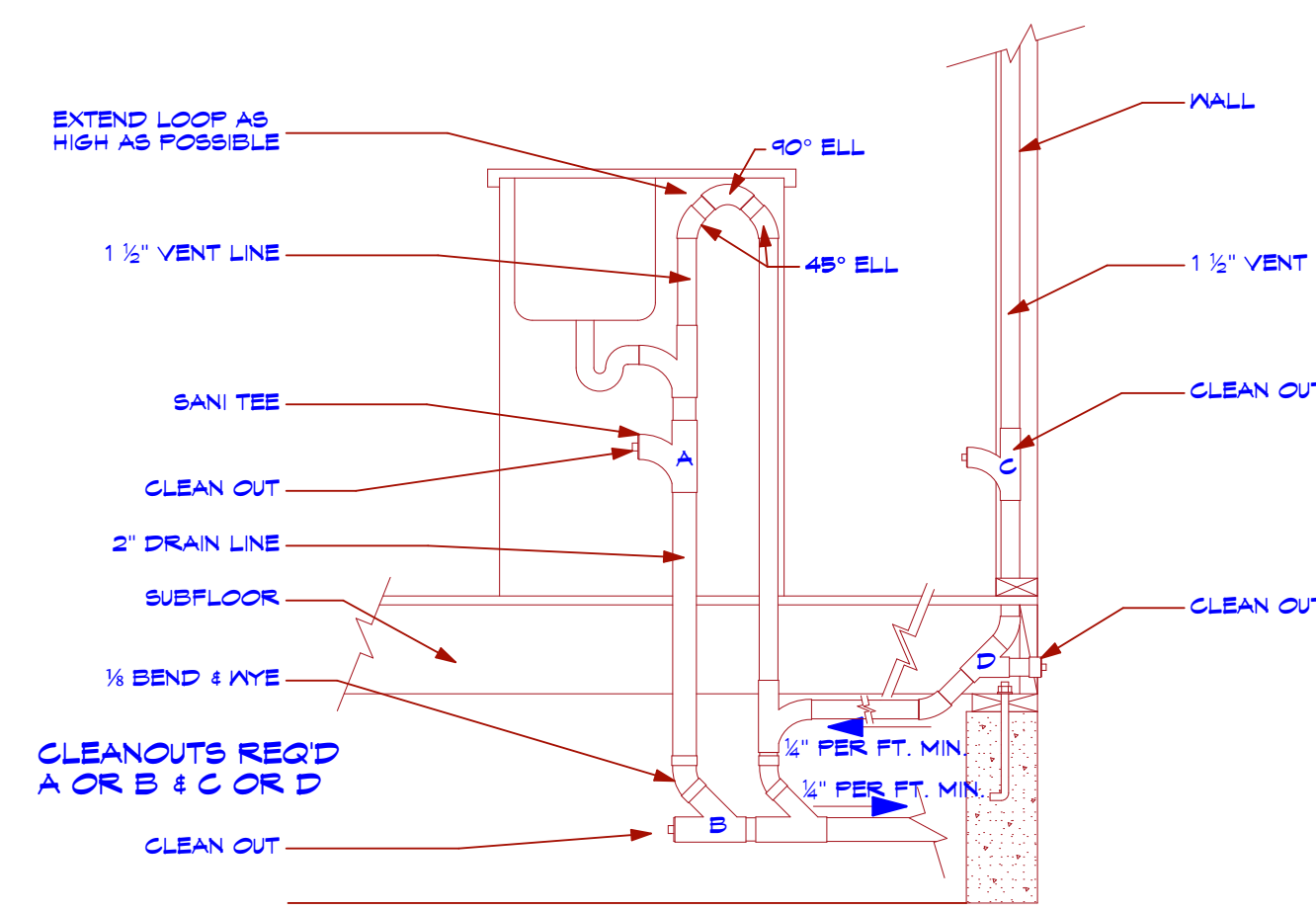
1 STANDING SEAM EAVE DETAIL
 SCALE 1" : 1'-0"



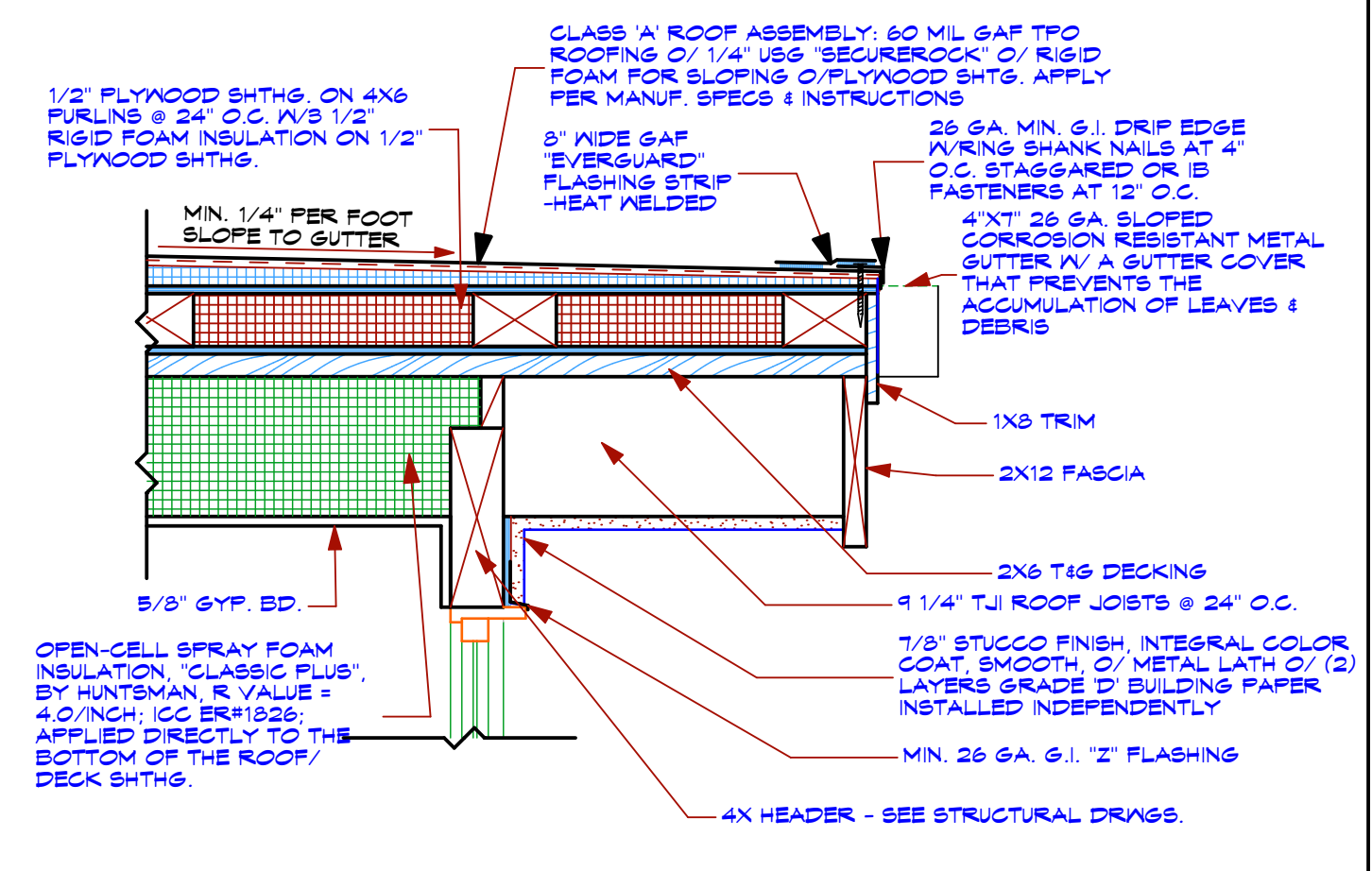
6 WEEP SCREED
 SCALE 1 1/2" = 1'-0"



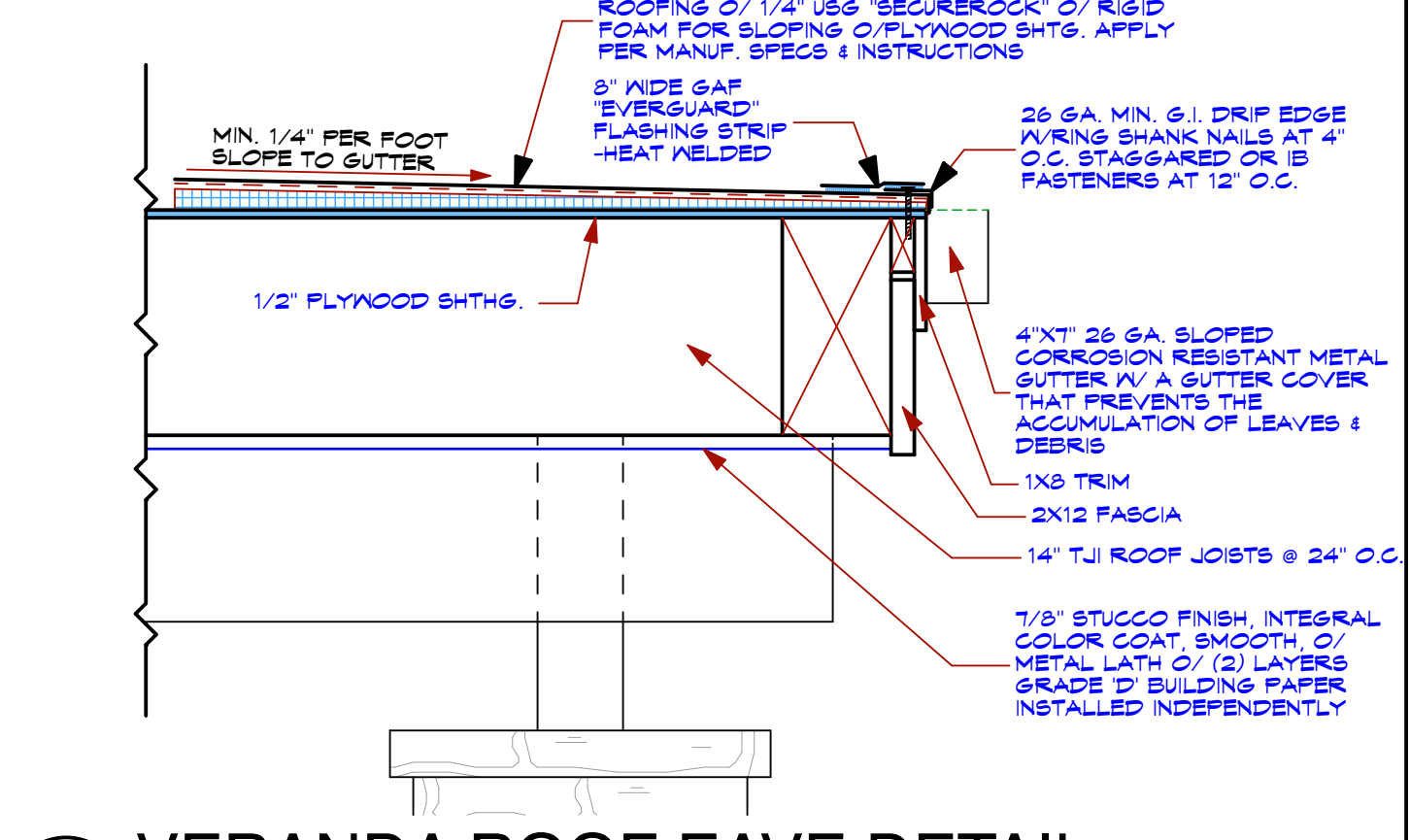
2 STANDING SEAM RAKE DETAIL
 SCALE 1" : 1'-0"



7 ISLAND SINK VENT DETAIL
 SCALE 3/4" : 1'-0"



3 LOW SLOPE ROOF EAVE DETAIL
 SCALE 1" : 1'-0"



4 VERANDA ROOF EAVE DETAIL
 SCALE 1" : 1'-0"



EXISTING PLUMBING FIXTURES SHALL COMPLY WITH THE FLOW RATES AS BELOW EXISTING OR PROVIDE COMPLIANT FIXTURES FOR NEW AND EXISTING PLUMBING.

Table with 3 columns: FIXTURE TYPE, FLOW RATE, REFERENCE. Includes entries for Kitchen Closets, Single Showerhead, Multiple Showerhead, Lavatory, Kitchen, and Combined Flow Rate of All Showerheads.

NOTE TO MECHANICAL CONTRACTOR:

- Heating and air-conditioning system design. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ACCA Manual J, ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.

A2. DWELLING-UNIT MECHANICAL VENTILATION (Rate from ANSI/ASHRAE 62.2-2019)

The required mechanical ventilation rate (Qtm) shall be the rate Qtot in Section 4.1.1 plus the required additional airflow calculated in accordance with Section 4.3. If the airtightness of the building envelope has been measured, the required mechanical ventilation rate may be reduced as described in Section 4.1.2 in these cases, Section A3 shall be applied before Section 4.1.2 when determining the final mechanical ventilation rate.

4.1 Ventilation Rate. A mechanical exhaust system, supply system, or combination thereof, shall be installed to operate for each dwelling unit to provide continuous dwelling-unit ventilation with outdoor air at a rate not less than specified in Section 4.1.1.

4.1.1 Total Ventilation Rate. The total required ventilation rate (Qtot) shall be as specified in Table 4-1a (I-P) or 4-1b (SI) or alternatively calculated using Equation 4-1a (I-P) or 4-1b (SI).

Qtot = total required ventilation rate, cfm. Aftor = dwelling-unit floor area, ft2. Nbr = number of bedrooms (not to be less than 1).

5. LOCAL EXHAUST

5.1 Local Mechanical Exhaust. A local mechanical exhaust system shall be installed in each kitchen and bathroom. Nonenclosed kitchens shall be provided with a demand-controlled mechanical exhaust system meeting the requirements of Section 5.2. Each local ventilation system for all other kitchens and bathrooms shall be either one of the following: a. A demand-controlled mechanical exhaust system meeting the requirements of Section 5.2. b. A continuous mechanical exhaust system meeting the requirements of Section 5.3.

Table 5-1 Demand-Controlled Local Ventilation Exhaust Airflow Rates. Columns: Application, Enclosed kitchen, Nonenclosed kitchen, Bathroom. Rows: Vent range hood, Other kitchen exhaust fans, Vent range hood, Other kitchen exhaust fans.

5.4 Airflow Measurement. The airflow required by this section is the quantity of indoor air exhausted by the ventilation system as installed and shall be measured according to the ventilation equipment manufacturer instructions, or by using a flow hood, flow grid, or other airflow measuring device at the mechanical ventilation fan's inlet terminals, outlet terminals, or in the connected ventilation ducts.

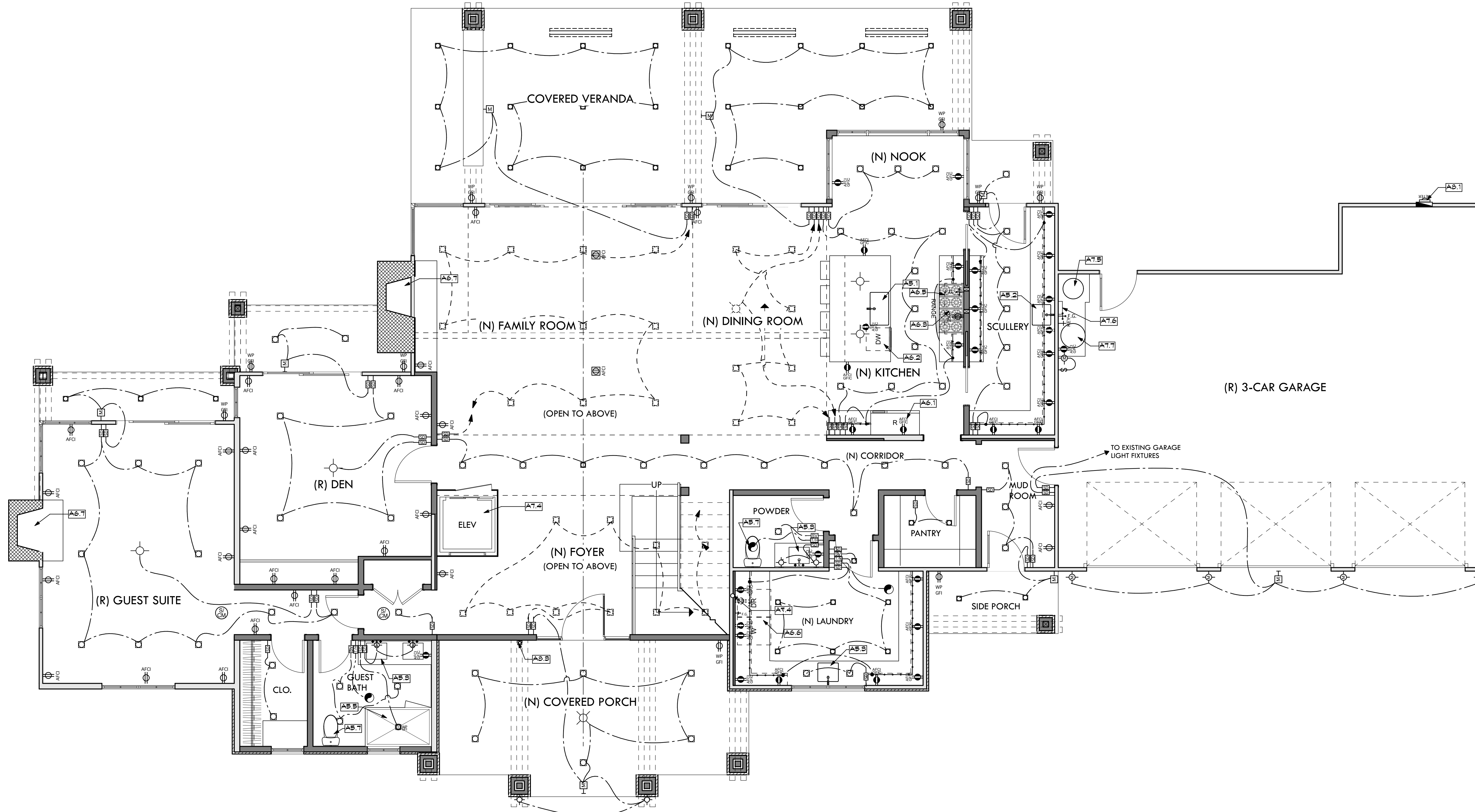
Exception to 5.4: Manufacturer design criteria or the prescriptive requirements of Table 5-3 shall be permitted in place of a measurement. When using Table 5-3, the airflow rating according to Section 7.1 shall meet or exceed a static pressure of 0.25 in. of water (62.5 Pa).

Use of Table 5-3 is limited to duct systems not exceeding 25 ft (8 m) in length, duct systems with no more than three (3) elbows, and duct systems with exterior termination fittings having a hydraulic diameter greater than or equal to the minimum duct diameter and not less than the hydraulic diameter of the fan outlet.

Table 5-3 Prescriptive Duct Sizing. Columns: Fan Airflow Rating, Duct Type, Minimum Duct Diameter, in. (mm). Rows: Rigid duct, Flex duct.

- a. For monoroot ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter. b. NP = application of the prescriptive table is not permitted for this scenario. c. Use of this table for verification of fan duct systems requires fan duct to be fully extended and any flex duct elbows to have a minimum bend radius of 10 ft. d. For this scenario, use of elbows is not permitted. e. For this scenario, 4 in. (100 mm) oval duct shall be permitted, provided the minor axis of the oval is greater than or equal to 3 in. (75 mm).

Qtot = 0.03Aftor + 7.5(Nbr + 1) 176 CFM = 0.03(4,644) + 7.5(4+1)



FIRST FLOOR ELEC. MECH. PLAN

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

ELEC./MECH. NOTES

- AIR DUCT TERMINATION: TERMINATION OF ENVIRONMENTAL AIR DUCTS SHALL BE MINIMUM OF 8FT FROM ANY OPENINGS INTO THE BUILDING... HOSE BIBBS: ALL HOSE BIBBS TO HAVE BACKFLOW PREVENTION SHOWERS... ELEC. BOND @ JN PIPES: PROVIDE ELECTRICAL BOND BETWEEN INTERIOR GAS LINES AND HOT AND COLD LIQUID GAS WATER HEATER... APPLIANCE BRANCH CIRCUITS: PROVIDE TWO APPLIANCE BRANCH CIRCUITS IN KITCHEN... BATHROOM DEDICATED CIRCUIT: A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS... APFC BRANCH CIRCUITS: PROVIDE 15-20 AMP ELECTRICAL CIRCUITS IN KITCHENS, BEDROOMS, DINING ROOM, FAMILY ROOMS, LIVING ROOMS, PORCHES, TERRACES, ROOMS, BREAKFAST ROOMS, HALLWAYS, CLOSETS, RECREATION ROOMS, BATHROOMS, DISHWASHERS OR WICHOAKERS... LIGHTING: PROVIDE DOWNLIGHT LUMINAIRES WITH HIGH EFFICIENCY IN ACCORDANCE WITH TABLE 180.2(A).

- RANGE VEED HOOD: RANGE HOOD SHALL BE CAPABLE OF HIGH CERTIFIED AIRFLOW OF 200 CFM... RECESSED LUMINAIRES IN INSULATED CEILING: LUMINAIRES RECESSED INTO INSULATED CEILING WITH THE 2014 CA ENERGY CODE SECTION 180(K) BE (1)(A) TESTED, APPROVED... MECHANICAL VENTILATION: IN BATHROOMS, WATER CLOSETS, COMPARTMENTS & OTHER SIMILAR ROOMS THAT DON'T HAVE THE REQUIRED NATURAL VENTILATION... HERS VENTILATION VERIFICATION: A HERS RATER MUST VERIFY THAT INSTALLED RANGE HOODS ARE LISTED ARE IN THE HERS CERTIFIED VENTILATING HOME PRODUCTS DIRECTORY... BATHROOMS, GARAGES, LAUNDRY ROOMS: AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR... LIGHTING OVER TUBS & SHOWERS: NO PARTS OF CORD-CORRELATED LUMINAIRES, CHAIN-LUMINAIRE, OR CORD-SUSPENDED LUMINAIRE LIGHTING TRACK... SANITARY SEWER BACK FLOW VALVE: VERIFY IF THE NEXT UPSTREAM MANHOLE IS 12' OR MORE ABOVE THE FLOOR LEVEL... BATHROOMS, GARAGES, LAUNDRY ROOMS: AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR... LIGHTING OVER TUBS & SHOWERS: NO PARTS OF CORD-CORRELATED LUMINAIRES, CHAIN-LUMINAIRE, OR CORD-SUSPENDED LUMINAIRE LIGHTING TRACK... SANITARY SEWER BACK FLOW VALVE: VERIFY IF THE NEXT UPSTREAM MANHOLE IS 12' OR MORE ABOVE THE FLOOR LEVEL... BATHROOMS, GARAGES, LAUNDRY ROOMS: AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR... LIGHTING OVER TUBS & SHOWERS: NO PARTS OF CORD-CORRELATED LUMINAIRES, CHAIN-LUMINAIRE, OR CORD-SUSPENDED LUMINAIRE LIGHTING TRACK... SANITARY SEWER BACK FLOW VALVE: VERIFY IF THE NEXT UPSTREAM MANHOLE IS 12' OR MORE ABOVE THE FLOOR LEVEL...

A5.0 PLUMBING

- A5.1 KITCHEN SINK W/DISPOSAL: PROVIDE AIR SWITCH FOR DISPOSAL. THE MAX. FLOW RATE FOR KITCHEN FAUCETS IS 1.8 GPM @ 60 PSI... A5.2 FRESH SINK: PROVIDE AIR SWITCH FOR DISPOSAL. THE MAX. FLOW RATE FOR KITCHEN FAUCETS IS 1.8 GPM @ 60 PSI... A5.3 UTILITY SINK: UTILITY SINK MAX. FAUCET FLOW RATE FOR OF 1.8 GPM @ 60 PSI... A5.4 SINK(S) IN VANITY CABINET: THE MAX. FLOW RATE FOR LAVATORY FAUCETS IS 1.2 GPM @ 60 PSI... A5.5 TILED SHOWER: SHOWER STALL WITH WATER PROOF PAN AND KETSEB WITH BACKGART DAMPER WITH NO SCREENS... A5.6 SOAKING TUB: VERIFY OR PROVIDE MAXIMUM HOT WATER TEMPERATURE DISCONNECTS FROM THE BATHTUB... A5.7 HIGH-EFFICIENCY TOILET: PROVIDE HIGH-EFFICIENCY DUAL-FLUSH OR 1.6 GPF TOILET... A5.8 REFRIGERATOR, FIREPLACES, ETC.: 48" REFRIGERATOR/FREEZER: PROVIDE ENERGY STAR 26" REFRIGERATOR... A5.9 DISHWASHER: PROVIDE ENERGY STAR DISHWASHER USING 1.8 GPM @ 60 PSI... A5.10 DEL. ELECTRIC OVEN/MICROWAVE: PROVIDE 500 GPM, 6000 BTU HOOD... A5.11 WASHER & DRYER: FRONT LOADING WASHING MACHINE TO MEET ENERGY STAR AND ENERGY EFFICIENCY INDEX (EEI) REQUIREMENTS...

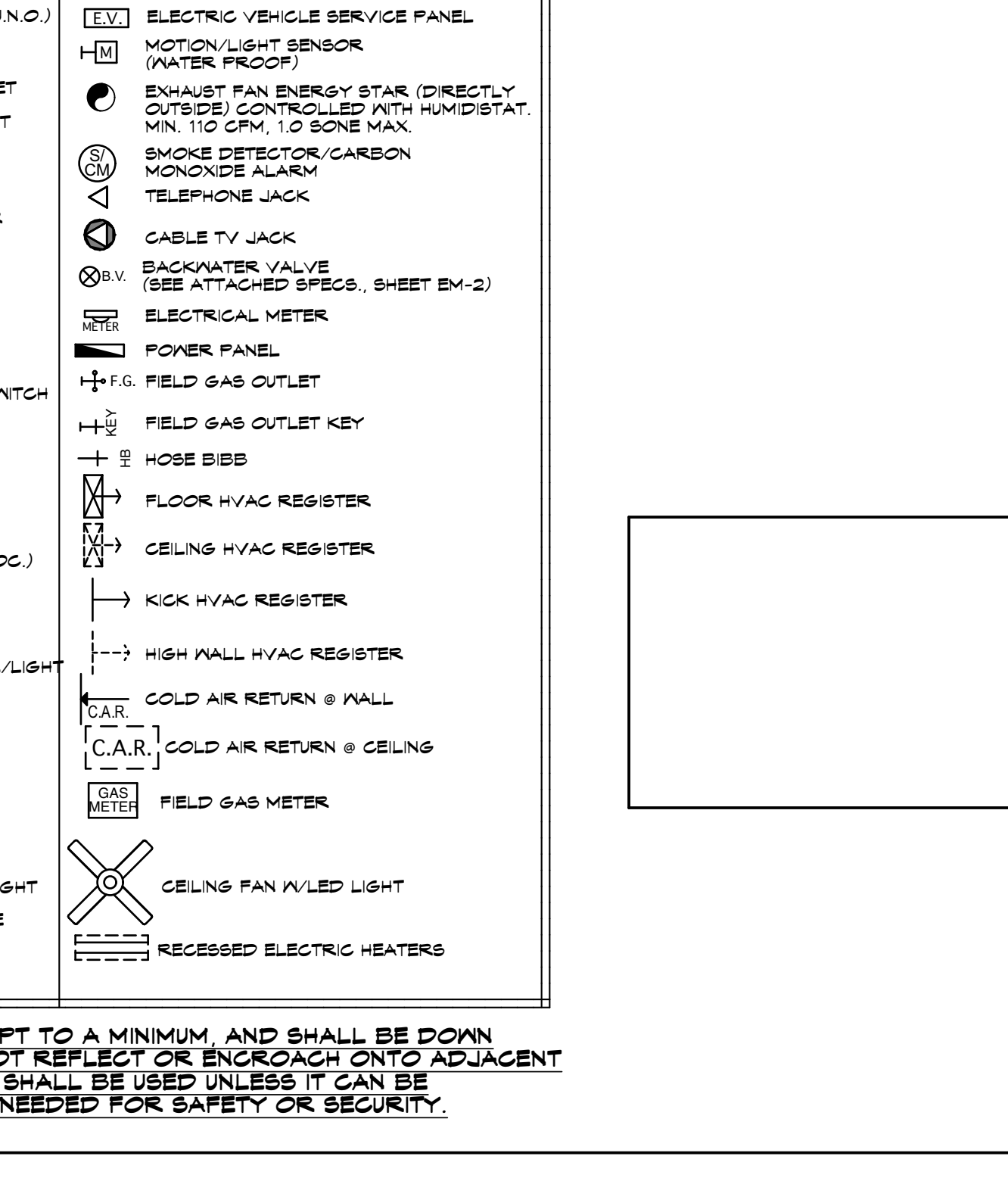
(E) FIREPLACE

- (E) FIREPLACE: (N) UNDERCOUNTER REFRIGERATOR: PROVIDE ENERGY STAR 24" UNDERCOUNTER REFRIGERATOR... (N) H.V.A.C. UNIT: PROVIDE MIN. 120-VOLT OUTLET FOR SERVICE EQUIP... (N) H.V.A.C. HEAT PUMP CONDENSOR: PROVIDE HIGH EFFICIENCY A.C. UNIT... DRYER VENT: PROVIDE 4" MIN. VENT THROUGH ROOF ABOVE WITH BACKGART DAMPER WITH NO SCREENS... ELEVATOR: ELEVATOR TO FIT A 30" WHEELCHAIR W/ 8" OFF TOP OF PLATFORM... HYDRONIC HEATING MANIFOLD: PROVIDE 4" MIN. VENT THROUGH ROOF ABOVE WITH BACKGART DAMPER WITH NO SCREENS... INDIRECT WATER HEATER: LOCHVAVR SOURCE INDIRECT WATER HEATER WITH MINIMUM RECOVERY OF (AS LISTED) 50%... GAS RANGE: PROVIDE FIELD GAS W/ READILY ACCESSIBLE SHUT OFF VALVE PER CODE... COOKTOP VENT HOOD: PROVIDE 500 GPM, 6000 BTU HOOD... WASHER & DRYER: FRONT LOADING WASHING MACHINE TO MEET ENERGY STAR AND ENERGY EFFICIENCY INDEX (EEI) REQUIREMENTS...

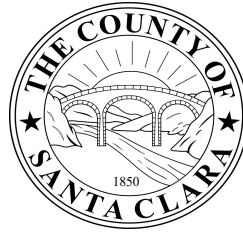
(E) POWER PANEL-MAN

- (E) POWER PANEL-MAN: POWER SUB-PANEL: SUB-PANELS SHALL BE DETERMINED BY ELECTRICIAN... HARDWIRED DOORBELL/BUZZER: VERIFY OR PROVIDE DOORBELL, BELL OR CHIME SHALL BE HARD WIRED AT PRIMARY ENTRANCE...

ELECTRICAL/MECHANICAL LEGEND



EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM, AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENOUGH ONTO ADJACENT PROPERTIES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT IS DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.



COUNTY OF SANTA CLARA
2022 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italic.
- Designer to cross out items that are not applicable to the project.
- Installer or designer shall verify all applicable requirements have been satisfied and sign and date each row. County Inspectors will verify completion signatures and supporting documentation DURING CONSTRUCTION.

Table with columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, APPLICANT TO COMPLETE (REFERENCE SHEET, Note or Detail No., Date), and Installer or Designer Verification (Signature).

Table with columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, APPLICANT TO COMPLETE (REFERENCE SHEET, Note or Detail No., Date), and Installer or Designer Verification (Signature).

Table with columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, APPLICANT TO COMPLETE (REFERENCE SHEET, Note or Detail No., Date), and Installer or Designer Verification (Signature).

TABLE 4.504.1 ADHESIVE VOC LIMITS
Less Water and Less Exempt Compounds in Grams per Liter
ARCHITECTURAL APPLICATIONS VOC LIMIT
Specialty Applications VOC LIMIT

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

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
Grams of VOC per Liter of Coating
Less Water and Less Exempt Compounds
COATING CATEGORY VOC LIMIT

Construction Waste Management (CWM) Plan
Fill out the form including diversion rate and facility names and addresses

Form for Construction Waste Management (CWM) Plan including fields for Project Name, Job #, Project Manager, Waste Handling Company, Contact Name, and detailed instructions for waste management.

Construction Waste Management (CWM) Worksheet

Worksheet table with columns: WASTE MATERIAL TYPE, COMINGLED AND SORTED OFF SITE, SOURCE SEPARATED ON SITE, PROJECTED DIVERSION RATE.

Construction Waste Management (CWM) Acknowledgment

Acknowledgment form with fields for Project Name, Job Number, Project Manager, Waste Handling Company, and a signature table for Date, Subcontractor Company Name, Foreman Name, and Signature.

Project Information



CALGREEN 2022 NOTES – MANDATORY REQUIREMENTS:

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. SEE CALGREEN 4.106.2 FOR FURTHER DETAILS.

2. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS, AND OTHER MEASURES CAN BE USED. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

3. FOR ANY NEW DWELLING UNITS WITH ATTACHED GARAGES AND FOR REBUILDS OF EXISTING DWELLING UNITS THAT INCLUDE A PANEL UPGRADE OR CONSTRUCTION BETWEEN THE PANEL AND PARKING AREA, INSTALL A LEVEL 2 EV READY SPACE AND LEVEL 1 EV READY SPACE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "LEVEL 2 EV-READY."

EXCEPTION: FOR EACH DWELLING UNIT WITH ONLY ONE PARKING SPACE, INSTALL A LEVEL 2 EV READY SPACE.

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A ½" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

LEVEL 2 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 208/240 VOLT, 40-AMPERE CAPACITY, INCLUDING THE REQUIRED ELECTRICAL PANEL CAPACITY; AN OVERCURRENT PROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELED "ELECTRIC VEHICLE OUTLET" WITH A MINIMUM ½" FONT, ADJACENT TO THE PARKING SPACE, OR (B) A BLANK LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) WITH A MINIMUM OUTPUT OF 40 AMPERES.

4. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING SPACES AND WITHOUT ELECTRICAL PANEL UPGRADE OR NEW PANEL INSTALLATION ARE EXEMPT FROM REQUIREMENTS ON NOTE 3. ADUS AND JADUS WITHOUT ADDITIONAL PARKING BUT WITH ELECTRICAL PANEL UPGRADES OR NEW PANELS MUST HAVE RESERVED BREAKERS AND ELECTRICAL CAPACITY ACCORDING TO THE REQUIREMENTS OF NOTE 3.

5. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY, OR FINAL PERMIT APPROVAL BY BUILDING AND INSPECTION DIVISION. SEE CIVIL CODE SECTION 1101.1, ET SEQ., FOR THE DEFINITION OF A NONCOMPLIANT PLUMBING FIXTURE, TYPES OF RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES.

- A. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- C. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- D. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- E. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH COUNTY OF SANTA CLARA WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL), WHICHEVER IS MORE STRINGENT.

8. Not used.

9. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE COUNTY OF SANTA CLARA.

A. A CONSTRUCTION WASTE MANAGEMENT PLAN IS PROVIDED. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE COUNTY OF SANTA CLARA.

- 1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
- 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
- 3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
- 4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
- 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

B. A WASTE MANAGEMENT COMPANY CAN BE UTILIZED IF APPROVED BY THE COUNTY OF SANTA CLARA. SEE CALGREEN 4.408.3 FOR FURTHER DETAILS.

11. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATES COMPLIANCE WITH NOTE 10.

12. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER MEDIA ACCEPTABLE TO THE COUNTY OF SANTA CLARA INCLUDES ALL OF THE REQUIRED INFORMATION, SHALL BE PLACED IN THE BUILDING. SEE CALGREEN 4.410.1 FOR DETAILS OF REQUIRED INFORMATION.

13. 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 APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. 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 DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL 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 BELOW.

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, TITLE 17, COMMENCING WITH SECTION 94507.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. 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 NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. 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 ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

18. VERIFICATION OF COMPLIANCE WITH NOTES 15, 16, AND 17 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

19. ALL CARPET AND CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF 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 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

21. 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 TABLE 4.504.5 SHEET CG-1.

22. VERIFICATION OF COMPLIANCE WITH NOTE 21 SHALL BE PROVIDED AT THE REQUEST OF THE COUNTY OF SANTA CLARA.

23. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CBC, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY CRC CHAPTER 5, SHALL COMPLY WITH FOLLOWING REQUIREMENT:

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A. A 4-INCH-THICK BASE OF 1/2 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.
- B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. 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 PERCENT MOISTURE CONTENT. 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. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

25. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

THIS FILE HAS BEEN GENERATED AND PRINTED USING THE ENERGY COMPLIANCE REPORTING TOOL. FOR MORE INFORMATION, VISIT: WWW.ENERGYCOMPLIANCE.COM

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 1 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 4 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 7 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 2 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 5 of 15)

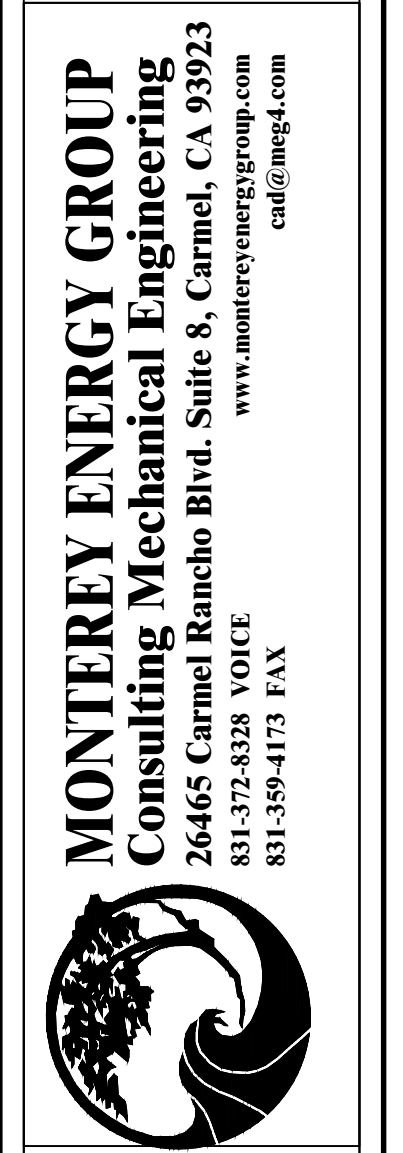
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 8 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 3 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 6 of 15)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Schwager Residence. Calculation Date/Time: 2023-04-11T13:16:52-07:00. Input File Name: 23-166 Schwager E+A-A.rbd22x. (Page 9 of 15)

REVISIONS: BY: DATE: 4/11/2023 SCALE: AS NOTED DRAWN: MEG CHECKED: CHECKED: FILE NAME: SHEET: T-1 SHEET OF SHEETS



SCHWAGER RESIDENCE 15590 BLACKBERRY HILL ROAD LOS GATOS, CA. 95030

ENERGY COMPLIANCE

THE USE OF THESE DRAWINGS AND INFORMATION IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY OTHER USE OF THESE DRAWINGS AND INFORMATION WITHOUT THE WRITTEN PERMISSION OF MONTEREY ENERGY GROUP IS PROHIBITED. MONTEREY ENERGY GROUP AND ITS AFFILIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. MONTEREY ENERGY GROUP, 26465 CARMEL RANCHO BLVD., SUITE 8, CARMEL, CA 93923, 831-372-8328 VOICE, 831-559-4173 FAX, WWW.MONTEREYENERGYGROUP.COM, CAL@MEG.COM

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 10 of 15)

Project Name: Schwager Residence Calculation Date/Time: 2023-04-11T13:16:52-07:00
Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A-A.rbd22x

OPAGUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior R-value	U-factor	Assembly Layers
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x8 @ 16 in. O.C.	R-19	None / None	0.048	Floor Surface: Carpeted Floor Deck: Wood Siding/Heating/Decking Cavity / Frame: R-19 / 2x8
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x8 @ 16 in. O.C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/Heating/Decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Hydronic	Demand Recirculation Sensor Controls	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

Registration Number: 223-P100430444-000-000-000000-0000 Registration Date/Time: 2023-04-11 13:44:37 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-11 13:17:31
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 13 of 15)

Project Name: Schwager Residence Calculation Date/Time: 2023-04-11T13:16:52-07:00
Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A-A.rbd22x

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Supply Return	Supply Return	Supply Return	Supply Return	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution System	New Ducts 25 ft
Air Distribution System 2	Conditioned space-estuary	Non-Verified	R-6	R-6	Con ditio ned Zone	Con ditio ned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		No

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1		0.45	n/a
HVAC Fan 2		0.45	HVAC Fan 2-hers-fan

Registration Number: 223-P100430444-000-000-000000-0000 Registration Date/Time: 2023-04-11 13:44:37 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-11 13:17:31
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 11 of 15)

Project Name: Schwager Residence Calculation Date/Time: 2023-04-11T13:16:52-07:00
Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A-A.rbd22x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Efficiency	Input Type	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
DHW Heater 1	Gas	Commercial Storage	1	80	TE	0.95	Btu/hr	155000	0	0.010000	n/a	New	n/a	

RECIRCULATION LOOPS

01	02	03	04	05
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power (W)
DHW Sys 1	1	1.5	Conditioned	0

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Radiant Floor Heating1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	n/a	Setback	New	No	
FAU + A/C2	Heating and cooling system other	Heating Component 2	1	Cooling Component 2	1	HVAC Fan 2	Air Distribution System 2	Setback	New	No	

Registration Number: 223-P100430444-000-000-000000-0000 Registration Date/Time: 2023-04-11 13:44:37 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-11 13:17:31
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 14 of 15)

Project Name: Schwager Residence Calculation Date/Time: 2023-04-11T13:16:52-07:00
Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A-A.rbd22x

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Type	Required Fan Watt Draw
HVAC Fan 2-hers-fan		Required
		Required Fan Efficacy (Watts/CFM)
		0.45

HERS RATER VERIFICATION OF EXISTING CONDITIONS

01	02	03
Name	Type	Required Fan Efficacy (Watts/CFM)
HVAC Fan 2-hers-fan		0.45

Registration Number: 223-P100430444-000-000-000000-0000 Registration Date/Time: 2023-04-11 13:44:37 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-11 13:17:31
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 12 of 15)

Project Name: Schwager Residence Calculation Date/Time: 2023-04-11T13:16:52-07:00
Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A-A.rbd22x

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Combined hydronic	1	AirUE-95
Heating Component 2	Central gas furnace	1	AirUE-92

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1	n/a	n/a	n/a	Not Zonal	Single Speed	n/a
Cooling Component 2	Central split AC	1	EER/SEER2	11.7	14	Not Zonal	Single Speed	Cooling Component 2-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge
Cooling Component 2-hers-cool	Required	350	Not Required	Not Required	Not Required

Registration Number: 223-P100430444-000-000-000000-0000 Registration Date/Time: 2023-04-11 13:44:37 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-04-11 13:17:31
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 15 of 15)

Project Name: Schwager Residence Calculation Date/Time: 2023-04-11T13:16:52-07:00
Calculation Description: Title 24 Analysis Input File Name: 23-166 Schwager E+A-A.rbd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner
Signature Date: 2023-04-11 13:21:15
Address: 26465 Carmel Rancho Blvd. #8
City/State/Zip: Carmel, CA 93923
Phone: 831-372-8328

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency, not applicable with this building permit application.


Responsible Designer Name: Jerry Lindicum
Signature Date: 2023-04-11 13:44:37
Address: 51 University Ave, Ste L
City/State/Zip: Los Gatos, CA 95030
Phone: 408-395-2555

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



REVISIONS: BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd., Suite 8, Carmel, CA 93923
831-372-8328 VOICE
831-559-4173 FAX
www.montereyenergygroup.com
cal@meg.com



SCHWAGER RESIDENCE

15950 BLACKBERRY HILL ROAD
LOS GATOS, CA 95030

ENERGY COMPLIANCE

DATE: 4/11/2023
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-2
SHEET OF SHEETS

ALL USE OF THESE DRAWINGS AND INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT FOR THE AUTOMATICALLY GENERATED DRAWINGS AND INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Building Envelope, Fireplaces, and Space Conditioning.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Ducts and Fans, and Space Conditioning.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System, Electric and Energy Storage Ready, and Lighting.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System, Electric and Energy Storage Ready, and Lighting.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System, Electric and Energy Storage Ready, and Lighting.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System, Electric and Energy Storage Ready, and Lighting.

REVISIONS: BY: Table with 2 columns. MONTEREY ENERGY GROUP logo and contact information. SCHWAGER RESIDENCE title. DATE: 4/11/2023, SCALE: AS NOTED, DRAWN: MEG, CHECKED: MEG, FILE NAME: T-3 SHEET OF SHEETS.

MINIMUM NAILING SCHEDULE (U.N.O.):			
CONNECTION			
1. JOIST TO FOUNDATION SILL, FLOOR GIRDER OR WALL TOP PLATE, TOENAIL	3-8d COMMON	NAILING	
2. BRIDGINGS TO JOIST, TOENAIL, EACH END	2-8d COMMON		
3. 1"x2" SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d COMMON		
4. MIKER THAN 1"x2" SUB FLOOR TO EACH JOIST, FACE NAIL	3-8d COMMON		
5. 2" SUB FLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL	2-16d COMMON		
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	1-6d AT 6" O.C.		
7. TOP PLATE TO STUD END NAIL	2-16d COMMON		
8. STUD TO SOLE PLATE	4-8d COMMON, TOENAIL OR 2-16d COMMON END NAIL		
9. DOUBLE STUDS, FACE NAIL	1-6d AT 24" O.C.		
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	1-6d AT 16" O.C.		
11. DOUBLE TOP PLATES, LAP SPLICE	0-16d COMMON		
12. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	0-16d COMMON		
13. KINK JOIST TO TOP PLATE, TOENAIL	1-16d COMMON		
14. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	1-16d COMMON AT 16" O.C. ALSO AT EACH EDGE		
15. CONTINUOUS HEADER, TWO FLEETS	2-16d COMMON		
16. CEILING JOISTS TO PLATE, TOENAIL	1-8d COMMON		
17. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d COMMON		
18. CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	2-16d COMMON		
19. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d COMMON		
20. RAFTER TO PLATE, TOENAIL	2-8d COMMON		
21. 2"x4" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d COMMON		
22. 1"x2" SHEATHING TO EACH BEARING, FACE NAIL	3-8d COMMON		
23. MORE THAN 1"x2" SHEATHING TO EACH BEARING, FACE NAIL	3-8d COMMON		
24. BUILT UP CORNER STUDS	1-6d COMMON AT 24" O.C.		
25. BUILT UP GIRDER AND BEAMS, FACE NAIL	2-20d COMMON AT OPP. SIDES AND 2-20d AT ENDS AND AT EACH SPLICE		
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD ¹ SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) ²	1-6d COMMON AT EACH BEARING		
1/2" AND LESS	8d #3		
3/4" AND LESS	8d #3		
1/8" - 3/4"	8d #3		
1/8" - 1"	8d #3		
1/8" - 1 1/4"	10d #3 OR 8d #4		
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAMENT TO FRAMING) ²			
3/4" AND LESS	6d #3		
7/8" - 1"	6d #3		
1/8" - 1 1/4"	10d #3 OR 8d #4		
27. PANEL SIDING (TO FRAMING): 1/2" OR LESS	6d #3		
28. FIBERBOARD SHEATHING: ¹ 1/2"	8d #4		
1/4"	8d #4		
25/32"	No. 10 ga. STAPLE* No. 11 ga. STAPLE* No. 11 ga. STAPLE*		
29. INTERIOR PANELING	No. 10 ga. STAPLE* 4d #3		
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED			
2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 40 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.			
3. COMMON OR DEFORMED SHANK			
4. COMMON			
5. DEFORMED SHANK			
6. CORROSION-RESISTANT SIDING OR CASING NAIL			
7. FASTENERS SPACED AT 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.			
8. CORROSION-RESISTANT ROOFING NAILS WITH 1/16 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.			
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 1/16 INCH CROWN & 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 AISI) IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED.			
10. CASING OR FINISH NAILS SPACED AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.			
11. PANEL SUPPORTS AT 24 INCHES, CASING OR FINISH NAILS SPACED AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.			
12. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2 1/2"x0.131") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.			

STRUCTURAL NAILS			
NAIL SIZE	SHANK DIA.	HEAD DIA.	LENGTH
8d COMMON	.131 IN.	.281 IN.	2 1/2 IN.
10d COMMON	.148 IN.	.312 IN.	3 IN.
16d COMMON	.162 IN.	.344 IN.	3 1/2 IN.
20d COMMON	.192 IN.	.406 IN.	4 IN.

FASTENER (SCREW) REQUIREMENTS:	
1. ALL FASTENERS SUPPLIED TO THE PROJECT SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO USE. THIS REVIEW DOES NOT CONSTITUTE AN APPROVAL. IT IS PROVIDED FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.	
2. PROVIDE AN INTERNATIONAL CODE COUNCIL (ICC) EVALUATION REPORT FOR ALL TYPES AND BRANDS OF FASTENERS USED.	
3. SUBSTITUTIONS FOR SPECIFIC FASTENERS IDENTIFIED WITHIN THESE PLANS MAY BE MADE PROVIDED THAT THE SUBSTITUTION IS COMPLIANT WITH NOTES 1 & 2, AND FOUND TO BE ACCEPTABLE BY ENGINEER OF RECORD. EACH REQUEST SHALL BE IN WRITTEN FORM IDENTIFYING THE ITEM BEING SUBSTITUTED, FOR THE SUBSTITUTION ITEM WITH BRAND NAME, PART NUMBER AND INTERNATIONAL CODE COUNCIL (ICC) REPORT. THE AFFECTED PLANS, DETAILS, AND SECTIONS SHALL ALSO BE IDENTIFIED. SEE GENERAL NOTES FOR ADDITIONAL SUBSTITUTION REQUIREMENTS.	
4. FASTENERS SHOWN TO PROJECT THROUGH MAIN FRAMING MEMBERS SHALL PROJECT BEYOND THE MEMBER BY 3.0 INCH.	
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE PROPER FASTENER FEATURES (UNLESS NOTED):	
A. FLAT HEAD FASTENERS SHALL BE USED AT PLYWOOD CONNECTIONS.	
B. WAFFER HEAD FASTENERS SHALL BE USED AT FRAMING CONNECTIONS COVERED WITH PLYWOOD, GYP BOARD OR OTHER MATERIAL THAT MAY BE IMPEDED BY THE PROJECTION OF THE FASTENER HEAD.	
C. HEX WASHER HEAD FASTENERS SHALL BE USED AT ALL OTHER CONDITIONS.	
D. THREAD PITCH SHALL BE COMPATIBLE WITH THE THICKNESS OF THE PARTS BEING CONNECTED. THINNER GAUGE PARTS REQUIRE COARSER THREADS COMPARED TO THICKER GAUGE PARTS.	
E. THE FASTENER SHALL BE OF SUFFICIENT LENGTH IN ORDER TO COMPLY WITH NOTE 4 ABOVE.	
F. SELECT THE PROPER PROPRIETARY SELF-DRILLING TIP TYPE THAT IS CAPABLE OF TAPPING THE MATERIALS BEING CONNECTED.	
6. ALL SCREWS SHALL BE MANUFACTURED BY EITHER GRABBER CONSTRUCTION PRODUCTS OR BY ITM BULDEX (TEKS BRAID) UNLESS PROVIDING AN EQUIVALENT SUBSTITUTION IN ACCORDANCE WITH NOTE 3 ABOVE.	
7. FRAMING SCREWS SHALL BE #8 X5/8" (16 MM) WAFFER HEAD SELF-DRILLING UNO.	
8. PLYWOOD SCREWS SHALL BE A MINIMUM #8x1" (25 MM) FLAT HEAD WITH A MINIMUM HEAD DIAMETER OF .242" (7.4 MM).	

STEEL NOTES:	
1. FAB, ERECTION AND MATERIALS SHALL CONFORM WITH THE AISC 360-10 SPEC. FOR THE DESIGN, FAB AND ERECTION OF STRUCTURAL STEEL FOR BUILDING AND CBC, 2019 EDITION.	
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:	
A) ASTM A992 GRADE 50 (Fy=50ksi), WF 8MS & COLS	
B) ASTM A36 (Fy=36ksi), MISC. STEEL, UNO.	
3. PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B, TYPE E OR S (Fy=35ksi).	
4. TEE COLUMNS SHALL CONFORM TO ASTM A500 GRADE B (Fy = 46 KSI).	
5. WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS IN ACCORDANCE WITH AISC STANDARDS USING ONLY CERTIFIED WELDERS. ALL BUTT WELDS SHALL HAVE COMPLETE PENETRATION. ALL EXPOSED BUTT WELDS SHALL BE GROUND.	
6. PLACE NON-SHRINK GROUT UNDER ALL BEARINGS ON CONCRETE OR MASONRY BEFORE ADDING VERTICAL LOAD.	
7. ALL STRUCT. STEEL SHALL BE ERCTED PLUMB AND TRUE TO LINE. TEMP. BRACINGS SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL OTHER MEANS ARE PROVIDED TO ADEQUATELY BRACE THE STRUCTURE.	
8. HOLES FOR BOLTS SHALL BE OF THE SAME NOMINAL DIA AS THE BOLT PLUS 1/16".	
9. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE.	
10. HRPAP STRUCTURAL STEEL EMBEDDED IN CONCRETE WITH #16x16x1/4" HWF. DO NOT PAINT EMBED AREAS.	
11. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO HIGH STRENGTH BOLTS CONFORMING TO ASTM A325 UNLESS SHOWN OTHERWISE. NUTS FOR HIGH STRENGTH BOLTS SHALL BE HEAVY HEX GRADE C, CONFORMING TO ASTM A563.	
12. FOR ALL HIGH STRENGTH BOLTS, HARDENED WASHERS SHALL BE PROVIDED UNDER THE TURNING ELEMENT OF BOLT FOR TORSION AS REQUIRED.	
13. "SLIP CRITICAL" BOLTED CONNECTIONS:	
A) "SLIP CRITICAL" CONNECTIONS (AS25.50 DESIGN VALUES WITH SPECIAL INSPECTION) ARE REQUIRED AT ALL MAIN LONGITUDINAL AND TRANSVERSE BRACED FRAME LINES AND ALL BOLTS IN OVERSIZED OR SLOTTED HOLES.	
B) THE SPECIAL INSPECTOR MUST BE PRESENT DURING THE ENTIRE INSTALLATION AND TIGHTENING OPERATION OF "SLIP CRITICAL" CONNECTIONS.	
14. WHERE MINIMUM AISI FILLET WELD THICKNESS REQUIREMENTS EXCEED WELDS SHOWN ON DETAIL, OR IF NO SIZE IS SHOWN, PROVIDE MINIMUM AISI WELD.	
15. MILL CERTIFICATION ON STEEL FOR THE FOLLOWING GRADES WILL BE REQUIRED PRIOR TO ERECTION / INSPECTION: ASTM A992 GRADE 50 ASTM A500, GRADE B	
16. ALL BEAMS AND GIRDERS SHALL BE CAMBERED AS INDICATED ON STRUCTURAL DRAWINGS.	
17. SPlicing PROC. MEMBERS WHERE NOT DETAILED ON THE DWGS IS PROHIBITED W/O PRIOR APPROVAL. ALL CONNECTION DETAILS PROTECTED BY THE FABRICATOR SHALL BE SUBJECT TO ENGINEER'S APPROVAL. IF ALL CONNEC. ARE APPROVED, THE STRUCT. CALLS FOR SUCH CONNECTIONS SHALL BE PREPARED BY A RES. PROF. ENG. IN THE STATE OF CALIF. AND SUBMITTED FOR ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH FABRICATION WORK.	
18. THE STEEL FABRICATION SHALL BE CERTIFIED BY THE AISI QUALITY CERTIFICATION PROGRAM.	

CONCRETE GRADE BEAM REINFORCEMENT LAP SPLICE LENGTHS (IN INCHES)

FC = 3,000 PSI AT 28 DAYS		REINFORCEMENT SIZE (GR60, UNO)								
SPLICE CLASS	REINFORCEMENT LOCATION	#3	#4	#5	#6	#7	#8	#9	#10	#11
		B	TOP	28	37	47	56	81	93	105
	OTHER	22	29	36	43	63	72	81	91	101

- FOOTNOTES:
- TABLE ABOVE BASED ON UNCOATED REINFORCING STEEL AND NORMAL WEIGHT CONCRETE.
 - TOP REINFORCING IS HORIZONTAL REINFORCEMENT THAT HAS MORE THAN TWELVE INCHES OF FREE CONCRETE CAST BELOW IT.
 - FOR BARS WITH COVER LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING LESS THAN 2 BAR DIAMETERS, INCREASE LAP SPLICE BY 30%.
 - FOR LIGHTWEIGHT AGGREGATE CONCRETE, (W = 110 PCF) INCREASE LAP SPLICE BY 30%.
 - ALL LAP SPLICES SHALL BE CLASS B UNO.

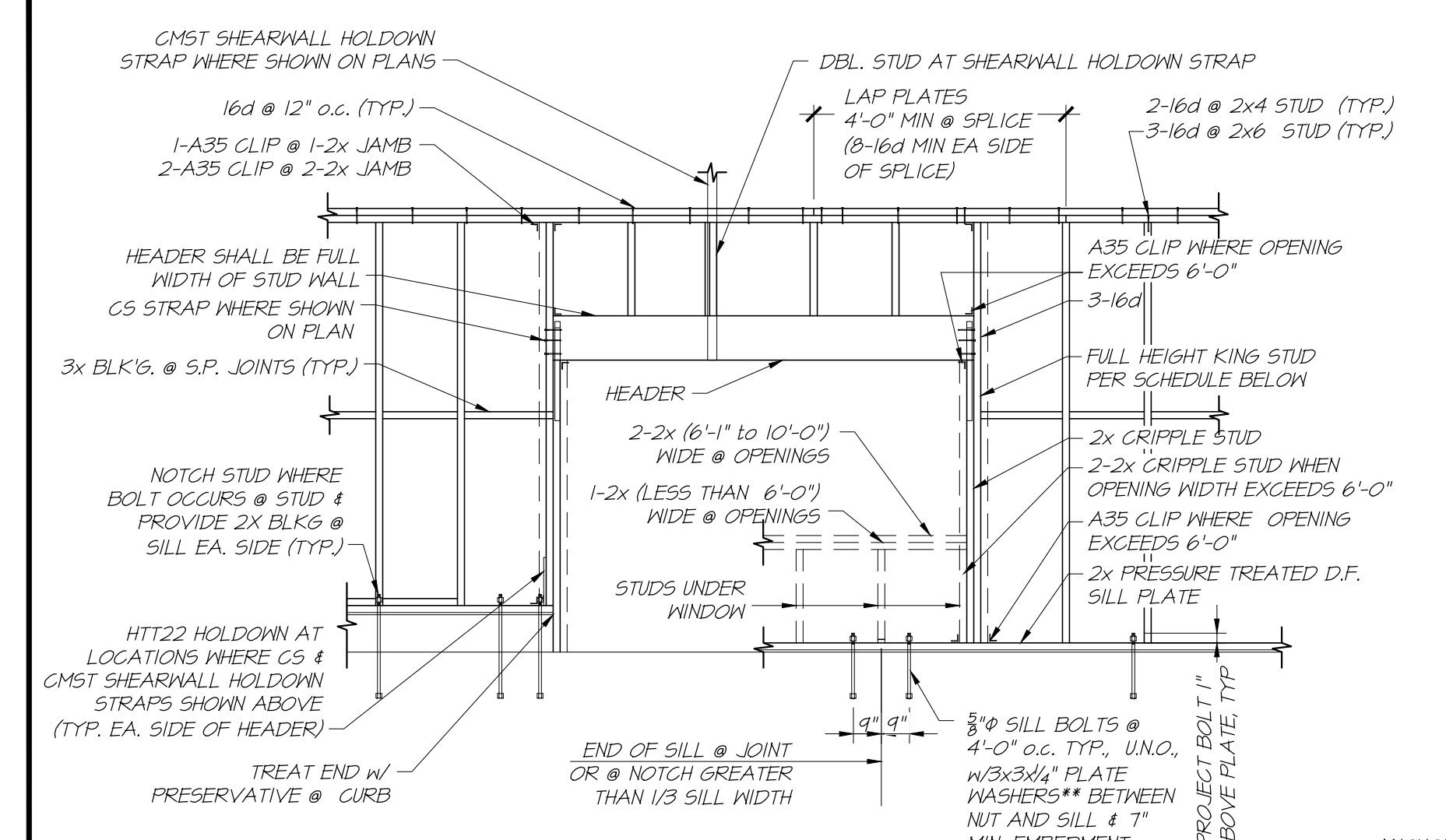
CONCRETE NOTES -CONT.-:																
17. ALL SAW CUTTING SHALL BE DONE AFTER INITIAL SET HAS OCCURRED TO AVOID TEARING OR DAMAGE BY THE SAW BLADE, BUT BEFORE INITIAL SHRINKAGE HAS OCCURRED.																
18. DRILL THROUGH STEEL COLUMNS, BEAMS AND PLATES TO PASS CONTINUOUS REINFORCING.																
19. ADDITIONAL REINFORCINGS IN PRECAST OR TILT-UP PANELS REQUIRED FOR LIFTING STRESSES SHALL BE SUPPLIED BY THE CONTRACTOR.																
20. PROVIDE 2-14x4'-0" DIAGONAL REINFORCING AT MID-DEPTH OF SLAB AT ALL RE-ENTRANT CORNERS TYPICAL.																
WOOD NOTES:																
1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATION: DOUGLAS FIR - COAST REGION - INCLUD GRADING RULES #1 DF #1 EXCEPT 2X4 AND 2X6 WALL STUDS, PLATES, AND BLOCKING MAY BE DF #2. REDWOOD - CALIFORNIA REDWOOD ASSOCIATION GRADING RULES. LATEST EDITION. GLUED LAMINATED BEAMS - STANDARD SPEC. FOR STRUCTURAL GLUED LAMINATED TIMBER ATIC (17 LATEST EDITION, SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF GLUED-LAMINATED MEMBERS. PLYWOOD - U.S. PRODUCT STANDARD PS1 OR FOR SOFT PLYWOOD STRUCT 1 @ WALLS, CDX @ FLOORS AND ROOF - UNO. PRESURE TREATED DOUGLAS FIR - 2022 CBC STANDARD NO. 23031-5.																
2. ALL WOOD IN DIRECT CONTACT WITH EARTH, CONCRETE, OR MASONRY SHALL BE PRESURE TREATED.																
3. BEARING & SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED @ WALL & PARTITION INTERSECTION W/ 3-16D NAILS. SPLICE UPPER & LOWER PLATES AS IN DETAIL 1 ON TYP. DETAIL SHEET.																
4. PROVIDE SOLID BLOCKS, BTAN, JOISTS & RAFTERS AT ALL SUPPORTS.																
5. PROVIDE BLOCKING AT ALL CEILING LEVELS.																
6. JOISTS UNDER AND PARALLEL TO PARTITIONS SHALL BE DOUBLED AND NAILED TOGETHER.																
7. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".																
8. HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK AND THE REST NO LARGER THAN THE ROOT OF THE THREAD.																
9. LAG SCREWS & WOOD SCREWS SHALL BE SCREWED & NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE THE SCREWS.																
10. ALL BOLTS & LAG SCREWS SHALL BE PROVIDED W/ METAL WASHERS UNDER HEADS & NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO INSERTED EXPANDING FASTENERS, RED HEAD, ETC.																
<table border="1"> <thead> <tr> <th>BOLT DIAM.</th> <th>MIN WASHER</th> <th>STEEL WASHER</th> </tr> </thead> <tbody> <tr> <td>1/2"</td> <td>2" dia x 1/4"</td> <td>2"X2"X 3/16"</td> </tr> <tr> <td>5/8"</td> <td>3" dia x 1/4"</td> <td>3"X3"X 1/4"</td> </tr> <tr> <td>3/4"</td> <td>3 1/2" dia x 5/16"</td> <td>3 1/2"X3 1/2"X 1/4"</td> </tr> <tr> <td>1"</td> <td>4" dia x 5/16"</td> <td>3 1/2"X3 1/2"X 1/4"</td> </tr> </tbody> </table>		BOLT DIAM.	MIN WASHER	STEEL WASHER	1/2"	2" dia x 1/4"	2"X2"X 3/16"	5/8"	3" dia x 1/4"	3"X3"X 1/4"	3/4"	3 1/2" dia x 5/16"	3 1/2"X3 1/2"X 1/4"	1"	4" dia x 5/16"	3 1/2"X3 1/2"X 1/4"
BOLT DIAM.	MIN WASHER	STEEL WASHER														
1/2"	2" dia x 1/4"	2"X2"X 3/16"														
5/8"	3" dia x 1/4"	3"X3"X 1/4"														
3/4"	3 1/2" dia x 5/16"	3 1/2"X3 1/2"X 1/4"														
1"	4" dia x 5/16"	3 1/2"X3 1/2"X 1/4"														
11. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED ON INSTALLATION AND RETIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.																
12. LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT UNLESS NOTED OTHERWISE.																
13. BLOCK SP JOINTS WITH 2X4 FLAT BLOCKING WHERE NOTED ON ROOF OR FLOOR FRAMING PLANS AND WITH BLOCKING SAME AS STUDS AT WALLS UNLESS NOTED OTHERWISE IN SHEARWALL SCHEDULE. USE PLT GLIPS AT MIDSPAN OF UNSUPPORTED PLYWOOD EDGES.																
14. CONNECTOR HARDWARE MODEL NUMBER ARE THOSE FOR SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS WITH ICC ACCEPTANCE MAY BE SUBSTITUTED. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.																
15. NOTIFY STRUCTURAL ENGINEER AFTER WALL, FLOOR, AND ROOF SP NAILING HAS BEEN COMPLETED AND A MINIMUM OF 48 HOURS PRIOR TO CONCEALING SP.																
16. CUTTING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL NOT EXCEED 25 % OF THE STUD WIDTH WITH CUTTING AND NOTCHING OF NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE HEIGHT OF THE PARTITION SHALL NOT EXCEED 40% OF THE STUD WIDTH.																
18. A BORED HOLE NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD.																
19. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING PARTITIONS AND IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THEN TWO SUCCESSIVE DOUBLE STUDS ARE SO BORED.																
20. WHERE FRAMING HANGERS ARE REQUIRED AND ARE NOT SHOWN ON SECTIONS, DETAILS OR PLANS THE FOLLOWING SIMPSON HANGERS SHALL BE USED: SLOTTED, SKEN, TURN IN FLANGES AND PROVIDE TOP FLANGE HANGERS AS REQUIRED: 2X & 3X MEMBERS U HANGERS 4X MEMBERS U HANGERS 6X MEMBERS WIF HANGERS 1-JOIST MEMBERS MIT HANGERS 8LU LAM MEMBERS LES HANGERS																
21. PROVIDE PLYWOOD EDGE NAILING AROUND ALL OPENINGS AND BLOCK ALL UNSUPPORTED PLYWOOD EDGES.																
22. UPSET THREADS ON SILL BOLTS ARE NOT ALLOWED.																
23. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION AND SHALL BE AT 19% MAXIMUM MOISTURE CONTENT (VERIFIED BY INSPECTOR OF RECORD) BEFORE BEING ENCLOSED BY INSULATION, GYPOBOARD, OR OTHER SURROUNDING ARCHITECTURAL MATERIALS. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROVIDE LUMBER MEETS THESE CRITERIA.																
24. BOLTS ARE NOT TO BE INSTALLED IN LUMBER OVER 19% MOISTURE CONTENT.																
25. ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESURE TREATED LUMBER MUST BE HOT DIPPED GALVANIZED OR OTHER APPROVED CORROSION APPROVED MATERIAL.																
STRUCTURAL COMPOSITE LUMBER NOTES:																
1. GLUED-LAMINATED BEAMS SHALL BE MANUFACTURED FROM VISUALLY GRADED WESTERN SPECIES AND SHALL CONFORM TO THE FOLLOWING COMBINATIONS: SIMPLE SPAN MEMBERS: 24F-V4 CANTILEVER & CONTINUOUS MEMBERS: 24F-V8																
2. VERSALAM BEAMS SHALL BE EXTERIOR GRADE, MANUFACTURED FROM WESTERN SPECIES AND SHALL CONFORM TO THE FOLLOWING DESIGN STRESSES: F = 2,000,000 PSI Fb = 3,100 PSI Fc = 750 PSI Fv = 3,000 PSI Ft = 285 PSI																
3. MICROLAM BEAMS SHALL BE EXTERIOR GRADE, MANUFACTURED FROM WESTERN SPECIES AND SHALL CONFORM TO THE FOLLOWING DESIGN STRESSES: F = 1,800,000 PSI Fb = 2,600 PSI Fc = 750 PSI (PERPENDICULAR) L Fc = 250 PSI (PARALLEL) II Ft = 285 PSI																
4. CAMBER ALL BEAMS ON 2000 FT. RADIUS BETWEEN SUPPORTS (NO CAMBER AT CANTILEVERS), TYPICAL UNLESS NOTED OTHERWISE.																
5. EACH STRUCTURAL COMPOSITE LUMBER BEAM SHALL BE STAMPED WITH THE ATIC QUALITY CONTROL MARK.																
6. EACH STRUCTURAL COMPOSITE LUMBER BEAM SHALL BE FABRICATED WITH EXTERIOR GLUE AND SHALL BE ASSUMED TO BE FOR EXTERIOR USE.																
7. STRUCTURAL COMPOSITE LUMBER SHALL CONFORM TO STANDARD SPECIFICATION FOR STRUCTURAL GLUE-LAMINATED TIMBER ATIC (17 LATEST EDITION, SUBMIT SHOP DRAWINGS TO FIELD INSPECTOR PRIOR TO FABRICATION).																
SPECIAL INSPECTIONS:																
1. IN ADDITION TO THE INSPECTION ITEMS REQUIRED BY CHAPTER 17 OF THE 2022 CBC, SPECIAL INSPECTION SHALL BE PERFORMED ON THE FOLLOWING ITEMS: A. OBSERVATION OF SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION OPERATIONS BY THE GEOTECHNICAL ENGINEER PER CBC 1705.6 B. CONSTRUCTION OF CAST-IN-PLACE CONCRETE FOUNDATION TIERS PER CBC 1705.8 C. CONCRETE PLACEMENT PER CBC 1705.3 D. FORM GROUTED CMU CONSTRUCTION PER THE REQUIREMENTS IN 402-II TABLE 11.2 (LEVEL B) E. OBSERVATION OF ELEMENTS OF THE LATERAL FORCE RESISTING SYSTEM ALONG LINES WHERE THE SHEARWALL NAILING IS 4" OC. OR CLOSER. ELEMENTS OF THE SPECIAL INSPECTION SHALL INCLUDE NAILINGS, BOLTING, ANCHORING, AND OTHER FASTENINGS WITHIN THE SEISING FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDINGS PER SECTION 1705.1.2 F. STRUCTURAL STEEL CONSTRUCTION PER CBC 1705.2 AND 1705.11																

ABBREVIATIONS:	
AB ANCHOR BOLT	(N) NEW
BTM BETWEEN	N/S NOT TO SCALE
CJ CENTER	OK OK
CJP COMPLETE JOINT PENETRATION	OH OPPOSITE HAND
CLR CLEAR	PF PIECE
CG CONCRETE	CP PARTIAL JOINT PENETRATION
CONTIN CONTINUOUS	PP PARTIAL PENETRATION
CP COMPLETE PENETRATION	PTDF PRESSURE TREATED DOUGLAS FIR
CRWD REDWOOD	SP STRIP
CT CONTROL JOINT	SC SHEAR CONNECTOR
DF DOUGLAS FIR	SDISTS SELF DRILLING, SELF TAPPING SCREW
DO DOUBLE LOAD	SFEW STRUCTURAL FLYWOOD EDGE NAILING
D(T) DITTO	SPS STRUCTURAL FLYWOOD SHEATHINGS
(E) EXISTING	STNFR STIFFENER
EXPANDER JOINT	STAGSRD STAGGERED
EN EDGE NAILING	T # B TOP & BOTTOM
FB FACE OF BLOCK	T # G TOP&E & GROOVE
FC FACE OF CONCRETE	T # L TOP & LINE
FF FINISH FLOOR	TOF TOP OF FRAMING
FLR FLOOR	TOS TOP OF STEEL
FS FACE OF STUD	UNO UNLESS NOTED OTHERWISE
FTG FOOTING	WS WOOD SCREW
GA GAUGE	W/ WITH
SBL GLUED LAMINATED BEAM	WO WITHOUT
HWK HEADER	WPFR WORK FRONT
HWS HIGH STRENGTH BOLTS(A-325)	WWF WELDED WIRE FABRIC
HT HEIGHT	CL CENTERLINE
HN HANGER (SIMPSON)	H H
LL LIVE LOAD	# NUMBER OR POUNDS
LS LAG SCREW	S SQUARE
LT WT LIGHT WEIGHT	Ø ROUND OR DIAMETER
LVL LAMINATED VENEER LUMBER	∞ CONTINUOUS WOOD IN SECTION
MFR MANUFACTURER	□ WOOD BLOCKING IN SECTION
ML MALLEABLE IRON	▨ END OF WOOD PIECE

GENERAL NOTES:	
1. NOTES AND DETAILS ON TYPICAL SHEETS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.	
2. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.	
3. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2022 CALIFORNIA CODE, CBC.	
4. PRIOR TO FABRICATION SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER ON ALL STRUCTURAL STEEL, REINFORCING STEEL, GLU-LAMINATED, CONCRETE MIX PROPORTIONS, T-J'S, OPEN WEB TRUSSES, MANUFACTURED JOIST, SHOP DRAWINGS.	
5. CONTRACTOR AGREES THAT SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS AND THAT THE FABRICATION OF SHOP DRAWINGS SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL HE INTENDS TO FURNISH AND INSTALL, AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS HE INTENDS TO USE.	
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB.	
7. SHOP DRAWINGS SHALL BE PREPARED FROM FRESH WORK. REPRODUCTIONS OF THE APPROVED DRAWINGS IS NOT PERMITTED.	
7. CAD FILES OF APPROVED DRAWINGS WILL NOT BE PROVIDED TO THE CONTRACTOR, SUBCONTRACTOR OR FABRICATOR FOR THE PREPARATION OF SHOP DRAWINGS.	
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER WHEN A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY AFFILIATED PARTIES.	
9. SCALING OF THE DRAWINGS IS NOT PERMITTED. NOTIFY CORNERSTONE STRUCTURAL ENGINEER AND VERIFY WITH ARCHITECT OR DESIGNER IF ADDITIONAL DIMENSIONS ARE NECESSARY FOR CONSTRUCTION PURPOSE, REFER TO SCHEDULES AND DETAILS FOR OTHER DIMENSIONS NOT SHOWN.	
10. CONTRACTOR SHALL NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS OF ALL CHANGES TO OR DEVIATIONS FROM THESE APPROVED DRAWINGS, ALL CHANGES TO, AND DEVIATIONS FROM THESE APPROVED STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO CORNERSTONE STRUCTURAL CONSULTANTS. IN WRITING AND SHALL HAVE WRITTEN APPROVAL FROM CORNERSTONE STRUCTURAL CONSULTANTS AND PROPER JURISDICTIONAL APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.	
11. GLOBAL STABILITY, SLOPE STABILITY, OR OVERALL SITE STABILITY CONSIDERATIONS OR ANALYSIS IS NOT INCLUDED IN THE SCOPE OF WORK THE OWNER THROUGH A GEOTECHNICAL ENGINEER. SHALL PROVIDE ANY AND ALL ANALYSIS AND CRITERIA TO CORNERSTONE STRUCTURAL CONSULTANTS WHICH IS TO BE INCORPORATED INTO THE DESIGN FOR GLOBAL STABILITY, SLOPE STABILITY, AND SITE STABILITY AND SHALL NOTIFY CORNERSTONE IN WRITING FOR ANY CRITERIA THAT IS REQUIRED TO BE INCORPORATED INTO THE STRUCTURAL DESIGN.	

SAFETY NOTES:	
1. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THE PROJECT.	
2. THE STRUCTURAL ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REQUIREMENTS.	
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED, AND ANY OTHER TEMPORARY SUPPORT WHICH WILL BE NEEDED FOR THE SAFE COMPLETION OF THE PROJECT.	

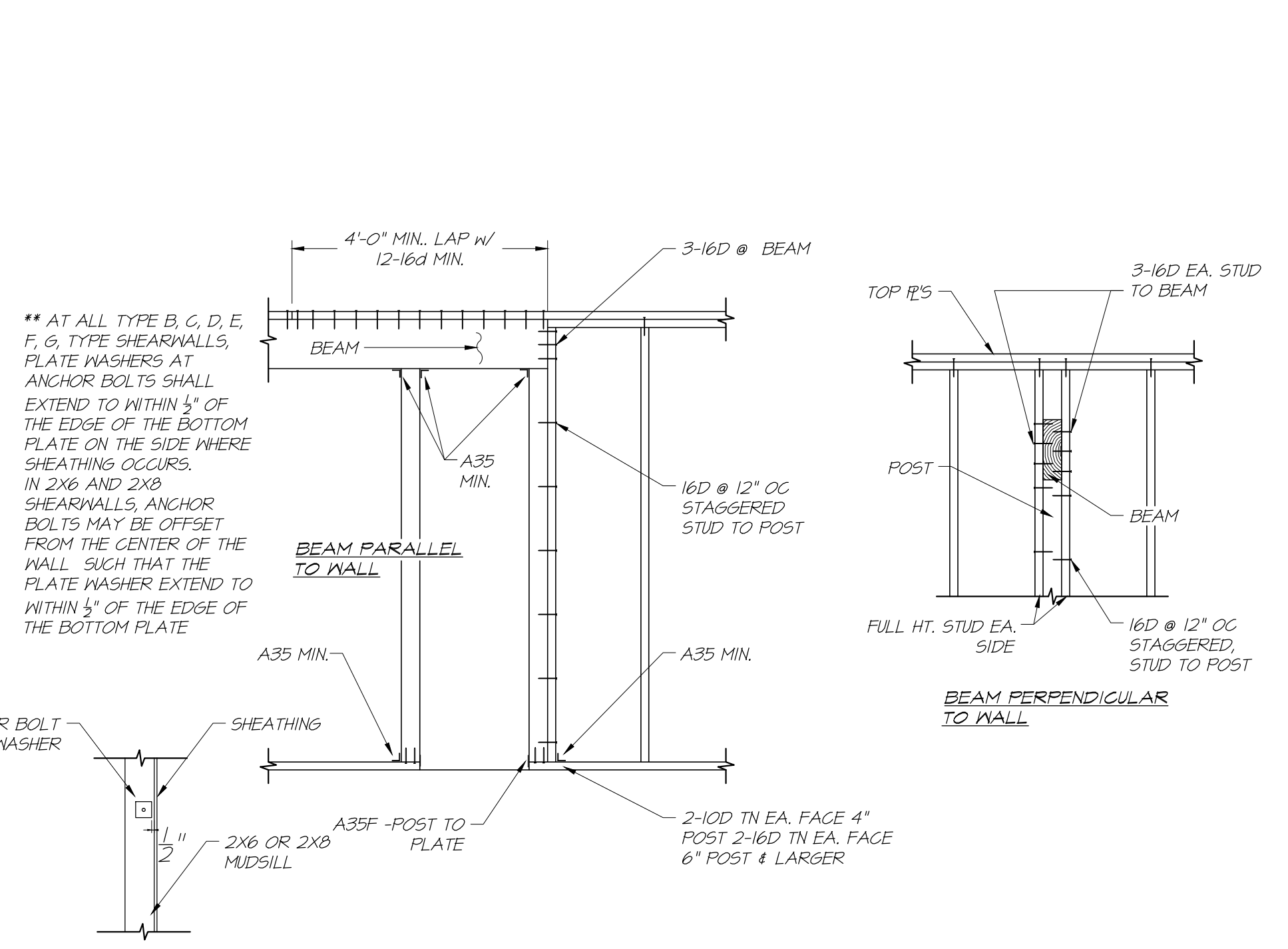
DESIGN LOADS:	
2022 CALIFORNIA BUILDING CODE (CBC)	
LIVE LOADS	
FLOOR - 40 PSF (REDUCIBLE) TYP	
ROOF - 20 PSF (REDUCIBLE)	
WIND	
EXP. C, W = 1.0	
ENCLOSED BLDG	
BASIC WIND SPEED = 110 MPH	
ROOF ANGLE = 1:12 - USE SIMPLIFIED ANALYSIS	
SEISMIC - 2022 CBC (ASCE 7-16)	
OCCUPANCY CATEGORY II	W = 1.2
	Qs = 1.0
SITE CLASS = SD	R = 6.5 (Wood diaphragm), R = 15 CANT. COLUMN (SCCS)
Ss = 2.56565 Hzmapg	Sd = 2.052
Sl = 0.095 1505p Hzmapg	Sd1 = 1.003 5DC - E
EQUIVALENT LATERAL FORCE SYSTEM	Gs = 0.9517



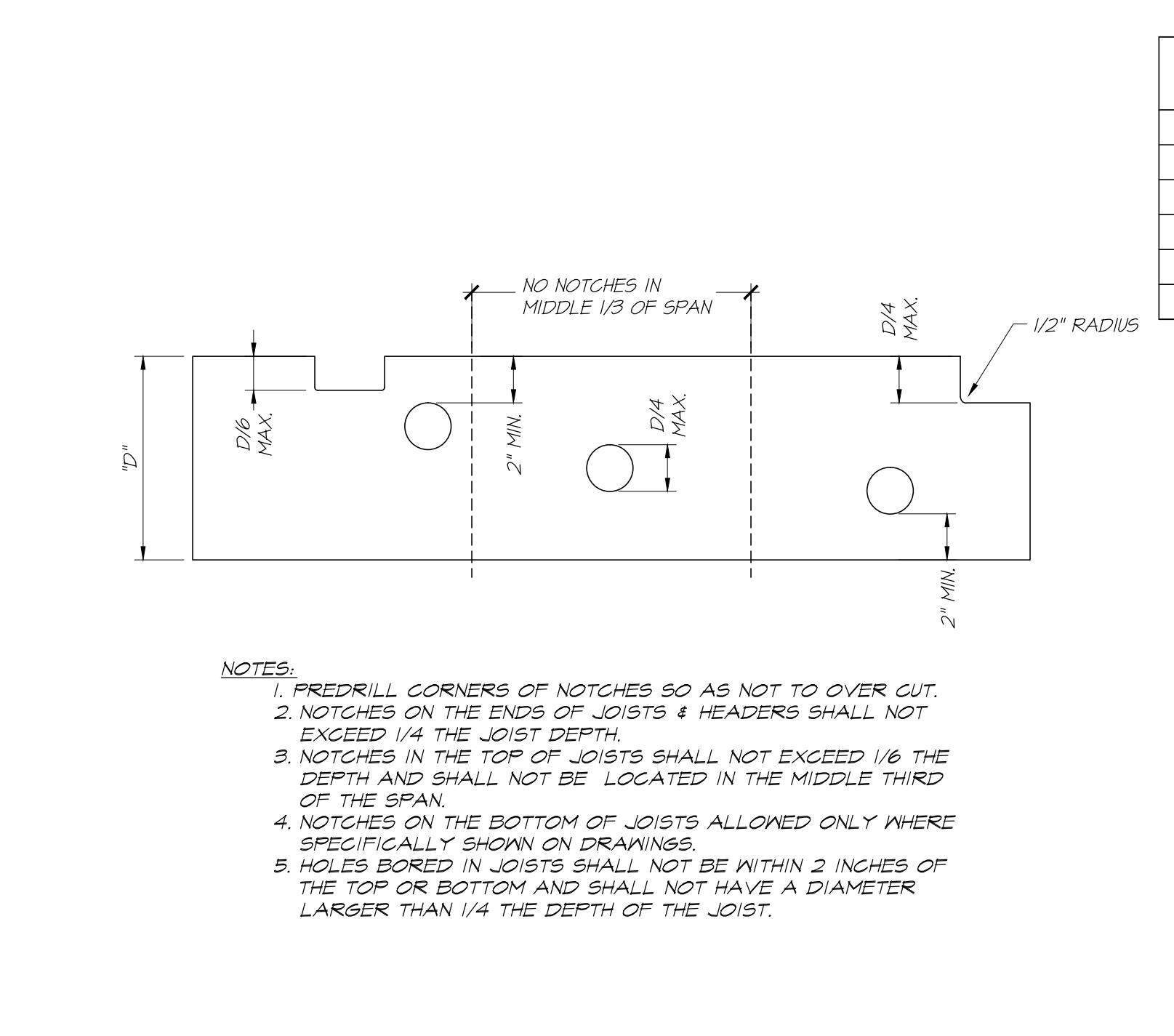
HEADER SCHEDULE		FULL HEIGHT KING STUD SCHEDULE	
WIDTH OF OPENINGS	HEADER DEPTH 'D'	WIDTH OF OPENING	# OF KING STUDS
	BRNS WALL		
0 to 4'-0"	6"	4'-0" to 4'-0"	1
4'-1" to 8'-0"	8"	4'-1" to 8'-0"	2
8'-1" to 10'-0"	10"	8'-1" to 10'-0"	3

NOTE: TYPICAL UNLESS NOTED OTHERWISE

1 TYPICAL WALL STUD FRAMING
S11 N.T.S.



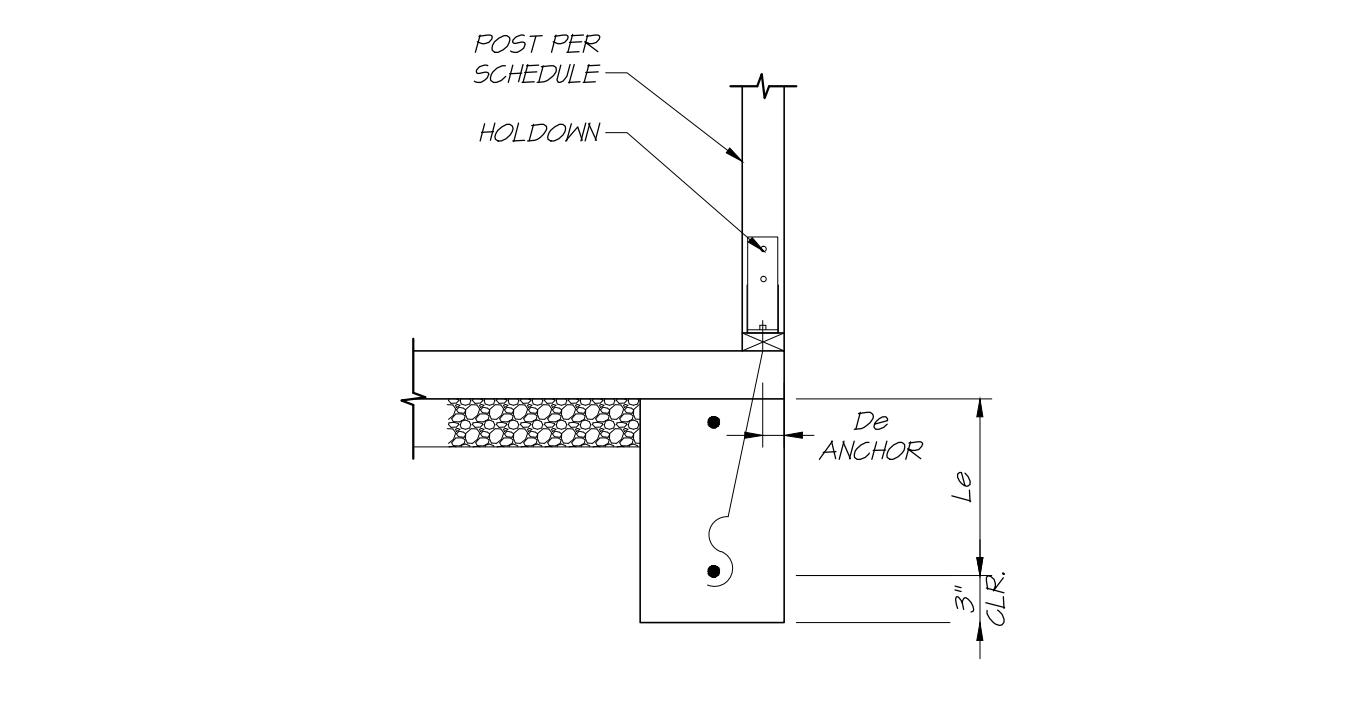
2 POST & BEAM CONNECTIONS
S11 N.T.S.



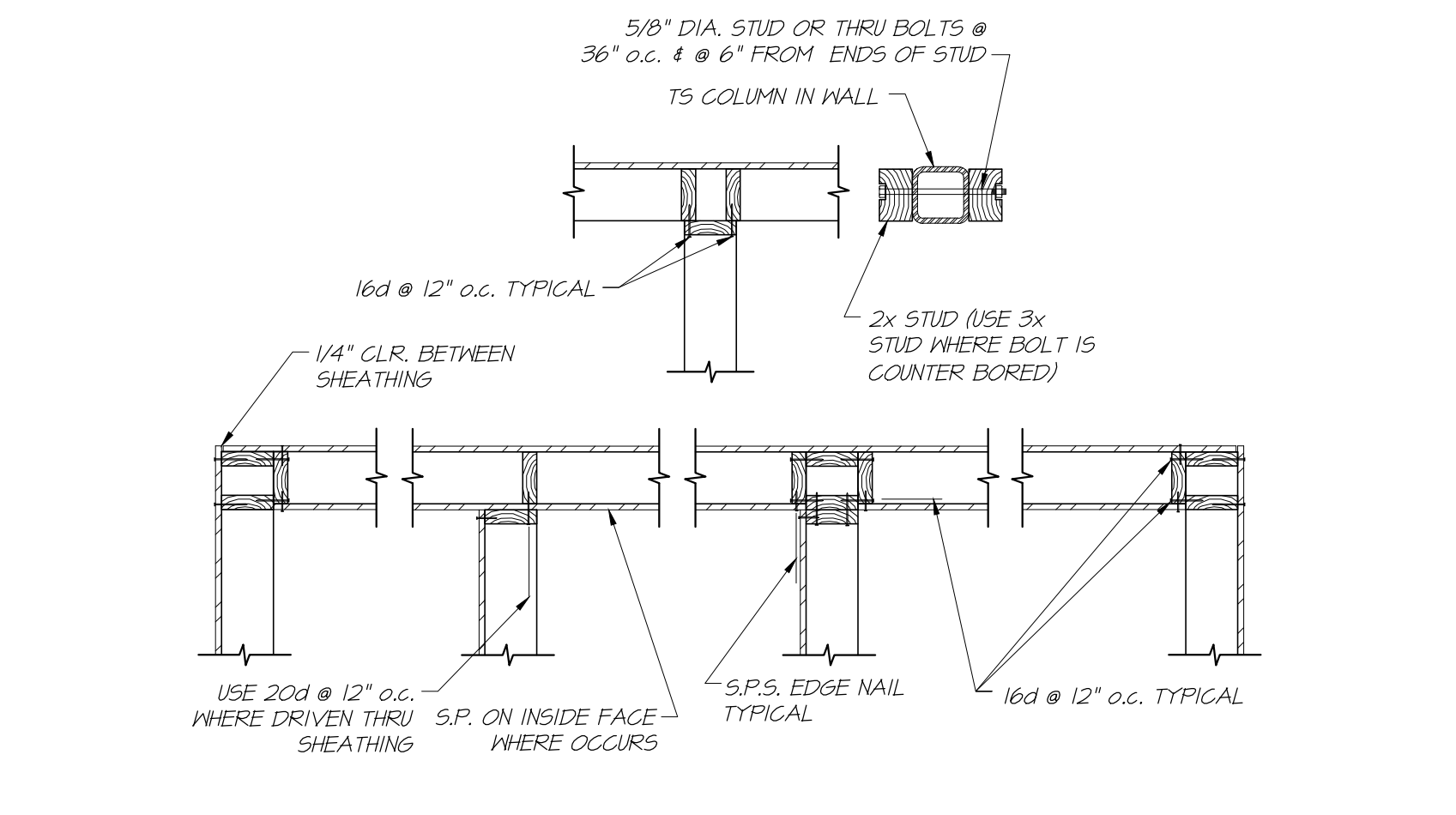
3 TYPICAL BEAM NOTCHING
S11 N.T.S.

SIMPSON HOLDOWN	ANCHOR	EMBEDMENT L _e	D _e	ATTACHMENT TO POST	POST SIZE
LTT20B	S5TB20	18"	1 3/4"	10-10D x 1 1/2"	DBL 2x
HDL4	S5TB20	17"	1 3/4"	14-1/4 x 2 1/2" SDS	4x
HDL5	S5TB24	25"	1 3/4"	14-1/4 x 2 1/2" SDS	4x
HDL6	S5TB28	25"	1 3/4"	20-1/4 x 2 1/2" SDS	4x
HDL11	1" A307	25"	1 3/4"	30-1/4 x 2 1/2" SDS	6x
HDL14	1" A307	25"	1 3/4"	36-1/4 x 2 1/2" SDS	6x

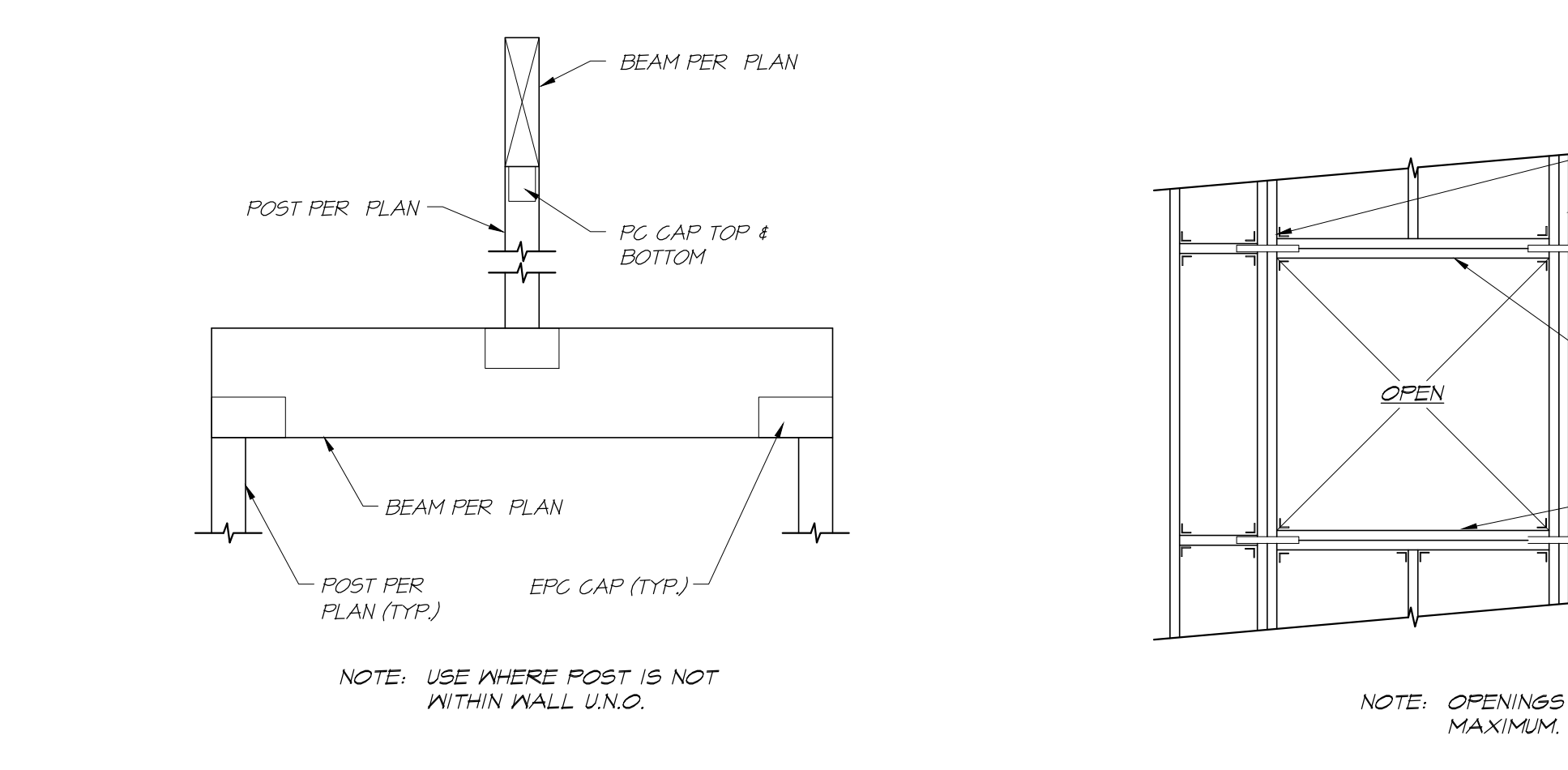
NOTES:
 1. ANCHOR BOLTS ARE BASED ON A TWO FOUR FOUNDATION SYSTEM.
 2. DEEPEN FOOTINGS TO ACCOMMODATE EMBEDMENT DEPTH.
 3. INCREASE FOOTINGS DEPTH AS REQUIRED TO ACCOMMODATE 3" CLEAR.
 4. ANCHOR BOLT SHALL BE INSTALLED PER MFR. RECOMMENDATION.



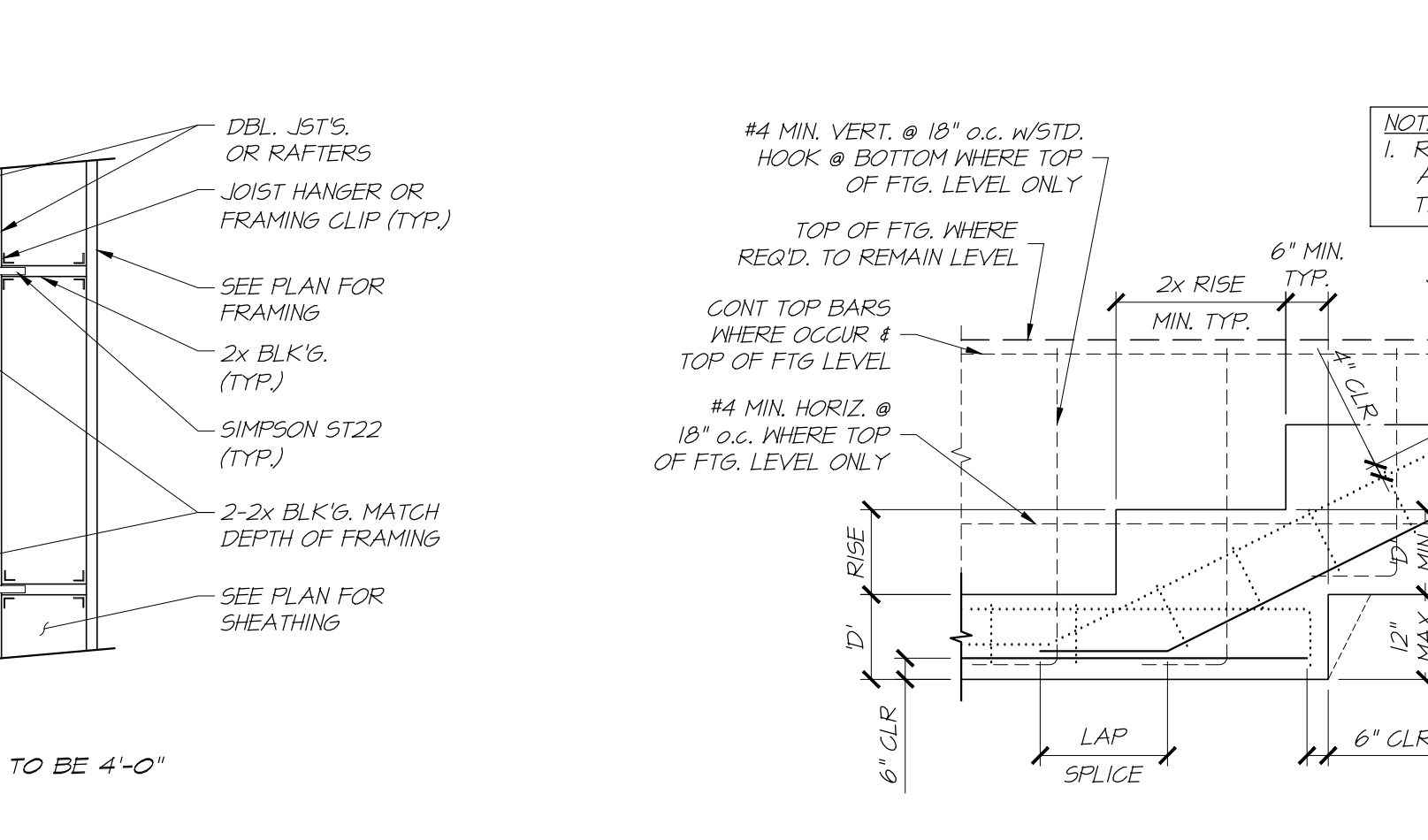
4 HOLDDOWN DETAIL
S11 N.T.S.



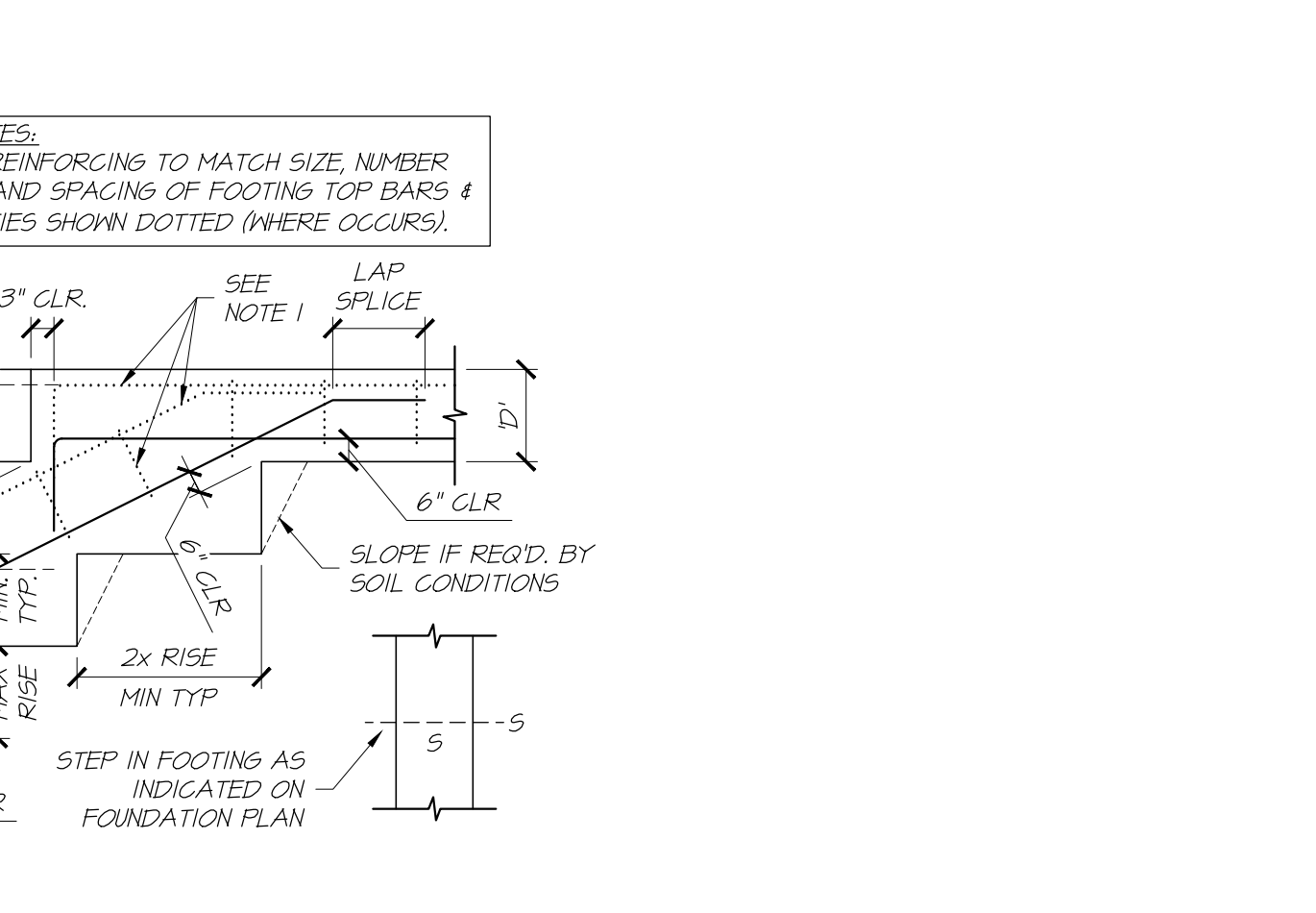
5 TYPICAL STUD FRAMING AT CORNERS
S11 N.T.S.



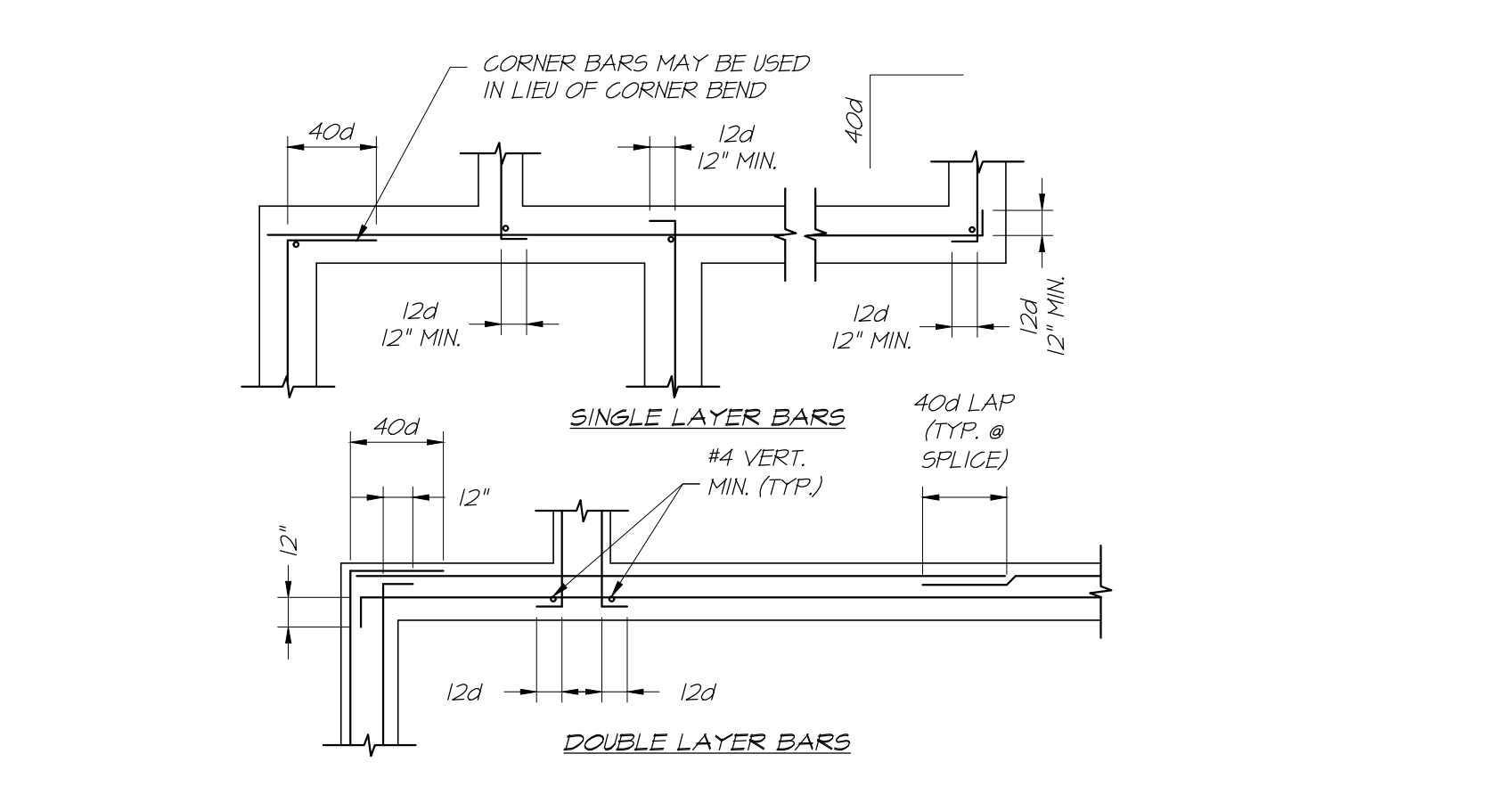
6 POST & BEAM DETAIL
S11 N.T.S.



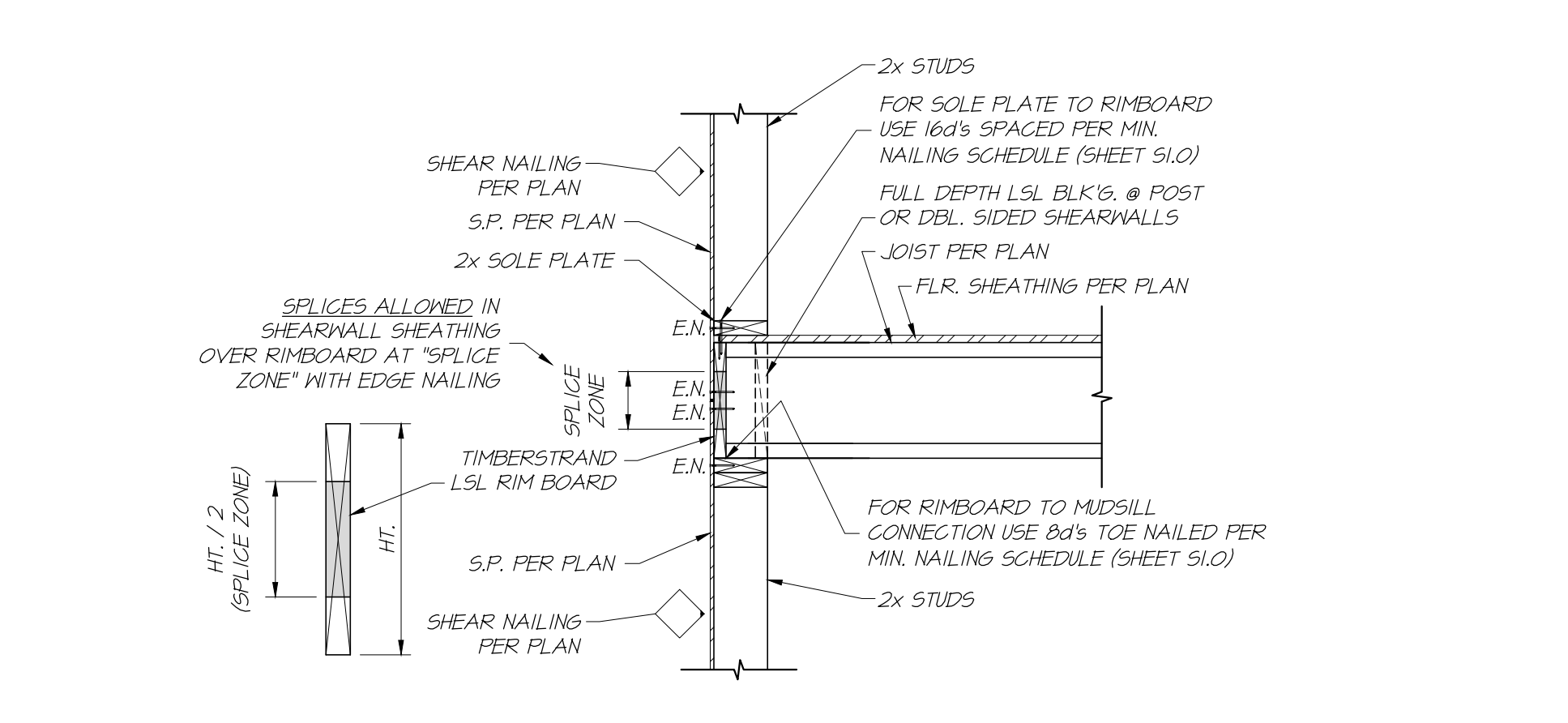
7 DIAPHRAGM OPENING
S11 N.T.S.



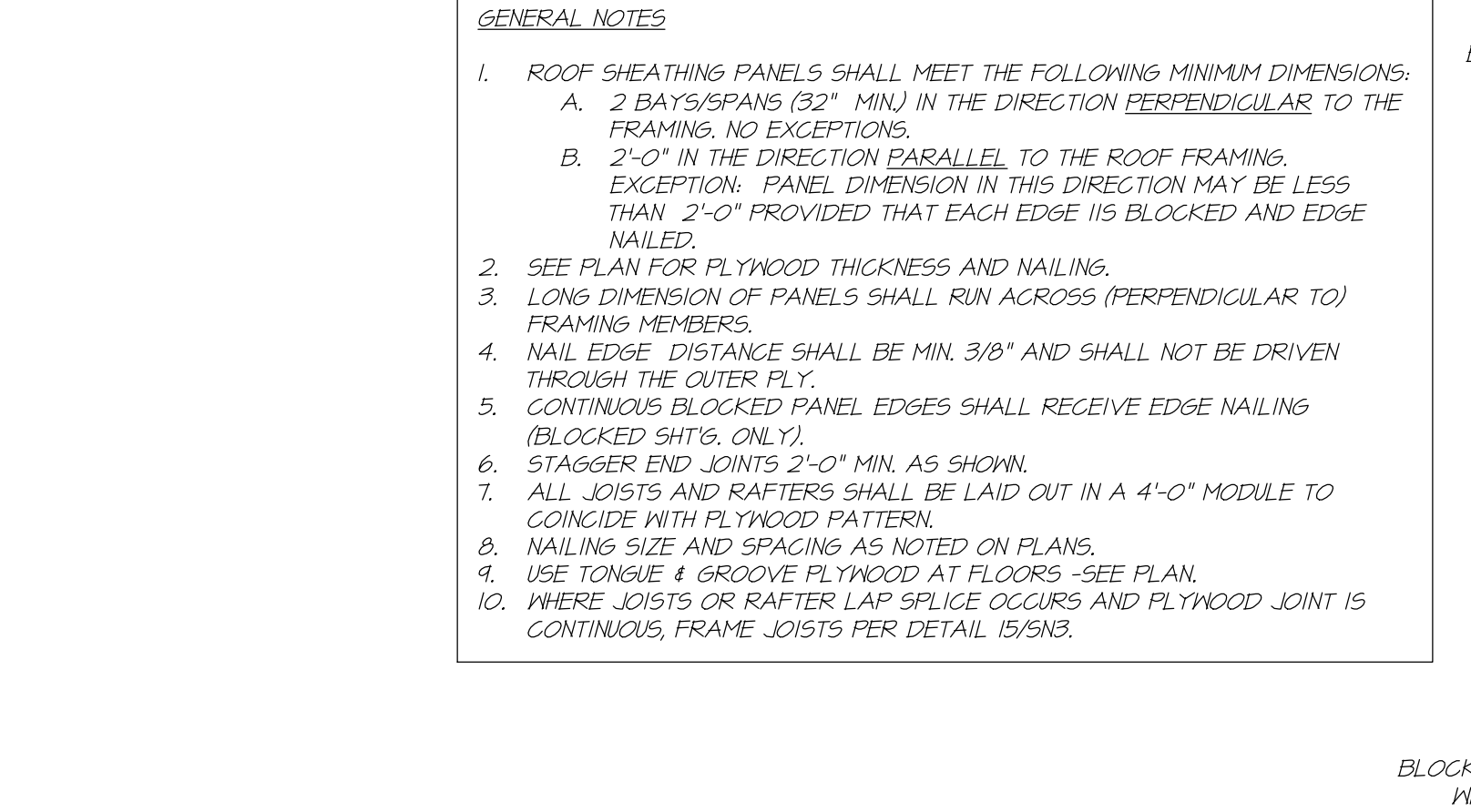
8 STEPPED FOOTING
S11 N.T.S.



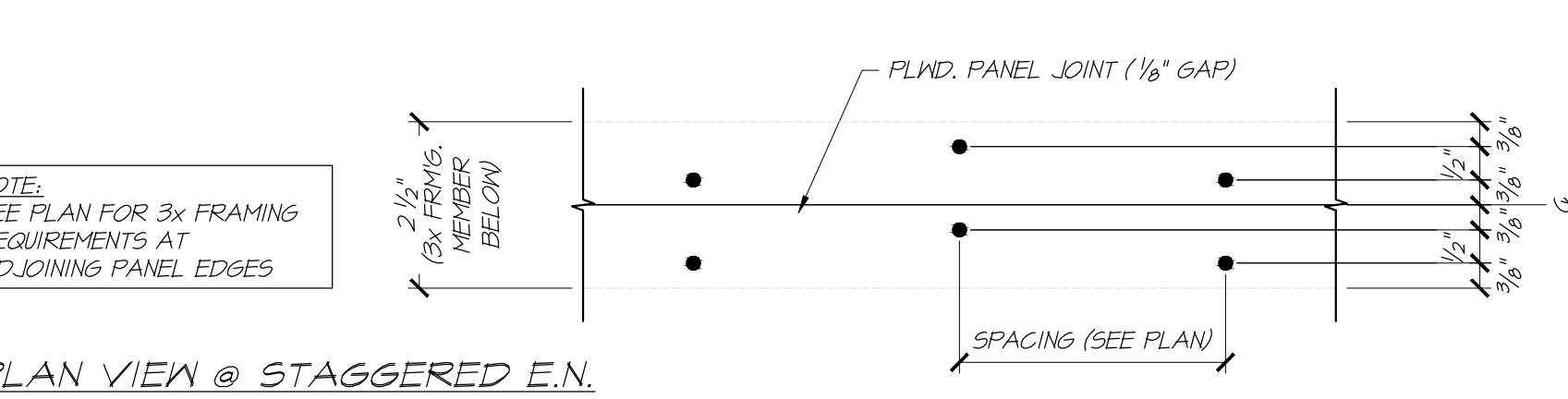
9 TYP. CORNER REINFORCING
S11 N.T.S.



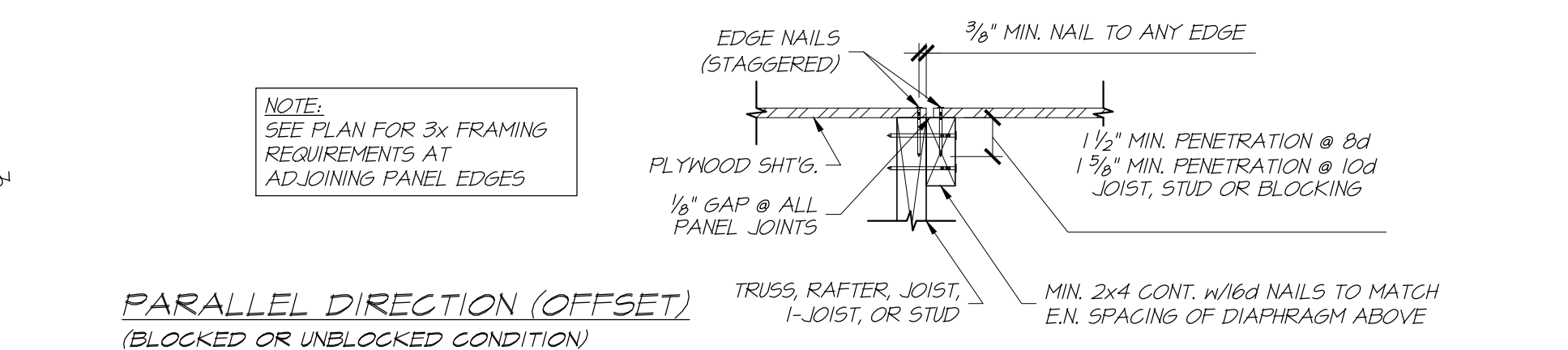
10 TYP. FLOOR SHEAR TRANSFER
S11 N.T.S.



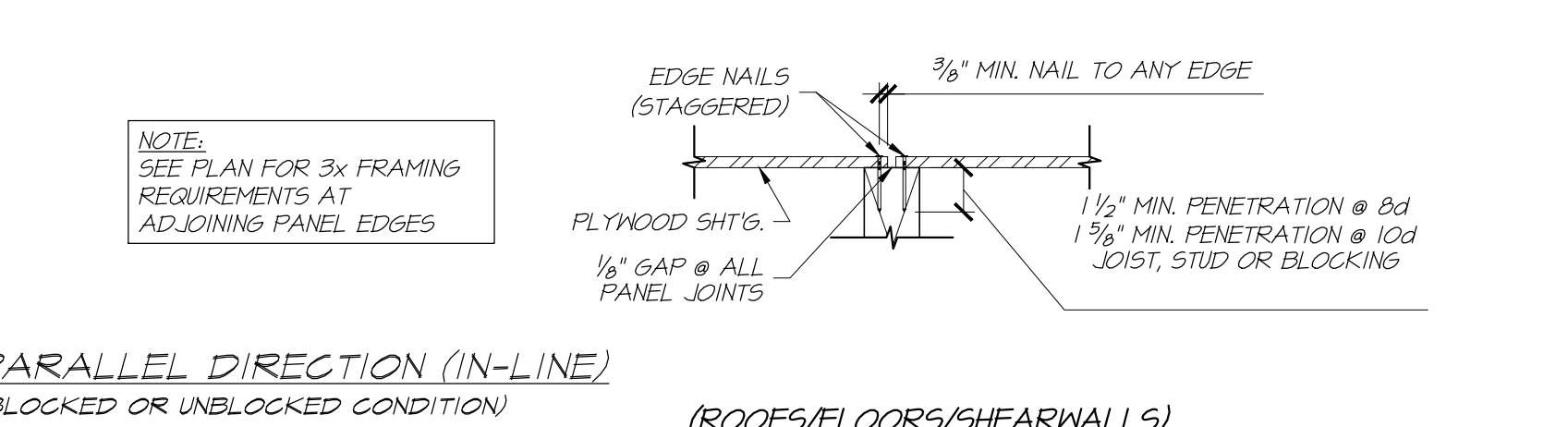
11 ROOF/FLOOR DIAPHRAGM
S11 N.T.S.



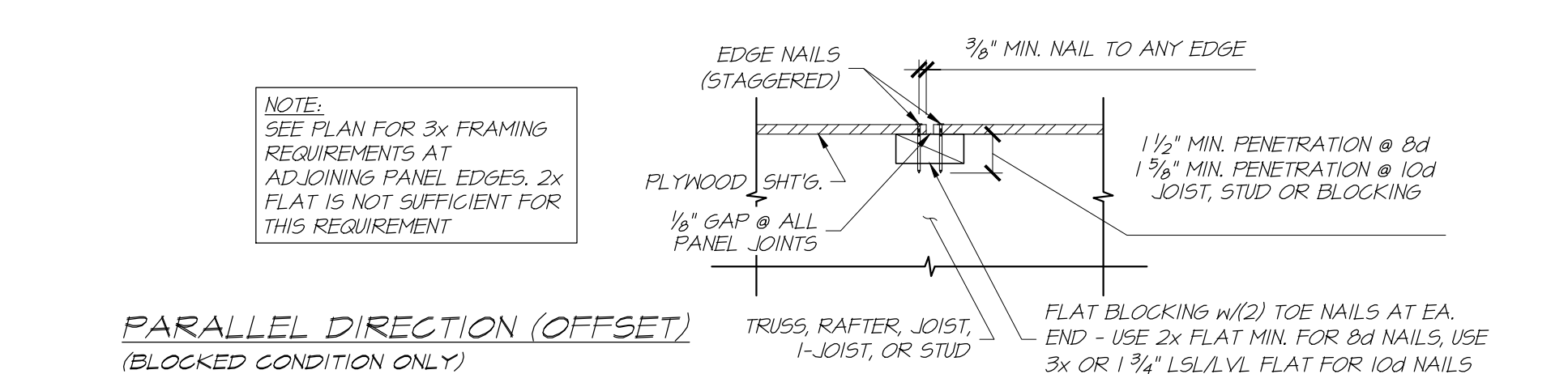
12 PLAN VIEW @ STAGGERED E.N.
S11 N.T.S.



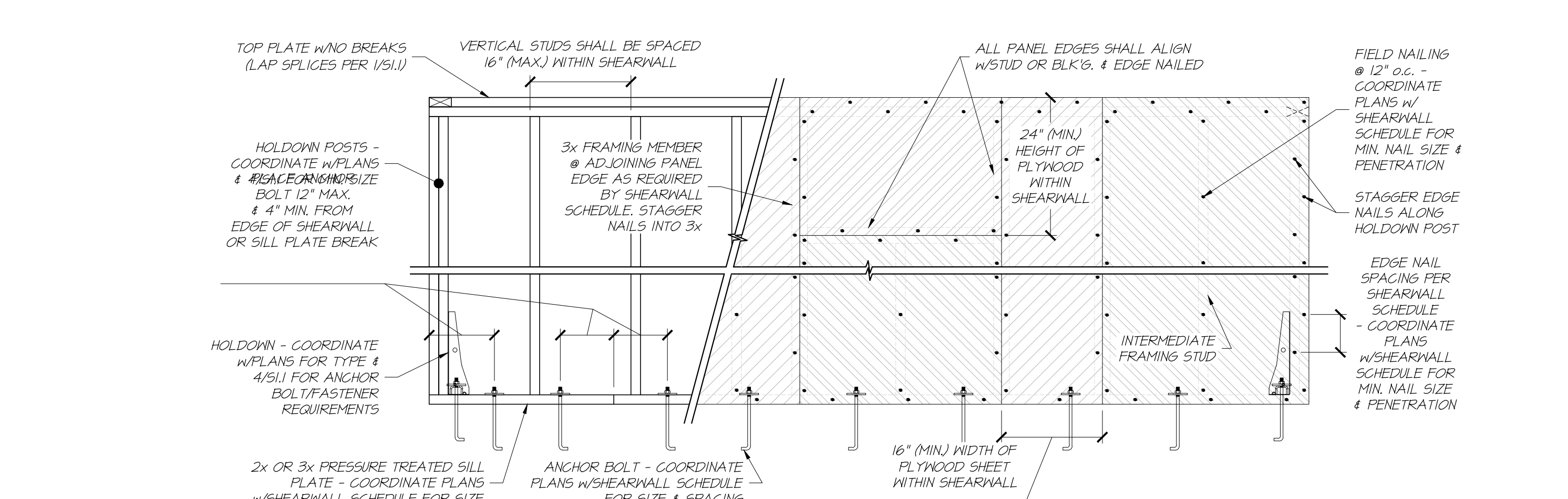
13 PARALLEL DIRECTION (OFFSET) (BLOCKED OR UNBLOCKED CONDITION)
S11 N.T.S.



14 PARALLEL DIRECTION (IN-LINE) (BLOCKED OR UNBLOCKED CONDITION) (ROOFS/FLOORS/SHEARWALLS)
S11 N.T.S.



15 PARALLEL DIRECTION (OFFSET) (BLOCKED CONDITION ONLY)
S11 N.T.S.

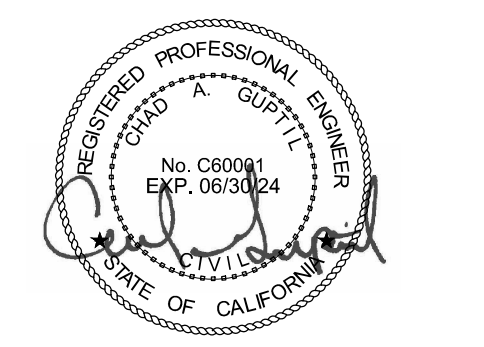


16 GENERAL SHEARWALL ELEVATION
S11 3/4\"/>

GENERAL NOTE:
 SPECIFIC DETAILS AND NOTES ON OTHER SHEETS SHALL PREVAIL OVER TYPICAL DETAILS AND NOTES ON THIS SHEET



THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS. ANY REPRODUCTION OR USE OF THIS DRAWING OR ANY OF ITS DETAILS WITHOUT WRITTEN CONSENT OF CORNERSTONE STRUCTURAL CONSULTANTS IS A VIOLATION OF COPYRIGHT LAW AND THE VIOLATOR MAY BE SUBJECT TO PROSECUTION IN A COURT OF LAW.



THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE BY THE ENGINEER OF RECORD.

Project Name
 A REMODEL/ADDITION AT:
 THE SCHWAGER RESIDENCE
 15350 Blackberry Hill Rd.,
 Los Gatos, CA

SHEET TITLE

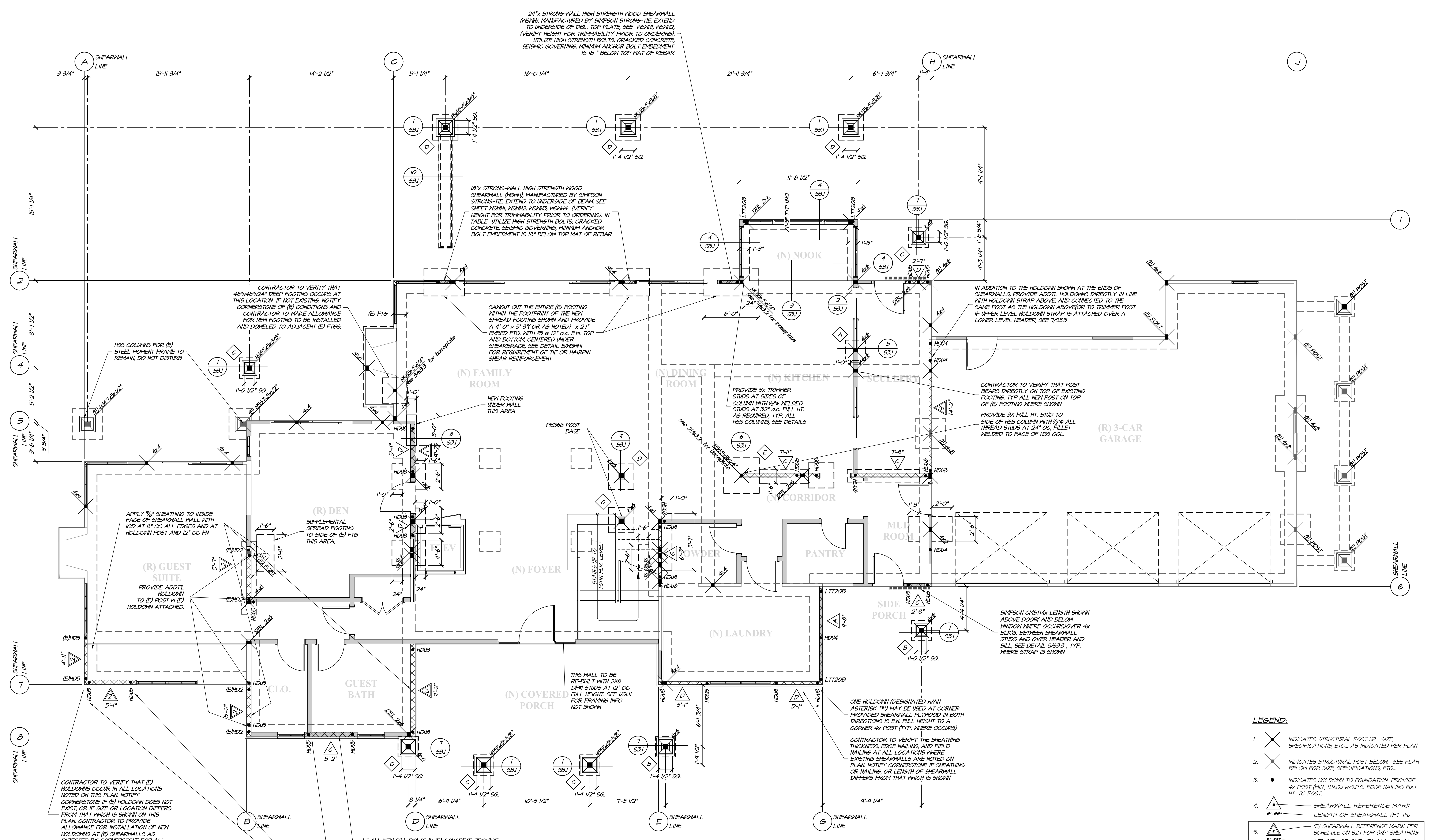
TYPICAL DETAILS

REVISIONS	BY	REVISIONS	BY

FLAN NO. 23-003
 JOB: DR. B.L.B.
 DATE: 4/6/23
 SHEET NO. S1.1
 SC: AS NOTED

FOUNDATION NOTES

1. ALL REINFORCEMENT SHALL BE GRADE 60 UNO.
2. ALL REINFORCEMENT SHALL BE PLACED IN CONFORMANCE WITH ACI REQUIREMENTS.
3. PROVIDE 1-4" REBAR TOP & BOTTOM OF ALL CONTINUOUS FOOTINGS, 2 BARS MINIMUM UNO.
4. USE 3000 PSI CONCRETE, 5 SAOK MAX, 1/2" MAX AGGREGATE SIZE.
5. AT NON-SHEARWALL LOCATIONS PROVIDE 5/8" DIA. ANCHOR BOLTS WITH MINIMUM EMBEDMENT (UNO) @ 4'-0" O.C. MAXIMUM AT ALL PERIMETER WALLS WITH 2'-0" X 2'-0" SQUARE FLAT IRONERS, UNO, AT SHEARWALL LOCATIONS SEE SHEARWALL SCHEDULE.
6. ALL HOLDINGS ARE TO BE FASTENED IN PLACE PRIOR TO INSPECTION.
7. REINFORCEMENTS SIMPSON HOLD DOWN PER PLAN AT ALL HOLDINGS PROVIDE 4x POST OR 2-2x UNO WITH 5/8" EDGE NAILING UNO, WALL 5/8" TO STUD UNO @ 6" O.C. SEE DETAIL 451J.
8. DEEPEN FOOTINGS AS REQUIRED AT HOLDINGS. SEE DETAIL 4 SHEET S11.
9. CONTRACTOR SHALL REVIEW THE UNDERLOOR VENTING REQUIREMENTS AS NOTED ON THE ARCHITECTURAL DRAWINGS AND CONFORM ALL SIZES AND LOCATIONS WITH ARCHITECT/DESIGNER AND SHALL NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS IN ADVANCE OF CONCRETE POURING IF ANY ALTERATION TO FRAMING OR CONCRETE IS REQUIRED.
10. ALL HARDWARE SHALL BE SIMPSON STRONG-TIE AND SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION. SEE DETAIL 451J FOR HOLD DOWN INSTALLATION DETAIL.
11. SHEATH ALL IN EXTERIOR WALLS WITH 5/8" OSB UNO @ 6" O.C. EDGE AND 12" O.C. FIELD NAILING SEE SHEAR WALL AND BRACED WALL SCHEDULES FOR ADDITIONAL REQUIREMENTS.
12. SEE SHEARWALL SCHEDULE FOR SHEAR PANEL INFORMATION.
13. SEE SI SERIES SHEETS FOR TYPICAL DETAILS AND GENERAL NOTES.
14. ALL FRAMING LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH.
15. ALL STEEL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED. REFER TO SIMPSON CATALOG FOR CORROSION PROTECTION INFORMATION.
16. USE 2X6 POST BASE @ ALL POST CONNECTIONS OUTSIDE OF WALLS TO FOUNDATION UNO.
17. CONTRACTOR SHALL PROVIDE ADDITIONAL WIDTH TO THE SIDE OF THE CONCRETE FOOTING OR BRACE BEAM AS REQUIRED TO SUPPORT BRICK, STONE, OR ANY OTHER FINISH MATERIAL. IF NOT NOTED ON THE STRUCTURAL DETAILS NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS PRIOR TO POURING CONCRETE. IF ANY ADDITIONAL NOTES ARE TO BE ADDED, MINIMUM DEPTH OF ADDITIONAL CONCRETE SHALL BE 4" (VERTICALLY) BELOW THE FINISH.
18. REFER TO MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION, BRACING, WEB STIFFENERS, AND PENETRATIONS, ETC. FOR ALL JOISTS SHOWN ON PLAN.
19. FLOOR PLYWOOD SHALL BE GLUED TO THE TOP OF THE FLOOR JOISTS AND NAILED AS SHOWN UNO.



THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS AND NOT BE LOANED, REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CORNERSTONE STRUCTURAL CONSULTANTS. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF CORNERSTONE STRUCTURAL CONSULTANTS MAY BE SUBJECT TO PROSECUTION IN A COURT OF LAW.

PROFESSIONAL ENGINEER
No. 02081
Exp. 08/31/24
STATE OF CALIFORNIA

THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED BY THE ENGINEER OF RECORD.

Project Name
A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
15350 Blackberry Hill Rd.,
Los Gatos, CA

- LEGEND:**
1. INDICATES STRUCTURAL POST UP. SIZE, SPECIFICATIONS, ETC., AS INDICATED PER PLAN.
 2. INDICATES STRUCTURAL POST DOWN. SEE PLAN BELOW FOR SIZE, SPECIFICATIONS, ETC.,
 3. INDICATES HOLD DOWN TO FOUNDATION. PROVIDE 4x POST (MIN. UNO) W/5/8" EDGE NAILING FULL HT. TO POST.
 4. SHEARWALL REFERENCE MARK. LENGTH OF SHEARWALL (FT-IN).
 5. (E) SHEARWALL REFERENCE MARK PER SCHEDULE ON S21 FOR 3/8" SHEATHING. LENGTH OF SHEARWALL (FT-IN).
 6. INDICATES SHEARWALL PANEL FROM THIS LEVEL UP. SHEATHING TO BE PLACED ON SIDE OF REFERENCE MARK.
 7. INDICATES EXISTING SHEARWALL PANEL FROM THIS LEVEL UP. (E) SHEATHING IS LOCATED ON SIDE OF REFERENCE MARK.
 8. INDICATES A FLR. ELEVATION CHANGE.

(E) SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ANCHOR BOLTS	PL. JO. STUDY (SEE S21)
△	3/8" STRUCTURAL SHEATHING (OSB)	8d @ 6" o.c.	3/8" @ 36" o.c.	2x
△	3/8" STRUCTURAL SHEATHING (OSB)	8d @ 4" o.c.	3/8" @ 36" o.c.	3x
△	3/8" STRUCTURAL SHEATHING (OSB)	8d @ 3" o.c.	3/8" @ 24" o.c.	3x

NOTES: 1. SEE PLAN FOR LOCATION AND SHEAR TRANSFER DETAILS FOR APPLICATION.
2. PROVIDE 3x MIN. FOUNDATION SILL AND PANEL JOINT MEMBERS FOR SHEAR WALL TYPE 'B', THRU 'D' OR 4x MIN. OVER 2x FT. SILL WITH 6-10.

FOOTING SCHEDULE

PLAN INDICATOR	SIZE	REINFORCEMENT
◇	24" X 24"	3-#4 E.M. BOTTOM
◇	30" X 30"	4-#4 E.M. BOTTOM
◇	36" X 36"	5-#4 E.M. BOTTOM
◇	42" X 42"	6-#5 EXP. TOP & BOTTOM
◇	48" X 48"	7-#5 EXP. TOP & BOTTOM

NOTE: ALL FOOTINGS SHALL BE EMBEDDED 24" MINIMUM INTO UNDISTURBED GRADE.
REINFORCEMENT SHALL BE 3" CLEAR FROM ALL EDGES & BTM. OF FOOTING. REFER TO S01S REPORT WHEN AVAILABLE FOR INFO NOT SHOWN.

15/32" SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ANCHOR BOLTS	PL. JO. STUDY (SEE S21)	FLOOR TRANSFER CONNECTIONS*
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 6" o.c.	3/8" @ 48" o.c.	2x	① 1x4 @ 4" o.c. ② 2-3x3 @ 16" o.c.
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 4" o.c.	3/8" @ 48" o.c.	3x	① 50x25x600 @ 6" o.c. ② 2-A35 @ 16" o.c.
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 3" o.c.	3/8" @ 30" o.c.	3x	① 50x25x600 @ 6" o.c. ② 2-A35 @ 16" o.c.
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 2" o.c.	3/8" @ 24" o.c.	3x	① 2-LPT48 @ 6" o.c. ② 2-A35 @ 16" o.c.
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 4" o.c.	3/8" @ 12" o.c.	3x	① 2-LPT48 @ 6" o.c. ② 2-A35 @ 16" o.c.
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 3" o.c.	3/8" @ 12" o.c.	3x	① 2-LPT48 @ 6" o.c. ② 2-A35 @ 16" o.c.
△	15/32" STRUCTURAL I SHEATHING (OSB)	10d @ 2" o.c.	3/8" @ 12" o.c.	3x	① 3-LPT48 @ 6" o.c. ② 4-A35 @ 16" o.c.

NOTES: 1. SEE PLAN FOR LOCATION AND SHEAR TRANSFER DETAILS FOR APPLICATION.
2. TYPE 'E' 15/32" SHEAR WALL PANEL JOINTS EA. SIDE TO FALL ON DIFFERENT FRAMING MEMBERS OR 3x.
3. PROVIDE 3x MIN. FOUNDATION SILL AND PANEL JOINT MEMBERS FOR SHEAR WALL TYPE 'B', THRU 'D'.
4. STAGGER WALL & SCREWS 'B' TO 'D' TO PREVENT SPLITTING OF RIBS/BOARD.
5. PROVIDE 1/4" MIN. EDGE NAILING DISTANCE TO ALL DEL. TOP PLATES, RIBBOARDS, STOPS, SOLE PLATES.
6. PROVIDE 3x MIN. EDGE SCREWS DISTANCE TO ALL DEL. TOP PLATES, RIBBOARDS, STOPS, SOLE PLATES.
7. CONTRACTORS OPTION TO USE ONE SIMPSON LPTM LTH PLATE @ 6" O.C. FOR TYPE 'B' CONNECTION.
8. CONTRACTORS OPTION TO USE ONE SIMPSON S0252500 SCRN @ 4" O.C. FOR TYPE 'C' CONNECTION.
9. CONTRACTORS OPTION TO USE ONE SIMPSON S0252500 SCRN @ 4" O.C. FOR TYPE 'D' CONNECTION.
10. CONTRACTORS OPTION TO USE ONE SIMPSON S0252500 SCRN @ 3" O.C. FOR TYPE 'E' CONNECTION.

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

- NOTES:**
1. CONTRACTOR TO PROVIDE SHORING AS REQUIRED PRIOR TO CONSTRUCTION. SHORING DESIGN IS NOT CONSIDERED PART OF THE SCOPE OF THESE DRAWINGS.
 2. PREDRILL ALL HOLES IN (E) LUMBER AS REQD. TO PREVENT SPLITTING.
 3. NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS IF EXISTING FRAMING DOES NOT MATCH THAT WHICH IS SHOWN.

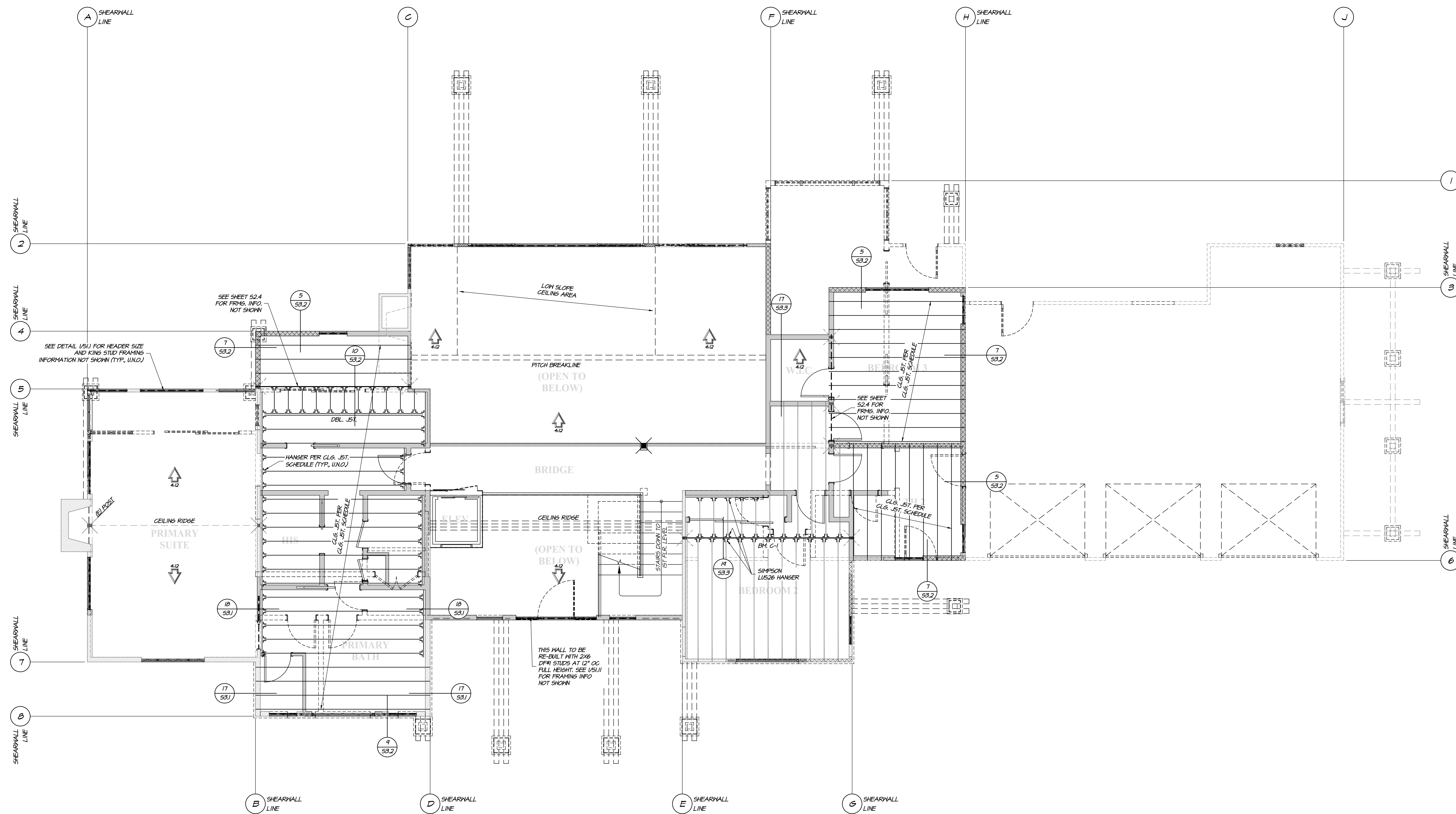
ALL STEEL HANGERS AND HARDWARE SHALL HAVE APPROPRIATE LEVEL OF CORROSION PROTECTION FROM PRESSURE TREATMENT, EXTERIOR ELEMENTS, ETC., ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR TO TAKE CARE TO PROVIDE SIMPSON PREFABRICATED SHEARBRACE SHEARWALL AND MESH CONCRETE TEMPLATES. OTHER TYPES OF PREFABRICATED SHEARWALLS ARE NOT TO BE USED, ONLY THE SPECIFIED SIMPSON MESH SHEARBRACE SYSTEM CAN BE UTILIZED.

NOTE - CONTRACTOR TO PROVIDE ALLOWANCE IN CONSTRUCTION BUDGET FOR VARIATIONS OF (E) FRAMING FROM THAT WHICH IS SHOWN ON DRAWING SHEETS S21 THROUGH S24.

FRAMING NOTES

1. ALL HARDWARE SHALL BE SIMPSON STRONG-TIE AND SHALL BE IN PLACE PRIOR TO INSPECTION.
2. JOISTS SPACING SHALL BE 16"OC MAX. UCN SIZES AS NOTED ON PLAN.
3. SHEATH ALL (N) EXTERIOR WALLS W/5/8" OSB W/3 @ 6"OC EDGE AND 1/2"OC FIELD NAILING. SEE SHEAR WALL AND BRACED WALL SCHEDULES FOR ADDITIONAL REQUIREMENTS.
4. ALL LOWER FLOOR BRG. WALL HEADERS AT BRACED PANEL WALL LINES SHALL BE 4x12 D.F. NO. 2, UCN.
5. ALL FRAMING SHALL BE INSTALLED IN COMPLIANCE WITH 2022 CBC & CBC REQUIREMENTS.
6. ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH FULL BEARING. USE #2 D.F.-L SUPPORTS, UCN.
7. ALL DOUBLE TOP PLATES OF BEARING WALLS SHALL BE #2 D.F.-L. FOR DESIGNATED SHEAR WALL LINES, LAP SPICES SHALL BE 40" W/24-163 OR CSM-42" STRAP, UCN.
8. SEE DETAIL (S21) FOR TYPICAL BEARING WALL FRAMING INFORMATION.
9. ALL POSTS ARE 4x4 D.F. #2 TYP. UND.
10. ALL SOLID SAWN BEAMS ARE DOUGLAS FIR #2 UND.
11. ALL POST CAPS ARE ECCO/CCG POST CAPS TYP. UND.
12. SEE S1 SHEETS FOR TYPICAL DETAILS AND NOTES NOT SHOWN HERE.
13. SLOPING HANGER TO BE USED AT ALL SLOPING MEMBERS UND.
14. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS FOR A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN NOT PARALLEL, RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH NOMINAL MINIMUM-SIZE GADGETS. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4-FEET ON CENTER.



CEILING FRAMING PLAN SCALE: 1/4" = 1'-0"

NOTE: - CONTRACTOR TO PROVIDE ALLOWANCE IN CONSTRUCTION BUDGET FOR VARIATIONS OF (E) FRAMING FROM THAT WHICH IS SHOWN ON DRAWING SHEETS S21 THROUGH S24.

- LEGEND:**
1. INDICATES STRUCTURAL POST UP. SIZE, SPECIFICATIONS, ETC... AS INDICATED PER PLAN.
 2. INDICATES STRUCTURAL POST BELOW. SEE PLAN BELOW FOR SIZE, SPECIFICATIONS, ETC...
 3. INDICATES SHEARWALL PANEL. SEE PLAN LEVELS BELOW FOR MIN. LENGTH OF WALL & NAILING REQUIREMENTS.
 4. INDICATES (N) FIRST FLOOR WALLS BELOW.
 5. INDICATES (E) FIRST FLOOR WALLS BELOW.
 6. INDICATES (N) SECOND FLOOR WALLS BELOW.
 7. INDICATES (E) SECOND FLOOR WALLS BELOW.

CEILING FRAMING BEAM SCHEDULE

MARK	SIZE	BEAM ELEVATION (W/F)
C-1	5 1/2" x 11 1/4" versalcom 3100, 2.0e	-
-	-	-
-	-	-
-	-	-

CEILING JOIST SCHEDULE

MAXIMUM HORIZONTAL SPAN	SIZE/SPACING	TYPICAL HANGER (U/C)
0'-0" THRU 8'-6"	2x4 DOUG FIR #2 @ 16" o.c.	(U)S24-2 @ DEL. JST.
8'-7" THRU 14'-0"	2x6 DOUG FIR #2 @ 16" o.c.	(U)S26-2 @ DEL. JST.
14'-1" THRU 16'-3"	2x6 DOUG FIR #1 @ 12" o.c.	(U)S26-2 @ DEL. JST.



THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS FOR THE EXPRESS USE ON THIS PROJECT. ANY REPRODUCTION OR USE OF CORNERSTONE STRUCTURAL CONSULTANTS' PROJECTS OR INFORMATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF CORNERSTONE STRUCTURAL CONSULTANTS IS STRICTLY PROHIBITED AND WILL BE SUBJECT TO PROSECUTION IN A COURT OF LAW.



THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STAMPED & SIGNED BY THE ENGINEER OF RECORD.

Project Name
A REMODEL/ADDITION AT: THE SCHWAGER RESIDENCE
 15350 Blackberry Hill Rd., Los Gatos, CA

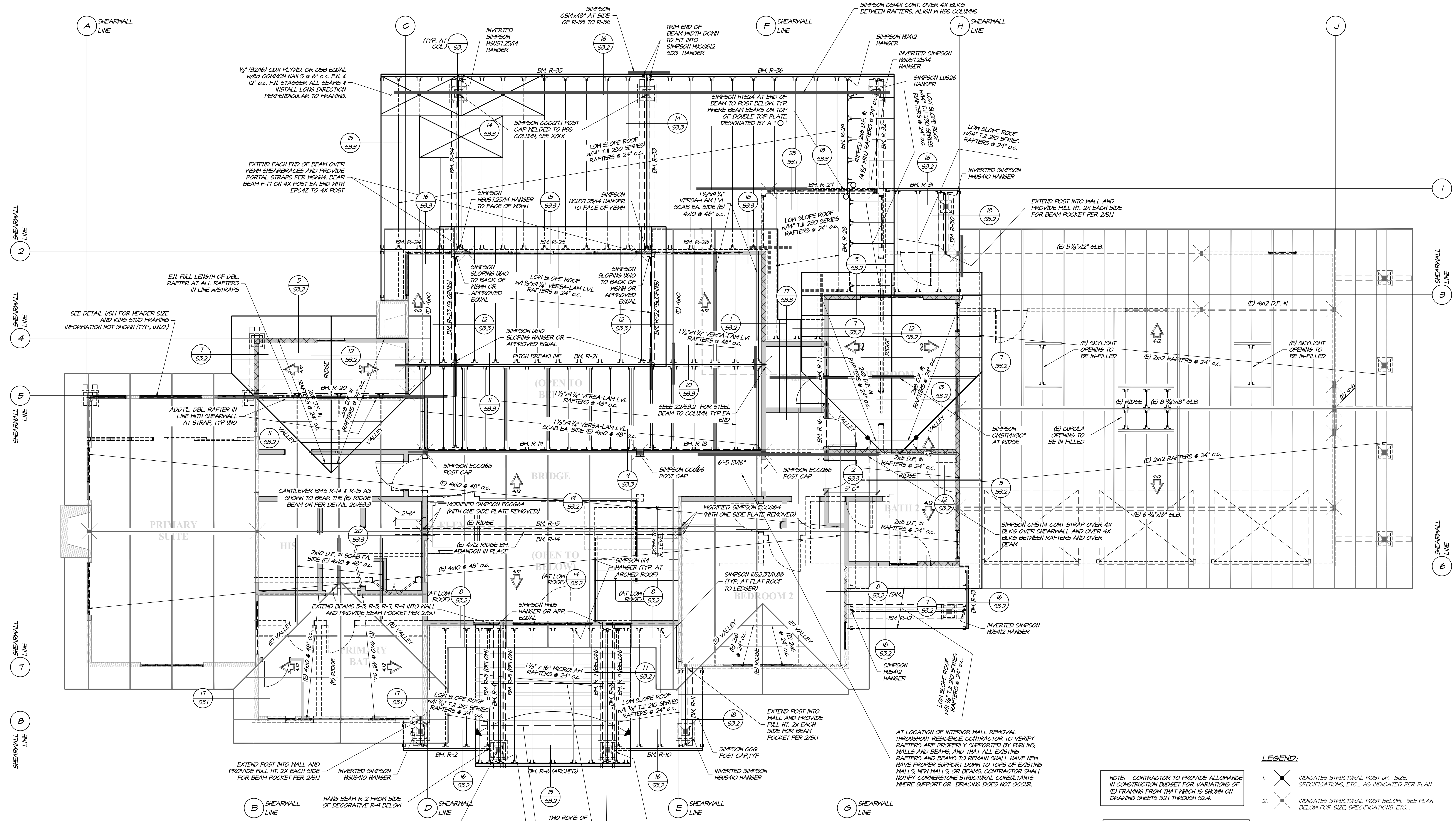
SHEET TITLE
CEILING FRAMING PLAN

REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	
	BLB	
DATE:	SC:	
4/6/23	AS NOTED	

FRAMING NOTES

- ALL HARDWARE SHALL BE SIMPSON STRONG-TIE AND SHALL BE IN PLACE PRIOR TO INSPECTION.
- JOISTS SPACING SHALL BE 16" O.C. MAX. UNLESS NOTED ON PLAN.
- SHEATH ALL (N) EXTERIOR WALLS W/ 1/2" OSB OR EQUAL EDGE AND 12" O.C. FIELD NAILING. SEE SHEAR WALL AND BRACED WALL SCHEDULES FOR ADDITIONAL REQUIREMENTS.
- ALL FRAMING SHALL BE INSTALLED IN COMPLIANCE WITH 2022 CBC & GFCI REQUIREMENTS.
- ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH FULL BEARINGS. USE 12" D.F.L. SUPPORTS UNLESS NOTED.
- ALL DOUBLE TOP PLATES OF BEARING WALLS SHALL BE #2 D.F.L. FOR DESIGNATED SHEAR WALL LINES. LAP SPICES SHALL BE 16" WITH 1/2" OR 1/4" STRAPS UNLESS NOTED.
- SEE DETAIL U511 FOR TYPICAL BEARING WALL FRAMING INFORMATION.
- ALL POSTS ARE 4x4 D.F. #2, TYP. UNLESS NOTED.
- ALL SOLID SAWN BEAMS ARE DOUGLAS FIR #2 UNLESS NOTED.
- ALL POST CAPS ARE ECCO606 POST CAPS. TYP. UNLESS NOTED.
- SEE SI SHEETS FOR TYPICAL DETAILS AND NOTES NOT SHOWN HERE.
- SLOPING HANGER TO BE USED AT ALL SLOPING MEMBERS UNLESS NOTED.
- RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS FOR A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 1-INCH BY 4-INCH (MINIMUM) MINIMUM-SIZE CROSS-TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER.



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

NOTE: - CONTRACTOR TO PROVIDE ALLOWANCE IN CONSTRUCTION BUDGET FOR VARIATIONS OF (E) FRAMING FROM THAT WHICH IS SHOWN ON DRAWING SHEETS S2.1 THROUGH S2.4.

HIP/VALLEY BEAM SCHEDULE

HORIZONTAL SPAN	MEMBER
0'-0"	1 1/2" x 11 1/2" MICROLAM
10'-13"	DBL (2) 1 1/2" x 11 1/2" MICROLAMS

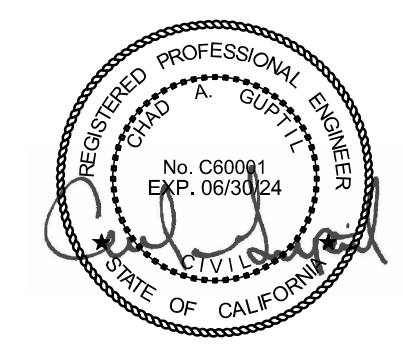
- LEGEND:**
- INDICATES STRUCTURAL POST UP. SIZE, SPECIFICATIONS, ETC., AS INDICATED PER PLAN.
 - INDICATES STRUCTURAL POST BELOW. SEE PLAN BELOW FOR SIZE, SPECIFICATIONS, ETC.,
 - INDICATES SHEARWALL PANEL. SEE PLAN LEVELS BELOW FOR MIN. LENGTH OF WALL & NAILING REQUIREMENTS.
 - INDICATES (N) FIRST FLOOR WALLS BELOW.
 - INDICATES (E) FIRST FLOOR WALLS BELOW.
 - INDICATES (N) SECOND FLOOR WALLS BELOW.
 - INDICATES (E) SECOND FLOOR WALLS BELOW.

ROOF FRAMING BEAM SCHEDULE

MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)
R-1	3 1/2" x 11 1/2" versaloms	3100, 2.0e	R-14	5 1/2" x 18" 24-FV-4 Doug FR qly lam	-	R-27	5 1/2" x 11 1/2" versaloms	-
R-2	3 1/2" x 11 1/2" versaloms	3100, 2.0e	R-15	5 1/2" x 18" 24-FV-4 Doug FR qly lam	-	R-28	3 1/2" x 14" versaloms	-
R-3	6x12 d#1	-	R-16	6x8 d#1	-	R-29	3 1/2" x 11 1/2" versaloms	-
R-4	5 1/2" x 11 1/2" versaloms	3100, 2.0e	R-17	6x10 d#1	-	R-30	3 1/2" x 11 1/2" versaloms	-
R-5	6x12 d#1	-	R-18	5 1/2" x 18" 24-FV-4 Doug FR qly lam	-	R-31	5 1/2" x 11 1/2" versaloms	-
R-6	Archd HSS-4x4x1/2" x 3 1/2" x 16" 24-FV-4 qly lam	-	R-19	5 1/2" x 18" 24-FV-4 Doug FR qly lam	-	R-32	5 1/2" x 11 1/2" versaloms	-
R-7	6x12 d#1	-	R-20	5 1/2" x 11 1/2" versaloms	3100, 2.0e	R-33	7" x 14" versaloms	-
R-8	5 1/2" x 11 1/2" versaloms	3100, 2.0e	R-21	4x4x14	-	R-34	7" x 14" versaloms	-
R-9	6x12 d#1	-	R-22	5 1/2" x 11 1/2" versaloms	3100, 2.0e	R-35	7" x 14" versaloms	-
R-10	3 1/2" x 11 1/2" versaloms	3100, 2.0e	R-23	5 1/2" x 11 1/2" versaloms	3100, 2.0e	R-36	7" x 14" versaloms	-
R-11	3 1/2" x 11 1/2" versaloms	3100, 2.0e	R-24	3 1/2" x 11 1/2" versaloms	3100, 2.0e			
R-12	3 1/2" x 11 1/2" versaloms	3100, 2.0e	R-25	3 1/2" x 11 1/2" versaloms	3100, 2.0e			
R-13	3 1/2" x 11 1/2" versaloms	3100, 2.0e	R-26	3 1/2" x 11 1/2" versaloms	3100, 2.0e			



THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS FOR THE EXPRESS USE ON THIS PROJECT. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF CORNERSTONE STRUCTURAL CONSULTANTS IS STRICTLY PROHIBITED. THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED BY THE ENGINEER OF RECORD.

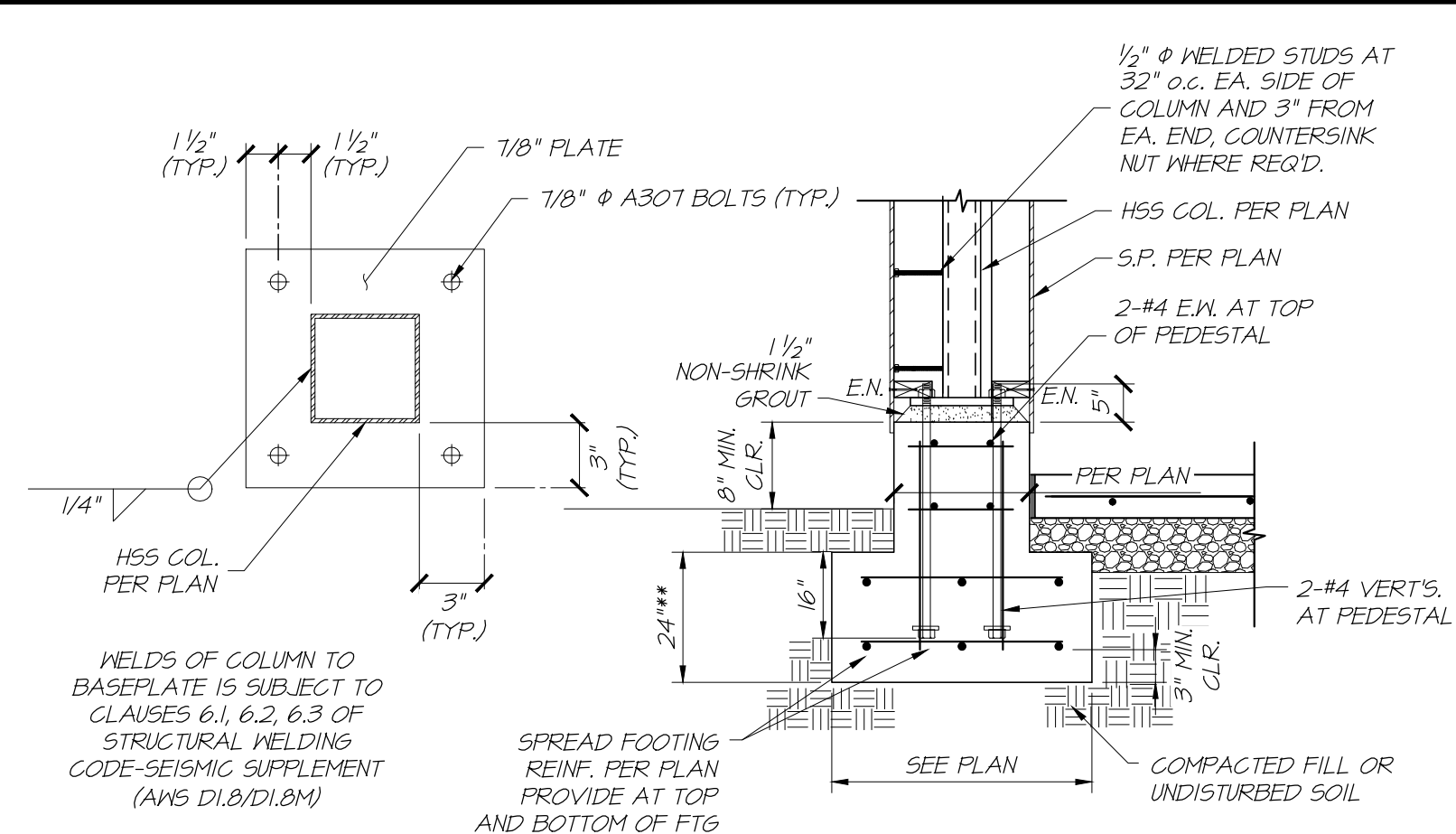


Project Name
A REMODEL/ADDITION AT: THE SCHWAGER RESIDENCE
 15350 Blackberry Hill Rd., Los Gatos, CA

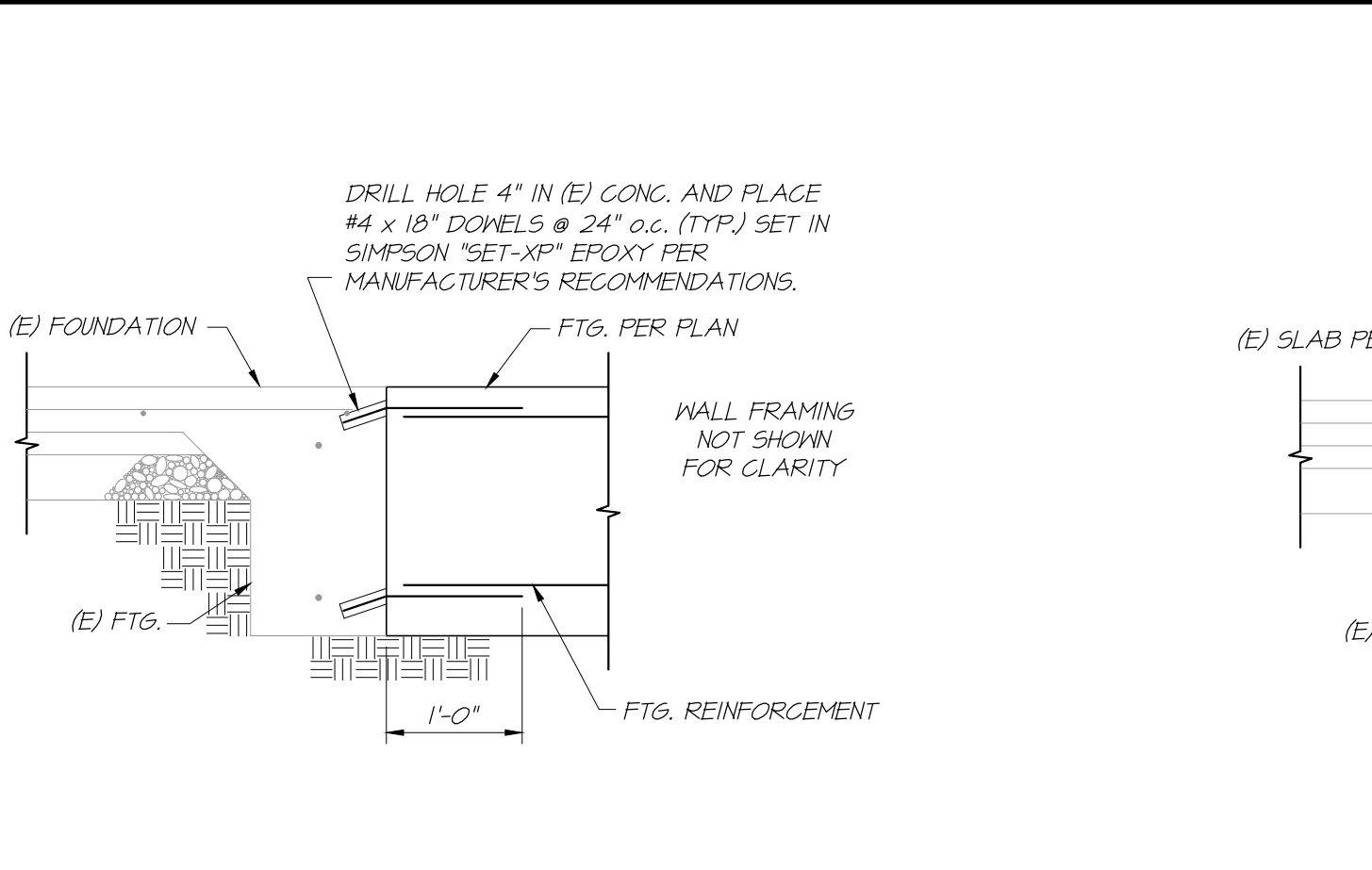
ROOF FRAMING PLAN

REVISIONS	BY	REVISIONS	BY

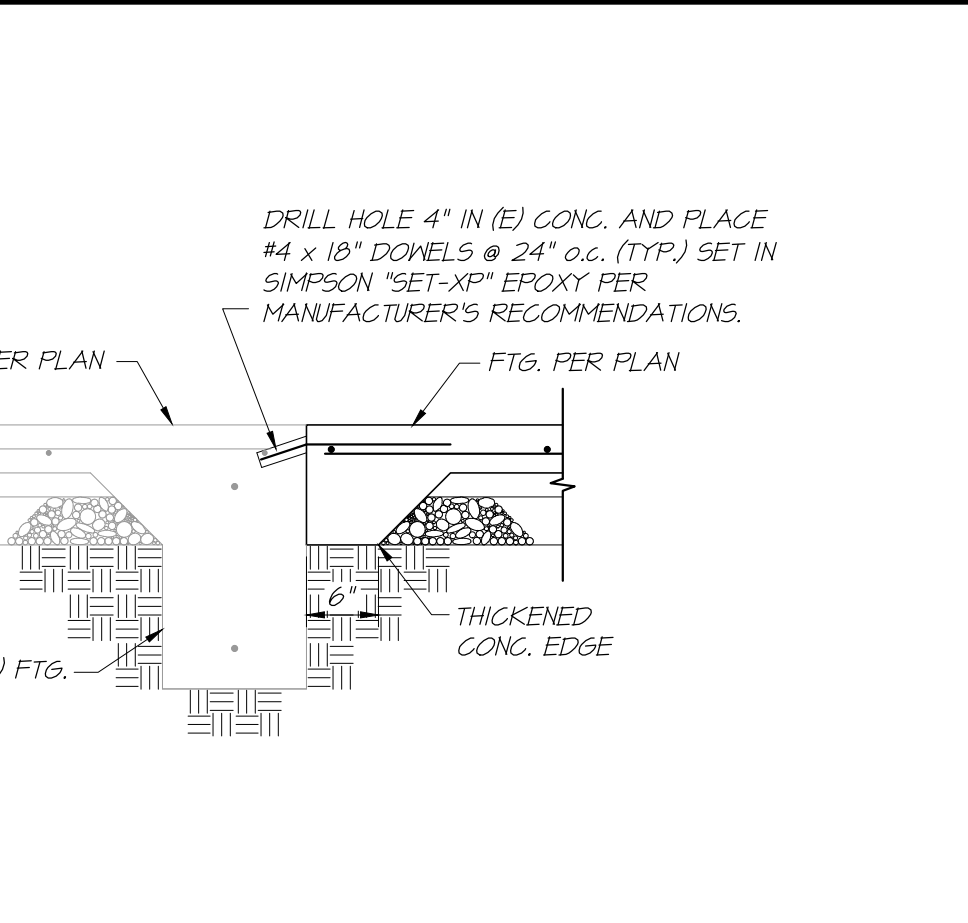
PLAN NO. JOB: 23-003 SHEET NO. S2.4
 DATE: 4/6/23 DR: BLB SC: AS NOTED



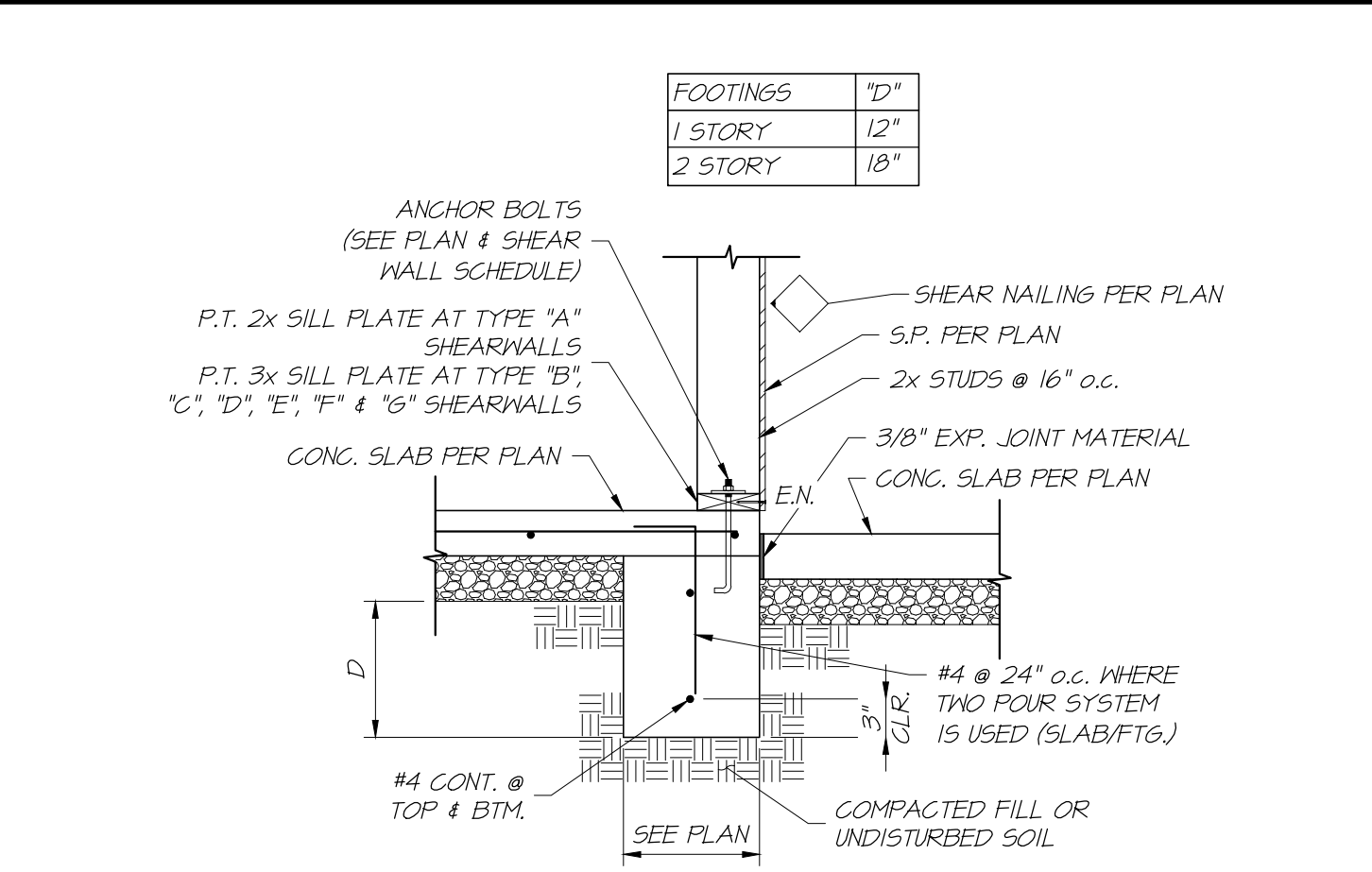
1 DETAIL
S3.1 3/4\"/>



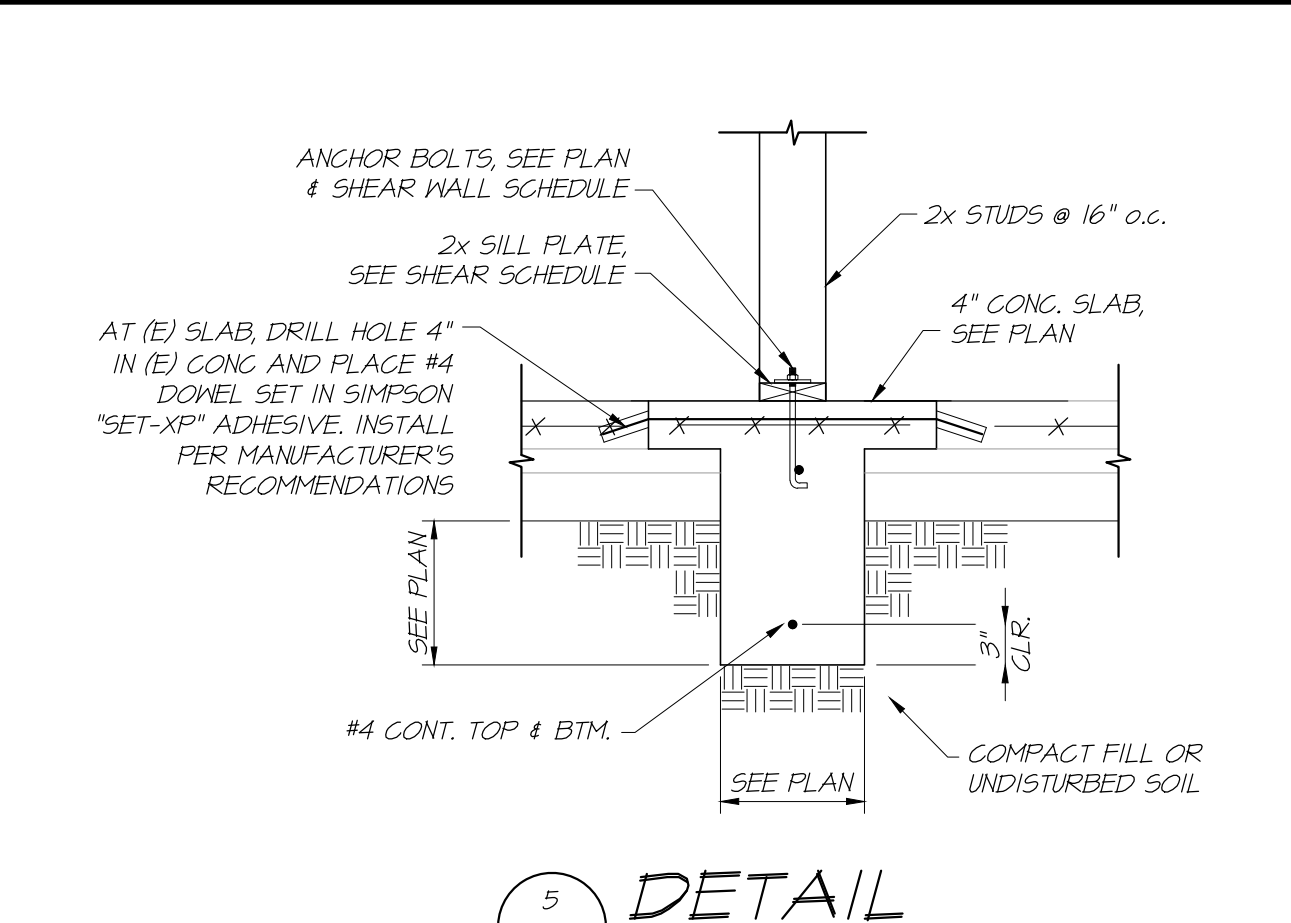
2 DETAIL
S3.1 3/4\"/>



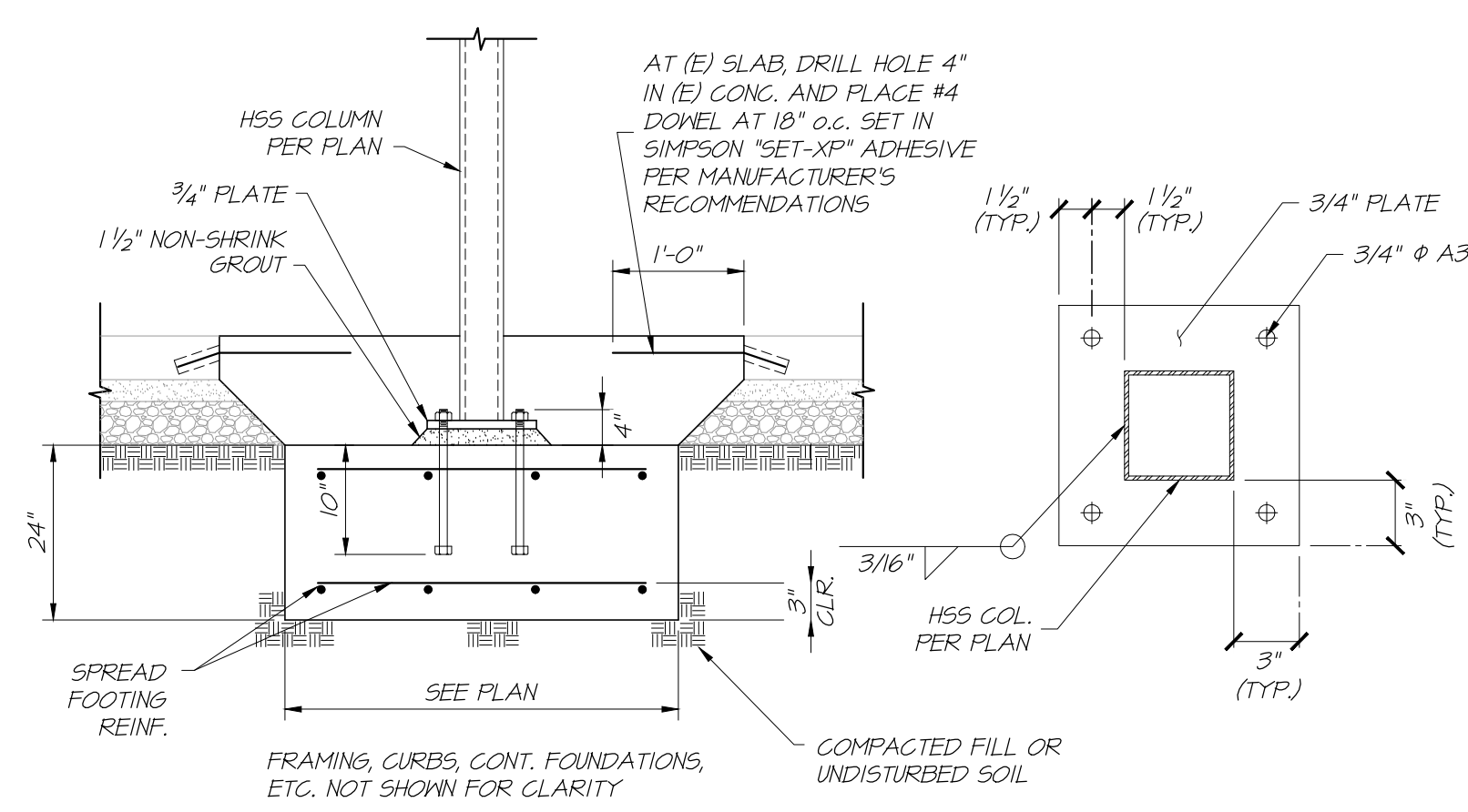
3 DETAIL
S3.1 3/4\"/>



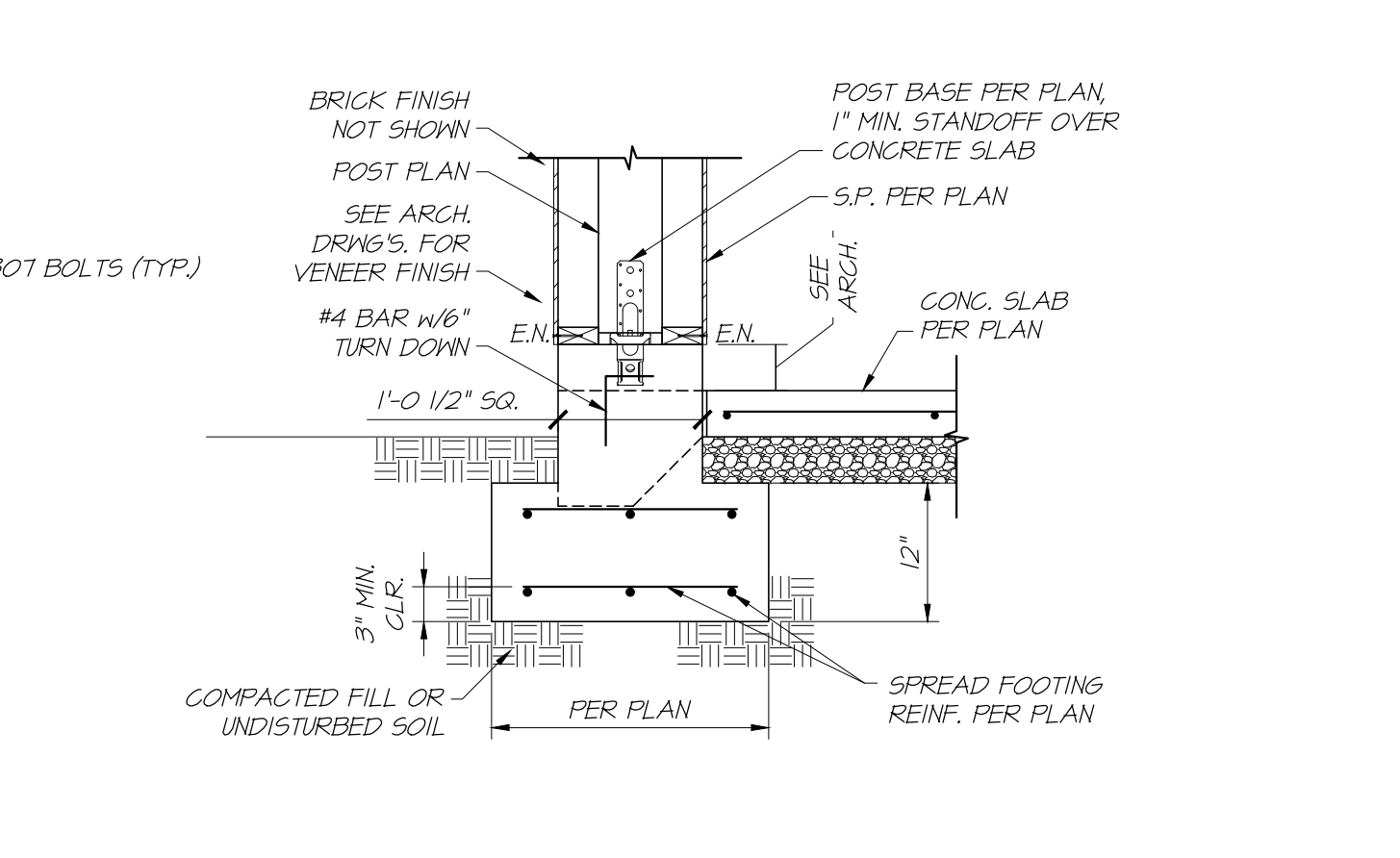
4 DETAIL
S3.1 3/4\"/>



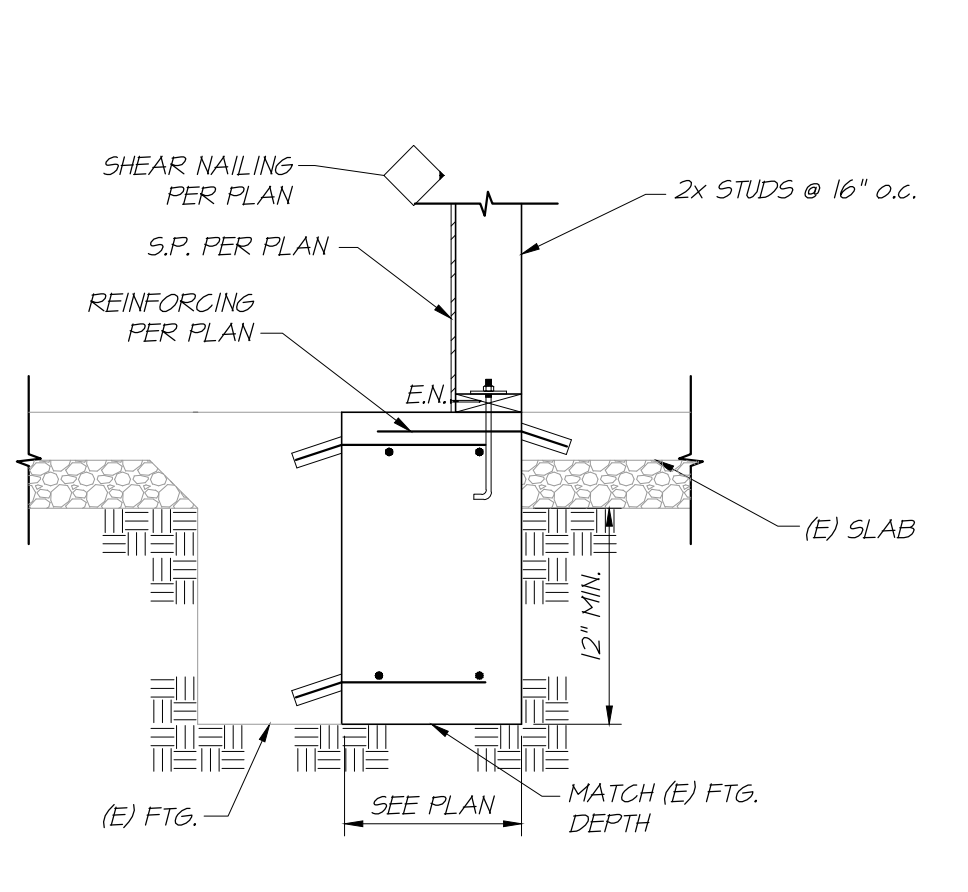
5 DETAIL
S3.1 3/4\"/>



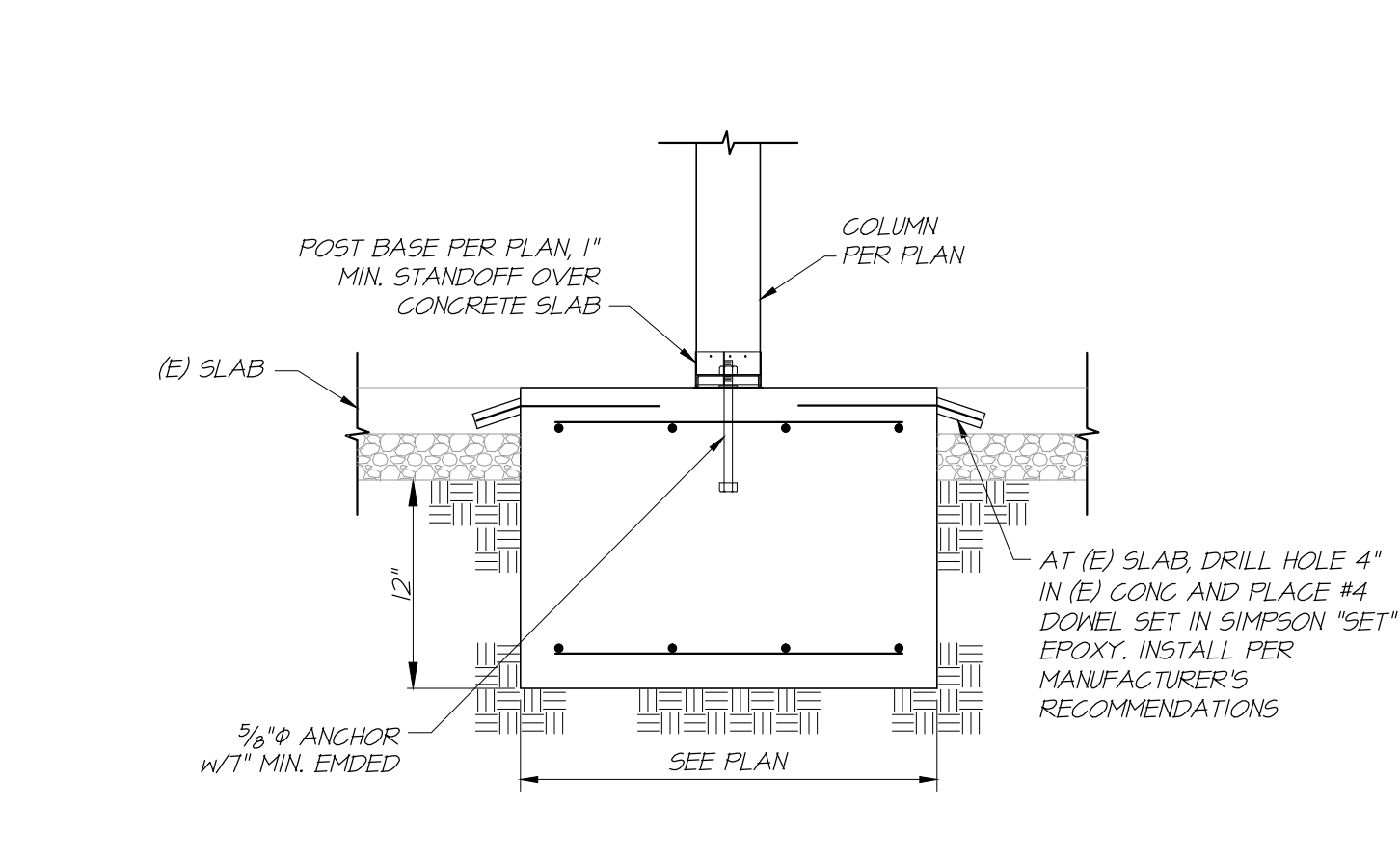
6 DETAIL
S3.1 3/4\"/>



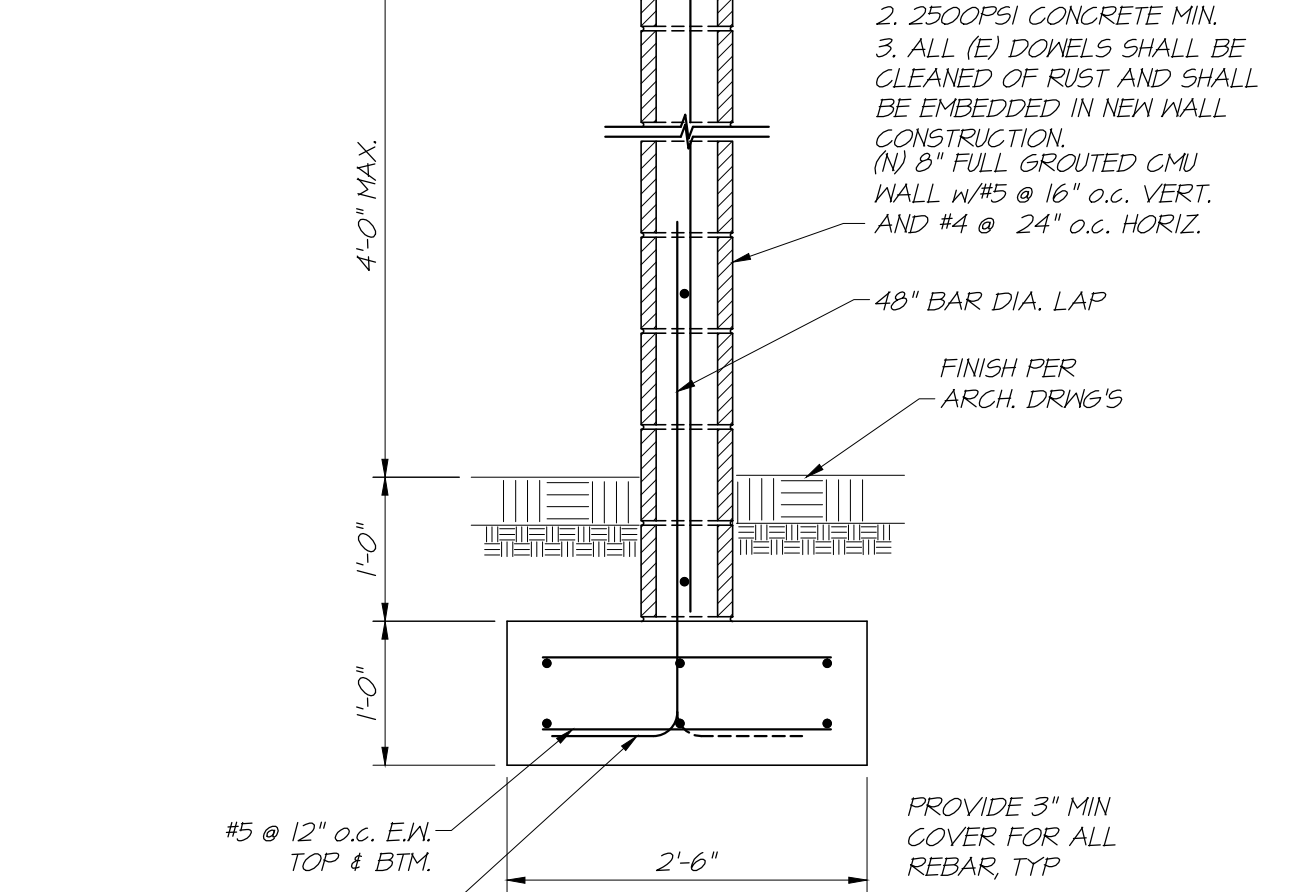
7 DETAIL
S3.1 3/4\"/>



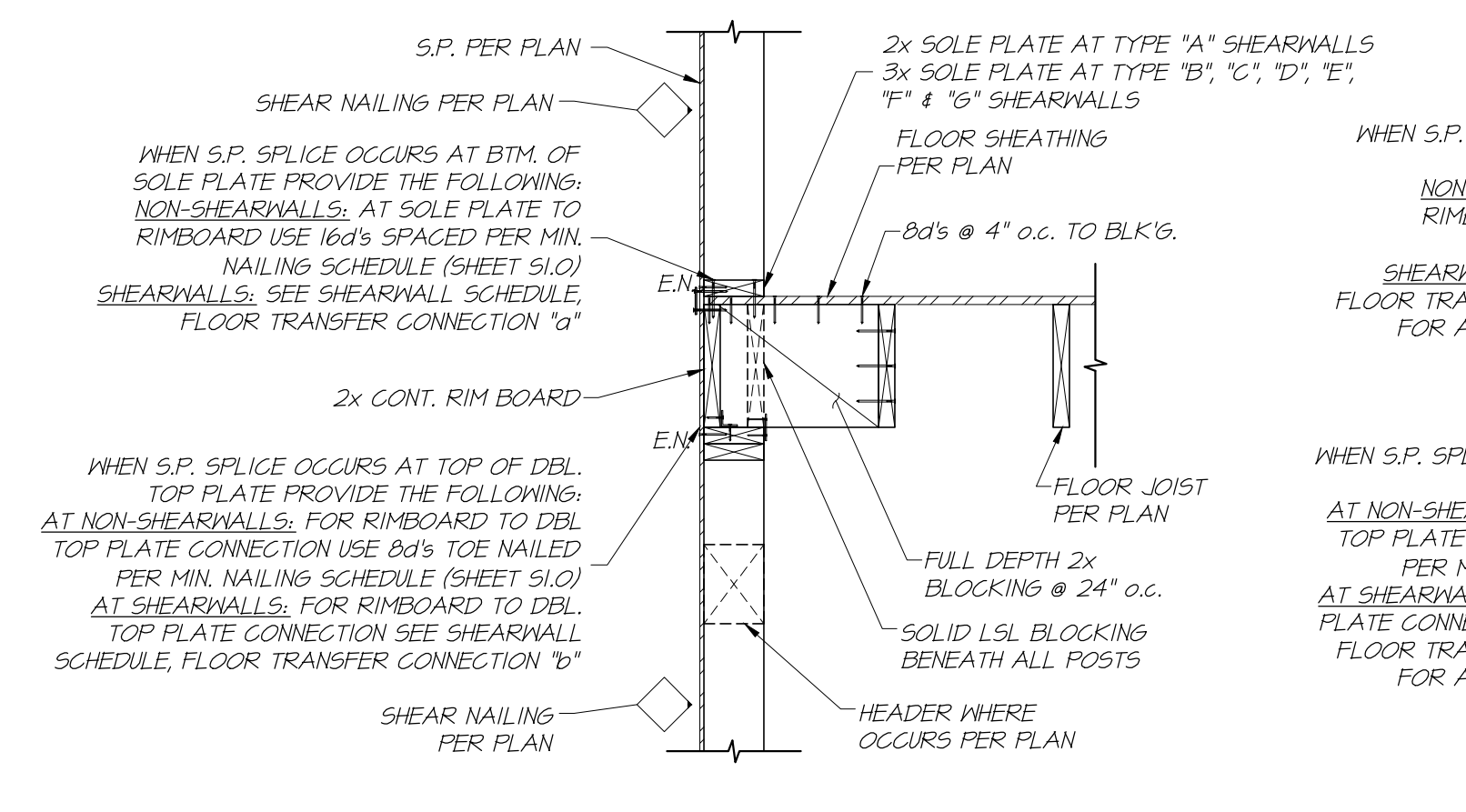
8 DETAIL
S3.1 3/4\"/>



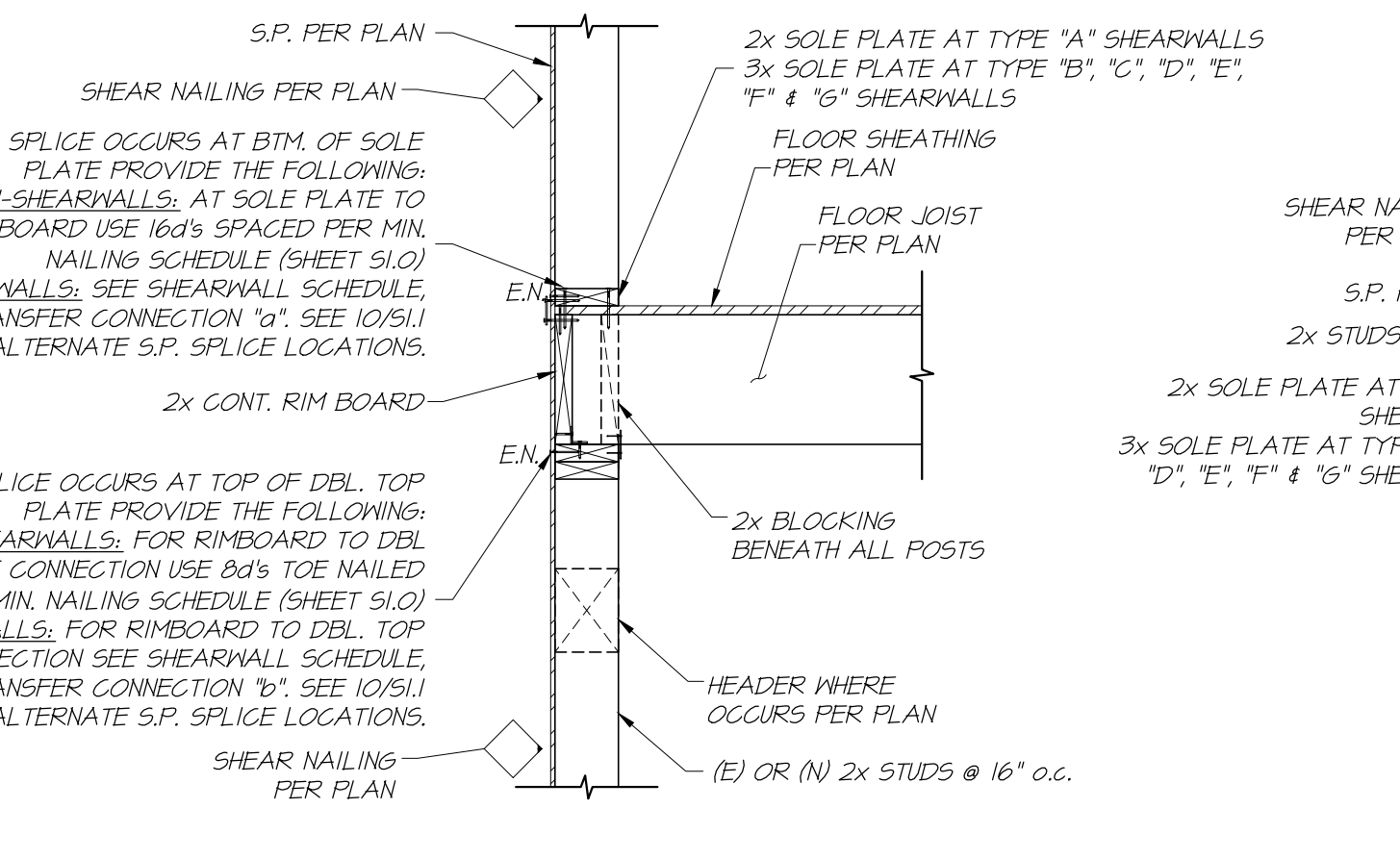
9 DETAIL
S3.1 3/4\"/>



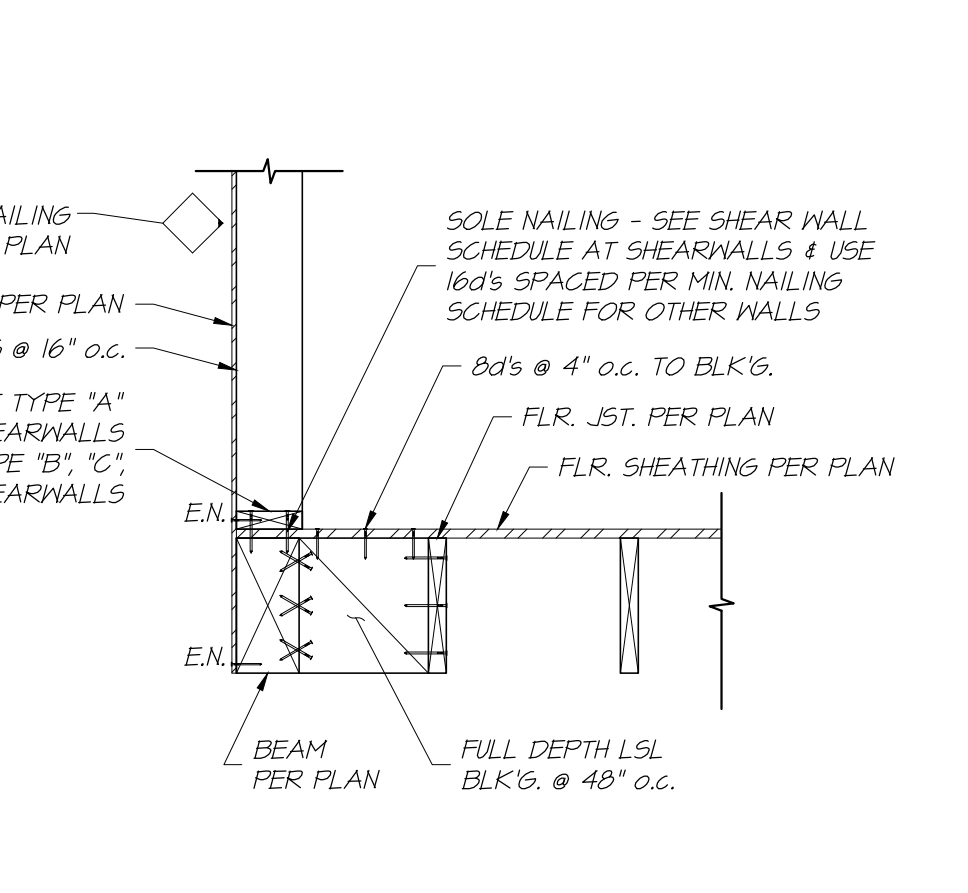
10 DETAIL
S3.1 3/4\"/>



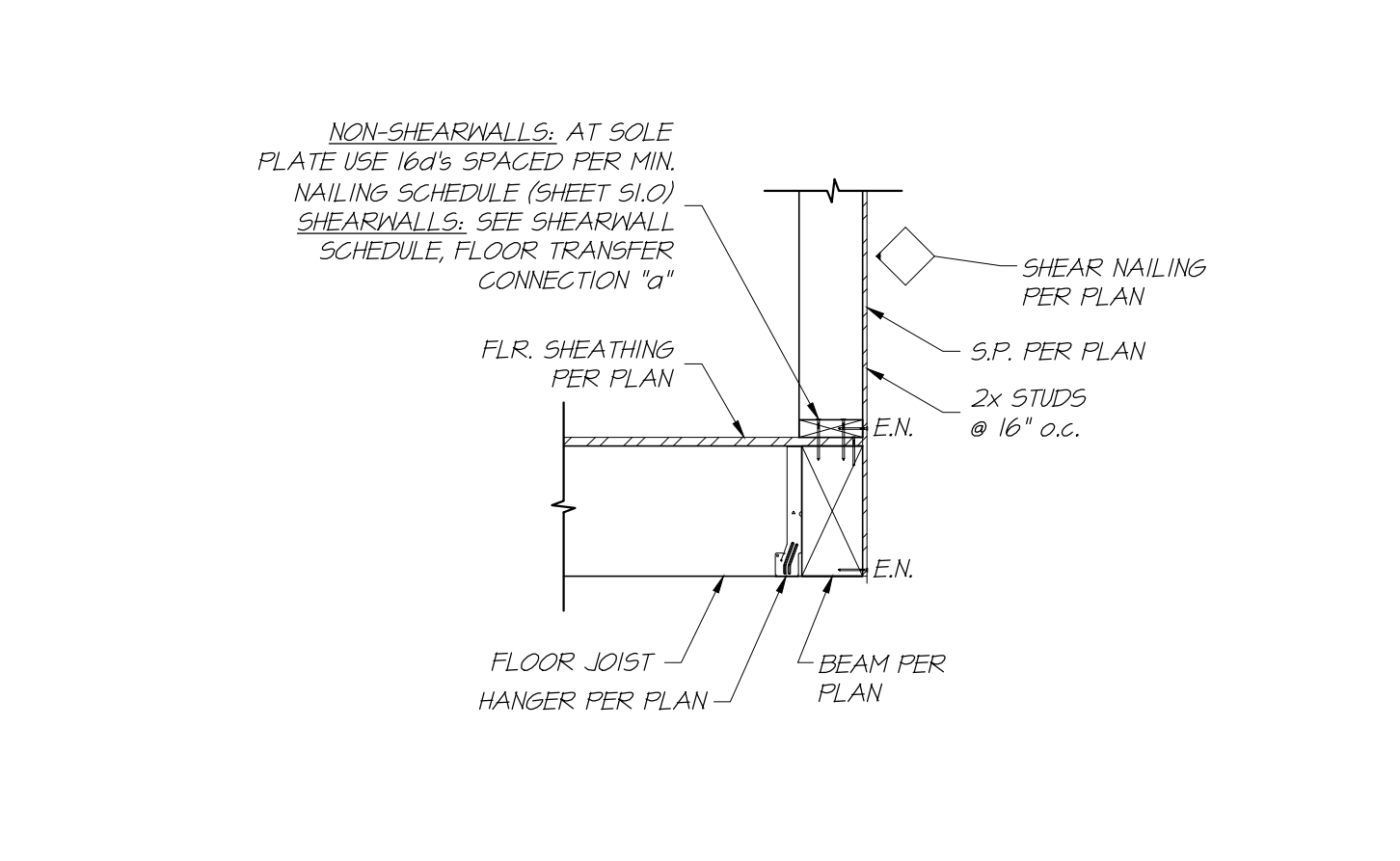
11 DETAIL
S3.1 3/4\"/>



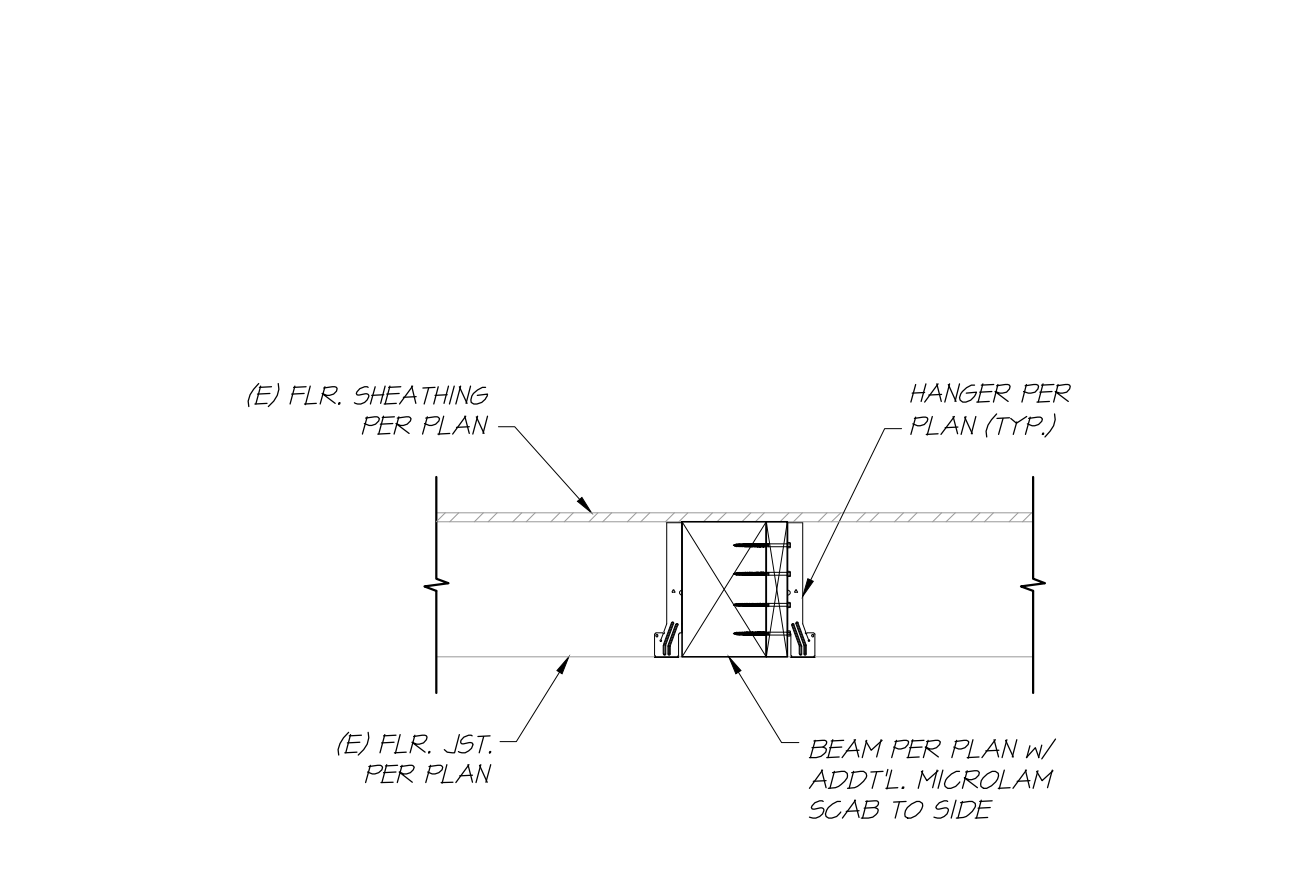
12 DETAIL
S3.1 3/4\"/>



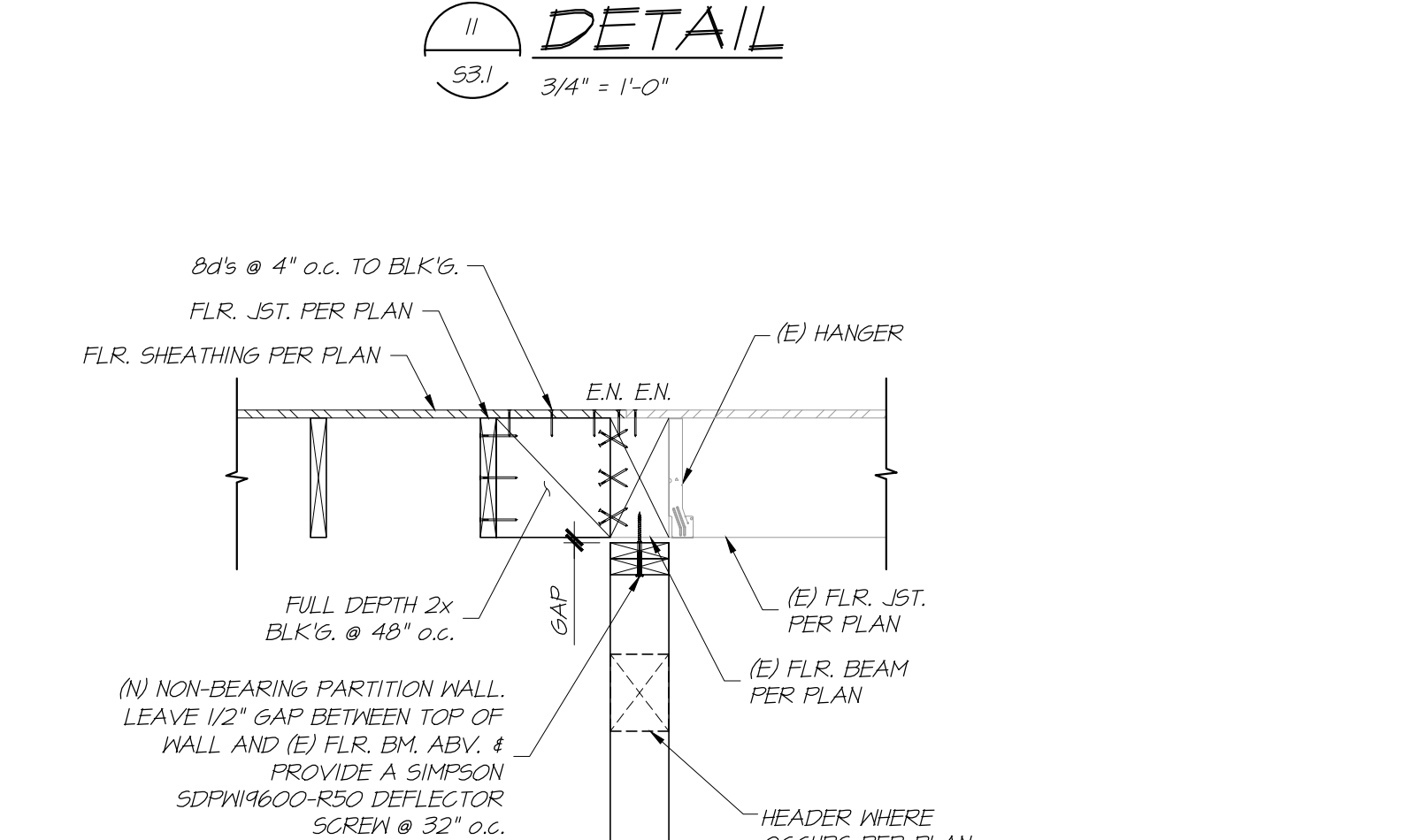
13 DETAIL
S3.1 3/4\"/>



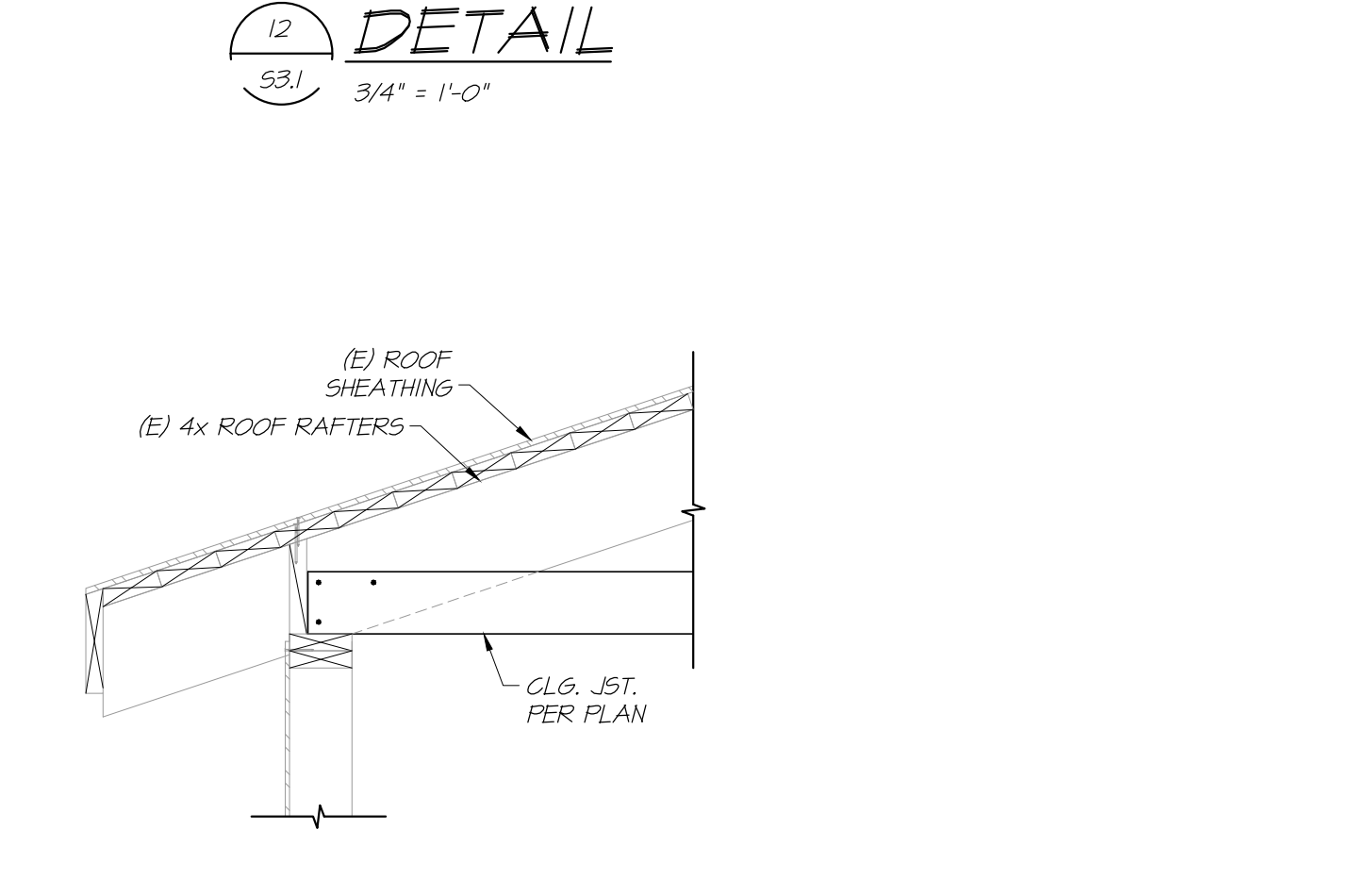
14 DETAIL
S3.1 3/4\"/>



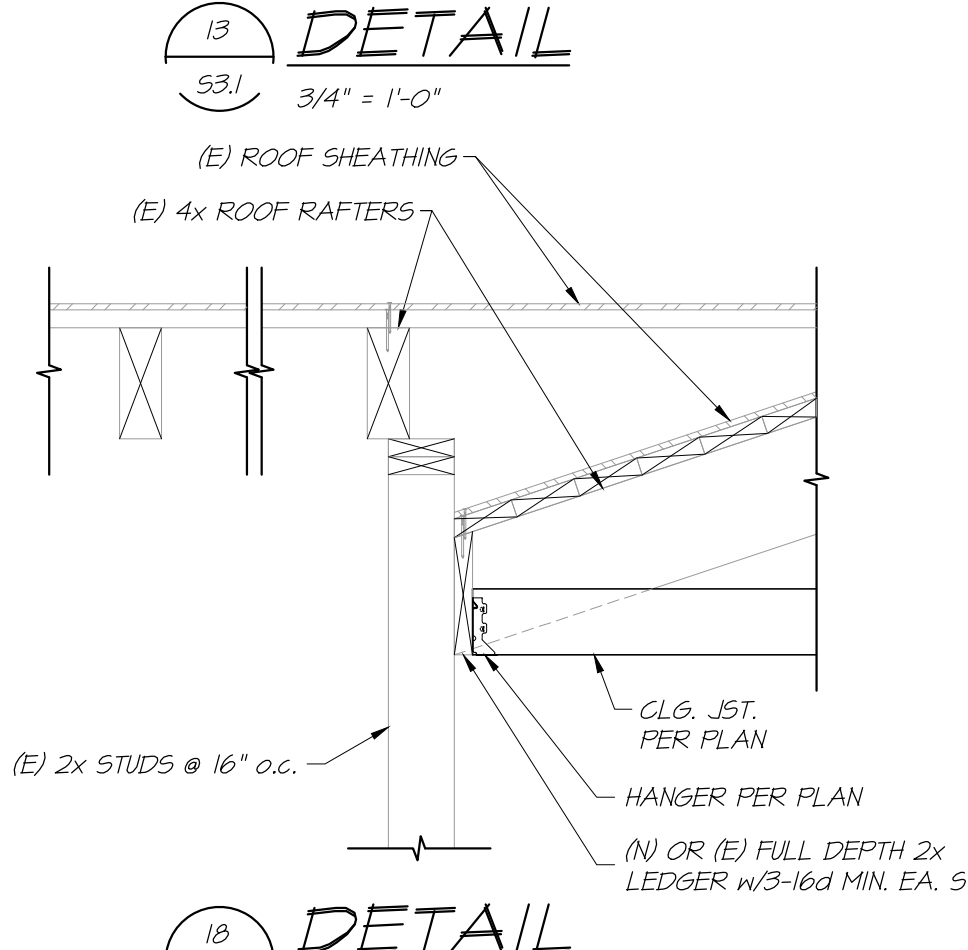
15 DETAIL
S3.1 3/4\"/>



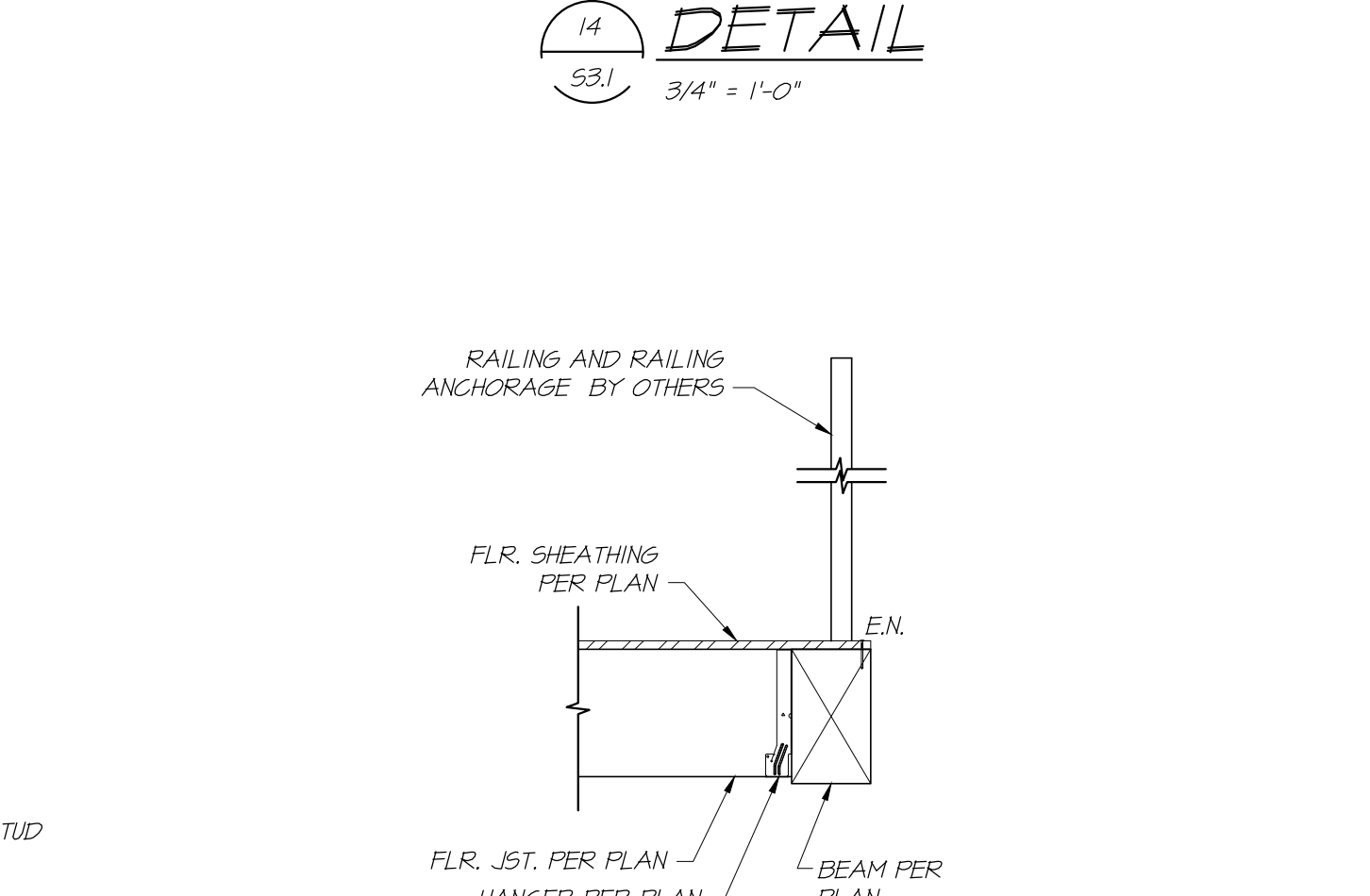
16 DETAIL
S3.1 3/4\"/>



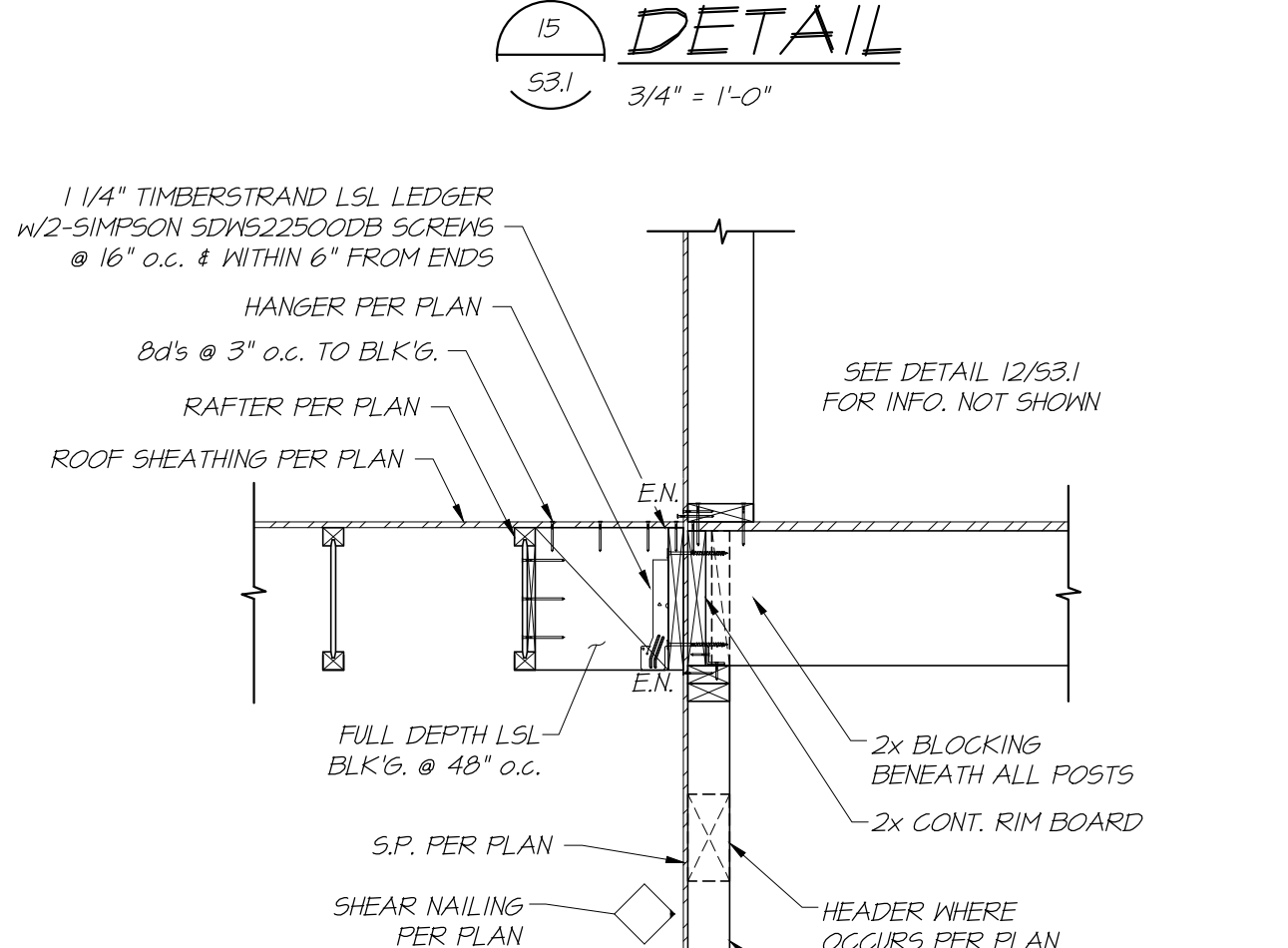
17 DETAIL
S3.1 3/4\"/>



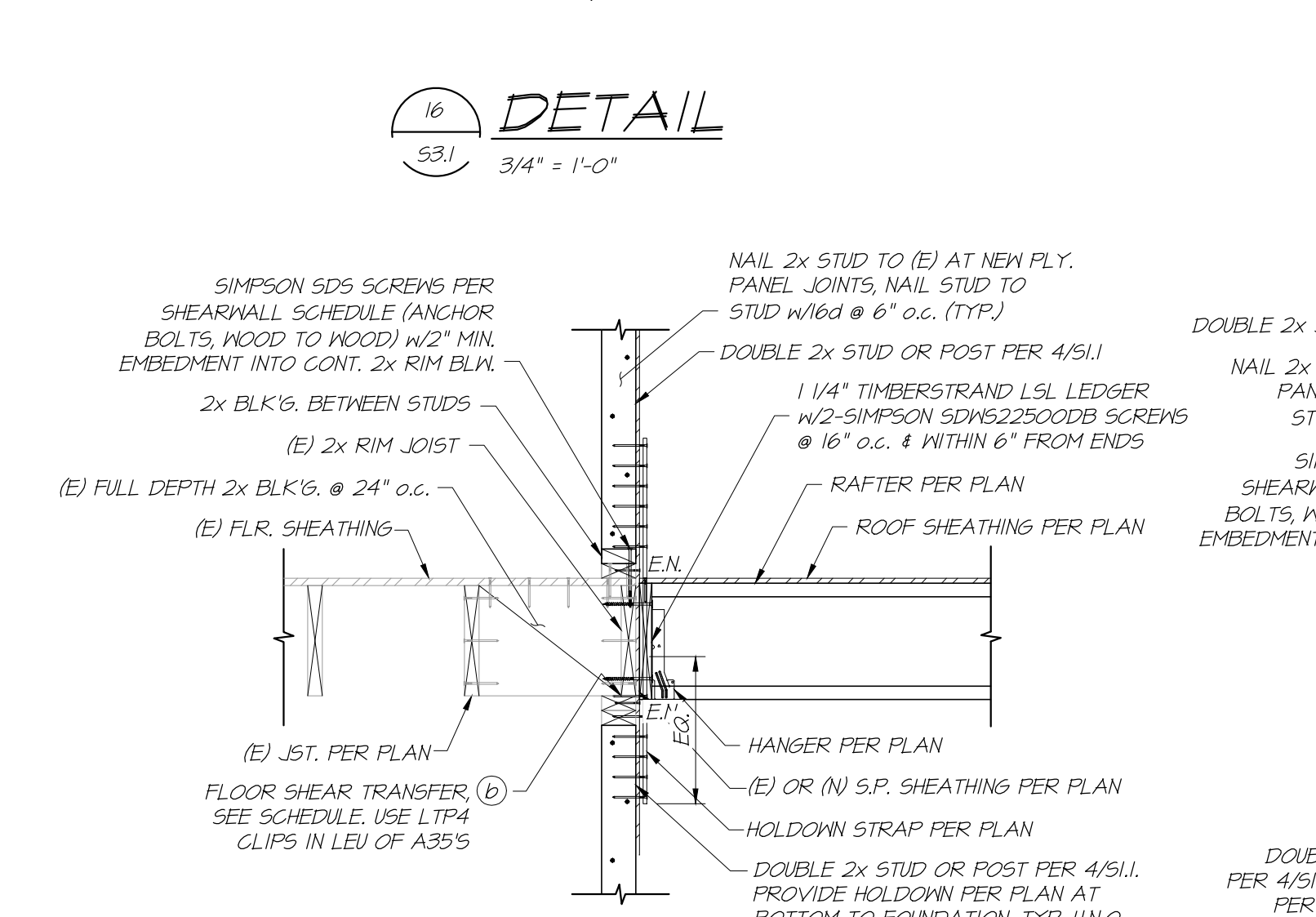
18 DETAIL
S3.1 3/4\"/>



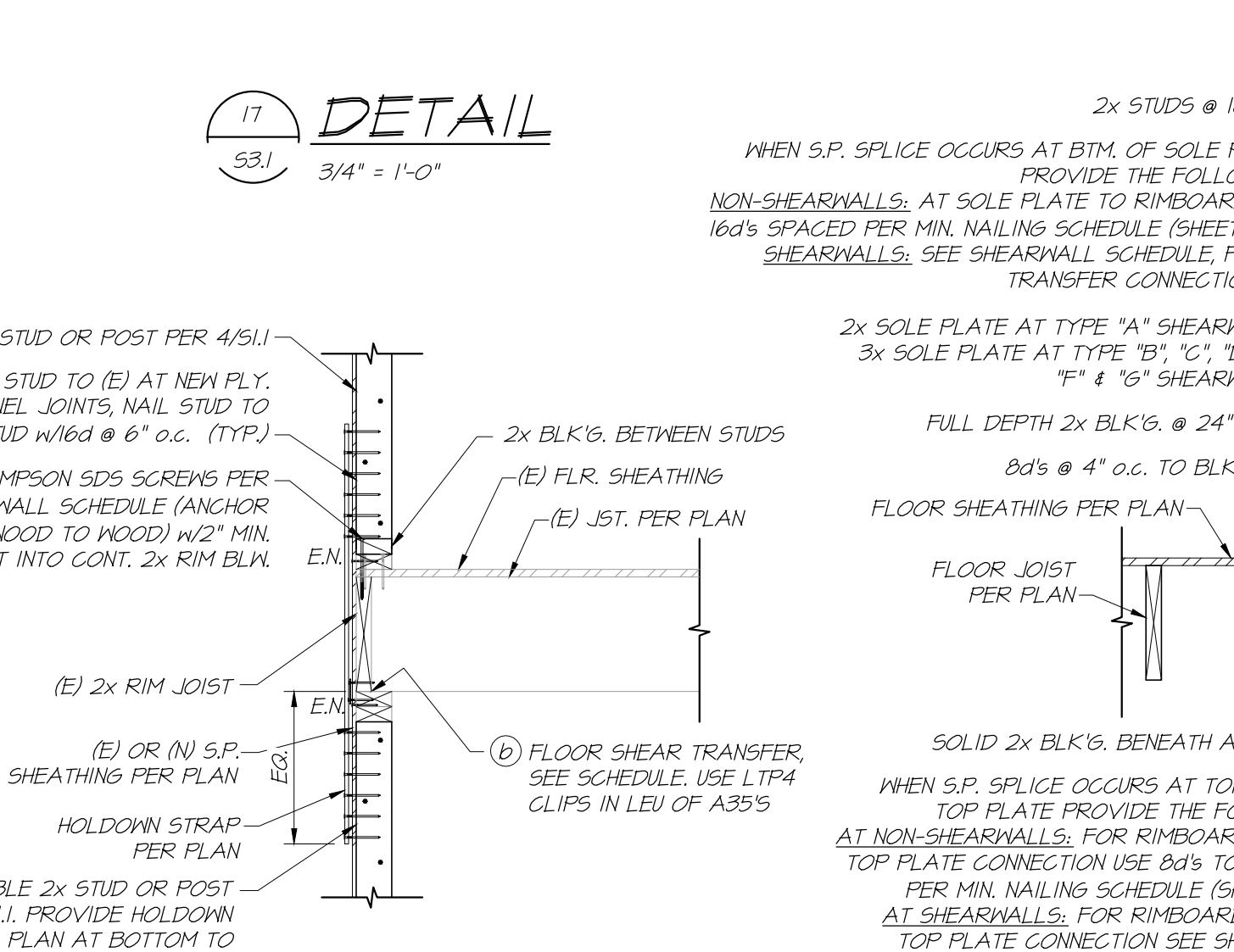
19 DETAIL
S3.1 3/4\"/>



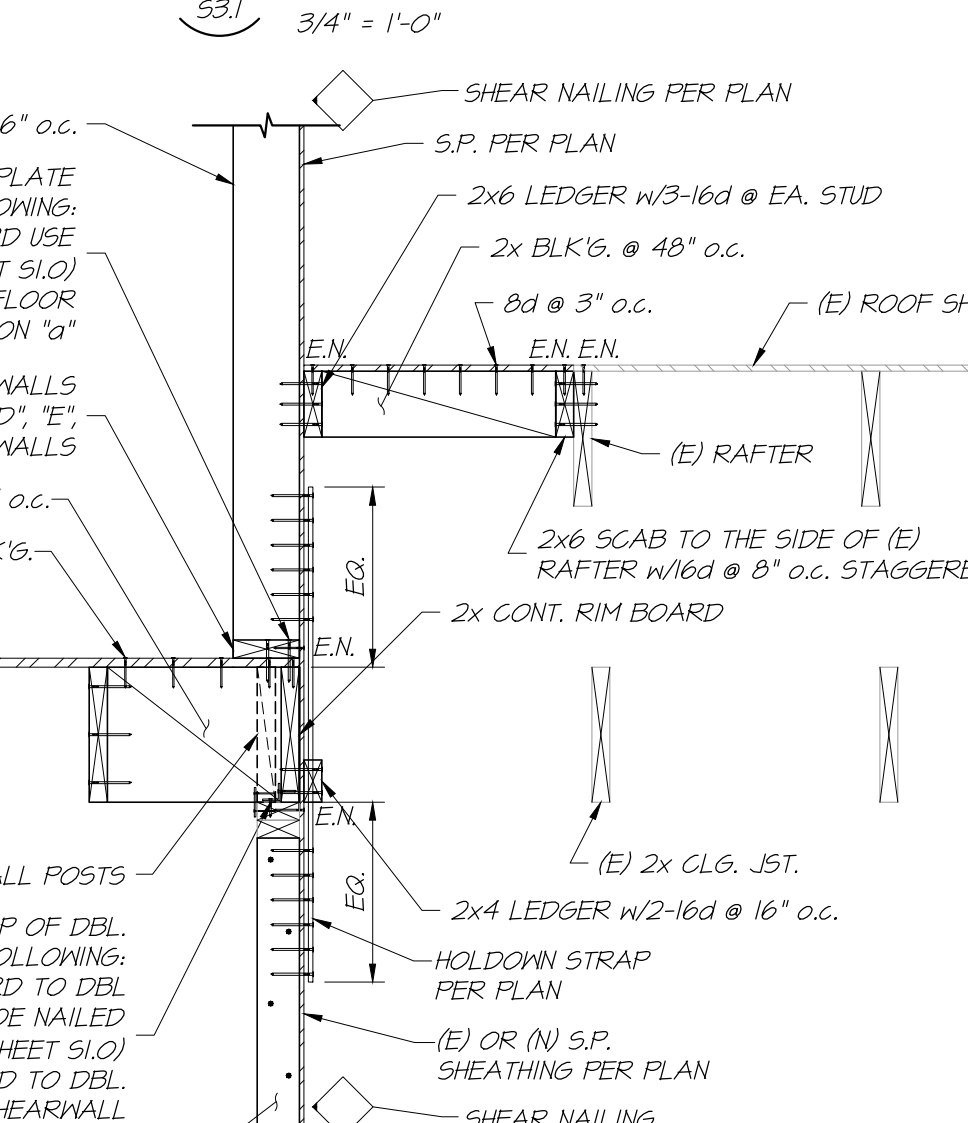
20 DETAIL
S3.1 3/4\"/>



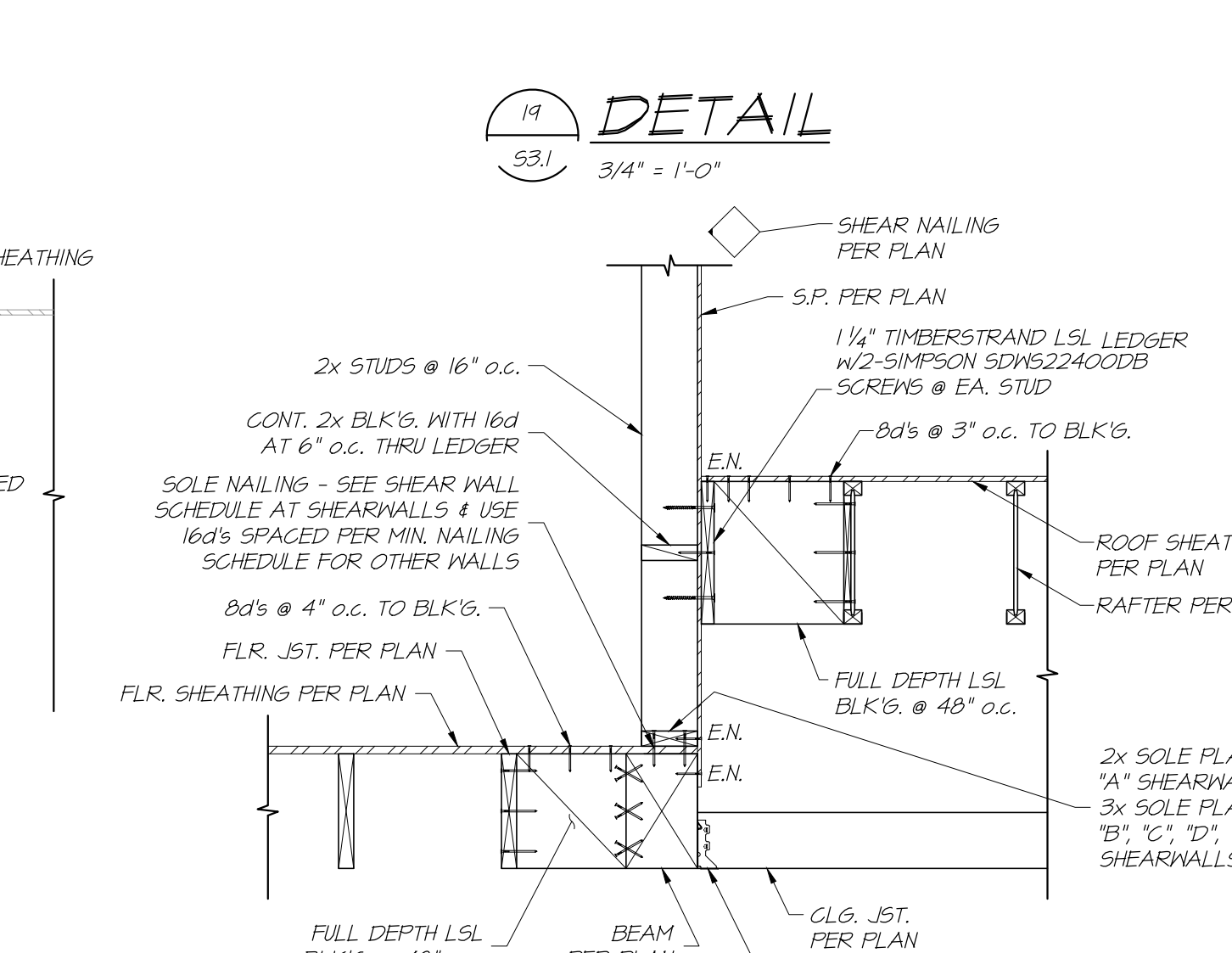
21 DETAIL
S3.1 3/4\"/>



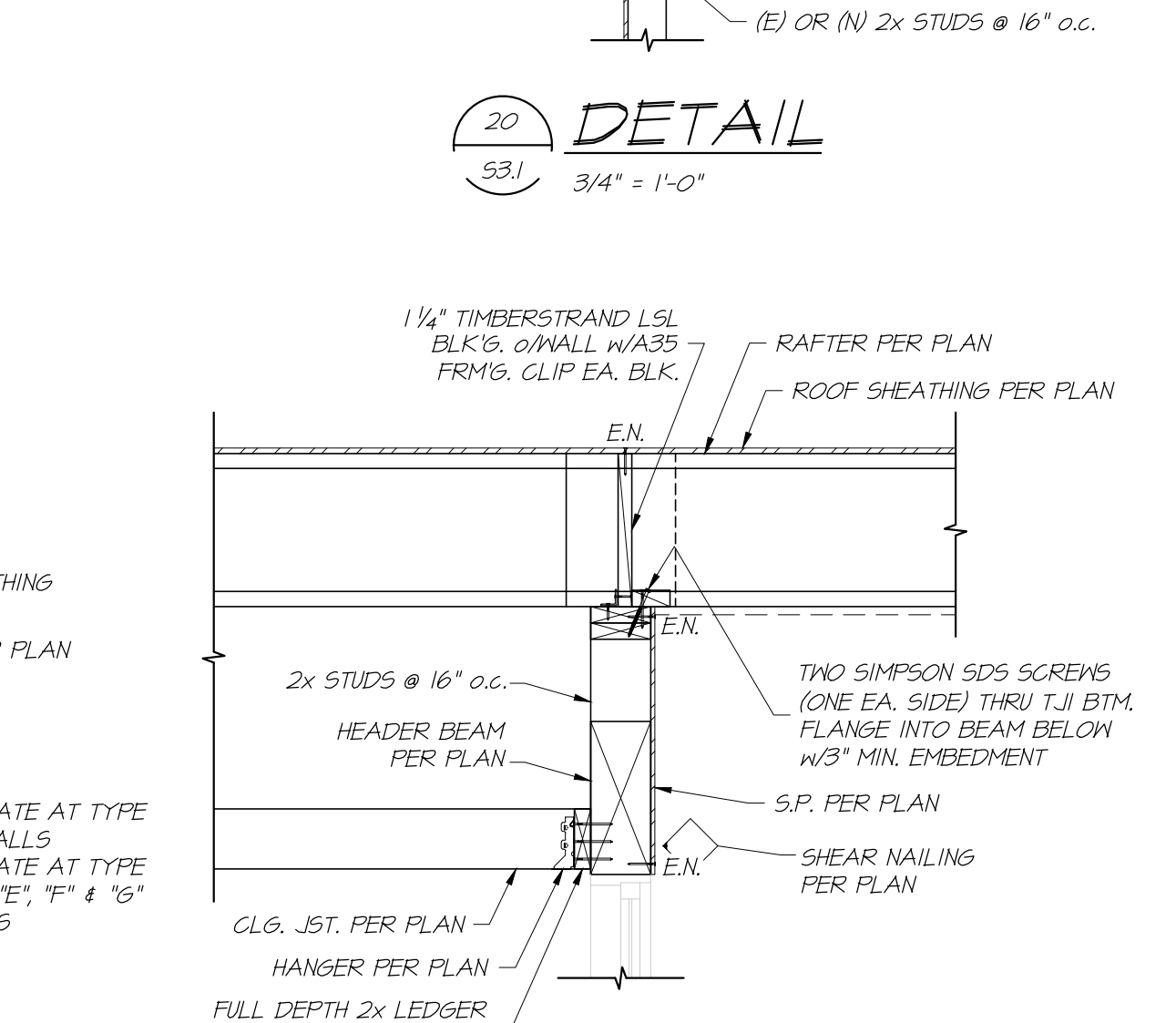
22 DETAIL
S3.1 3/4\"/>



23 DETAIL
S3.1 3/4\"/>



24 DETAIL
S3.1 3/4\"/>



25 DETAIL
S3.1 3/4\"/>



THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS. NO REPRODUCTION OR USE OF THIS DRAWING OR ANY OF ITS DETAILS WITHOUT WRITTEN CONSENT OF CORNERSTONE STRUCTURAL CONSULTANTS IS A VIOLATION OF FEDERAL LAW AND THE VIOLATOR MAY BE SUBJECT TO PROSECUTION IN A COURT OF LAW.



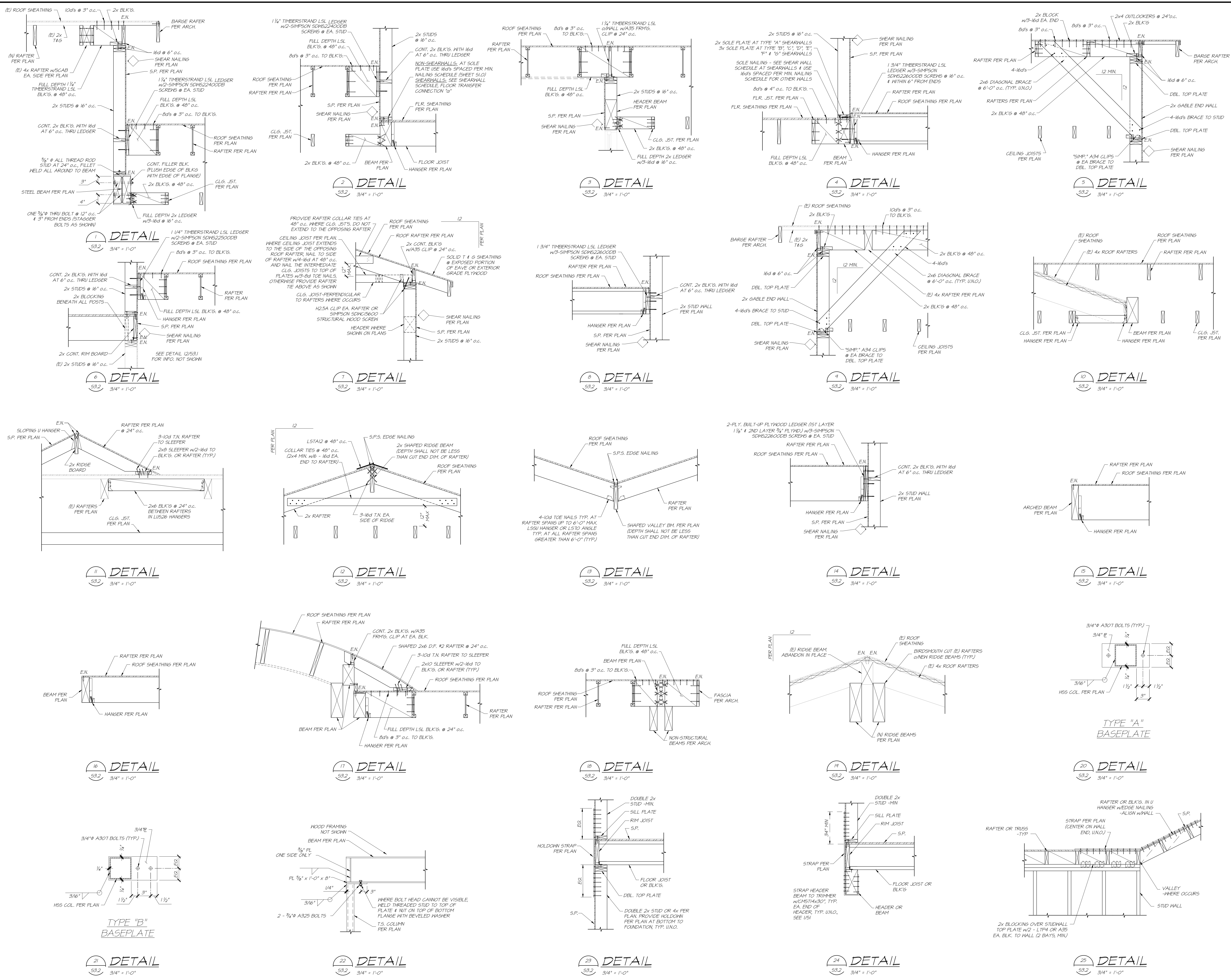
THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED BY THE ENGINEER OF RECORD.

Project Name
A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
15350 Blackberry Hill Rd.,
Los Gatos, CA

STRUCTURAL DETAILS

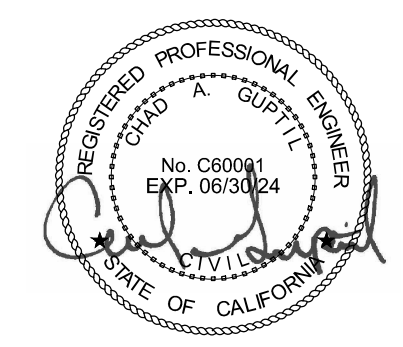
REVISIONS	BY	REVISIONS	BY

FLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	
	BLB	
DATE:	SC:	S3.1
4/6/23	AS NOTED	



CORNERSTONE
STRUCTURAL CONSULTANTS
 1405 ELK CROFT BLVD., SUITE 5, ELK GROVE, CA 95624 T: 916-938-6861

THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS. ANY REPRODUCTION OR USE OF THIS DRAWING OR ANY OF ITS DETAILS WITHOUT THE WRITTEN CONSENT OF CORNERSTONE STRUCTURAL CONSULTANTS IS A VIOLATION OF COPYRIGHT LAW AND THE VIOLATOR MAY BE SUBJECT TO PROSECUTION IN A COURT OF LAW.



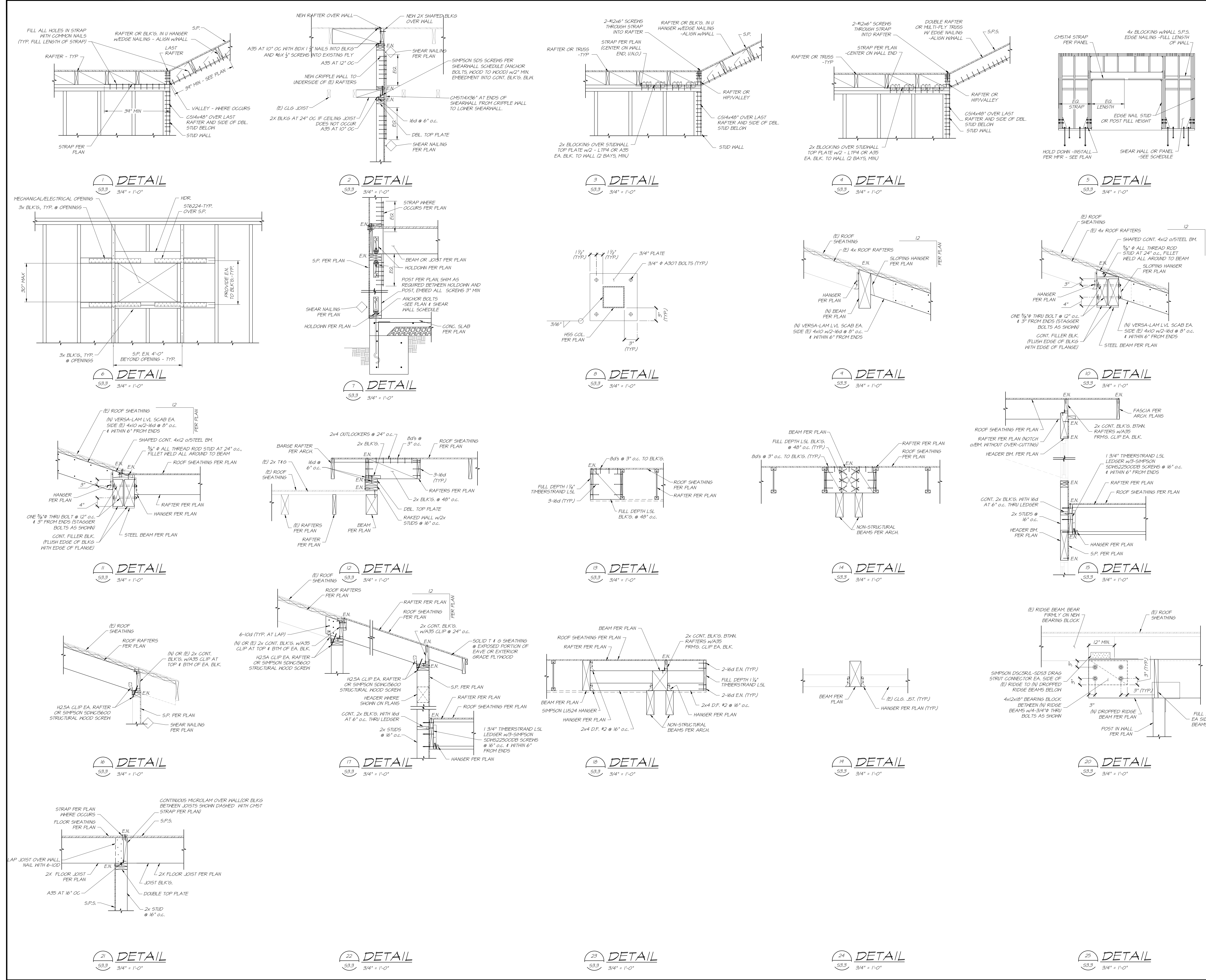
THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES SHALL BE MADE BY THE ENGINEER OF RECORD.

Project Name
**A REMODEL/ADDITION AT:
 THE SCHWAGER RESIDENCE
 15350 Blackberry Hill Rd.,
 Los Gatos, CA**

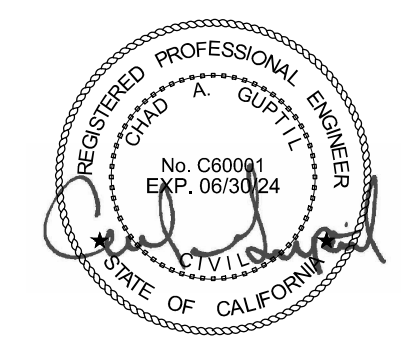
SHEET TITLE
STRUCTURAL DETAILS

REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB: 23-003	SHEET NO.
	DR: BLB	S3.2
DATE: 4/6/23	SC: AS NOTED	



THESE PLANS ARE THE PROPERTY OF CORNERSTONE STRUCTURAL CONSULTANTS. ANY REPRODUCTION OR USE OF THIS DRAWING OR ANY OF ITS DETAILS WITHOUT THE WRITTEN CONSENT OF CORNERSTONE STRUCTURAL CONSULTANTS IS A VIOLATION OF COPYRIGHT LAW AND THE VIOLATOR MAY BE SUBJECT TO PROSECUTION IN A COURT OF LAW.



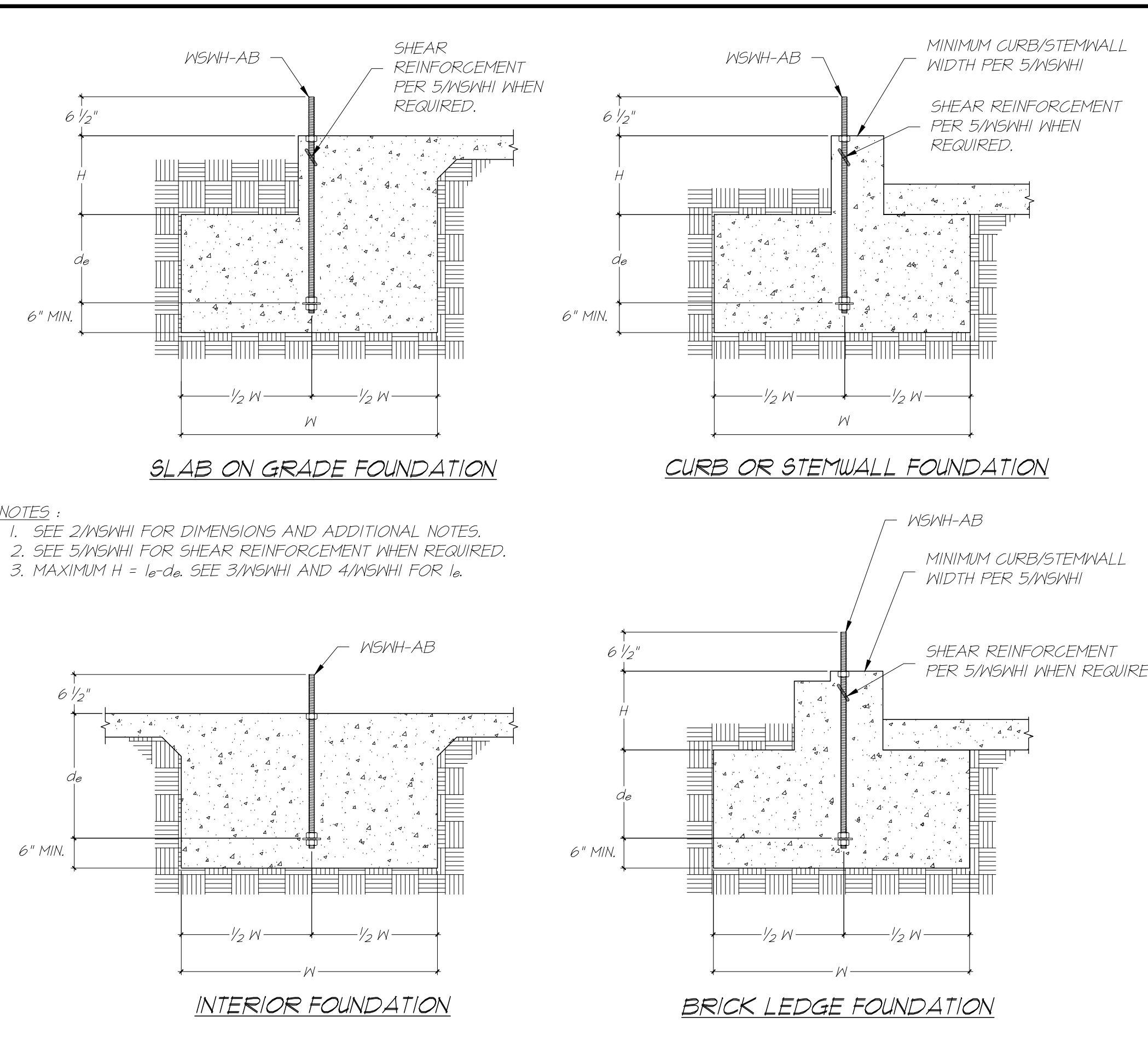
THESE DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED BY THE ENGINEER OF RECORD.

Project Name
 A REMODEL/ADDITION AT:
 THE SCHWAGER RESIDENCE
 15350 Blackberry Hill Rd.,
 Los Gatos, CA

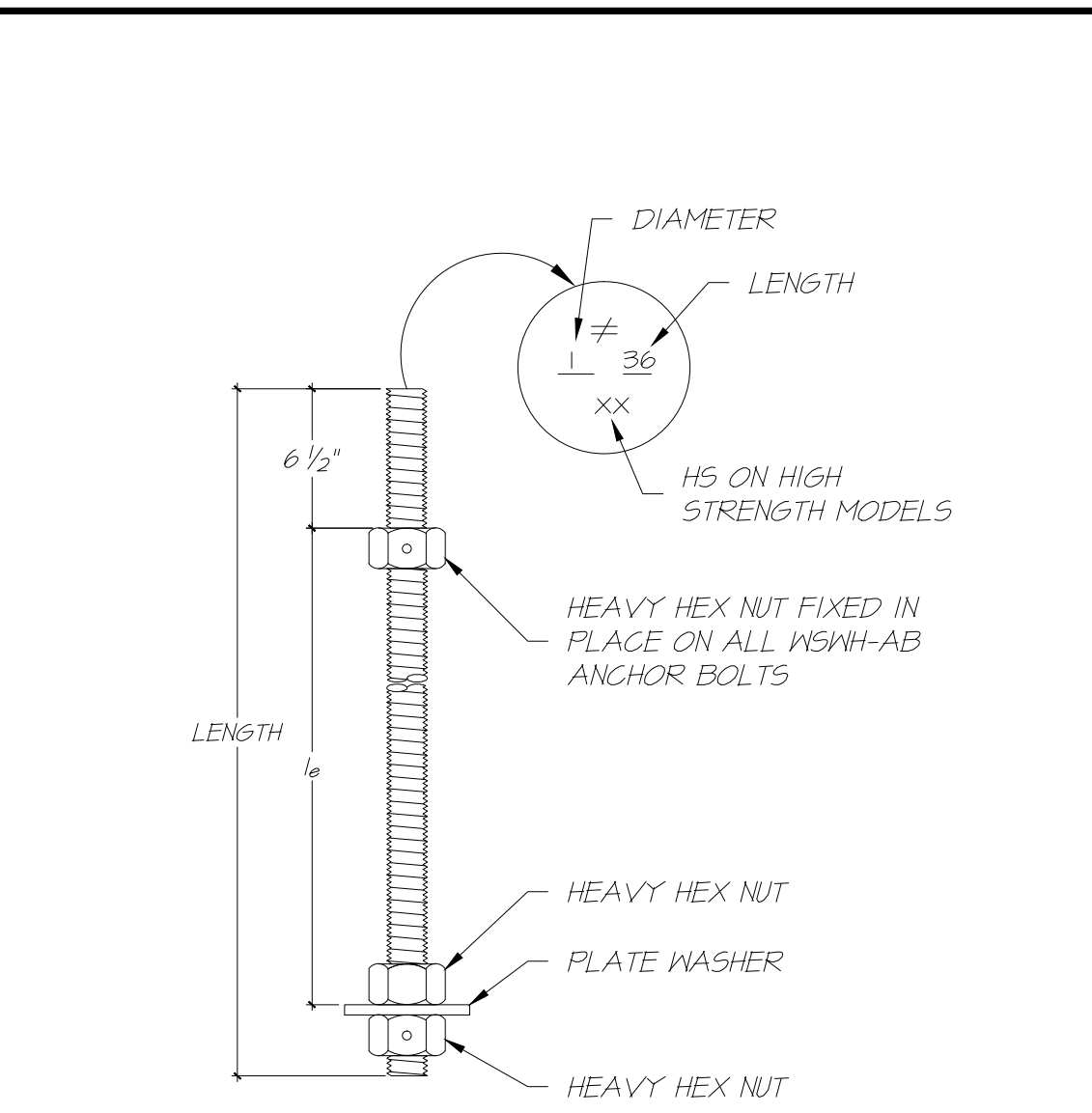
SHEET TITLE
STRUCTURAL DETAILS

REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB: 23-003	SHEET NO.
	DR: BLB	S3.3
DATE: 4/6/23	SC: AS NOTED	

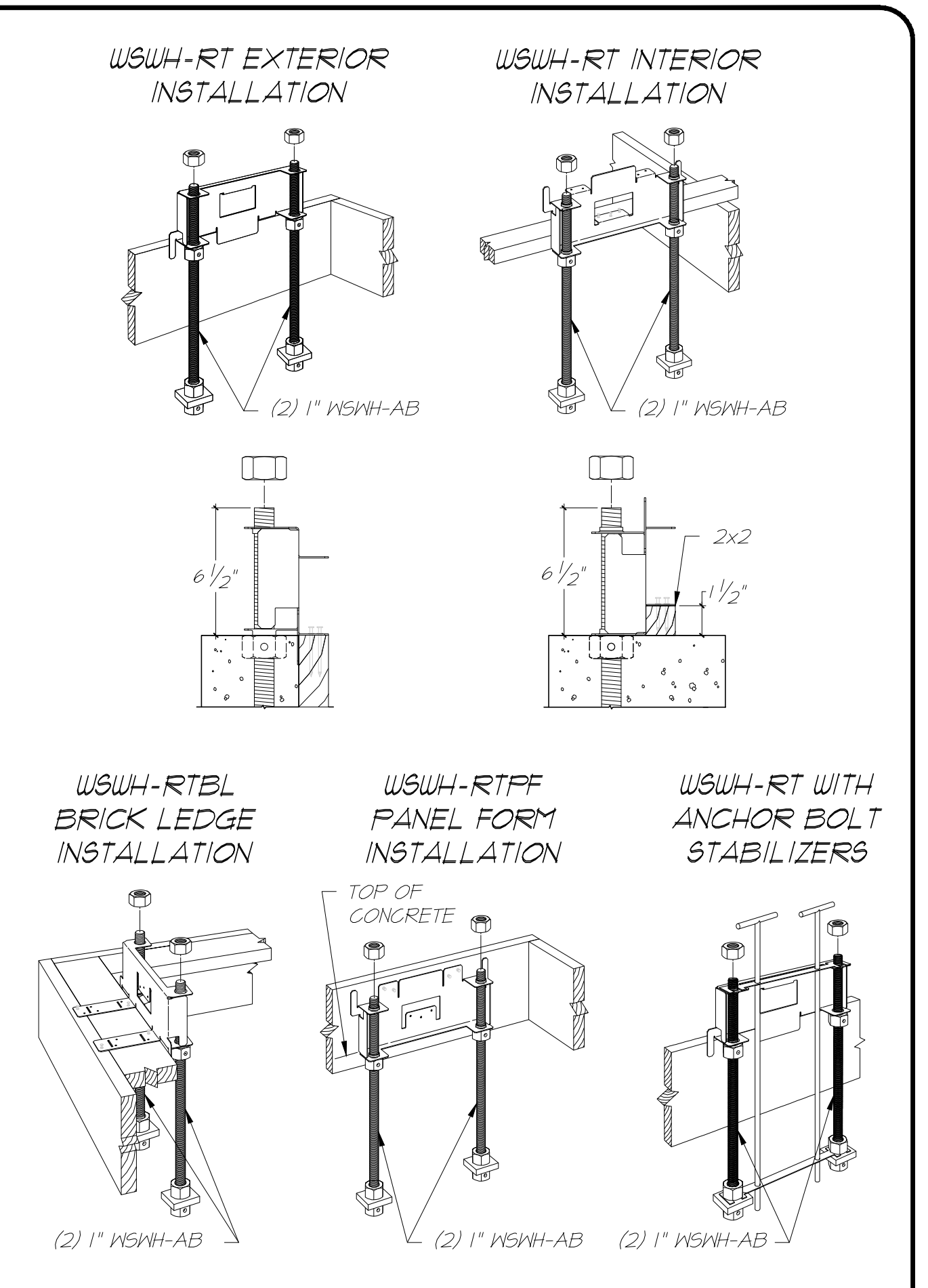


NOTES:
 1. SEE 2/WSWH FOR DIMENSIONS AND ADDITIONAL NOTES.
 2. SEE 5/WSWH FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 3. MAXIMUM H = $l_e - d_n$. SEE 3/WSWH AND 4/WSWH FOR l_e .



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24	1"	24"	15 1/2"
	WSWH-AB1x24HS	1"	24"	15 1/2"
	WSWH-AB1x30	1"	30"	21 1/2"
	WSWH-AB1x30HS	1"	30"	21 1/2"
WSWH18 AND WSWH24	WSWH-AB1x36	1"	36"	27 1/2"
	WSWH-AB1x36HS	1"	36"	27 1/2"

WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH-HSR1x24KT	1"	24"	17 1/2"
WSWH18 AND WSWH24	WSWH-HSR1x36KT	1"	36"	24 1/2"

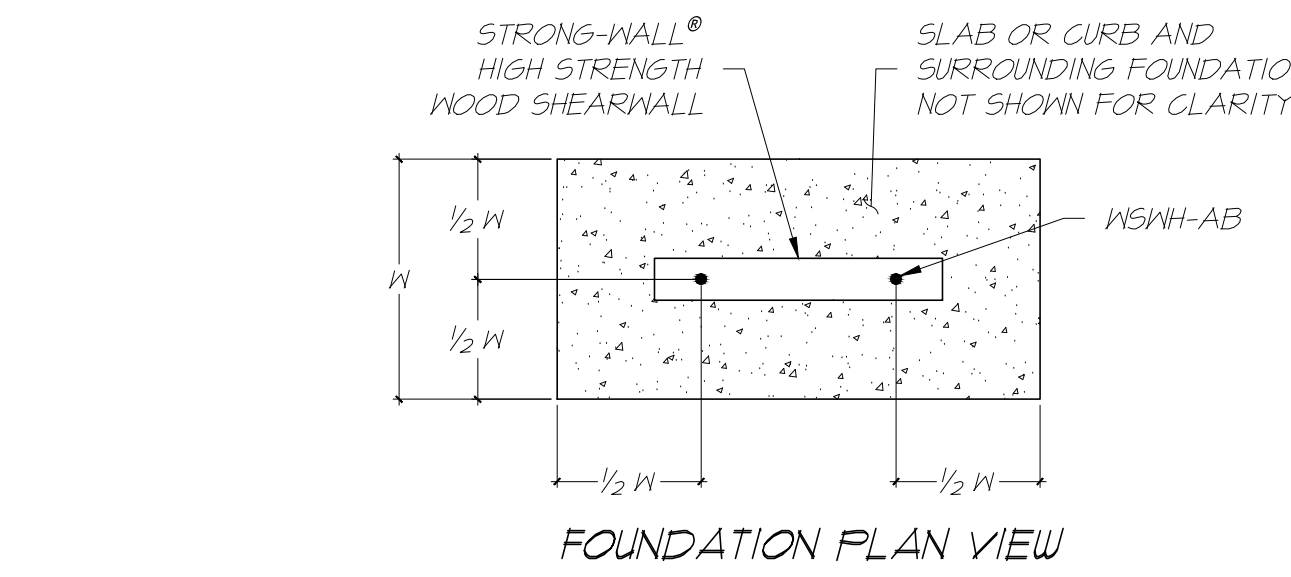


STRONG-WALL® WSWH ANCHORAGE - TYPICAL SECTIONS | 1

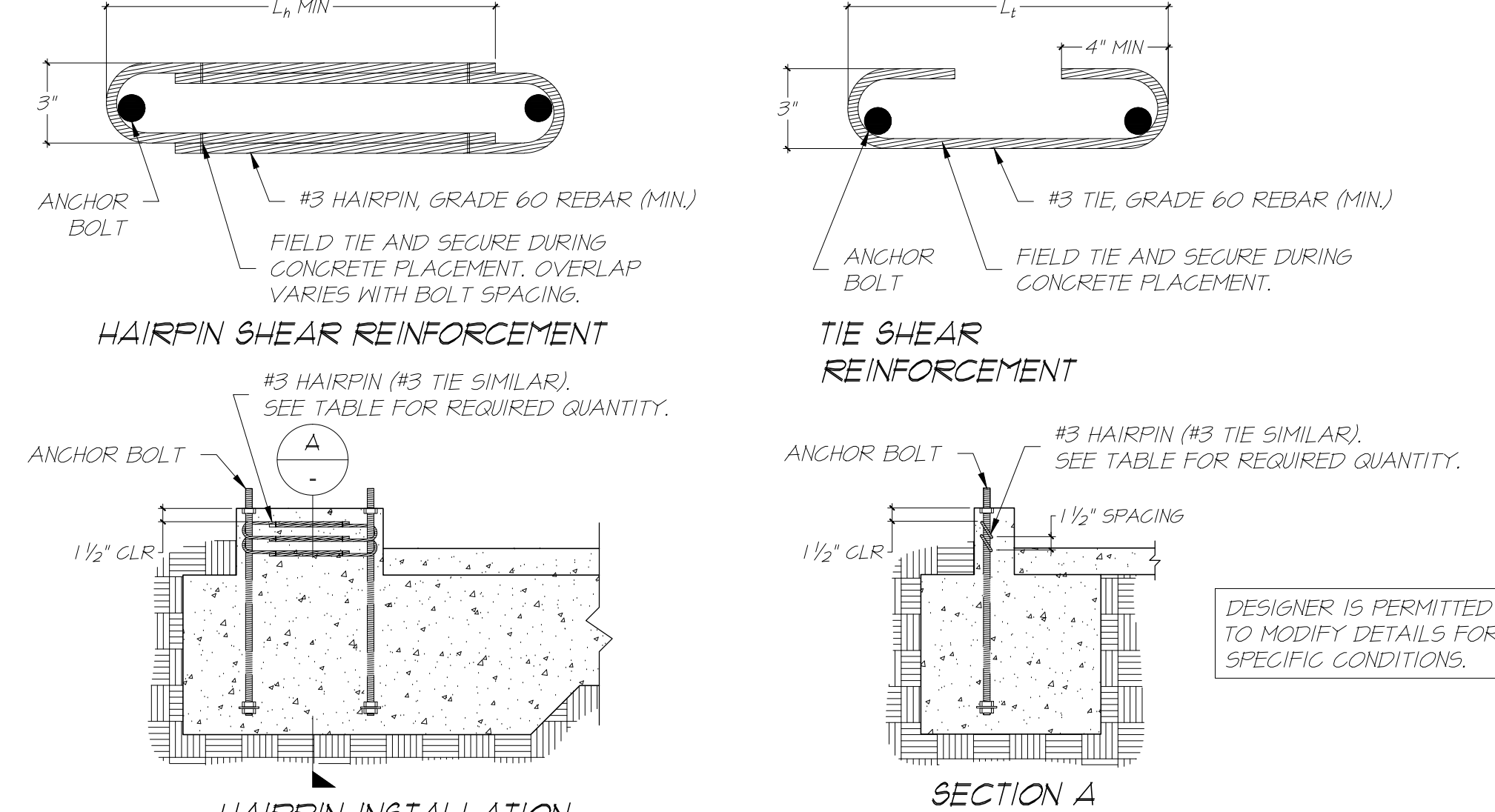
WSWH ANCHOR BOLTS | 3

WSWH ANCHOR BOLT EXTENSION | 4

WSWH ANCHOR BOLT TEMPLATES | 6



NOTES:
 1. 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.
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDG 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.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDG C.
 5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
 6. REFER TO 1/WSWH FOR d_n .



WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_n (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	17,100	35	12
	UNCRAKED	STANDARD	34,100	52	18
		HIGH STRENGTH	36,800	55	19
		STANDARD	15,700	28	10
		HIGH STRENGTH	17,100	30	10
WIND	CRACKED	STANDARD	33,500	43	15
		HIGH STRENGTH	36,800	46	16
		STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	21	7
		STANDARD	17,100	32	11
		HIGH STRENGTH	21,100	36	12
	UNCRAKED	STANDARD	27,300	42	14
		HIGH STRENGTH	34,100	48	16
		STANDARD	36,800	51	17
		HIGH STRENGTH	6,400	14	6
		STANDARD	12,900	22	8
		HIGH STRENGTH	17,100	28	10

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_n (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	17,100	33	11
	UNCRAKED	STANDARD	33,400	44	17
		HIGH STRENGTH	36,800	52	18
		STANDARD	16,300	27	9
		HIGH STRENGTH	17,100	28	10
WIND	CRACKED	STANDARD	34,000	43	15
		HIGH STRENGTH	36,900	46	16
		STANDARD	6,200	14	6
		HIGH STRENGTH	10,200	21	7
		STANDARD	17,100	30	10
		HIGH STRENGTH	20,000	33	11
	UNCRAKED	STANDARD	26,500	39	13
		HIGH STRENGTH	33,600	45	15
		STANDARD	36,800	49	16
		HIGH STRENGTH	6,200	13	6
		STANDARD	12,800	21	7
		HIGH STRENGTH	17,100	26	9

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_n (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	17,100	29	10
	UNCRAKED	STANDARD	34,100	44	15
		HIGH STRENGTH	36,800	46	16
		STANDARD	15,700	23	8
		HIGH STRENGTH	17,100	25	9
WIND	CRACKED	STANDARD	33,900	38	13
		HIGH STRENGTH	36,900	40	14
		STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	20	7
		STANDARD	17,100	26	9
		HIGH STRENGTH	21,400	30	10
	UNCRAKED	STANDARD	28,400	36	12
		HIGH STRENGTH	32,400	39	13
		STANDARD	36,800	43	15
		HIGH STRENGTH	6,800	12	6
		STANDARD	12,400	18	6
		HIGH STRENGTH	17,100	23	8

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

MODEL	l_1 OR l_2 (in)	SEISMIC ³		WIND ⁴	
		SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in)
		ASD ALLOWABLE SHEAR LOAD, V (lb.)			
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	1080
		(2) #3 HAIRPINS ^{5b}	6	(1) #3 HAIRPIN	770
WSWH18	15	(1) #3 TIE	6	(1) #3 HAIRPIN	6
		(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6
WSWH24	19	(1) #3 TIE	6	(1) #3 HAIRPIN	6
		(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6

NOTES:
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2500 PSI CONCRETE.
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDG 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.
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
 6. USE (1) #3 HAIRPIN FOR WSWH12 WHEN STANDARD STRENGTH ANCHOR IS USED.
 7. USE (1) #3 TIE FOR WSWH18 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
 9. 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.
 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE
 2500, 3000 AND 4500 PSI | 2

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

NO. 0
 DATE 02-28-21
 REVISIONS
 1 03-16-21
 2 03-16-21
 3 03-16-21
 4 03-16-21
 5 03-16-21
 6 03-16-21
 7 03-16-21
 8 03-16-21
 9 03-16-21
 10 03-16-21

STRONG-TIE
 Simpson Strong-Tie, Co. Inc.
 1000 N. Central Expressway
 Milpitas, CA 95035
 Tel: (950) 991-5000
 Website: www.strongtie.com

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

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

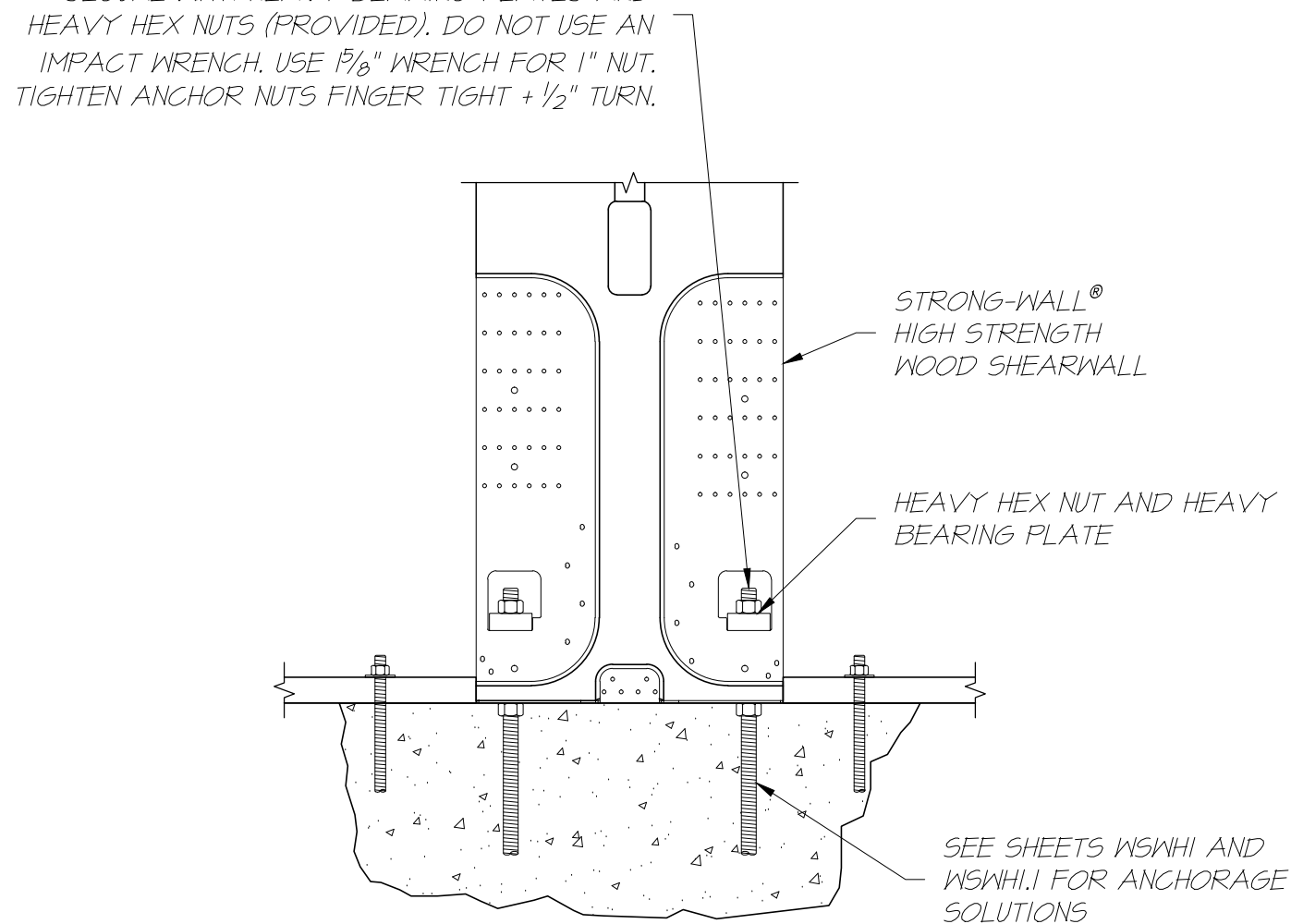
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH2x7	12	84	2	1	105
WSWH8x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH8x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH8x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH8x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH8x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH12x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH12x16	24	192	2	1	420
WSWH8x20	18	240	2	1	340
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 HOLDDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/8" THICK.

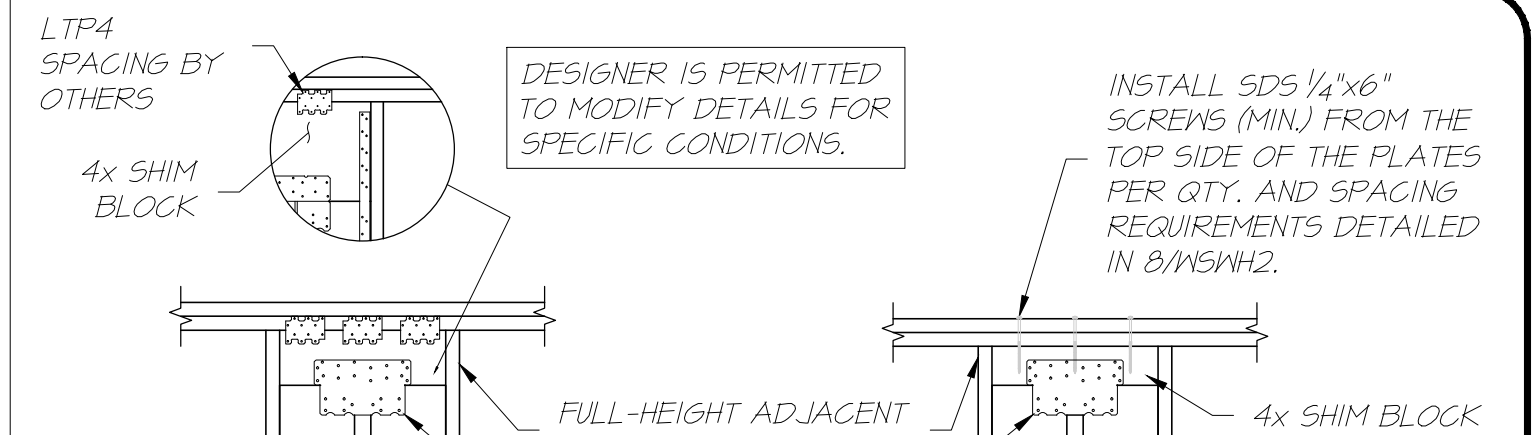
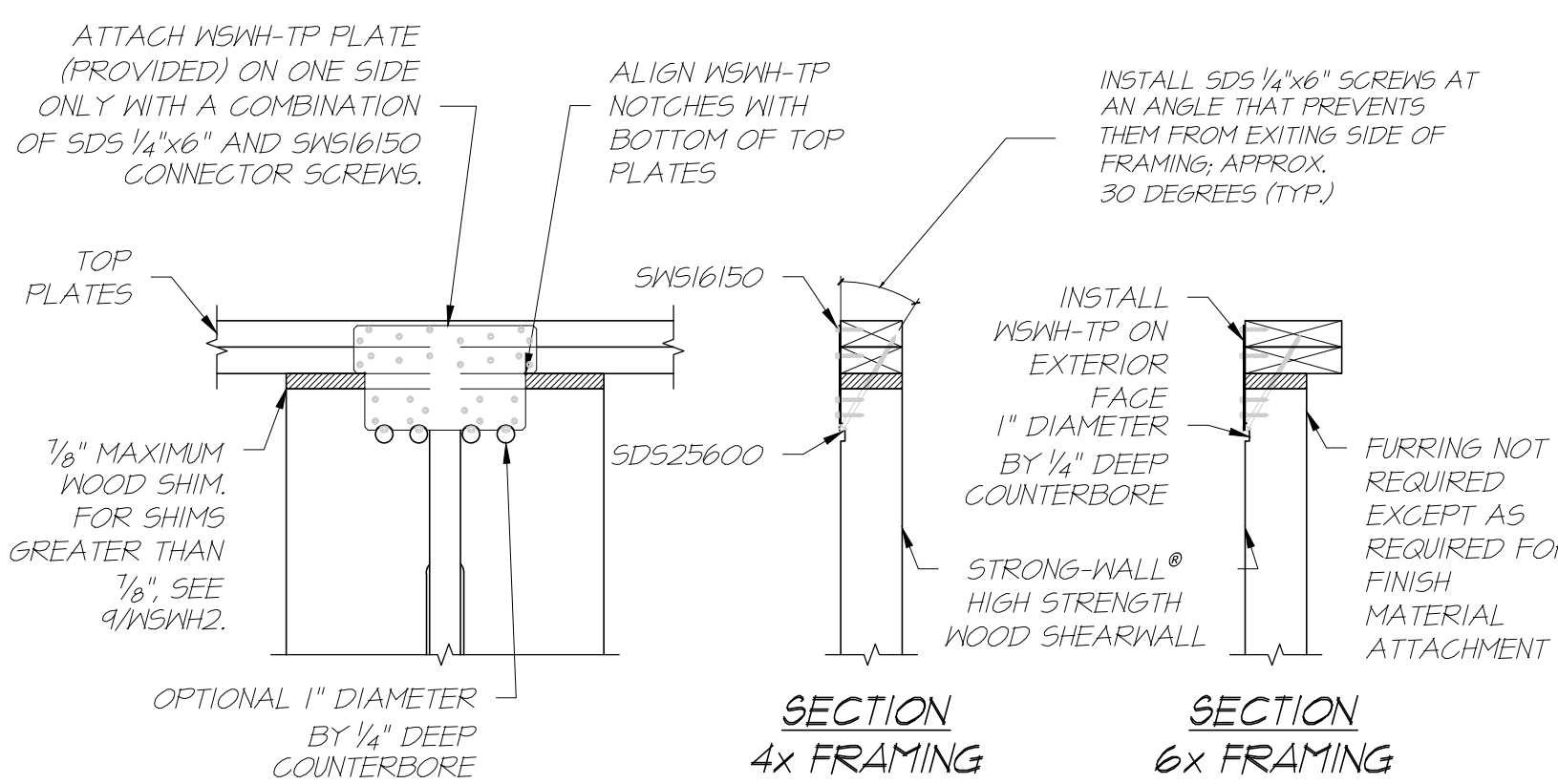
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 9/16" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



MODEL NO.	FASTENER QUANTITY	
	SDS1/8x10	SDS3/8x100
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	6

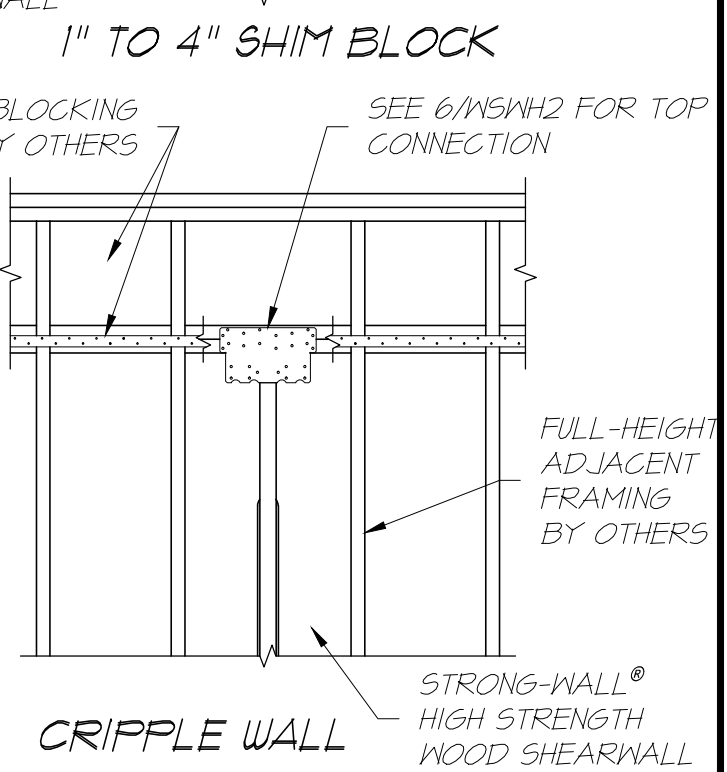
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



DESIGNER SHALL DESIGN AND DETAIL FOR:

- SHEAR TRANSFER
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

- FOR 8" TO 12" BLOCK DEPTHS:
- ATTACH SIMPSON STRONG-TIE® L56 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10d#1 3" NAILS
 - SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
 - 8 NAILS INTO BLOCK
 - 8 NAILS INTO WSWH PANEL
 - SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
 - 10 NAILS INTO BLOCK
 - 10 NAILS INTO WSWH PANEL

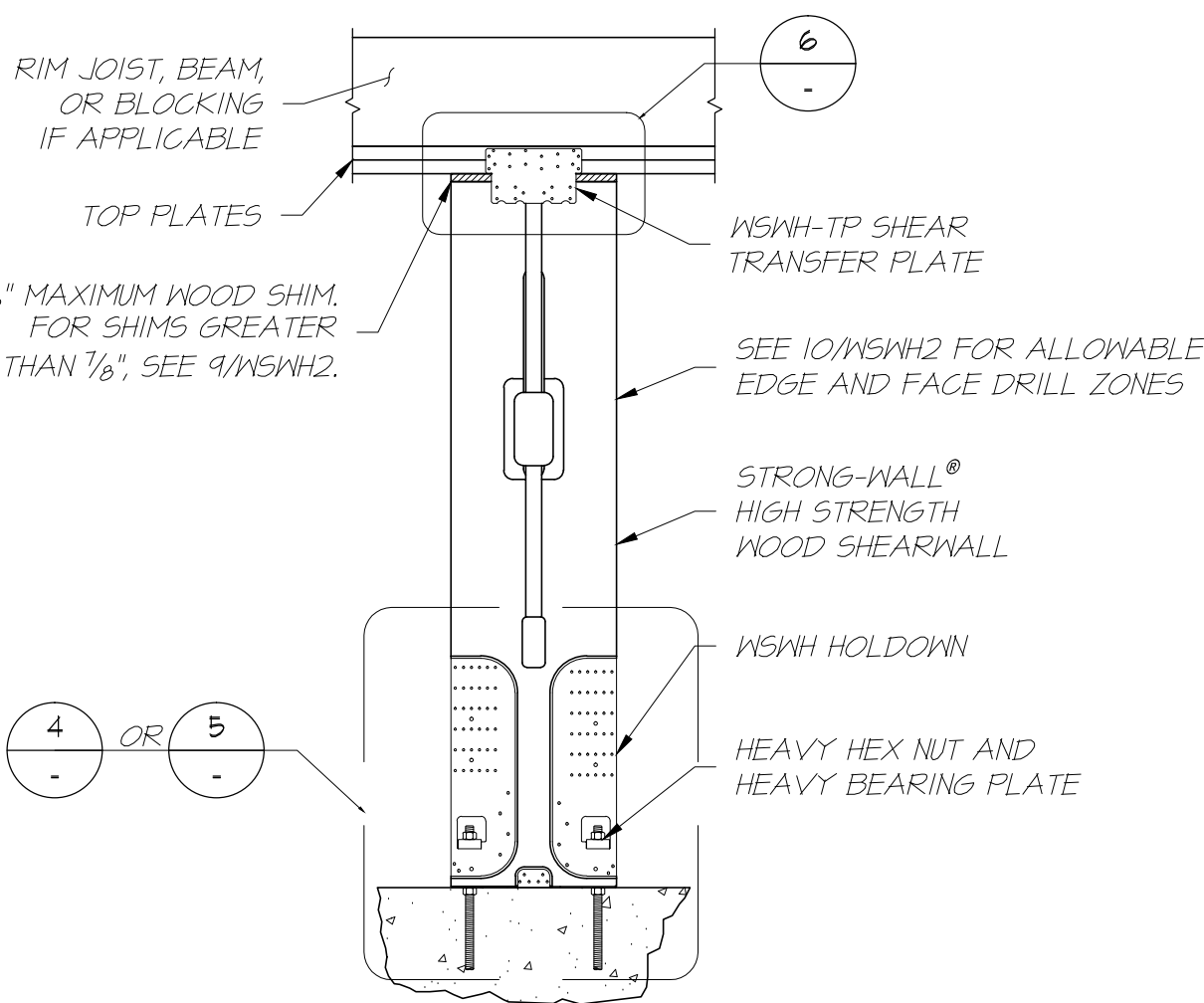


STRONG-WALL® WSWH MODELS

STANDARD INSTALLATION BASE CONNECTION

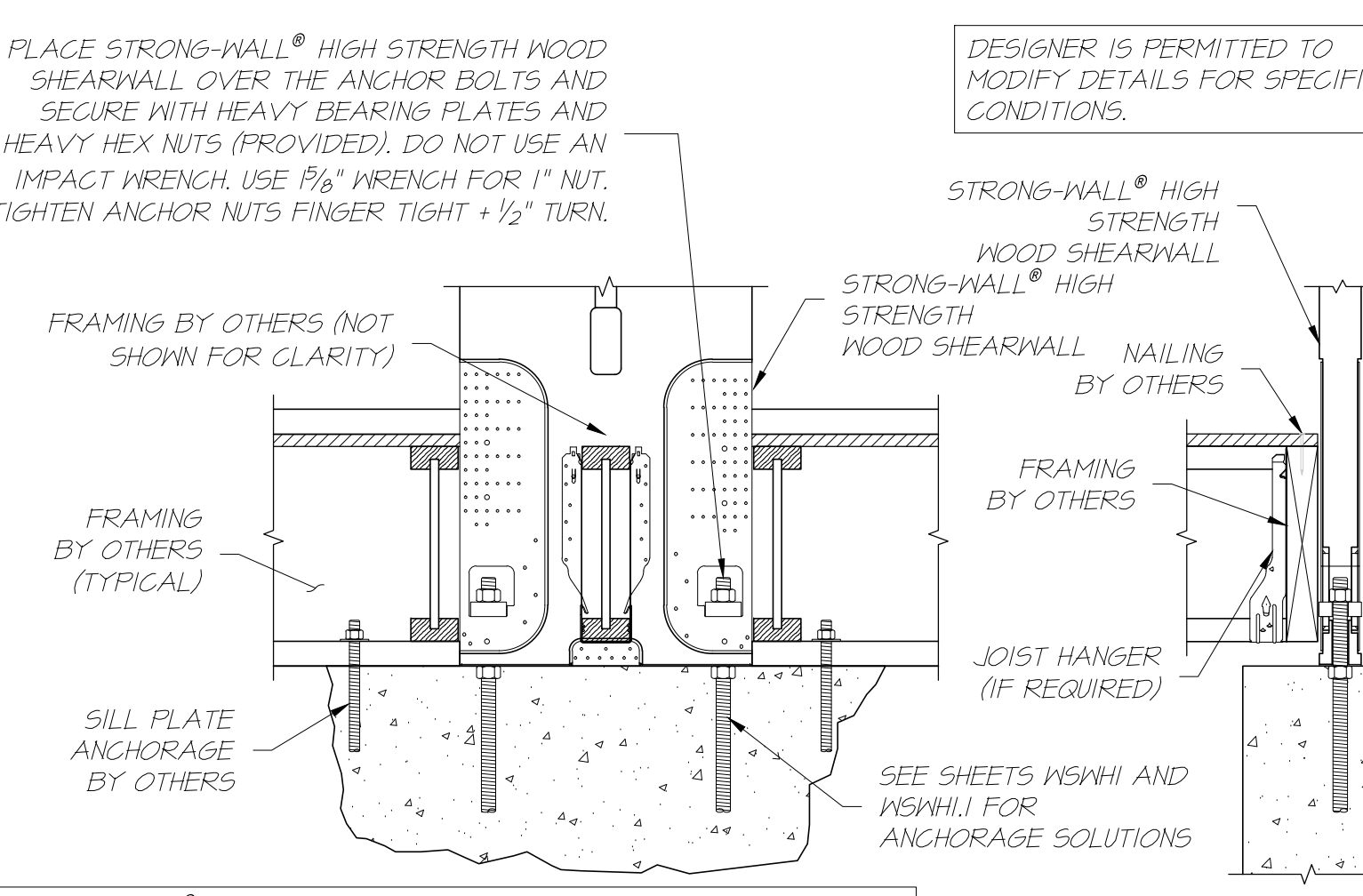
TOP CONNECTION

TOP OF WALL HEIGHT ADJUSTMENTS



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

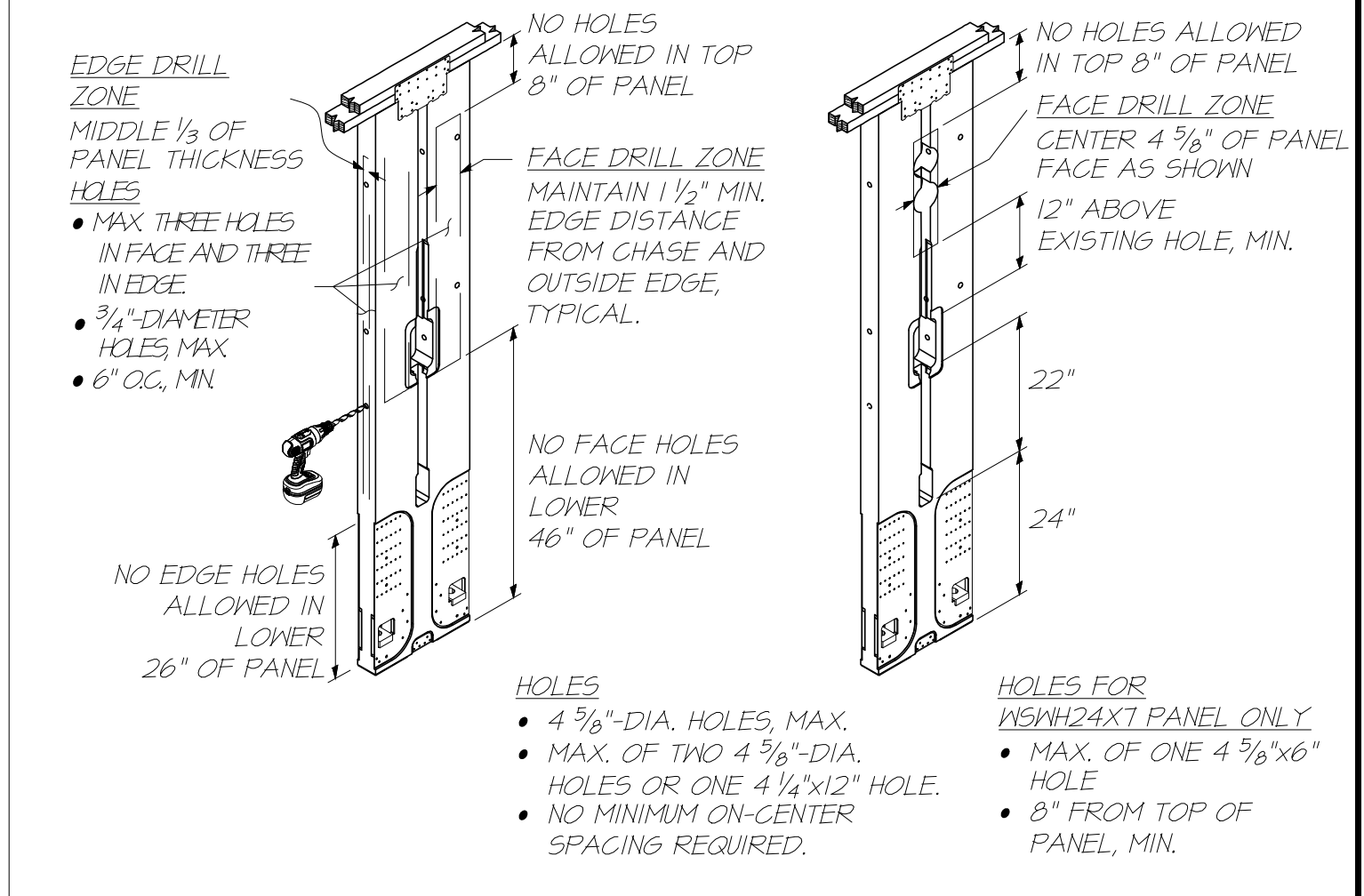
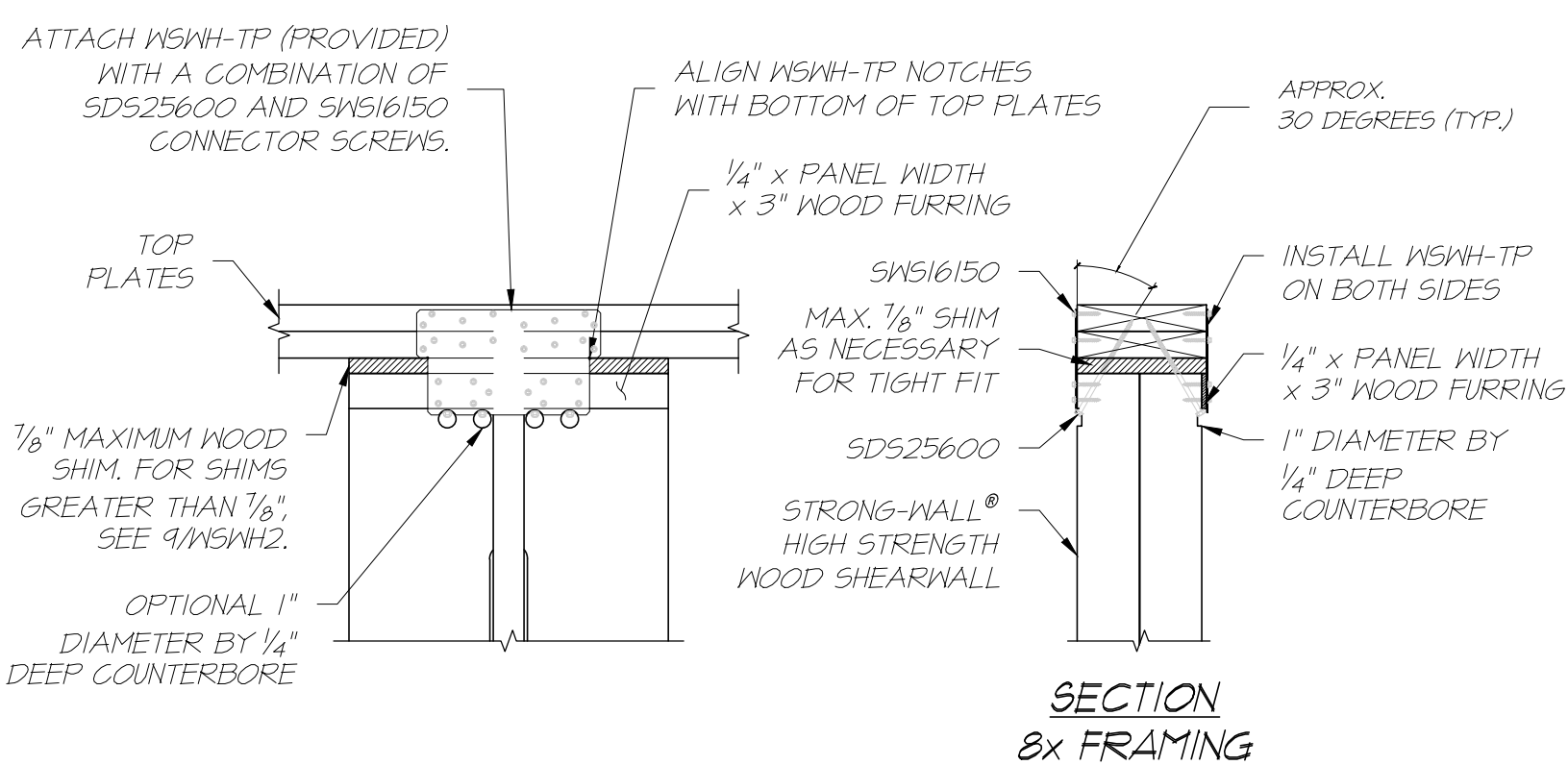
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

MODEL NO.	FASTENER QUANTITY	
	SDS1/8x10	SDS3/8x100
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



ALLOWABLE SMALL HOLES FACE AND EDGE DRILL ZONES

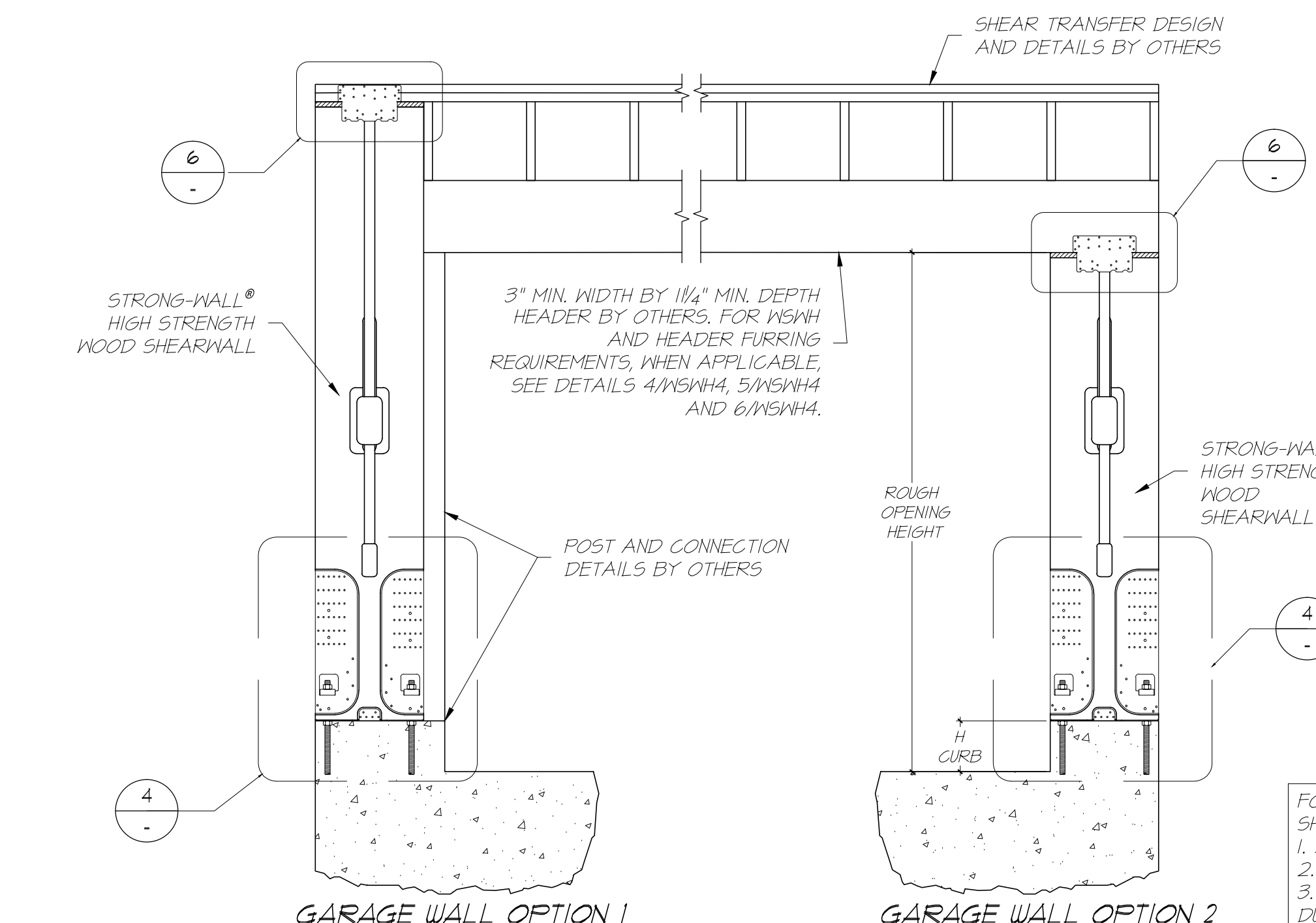
ALLOWABLE LARGE HOLES IN ADDITION TO ALLOWABLE SMALL HOLES

SINGLE STORY WSWH ON CONCRETE

WOOD FLOOR SYSTEM BASE CONNECTION

BACK-TO-BACK TOP CONNECTION

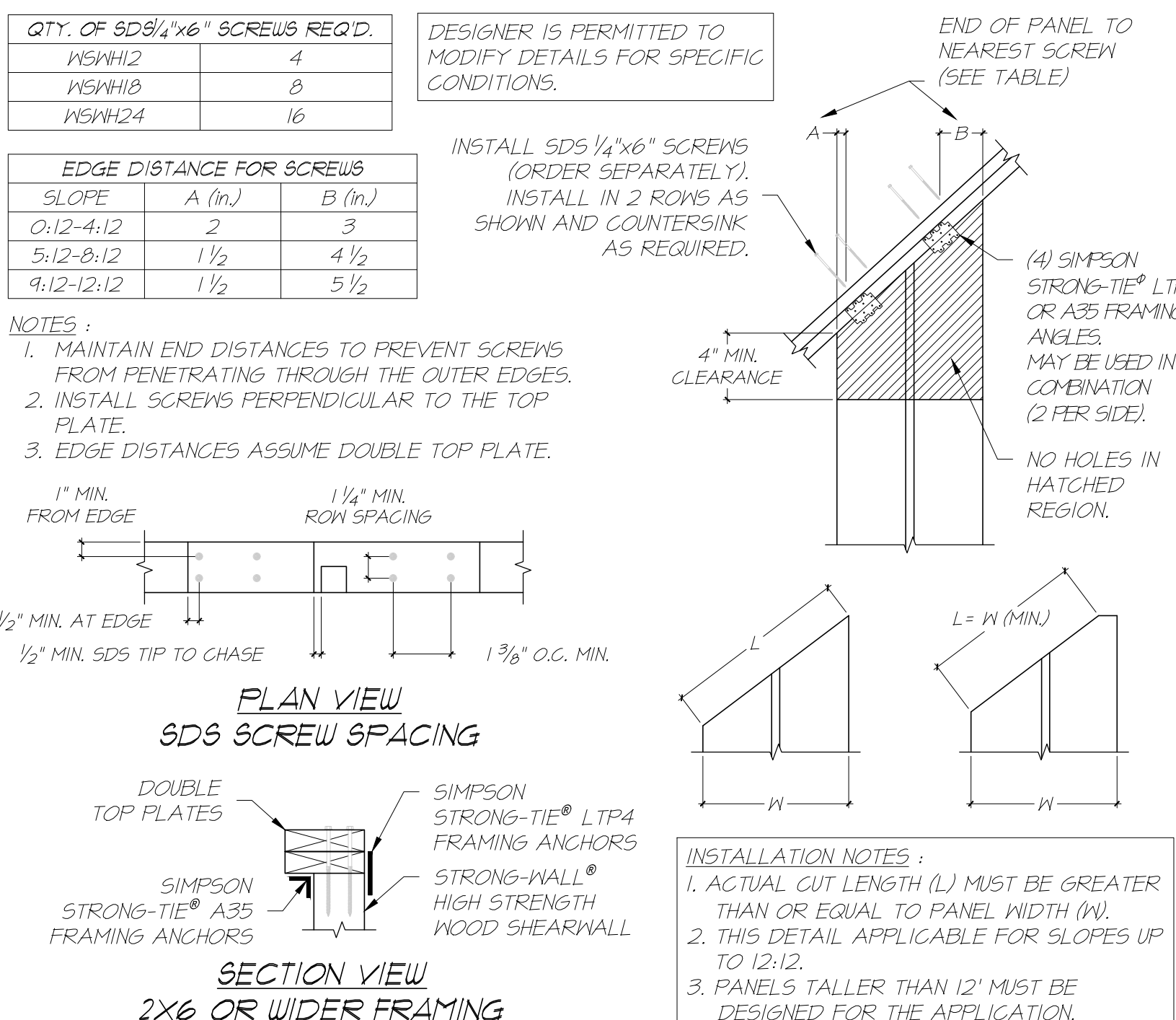
TRIM ZONE AND ALLOWABLE HOLES



GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH8x7 WSWH24x7	78"	5 1/2"	6'-11 1/2"
WSWH12x8 WSWH8x8 WSWH24x8	85 1/2"	0"	7'-1 1/2"
	93 1/4"	5 1/2"	8'-2 3/4"
		6"	8'-3 1/4"

- NOTES:**
- IF REQUIRED, ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
 - TRIMMING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.
- FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
- SHEAR TRANSFER
 - OUT-OF-PLANE LOADING EFFECT
 - INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT



- STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY SIMPSON STRONG-TIE COMPANY INC., HOME OFFICE: 9456 N. LAS POSITAS BLVD., PLEASANTON, CA 94588; TEL: (800) 999-5099; FAX: (925) 841-1541. 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. 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

RAKE WALL

NOTES

NO.	DATE	REVISIONS
0	11-20-20	FIRST RELEASE - 2008
1	03-16-21	2021 IBC REVISIONS

SIMPSON STRONG-TIE® WSWH
 FRAMING DETAILS
 ENGINEERED DESIGNS

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

TABLE 1:
STRONG-WALL® WSWH SECOND-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	TOTAL WALL WEIGHT (lb.)
WSWH2x7	12	84	105
WSWH2x8	12	96	120
WSWH2x9	12	108	135
WSWH2x10	12	120	150
WSWH2x11	12	132	165
WSWH2x12	12	144	180
WSWH2x13	12	156	195
WSWH2x14	12	168	210
WSWH2x15	12	180	225
WSWH2x16	12	192	240
WSWH2x17	12	204	255
WSWH2x18	12	216	270
WSWH2x19	12	228	285
WSWH2x20	12	240	300
WSWH2x21	12	252	315
WSWH2x22	12	264	330
WSWH2x23	12	276	345
WSWH2x24	12	288	360
WSWH2x25	12	300	375
WSWH2x26	12	312	390
WSWH2x27	12	324	405
WSWH2x28	12	336	420
WSWH2x29	12	348	435
WSWH2x30	12	360	450

NOTES:
1. ALL PANELS COME WITH PRE-ATTACHED HOLDDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
2. ORDER TWO-STORY STACKED WALL CONNECTION KIT SEPARATELY FOR TWO-STORY STACKED APPLICATIONS. KIT INCLUDES TWO MULTI-STORY KIT HOLDDOWNS, TWO THREADED RODS, SHEAR TRANSFER PLATE, TWO HEAVY HEX NUTS, AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3/4" THICK.

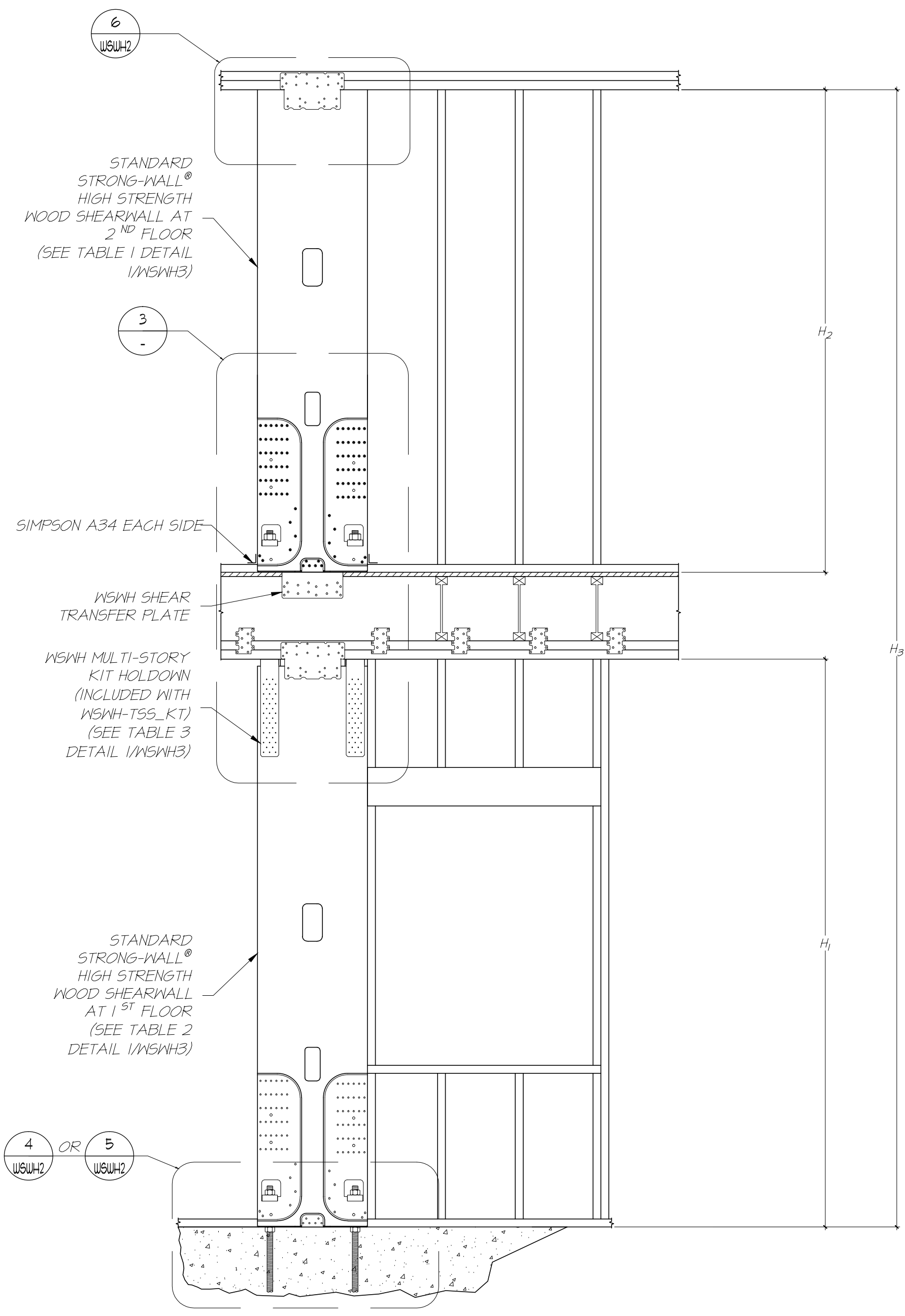
TABLE 2:
STRONG-WALL® WSWH FIRST-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
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
WSWH12x11	12	132	2	1	165
WSWH18x11	18	132	2	1	245
WSWH24x11	24	132	2	1	325
WSWH12x12	12	144	2	1	185
WSWH18x12	18	144	2	1	285
WSWH24x12	24	144	2	1	385
WSWH12x13	12	156	2	1	205
WSWH18x13	18	156	2	1	315
WSWH24x13	24	156	2	1	425
WSWH12x14	12	168	2	1	225
WSWH18x14	18	168	2	1	345
WSWH24x14	24	168	2	1	465

TABLE 3:
TWO-STORY STACKED WALL CONNECTION KIT

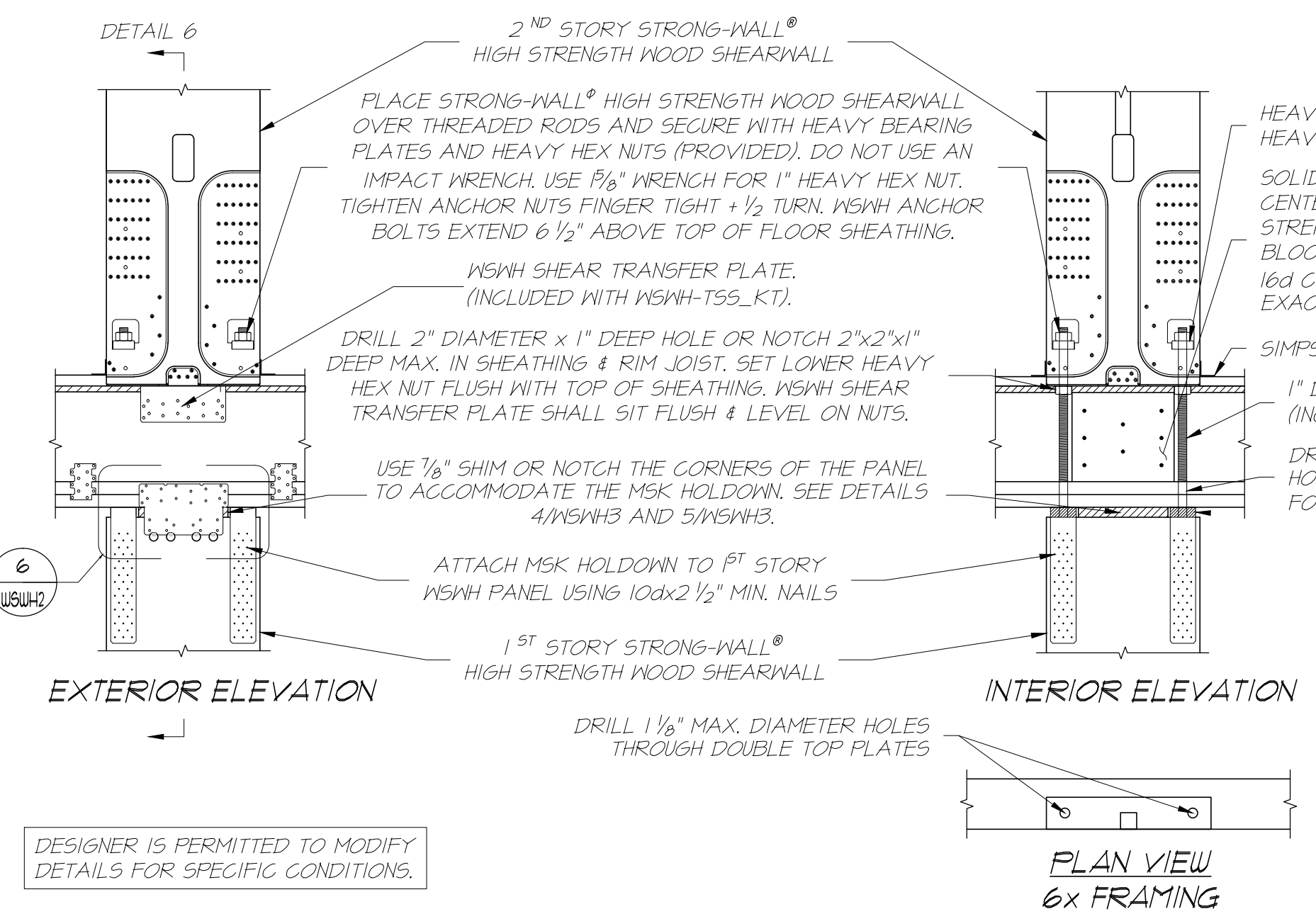
WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-TS52ZKT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) MULTI-STORY KIT HOLDDOWNS (2) 1" x 30" THREADED RODS (ASTM A193 B7)
18	WSWH-TS518KT	(2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
24	WSWH-TS524KT	

TWO-STORY STACKED WSWH MODELS

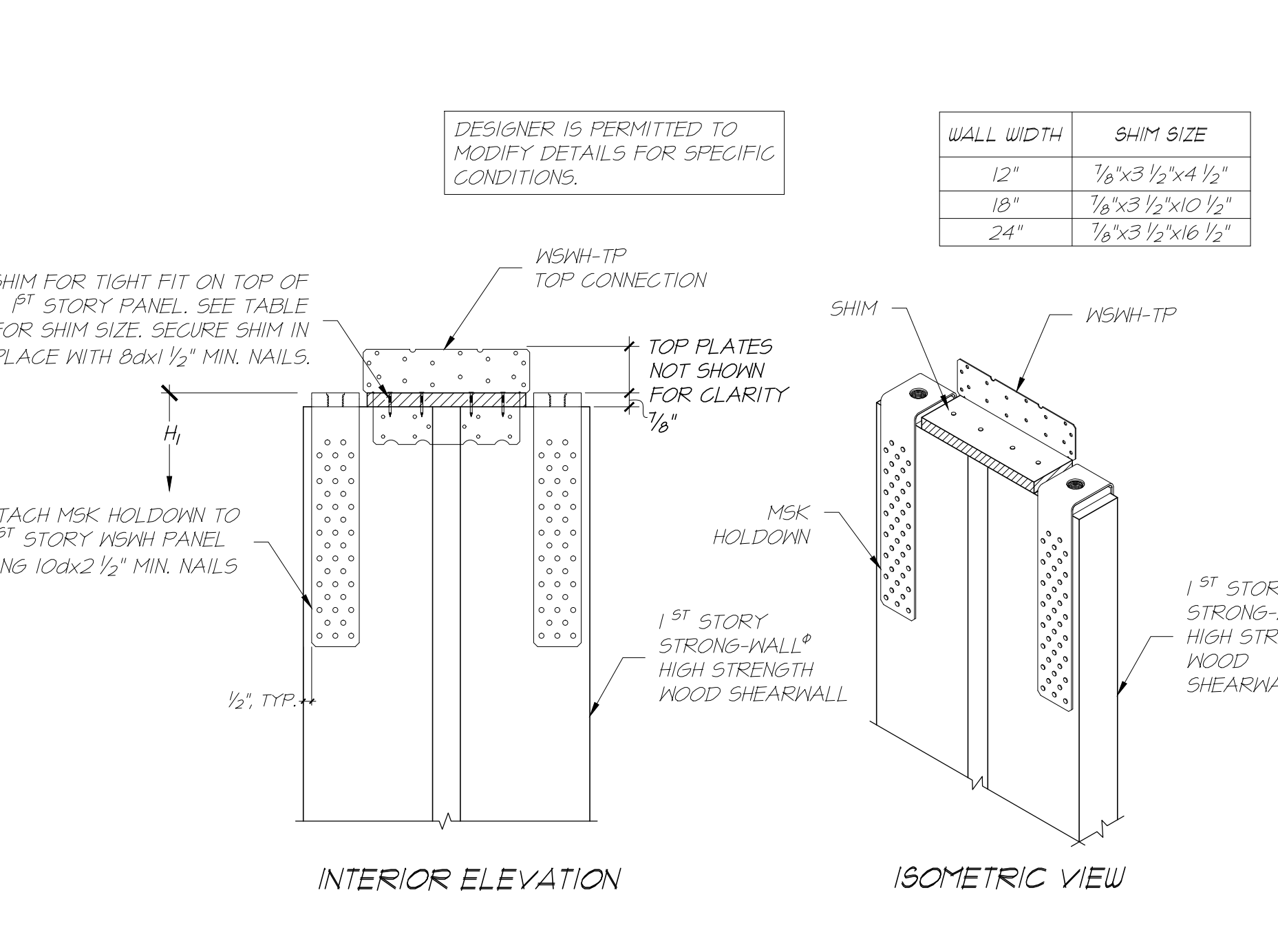


LEGEND:
 H_1 = 1ST STORY WSWH HEIGHT; TOP OF CONCRETE TO UNDERSIDE OF 1ST STORY TOP PLATES (IN)
 H_2 = 2ND STORY WSWH HEIGHT; TOP OF FLOOR SHEATHING TO UNDERSIDE OF 2ND STORY TOP PLATES (IN)
 H_3 = TOTAL ASSEMBLY HEIGHT; TOP OF CONCRETE TO UNDERSIDE OF 2ND STORY TOP PLATES (IN)

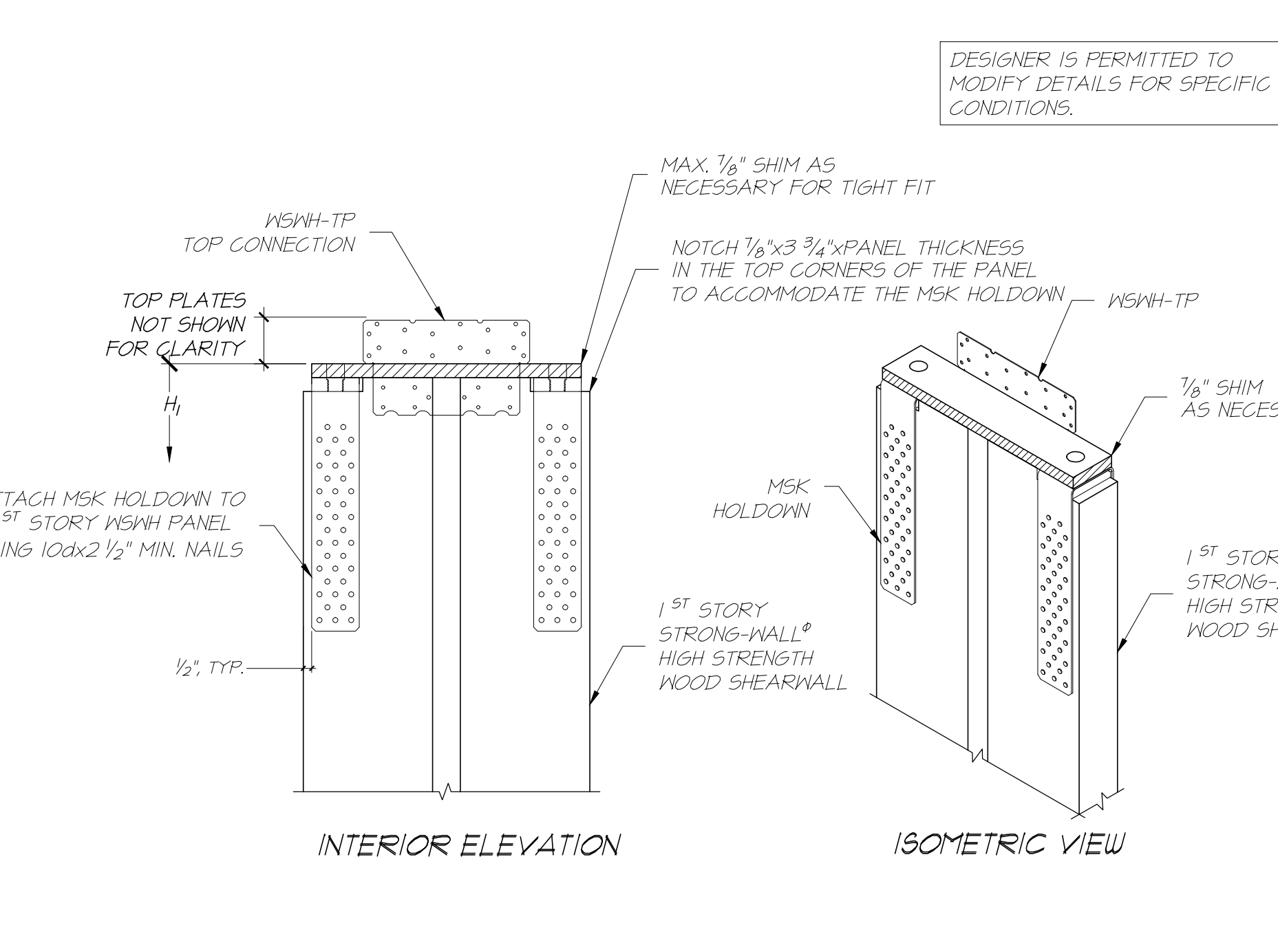
TWO-STORY STACKED



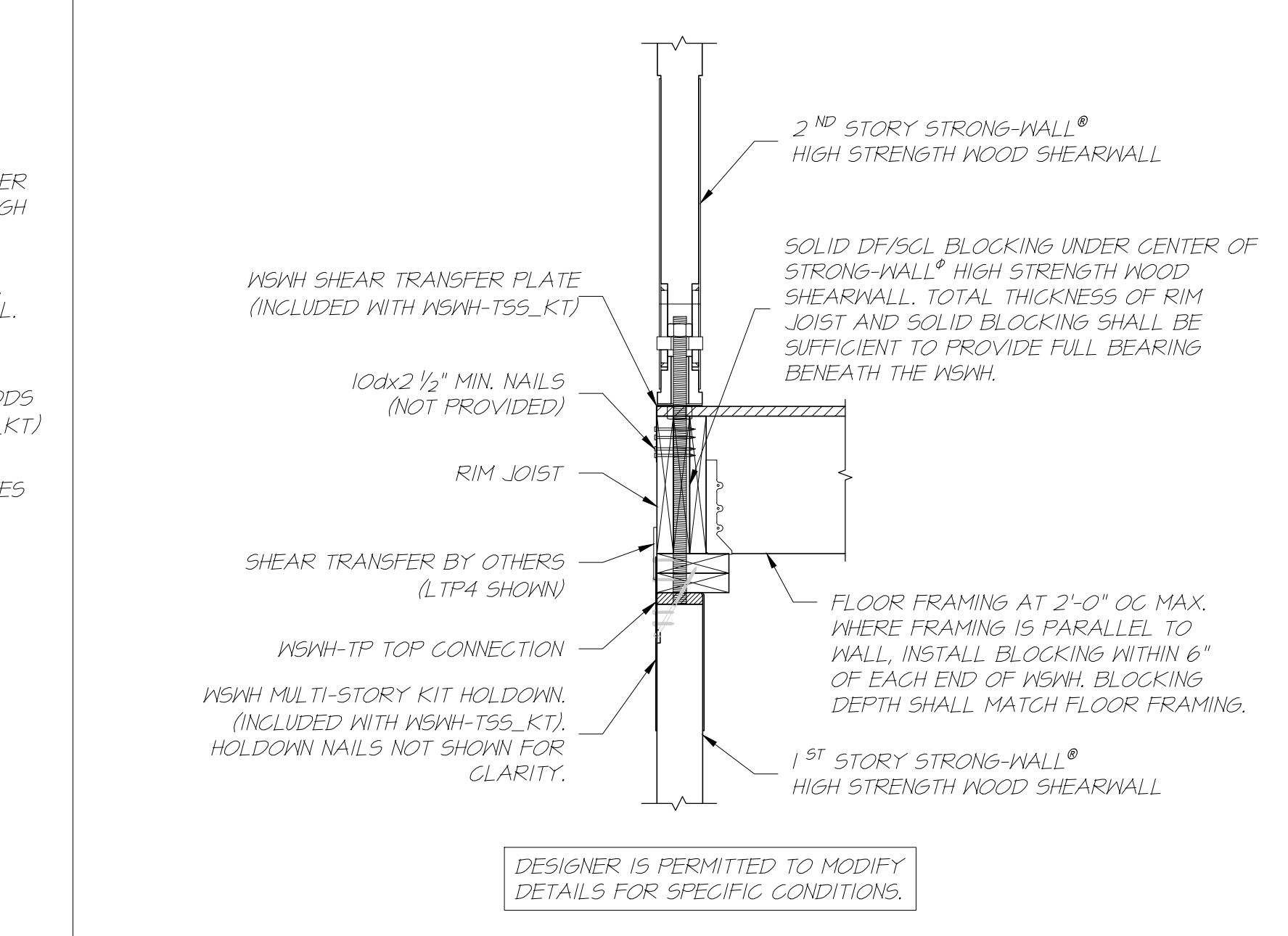
TWO-STORY STACKED FLOOR FRAMING



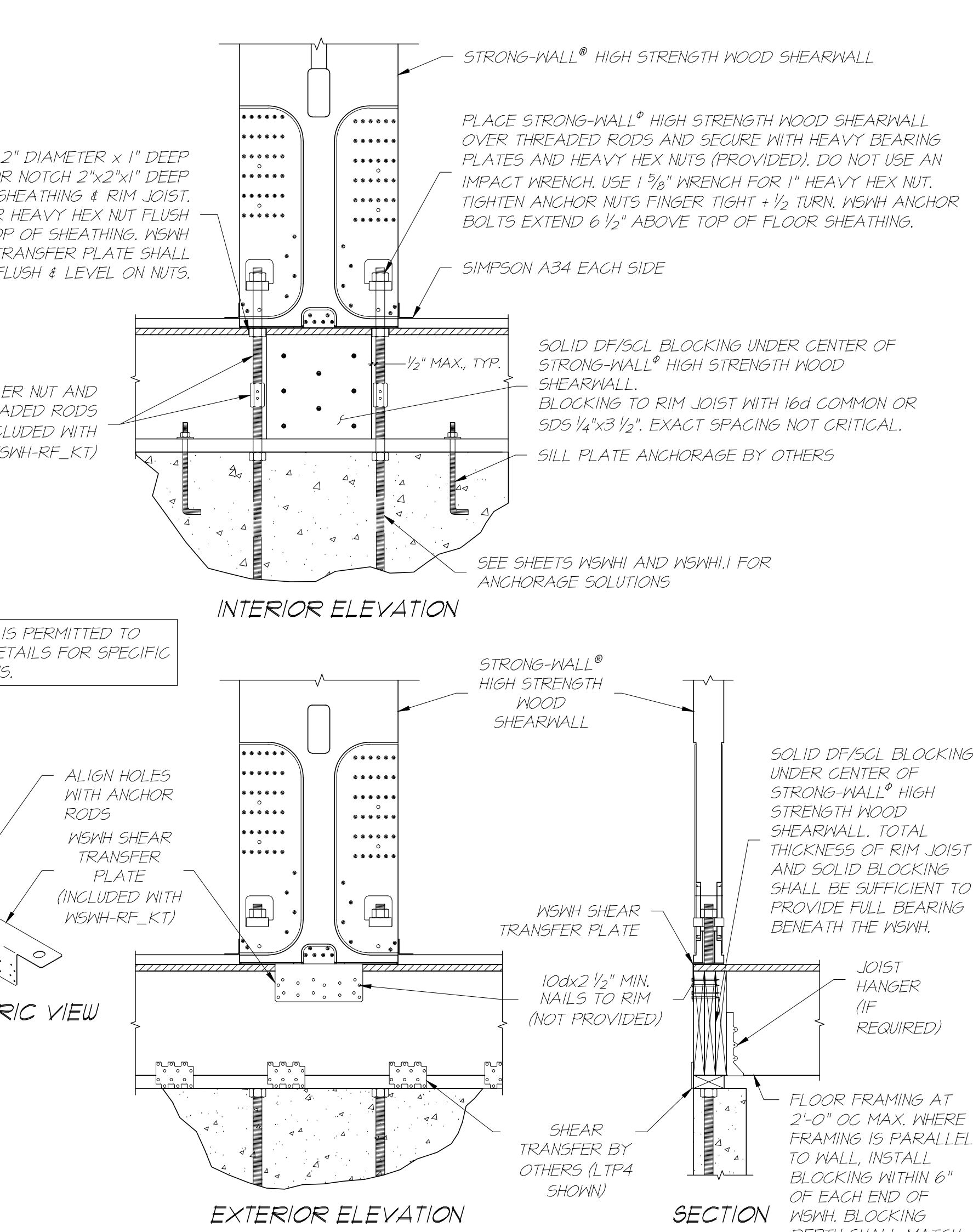
TOP OF 1ST STORY PANEL CONNECTION



ALTERNATIVE TOP OF 1ST STORY PANEL CONNECTION



TWO-STORY STACKED FLOOR SECTION



WOOD FIRST-FLOOR WALL CONNECTION KIT

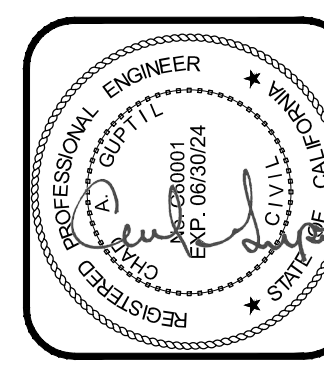
WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-RF12KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) 1" x 18" THREADED RODS (ASTM A193 B7)
18	WSWH-RF18KT	(2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
24	WSWH-RF24KT	

ORDER FIRST FLOOR CONNECTION KIT SEPARATELY. MODEL WSWH-RF_KT, EXAMPLE WSWH-RF18KT

FIRST FLOOR AT WOOD FRAMING

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 5/WSWH2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STRONG-WALL HIGH STRENGTH WOOD SHEARWALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 5/WSWH2.
4. DESIGNER SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

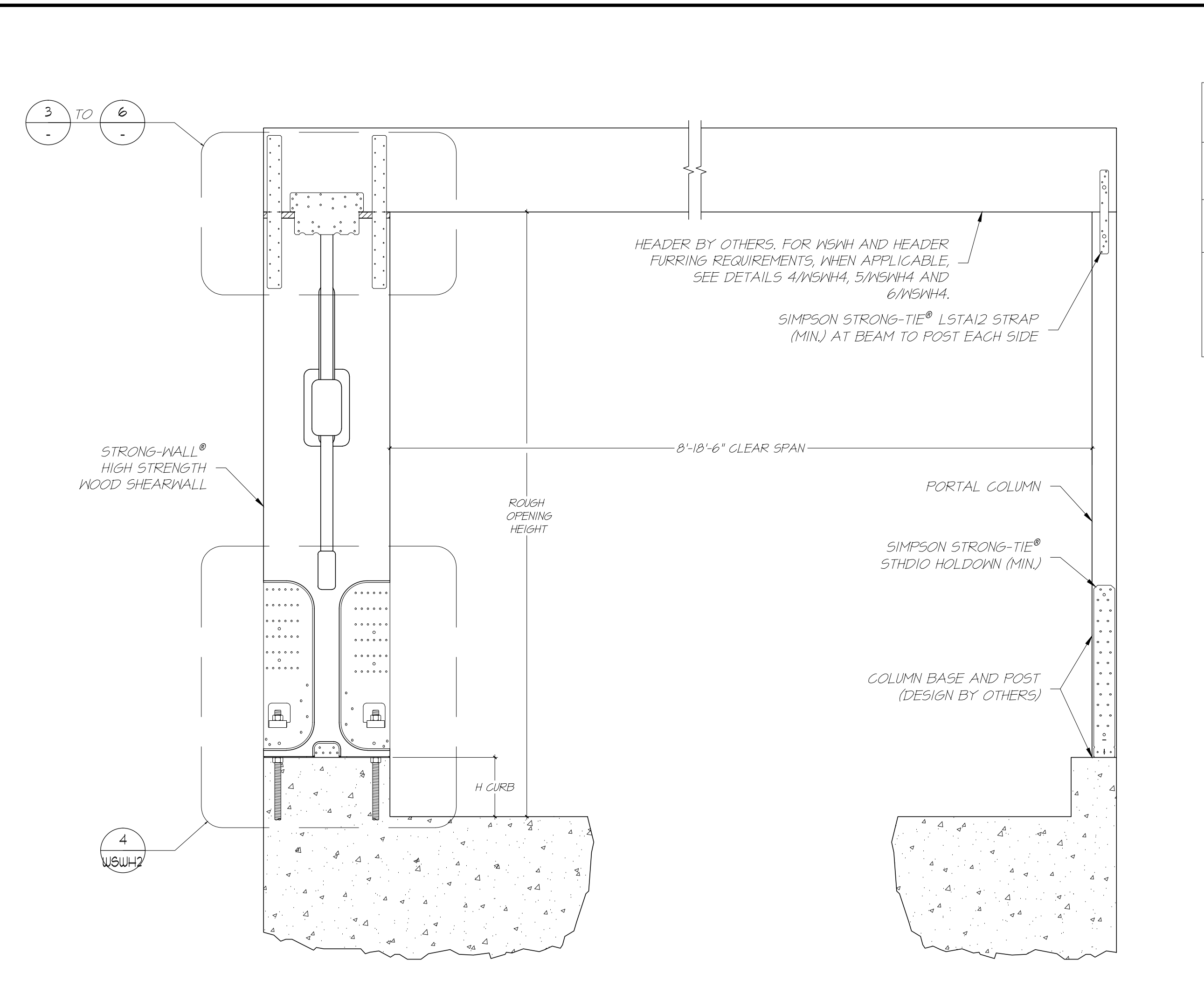
NO.	DATE	REVISIONS
1	08-14-21	FIRST RELEASE - 2021



SIMPSON Strong-Tie Co. Inc.
1100 N. Central Expy., Blvd.
P.O. Box 140000
Denver, CO 80202
Tel: (800) 999-5099
Website: www.strongtie.com

STRONG-WALL® WSWH
FRAMING DETAILS
FIRST FLOOR WALL & TWO-STORY STACKED
ENGINEERED DESIGNS

NAME	DATE	SCALE	CHECKED	SHEET
	08-14-2021	N.T.S.		WSWH3
OF SHEETS				
JOB NO.				



GARAGE HEADER ROUGH OPENING HEIGHT

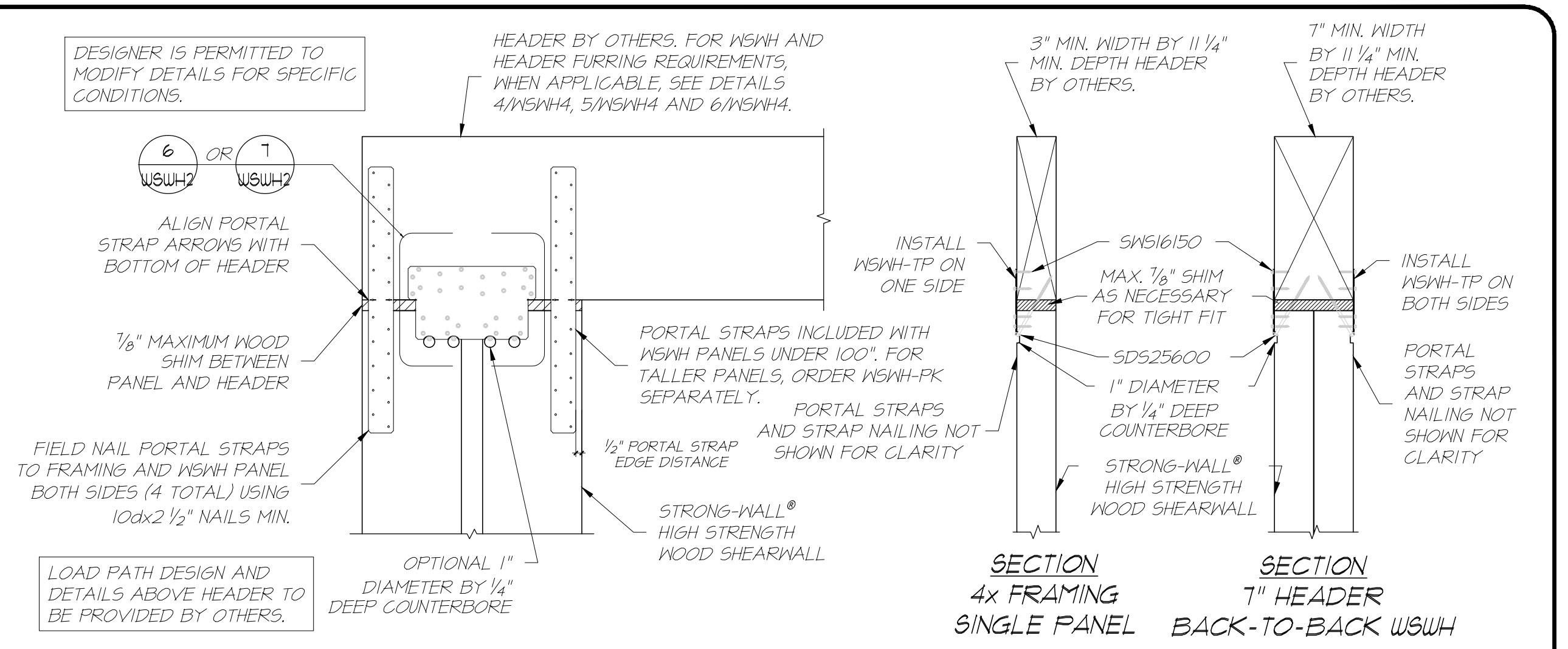
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH2x7 WSWH8x7 WSWH24x7	78"	5 1/2"	6'-11 1/2"
		6"	7'-0"
WSWH2x8 WSWH8x8 WSWH24x8	85 1/2"	0"	7'-1 1/2"
		5 1/2"	8'-2 3/4"
		6"	8'-3 1/4"

NOTES:
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

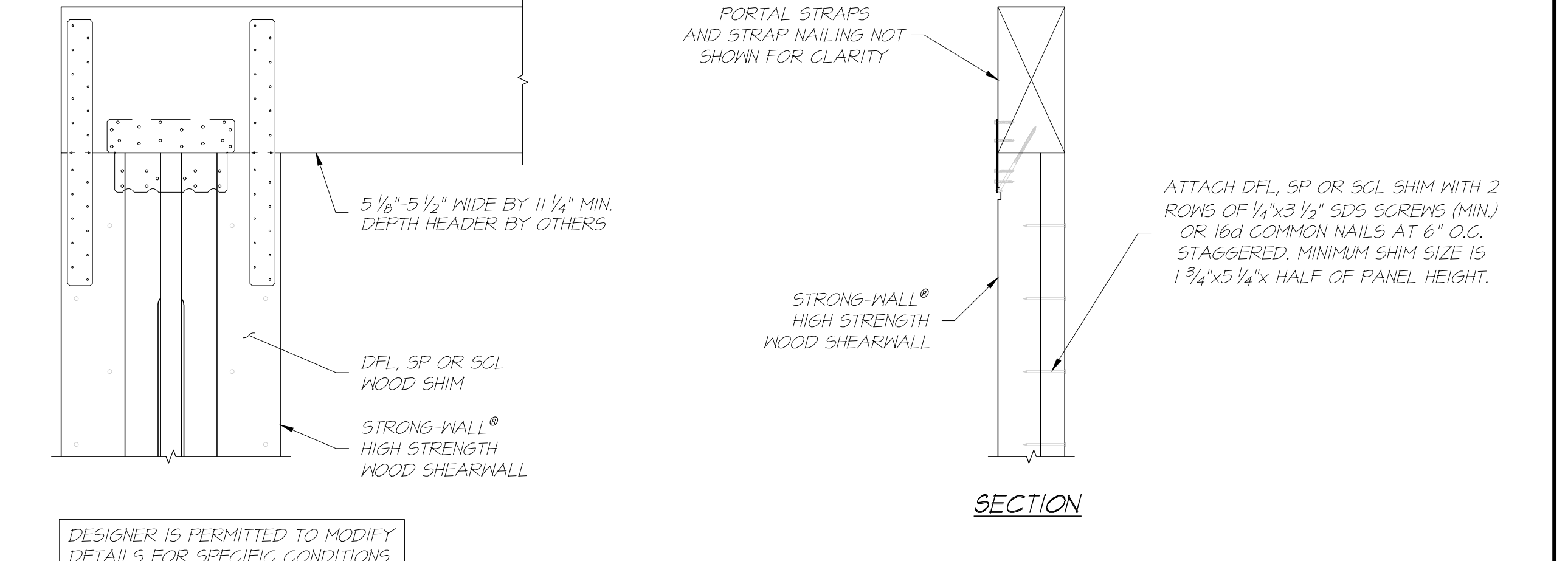
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

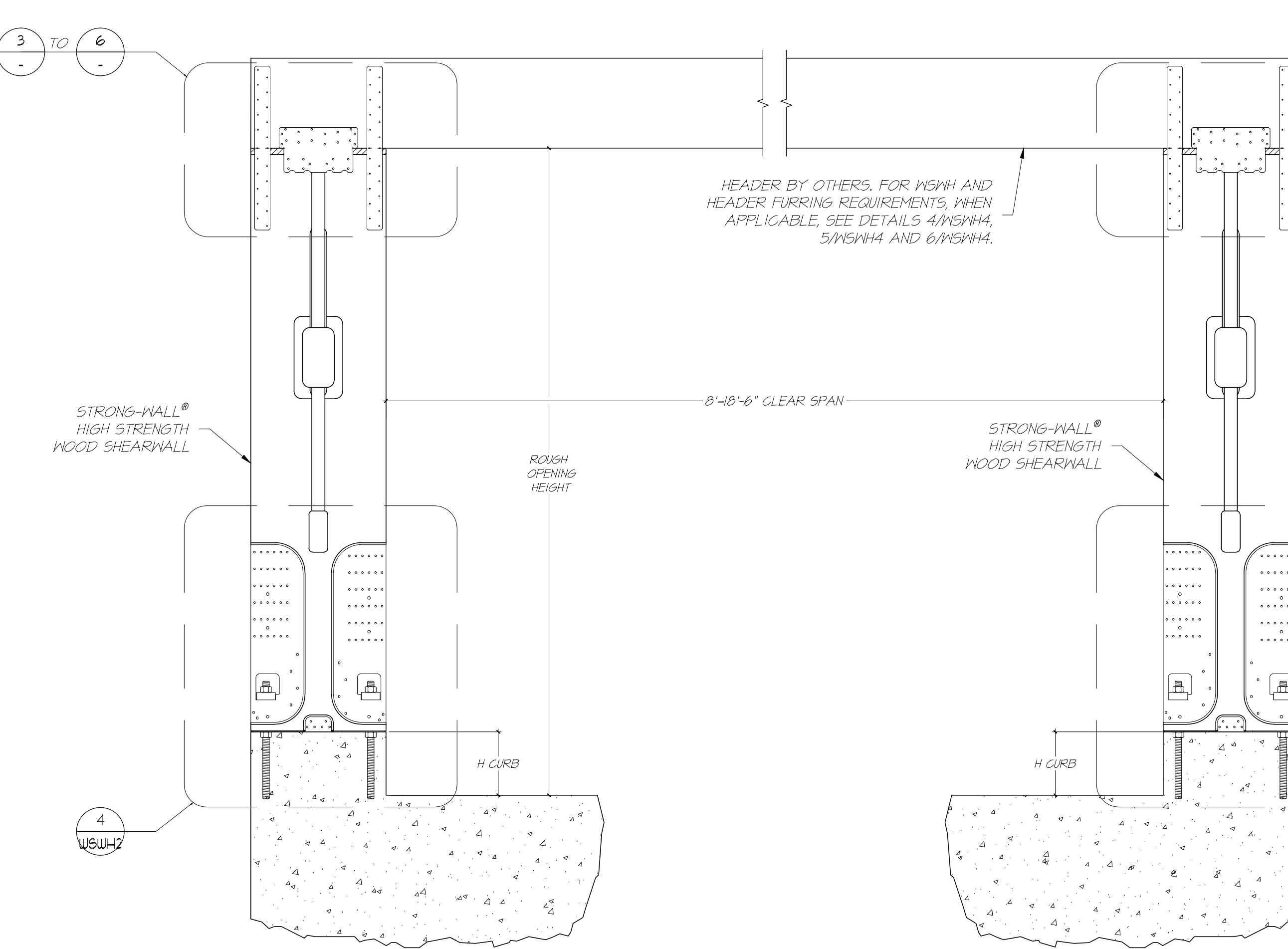
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY



PORTAL TOP CONNECTION



FURRING FOR 5 1/8" TO 5 1/2" HEADER

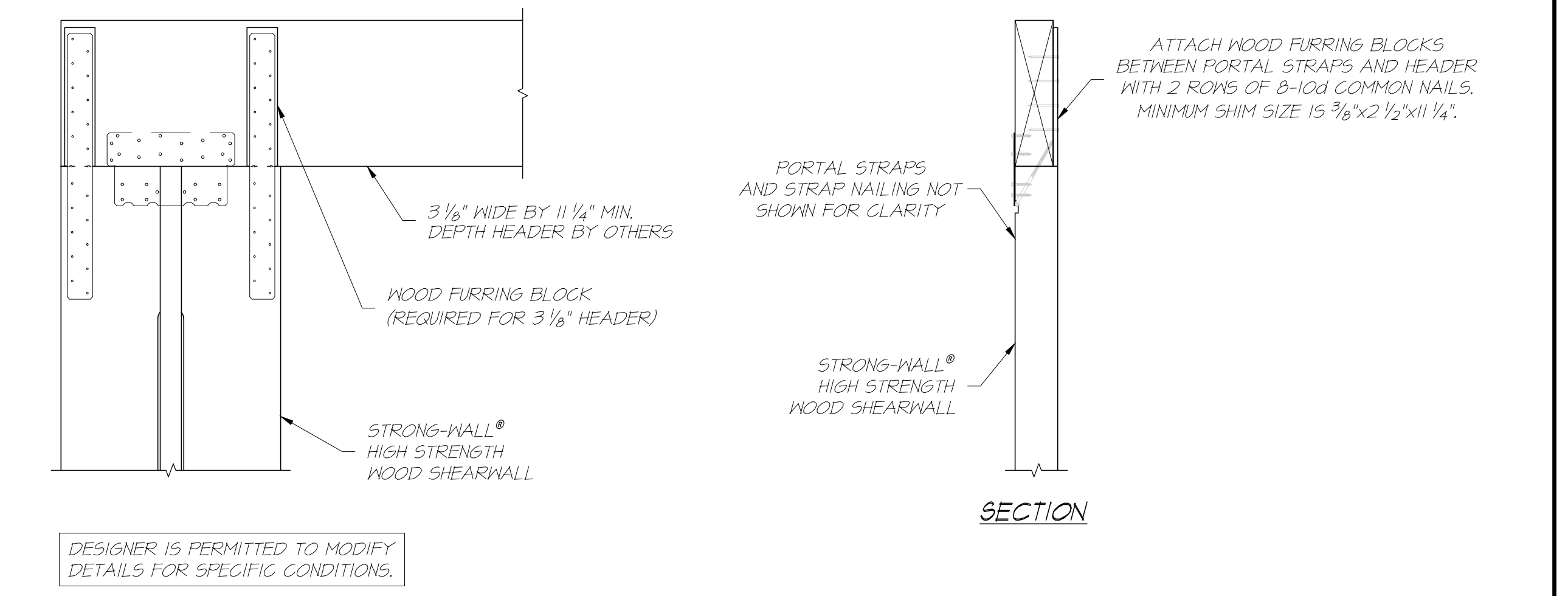


GARAGE HEADER ROUGH OPENING HEIGHT

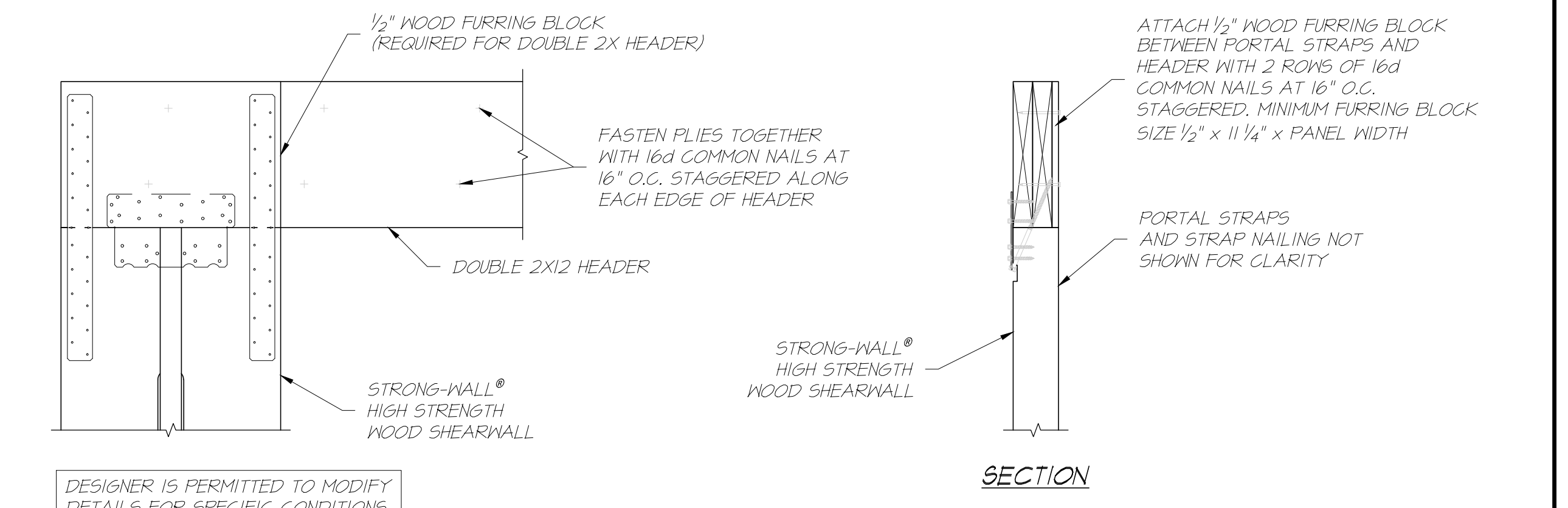
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH2x7 WSWH8x7 WSWH24x7	78"	5 1/2"	6'-11 1/2"
		6"	7'-0"
WSWH2x8 WSWH8x8 WSWH24x8	85 1/2"	0"	7'-1 1/2"
		5 1/2"	8'-2 3/4"
		6"	8'-3 1/4"

NOTES:
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.



FURRING FOR 3 1/8" HEADER

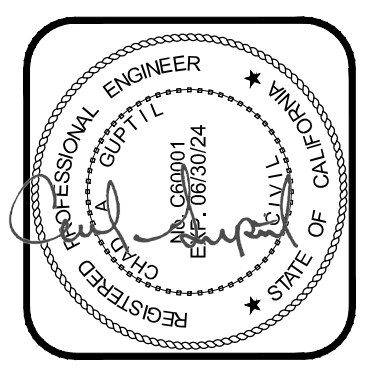


FURRING FOR DOUBLE 2X12 HEADERS

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY

REVISIONS

NO.	DATE	REVISIONS
0	11-29-20	FIRST RELEASE - 2008
1	03-16-21	2021 IBC REVISIONS



SIMPSON Strong-Tie Co. Inc.
 3800 N. Central Expy.
 P.O. Box 12000
 Phoenix, AZ 85066
 Tel: (602) 998-5000
 Website: www.simpsonstrongtie.com

STRONG-WALL® WSWH
 PORTAL SYSTEM
 FRAMING DETAILS
 ENGINEERED DESIGNS

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH4
OF SHEETS	
JOB NO.	