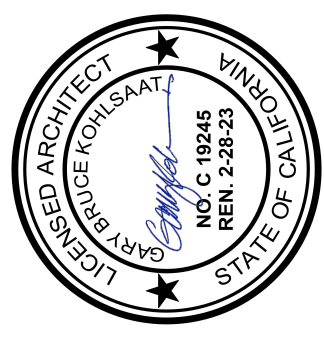




The Schwager Residence

REVISIONS

KOHLSAAT & ASSOCIATES
 11 UNIVERSITY AVE. 11th FLOOR, LOS GATOS, CA 95020 • (408) 948-2858

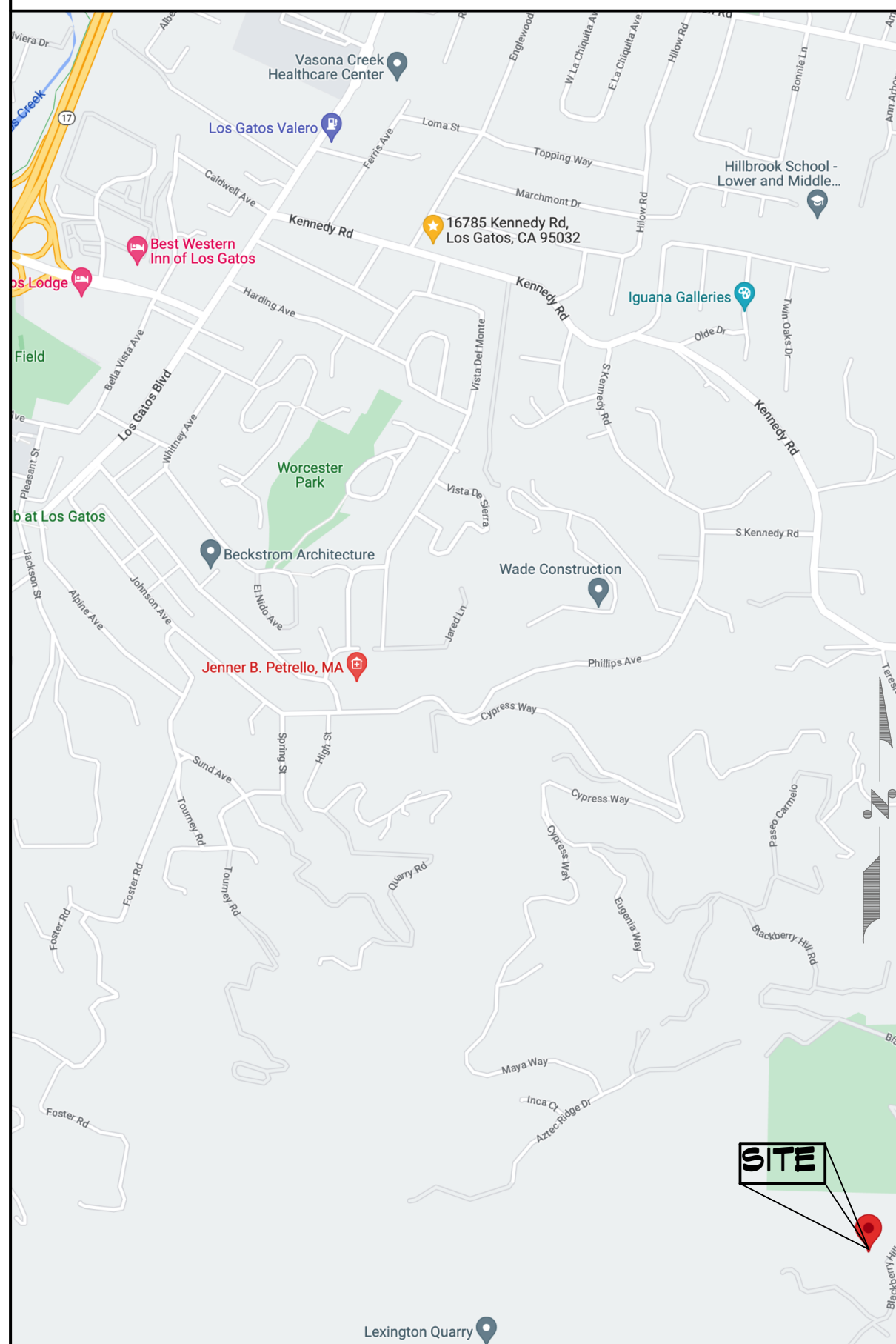


A REMODEL TO THE:
THE SCHWAGER RESIDENCE
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

SHEET INDEX

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- A-2 SITE PLAN
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- A-5 AS-BUILT/DEMO SECOND FLOOR PLANS
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- A-7 PROPOSED FIRST FLOOR PLAN
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- A-9 EXTERIOR DOOR & WINDOW SCHEDULE
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- A-13 PROPOSED ROOF PLAN
- A-14 CROSS SECTIONS
- A-15 CROSS SECTIONS
- A-16 ARCHITECTURAL DETAILS
- A-17 FIRST FLOOR ELECTRICAL MECHANICAL PLAN
- A-18 SECOND FLOOR ELECTRICAL MECHANICAL PLAN
- T-1 ENERGY CONSERVATION
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- T-3 MANDATORY MEASURES
- S1.0 GENERAL NOTES
- S1.1 SLAB HOLDDOWN
- 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
- NSA... STRONG-WALL ANCHORAGE DETAILS
- NSA... STRONG-WALL FRAMING DETAILS
- NSA... STRONG-WALL FRAMING DETAILS
- NSA... STRONG WALL PORTAL SYSTEM

VICINITY MAP



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. IN 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.

* POTABLE 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 EACH 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 POTABLE 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). 2019 CFC SEC. 903.8.3 & HEALTH & SAFETY CODE 15114.1

* 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 ARABIC 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 903.1

* CONSTRUCTION SITE FIRE SAFETY. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 99 AND OUR STANDARD DETAILS AND AS APPROPRIATE TO THE PROJECT.

* WILDLAND-URBAN INTERFACE. THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-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 400 INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4201 OR CALIFORNIA GOVERNMENT CODE 51182 - CFC SECTION 93910

NOTES

ARCHITECT:
 KOHLSAAT & ASSOCIATES
 11 UNIVERSITY AVENUE, SUITE L
 LOS GATOS, CA 95020
 TEL: (408) 948-2858

STRUCTURAL ENGINEER:
 CORNERSTONE
 STRUCTURAL CONSULTANTS
 9008 ELK GROVE BLVD., STE. 6
 ELK GROVE, CA 95624
 TEL: (916) 699-0249

ENERGY CONSULTANT:
 MONTEREY ENERGY GROUP
 26465 CARMEL RANCHO RD.
 SUITE B
 CARMEL, CA 95023
 TEL: (831) 972-8929

PROJECT DIRECTORY

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, 3.71 AC.

PROJECT DATA

FLOOR AREAS:	EXISTING	DEMO	NEW	TOTAL
MAIN FLOOR	2,862 SF	100 SF	0 SF	2,762 SF
SECOND FLOOR	1,628 SF	554 SF	151 SF**	1,425 SF
15' DBL COUNTED*	411 SF	151 SF	406 SF***	672 SF
GARAGE	660 SF	0 SF	0 SF	660 SF
TOTAL	5,561 SF	605 SF	557 SF	5,519 SF
COVERED PORCHES	724 SF	306 SF	303 SF	721 SF

ALL NEW CONSTRUCTION IS WITHIN THE EXISTING FOOTPRINT.

* DOUBLE COUNTED FLOOR AREA OVER 15 FT. INCLUDED ONLY FOR PLANNING PURPOSES

** CONVERTED AREA FROM DBL. COUNTED FLOOR AREA TO FLOOR AREA

*** CONVERTED FROM FLOOR AREA TO DBL. COUNTED FLOOR AREA

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 Mechanical Code
- Part 5 California Plumbing Code
- Part 6 California Energy Code
- Part 7 California Historical Building Code
- Part 8 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

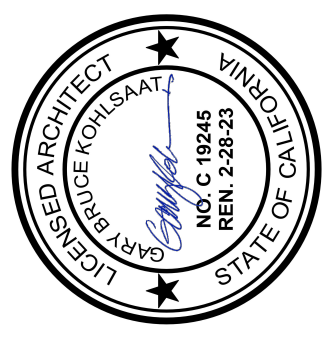
REMODEL TO AN EXISTING 5,561 SF RESIDENCE. REMOVE 454 SF AT ENTRY AND SECOND FLOOR. AT FIRST FLOOR, REMODEL KITCHEN, GUEST BATH, LAUNDRY, CREATE NEW DEN. AT THE SECOND FLOOR, REMODEL AND INCLUDE REMOVAL OF BEDROOM #3, LOFT AND EXISTING BATH #2, RECONFIGURED BEDROOM #2, NEW BATH #2, AND THE PRIMARY BATH AND CLOSETS. CHANGES RESULT IN A 5,519 SF RESIDENCE.

NOTE: The Architect and/or architect's representatives shall verify all dimensions, elevations and conditions prior to starting any construction. Any construction shall be in accordance with the approved plans and specifications. The Architect is not responsible for construction errors.

COVER SHEET

DATE: -DATE-
 SCALE AS SHOWN

SHEET
A-1
 1 OF -



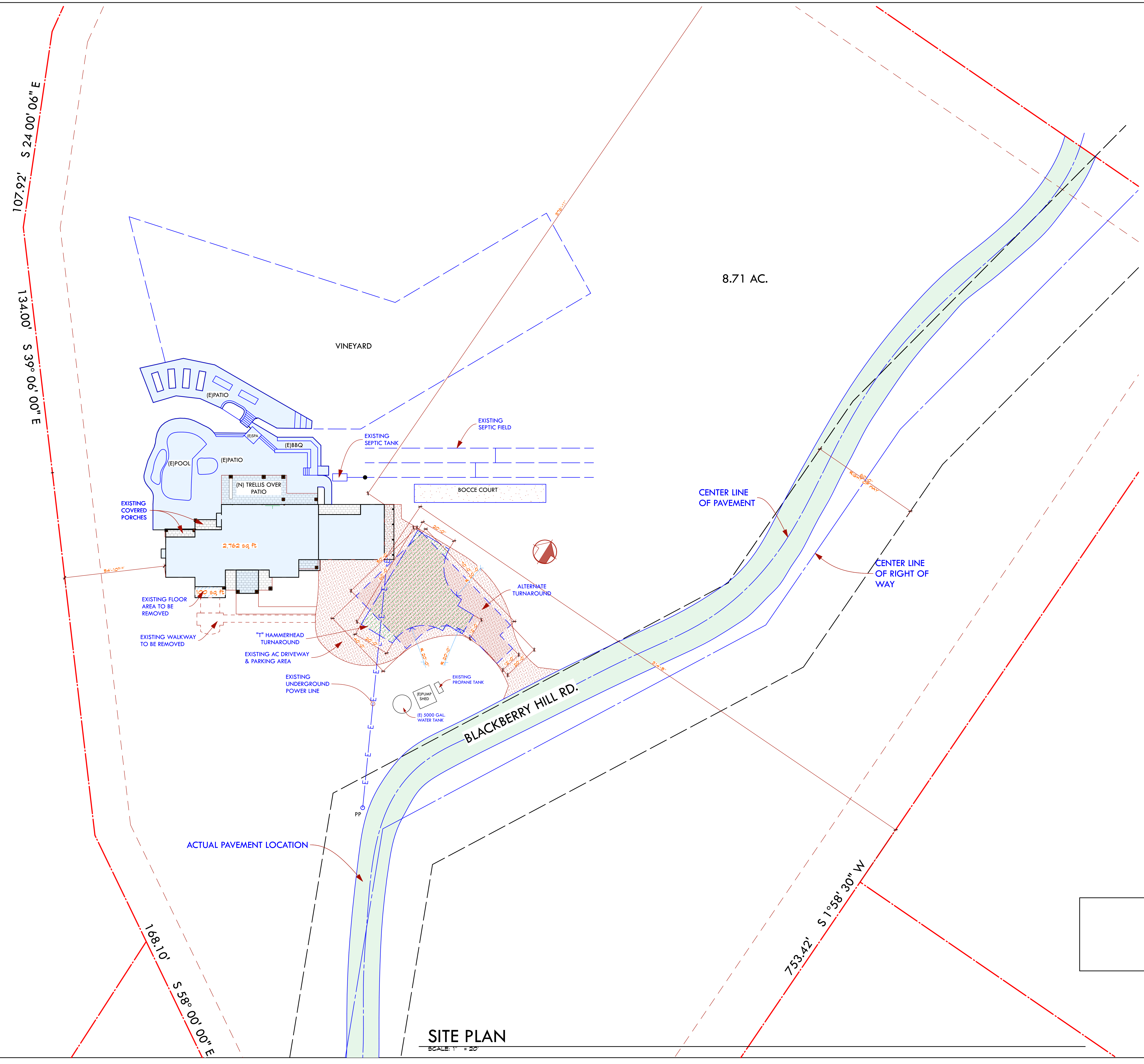
A REMODEL TO THE:
THE SCHNAGER RESIDENCE
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE: The contractor shall verify all dimensions, site conditions and conditions prior to starting any work. Any deviation shall be noted and approved by the architect in writing prior to construction. The architect is not responsible for any errors or omissions on the site plan and for any construction errors.

SITE PLAN

DATE: -DATE-
SCALE AS SHOWN

SHEET
A-2
2 OF 2



8.71 AC.

VINEYARD

BLACKBERRY HILL RD.

SITE PLAN
SCALE: 1" = 20'

107.92' S 24° 00' 06" E

134.00' S 39° 06' 00" E

168.10' S 58° 00' 00" E

733.42' S 1° 58' 30" W

ACTUAL PAVEMENT LOCATION

CENTER LINE OF PAVEMENT

CENTER LINE OF RIGHT OF WAY

EXISTING COVERED PORCHES

EXISTING FLOOR AREA TO BE REMOVED

EXISTING WALKWAY TO BE REMOVED

12" HAMMERHEAD TURNAROUND

EXISTING AC DRIVEWAY & PARKING AREA

EXISTING UNDERGROUND POWER LINE

(E) PUMP SHED

(E) 5000 GAL. WATER TANK

EXISTING PROpane TANK

ALTERNATE TURNAROUND

EXISTING SEPTIC TANK

EXISTING SEPTIC FIELD

BOCCO COURT

(E) POOL

(E) PATIO

(N) TRELLIS OVER PATIO

(E) BBQ

(E) PATIO

(E) SPA

(E) PATIO

(E) BBQ

2,762 sq. ft.

84 sq. ft.

84 sq. ft.

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VINEYARD

BOCCO COURT

EXISTING SEPTIC FIELD

EXISTING SEPTIC TANK

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(E) SPA

(E) PATIO

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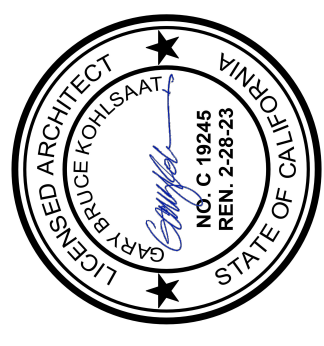
ALTERNATE TURNAROUND

BOCCO COURT

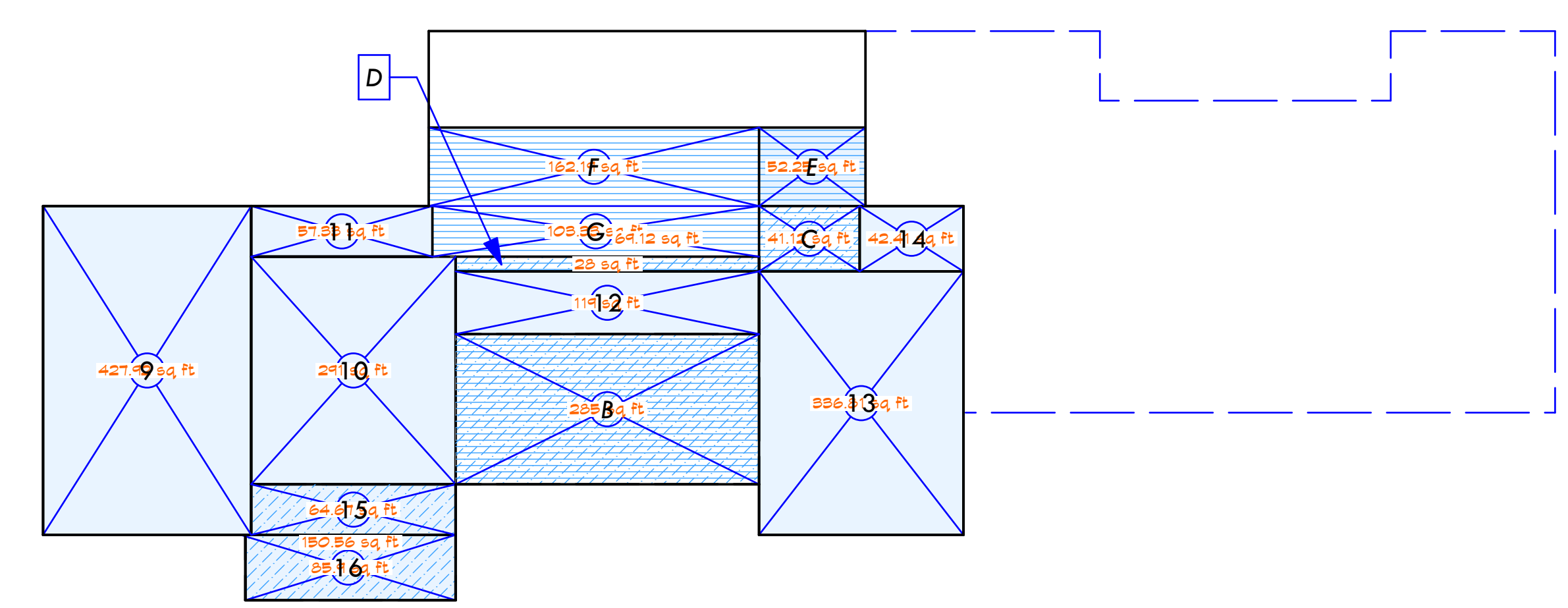
EXISTING SEPTIC FIELD

EXISTING SEPTIC TANK

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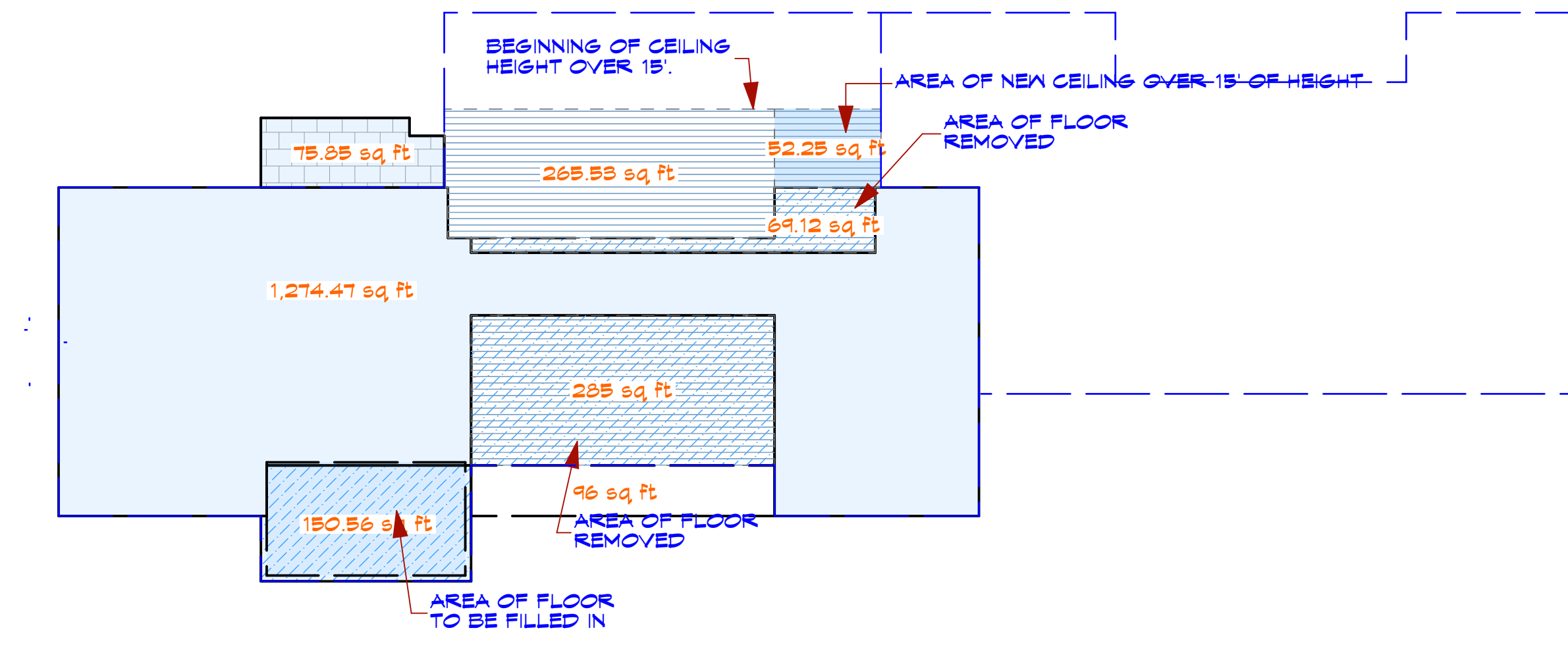


NOTE: All dimensions and areas are based on field measurements and conditions, prior to starting construction. Any new areas created by field conditions, including but not limited to, shall be measured and approved by the Architect in advance prior to construction.

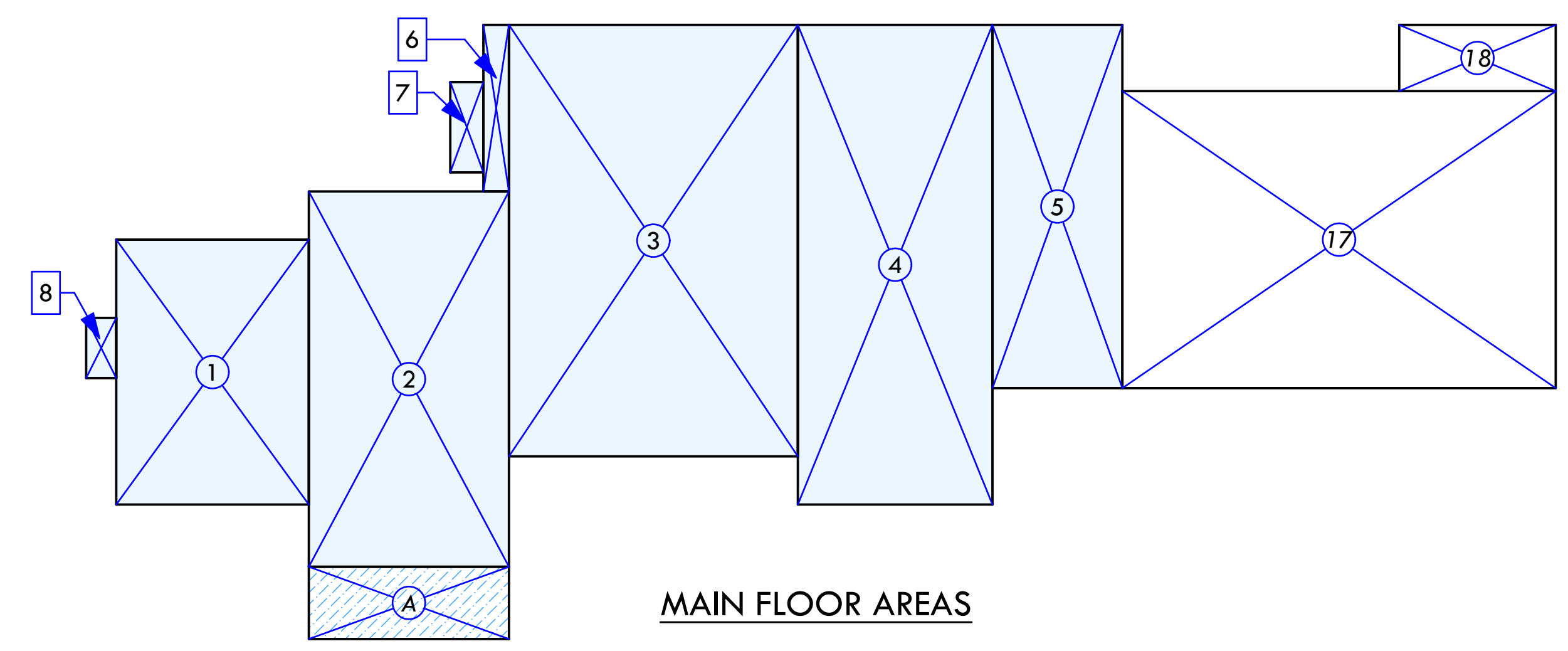


SECOND FLOOR AREAS

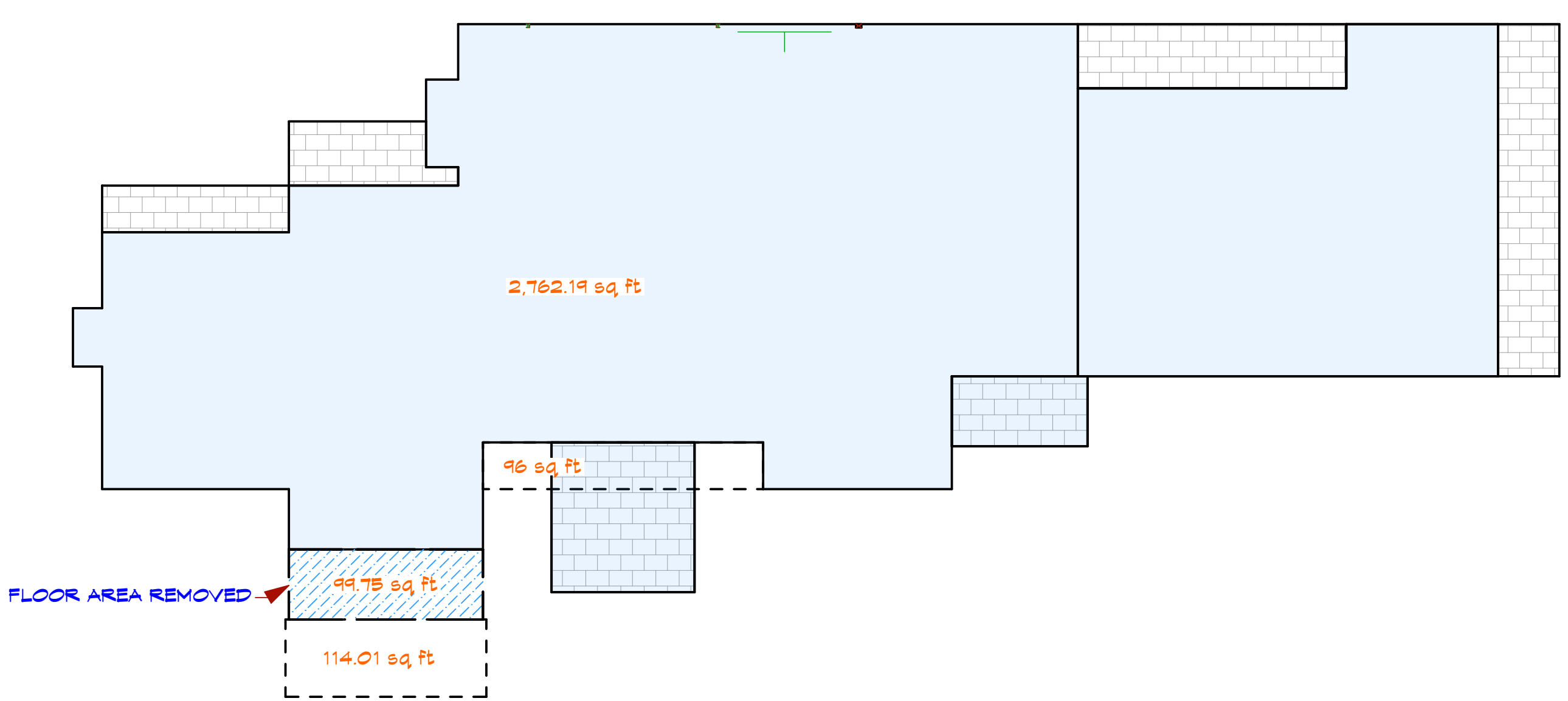
SECOND FLOOR AREAS



MAIN FLOOR AREAS



MAIN FLOOR AREAS



HABITABLE FIRST FLOOR AREA		
SECTION	DIMENSIONS	AREA
1	16'-0"X22'-0"	352.00
2	16'-7 1/2"X31'-2"	518.15
3	24'-0"X33'-10"	860.00
4	16'-2"X39'-10"	643.97
5	10'-9 1/2"X30'-2"	325.55
6	2'-1 1/2"X13'-10"	29.40
7	2'-9"X7'-6"	20.65
8	2'-6"X5'-0"	12.50
TOTAL HABITABLE FLOOR AREA		2762.22
HABITABLE SECOND FLOOR AREA		
SECTION	DIMENSIONS	AREA
9	16'-5 1/2"X26'-0"	427.92
10	16'-2"X18'-0"	291.00
11	14'-4"X4'-0"	57.33
12	24'-0"X4'-11 1/2"	119.00
13	16'-2"X20'-10"	336.81
14	8'-2 1/2"X5'-2"	42.41
15	16'-2"X4'-0"	64.67
16	16'-7 1/2"X3'-2"	85.93
TOTAL HABITABLE FLOOR AREA		1425.07
EXISTING FLOOR AREA REMOVED		
SECTION	DIMENSIONS	AREA
A	16'-7 1/2"X6'-0"	99.75
B	24'-0"X11'-10 1/2"	285.00
C	7'-11 1/2"X5'-2"	41.12
D	24'-0"X1'-2"	28.00
TOTAL DEMO HABITABLE FLOOR AREA		453.87
NEW & EXISTING AREAS DOUBLE COUNTED		
SECTION	DIMENSIONS	AREA
B	24'-0"X11'-10 1/2"	285.00
E	8'-5"X6'-2 1/2"	52.25
F	26'-1 1/2"X6'-2 1/2"	162.19
G	25'-10"X4'-0"	103.33
TOTAL AREAS DOUBLE COUNTED		602.77
NON-HABITABLE AREAS		
SECTION	DIMENSIONS	AREA
17	36'-0"X24'-8"	888.00
18	13'-0"X5'-6"	71.50
TOTAL AREAS DOUBLE COUNTED		959.50

- FLOOR AREAS LEGEND**
- EXISTING FLOOR AREA
 - DEMOLISHED FLOOR AREA
 - CONVERTED FLOOR AREA - DBL. COUNTED TO FLOOR AREA
 - DEMO FLOOR AREA - FLOOR AREA TO DBL. COUNTED
 - EXISTING DBL. COUNTED CEILING AREA
 - NEW DBL. COUNTED CEILING AREA
 - NON-HABITABLE SPACE

FLOOR AREAS:

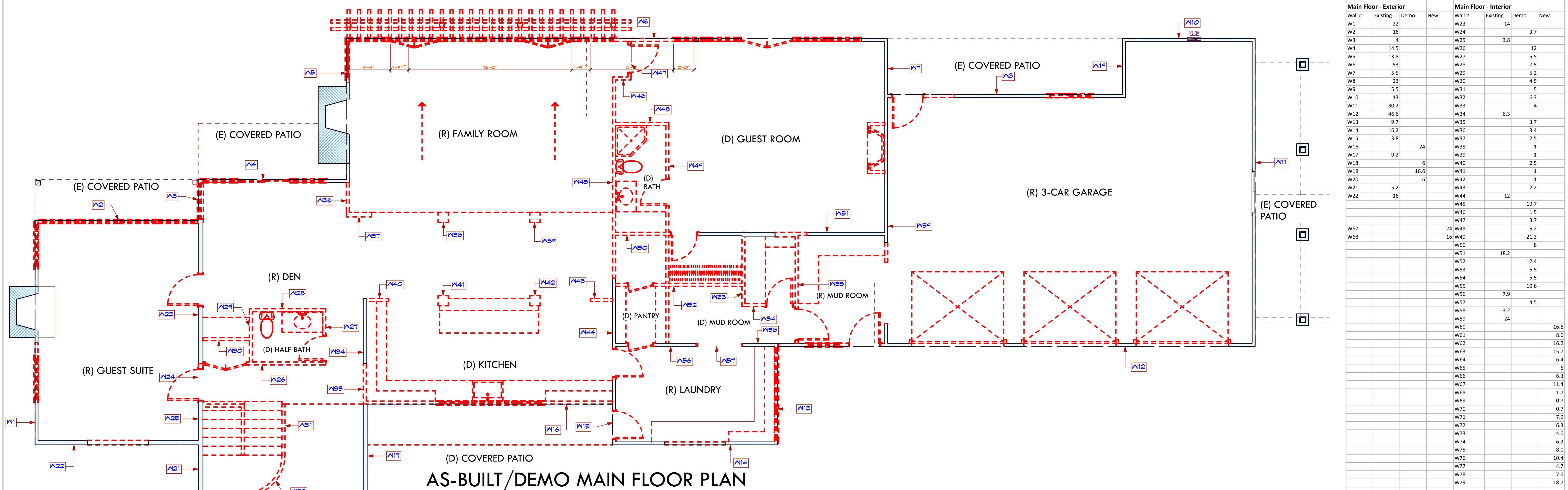
	EXISTING	<DEMO>	NEW	TOTAL
MAIN FLOOR	2,862 SF	100 SF	0 SF	2,762 SF
SECOND FLOOR	1,628 SF	354 SF	**151 SF	1,425 SF
15'+ DBL COUNTED*	417 SF	151 SF	***406 SF	672 SF
GARAGE	960 SF	0 SF	0 SF	960 SF
TOTAL	5,867 SF	605 SF	557 SF	5,819 SF
COVERED PATIOS	724 SF	306 SF	303 SF	781 SF

- FLOOR AREAS LEGEND**
- EXISTING FLOOR AREA
 - DEMOLISHED FLOOR AREA
 - CONVERTED FLOOR AREA - DBL. COUNTED TO FLOOR AREA
 - DEMO FLOOR AREA - FLOOR AREA TO DBL. COUNTED
 - EXISTING DBL. COUNTED CEILING AREA
 - NEW DBL. COUNTED CEILING AREA
 - EXISTING COVERED PATIO AREA
 - DEMOLISHED COVERED PATIO AREA
 - NEW COVERED PATIO AREA

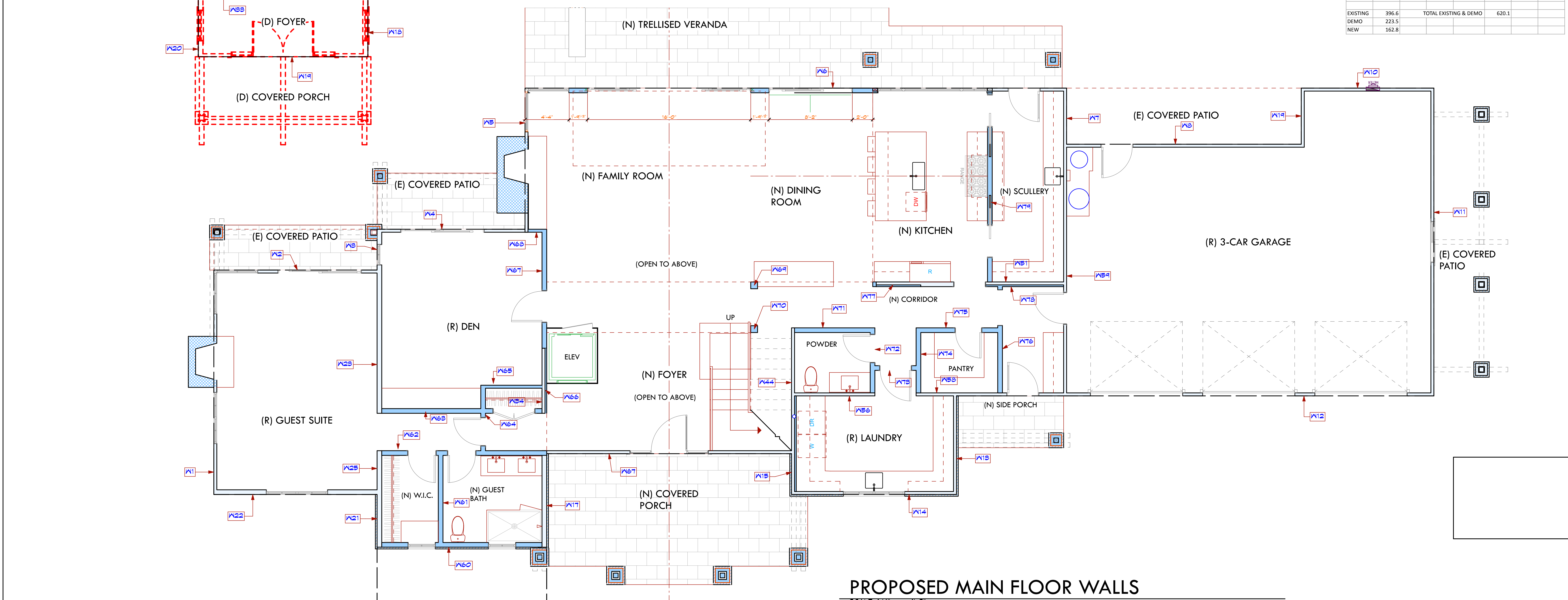
* DOUBLE COUNTED FLOOR AREA OVER 15' INCLUDED ONLY FOR PLANNING PURPOSES.
 ** CONVERTED AREA FROM DBL. COUNTED FLOOR AREA TO FLOOR AREA.
 *** CONVERTED FROM FLOOR AREA TO DBL. COUNTED FLOOR AREA

Schwager Remodel - Walls Calculations

Main Floor - Exterior				Main Floor - Interior			
Wall #	Existing	Demo	New	Wall #	Existing	Demo	New
W1	22			W23	14	3.7	
W2	16			W24			
W3	4			W25	3.8	12	
W4	14.5			W26			
W5	13.8			W27			
W6	53			W28			
W7	5.5			W29			
W8	23			W30			
W9	5.5			W31			
W10	13			W32			
W11	30.2			W33			
W12	46.6			W34	6.3	4	
W13	9.7			W35			
W14	16.2			W36			
W15	3.8			W37			
W16		24		W38			
W17	9.2			W39			
W18		6		W40			
W19		16.6		W41			
W20		6		W42			
W21	5.2			W43			
W22	16			W44	12		
				W45			
				W46			
				W47			
				W48			
W67		24		W49			
W68		16		W50			
				W51	18.2		
				W52			
				W53			
				W54			
				W55			
				W56	7.9		
				W57			
				W58	3.2		
				W59	24		
				W60			16.6
				W61			8.6
				W62			16.2
				W63			15.7
				W64			6.4
				W65			6
				W66			6.3
				W67			11.4
				W68			1.7
				W69			0.7
				W70			0.7
				W71			7.9
				W72			6.3
				W73			4.0
				W74			6.3
				W75			8.0
				W76			10.4
				W77			4.7
				W78			7.6
				W79			18.7
Total	307.2	52.6	40		89.4	170.9	122.8
EXISTING	396.6			TOTAL EXISTING & DEMO	620.1		
DEMO	223.5						
NEW	162.8						

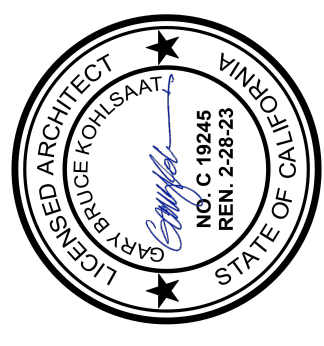


AS-BUILT/DEMO MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED MAIN FLOOR WALLS
SCALE: 1/4" = 1'-0"

KOHLSAAT & ASSOCIATES
15 UNIVERSITY AVE. • LOS GATOS, CA • 95030 • (408) 948-3858

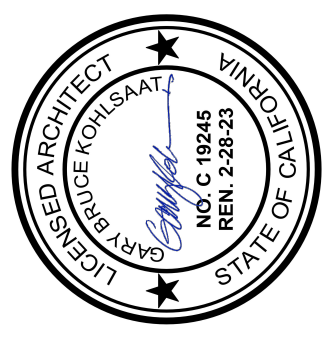


A REMODEL TO THE:
THE SCHWAGER RESIDENCE
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE: This plan and all other drawings are subject to change without notice. The contractor shall verify all dimensions, elevations and conditions prior to starting work. Any new walls shall be built on existing foundations or new foundations shall be constructed as indicated on the site and lot layout plan. See architect's attention prior to construction.

AS-BUILT/DEMO FIRST FLOOR PLANS

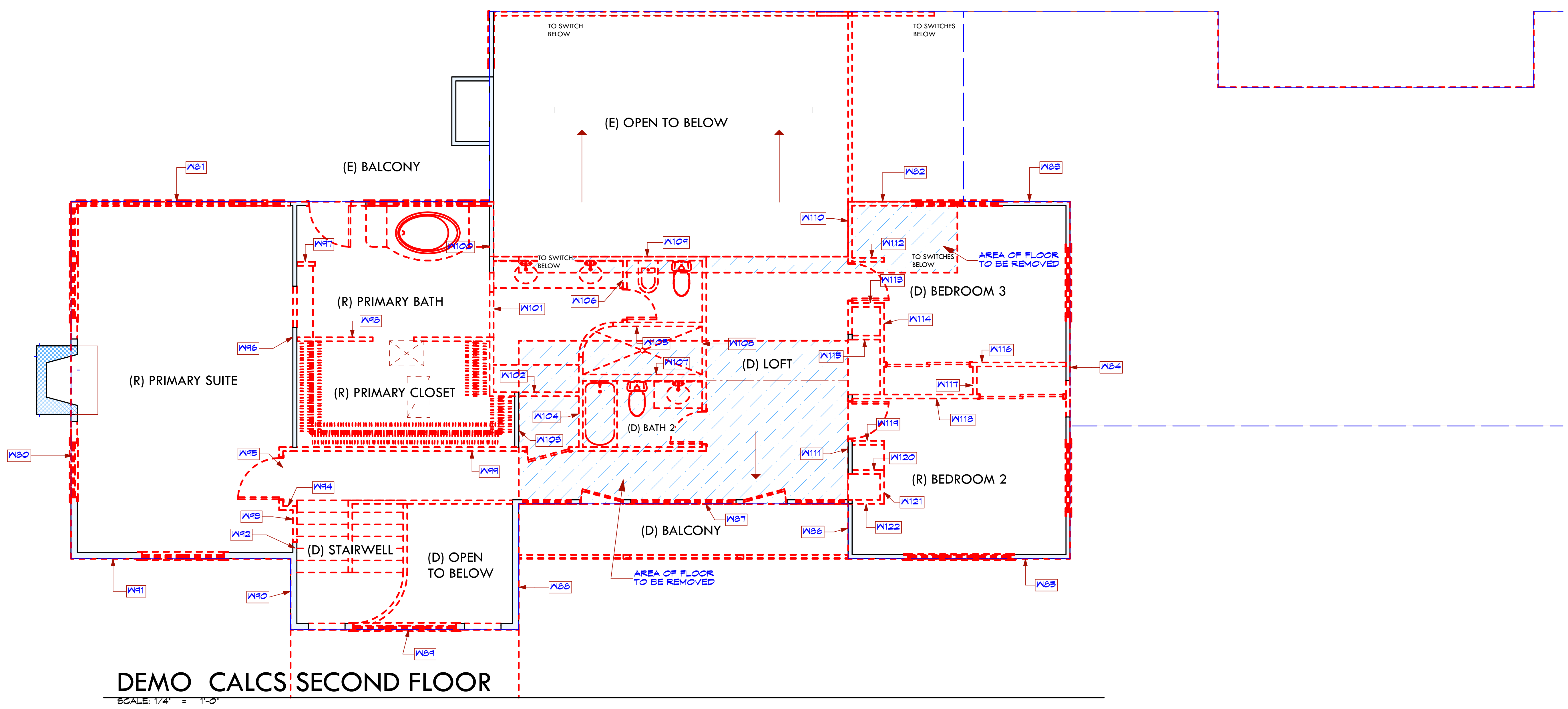
DATE: -DATE-
SCALE AS SHOWN
SHEET



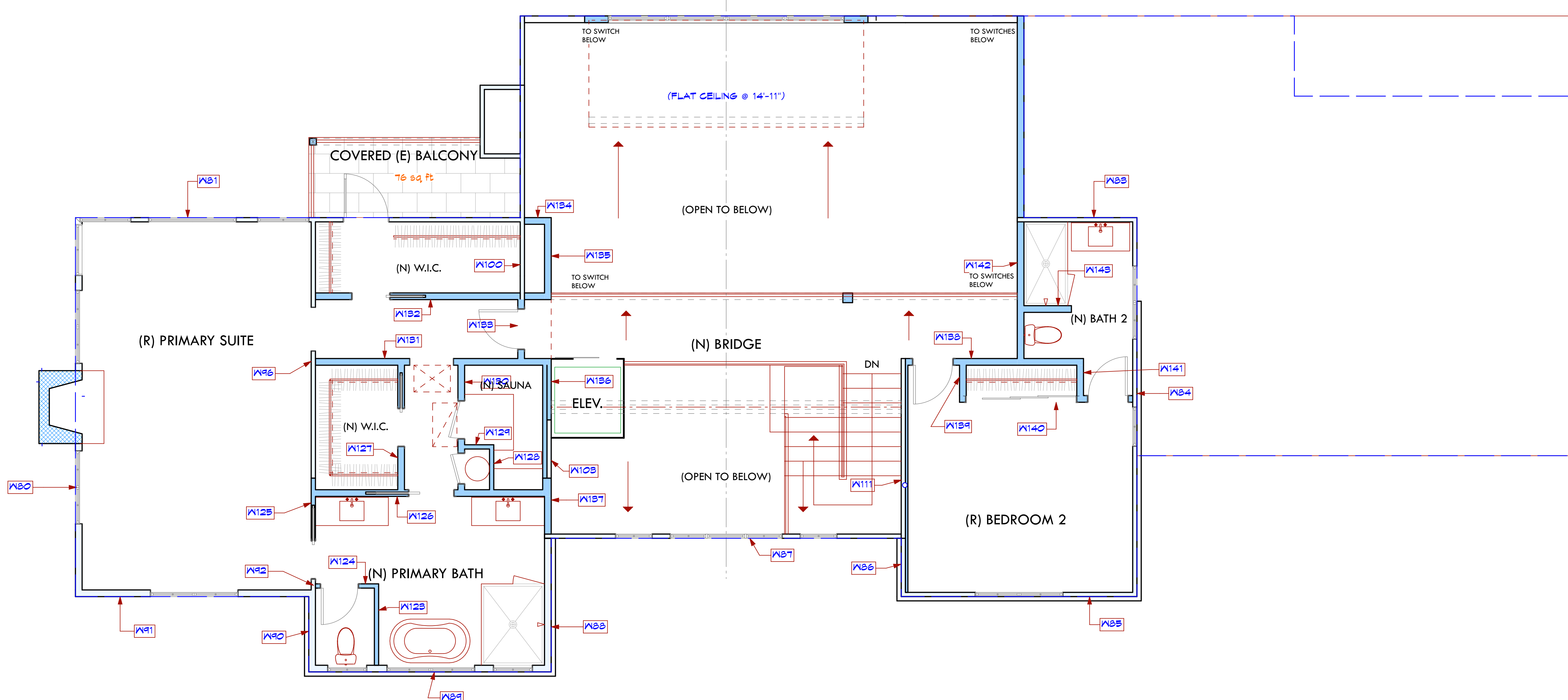
NOTE: The contractor shall verify all dimensions, site conditions and conditions prior to starting any work. Any new walls called by field conditions shall be shown on the drawings and be subject to the Architect's attention prior to construction.

Schwager Remodel - Walls Calculations

Second Floor - Exterior			Second Floor - Interior			
Wall #	Existing	Demo	Wall #	Existing	Demo	New
W80	26		W92	0.8		
W81	30.5		W93		2.3	
W82		8.5	W94		1	
W83	7.8		W95		4.5	
W84	26		W96	17.8		
W85	16.2		W97		1.3	
W86	3.9		W98		14.0	
W87		24	W99		30.9	
W88	9.2		W100	5.2		
W89	16.6		W101		8.7	
W90	5.2		W102		6.5	
W91	16		W103	4		
			W104		6.6	
			W105		6.5	
			W106		4.8	
			W107		9	
			W108		14.2	
			W109		15.5	
			W110		9.7	
			W111	12.3		
			W112		2.3	
			W113		2.3	
			W114		7	
			W115		2.3	
			W116		13.2	
			W117		2	
			W118		15.6	
			W119		2.3	
			W120		2.3	
			W121		2.3	
			W122		2.3	
			W123		5.6	
			W124		4.3	
			W125		7	
			W126		15.7	
			W127		8.5	
			W128		3	
			W129		2	
			W130		8.5	
			W131		16.2	
			W132		16.2	
			W133		4	
			W134		1.9	
			W135		5.6	
			W136		4.2	
			W137		3.9	
			W138		12.2	
			W139		3	
			W140		11.9	
			W141		2.5	
			W142		9.3	
			W143		3.2	
Total	157.4	32.5	0	40.1	189.4	148.7
EXISTING	197.5			TOTAL EXISTING & DEMO	419.4	
DEMO	221.9					
NEW	148.7					
TOTAL ALL WALLS		1039.5				
TOTAL ALL DEMO		445.4	(42.8%)			
TOTAL ALL NEW		311.5	(30%)			



DEMO CALCS SECOND FLOOR
 SCALE: 1/4" = 1'-0"

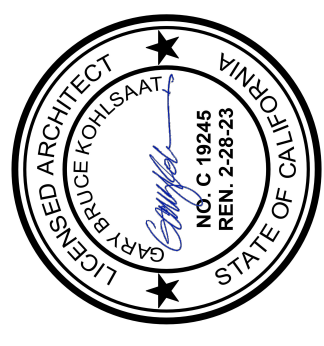


PROPOSED SECOND FLOOR WALLS
 SCALE: 1/4" = 1'-0"

Santa Clara County REBUILD Threshold
 Existing Residence Wall Modifications

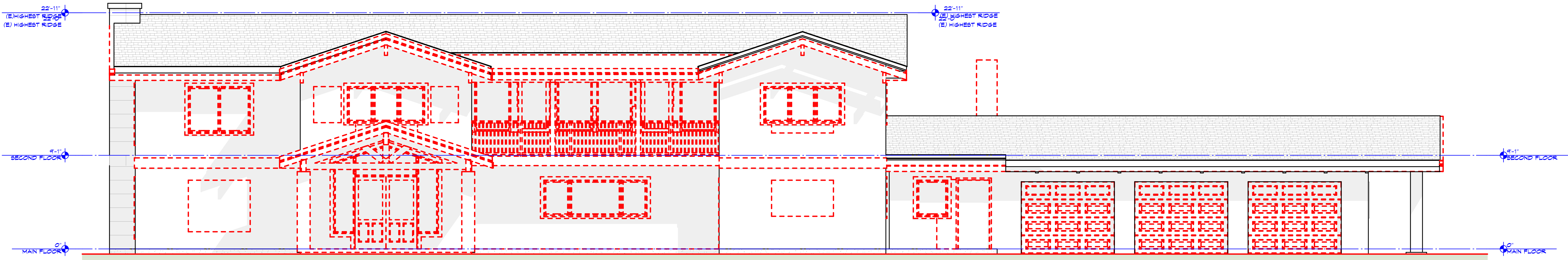
Total Lineal Footage of all existing legally established exterior and interior walls (E)	Total Lineal Footage of all walls proposed to be demolished (D)	Total Lineal Footage of walls to remain (R)	% Demolished = D/E (If this is over 50%, then project will be classified as a "REBUILD")
1039.5	445.4	594.1	43%

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 plates, 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.

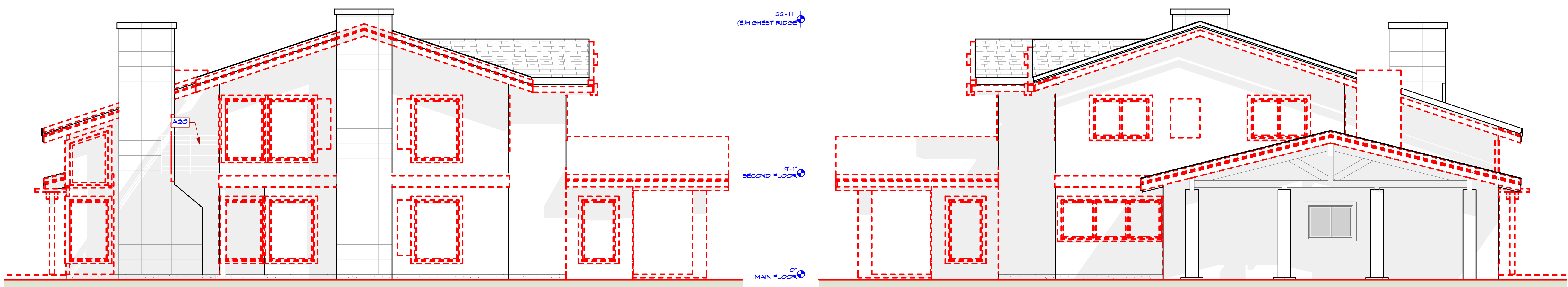


NOTE: This drawing and all other drawings, specifications and conditions, prior to starting work, shall be read in conjunction with the contract documents and shall be subject to the Architect's attention prior to construction.

AS-BUILT/
DEMO
ELEVATIONS

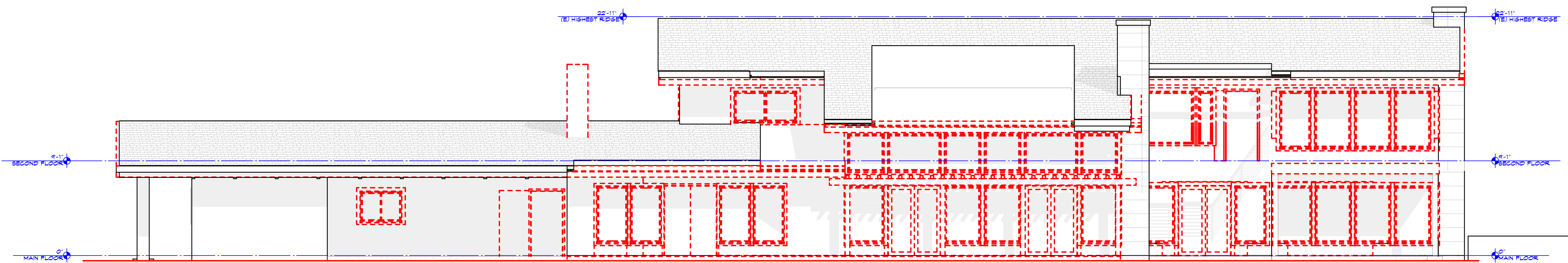


AS-BUILT/DEMO FRONT ELEVATION
SCALE: 1/4" = 1'-0"

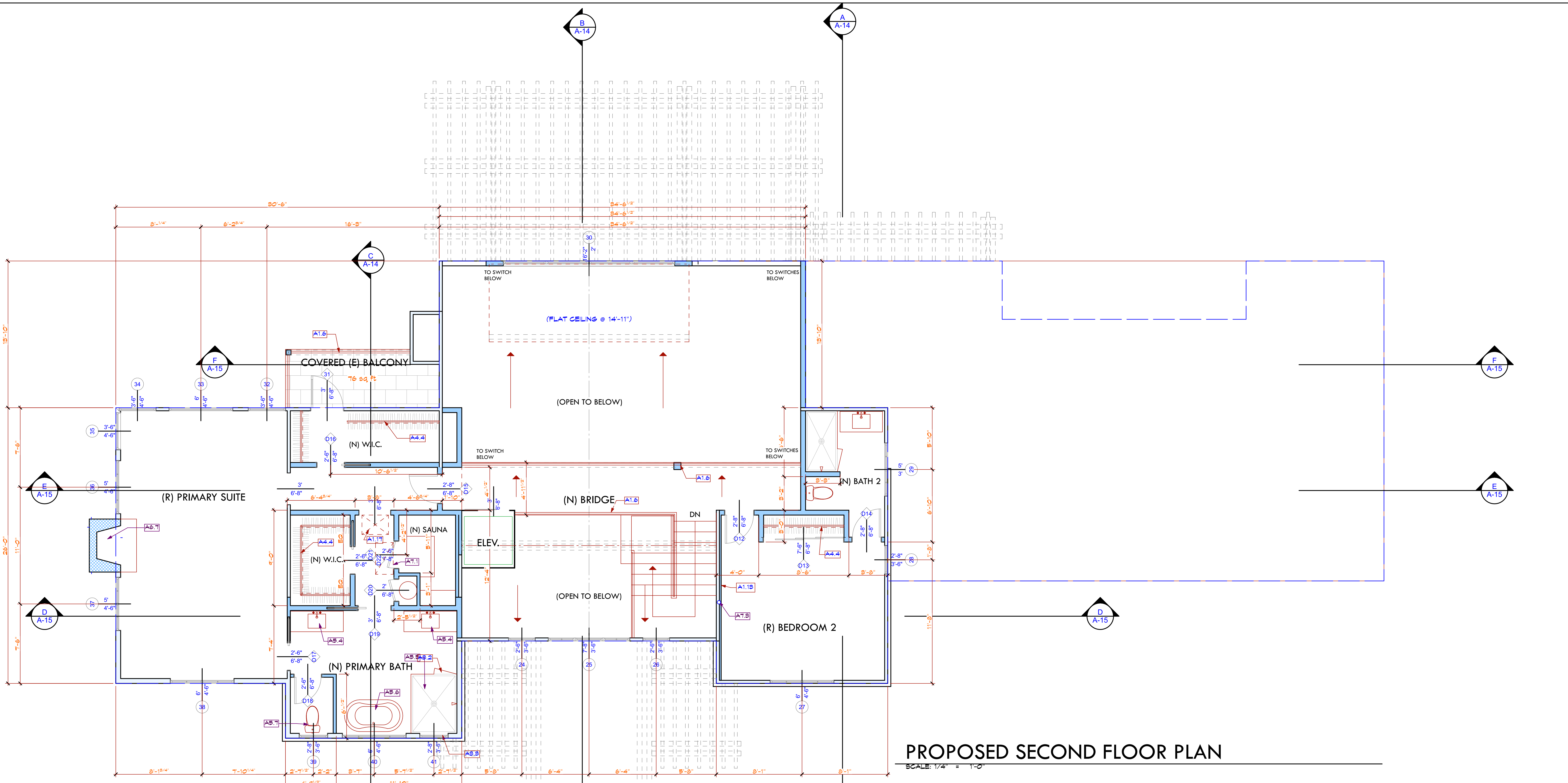


AS-BUILT/DEMO LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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 56" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT...

TEMPERED-DUAL GLAZING: EXTERIOR GLAZING SHALL HAVE DUAL GLAZING (W/ INTERIOR PANE TEMPERED). WINDOWS WILL BE ALUMINUM, THERMALLY BROKEN...

INSULATION VERIFICATION: PROVIDE THIRD PARTY VERIFICATION OF QUALITY INSULATION INSTALLATION. INTERIOR MOISTURE CONTROL: WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 1% MOISTURE CONTENT...

GUARDS: PROVIDE 42" H. GUARD WITH BALUSTERS SUCH THAT A 4" O. SPHERE CANNOT PASS THROUGH. EXTERIOR LANDINGS - MAIN: PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR...

(N)STONE VENEER: APPLY PER PERMITS SPECIFICATIONS & INSTRUCTIONS. (N)STONE TILE: STONE TILES ON MORTAR BED O/ CONG. SLAB. (N)METAL SECTIONAL OVERHEAD GAR. DR. METAL CUSTOM OVERHEAD SECTIONAL GARAGE DOORS...

PLUMBING: KITCHEN SINK W/ DISPOSAL: PROVIDE AIR SWITCH FOR DISPOSAL. (E) POWER: PROVIDE MAIN 200VOLT OUTLET FOR SERVICE. MECHANICAL: (N)H.V.A.C. UNIT: PROVIDE MAIN 200VOLT OUTLET FOR SERVICE...

NOTE: THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, PERMITS, AND REGULATIONS PRIOR TO STARTING WORK. ANY CHANGES TO THE PLAN SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.


PROPOSED SECOND FLOOR PLAN

EXTERIOR DOORS & WINDOWS							
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
1	7'-8"	10'-7"		ENTRY W/ FIXED SIDELIGHTS & TRANSUM	ALUM. CLAD WOOD	Y	
2	6'-0"	8'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
3	8'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y	
4	9'-0"	7'-0"		4 PANEL OVERHEAD SECTIONAL GARAGE DOOR W/3 LITES	ALUM. CLAD WOOD	Y	
5	9'-0"	7'-0"		4 PANEL OVERHEAD SECTIONAL GARAGE DOOR W/3 LITES	ALUM. CLAD WOOD	Y	
6	9'-0"	7'-0"		4 PANEL OVERHEAD SECTIONAL GARAGE DOOR W/3 LITES	ALUM. CLAD WOOD	Y	
7	4'-0"	8'-0"		SLIDER	ALUM. CLAD WOOD	Y	
8	8'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y	
9	8'-0"	6'-8"		SWING W/1 LITE	ALUM. CLAD WOOD	Y	
10	10'-8"	8'-6"		COMB. CSMT.	ALUM. CLAD WOOD	Y	
11	8'-0"	9'-0"		SLIDER	ALUM. CLAD WOOD	Y	
12	15'-10"	9'-0"		4 PANEL DBL. SLIDER	ALUM. CLAD WOOD	Y	

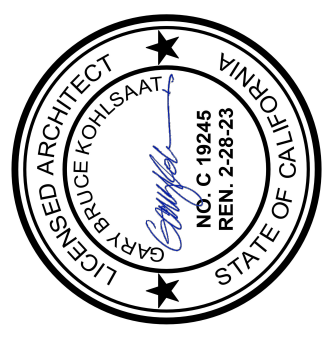
EXTERIOR DOORS & WINDOWS							
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
13	4'-0"	9'-0"		FIXED W/ LOWER AWNING	ALUM. CLAD WOOD	Y	
14	4'-0"	9'-0"		FIXED W/ LOWER AWNING	ALUM. CLAD WOOD	Y	
15	8'-0"	7'-0"		SLIDER	ALUM. CLAD WOOD	Y	
16	2'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y	
17	8'-0"	7'-0"		SLIDER	ALUM. CLAD WOOD	Y	
18	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y	
19	4'-0"	5'-0"		CORNER FIXED	ALUM. CLAD WOOD	Y	
20	5'-0"	5'-0"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
21	6'-0"	5'-0"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
22	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
23	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
24	2'-6"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
25	7'-8"	3'-6"		COMB. CSMT.	ALUM. CLAD WOOD	Y	
26	2'-6"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
27	6'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	

EXTERIOR DOORS & WINDOWS							
ID	Width	Hght.	3D Front View	Type	Frame Material	Temp	Remarks
28	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
29	5'-0"	8'-0"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
30	16'-2"	2'-0"		4 LITE FIXED RIBBON	ALUM. CLAD WOOD	Y	
31	3'-0"	6'-8"			ALUM. CLAD WOOD	Y	
32	3'-6"	4'-6"		CSMT.	ALUM. CLAD WOOD	Y	
33	6'-0"	4'-6"		FIXED	ALUM. CLAD WOOD	Y	
34	3'-6"	4'-6"		CORNER CSMT.	ALUM. CLAD WOOD	Y	
35	3'-6"	4'-6"		CORNER CSMT.	ALUM. CLAD WOOD	Y	
36	5'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
37	5'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
38	6'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
39	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	
40	6'-0"	4'-6"		DBL. FRENCH CSMT.	ALUM. CLAD WOOD	Y	
41	2'-8"	3'-6"		CSMT.	ALUM. CLAD WOOD	Y	

REVISIONS



BY UNIVERSITY AVE. 1st FLOOR, LOS GATOS, CA 95020 • (408) 948-8888



A REMODEL TO THE:

THE SCHNAGER RESIDENCE

15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

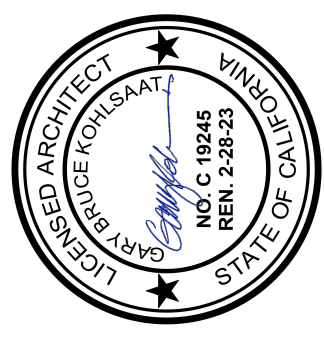
NOTE: See notes on each sheet for all dimensions, materials, and conditions. Prior to starting any work, verify the location, depth, and conditions of all existing utilities. Verify the location, depth, and conditions of all existing utilities. Verify the location, depth, and conditions of all existing utilities. Verify the location, depth, and conditions of all existing utilities.

EXTERIOR DOOR & WINDOW SCHEDULE

DATE: -DATE-
SCALE: AS SHOWN
SHEET
A-9
9 OF 9

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'-8"	6'-8"		SWING	WOOD			D13	7'-6"	6'-8"		TRIPLE SLIDER	WOOD		
D2	3'-0"	6'-8"		SWING	WOOD			D14	2'-8"	6'-8"		SWING	WOOD		
D3	2'-6"	6'-8"		SWING	WOOD			D15	2'-8"	6'-8"		SWING	WOOD		
D4	3'-0"	6'-8"		SWING	WOOD		SOLID CORE DOOR W/ SELF CLOSER & WEATHER STRIP	D16	2'-6"	6'-8"		POCKET	WOOD		
D5	3'-0"	6'-8"		POCKET	WOOD			D17	2'-6"	6'-8"		POCKET	WOOD		
D6	3'-0"	6'-8"		POCKET	WOOD			D18	2'-6"	6'-8"		SWING	WOOD		
D7	3'-0"	6'-8"		SWING	WOOD			D19	3'-0"	6'-8"		POCKET	WOOD		
D8	4'-0"	6'-8"		DEL. SWING	WOOD			D20	2'-0"	6'-8"		SWING	WOOD		
D9	2'-8"	6'-8"		SWING	WOOD			D21	2'-6"	6'-8"		SWING	WOOD		
D10	2'-8"	6'-8"		SWING	WOOD			D22	2'-6"	6'-8"		POCKET	WOOD		
D11	2'-8"	6'-8"		SWING	WOOD										
D12	2'-8"	6'-8"		SWING	WOOD										

REVISIONS

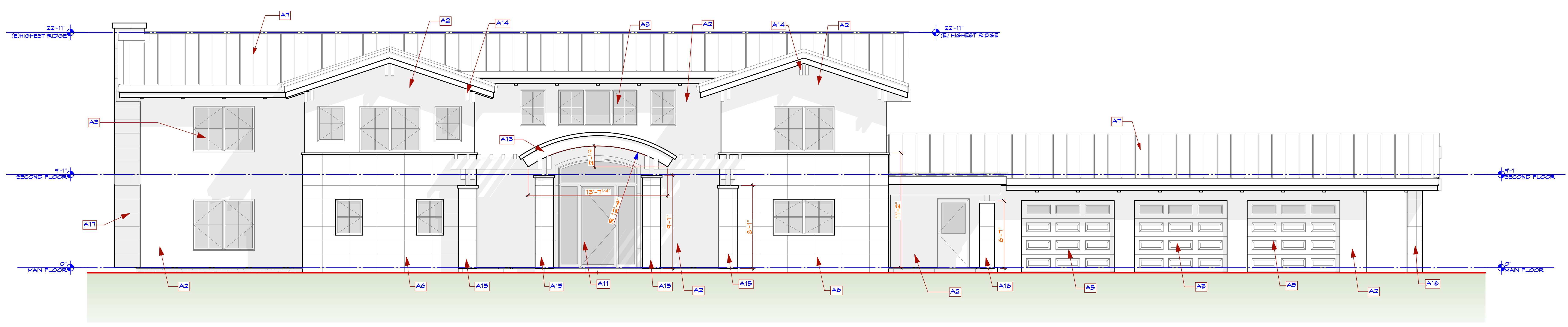


A REMODEL TO THE:
THE SCHNAGER RESIDENCE
 15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

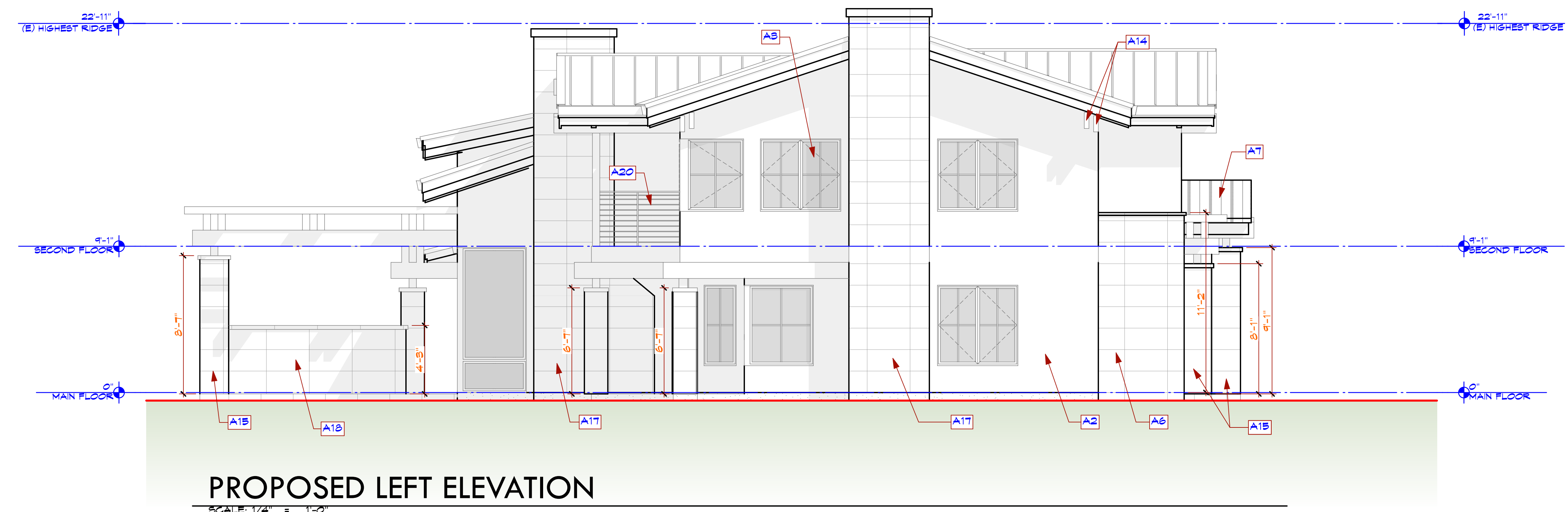
NOTE:
 This schedule is for informational purposes only. It does not constitute a contract. The actual door schedule will be determined by the field conditions and conditions prior to starting work. Any changes to this schedule will be made in accordance with the contract documents and any amendments thereto. The Architect is not responsible for any errors or omissions in this schedule.

INTERIOR DOOR SCHEDULE

DATE: -DATE-
 SCALE AS SHOWN



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



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

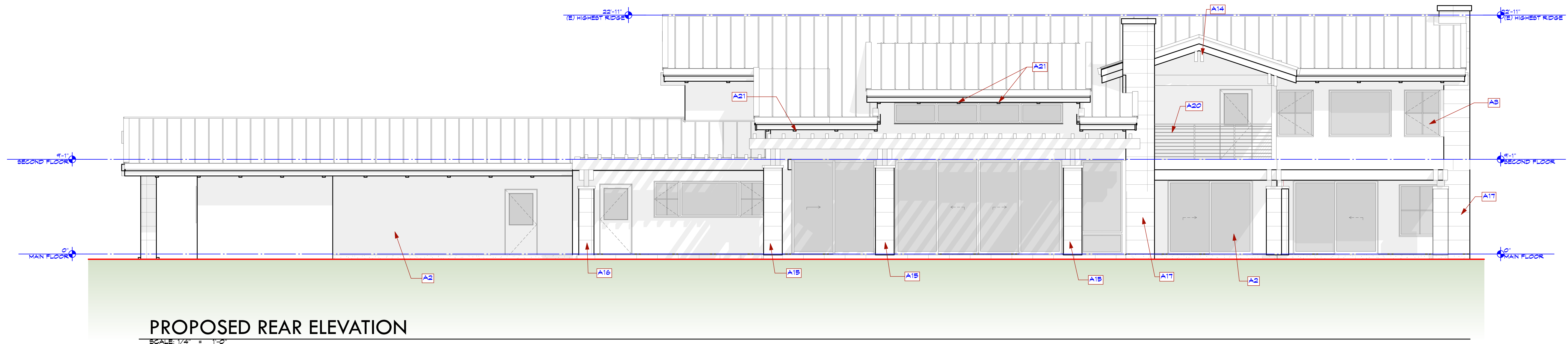
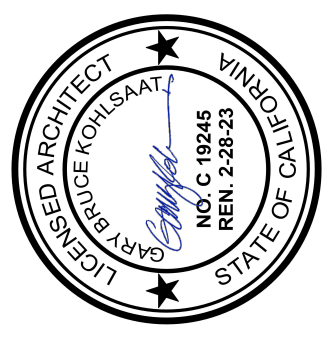
ELEVATION NOTES

- 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 - NEA SKIM COAT
 NEA 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 TEMPLERED
- 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/TEMPLERED LITES. GARAGE DOOR SHALL
 OVERLAP JAMBS & HEADER WITH A GAP NOT MORE
 THAN 1/8" PER CRC SECTION R357.8.412
- A6** (N) FIELDSTONE VENEER
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S
 SPECS & INSTRUCTS.
- A7** STANDING SEAM ROOF
 CLASS 'A' ROOF ASSEMBLY PER UL 190, STANDING
 SEAM METAL ROOF ON TITANIUM F61 50"
 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"X6" 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 1/2" THICK.
 ALL GLAZING SHALL BE DUAL GLAZED AND
 TEMPLERED.
- A12** (N)DOWNSPOUT
 3"X4" RECTANGULAR METAL DOWNSPOUT
- A13** ARCHED WOOD BARGE RAFTER
- A14** (N)4"X12" DECORATIVE WOOD CORBELS
- A15** 12" SQ. STONE VENEER COLUMN
 18"X18" BOX FRAME COLUMN W/ADHERED 2" STONE
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRAGS. & 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 DRAGS. & 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 GAP TO MATCH
 VENEER
- A19** LOW SLOPE ROOF
 CLASS 'A' ROOF ASSEMBLY, 50 MIL LB 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/ FLYWOOD SHTG. APPLY PER MANUF. SPECS &
 INSTRUCTIONS
- A20** GUARDS
 PROVIDE 42" H. GUARD WITH BALUSTERS SUCH
 THAT A 4" O. SPHERE CANNOT PASS THROUGH.
 PROVIDE SHOP DRAGS, SPECS, AND CALCS FOR
 APPROVAL BY ARCHITECT AND BE SUBMITTED TO
 THE COUNTY OF SANTA CLARA BUILDING
 DEPARTMENT.
 CRC R312
- A21** 4X10 FALSE AFTER TAILS
 4X12 FALSE BEAM TAILS AT 4'-0" O.C. TO
 MATCH EXISTING BEAMS

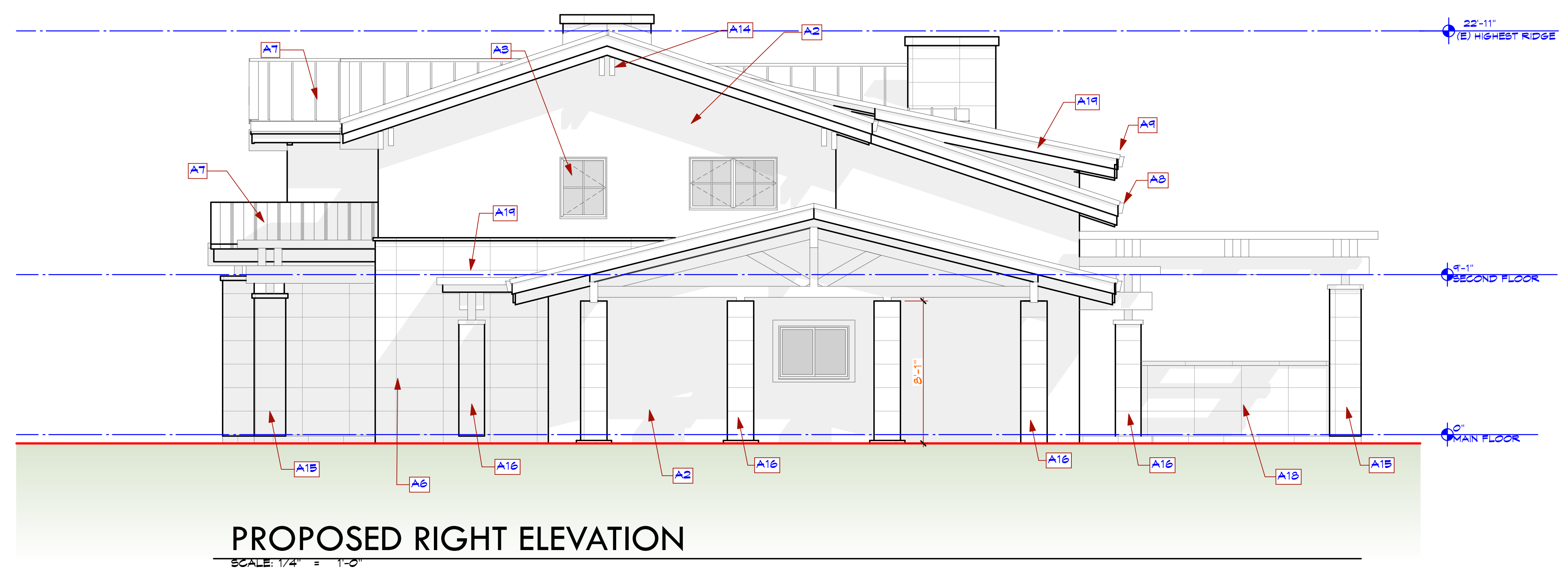
NOTE:
 The contractor shall verify all dimensions,
 elevations and conditions prior to starting
 work. Any corrections shall be the contractor's
 responsibility. The architect is not responsible for
 any errors or omissions on the plans and for
 any conditions that may arise during the
 construction.

**PROPOSED
 FRONT &
 LEFT
 ELEVATIONS**

DATE: -DATE-
 SCALE AS SHOWN
 SHEET



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



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

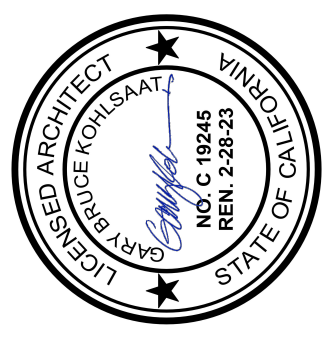
ELEVATION NOTES

- A1 (N)STUCCO FINISH
 1/2" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH,
 2/ METAL LATH 0' (2) LAYERS GRADE 'D' BUILDING
 PAPER INSTALLED INDEPENDENTLY
- A2 (N)STUCCO FINISH - NEW SKIM 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 1/2" WITH A GAP NOT MORE
 THAN 1/8" PER CRC SECTION R307.8.4R2
- A6 (N)FIELDSTONE VENEER
 ADHERED FIELDSTONE VENEER - APPLY PER MFR'S
 SPECS & INSTRUCTS.
- A7 STANDING SEAM ROOF
 CLASS 'A' ROOF ASSEMBLY PER UL 190, STANDING
 SEAM METAL ROOF ON TITANIUM F6150,
 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'X6" 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 1/2" THICK
 AND FIELD PANELS NOT LESS THAN 1 1/2" 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 12" SQ. STONE VENEER COLUMN
 18"X18" BOX FRAME COLUMN W/ADHERED 2"
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRAGS, & CALCULATIONS FOR POST
- A16 14" SQ. STONE VENEER COLUMN
 14"X14" BOX FRAME COLUMN W/ADHERED 2"
 VENEER OVER 6X6 STRUCTURAL POST - SEE
 STRUCTURAL DRAGS, & CALCULATIONS FOR POST
- A17 (E) FIREPLACE
- A18 48" H.X12" W. STONE VENEER WALL
 12"WX48"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 LB PVC
 ROOFING 0' 1/4" USG SECUREROCK, 0'
 RIGID FOAM WITH MIN. AVERAGE R-10 INSULATION
 VALUE OVER ROOF AREA FOR MIN. 2% SLOPING
 0' FLYWOOD SHTG, APPLY PER MANUF. SPECS &
 INSTRUCTIONS
- A20 GUARDS
 PROVIDE 42" H. GUARD WITH BALUSTERS SUCH
 THAT A 4'0" SPHERE CANNOT PASS THROUGH.
 PROVIDE SHOP DRAGS, SPECS, AND CALCS FOR
 APPROVAL BY ARCHITECT AND BE SUBMITTED TO
 THE COUNTY OF SANTA CLARA BUILDING
 DEPARTMENT
 CRC R312
- A21 4X10 FALSE AFTER TAILS
 4X12 FALSE BEAM TAILS AT 4'-0" O.C. TO
 MATCH EXISTING BEAMS

NOTE:
 The contractor shall verify all dimensions,
 elevations and conditions prior to starting
 any construction. Any corrections or
 modifications shall be made and approved
 by the Architect in writing prior to
 construction.

**PROPOSED
 REAR &
 RIGHT
 ELEVATION**

DATE: -DATE-
 SCALE AS SHOWN
 SHEET



NOTE: The contractor shall verify all dimensions, site conditions and conditions prior to starting any work. Any variations shall be noted on the drawings and approved by the architect in writing prior to construction.

PROPOSED ROOF PLAN

DATE: -DATE-

SCALE: AS SHOWN

SHEET

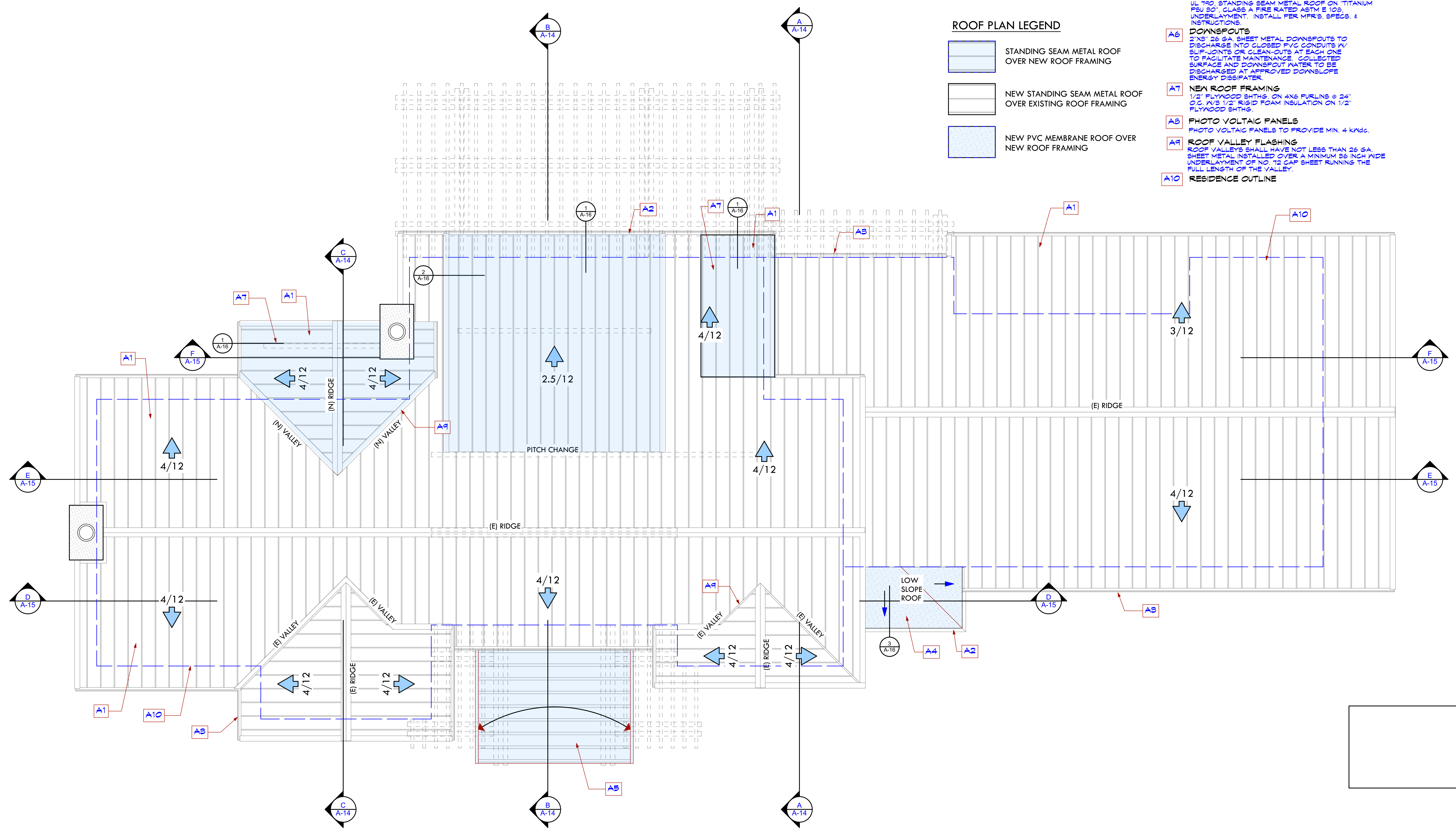
13 OF -

ROOF PLAN NOTES

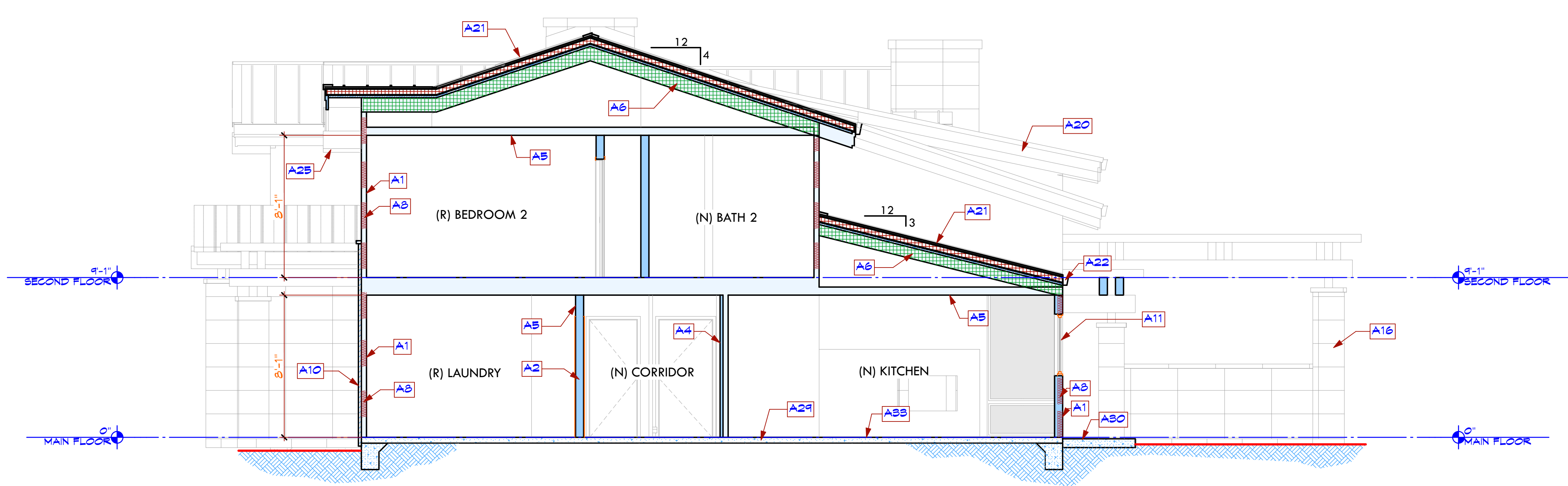
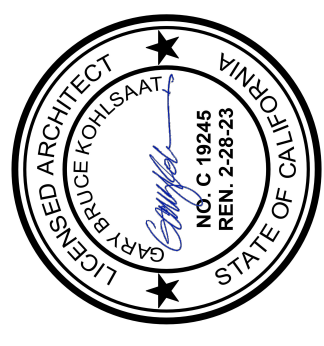
- A1** NEW STANDING SEAM ROOFING
 CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF ON TITANIUM F80 30" CLASS A FIRE RATED ASTM E 108 UNDERLAYMENT. INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A2** RECTANGULAR METAL GUTTER
 4"x6" RECTANGULAR CORROSION RESISTANT METAL GUTTER W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS.
- A3** SLOPED GUTTER
 4"x4" SLOPED CORROSION RESISTANT SHEET METAL GUTTERS & 3" O ROUND DOWNSPOUTS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES AND DEBRIS.
- A4** LOW SLOPE ROOF
 CLASS 'A' ROOF ASSEMBLY: 80 MIL IB PVC 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.
- A5** ARCHED STANDING SEAM ROOF
 ARCHED ROOF W/ CLASS 'A' ROOF ASSEMBLY PER UL 790, STANDING SEAM METAL ROOF ON TITANIUM F80 30" CLASS A FIRE RATED ASTM E 108 UNDERLAYMENT. INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A6** DOWNSPOUTS
 2"x8" 26 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 DOWNLOPE ENERGY DISSIPATER.
- A7** NEW ROOF FRAMING
 1/2" PLYWOOD SHTHS. ON 4X6 PURLINS @ 24" O.C. W/ 3 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD SHTHS.
- A8** PHOTO VOLTAIC PANELS
 PHOTO VOLTAIC PANELS TO PROVIDE MIN. 4 KWDC.
- A9** 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 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- A10** RESIDENCE OUTLINE

ROOF PLAN LEGEND

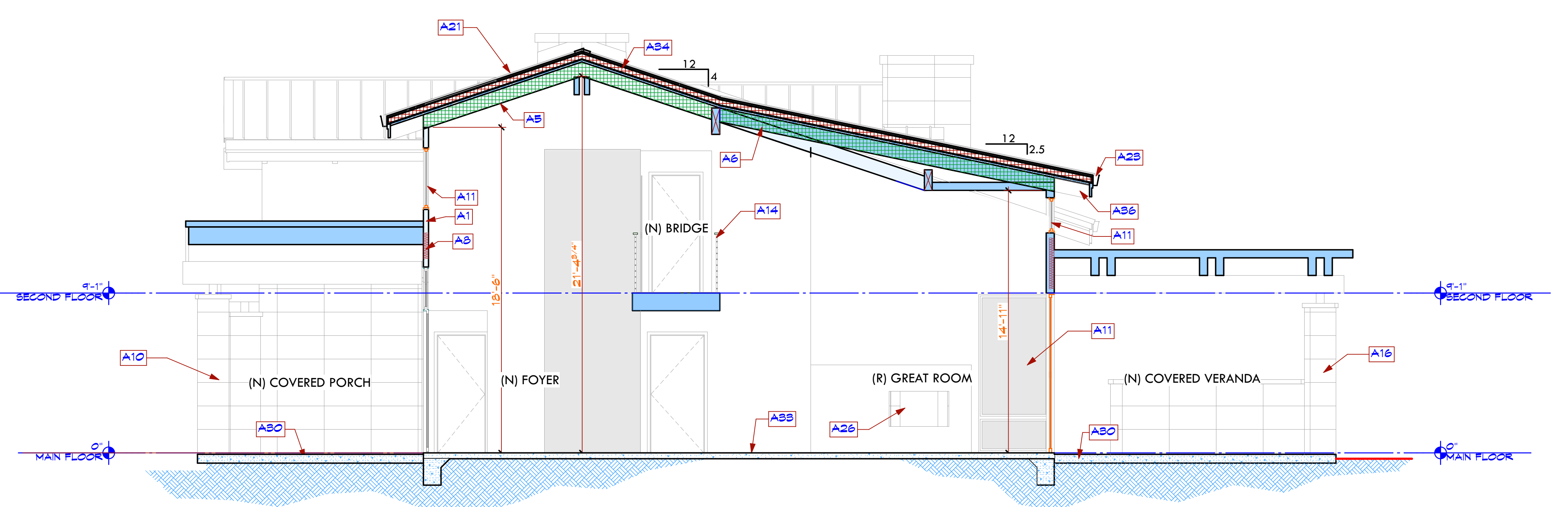
- STANDING SEAM METAL ROOF OVER NEW ROOF FRAMING
- NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF FRAMING
- NEW PVC MEMBRANE ROOF OVER NEW ROOF FRAMING



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



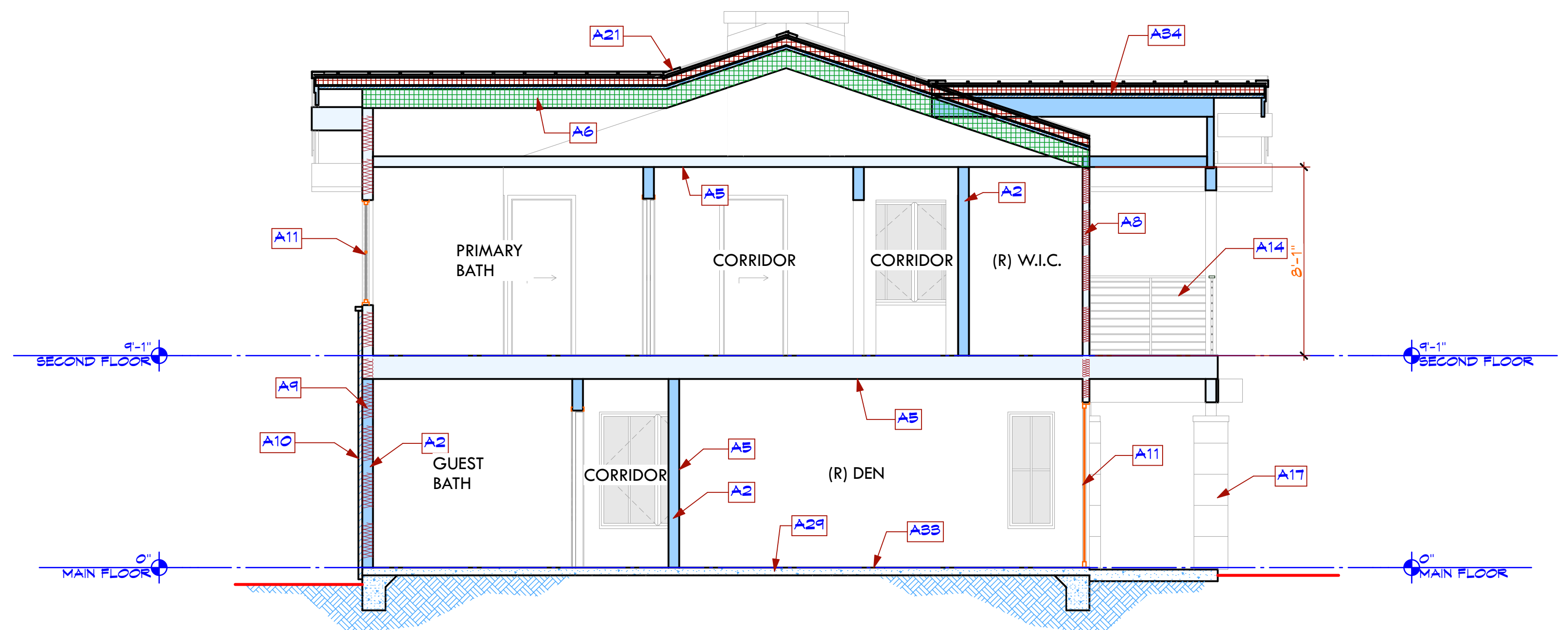
SECTION A-A
 SCALE: 1/4" = 1'-0"



SECTION B-B
 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
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 CEILINGS TYP.
- A6 OPEN-CELL SPRAY FOAM INSULATION
OPEN-CELL SPRAY FOAM INSULATION, "CLASSIC PLUS" BY HUNTSMAN, R VALUE = 4.0/INCH, ICC ERI1926; 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 VAPOR RETARDERS ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER SPACE. MAINTAIN 3" CLR. MIN. TO TC-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 GDFH 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 GDFH 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 GDFH STANDARD METHOD-RESIDENTIAL FOR LOW EMISSIONS.
- A10 (N) FIELDSTONE VENEER
ADHERED FIELDSTONE VENEER - APPLY PER MFR'S SPECS & INSTRUCTIONS.
- A11 (N)ALUM. CLAD WOOD FRAME WINDOW
ALUMINUM CLAD WOOD FRAME, DBL. GLAZED, THERMALLY BROKEN WINDOWS 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 1/8"
- A13 (N)HANDRAIL & BALUSTRADE @ STAIR
PROVIDE MIN. ONE 1 1/4" TO 2" O 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 3/8" O SPHERE CANNOT PASS THROUGH. RAIL FABRICATOR SHALL PROVIDE SHOP DRINGS, SPECS, AND CALCS FOR APPROVAL BY ARCHITECT AND BE SUBMITTED TO THE COUNTY OF SANTA CLARA BUILDING DEPARTMENT, CRO RB12 DEPT.
- 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, DBL. 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 DRINGS & 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 DRINGS & CALCULATIONS FOR POST.
- A18 48" H.X12" W. STONE VENEER WALL
12"X48" H. BOX FRAME COLUMN W/ADHERED 2" STONE VENEER & 8" TH. STONE CAP TO MATCH VENEER.
- A19 ARCHED WOOD BARGE RAFTERS
LOAN SLOPE ROOF
CLASS 'A' ROOF ASSEMBLY: 50 MIL IB PVC ROOFING 0/1/4" 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 CLASS 'A' ROOF ASSEMBLY PER UL T90 STANDING SEAM METAL ROOF ON TITANIUM F80 30" UNDERLAYMENT. INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A21 STANDING SEAM ROOF
CLASS 'A' ROOF ASSEMBLY PER UL T90 STANDING SEAM METAL ROOF ON TITANIUM F80 30" UNDERLAYMENT. INSTALL PER MFR'S SPECS. & INSTRUCTIONS.
- A22 (N)SLOPED GUTTER
MAX. 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.
- A23 (N)RECTANGULAR METAL GUTTER
4"x6" RECTANGULAR 26 GA. CORROSION RESISTANT SHEET METAL GUTTERS W/ A GUTTER COVER THAT PREVENTS THE ACCUMULATION OF LEAVES & DEBRIS. COLOR TO MATCH STANDING SEAM ROOF.
- A24 (N)DOWNSPOUT
3"x4" RECTANGULAR METAL DOWNSPOUT
- A25 (N)4"x12" DECORATIVE WOOD CORBELS
- A26 (E) FIREPLACE
- A27 (N)STUCCO FINISH
1/2" STUCCO FINISH, INTEGRAL COLOR COAT, SMOOTH, O/ METAL LATH O/ (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
NEW CONCRETE SLAB - SEE STRUCTURAL PLANS
- A30 (N) CONCRETE FOOTING
NEW CONCRETE FOOTING - SEE STRUCTURAL PLANS
- A31 (N) FLOOR FRAMING
NEW FLOOR FRAMING - SEE STRUCTURAL PLANS
- A32 (N)RADIANT HEATED FLOORS
NEW MARBBOARD RADIANT FLOOR SYSTEM OVER EXISTING CONCRETE FLOORS. APPLY PER MFR'S INSTRUCTIONS AND SPECIFICATIONS.
- A33 ROOF ASSEMBLY
1/2" PLYWOOD SHING. ON 4X6 FURLINS @ 24" O.C. W/ 1/2" RIGID FOAM INSULATION ON 1/2" PLYWOOD SHING. TO MATCH EXISTING ROOF ASSEMBLY.
- A34 BARGE RAFTER
2X10 BARGE RAFTER
- A35 4X10 FALSE AFTER TAILS
4X10 FALSE BEAM TAILS AT 4'-0" O.C. TO MATCH EXISTING BEAMS.

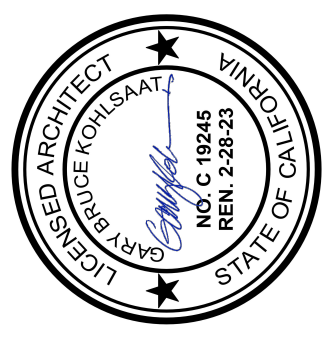


SECTION C-C
 SCALE: 1/4" = 1'-0"

NOTE: All dimensions are in feet and inches unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the center of the member unless otherwise noted.

CROSS SECTIONS

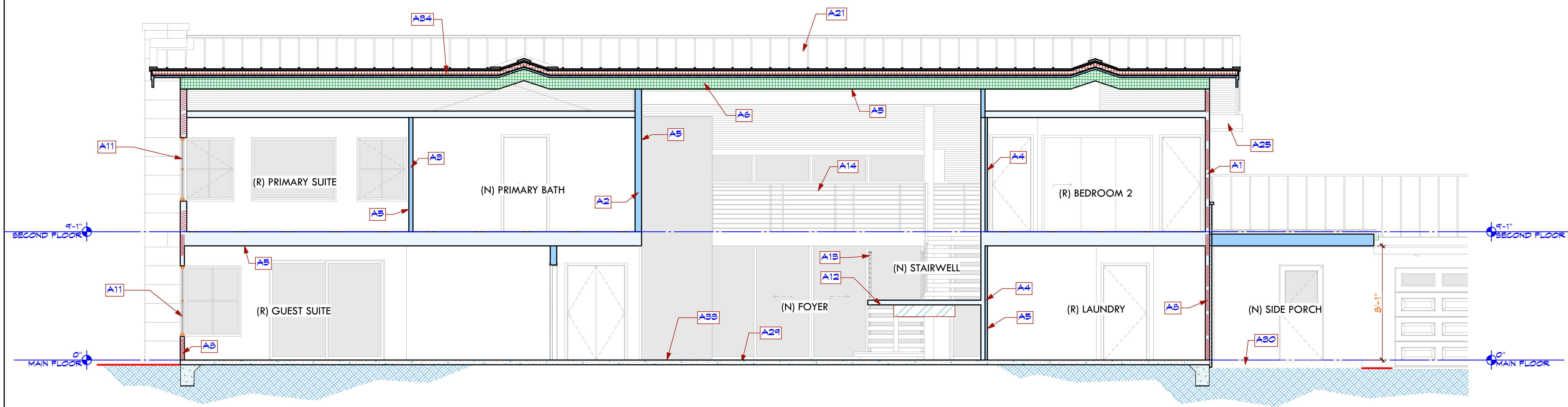
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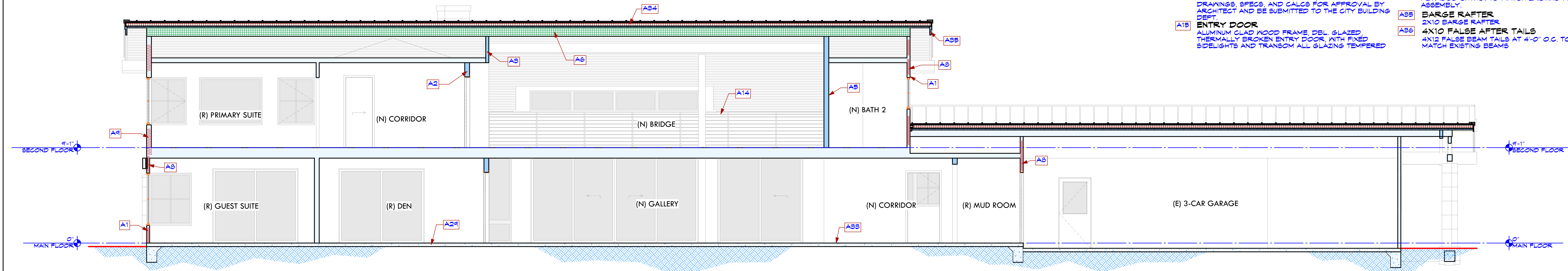
NOTE: The contractor shall verify all dimensions, materials and conditions prior to starting any construction. Any corrections or changes shall be made in writing and approved by the architect. No work shall be done until the architect is satisfied with the construction.

SECTION NOTES

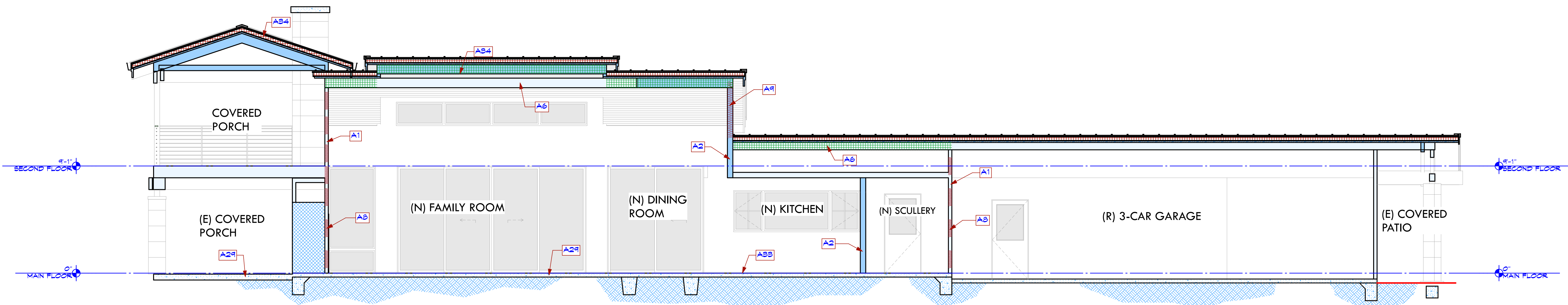
- A1 (E)1/4" NOM. STUD WALL
3 1/2" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A2 (N)6" NOM. STUD WALL
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PROVIDE 5/8" GYP. BD. AT NEW WALLS AND CEILINGS TYP.
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- A26 (E) FIREPLACE
- A27 (N)STUCCO FINISH
7/8" STUCCO FINISH INTEGRAL COLOR COAT, SMOOTH. O/ METAL LATH O/ (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
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4X10 FALSE BEAM TAILS AT 4'-0" O.C. TO MATCH EXISTING BEAMS.



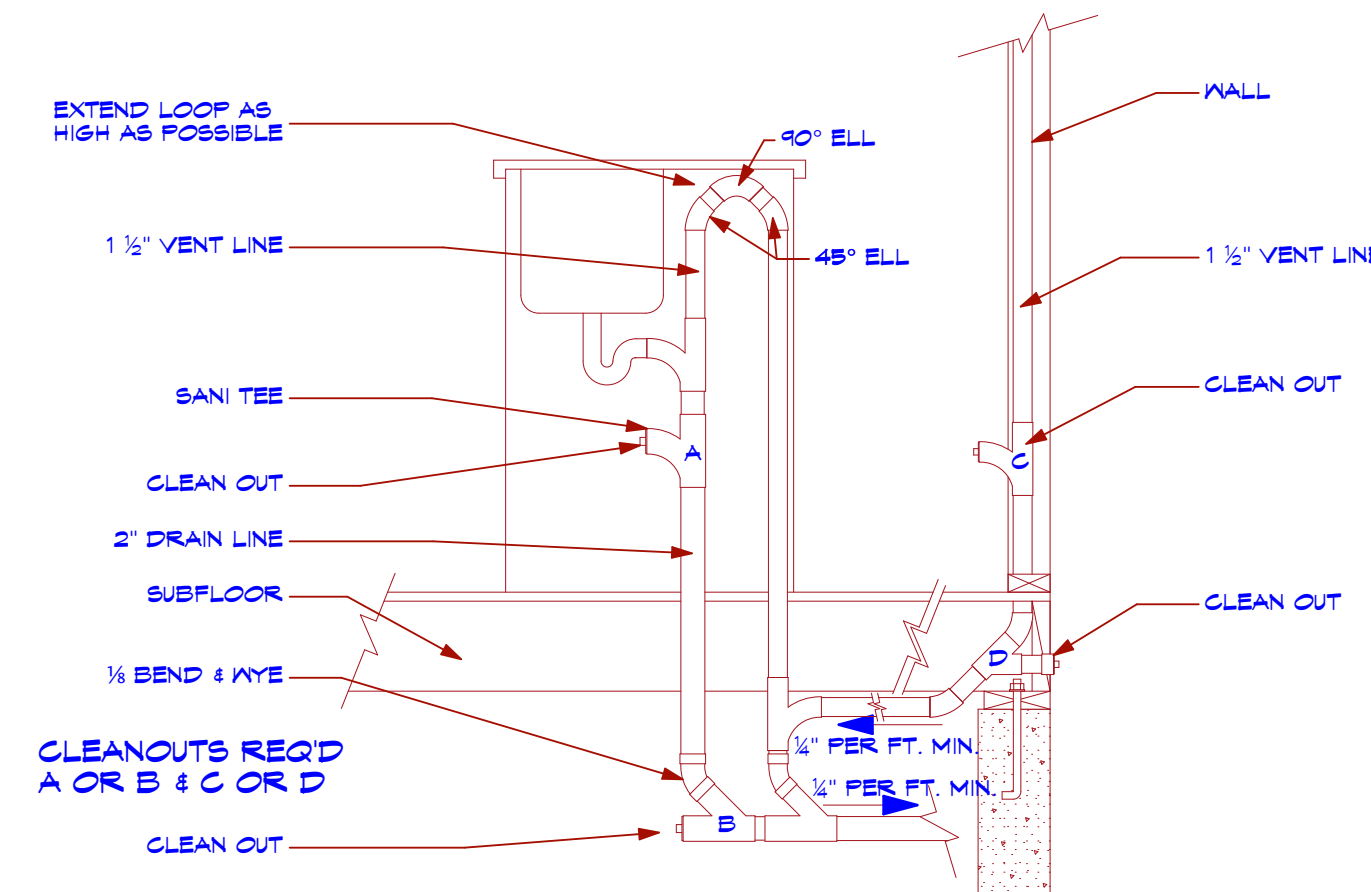
SECTION D-D
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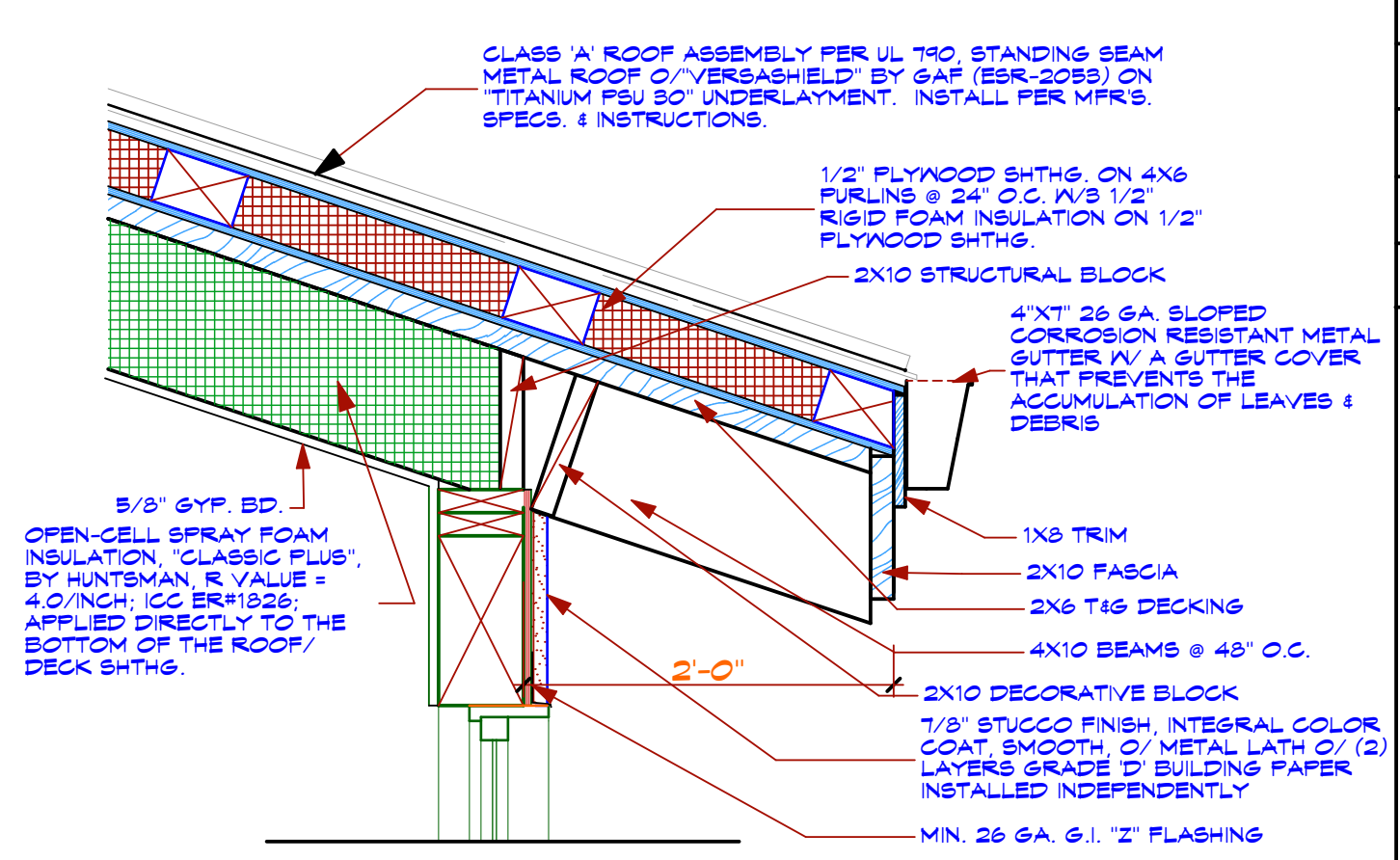
SECTION E-E
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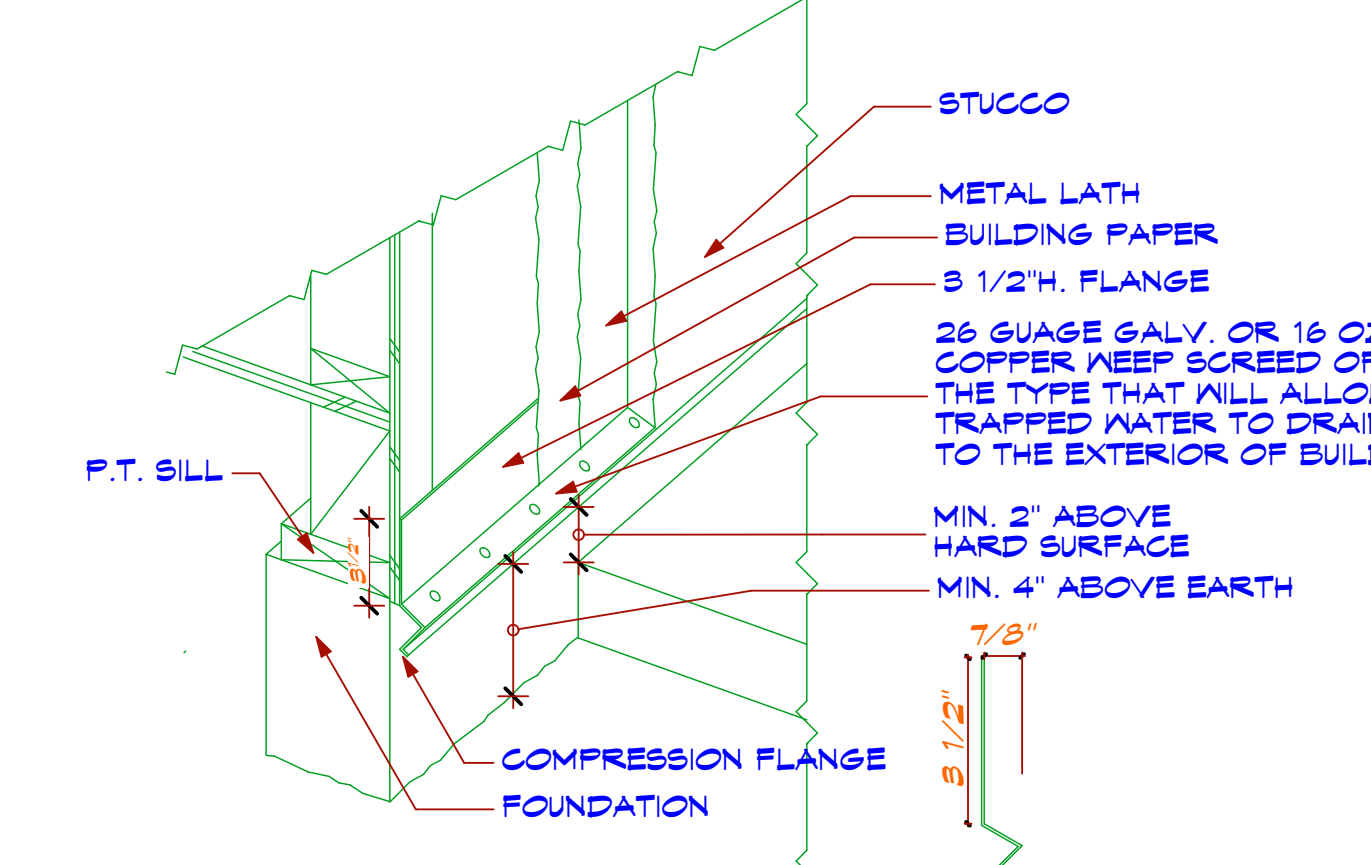
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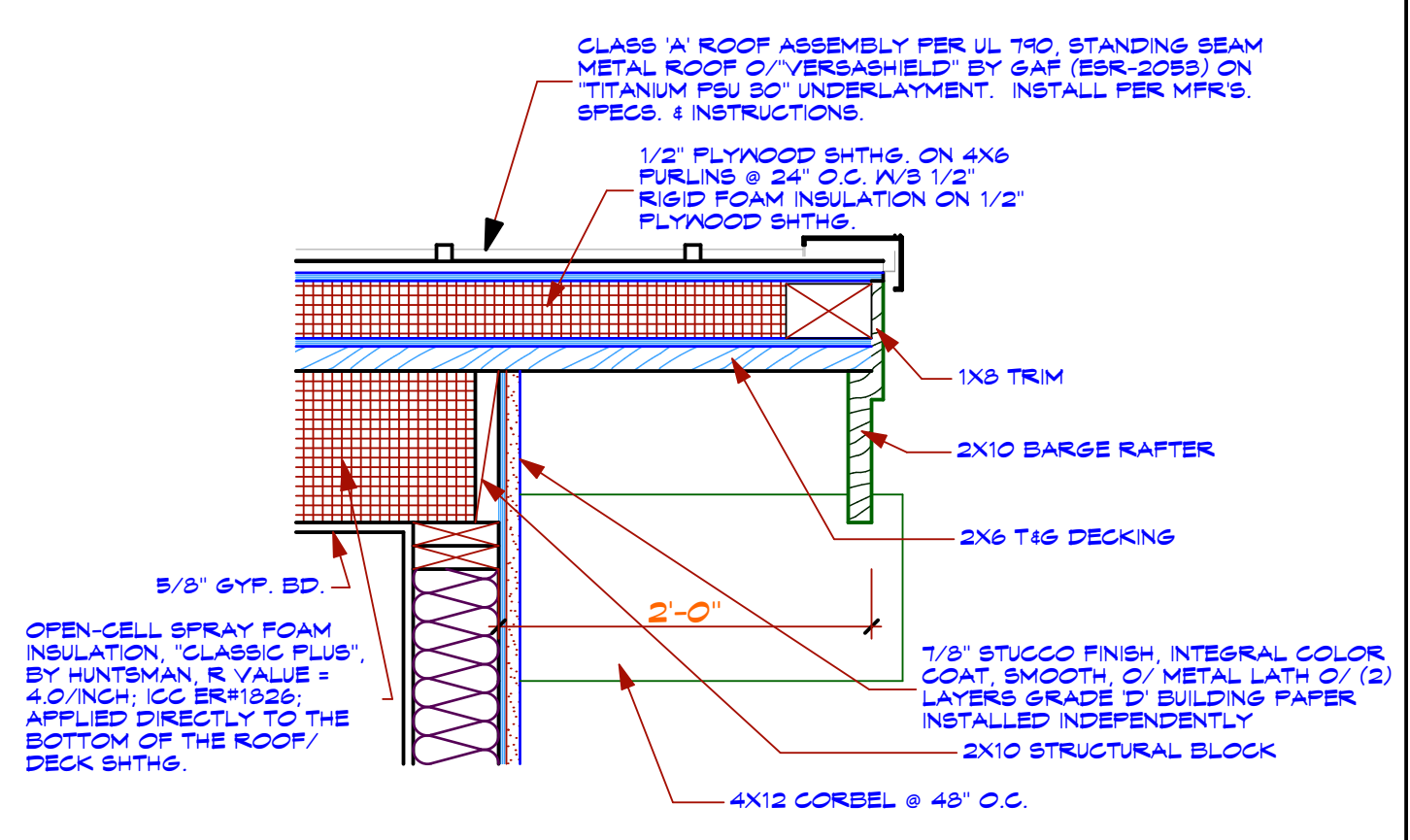
4 ISLAND SINK VENT DETAIL
SCALE 3/4" : 1'-0"



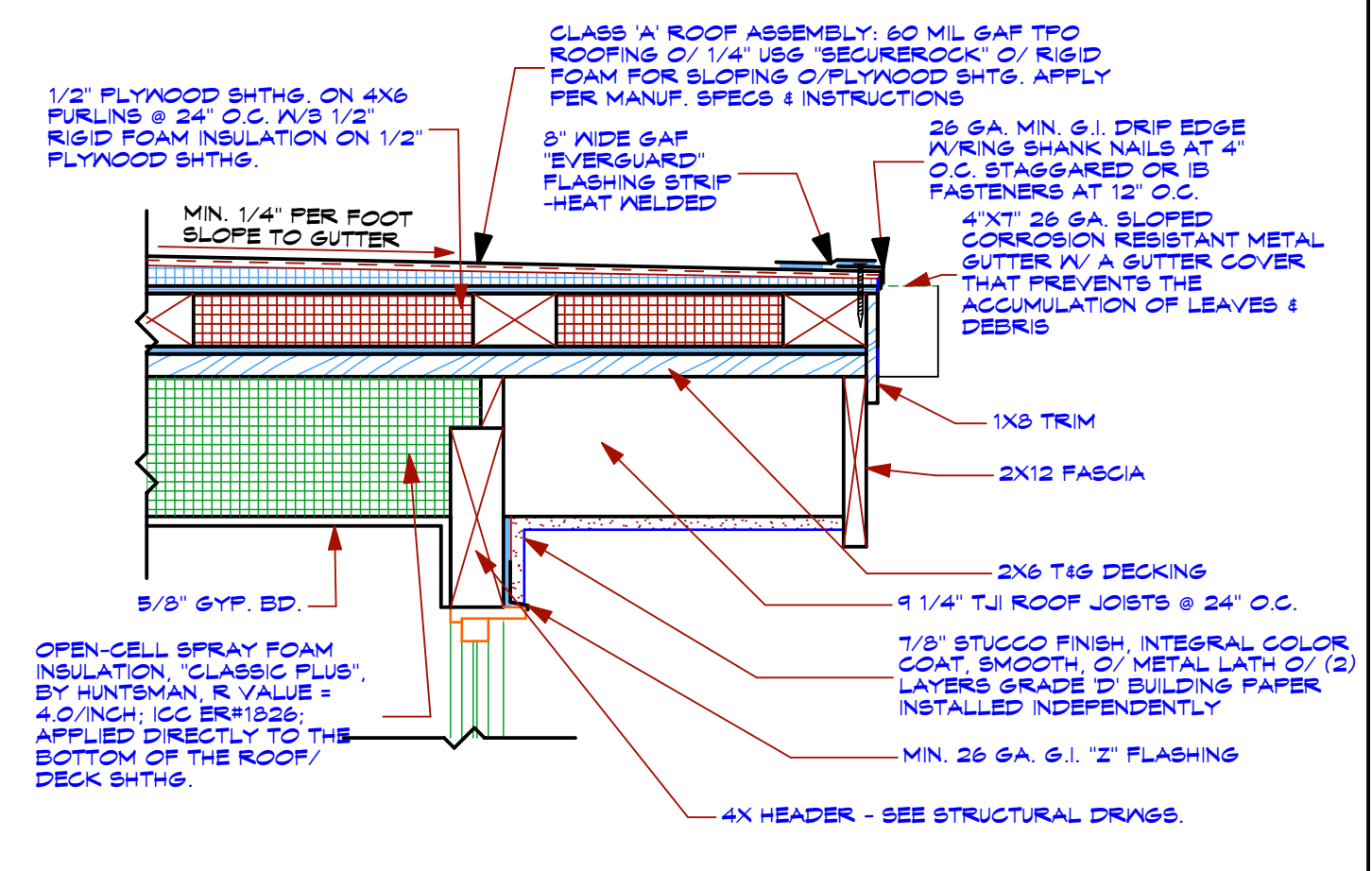
1 STANDING SEAM EAVE DETAIL
SCALE 1" : 1'-0"



5 WEEP SCREEN
SCALE 1 1/2" = 1'-0"



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



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

REVISIONS

KOHLSAAT & ASSOCIATES
1 UNIVERSITY AVE. 1ST FLOOR, LOS GATOS, CA 95028 (408) 398-8888

REGISTERED ARCHITECT
NO. 010885
STATE OF CALIFORNIA

A REMODEL TO THE:
THE SCHNAGER RESIDENCE
15350 BLACKBERRY HILL ROAD, LOS GATOS, CA

NOTE:
The contractor shall verify all dimensions, site conditions and conditions prior to starting any construction. Any corrections or modifications shall be made and the contractor shall be responsible for any and all changes to the documents in accordance with the contract documents.



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

Table with 3 columns: Fixture Type, Flow Rate, Reference. Includes entries for Water Closets, Single Showerhead, Multiple Showerhead, Lavatory, Kitchen, and Dishwasher.

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:

A2. DWELLING-UNIT MECHANICAL VENTILATION RATE (from ANSI/ASHRAE 62.2-2019) The required mechanical ventilation rate (Qmv) shall be the rate (Qot) in Section 4.1.1 plus the required additional airflow calculated in accordance with Section A3.

Table 5-1 Demand-Controlled Local Ventilation Exhaust Airflow Rates. Columns: Application, Airflow. Rows: Enclosed kitchen, Nonenclosed kitchen, Bathroom.

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.

Table 5-3 Prescriptive Duct Sizing. Columns: Flow Rate Rating, Rigid duct, Flexible duct. Rows: 1/2, 3/4, 1, 1 1/4, 1 1/2, 2, 3, 4, 6, 8, 10, 12, 15, 18, 24, 30, 36, 48, 60, 72, 90, 108, 144, 180, 240, 300, 360, 480, 600, 720, 900, 1080, 1440, 1800, 2400, 3000, 3600, 4800, 6000, 7200, 9000, 10800, 14400, 18000, 24000, 30000, 36000, 48000, 60000, 72000, 90000, 108000, 144000, 180000, 240000, 300000, 360000, 480000, 600000, 720000, 900000, 1080000, 1440000, 1800000, 2400000, 3000000, 3600000, 4800000, 6000000, 7200000, 9000000, 10800000, 14400000, 18000000, 24000000, 30000000, 36000000, 48000000, 60000000, 72000000, 90000000, 108000000, 144000000, 180000000, 240000000, 300000000, 360000000, 480000000, 600000000, 720000000, 900000000, 1080000000, 1440000000, 1800000000, 2400000000, 3000000000, 3600000000, 4800000000, 6000000000, 7200000000, 9000000000, 10800000000, 14400000000, 18000000000, 24000000000, 30000000000, 36000000000, 48000000000, 60000000000, 72000000000, 90000000000, 108000000000, 144000000000, 180000000000, 240000000000, 300000000000, 360000000000, 480000000000, 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GENERAL INFORMATION	
01	Project Name: Schwager Residence
02	Run Title: Title 24 Analysis
03	Project Location: 15350 Blackberry Hill Road
04	City: Los Gatos
05	Standards Version: 2022
06	Zip Code: 95030
07	Software Version: EnergyPro 9.1
08	Climate Zone: 4
09	Front Orientation (deg/ Cardinal): 156
10	Building Type: Single Family
11	Number of Dwelling Units: 1
12	Project Scope: Addition and/or Alteration
13	Number of Bedrooms: 4
14	Addition Cond. Floor Area (ft²): 246
15	Number of Stories: 2
16	Existing Cond. Floor Area (ft²): 3931
17	Fenestration Average U-factor: 0.3
18	Total Cond. Floor Area (ft²): 4177
19	Glazing Percentage (%): 24.75%
20	ADU Bedroom Count: n/a

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CIC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Remodeled First Floor	Conditioned	Radiant Floor Heating1	2634	11.7	DHW Sys 1	Existing Unchanged
Entire First Floor Addit	Conditioned	Radiant Floor Heating1	96	8	DHW Sys 1	New
Remodeled Second Floor	Conditioned	FAU + A/C2	1297	10.18	DHW Sys 1	Existing Unchanged
Entire Second Floor Addit	Conditioned	FAU + A/C2	150	10.18	DHW Sys 1	New

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft²)	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
FWall/A	Remodeled First Floor	R-15 Wall	156	Front	850	138.9	90	none	Altered	No
FWall/A	Remodeled First Floor	R-15 Wall	246	Left	514.9	91	90	none	Altered	No
BWall/A	Remodeled First Floor	R-15 Wall	336	Back	904.5	464.6	90	none	Altered	No
RWall/A	Remodeled First Floor	R-15 Wall	66	Right	204.2	0	90	none	Altered	No
FWall	Entire First Floor Addit	R-15 Wall	156	Front	70.6	20	90	Ex. w/ Siding	New	n/a
FWall/A	Remodeled Second Floor	R-15 Wall	156	Front	280.3	54	90	none	Altered	No
LWall/A	Remodeled Second Floor	R-15 Wall	246	Left	305.3	60.8	90	none	Altered	No
BWall/A	Remodeled Second Floor	R-15 Wall	336	Back	306	78.5	90	none	Altered	No
RWall/A	Remodeled Second Floor	R-15 Wall	66	Right	265.5	24.3	90	none	Altered	No

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FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Area (ft²)	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition					
14/16	Window	LWall/A	Left	246	1	0.46	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
10/18/30	Window	BWall/A	Back	336	1	0.89	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
09/011/012/13/15/017	Window	BWall/A	Back	336	1	0.375	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
03	Window	FWall	Front	156	1	0.20	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
27/38	Window	FWall/A	Front	156	1	0.54	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
35-37	Window	LWall/A	Left	246	1	0.60	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
32-34	Window	BWall/A	Back	336	1	0.58	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
031	Window	BWall/A	Back	336	1	0.30	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
28	Window	RWall/A	Right	66	1	0.13	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	Altered	No
29	Window	RWall/A	Right	66	1	0.15	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA
39-41	Window	FWall2	Front	156	1	0.45	0.3	NFRC	0.28	NFRC	0.28	NFRC	Bug Screen	New	NA

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
04	Partition Walls	20	0.5	New	n/a

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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kWh/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Source Energy (EDR1) (kWh/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	30.51	0	23.02	0	7.49
Space Cooling	0	26.45	0	22.65	0	3.8
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	10.97	0	13.7	0	-2.73
Solar Utilization/Flexibility Credit						
Efficiency Compliance Total	0	67.93	0	59.37	0	8.56
Photovoltaics	0	0	0	0		
Battery						
Flexibility						
Indoor Lighting	0	6.42	0	6.42		
Appl. & Cooking	0	10.9	0	10.89		
Plug Loads	0	15.88	0	15.88		
Outdoor Lighting	0	1.62	0	1.62		
TOTAL COMPLIANCE	0	102.75	0	94.18		

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft²)	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
FWall2	Entire Second Floor Addit	R-15 Wall	156	Front	156.9	45.6	90	Ex. w/ Siding	New	n/a
LWall2	Entire Second Floor Addit	R-15 Wall	246	Left	41.4	0	90	Ex. w/ Siding	New	n/a
FWall2	Entire Second Floor Addit	R-15 Wall	66	Right	73.4	0	90	Ex. w/ Siding	New	n/a
Partition Wall/A	Entire First Floor Addit-Remodeled First Floor	R-15 Wall	n/a	n/a	134.8	0	n/a		Altered	No
Partition Wall	Entire First Floor Addit-Remodeled First Floor	R-21 Wall	n/a	n/a	1	0	n/a		New	n/a
Partition Wall2	Entire First Floor Addit-Remodeled First Floor	R-21 Wall	n/a	n/a	1	0	n/a		New	n/a
Partition Wall3	Entire First Floor Addit-Remodeled First Floor	R-15 Wall	n/a	n/a	87.4	20	n/a		New	n/a
Partition Wall4	Entire Second Floor Addit-Remodeled Second Floor	R-15 Wall	n/a	n/a	1	0	n/a		New	n/a
Raised Floor	Entire Second Floor	R-19 Floor No Crawlspace1	n/a	n/a	64	n/a	n/a		Altered	No
Partition Floor/A	Entire Second Floor	R-19 Floor No Crawlspace	n/a	n/a	1233	n/a	n/a		New	n/a
Partition Floor/A	Entire Second Floor	R-19 Floor No Crawlspace	n/a	n/a	150	n/a	n/a		New	n/a
FWall/E	Entire Second Floor	R-0 Garage Wall	156	Front	306	0	90	none	Existing	No
LWall/E	Entire Second Floor	R-0 Garage Wall	246	Left	53.6	0	90	none	Existing	No
BWall/E	Entire Second Floor	R-0 Garage Wall	336	Back	306	0	90	none	Existing	No

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SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade/E	Remodeled First Floor	2634	232	none	0	80%	No	New	n/a
Slab-on-Grade	Entire First Floor Addit	96	8.8	none	0	80%	No	New	n/a
Slab-on-Grade/E	Garage	960	107.7	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continues R-value	U-factor	Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Garage Roof	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.339	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/Heating/Decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board

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ENERGY USE INTENSITY				
Standard Design (kWh/ft²-yr)	Proposed Design (kWh/ft²-yr)	Compliance Margin (kWh/ft²-yr)	Margin Percentage	
Gross EUI¹	16.54	15.21	1.33	8.04
Net EUI²	16.54	15.21	1.33	8.04

Notes:
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Non-standard duct location (any location other than attic)
 • Recirculating with demand control, occupancy/motion sensor

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered EDRs and CFMs are required to be completed in the HERS Registry.
 • Kitchen range hood
 • Minimum Airflow
 • Fan Efficiency Warts/CFM
 • Duct leakage testing
 • Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Schwager Residence	4177	1	4	4	0	1

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OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Area (ft²)	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (ft in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof/A	Remodeled First Floor	R-30 Roof	0	n/a	1319.4	0	4	0.1	0.85	No	Altered	No	
Roof	Entire First Floor Addit	R-30 Roof	0	n/a	101.3	0	5	0.1	0.85	No	New	n/a	
Roof2/A	Remodeled Second Floor	R-30 Roof	0	n/a	1367.9	0	4	0.1	0.85	No	Altered	No	
Roof2	Entire Second Floor Addit	R-30 Roof	0	n/a	158.2	0	4	0.1	0.85	No	New	n/a	
Roof3/E	Entire Second Floor	R-0 Garage Roof	0	n/a	1012.5	0	4	0.1	0.85	No	Existing	No	

FENESTRATION / GLAZING								
01	02	03	04	05	06	07	08	09

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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	

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	Efficiency	Rated Input Type	Input Rating or PPH	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	0.0102000			New	n/a

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

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 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 12 of 14)

Project Name: Schwager Residence
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2023-07-11T08:12:06-07:00
Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

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

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 Location	Return Location	Supply Surface Area	Return Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution System	New Ducts	20 ft
Air Distribution System 2	Conditioned space entirely	Non-Verified	R-6	R-6	Conditioned zone	n/a	n/a	No Bypass Duct	Sealed and Taped	Air Distribution System 2-hrs-dist	New	n/a			No

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-hrs-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

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

Registration Number: 223-P10043048-000-000-000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: 2023-07-11 08:18:51
Report Version: 2022.0.000
Schema Version: rev 20220901
HERS Provider: CalCERTS Inc.
Report Generated: 2023-07-11 08:12:45

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 11 of 14)

Project Name: Schwager Residence
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2023-07-11T08:12:06-07:00
Input File Name: 23-166 Schwager E+A+A - VS2.rbd22x

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	

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

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/SEER2/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	EER2/SEER2	11.7	14	Not Zonal	Single Speed	Cooling Component 2-hrs-cool

Registration Number: 223-P10043048-000-000-000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
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(Page 13 of 14)

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01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hrs-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 2-hrs-fan	Required	0.45

Registration Number: 223-P10043048-000-000-000000-0000
CA Building Energy Efficiency Standards - 2022 Residential Compliance
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner
Signature: *Michael Hafner*
Company: Monterey Energy Group
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:
1. 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.
2. 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.
3. 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: *Jerry Lindicum*
Company: Kohlsaat & Associates
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 Registered Provider responsibility for the accuracy of the information.

Registration Number: 223-P10043048-000-000-000000-0000
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REVISIONS: BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd., Suite 8, Carmel, CA 93923
www.montereyenergygroup.com
831-372-8328 VOICE
831-359-4173 FAX

SCHWAGER RESIDENCE

15950 BLACKBERRY HILL ROAD
LOS GATOS, CA 95030

ENERGY COMPLIANCE

DATE: 7/11/2023
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 AGREEMENT OF PROFESSIONAL SERVICES. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT.

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

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Pilot Lights, Building Cooling and Heating Loads, Liquid Line Drains, and Ducts and Fans.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Light Sources, Energy Management Control Systems, Independent Controls, and Electric and Energy Storage Ready.

REVISIONS: BY: Table with 2 columns for revision tracking.

MONTEREY ENERGY GROUP Consulting Mechanical Engineering 26465 Carmel Rancho Blvd., Suite 8, Carmel, CA 93923. Includes contact information and a logo.

ALL USE OF THESE DRAWINGS AND INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT OF PROFESSIONAL SERVICES. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Space Conditioning System Airflow Rate and Fan Efficacy, Ventilation and Indoor Air Quality, and Pool and Spa Systems and Equipment.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

2022 Single-Family Residential Mandatory Requirements Summary. Table with 2 columns: Code Section and Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

SCHWAGER RESIDENCE 15950 BLACKBERRY HILL ROAD LOS GATOS, CA. 95030. Includes project name, address, and sheet information.

DATE: 7/11/2023 SCALE: AS NOTED DRAWN: MEG CHECKED: CHECKED: FILE NAME: SHEET: T-3 SHEET OF SHEETS

MINIMUM NAILING SCHEDULE (U.N.O.):	
CONNECTION	NAILING
1. JOIST TO FOUNDATION SILL, FLOOR GIRDER OR WALL TOP PLATE, TOENAIL	3-8d COMMON
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. MISCER 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	16d 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	16d AT 24" O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d AT 6" O.C.
11. DOUBLE TOP PLATES, LAP SPlice	8-16d COMMON
12. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	8-16d COMMON
13. JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
14. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	16d COMMON AT 16" O.C. ALSO AT EACH EDGE
15. CONTINUOUS HEADER, TWO FIELDS	3-8d COMMON
16. CEILING JOISTS TO PLATE, TOENAIL	3-8d COMMON
17. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d COMMON
18. CEILING JOIST OVER OPEN PARTITIONS, FACE NAIL	3-8d COMMON
19. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-8d COMMON
20. RAFTERS TO PLATE, TOENAIL	3-8d COMMON
21. 1"x2" SHEATHING TO EACH BEARING, FACE NAIL	3-8d COMMON
22. MISCER THAN 1"x2" SHEATHING TO EACH BEARING, FACE NAIL	3-8d COMMON
23. BUILT UP CORNER STUDS	16d COMMON AT 24" O.C.
24. BUILT UP GIRDER AND BEAMS, FACE NAIL	20d COMMON AT 32" O.C. AT TOP & BOTTOM STAGGERED ON OPP. SIDES
25. 2" PLANKS	2-20d AT ENDS AND AT EACH SPlice
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS 3/4" AND LESS 1/2" OR LESS	6d x 9d 8d x 9d 8d x 9d 10d x 9d
27. FIBERBOARD SHEATHING: ¹ 1/2"	NO. 10 GA. STAPLE* NO. 11 GA. STAPLE*
28. INTERIOR PANELING	NO. 10 GA. STAPLE* 4d x 3/8"
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 7/16 INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32 INCH SHEATHING.	
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 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 AXIS 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"x11") 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" FULL THREADS.
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 NUTS 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 BMS & 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.	TIEE COLUMNS SHALL CONFORM TO ASTM A502 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.	HRAP STRUCTURAL STEEL EMBEDDED IN CONCRETE SHALL BE PROTECTED WITH 1/2" MIN. GROUT. 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 TURNING AS REQUIRED.
13.	"SLIP CRITICAL" BOLTED CONNECTIONS: A) "SLIP CRITICAL" CONNECTIONS (A325 SC DESIGN VALUES) 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 UNO PRIOR APPROVAL. ALL CONNECTION DETAILS PROPOSED 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 REG. 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 AISC 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:
 1. TABLE ABOVE BASED ON UNCOATED REINFORCING STEEL AND NORMAL WEIGHT CONCRETE.
 2. TOP REINFORCING IS HORIZONTAL REINFORCEMENT THAT HAS MORE THAN TWELVE INCHES OF FRESH CONCRETE CAST BELOW IT.
 3. FOR BARS WITH COVER LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING LESS THAN 2 BAR DIAMETERS, INCREASE LAP SPLICE BY 50%.
 4. FOR LIGHTWEIGHT AGGREGATE CONCRETE, (WT = 110 PCF) INCREASE LAP SPLICE BY 30%.
 5. 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 - INCLIB 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 ATG (17 LATEST EDITION. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF GLUED-LAMINATED MEMBERS. PLYWOOD - U.S. PRODUCT STANDARD PS1 OR FOR SOFT PLYWOOD STRUCT I @ WALLS; CDX @ FLOORS AND ROOF - UNO. PRESSURE TREATED DOUGLAS FIR - 2022 CBC STANDARD NO. 23031-5.
2.	ALL WOOD IN DIRECT CONTACT WITH EARTH, CONCRETE, OR MASONRY SHALL BE PRESSURE 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.

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"

- ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED ON INSTALLATION AND RETIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
- LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT UNLESS NOTED OTHERWISE.
- 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 CLIPS AT MIDSPAN OF UNSUPPORTED PLYWOOD EDGES.
- 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.
- NOTIFY STRUCTURAL ENGINEER AFTER WALL, FLOOR, AND ROOF SP NAILING HAS BEEN COMPLETED AND A MINIMUM OF 48 HOURS PRIOR TO CONCREALING SP.
- CUTTING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL NOT EXCEED 25 % OF THE STUD WIDTH.
- 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.
- A BORED HOLE NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD.
- 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.
- WHERE FRAMING HANGERS ARE REQUIRED AND ARE NOT SHOWN ON SECTIONS, DETAILS OR PLANS THE FOLLOWING SIMPSON HANGERS SHALL BE USED: SLOPE, SKEN, TURN IN FLANGES AND PROVIDE TOP FLANGE HANGERS AS REQUIRED:
 2X & 3X MEMBERS U HANGERS
 4X MEMBERS H HANGERS
 6X MEMBERS W/H HANGERS
 I-JOIST MEMBERS M/H HANGERS
 6U/LAM MEMBERS L/H HANGERS
- PROVIDE PLYWOOD EDGE NAILING AROUND ALL OPENINGS AND BLOCK ALL UNSUPPORTED PLYWOOD EDGES.
- UPSET THREADS ON SILL BOLTS ARE NOT ALLOWED.
- 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, GYBBOARD, OR OTHER SURROUNDING ARCHITECTURAL MATERIALS. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROVIDE LUMBER MEETS THESE CRITERIA.
- BOLTS ARE NOT TO BE INSTALLED IN LUMBER OVER 19% MOISTURE CONTENT.
- ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESSURE 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 Fv = 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) I Fc = 250 PSI (PARALLEL) II Fv = 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 ATG 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 ATG (17 LATEST EDITION. SUBMIT SHOP DRAWINGS TO FIELD INSPECTOR PRIOR TO FABRICATION.

SPECIAL INSPECTIONS:

- 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. FOR GROUTED CMU CONSTRUCTION PER THE REQUIREMENTS IN A402-11 TABLE 11.2 (LEVEL B)
 E. OBSERVATION OF ELEMENTS OF THE LATERAL FORCE RESISTING SYSTEM ALONG LINES WHERE THE SHEARWALL NAILING IS 4' O.C. OR CLOSER. ELEMENTS OF THE SPECIAL INSPECTION SHALL INCLUDE NAILINGS, BOLTINGS, 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	IN	NEW
BTM	BETWEEN	NTS	NOT TO SCALE
CL	CENTER	OR	OPPOSITE HAND
CJP	COMPLETE JOINT PENETRATION	PC	PIECE
CLR	CLEAR	CP	PARTIAL JOINT PENETRATION
CG	CONCRETE	FP	PARTIAL PENETRATION
CONTIN	CONTINUOUS	PTDF	PRESSURE TREATED DOUGLAS FIR REDWOOD
CP	COMPLETE PENETRATION	RWD	REINWOOD
CT	CONTROL JOINT	SC	SHEAR CONNECTOR
DF	DOUGLAS FIR	SDS	SELF DRILLING, SELF TAPPING SCREW
DL	DEAD LOAD	STW	STIFFENER
DO	DITTO	STGRD	STAGGERED
ED	EXISTING	T & B	TOP & BOTTOM
EN	EXPANSION JOINT	T #	TONGUE & GROOVE
FB	FACE OF BLOCK	TC	TOP OF CONCRETE
FL	FACE OF CONCRETE	TOF	TOP OF FRAMING
FF	FINISH FLOOR	TOS	TOP OF STEEL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FS	FACE OF STUD	WS	WOOD SCREW
FTG	FOOTING	W/	WITH
GA	GAUGE	W/O	WITHOUT
SLS	GLUED LAMINATED BEAM	W/F	WELDED WIRE FABRIC
HR	HEADER	WFL	WELDED WIRE FABRIC
HSS	HIGH STRENGTH BOLTS (A-325)	CL	CENTERLINE
HT	HEIGHT	LN	LIVE LOAD
JH	JOIST HANGER (SIMPSON)	N	NUMBER OR POUNDS
LL	LIVE LOAD	S	SQUARE
LS	LAG SCREW	LT	LIGHT WEIGHT
LT	LIGHT WEIGHT	LVL	LAMINATED VENEER LUMBER
MFR	MANUFACTURER	M	WOOD BLOCKING IN SECTION
M	MALLEABLE IRON	END	END OF WOOD PIECE

GENERAL NOTES:

- NOTES AND DETAILS ON TYPICAL SHEETS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
- DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2022 CALIFORNIA CODE, CBC.
- 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 & B, OPEN WEB TRUSSES, MANUFACTURED JOIST, SHOP DRAWINGS.
CONTRACTOR AGREES THAT SHOP DRAWINGS SUBMITTED BY THE ENGINEER ARE NOT CHANGE ORDERS AND THAT THE FABRICATION OF SHOP DRAWINGS SUBMITTED 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.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB.
- SHOP DRAWINGS SHALL BE PREPARED FROM FRESH WORK. REPRODUCTIONS OF THE APPROVED DRAWINGS IS NOT PERMITTED.
- CAD FILES OF APPROVED DRAWINGS WILL NOT BE PROVIDED TO THE CONTRACTOR, SUBCONTRACTOR OR FABRICATOR FOR THE PREPARATION OF SHOP DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER WHERE 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 WITH AFFILIATED PARTIES.
- 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.
- 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.
- 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:

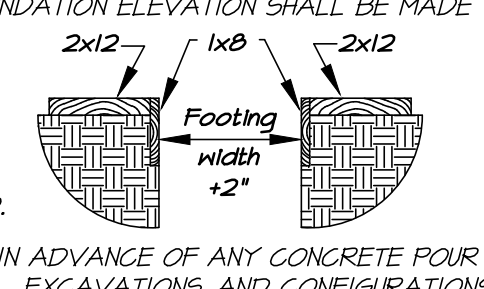
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THE PROJECT.
- THE STRUCTURAL ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 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 4:12 - USE SIMPLIFIED ANALYSIS SEISMIC - 2022 CBC (ASCE 7-16) OCCUPANCY CATEGORY II SITE CLASS = SD Ss = 2.56565 Hzmaps Sl = 0.085 1505p Hzmaps EQUIVALENT LATERAL FORCE SYSTEM Cs = 0.9517
SEISMIC	Fa = 1.2 Fv = 1.7 R = 6.5 (Wood diaphragm), R = 15 CANT. COLUMN (SCCS) Sd = 2.052 Sd = 1.003 5DC - E

FOUNDATION NOTES:

- ALLOWABLE SOIL BEARING VALUE OF 1500 PSF USED PER LOCAL JURISDICTIONAL REQUIREMENTS AND THE 2022 CBC
- ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CBC.
- BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATION SHALL BE MADE ACCORDING TO STEPPED FOOTING DETAIL 4
- ALL FILE CAPS, GRADE BEAMS, THE BEAMS & OTHER FOOTINGS SHALL BE FORMED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL DESIGNER. FOUNDATIONS MAY BE CAST IN NEAT EXCAVATIONS PROVIDED WRITTEN APPROVAL IS OBTAINED AND FOOTINGS ARE INCREASED 2" IN WIDTH. USE 2X12 PLANK AT EDGE OF EXCAVATION TO PROTECT AGAINST SLUFFING, AS REQUIRED.
- CONTRACTOR SHALL NOTIFY CORNERSTONE STRUCTURAL CONSULTANTS 24 HRS IN ADVANCE OF ANY CONCRETE POUR TO ALLOW STRUCTURAL ENGINEER TIME TO VISIT SITE AND VERIFY REBAR, FOOTINGS, EXCAVATIONS, AND CONFIGURATIONS

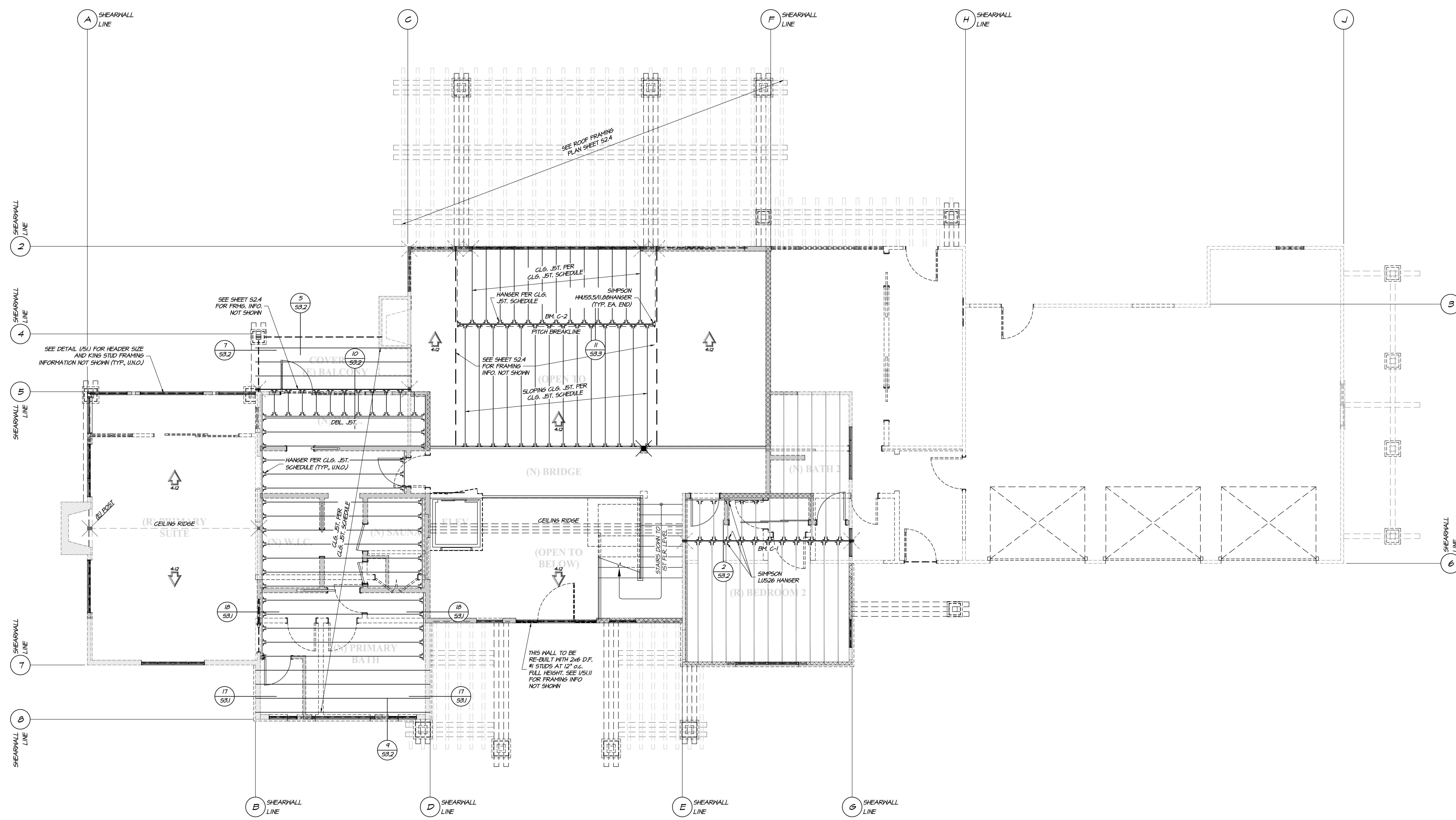


CONCRETE NOTES:

- STRUCTURAL CONCRETE SHALL ATTAIN 28 DAY COMPRESSIVE STRENGTH Fc = 3,000 PSI.
- CONCRETE MIX DESIGN SHALL BE PREPARED BY AN INDEPENDENT LABORATORY APPROVED BY THE STRUCTURAL ENGINEER. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER CBC SECTION 1905.3 OR 1905.4.
- CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
- CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-39. AGGREGATES FOR LIGHTWEIGHT CONG. SHALL CONFORM TO ASTM C-330.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 - GRADE 40. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.
- ALL PREHEATING & WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH AWS D14 LATEST EDITION AND SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR SHALL FURNISH TO THE LABORATORY, REBAR MILL CERTIFICATES.
- REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
- WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. CONCRETE COVERAGE SHALL BE AS FOLLOWS: CONCRETE DEPOSITED AGAINST GROUND (EXCEPT SLABS) - 3". CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS - 2". SLABS (ON GROUND) - 2" CLEAR FROM TOP UNO.
- SPLICES IN CONTINUOUS REINFORCEMENT SHALL BE 48-BAR DIAMETERS & SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART. SPlice CONTINUOUS BARS IN SPANDRELS, GRADE BEAMS, ETC., AS FOLLOWS: TOP BARS AT MID-SPAN, BOTTOM BARS AT CENTERLINE AT SUPPORT, UNLESS NOTED OTHERWISE. SPLICES IN W/F SHALL BE 1'-12" MESHES WIDE.
- CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND ALL LANTIANE REMOVED FROM THE SURFACE. CONCRETE MAY BE ROUGHENED BY CHIPPING THE ENTIRE SURFACE, SAND BLASTING OR RAKING THE SURFACE

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 12"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 US/1 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 SI 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 S2.1 THROUGH S2.4.

- 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

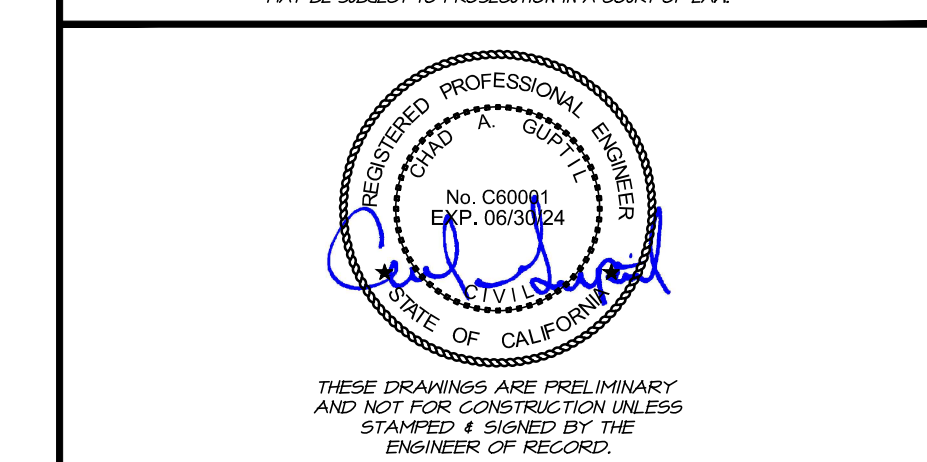
MARK	SIZE	BEAM ELEVATION (MIN)
C-1	5 1/2" x 11 1/4" versicom 3100, 2.0e	-
C-2	5 1/2" x 14" versicom 3100, 2.0e	-
-	-	-
-	-	-

CEILING JOIST SCHEDULE

MAXIMUM HORIZONTAL SPAN	SIZE/SPACING	TYPICAL HANGER (UND)
0'-0" THRU 8'-6"	2x4 DOUG FIR #2 @ 16" o.c.	LU524
8'-7" THRU 14'-0"	2x6 DOUG FIR #2 @ 16" o.c.	LU526
14'-1" THRU 16'-3"	2x6 DOUG FIR #1 @ 12" o.c.	LU526



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

SHEET TITLE
CEILING FRAMING PLAN

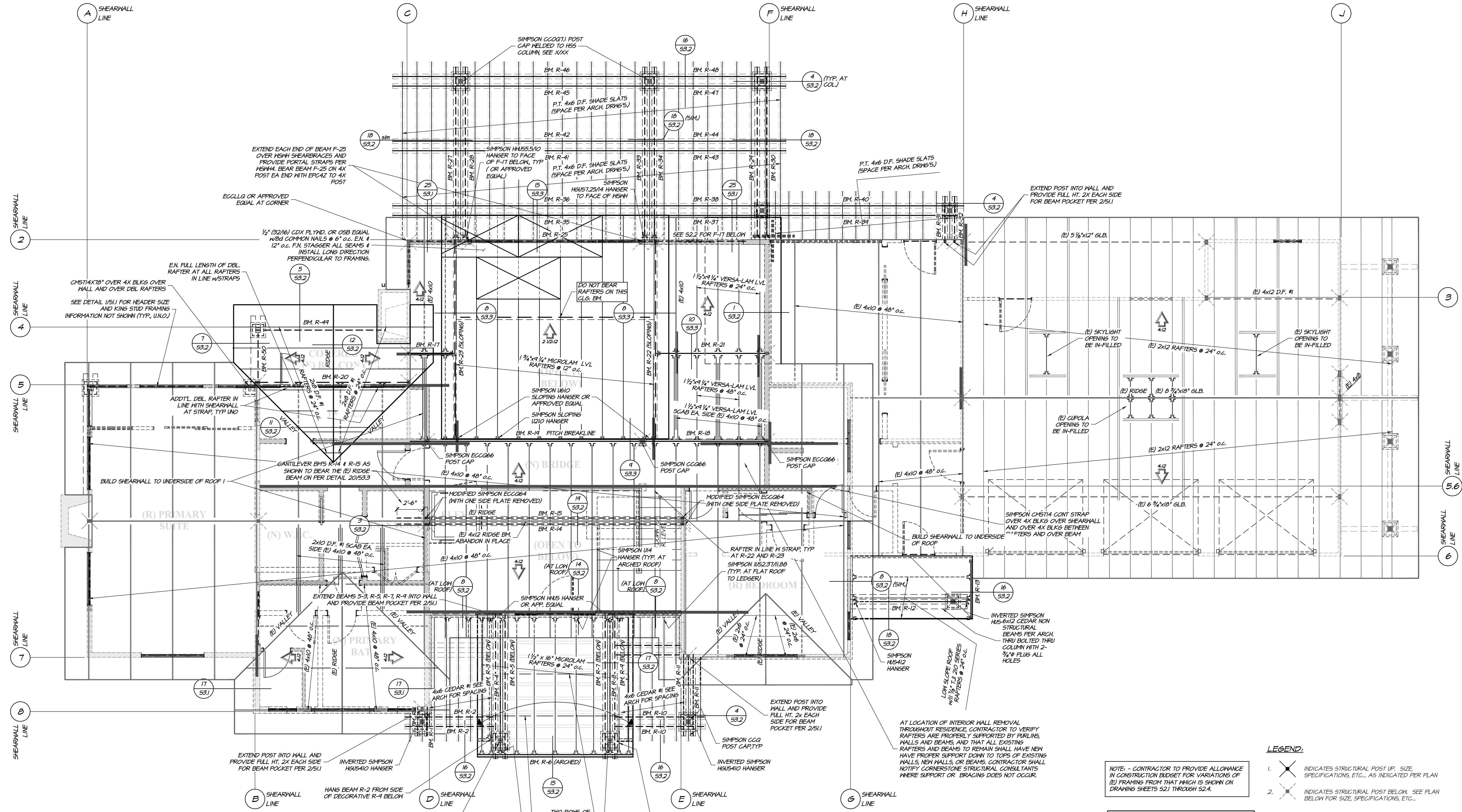
REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	
	BLB	
	SC:	
	AS NOTED	

DATE: 1/1/23

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 @ 6" O.C. 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 & IRC 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 12" D.F.L. FOR DESIGNATED SHEAR WALL LINES. LAP SPICES SHALL BE 16" W/ 16" OR 16" W/ 16" STRAPS UNLESS NOTED.
- SEE DETAIL U5/1 FOR TYPICAL BEARING WALL FRAMING INFORMATION.
- ALL POSTS ARE 4x4 D.F. #2 TYP. UNLESS NOTED.
- ALL SOLID BANN BEAMS ARE DOUBLES FIR #2 UNLESS NOTED.
- ALL POST CAPS ARE ECG0000 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 521 THROUGH 524.

HIP/VALLEY BEAM SCHEDULE

HORIZONTAL SPAN	MEMBER
0'-0"	1 3/4" X 11 1/2" MICROLAM
10'-13"	DBL (2) 1 7/8" X 11 1/2" MICROLAMS

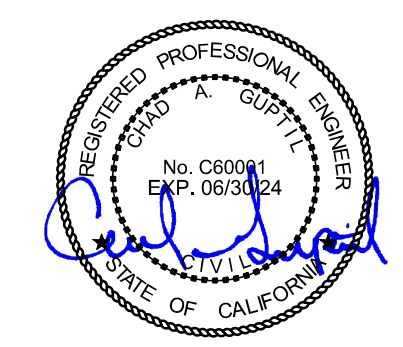
- LEGEND:**
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 - INDICATES SHEARWALL PANEL. SEE PLAN LEVELS BELOW FOR MIN. LENGTH OF WALL & NAILING REQUIREMENTS.
 - INDICATES (N) FIRST FLOOR WALLS BELOW.
 - INDICATES (E) FIRST FLOOR WALLS BELOW.
 - INDICATES (N) SECOND FLOOR WALLS BELOW.
 - INDICATES (E) SECOND FLOOR WALLS BELOW.

ROOF FRAMING BEAM SCHEDULE

MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)	MARK	SIZE	BEAM ELEVATION (AFF)
R-1	6x12 cedar #1	-	R-14	5 1/2" X 18" 24-FV-4 Doug Fir glu lam	-	R-27	6X14 PT Doug Fir.	-	R-40	6X12 PT Doug Fir.	-
R-2	6x12 cedar #1	-	R-15	5 1/2" X 18" 24-FV-4 Doug Fir glu lam	-	R-28	6X14 PT Doug Fir.	-	R-41	6X12 PT Doug Fir.	-
R-3	6x12 cedar #1	-	R-16	NOT USED	-	R-29	6X14 PT Doug Fir.	-	R-42	6X12 PT Doug Fir.	-
R-4	5 1/4" X 9 1/2" versalcom 3100, 2.0e	-	R-17	5 1/4" X 9 1/2" versalcom 3100, 2.0e	-	R-30	6X14 PT Doug Fir.	-	R-43	6X12 PT Doug Fir.	-
R-5	6x12 cedar #1	-	R-18	5 1/2" X 18" 24-FV-4 Doug Fir glu lam	-	R-31	3 1/2" X 11 1/2" versalcom 3100, 2.0e	-	R-44	6X12 PT Doug Fir.	-
R-6	Arched 18554x16 1/2" x 3 1/8" x 16" 24-FV-4 glu lam	-	R-19	5 1/2" X 18" 24-FV-4 Doug Fir glu lam	-	R-32	5 1/4" X 9 1/2" versalcom 3100, 2.0e	-	R-45	6X12 PT Doug Fir.	-
R-7	6x12 cedar #1	-	R-20	5 1/4" X 11 1/2" versalcom 3100, 2.0e	-	R-33	6X14 PT Doug Fir.	-	R-46	6X12 PT Doug Fir.	-
R-8	5 1/4" X 9 1/2" versalcom 3100, 2.0e	-	R-21	5 1/4" X 9 1/2" versalcom 3100, 2.0e	-	R-34	6X14 PT Doug Fir.	-	R-47	6X12 PT Doug Fir.	-
R-9	6x12 cedar #1	-	R-22	7" X 9 1/4" versalcom #1 1 3/4" X 9 1/4" microlam EA SIDE n 3 1/2" @ 12" oc	-	R-35	6X12 PT Doug Fir.	-	R-48	6X12 PT Doug Fir.	-
R-10	6x12 cedar #1	-	R-23	7" X 9 1/4" versalcom #1 1 3/4" X 9 1/4" microlam EA SIDE n 3 1/2" @ 12" oc	-	R-36	6X12 PT Doug Fir.	-	R-49	6X12 Doug Fir #1	-
R-11	6x12 cedar #1	-	R-24	NOT USED	-	R-37	6X12 PT Doug Fir.	-	R-50	6X12 Doug Fir #1	-
R-12	3 1/2" X 11 1/2" versalcom 3100, 2.0e	-	R-25	5 1/4" X 14" versalcom 3100, 2.0e	-	R-38	6X12 PT Doug Fir.	-			
R-13	3 1/2" X 11 1/2" versalcom 3100, 2.0e	-	R-26	3 1/2" X 14" versalcom 3100, 2.0e	-	R-39	6X12 PT Doug Fir.	-			



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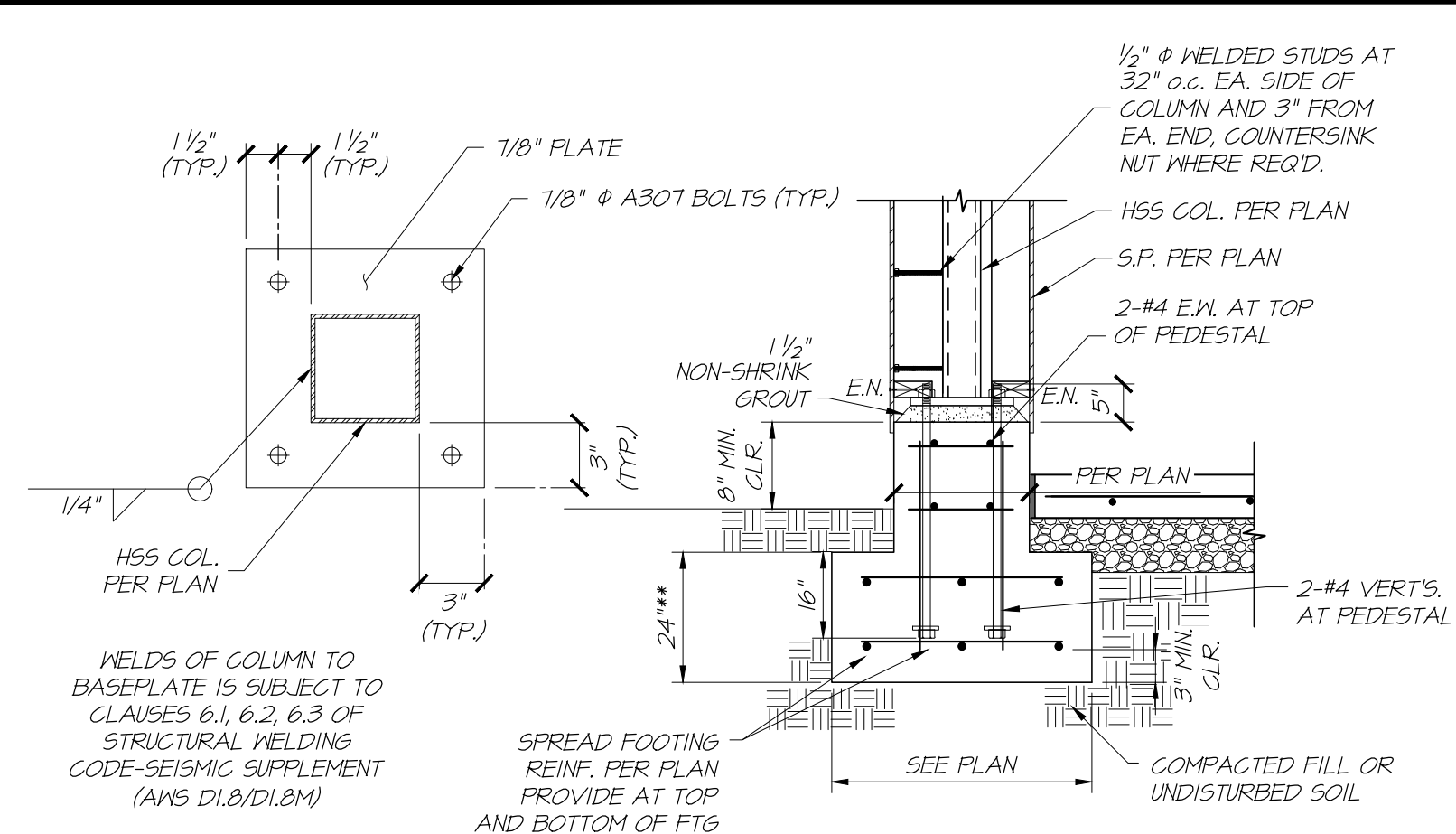


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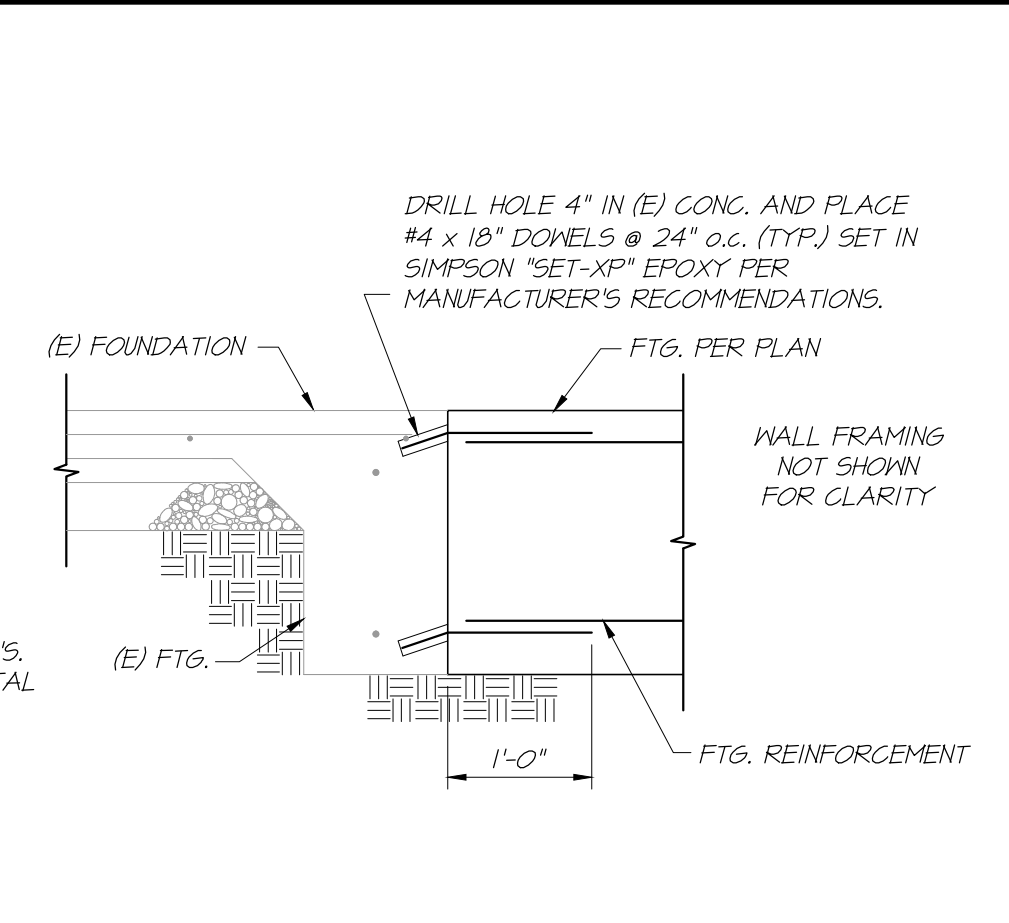
SHEET TITLE
ROOF FRAMING PLAN

REVISIONS	BY	REVISIONS	BY

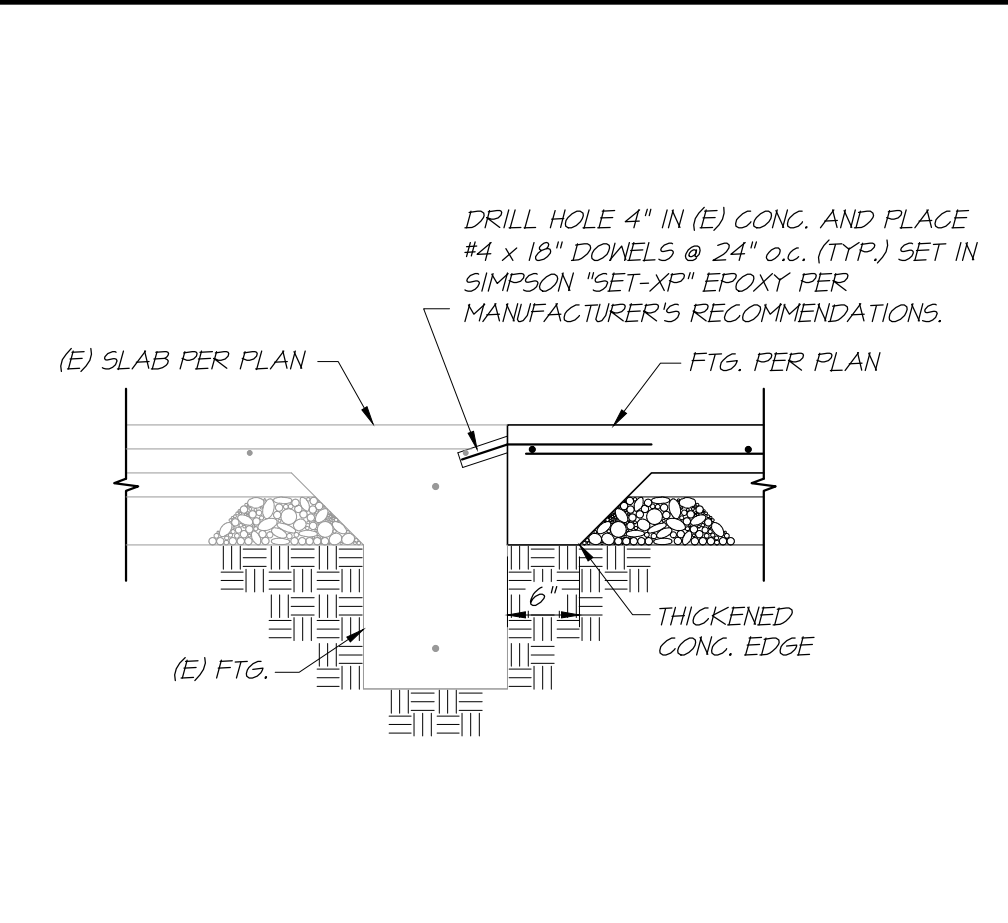
PLAN NO.	JOB: 23-003	SHEET NO.
	DR: BLB	S2.4
DATE: 1/1/23	SC: AS NOTED	



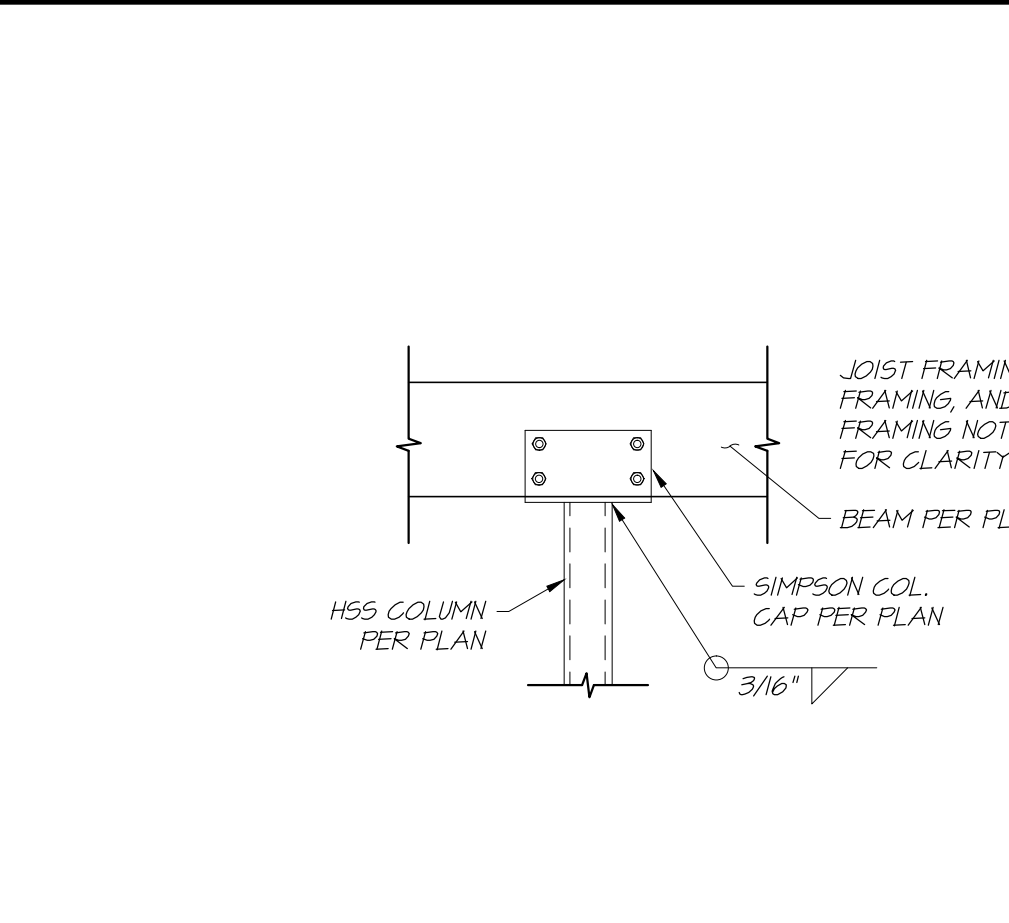
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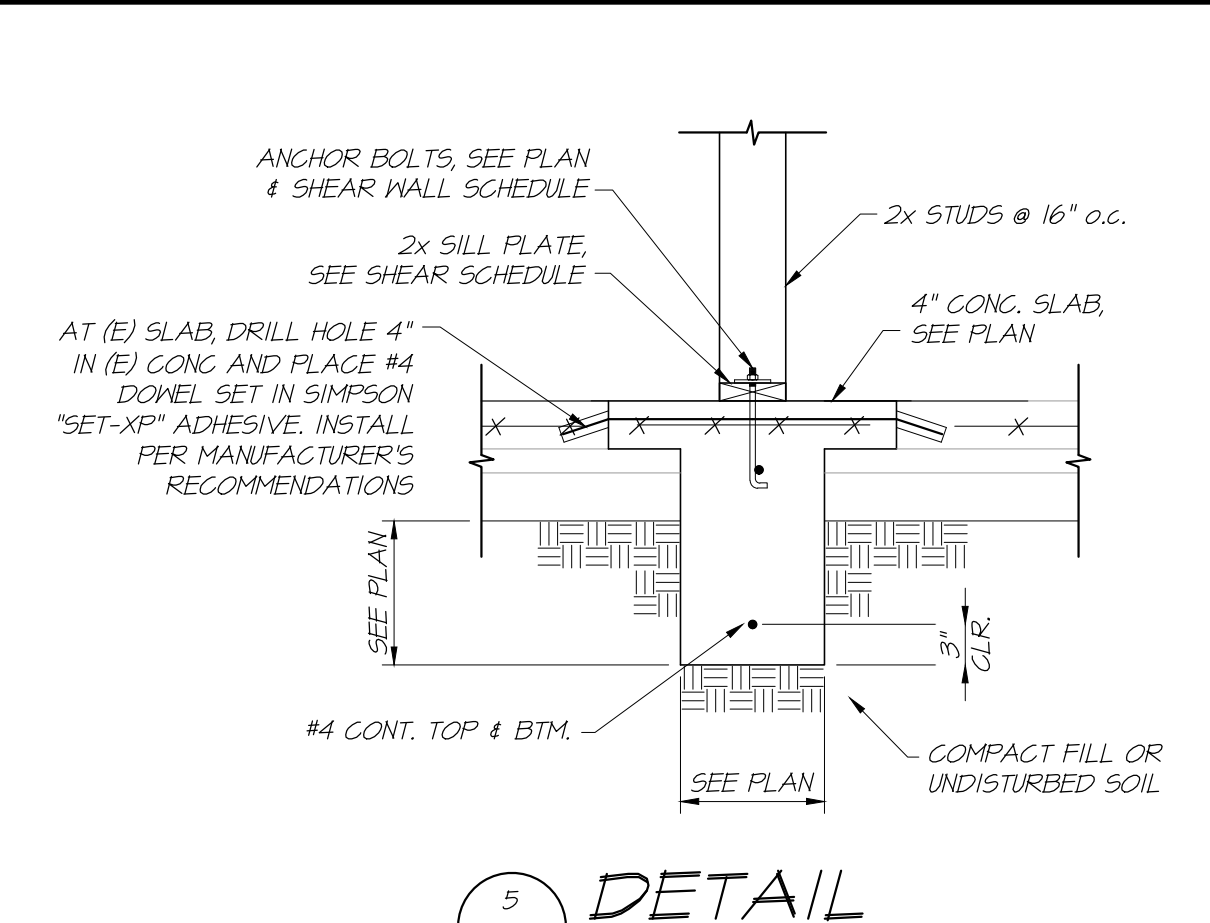
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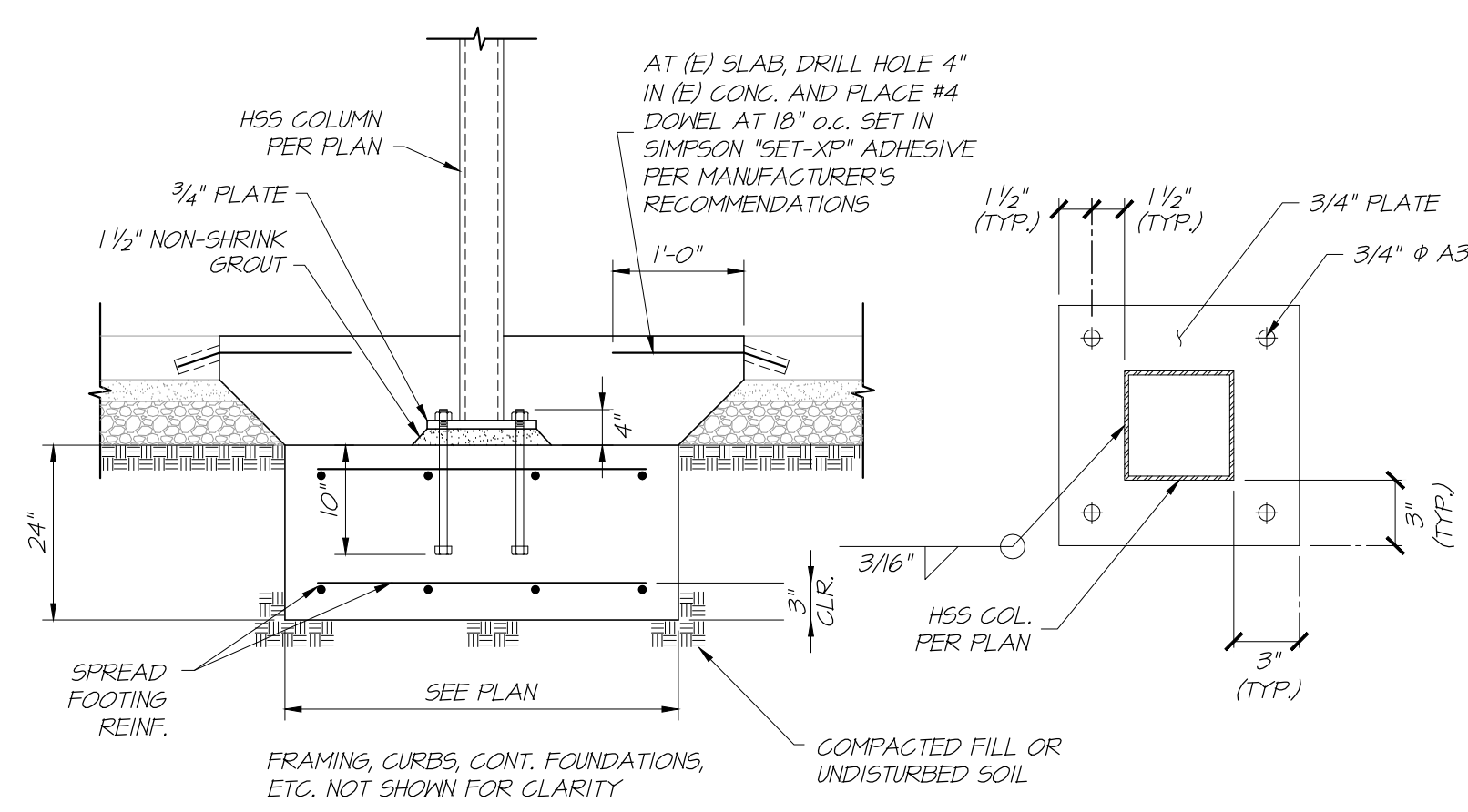
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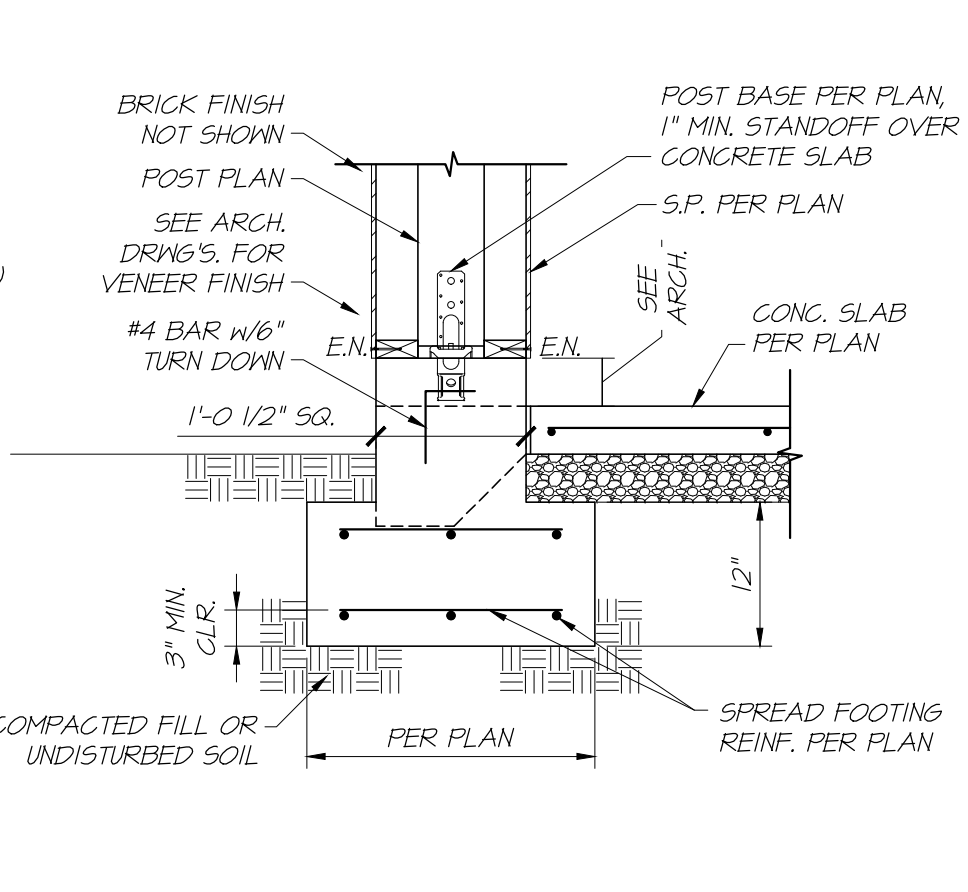
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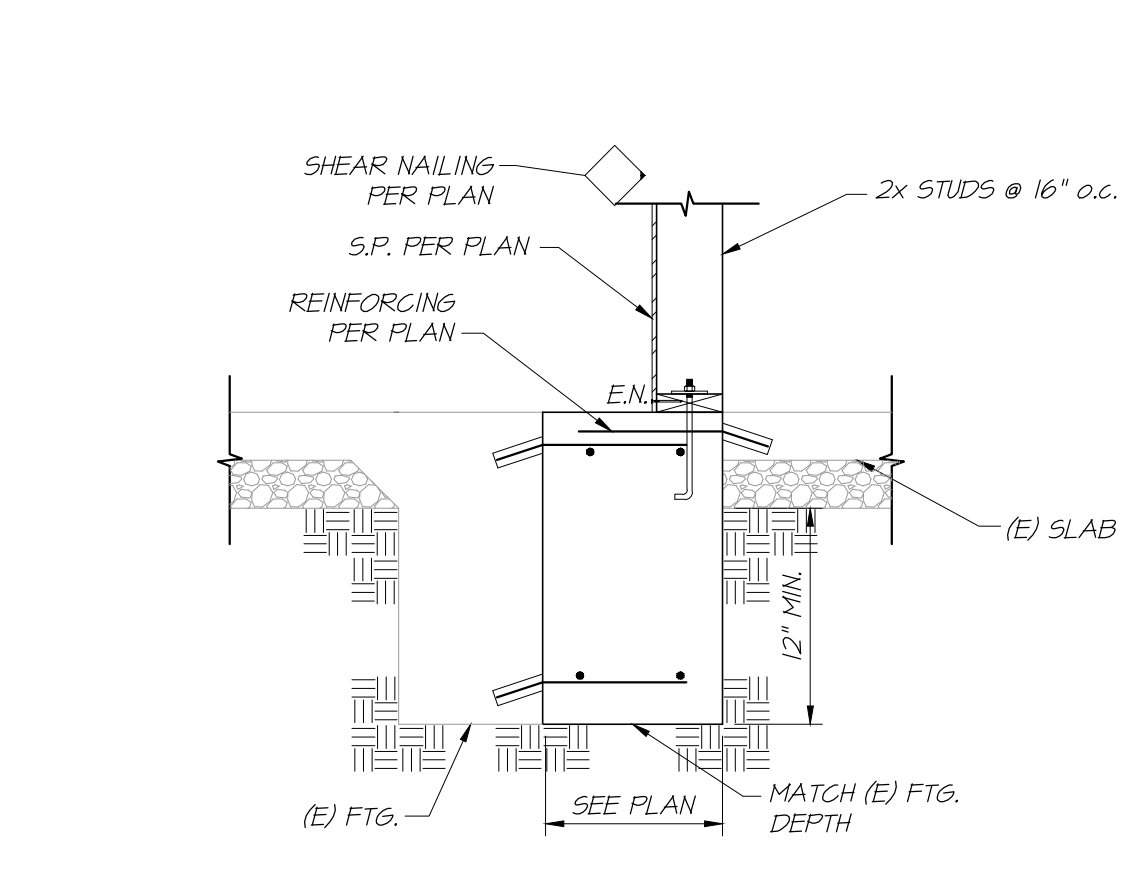
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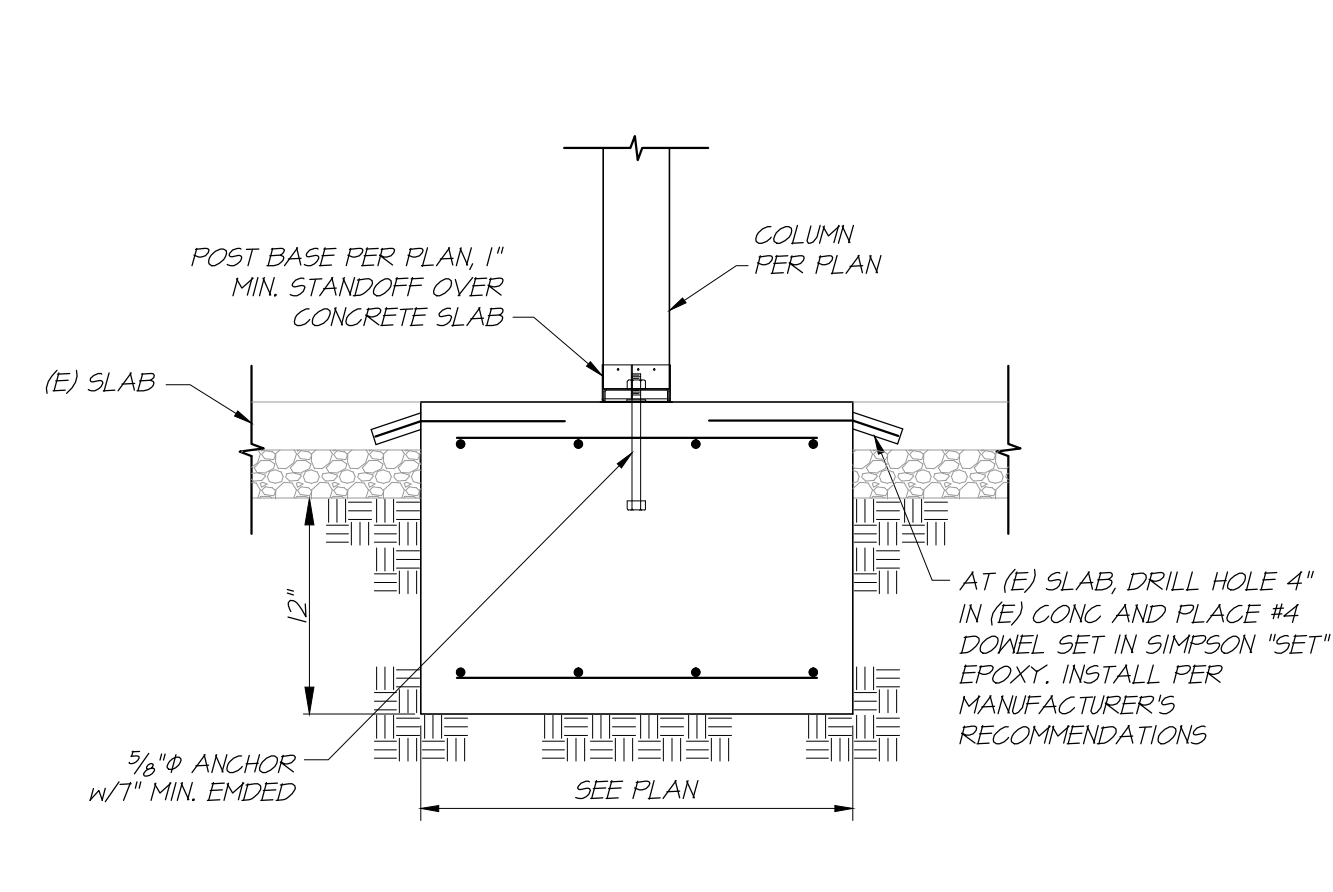
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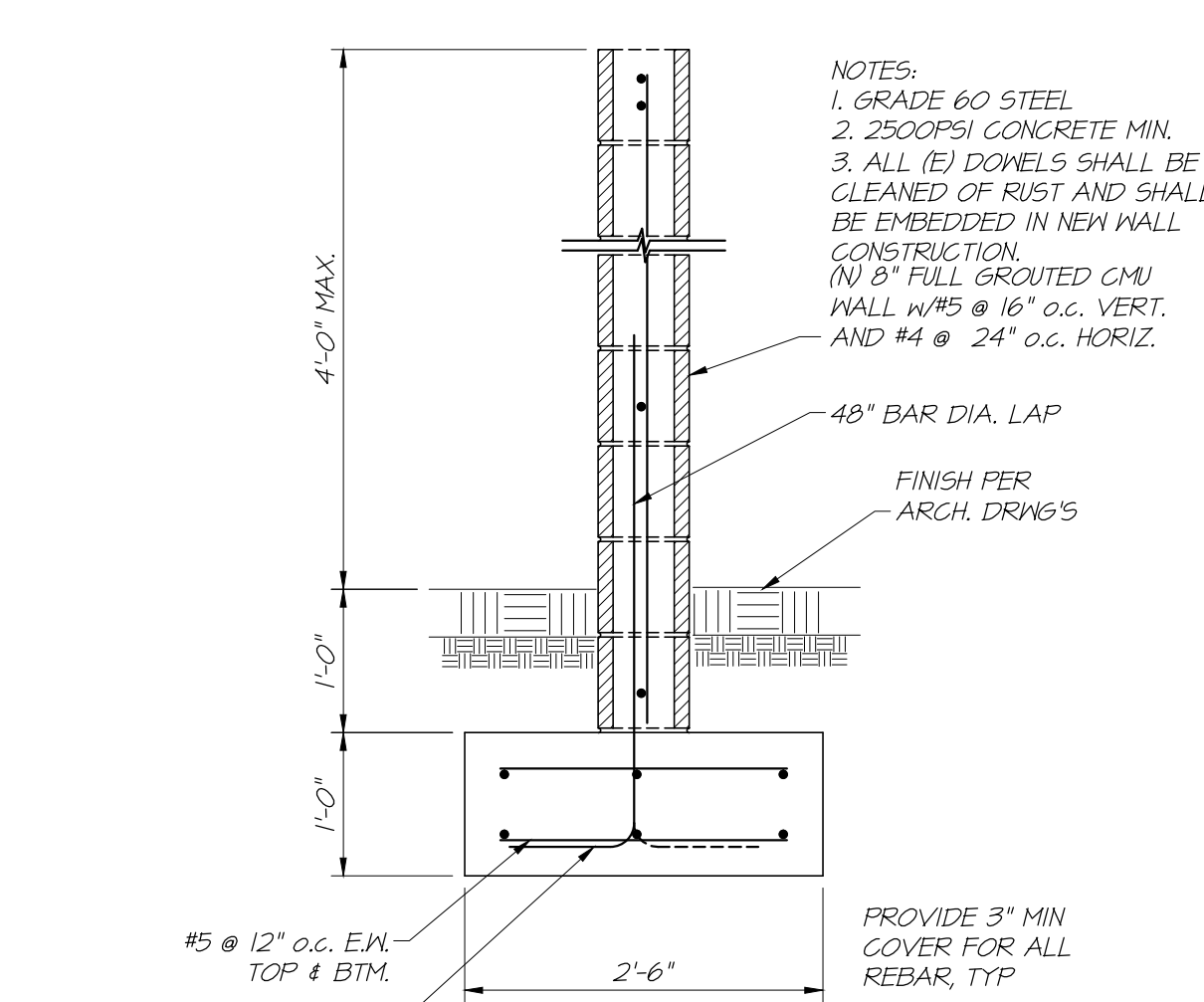
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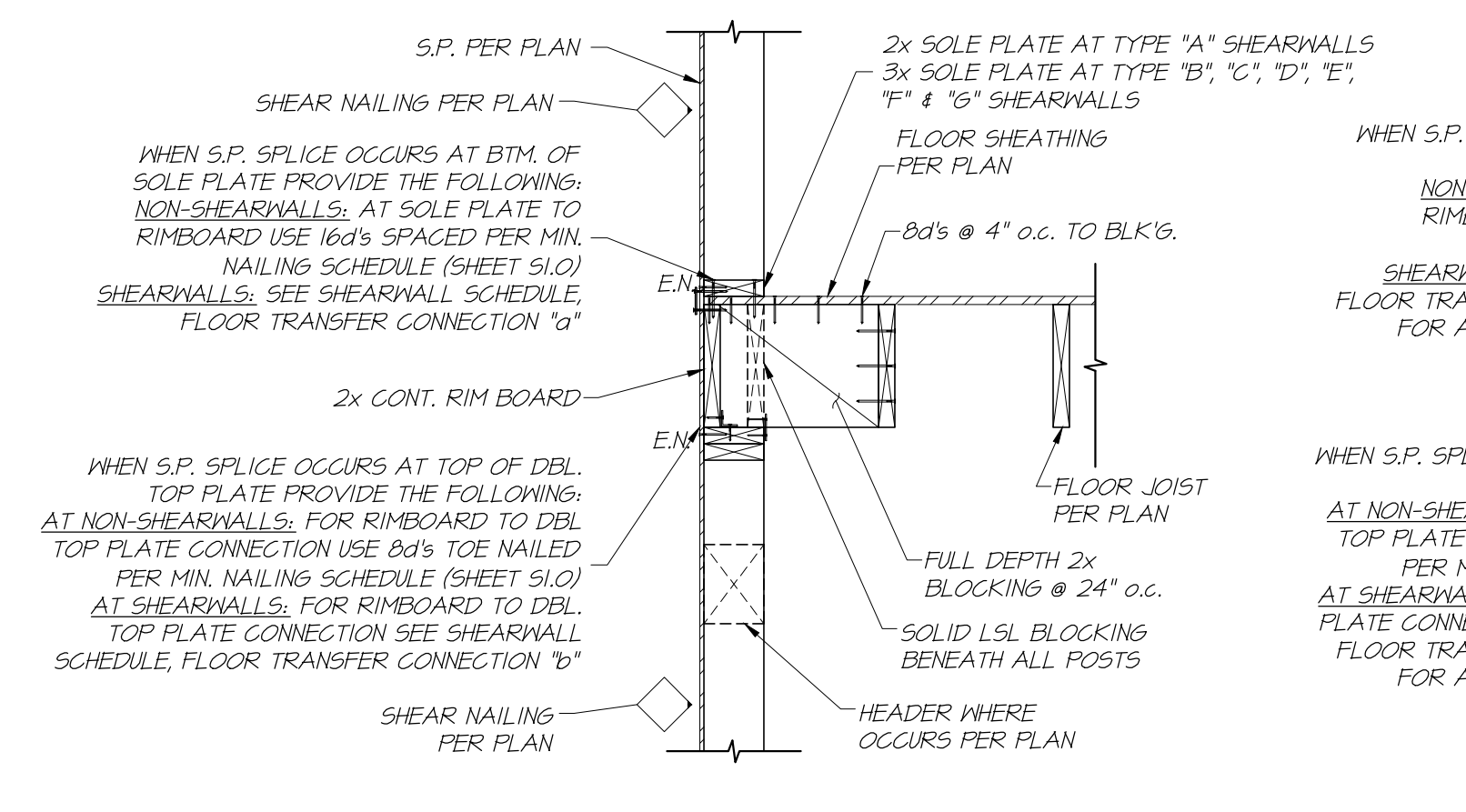
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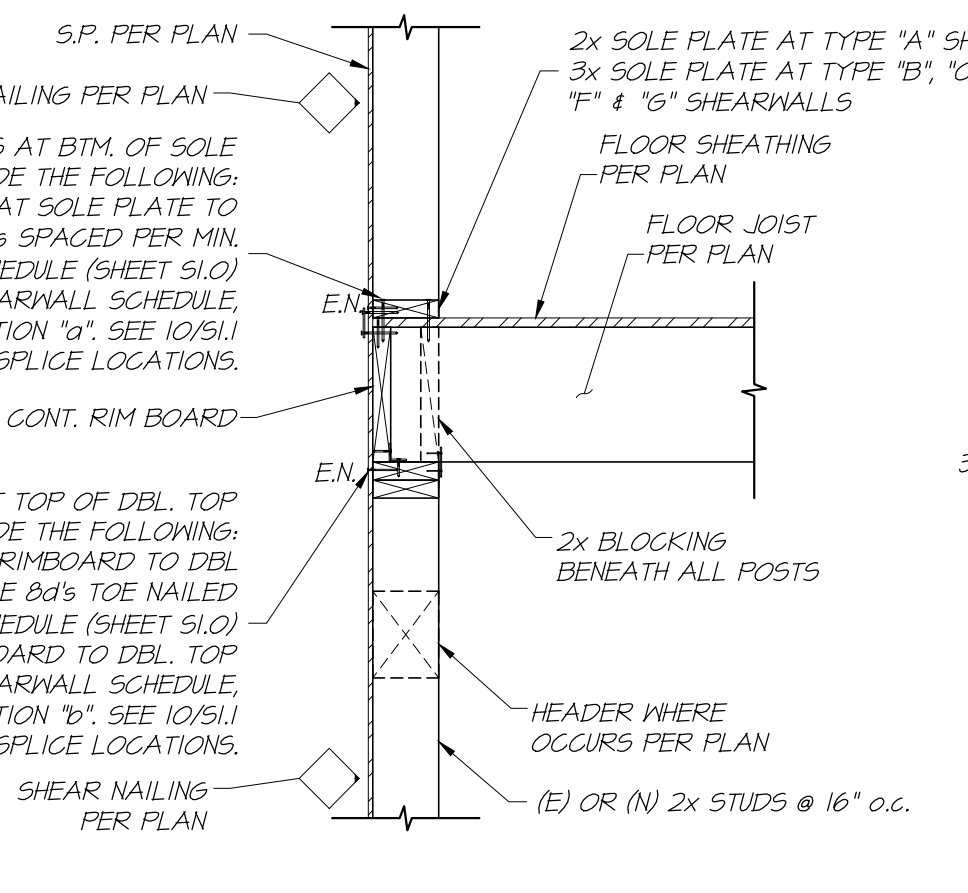
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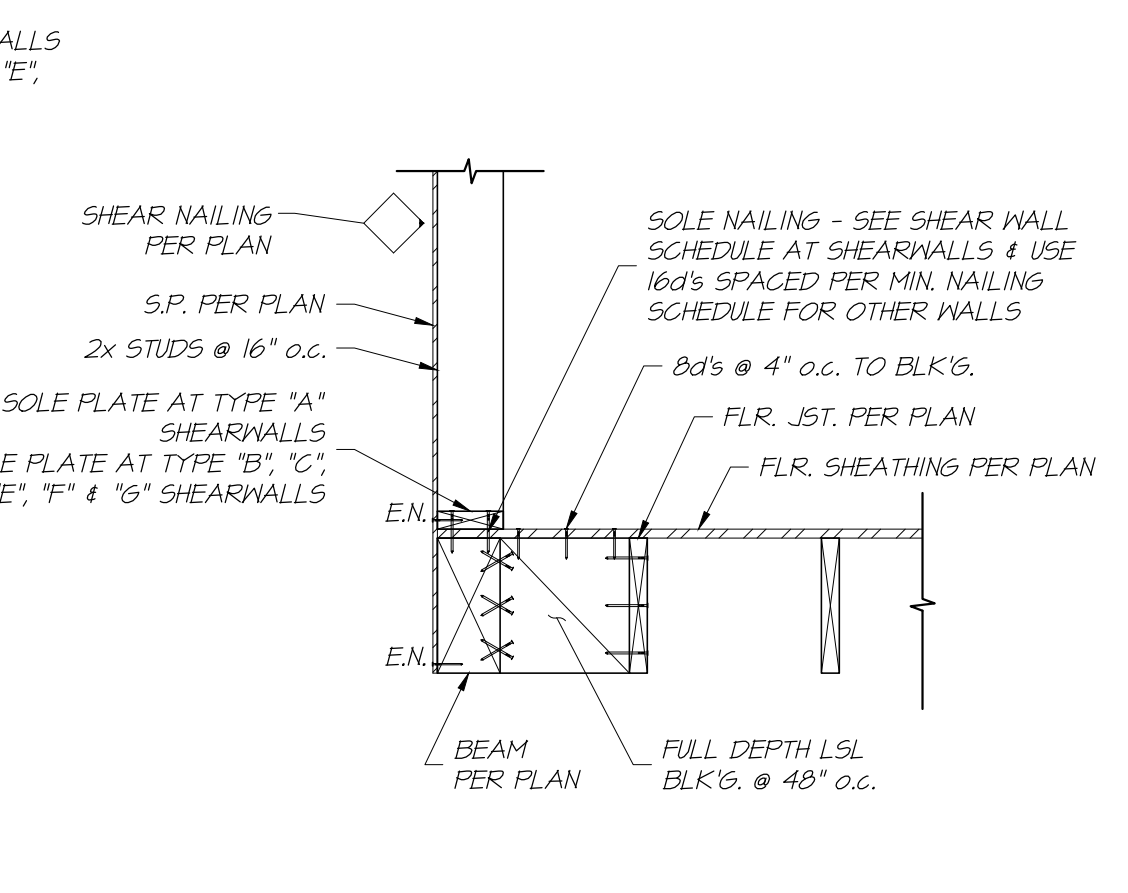
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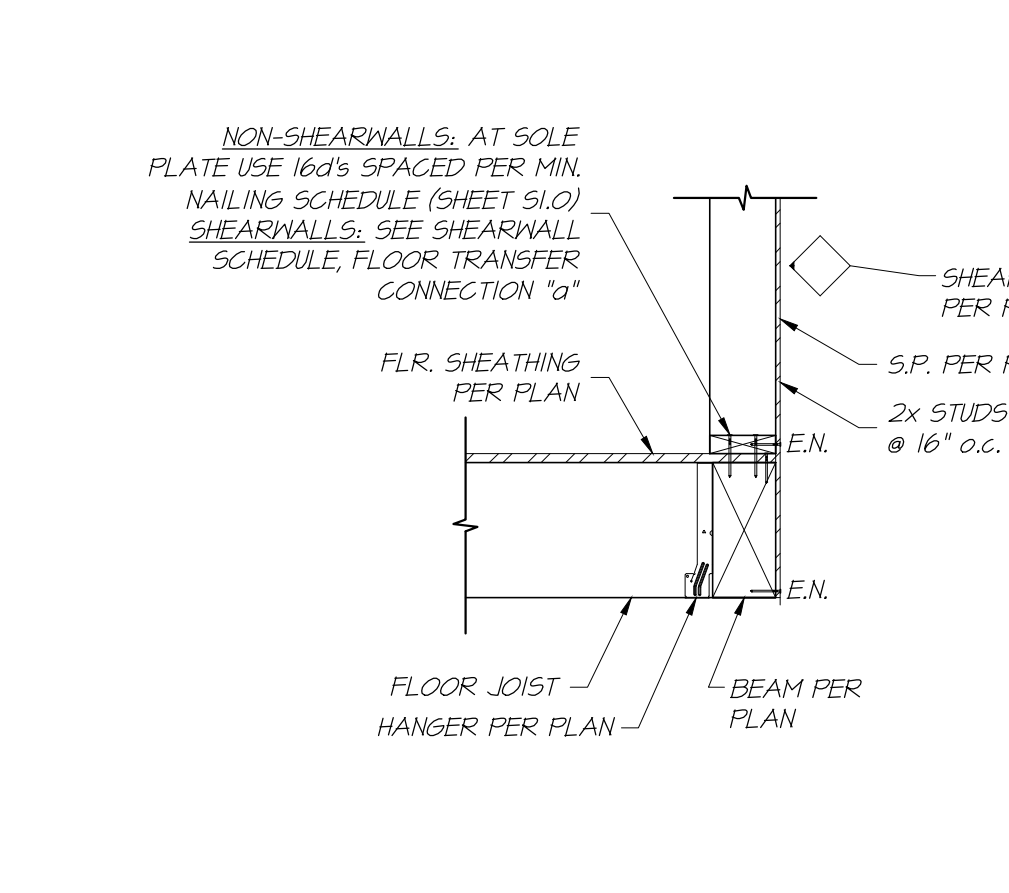
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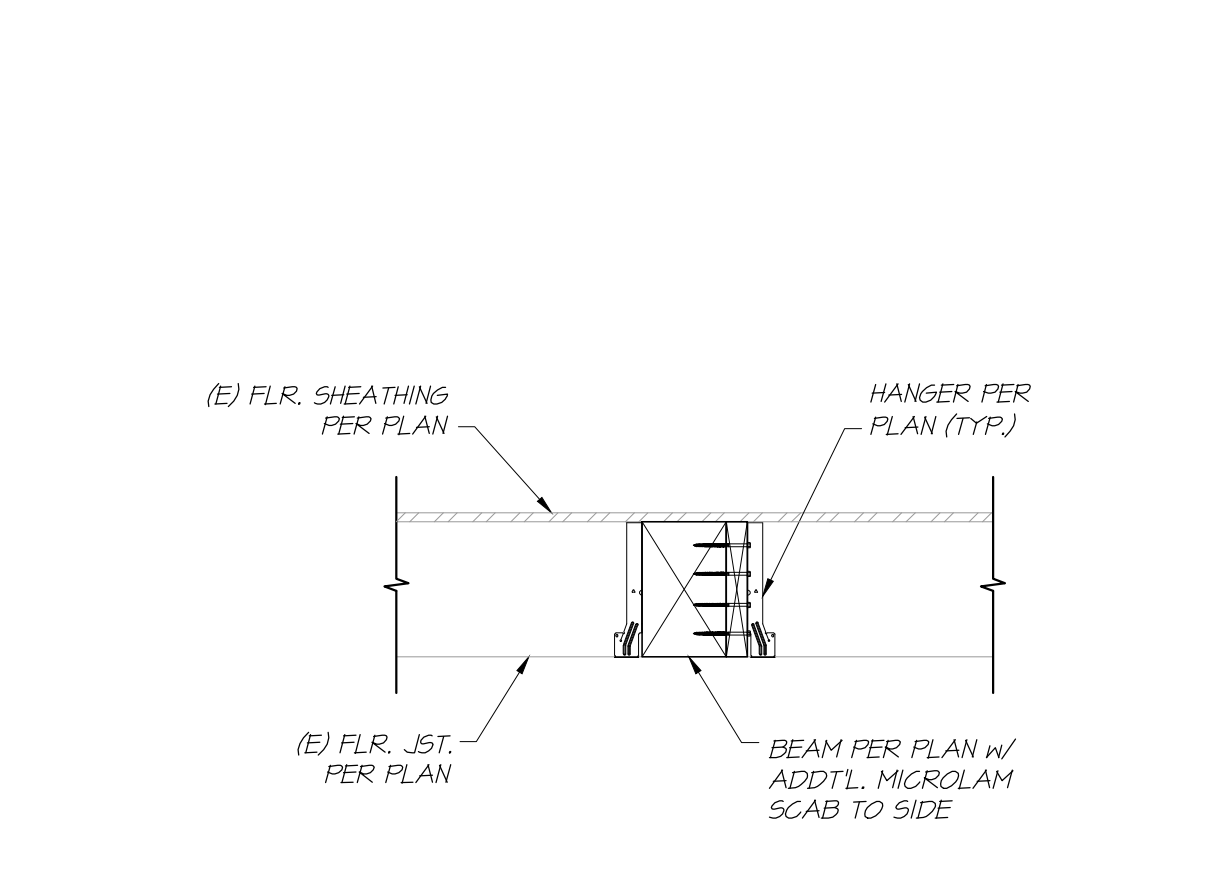
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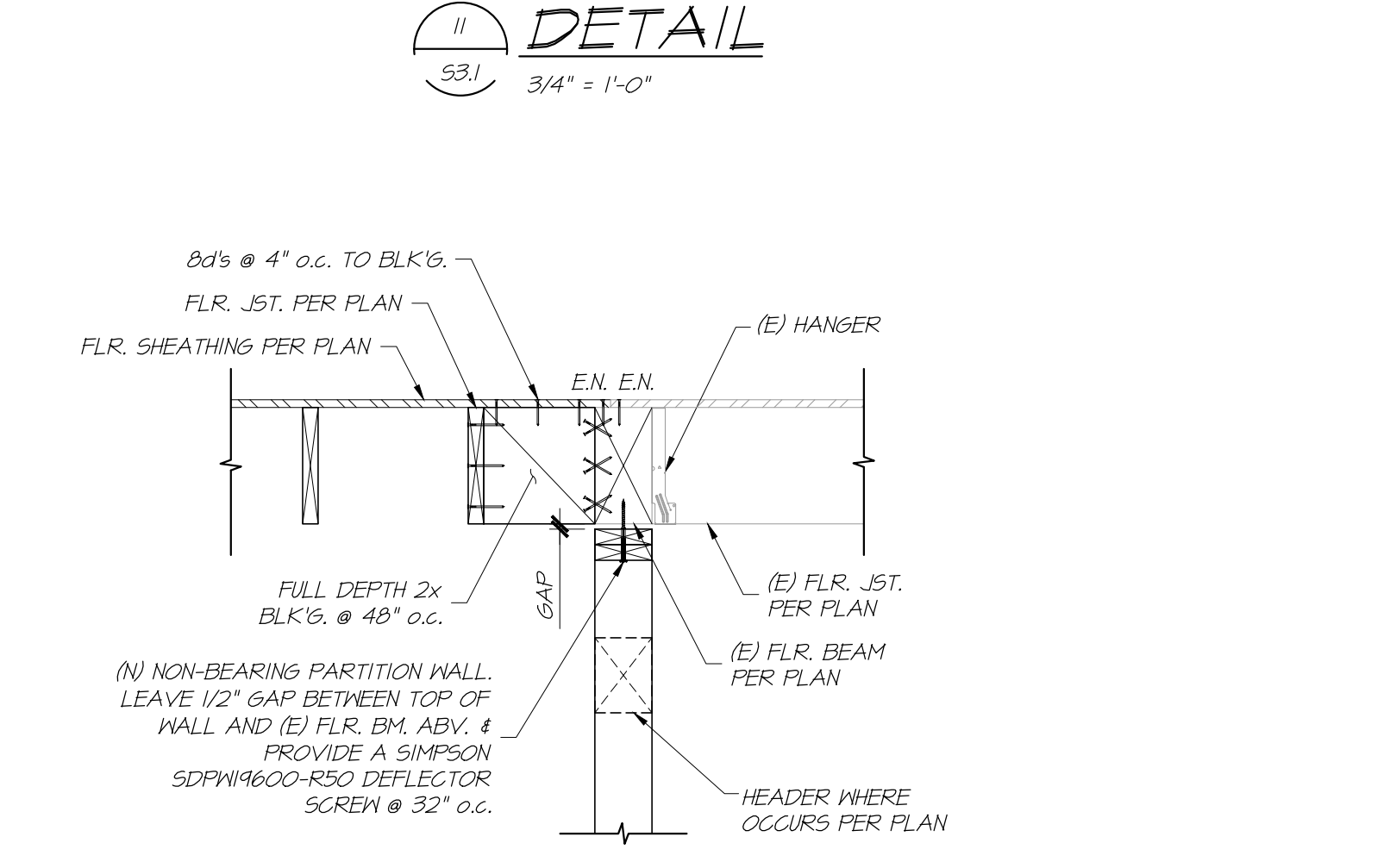
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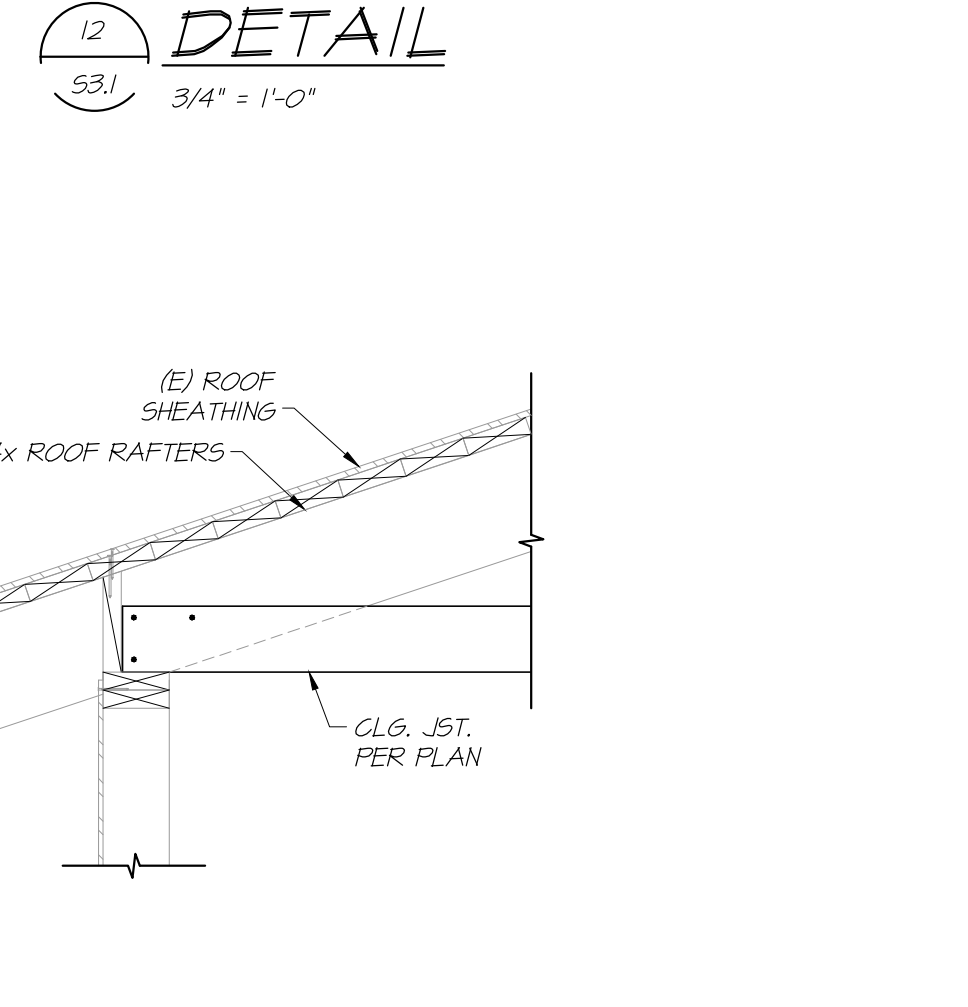
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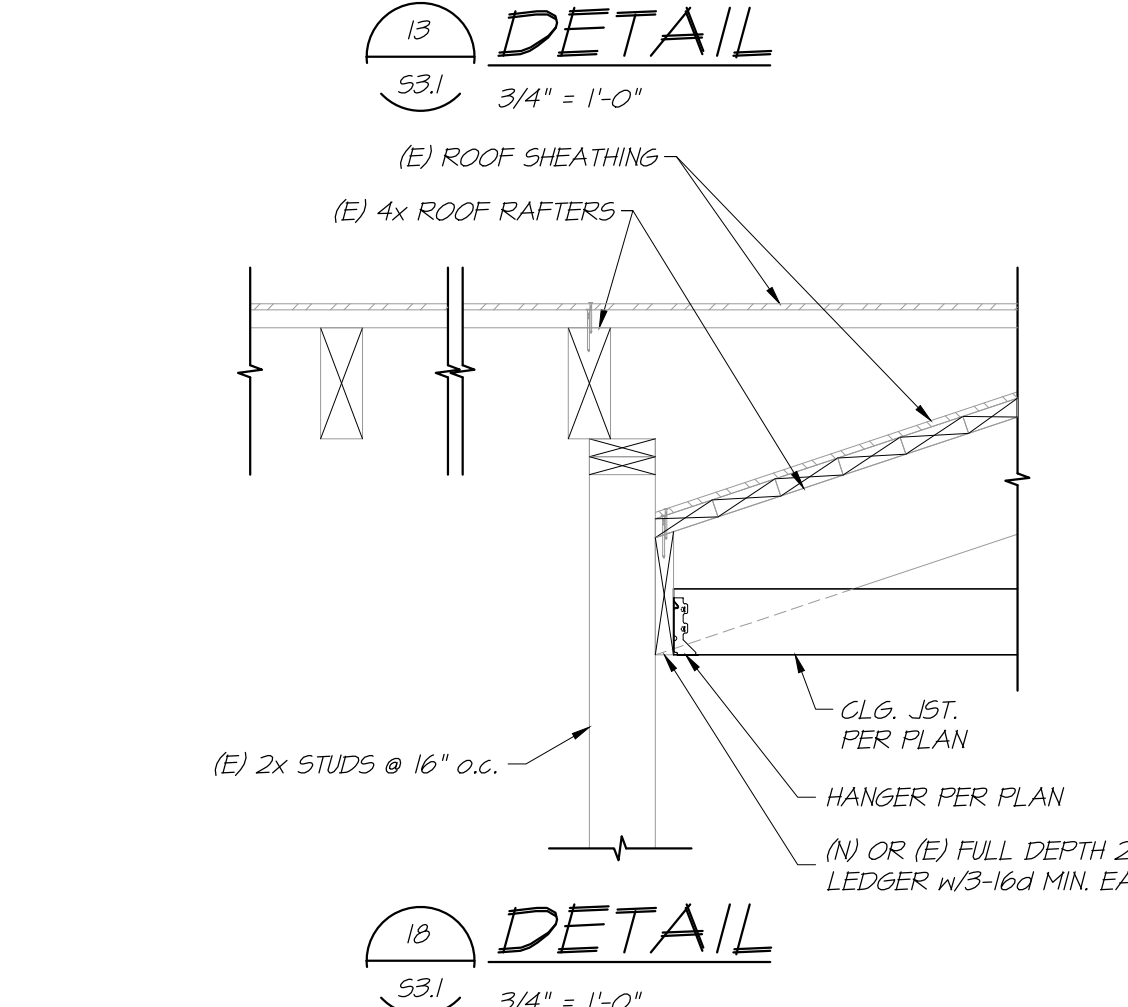
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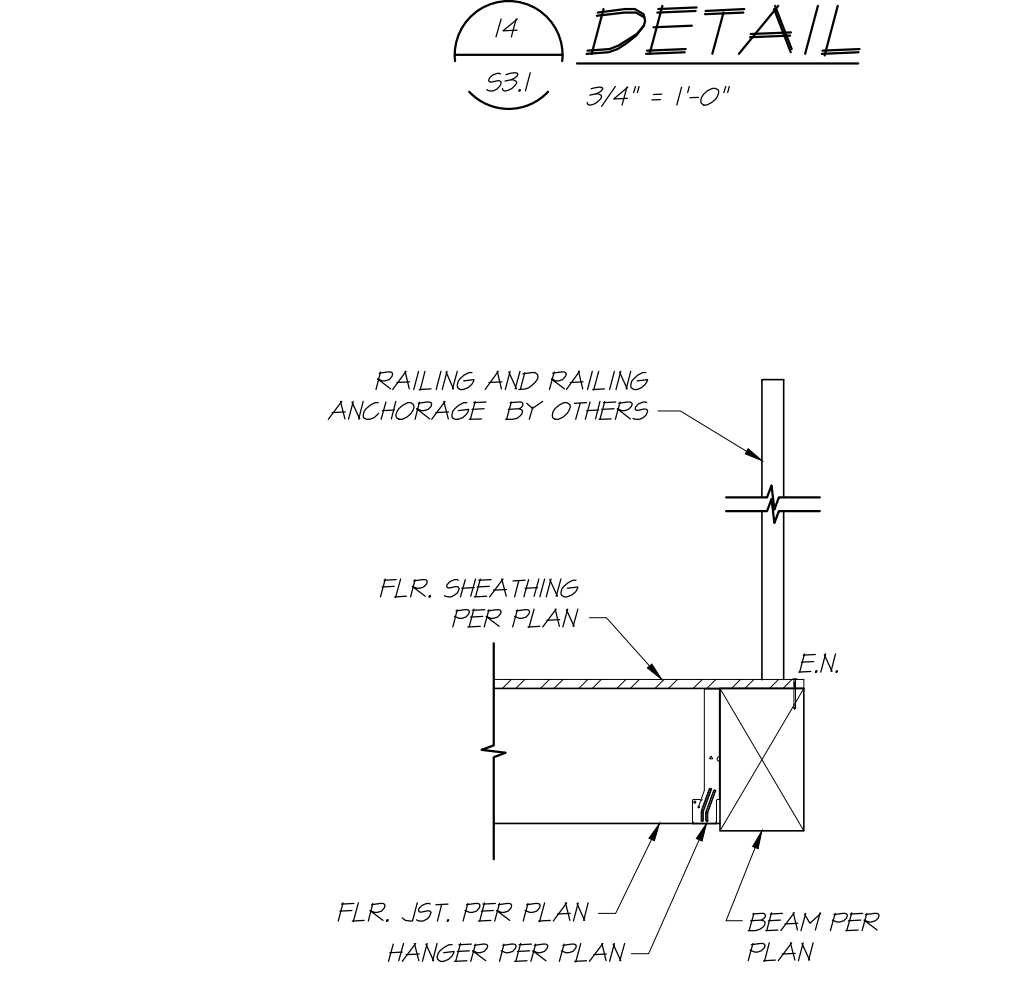
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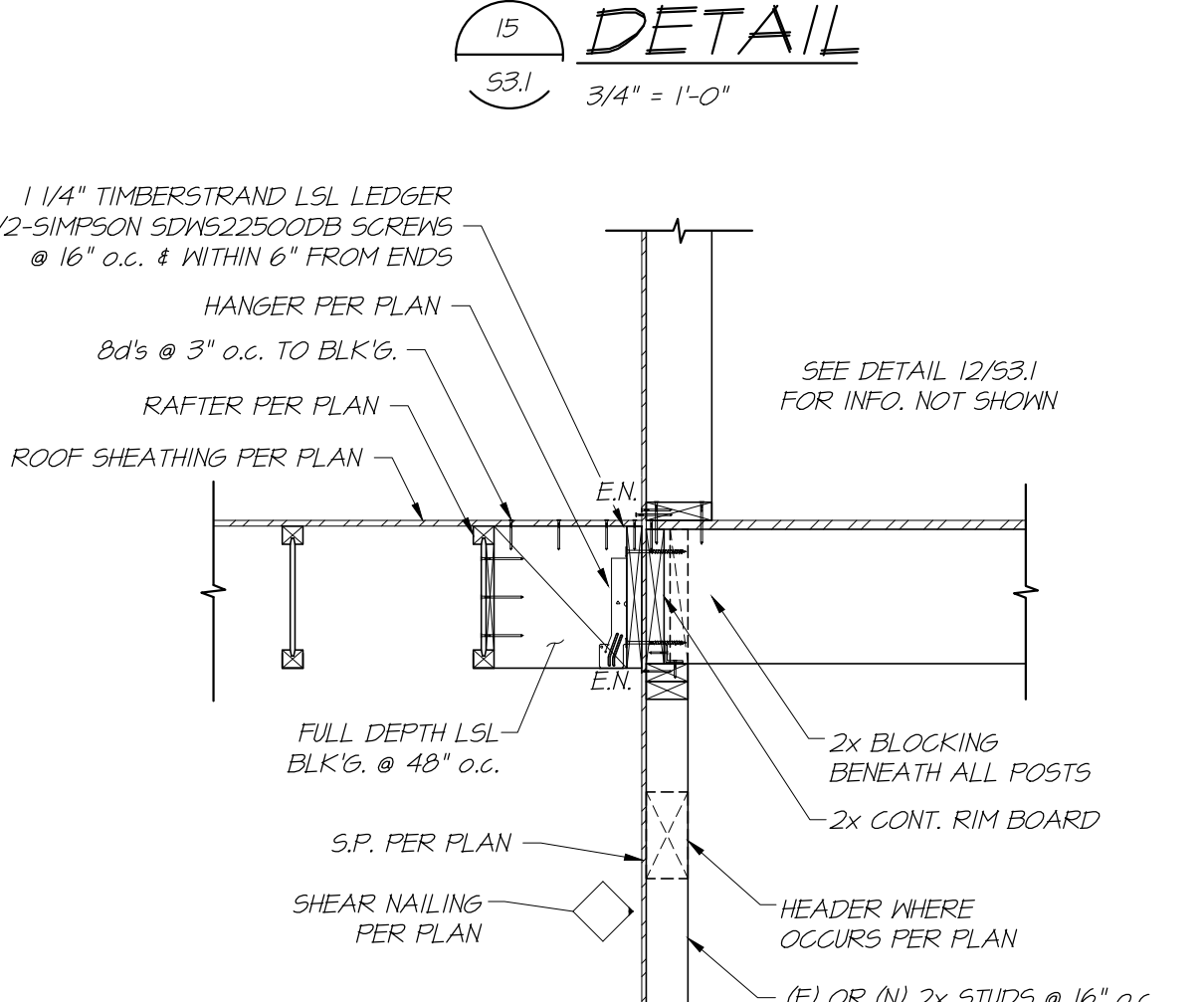
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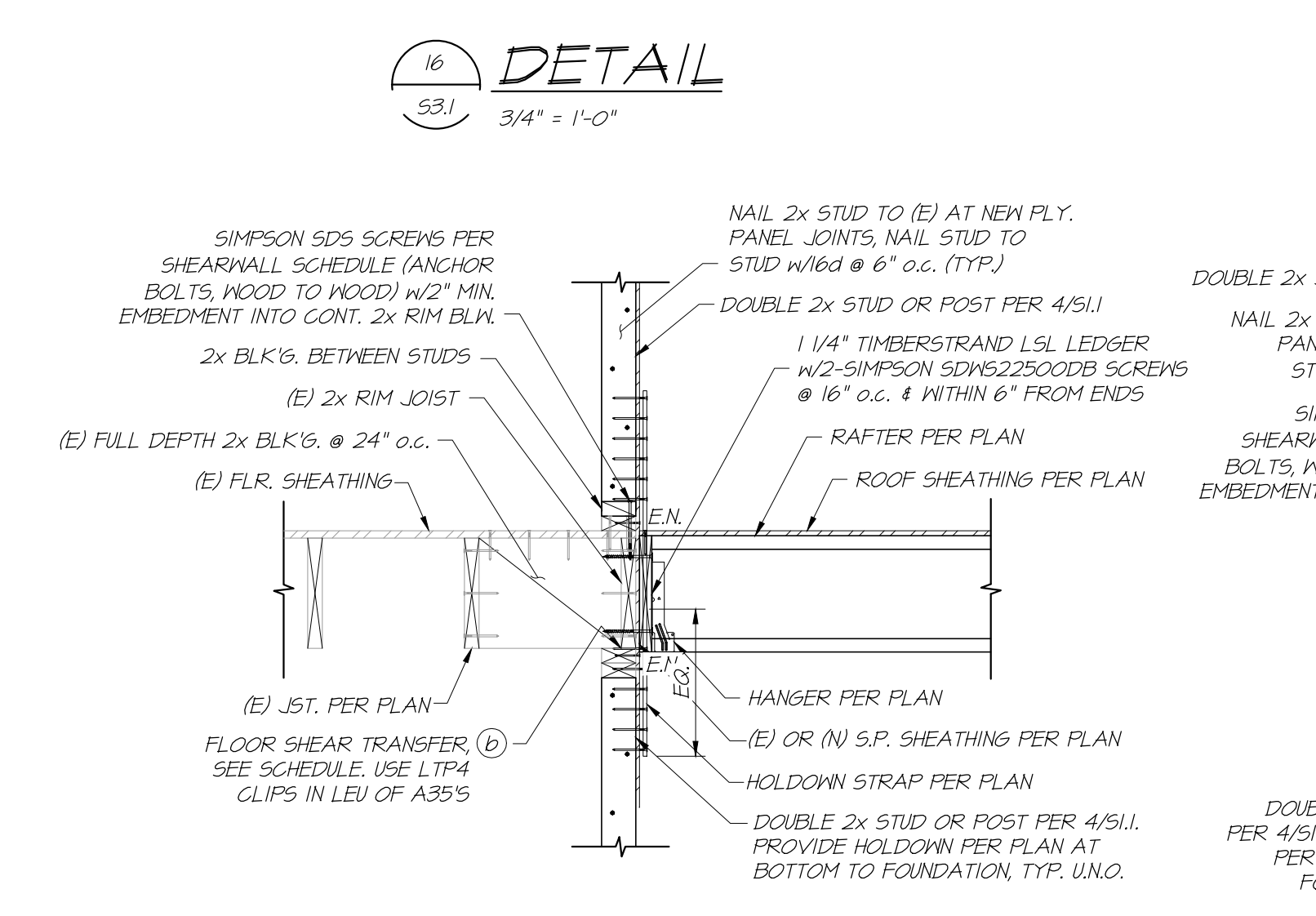
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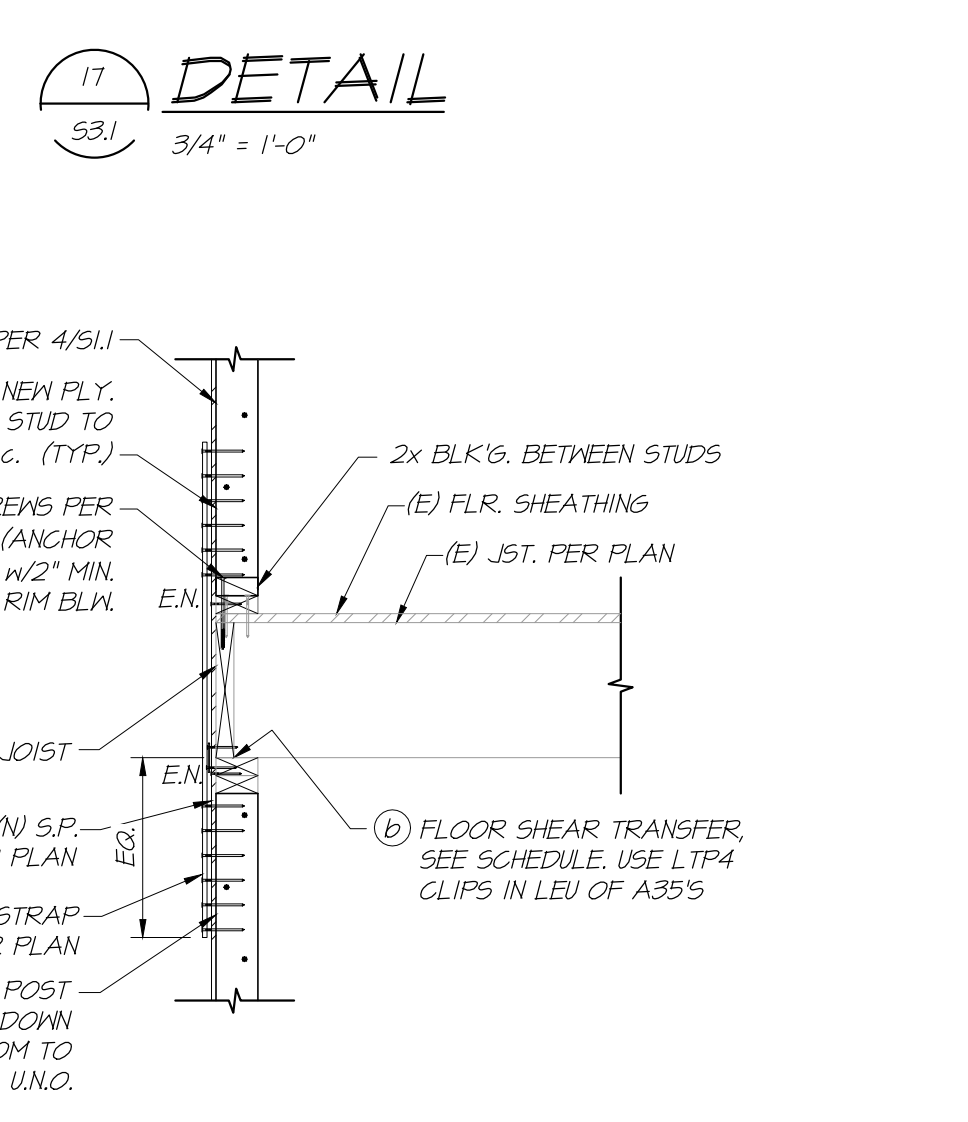
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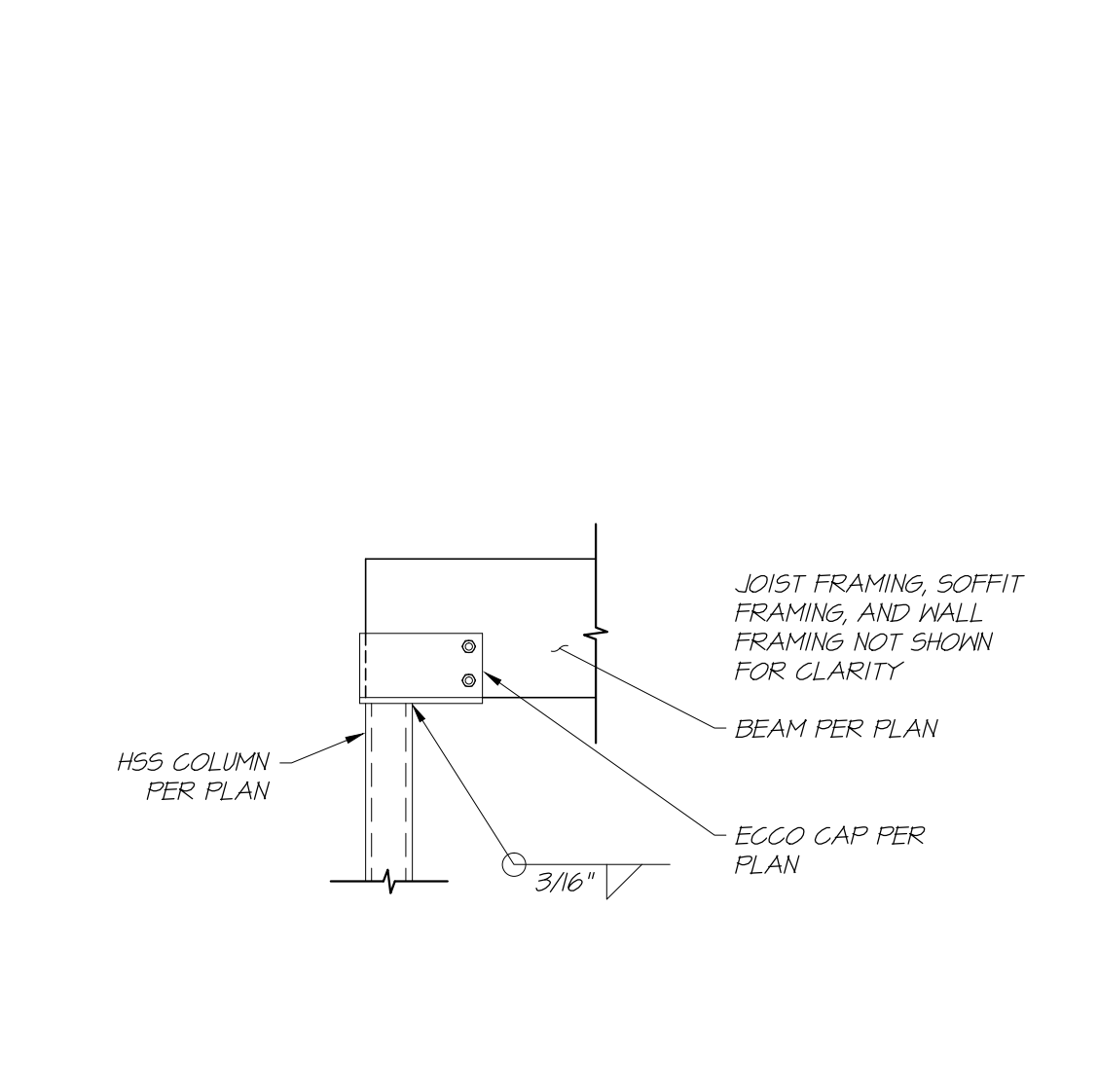
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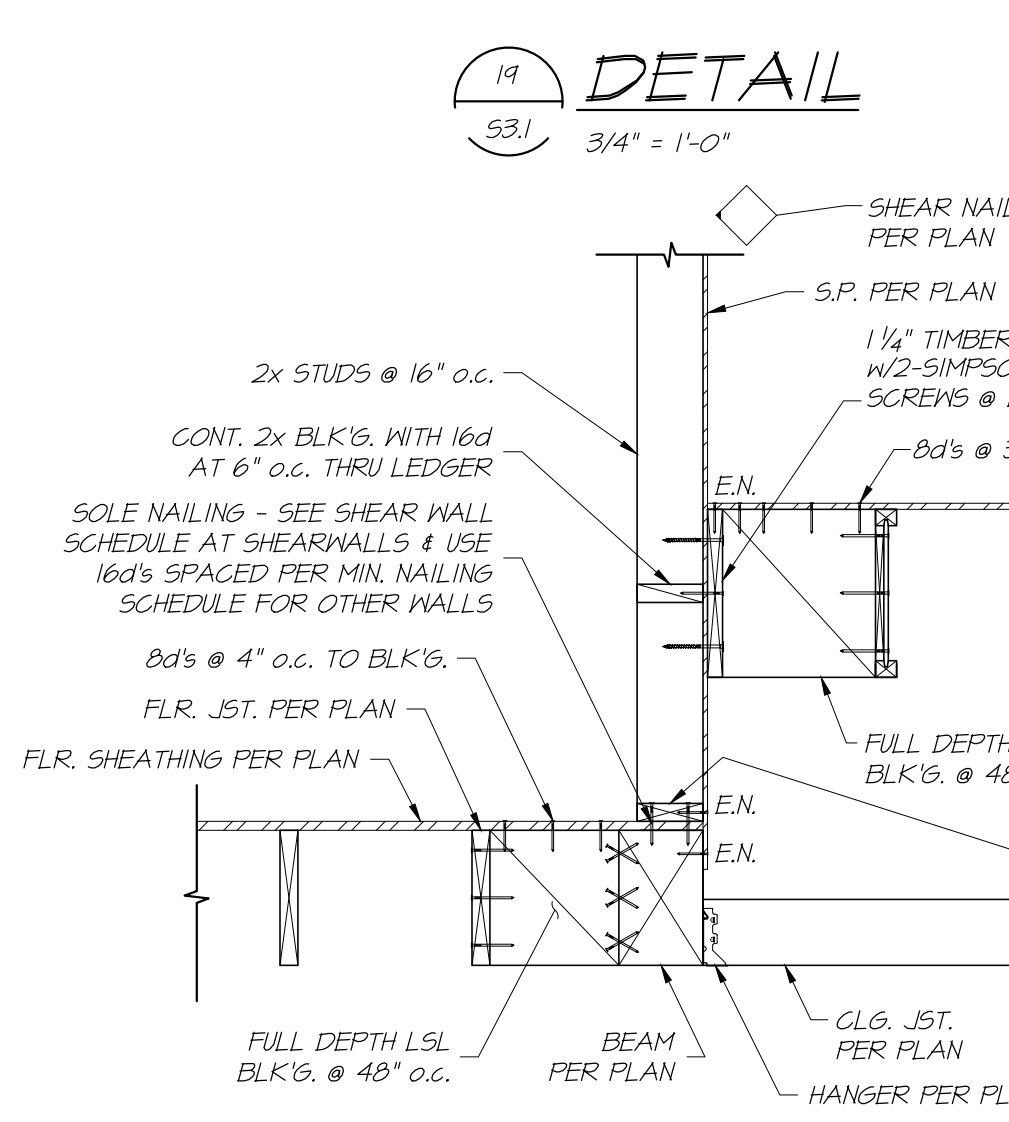
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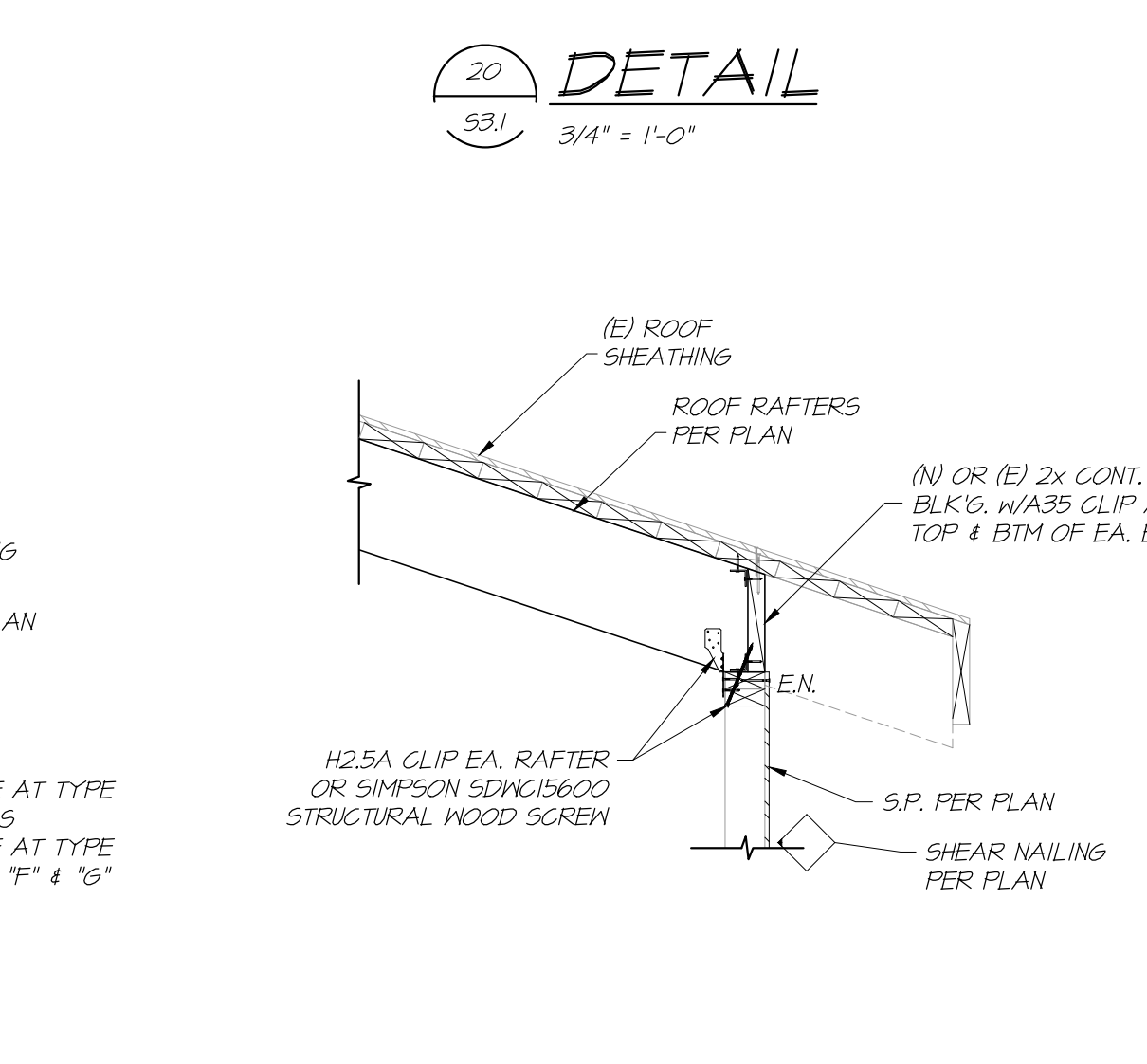
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S3.1 3/4" = 1'-0"



23 DETAIL
S3.1 3/4" = 1'-0"



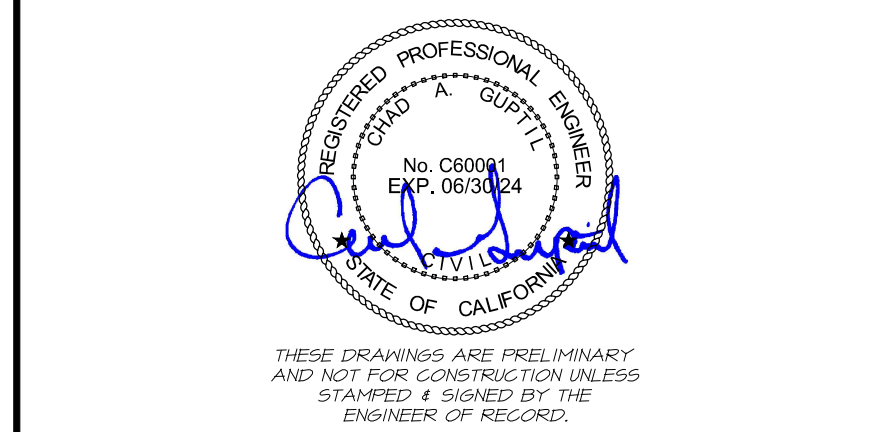
24 DETAIL
S3.1 3/4" = 1'-0"



25 DETAIL
S3.1 3/4" = 1'-0"



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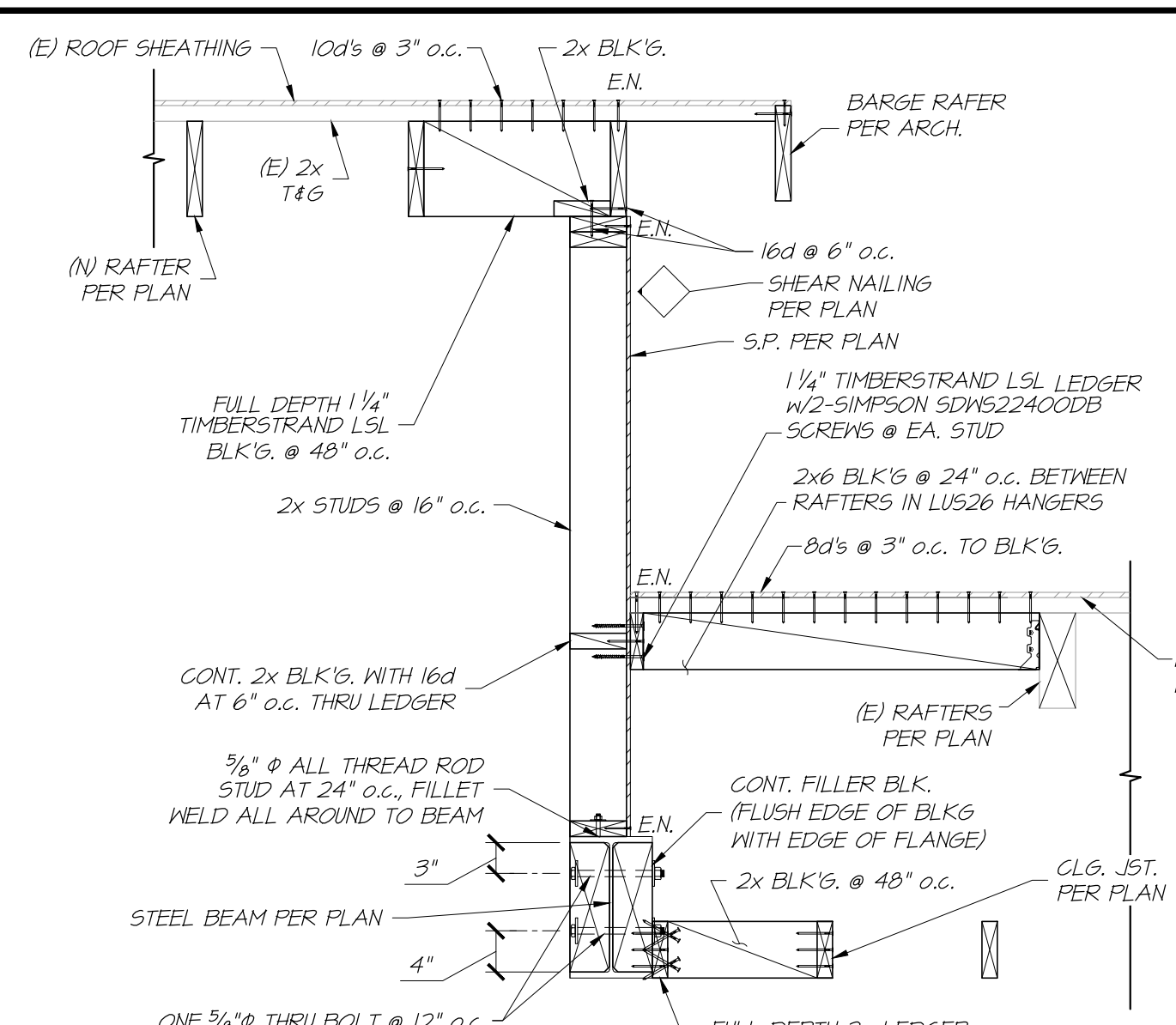


Project Name
A REMODEL/ADDITION AT:
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15350 Blackberry Hill Rd.,
Los Gatos, CA

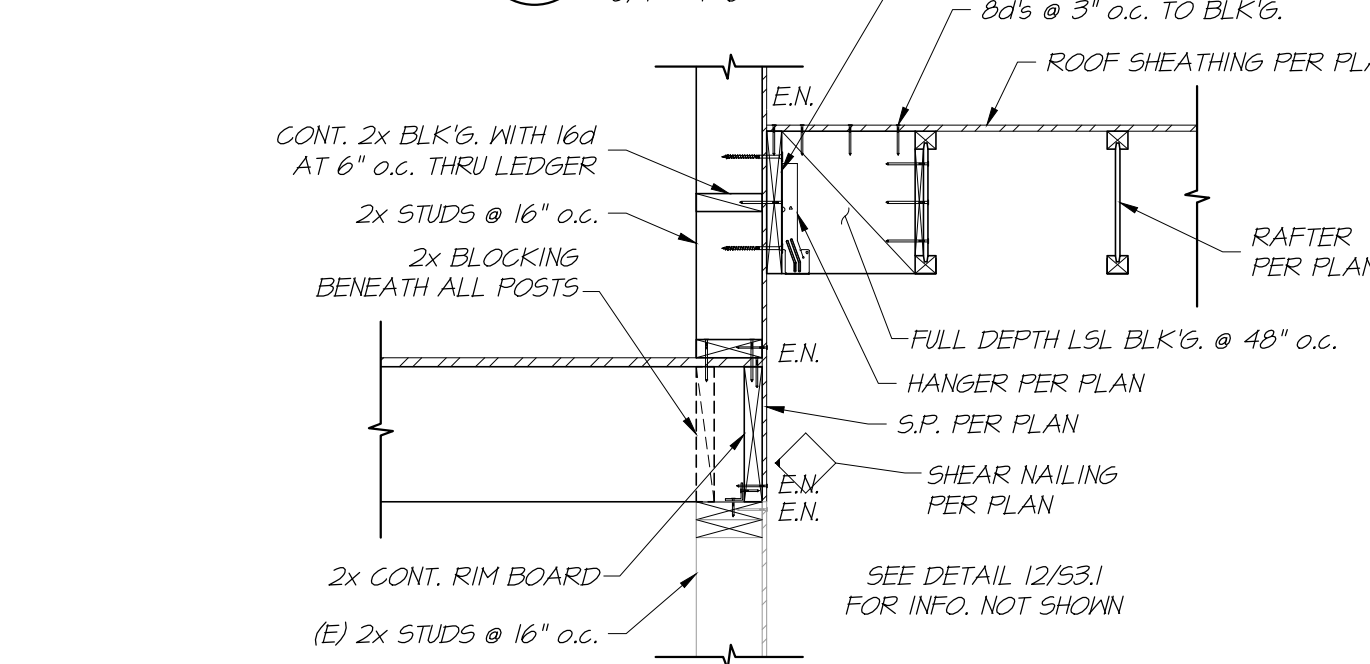
STRUCTURAL DETAILS

REVISIONS	BY	REVISIONS	BY

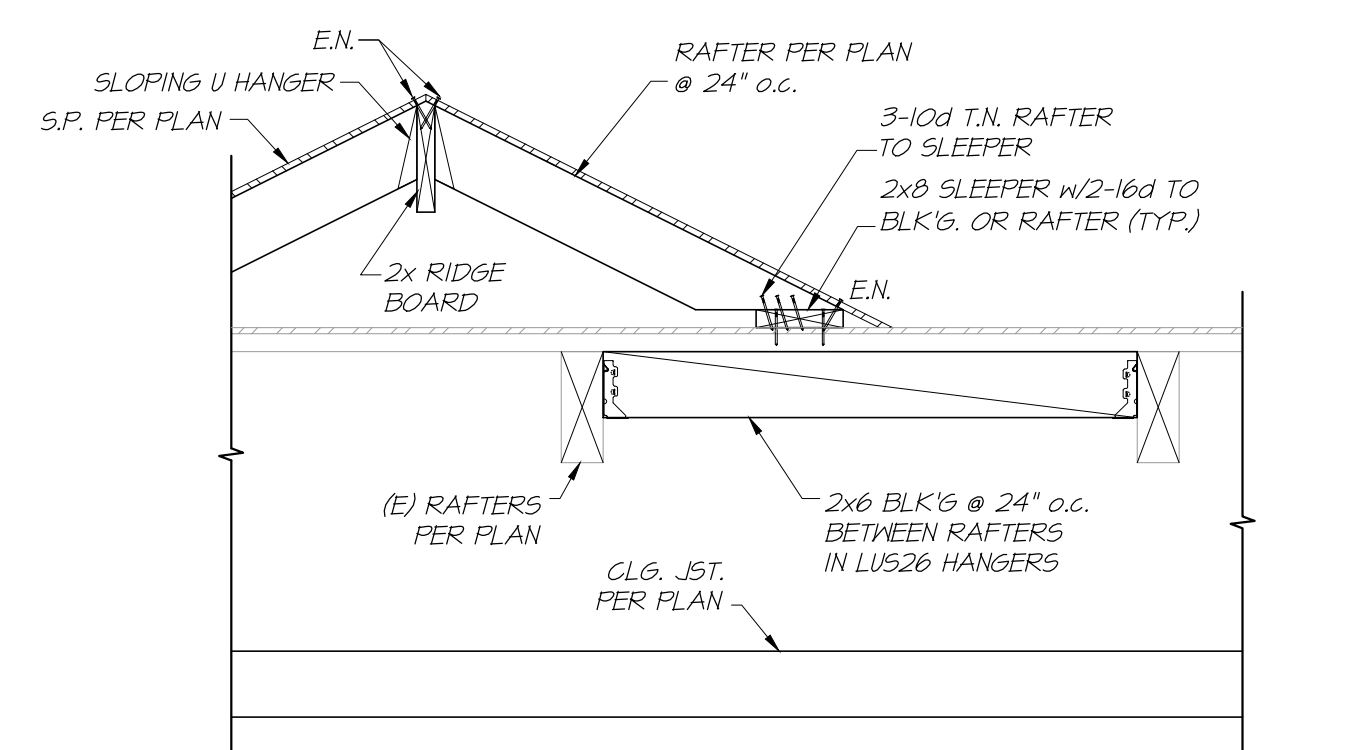
PLAN NO.	JOB:	SHEET NO.
	23-003	
	DR:	S3.1
	BLB	
DATE:	SC:	AS NOTED
7/1/23		



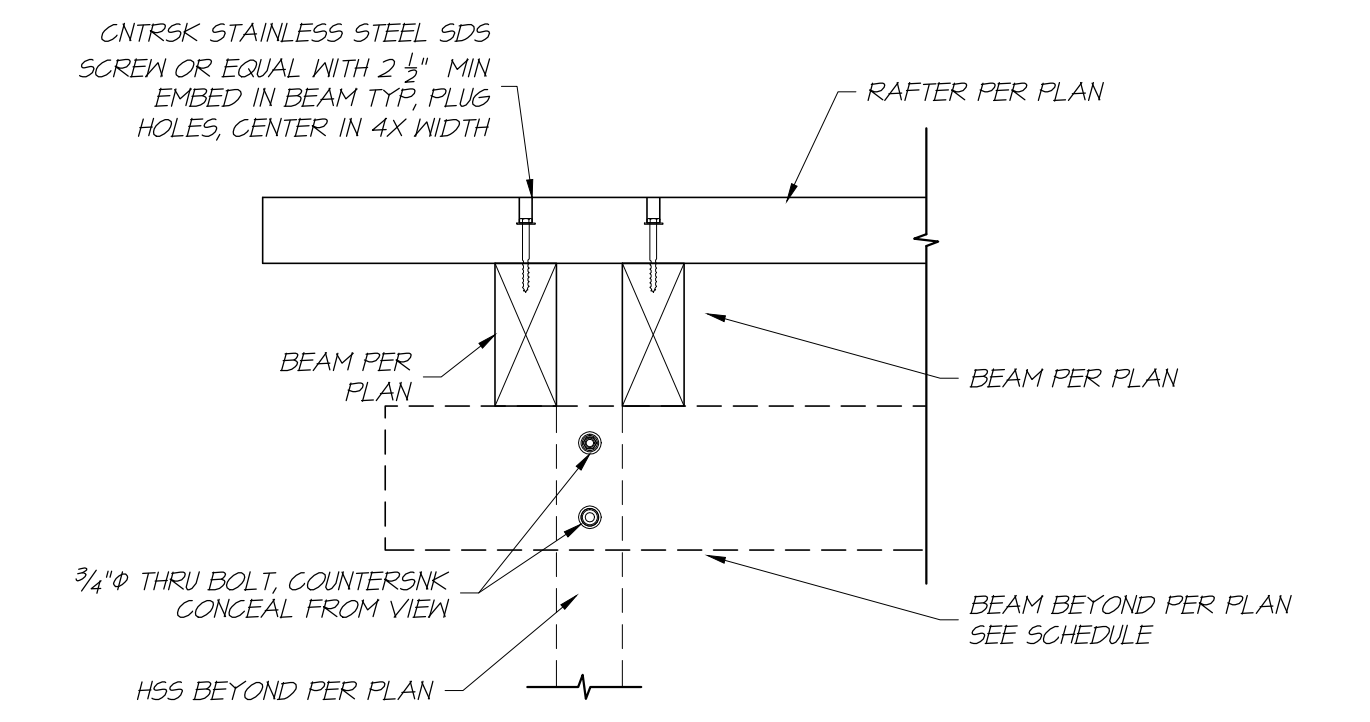
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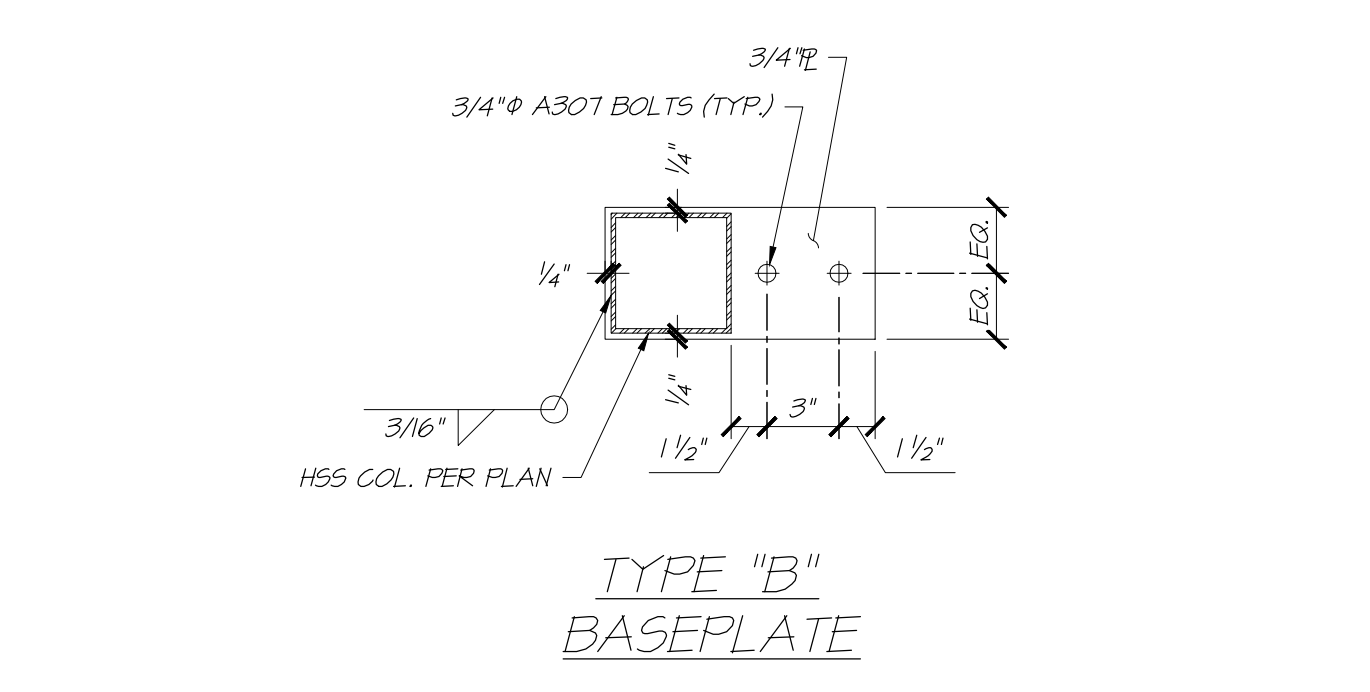
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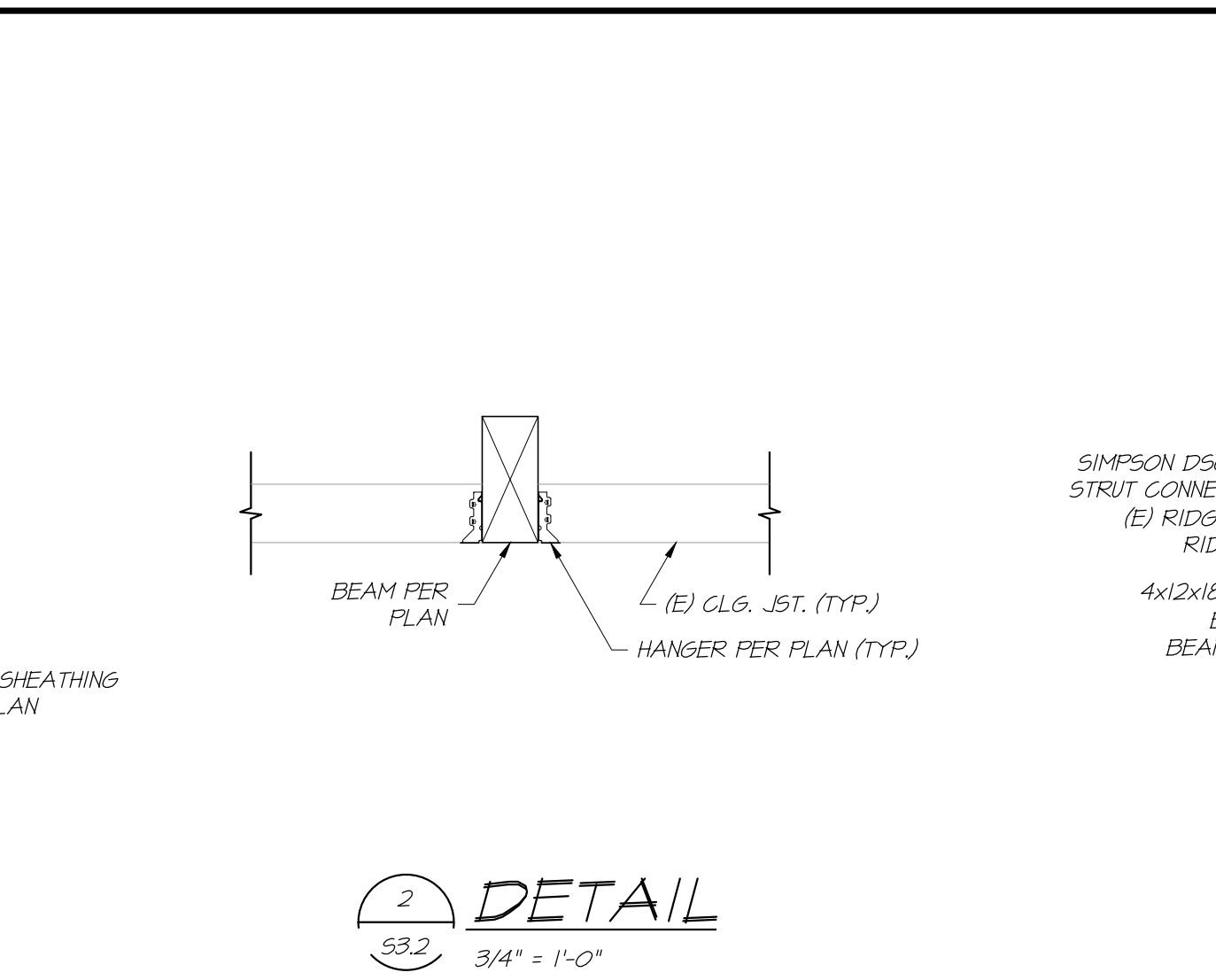
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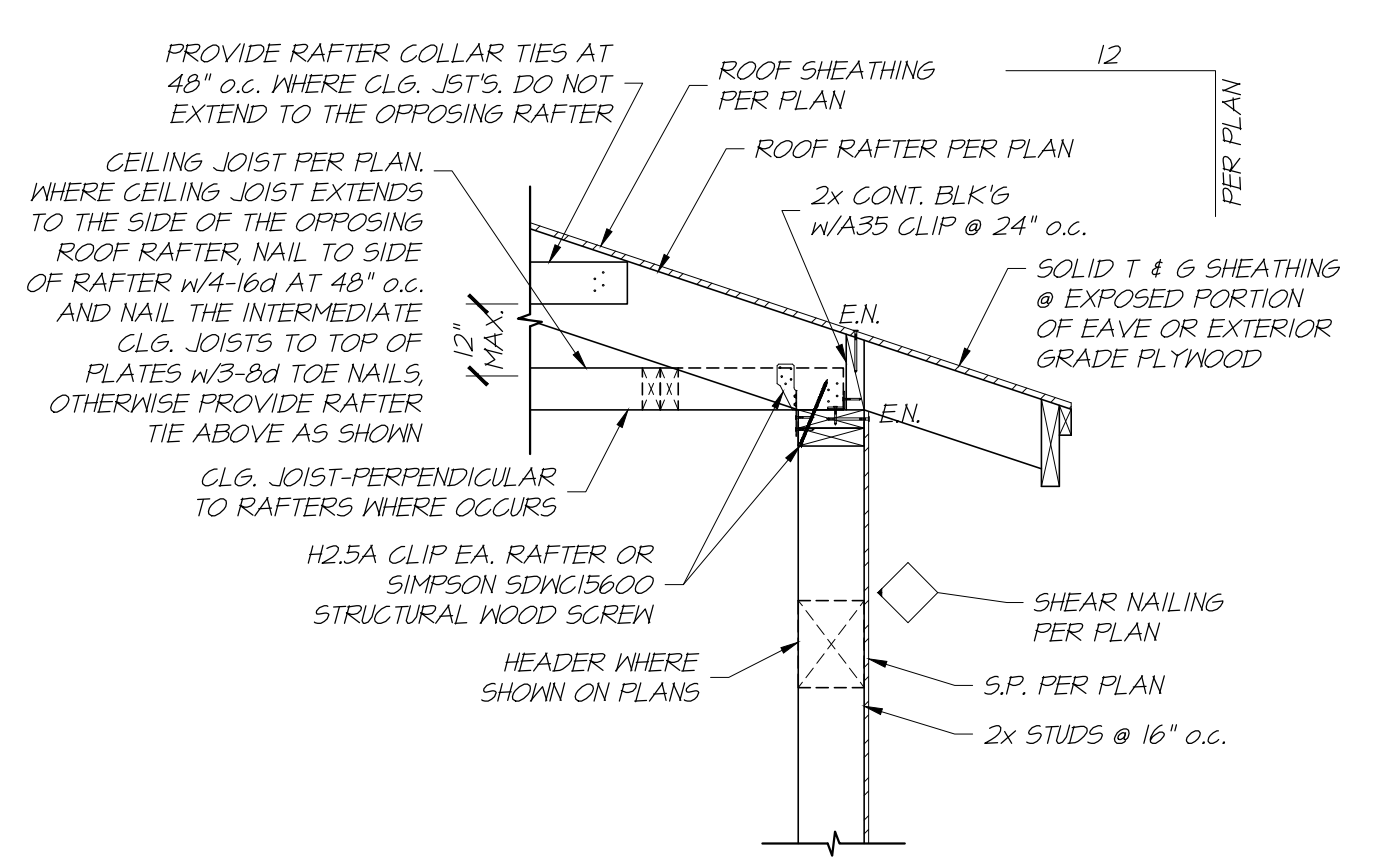
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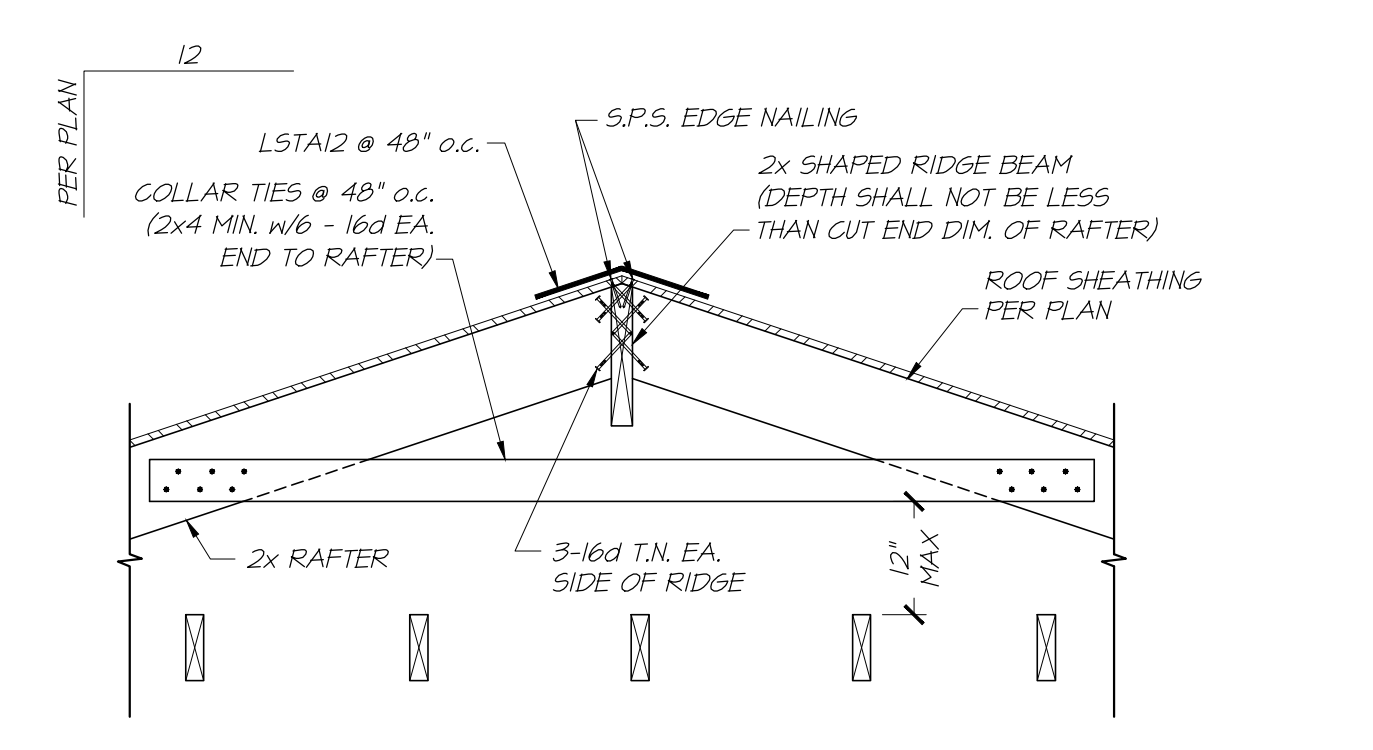
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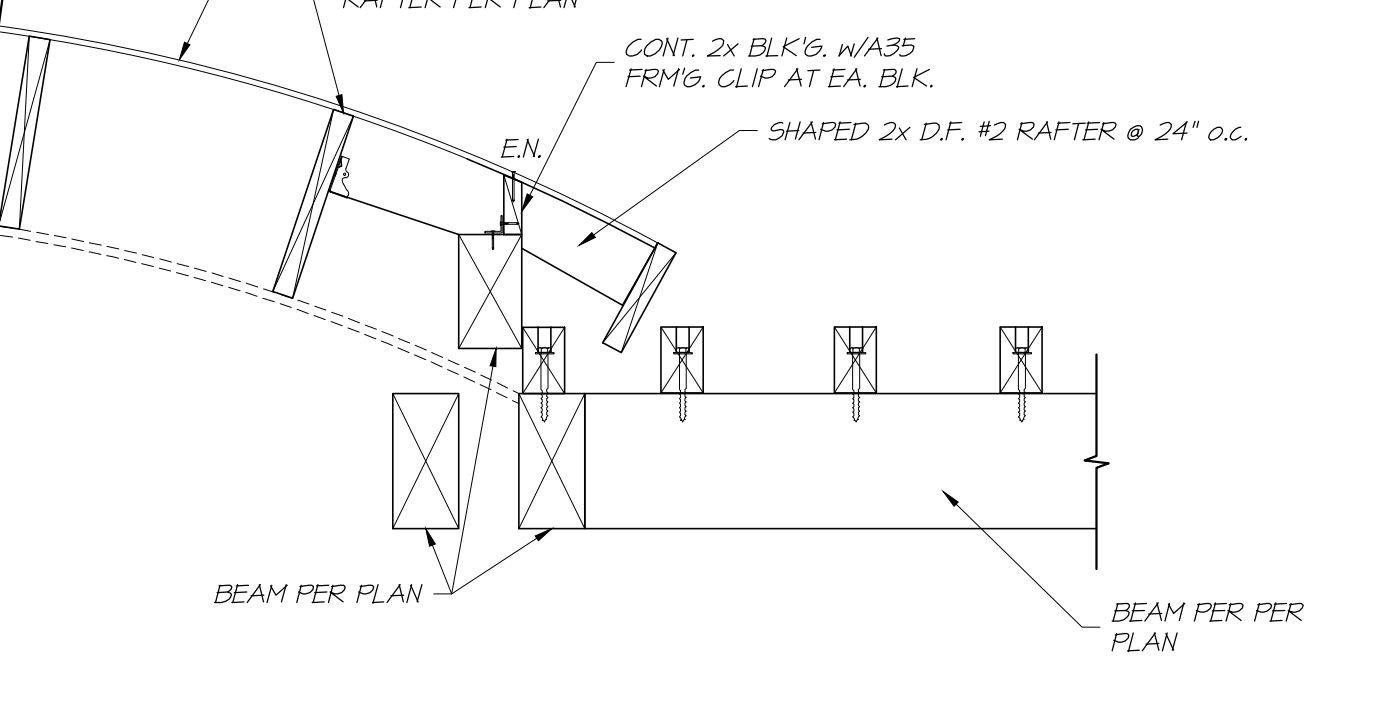
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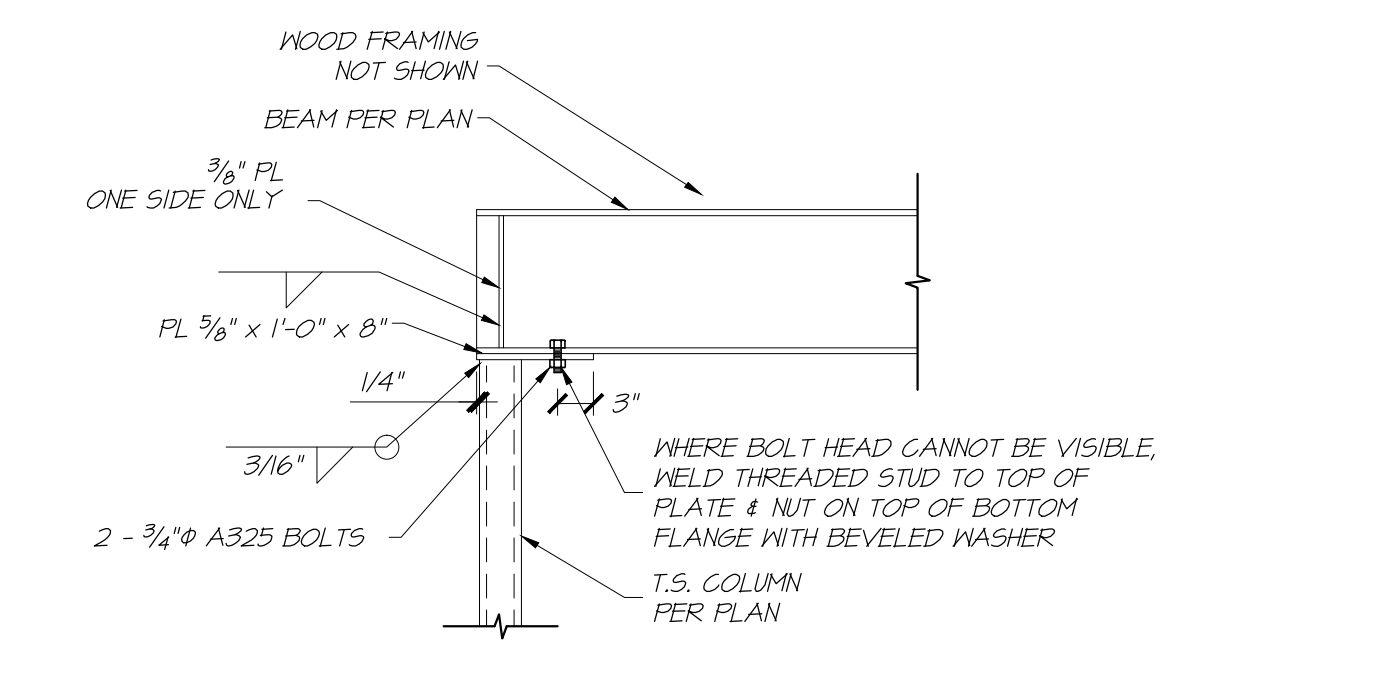
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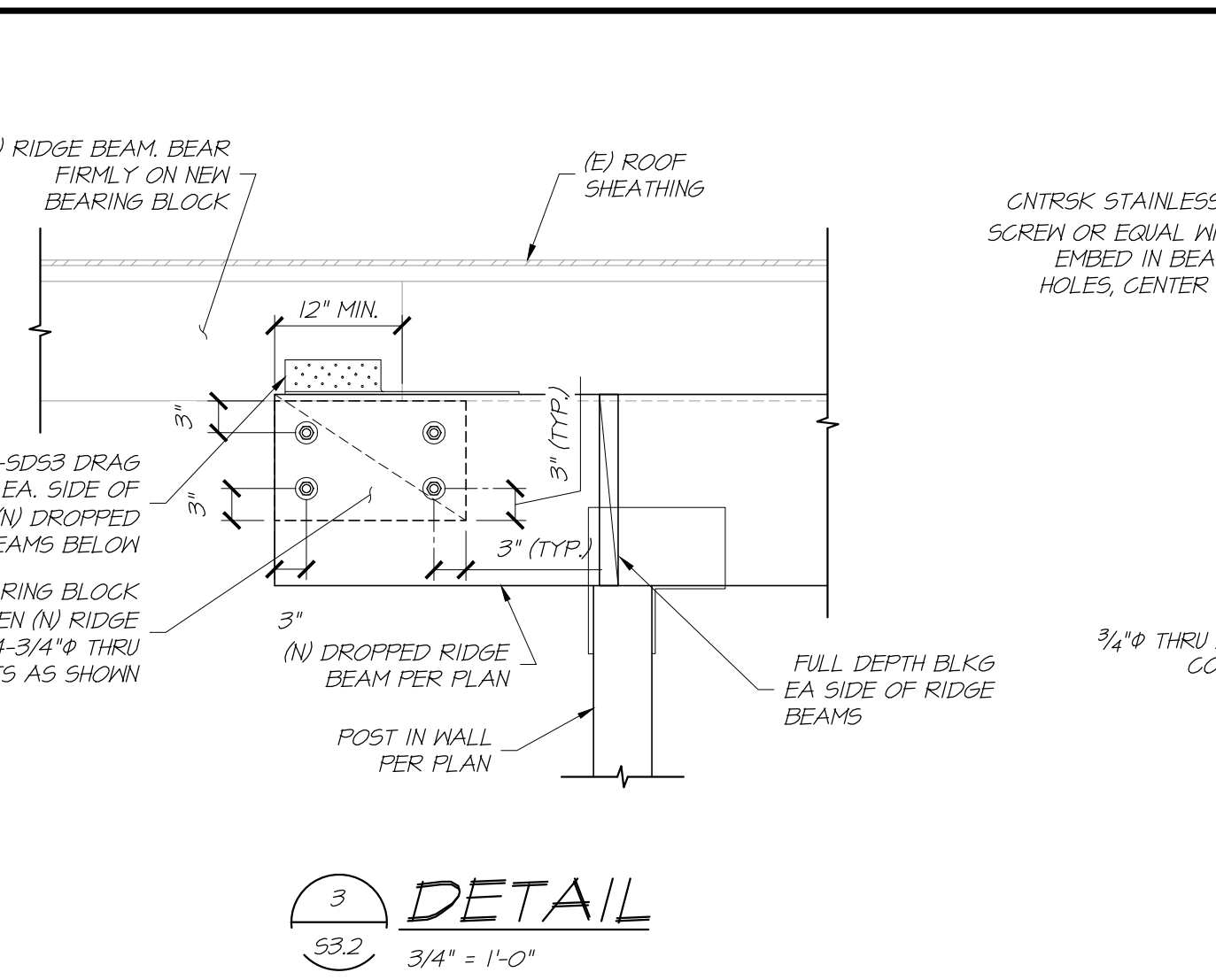
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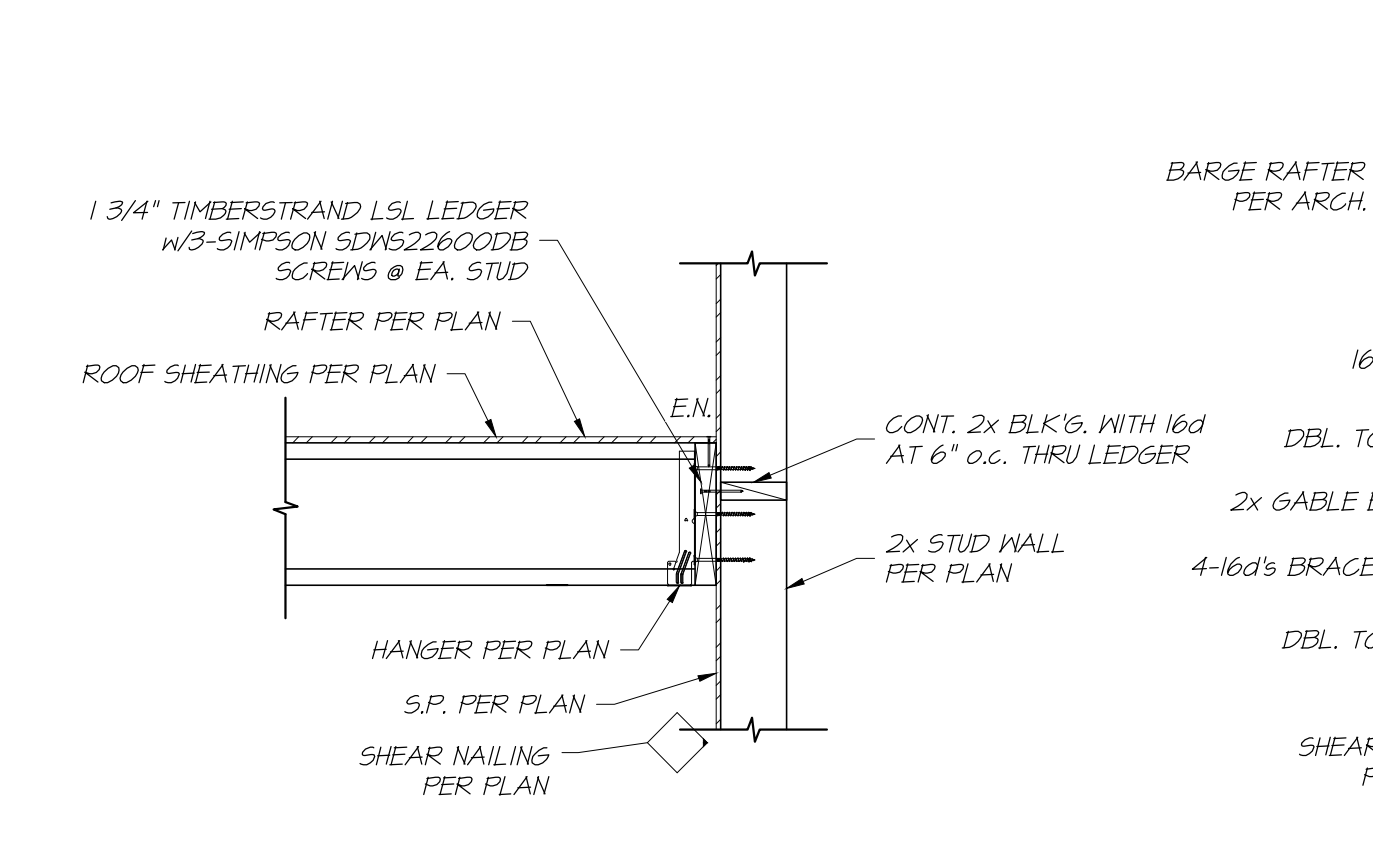
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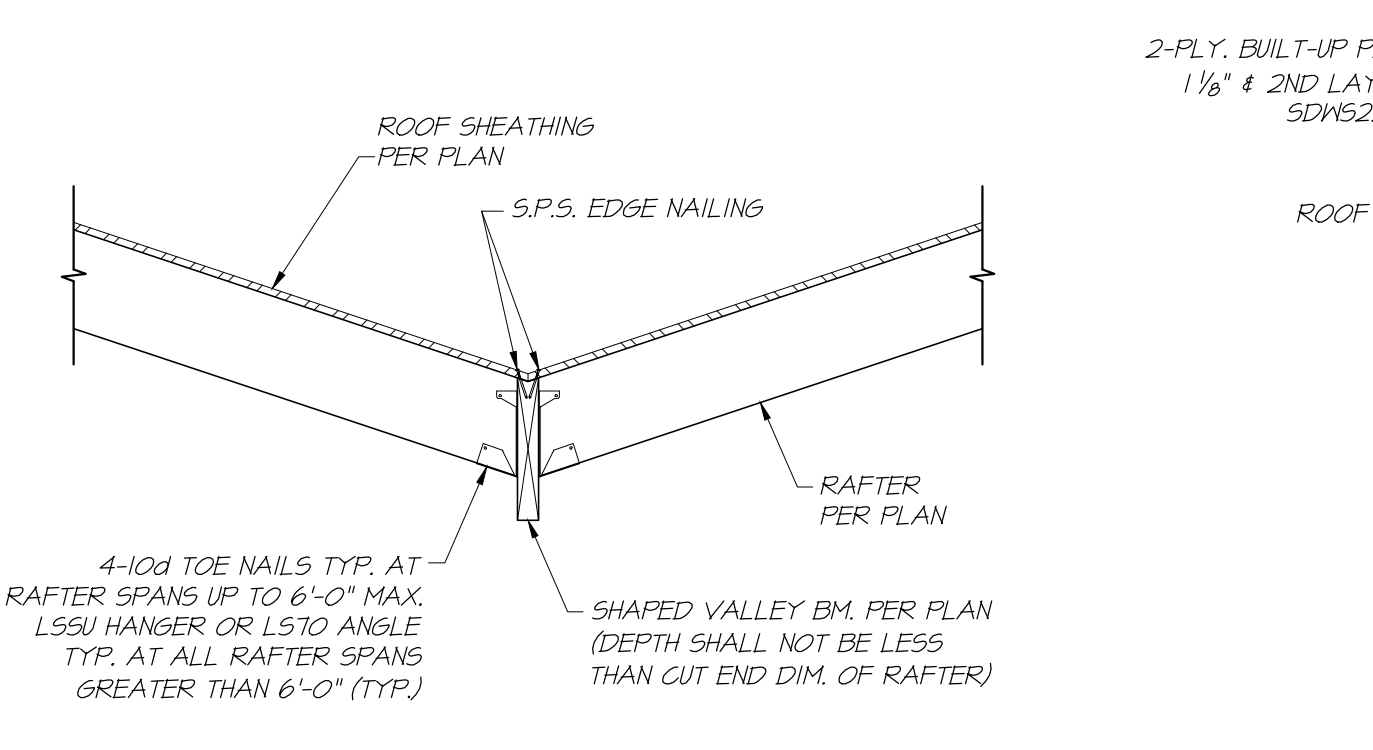
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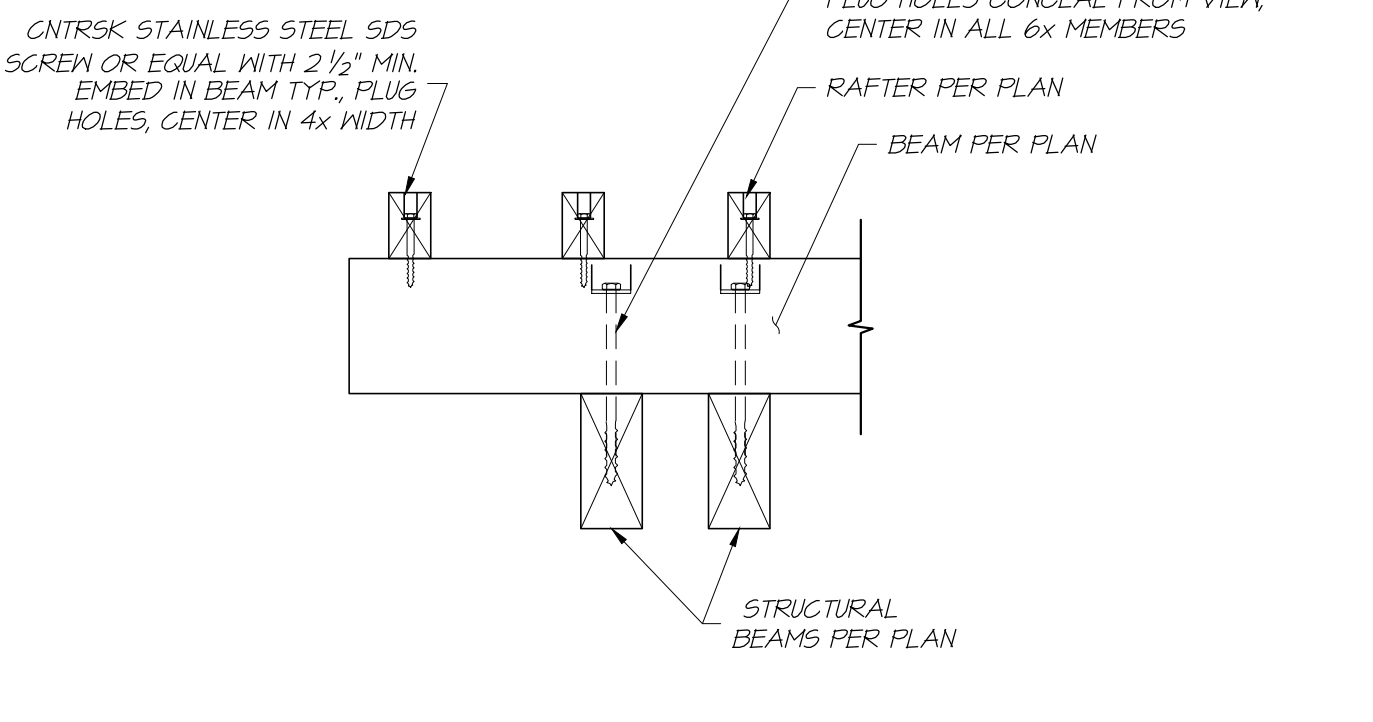
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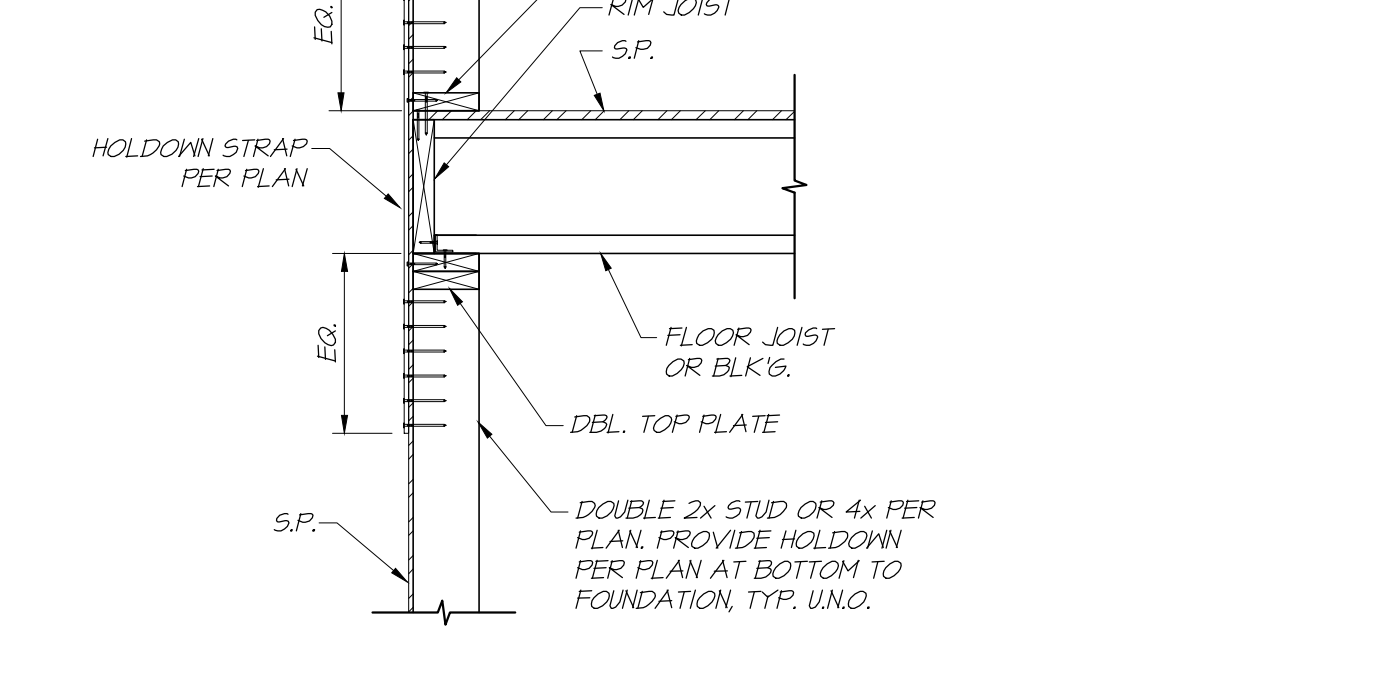
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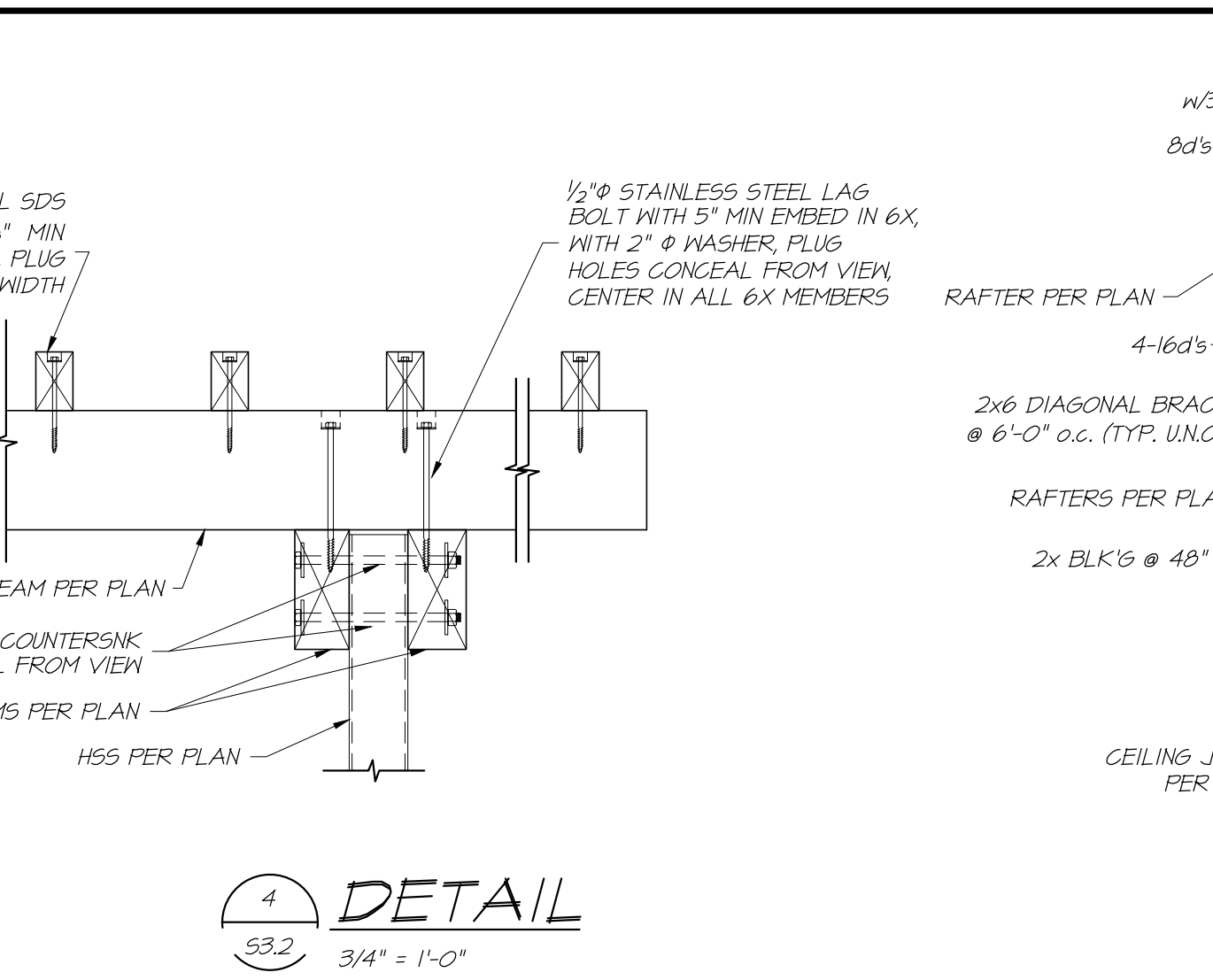
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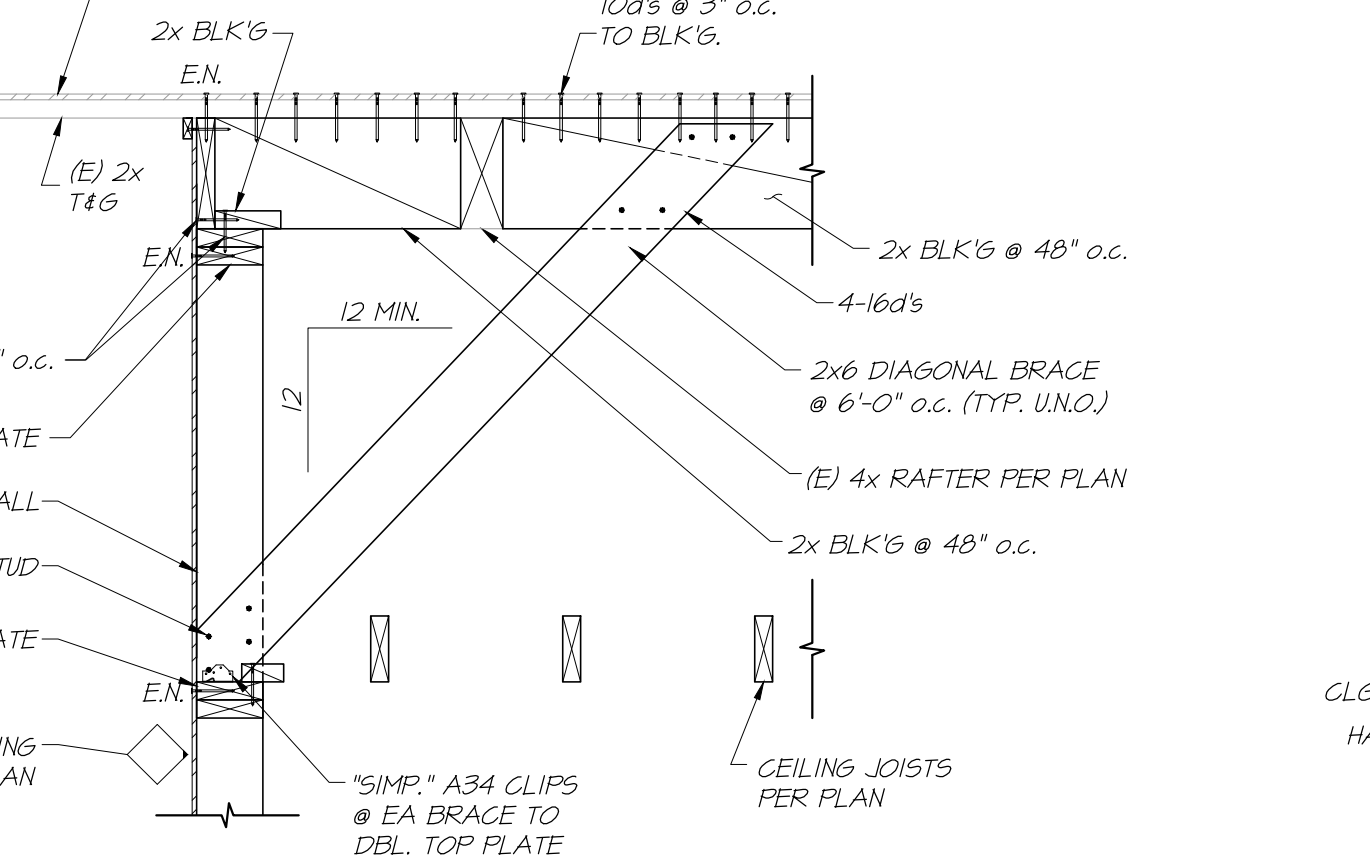
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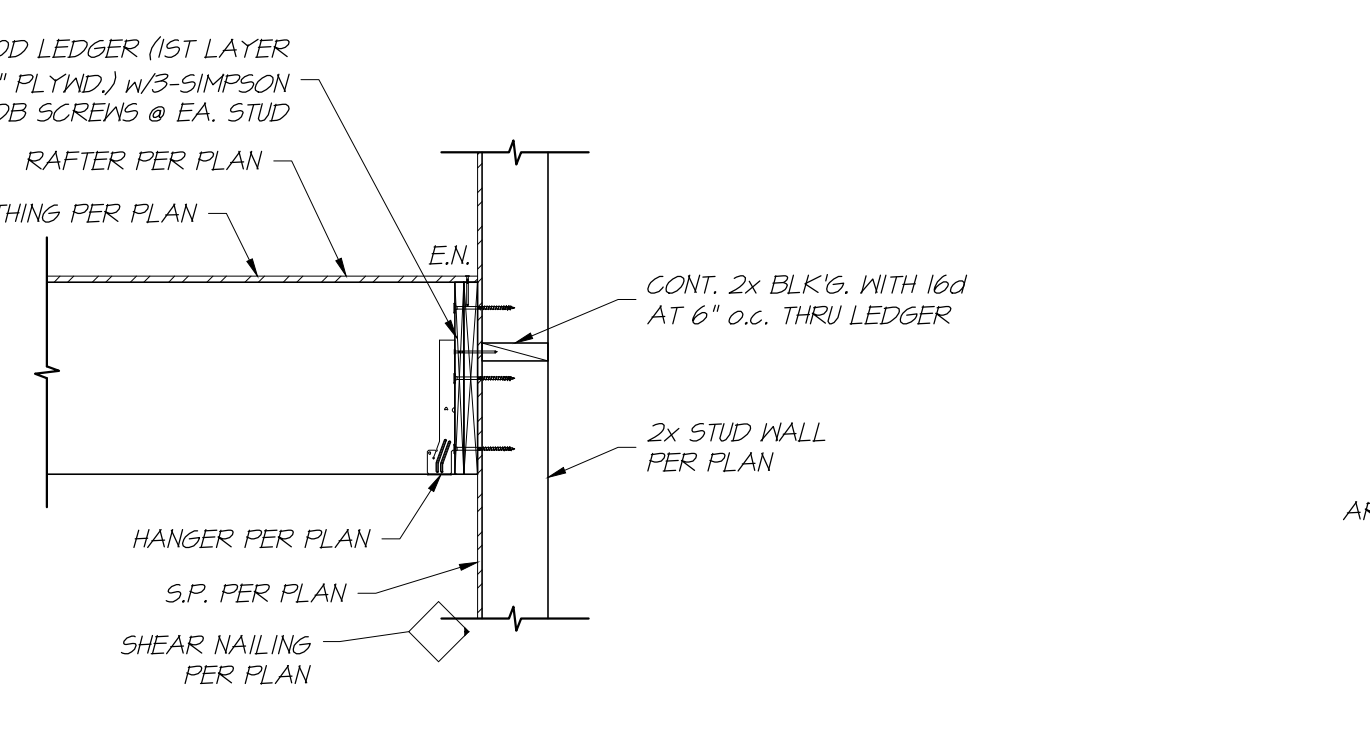
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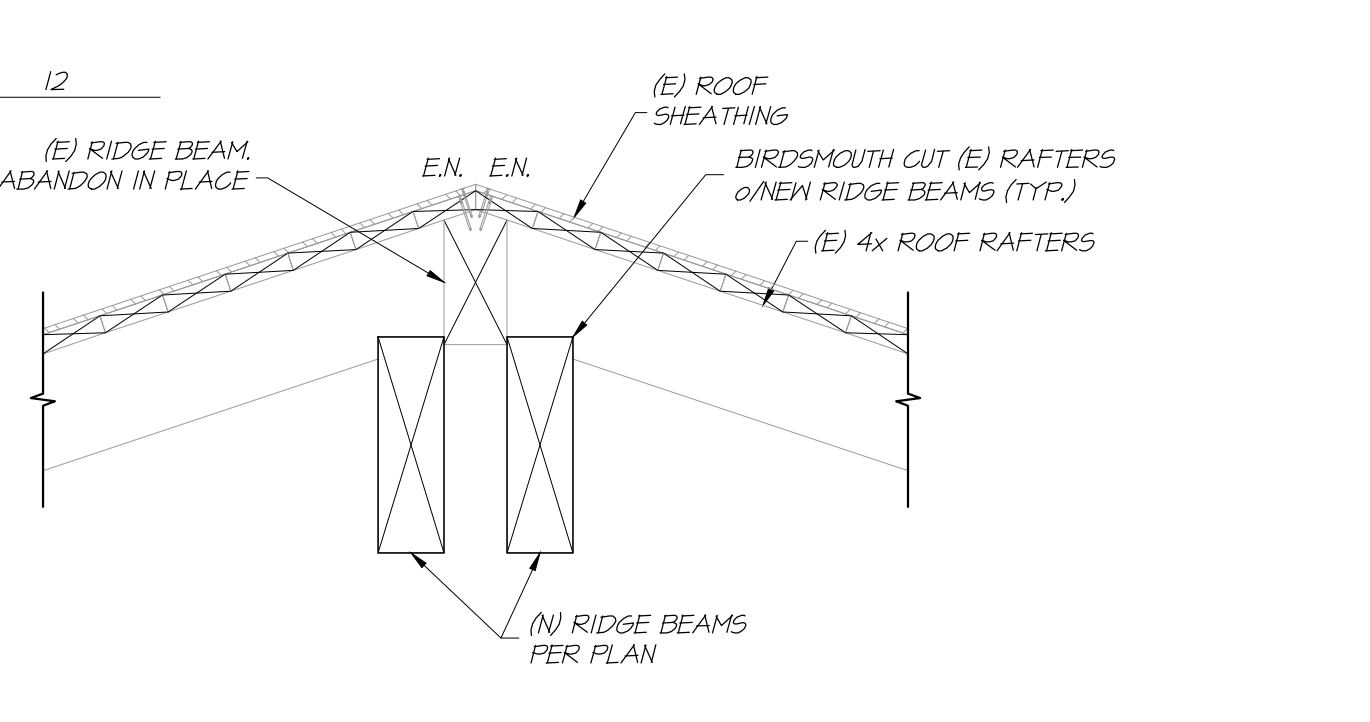
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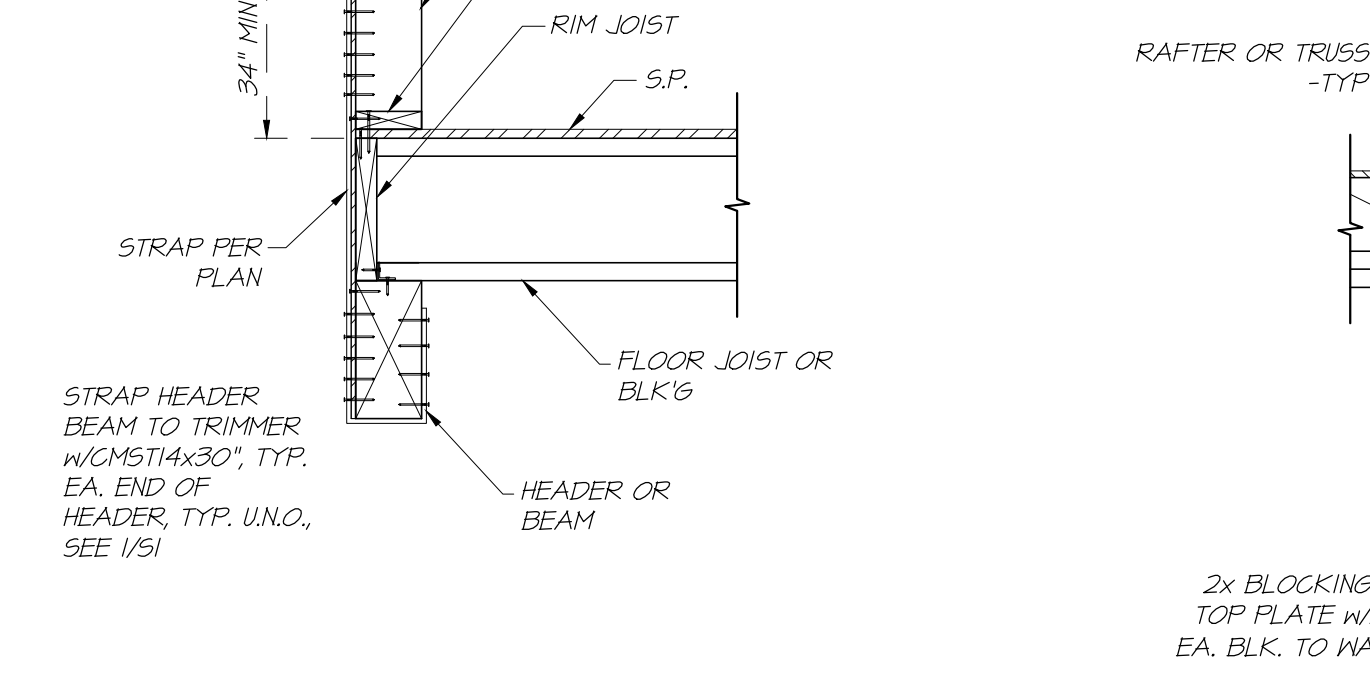
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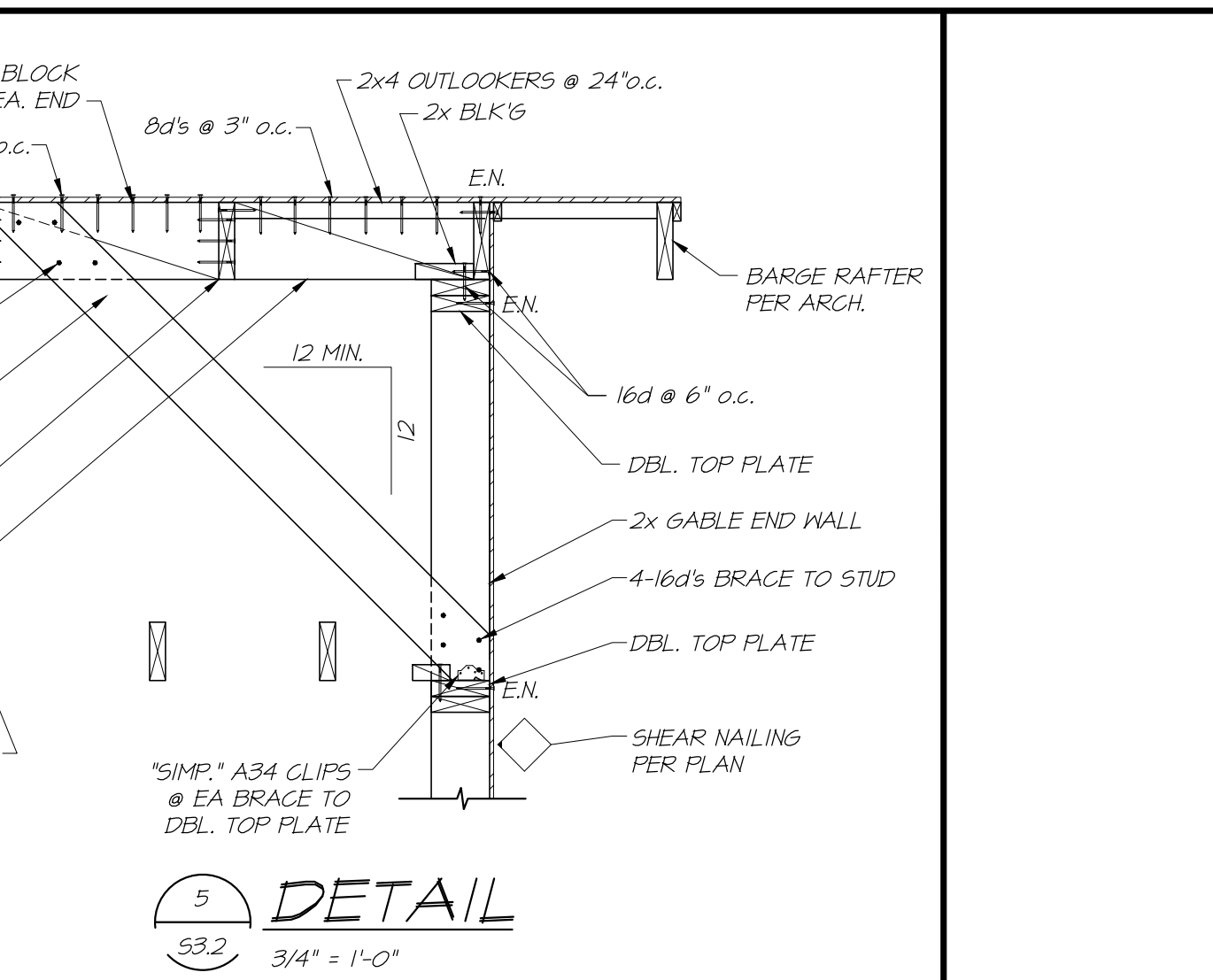
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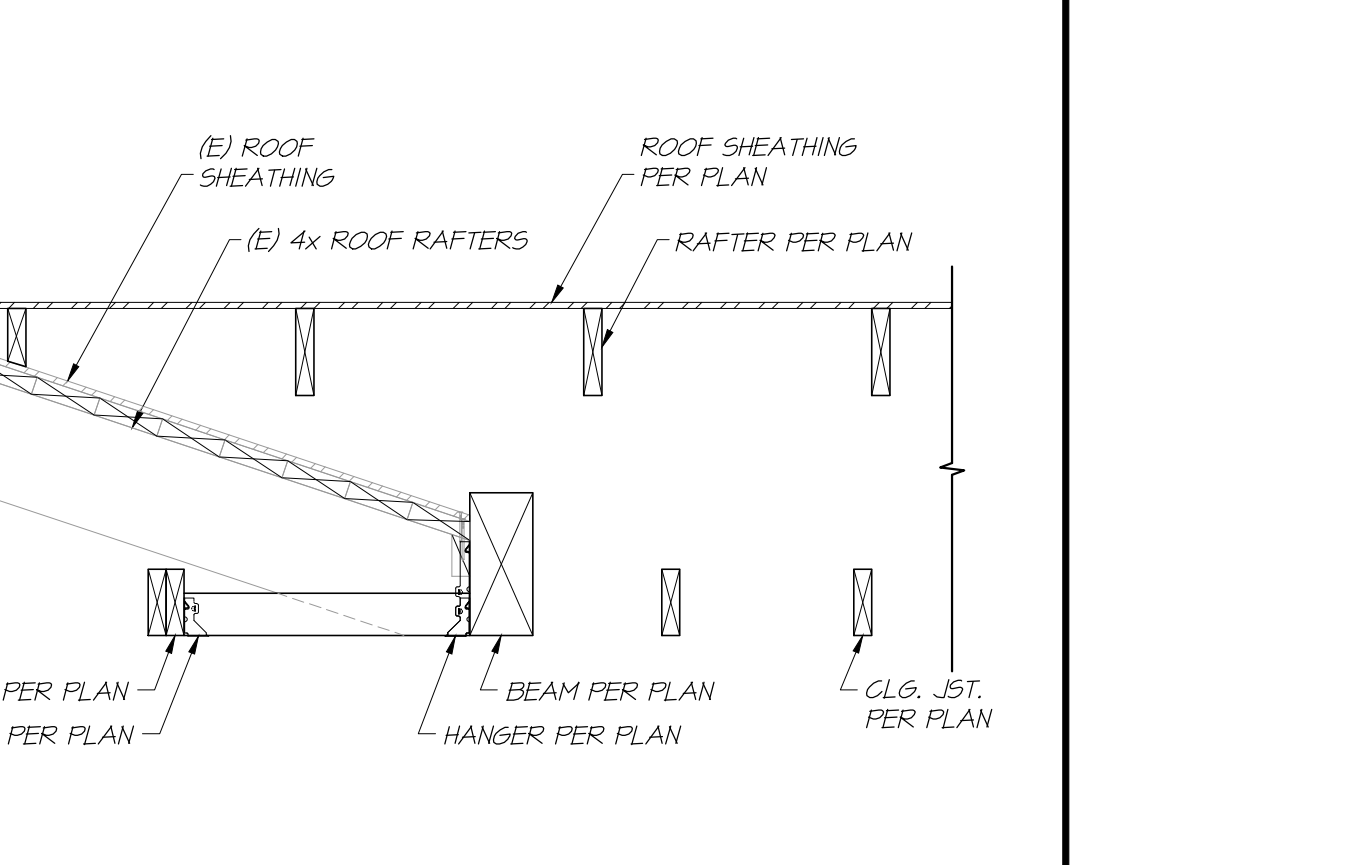
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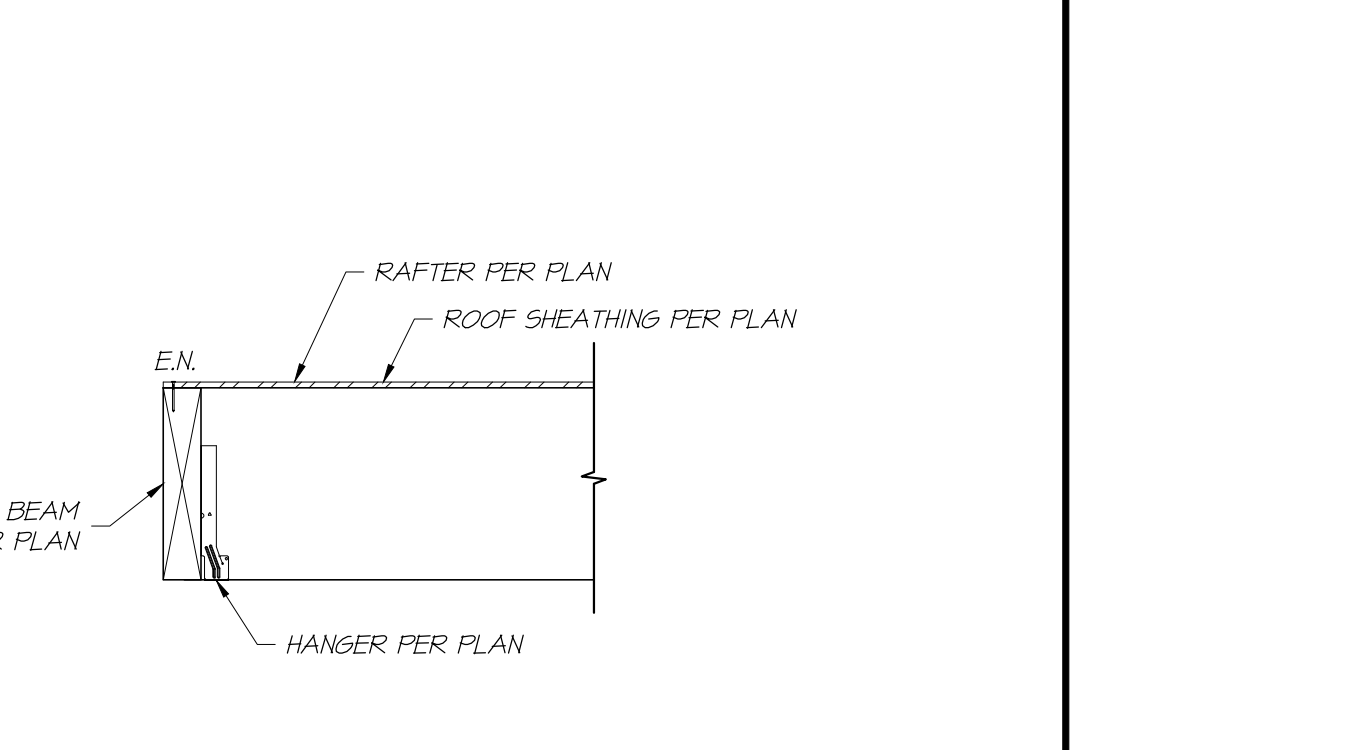
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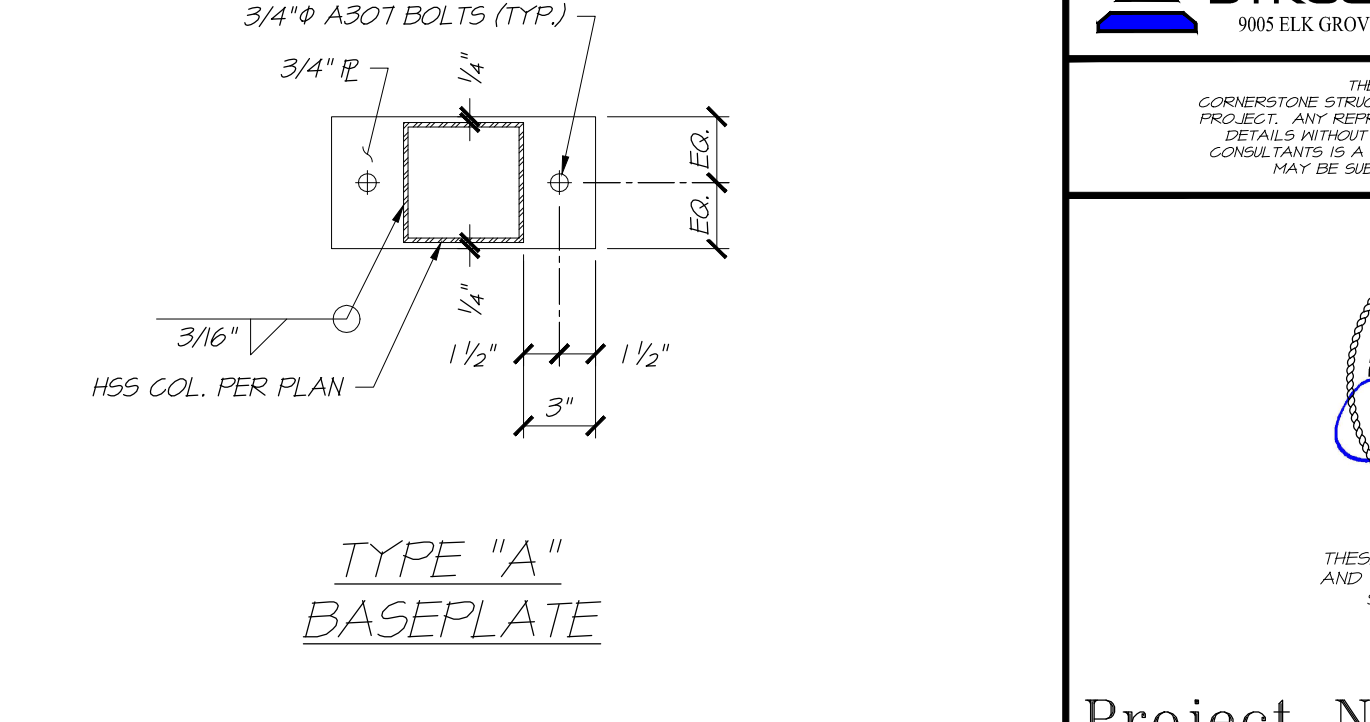
21 DETAIL
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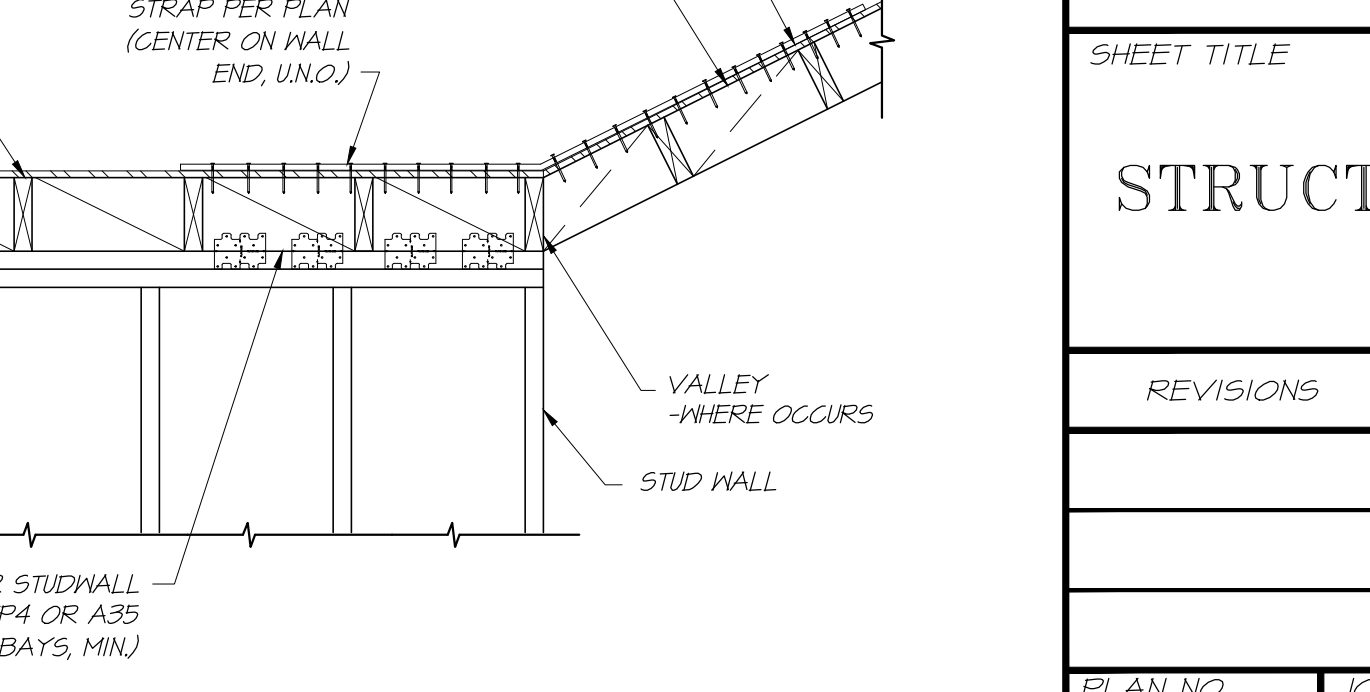
22 DETAIL
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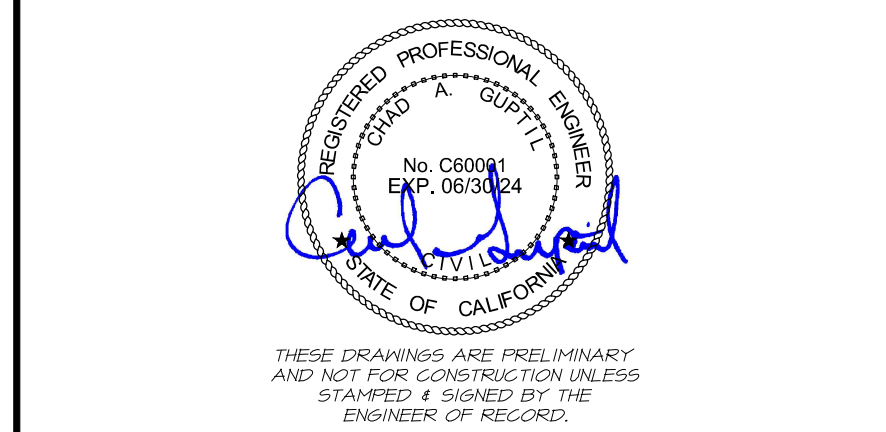
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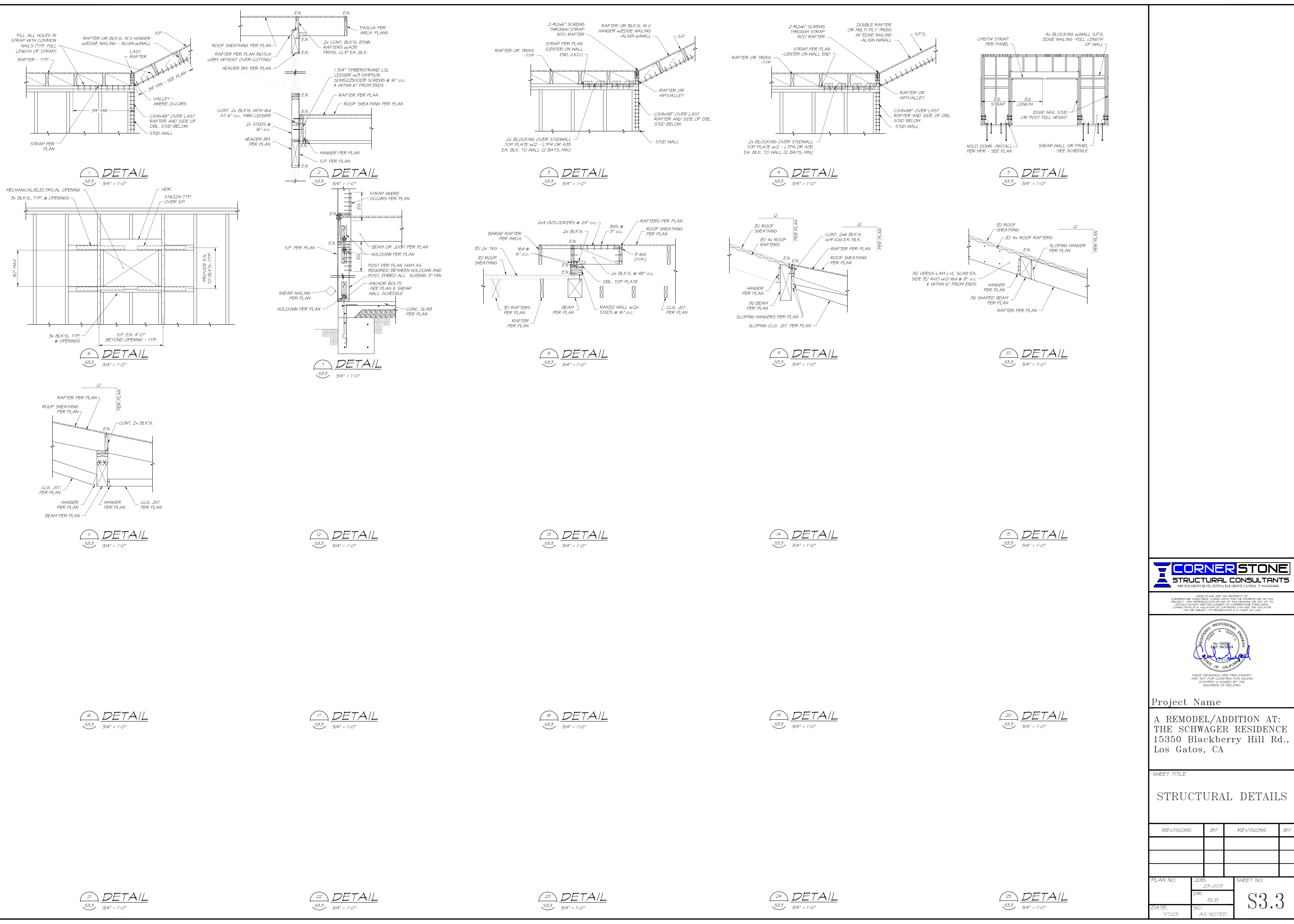


Project Name
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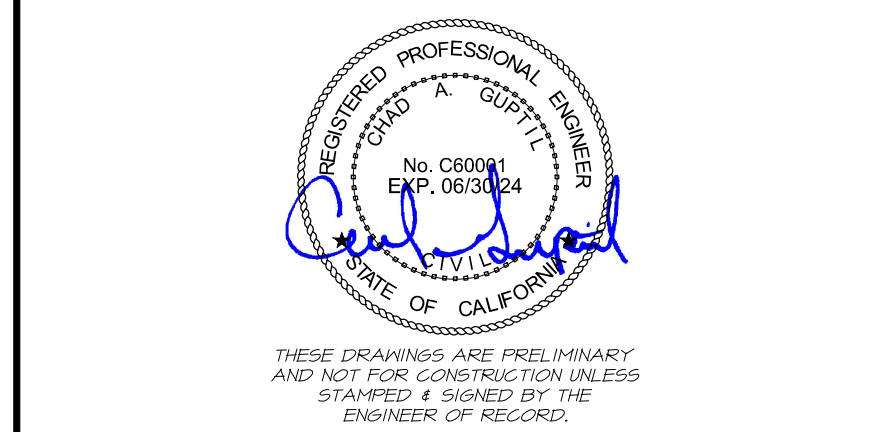
STRUCTURAL DETAILS

REVISIONS	BY	REVISIONS	BY

PLAN NO.	JOB: 23-003	SHEET NO.
	DR. BLB	S3.2
DATE: 7/1/23	SC: AS NOTED	



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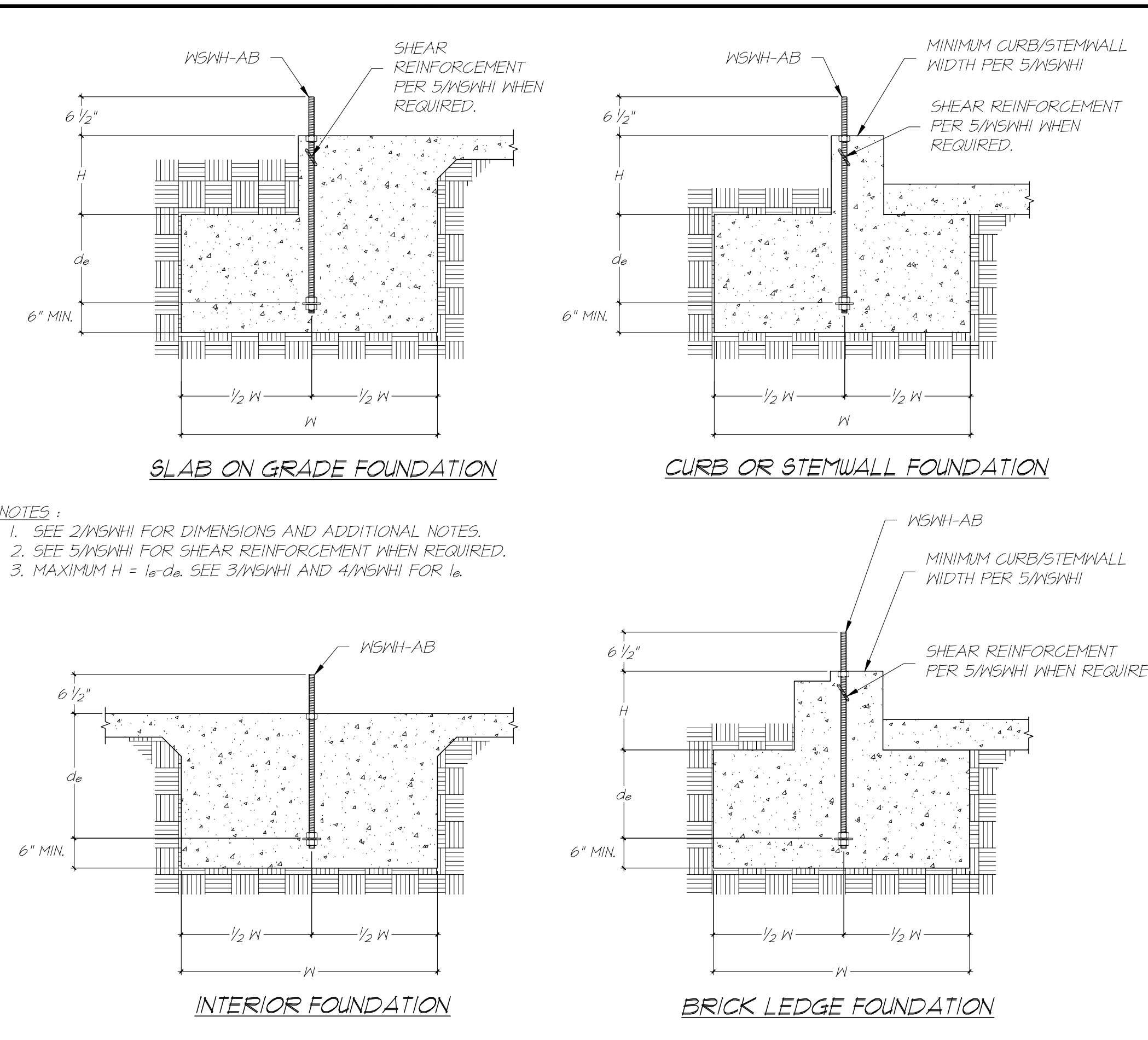


Project Name
A REMODEL/ADDITION AT:
THE SCHWAGER RESIDENCE
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Los Gatos, CA

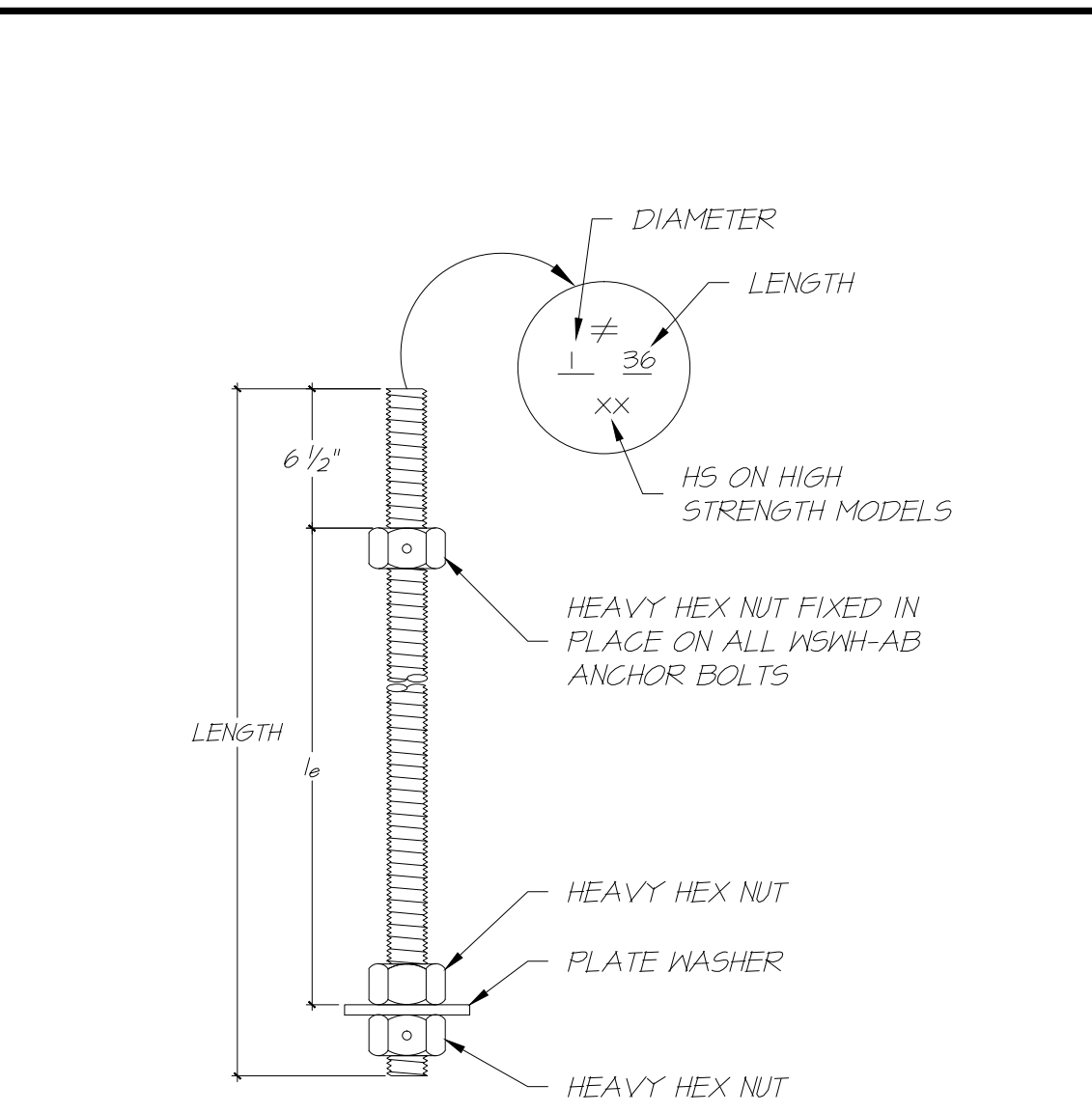
SHEET TITLE
STRUCTURAL DETAILS

REVISIONS	BY	REVISIONS	BY

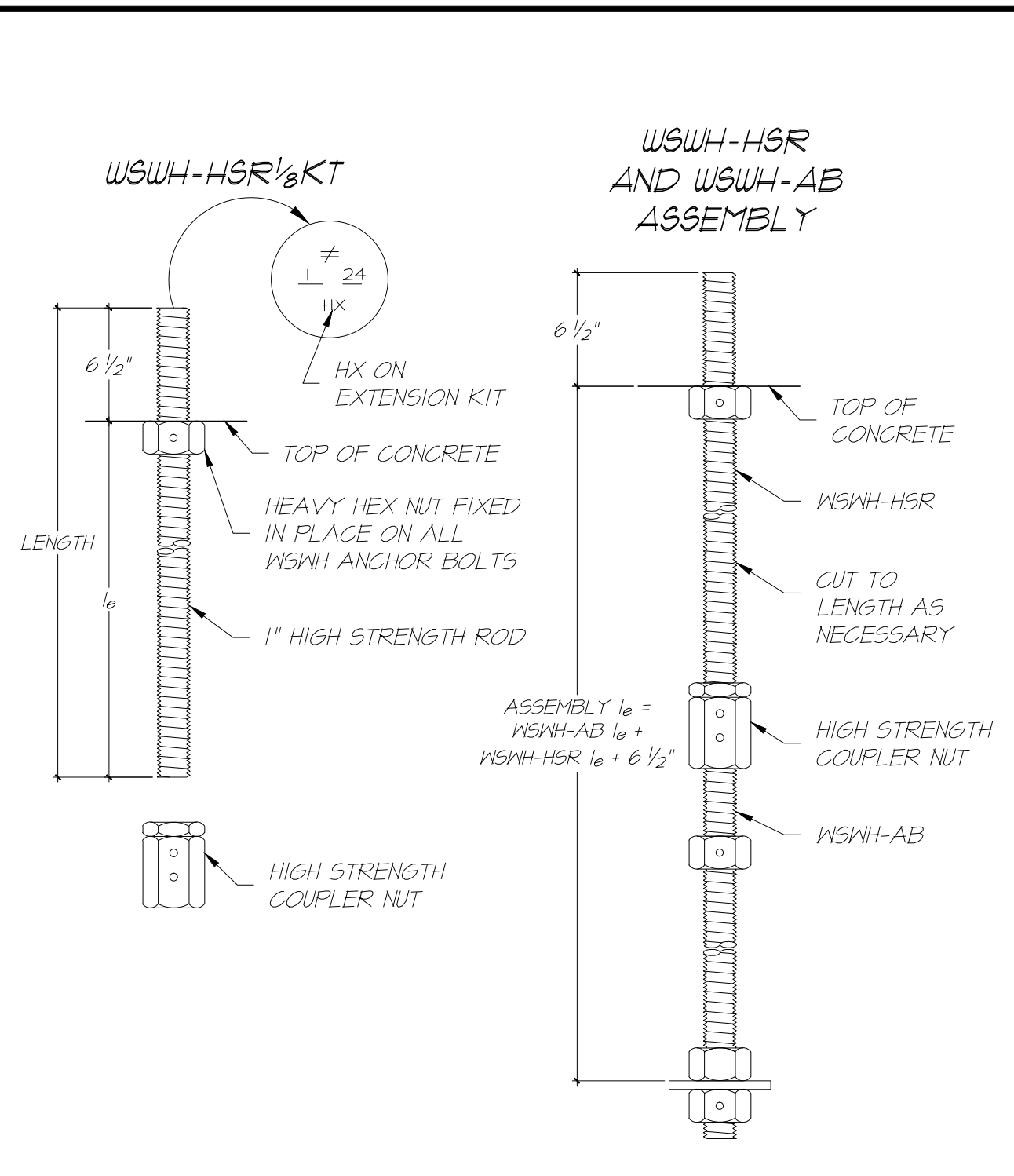
PLAN NO.	JOB: 23-003	SHEET NO.
DATE: 1/1/23	DR: BLB	S3.3
	SC: AS NOTED	



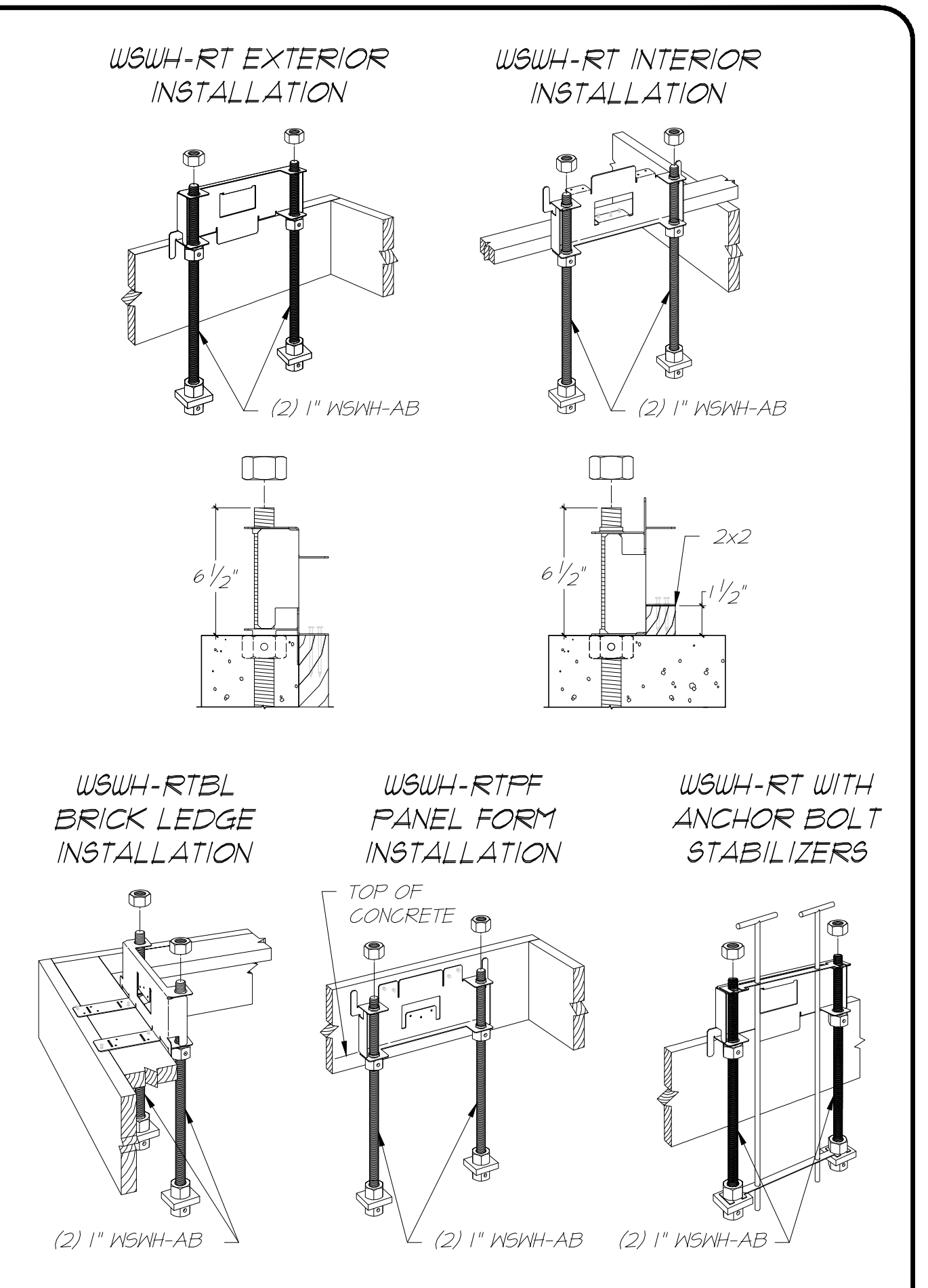
NOTES:
 1. SEE 2/WSWH FOR DIMENSIONS AND ADDITIONAL NOTES.
 2. SEE 5/WSWH FOR SHEAR REINFORCEMENT WHEN REQUIRED.
 3. MAXIMUM H = $l_e - d_a$. SEE 3/WSWH AND 4/WSWH FOR l_e .



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"

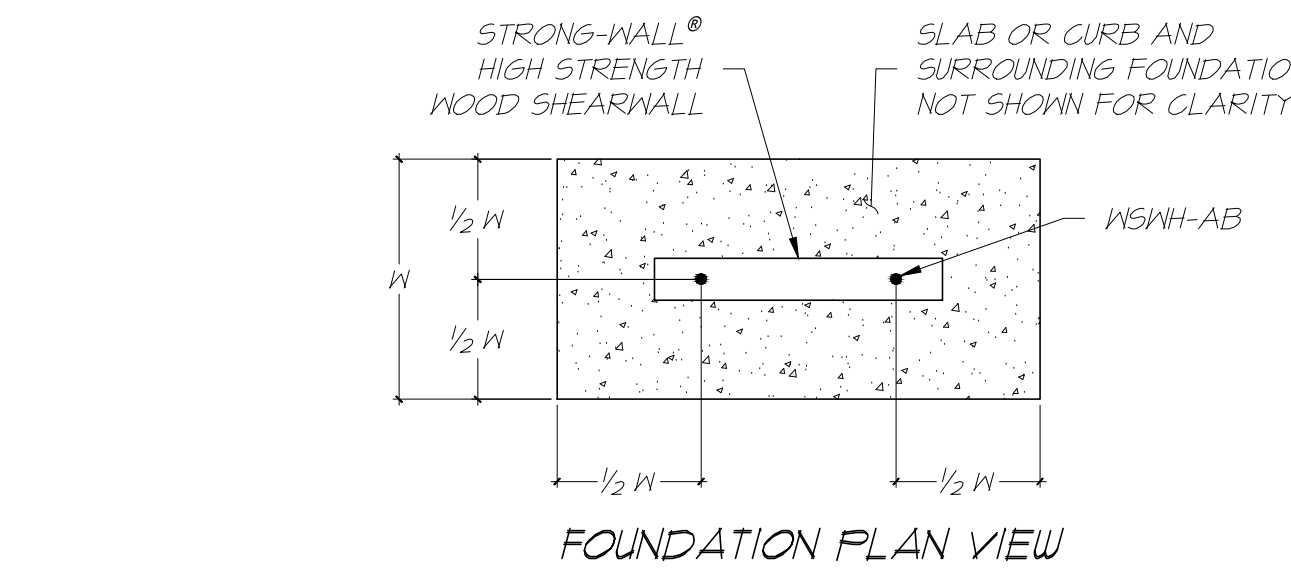


STRONG-WALL® WSWH ANCHORAGE - TYPICAL SECTIONS 1

WSWH ANCHOR BOLTS 3

WSWH ANCHOR BOLT EXTENSION 4

WSWH ANCHOR BOLT TEMPLATES 6

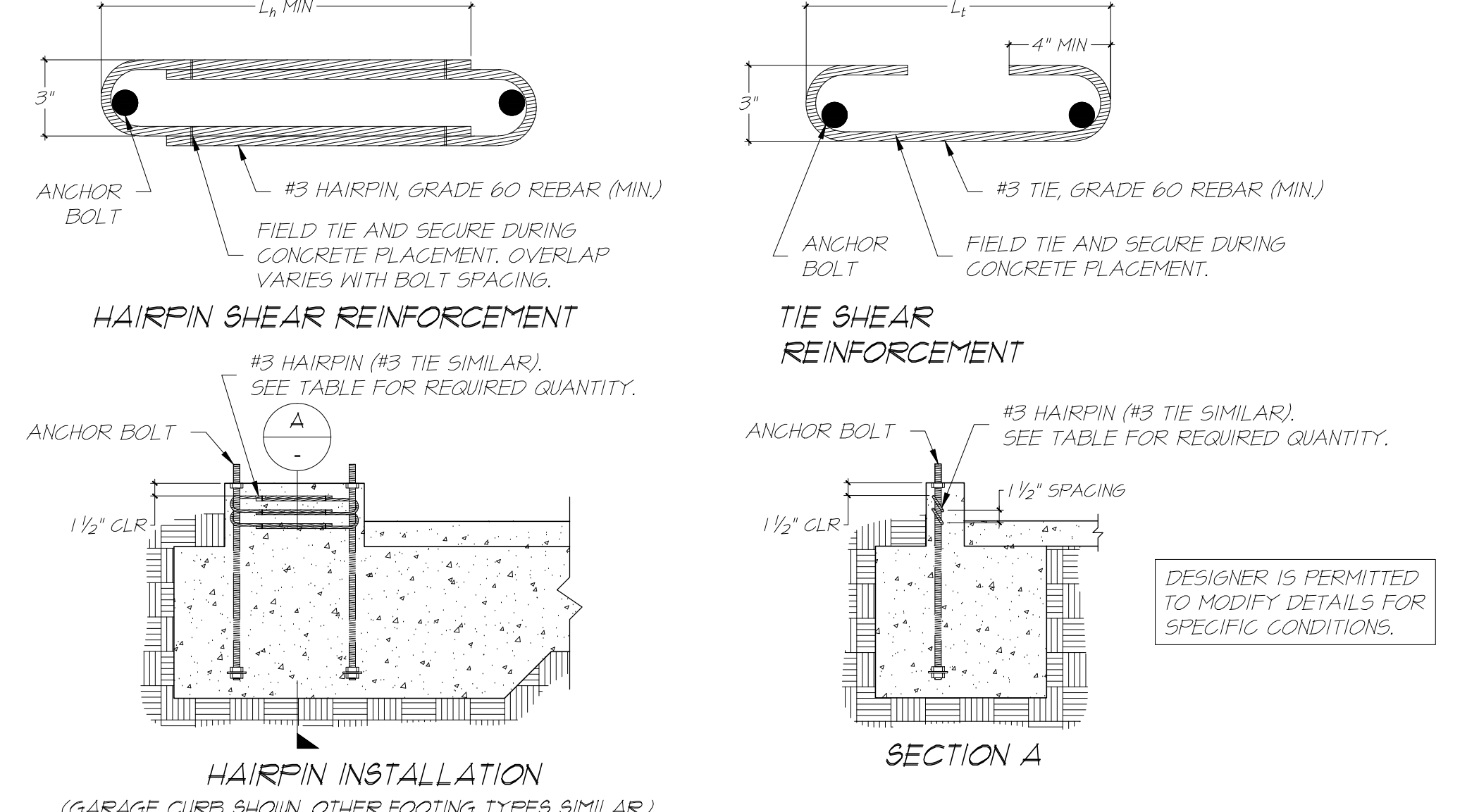


NOTES:
 1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (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_a .

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	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
	UNCRAKED	STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	21	7
		STANDARD	11,100	21	7
		HIGH STRENGTH	21,000	33	11
SEISMIC	CRACKED	STANDARD	17,100	33	11
		HIGH STRENGTH	17,100	33	11
	UNCRAKED	STANDARD	26,500	39	13
		HIGH STRENGTH	33,600	45	15
		STANDARD	10,200	27	9
		HIGH STRENGTH	17,100	30	10
WIND	CRACKED	STANDARD	20,000	33	11
		HIGH STRENGTH	26,500	39	13
	UNCRAKED	STANDARD	11,100	32	9
		HIGH STRENGTH	36,800	49	16
		STANDARD	6,200	18	6
		HIGH STRENGTH	12,900	21	7
SEISMIC	CRACKED	STANDARD	17,100	33	11
		HIGH STRENGTH	17,100	33	11
	UNCRAKED	STANDARD	22,800	32	10
		HIGH STRENGTH	28,900	36	12
		STANDARD	12,900	22	8
		HIGH STRENGTH	22,800	32	10
WIND	CRACKED	STANDARD	26,400	36	12
		HIGH STRENGTH	34,200	42	14
	UNCRAKED	STANDARD	11,100	28	10
		HIGH STRENGTH	22,800	32	10
		STANDARD	6,400	14	6
		HIGH STRENGTH	12,900	22	8

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	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
	UNCRAKED	STANDARD	6,800	14	6
		HIGH STRENGTH	10,200	21	7
		STANDARD	17,100	30	10
		HIGH STRENGTH	20,000	33	11
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
	UNCRAKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	20	7
		STANDARD	17,100	26	9
		HIGH STRENGTH	21,400	30	10
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
	UNCRAKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	20	7
		STANDARD	17,100	26	9
		HIGH STRENGTH	21,400	30	10

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	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
	UNCRAKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	20	7
		STANDARD	17,100	26	9
		HIGH STRENGTH	21,400	30	10



MODEL	l_e OR l_a (in)	SEISMIC ³		WIND ⁴		
		SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	
		UNCRACKED	CRACKED	UNCRACKED	CRACKED	
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	1080	770
WSWH18	15	(2) #3 HAIRPINS ^{5b}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(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 WSWH12 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

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS 5

NO. 0
 DATE 02-28-21
 REVISIONS FIRST RELEASE - 2008
 03-16-21 2021 IBC REVISIONS

ENGINEER
 QUALITY CONTROL
 CHECKED
 SHEET

SIMPSON Strong-Tie Co. Inc.
 3706 N. Lincoln Blvd.
 P.O. Box 13000
 Phoenix, AZ 85066
 Tel: (602) 997-5000
 Website: www.strongtie.com

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

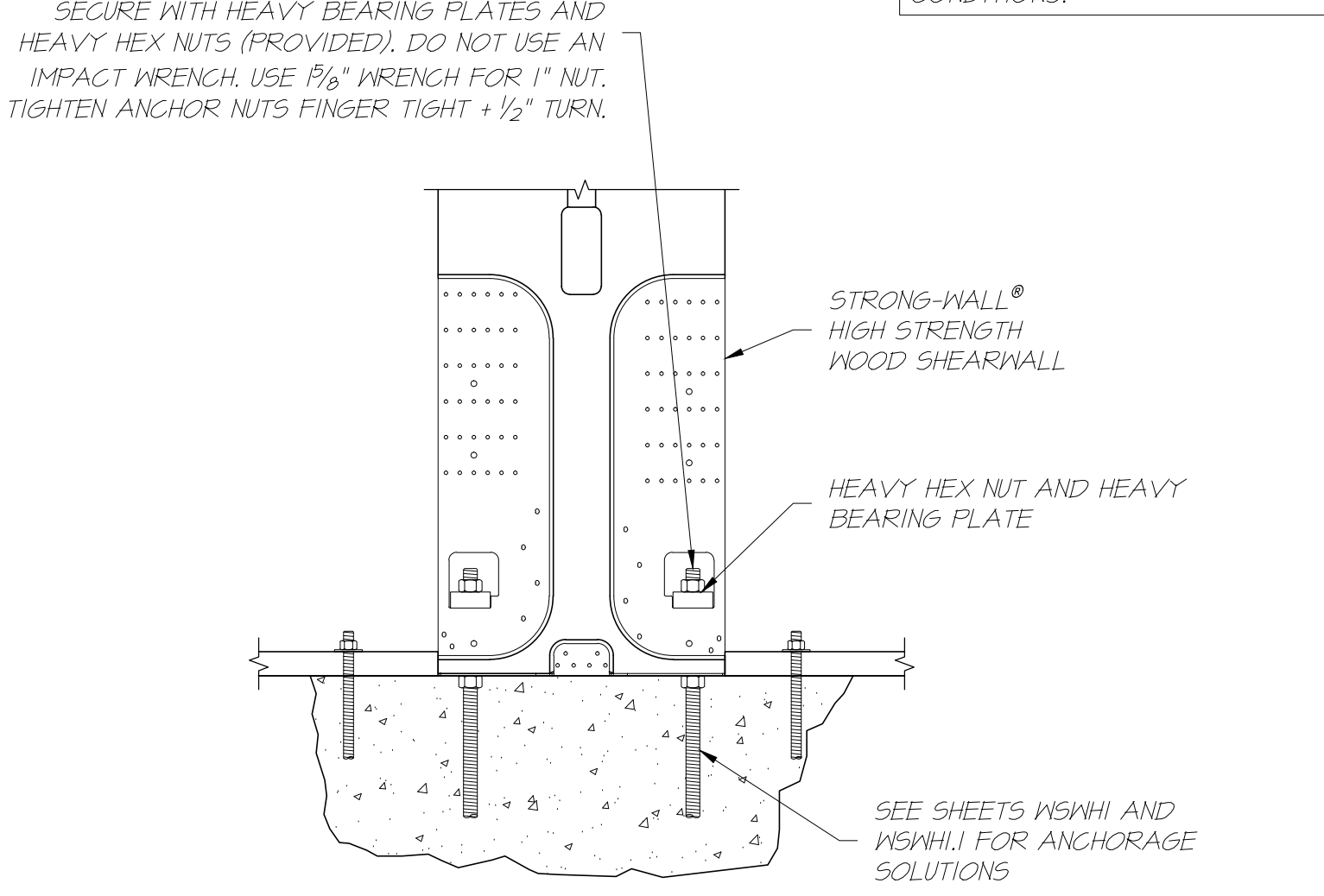
NAME
 DATE 03-16-2021
 SCALE N.T.S.
 CHECKED
 SHEET WSWH1
 OF SHEETS
 JOB NO.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

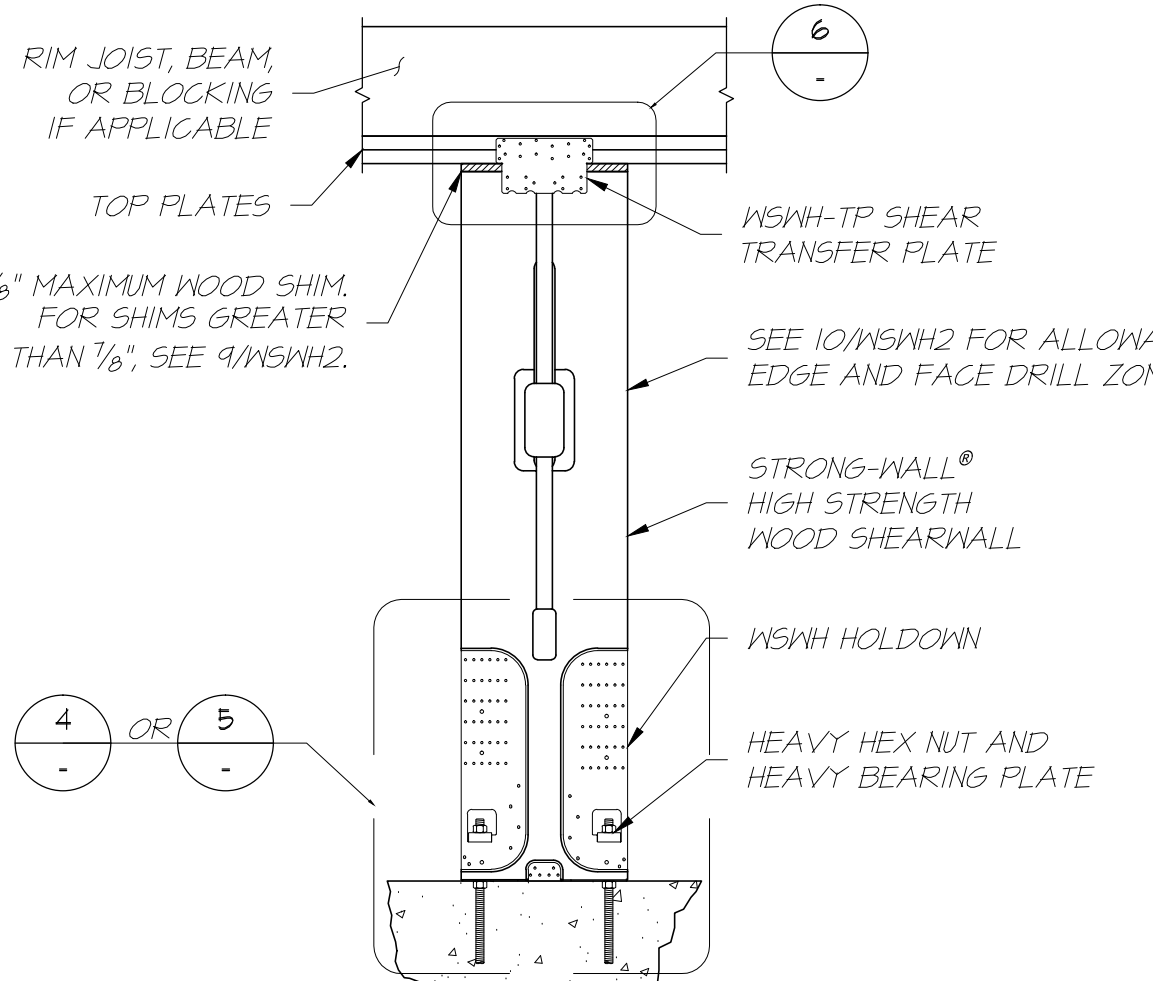
MODEL NO.	W (IN.)	H (IN.)	ANCHOR BOLTS QUANTITY	DIA. (IN.)	TOTAL WALL WEIGHT (LB.)
WSWH2x7	12	84	2	1	105
WSWH2x7	18	84	2	1	155
WSWH2x8	12	96	2	1	120
WSWH2x8	18	96	2	1	175
WSWH2x9	12	108	2	1	130
WSWH2x9	18	108	2	1	195
WSWH2x10	12	120	2	1	145
WSWH2x10	18	120	2	1	210
WSWH2x10	24	120	2	1	275
WSWH2x12	12	144	2	1	165
WSWH2x12	18	144	2	1	245
WSWH2x12	24	144	2	1	325
WSWH2x14	18	168	2	1	285
WSWH2x14	24	168	2	1	370
WSWH2x16	24	192	2	1	420
WSWH2x20	18	240	2	1	340
WSWH2x20	24	240	2	1	520

- NOTES:**
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/4" THICK.

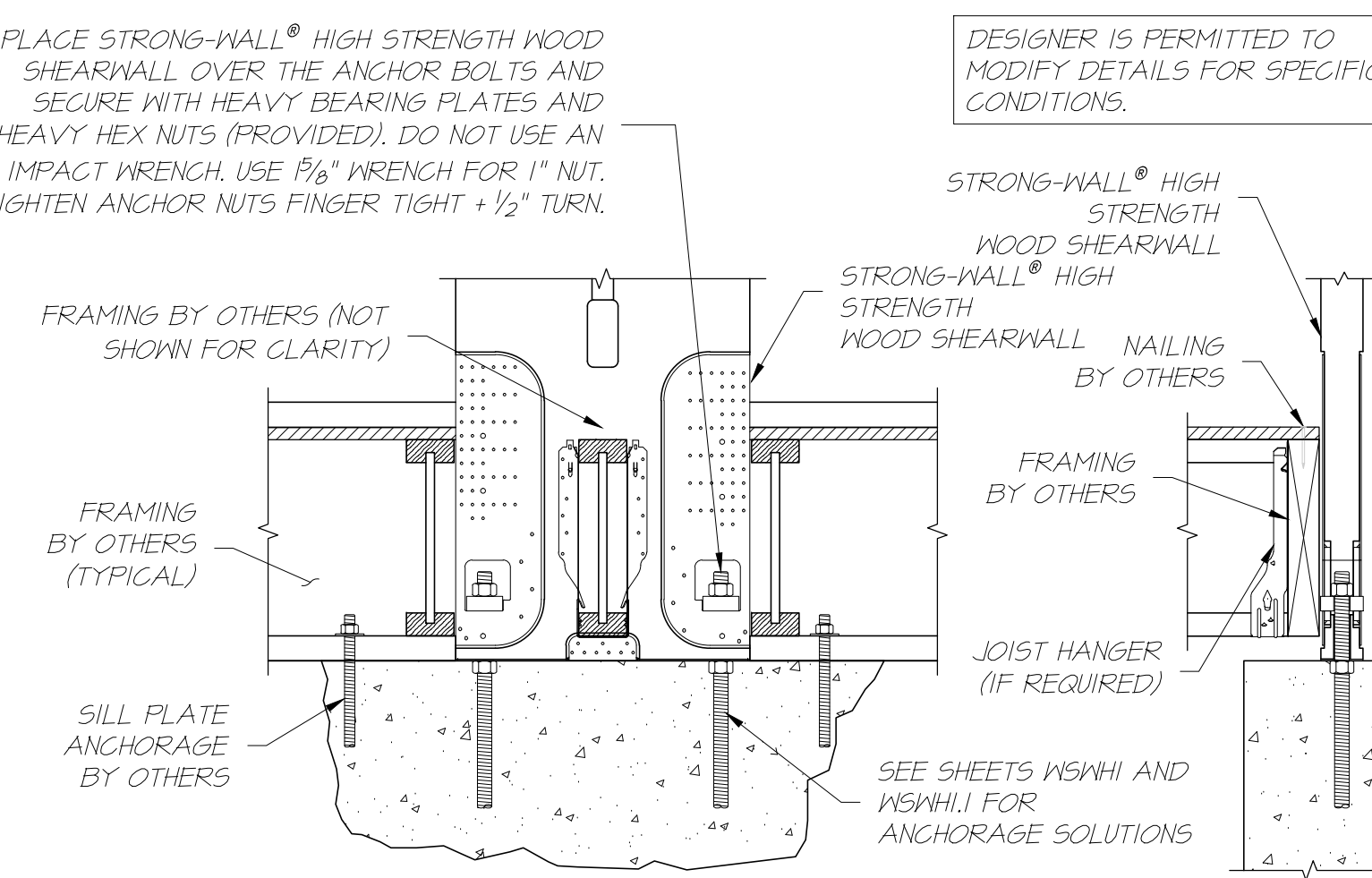
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 3/8" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



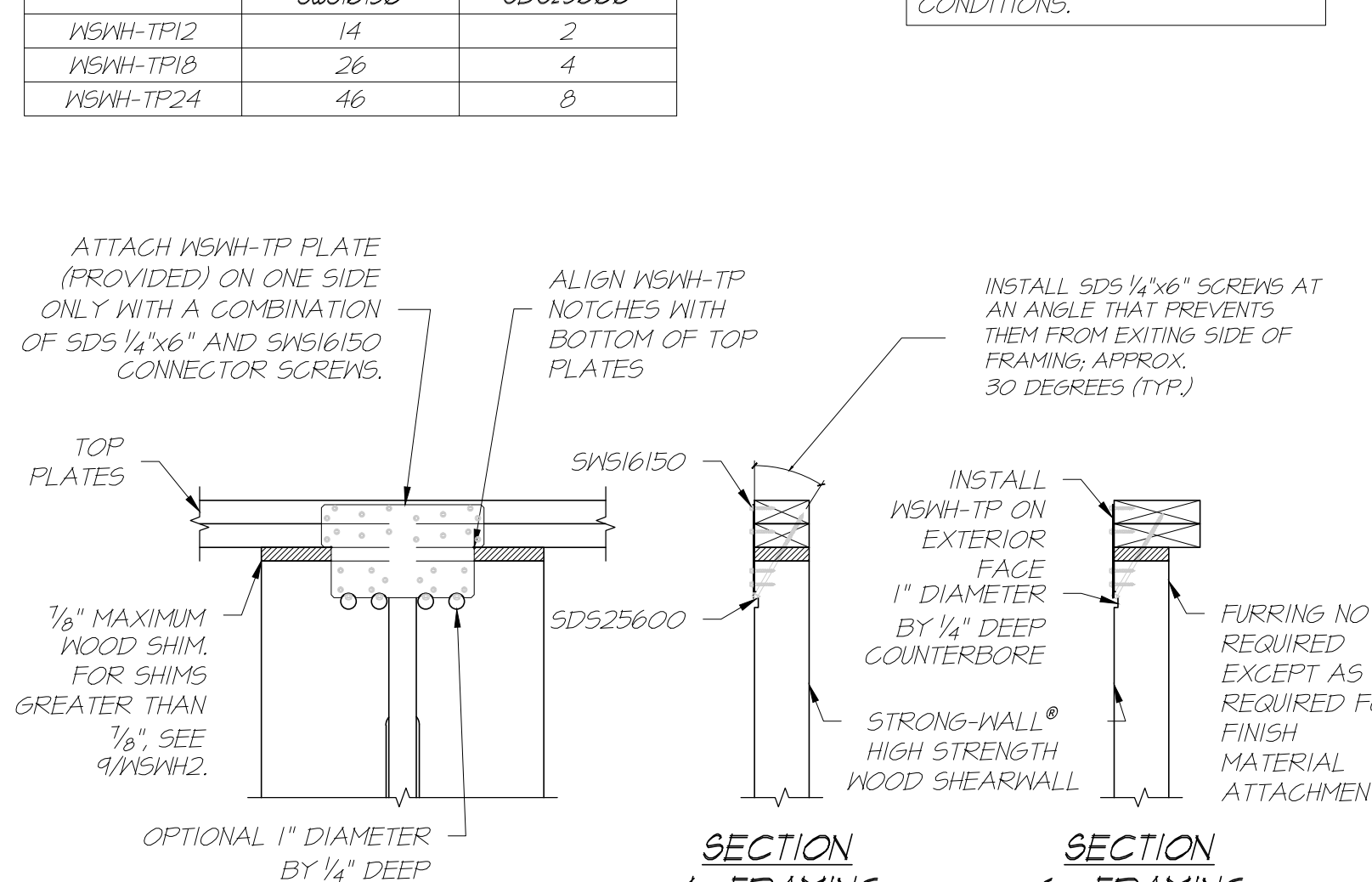
STRONG-WALL® WSWH MODELS



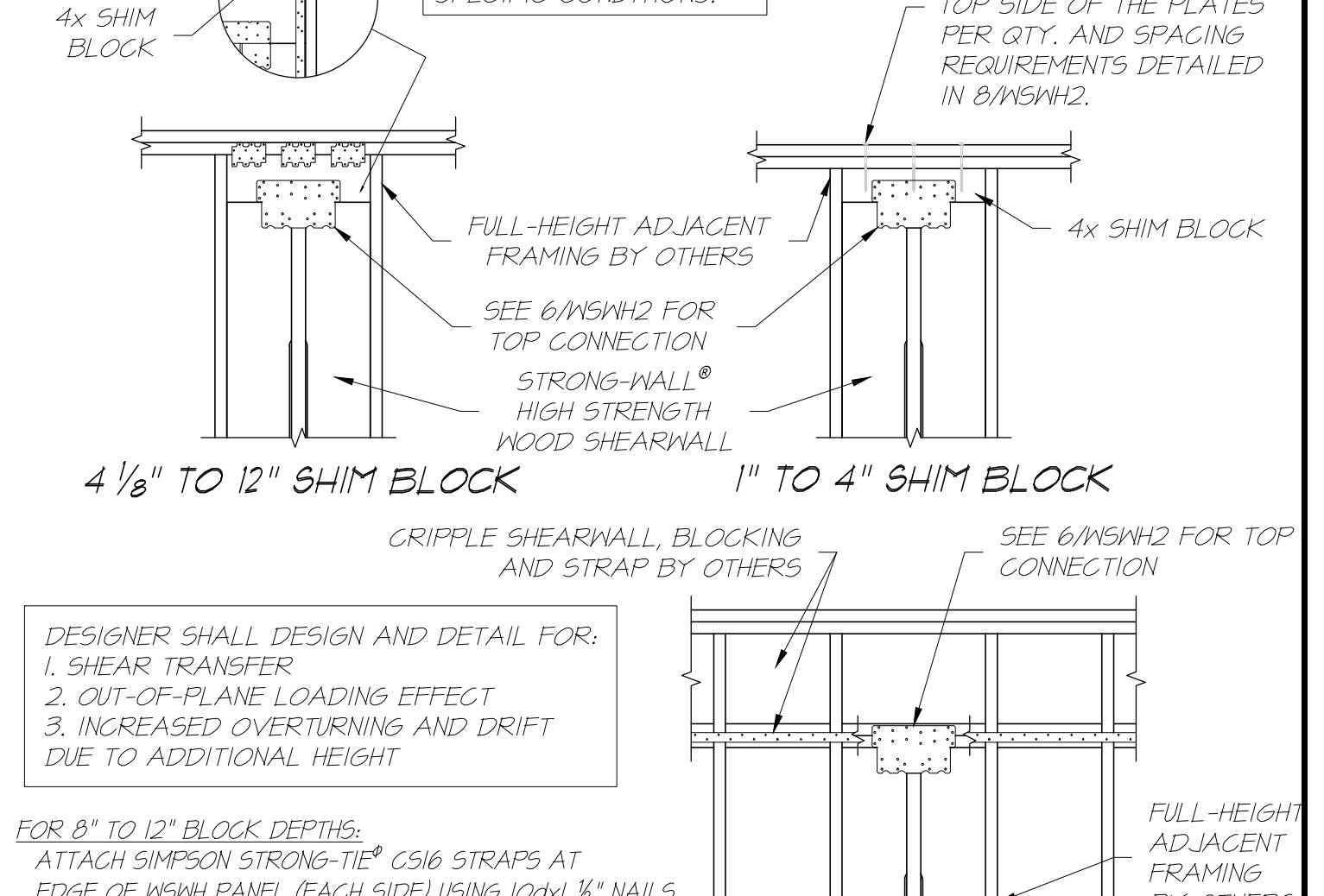
STANDARD INSTALLATION BASE CONNECTION



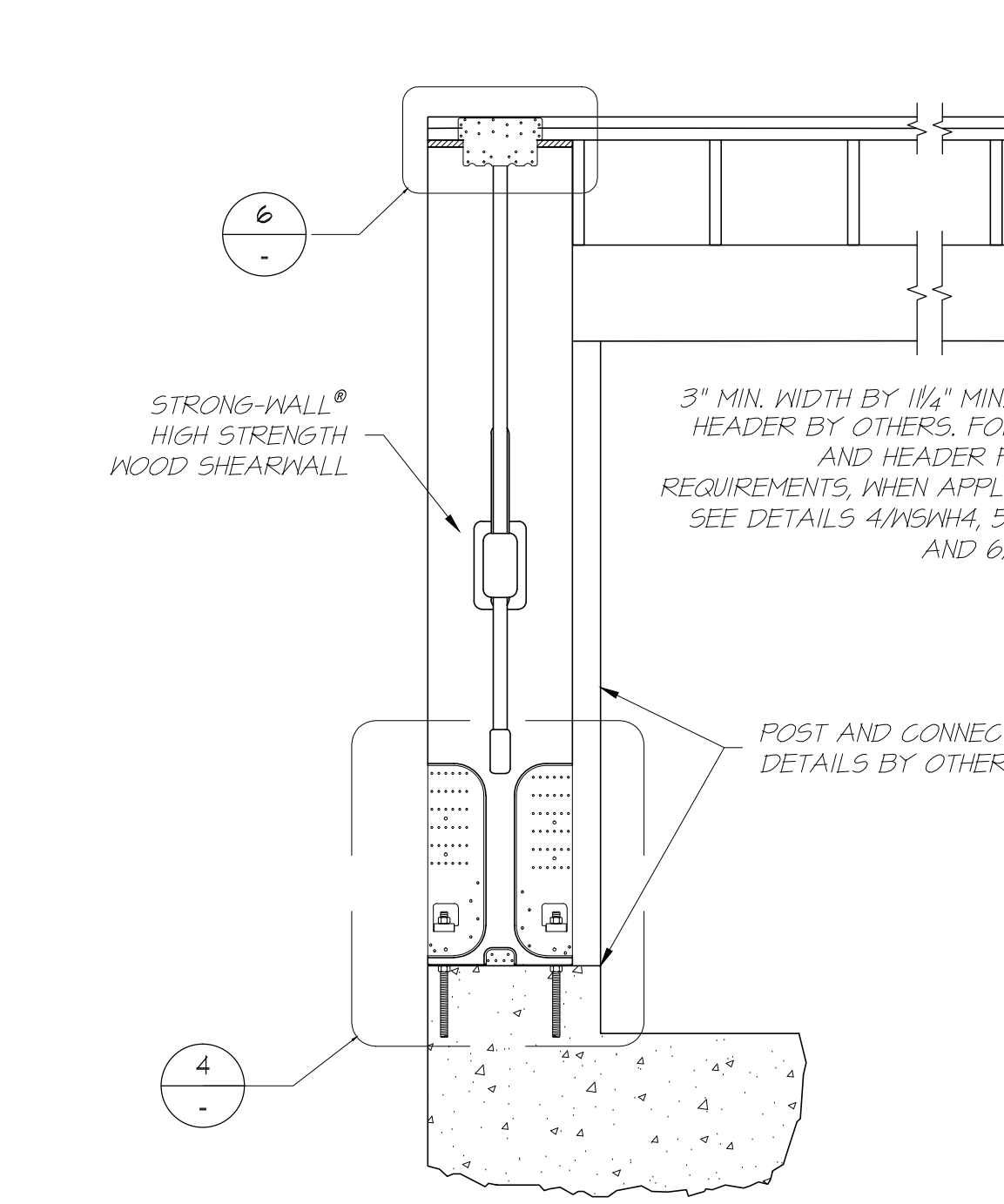
WSWH-TP CONNECTION



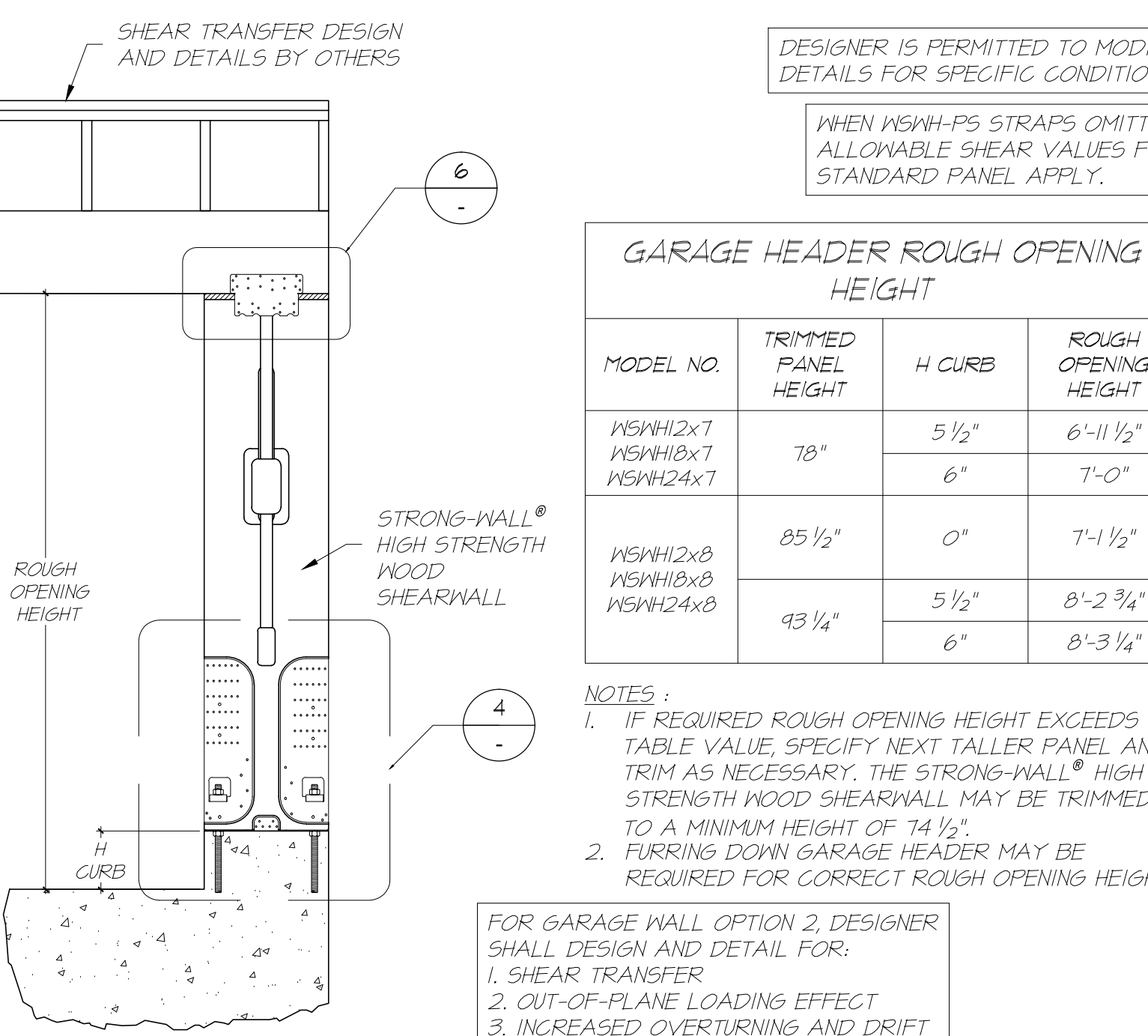
TOP OF WALL HEIGHT ADJUSTMENTS



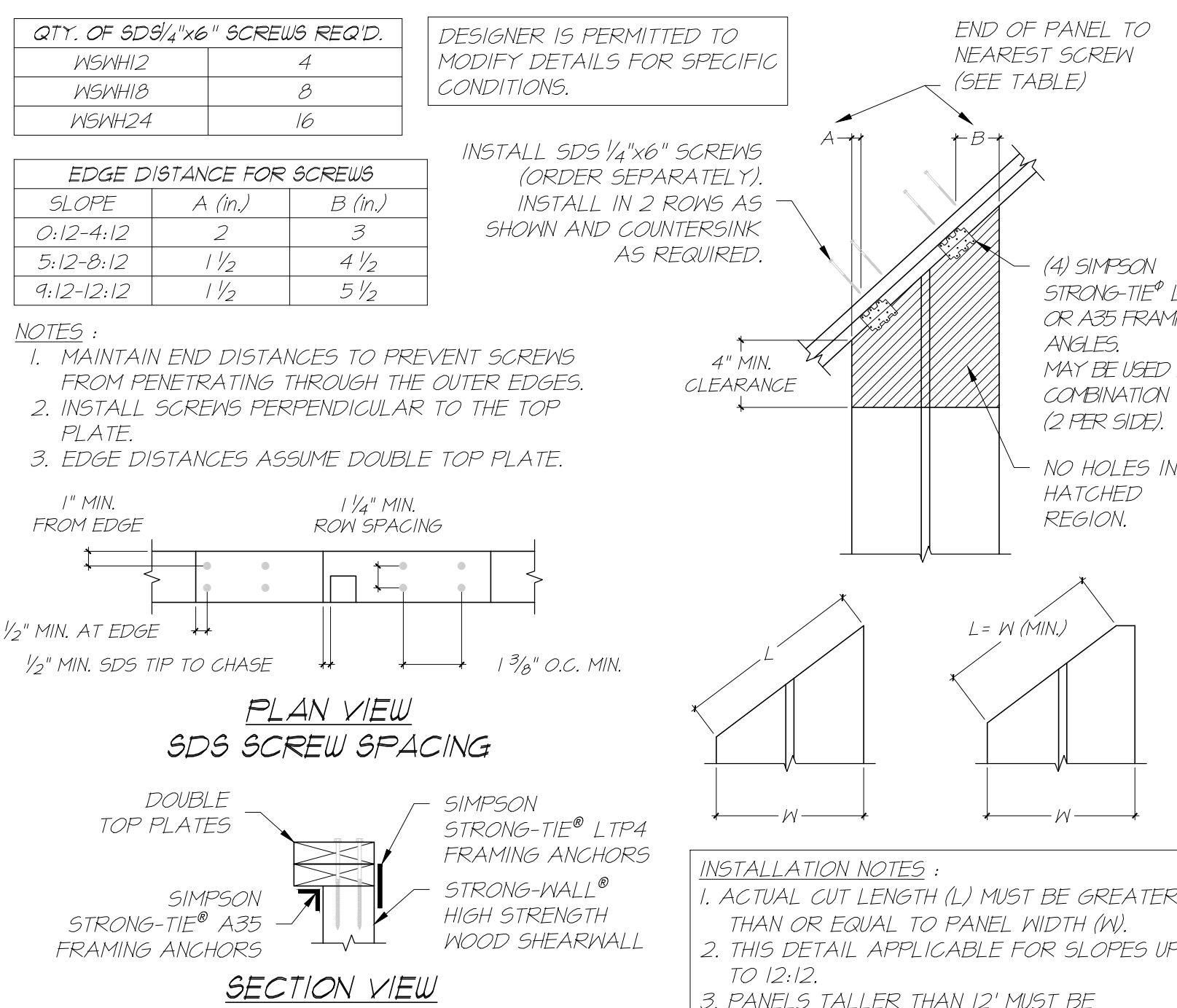
SINGLE STORY WSWH ON CONCRETE



WOOD FLOOR SYSTEM BASE CONNECTION



BACK-TO-BACK TOP CONNECTION



TRIM ZONE AND ALLOWABLE HOLES



ALTERNATE WSWH GARAGE FRONT OPTIONS

RAKE WALL

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"
WSWH2x8 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".
- FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

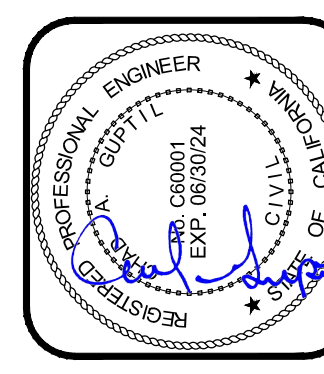
FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:

- SHEAR TRANSFER TO 12:12
- OUT-OF-PLANE LOADING EFFECT
- INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

NOTES

NOTES

NO.	DATE	REVISIONS
0	12-20-20	FIRST RELEASE - 2008
1	03-16-21	2021 IBC REVISIONS



SIMPSON Strong-Tie Co. Inc.
 1906 N. Los Angeles Blvd.
 Los Angeles, CA 90033
 Tel: (800) 999-5099
 Website: www.simpsonstrongtie.com

STRONG-WALL® WSWH
 FRAMING DETAILS
 ENGINEERED DESIGNS

THIS IS NOT EQUAL

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
WSWH2x31	12	372	465
WSWH2x32	12	384	480
WSWH2x33	12	396	495
WSWH2x34	12	408	510
WSWH2x35	12	420	525
WSWH2x36	12	432	540
WSWH2x37	12	444	555
WSWH2x38	12	456	570
WSWH2x39	12	468	585
WSWH2x40	12	480	600
WSWH2x41	12	492	615
WSWH2x42	12	504	630
WSWH2x43	12	516	645
WSWH2x44	12	528	660
WSWH2x45	12	540	675
WSWH2x46	12	552	690
WSWH2x47	12	564	705
WSWH2x48	12	576	720
WSWH2x49	12	588	735
WSWH2x50	12	600	750
WSWH2x51	12	612	765
WSWH2x52	12	624	780
WSWH2x53	12	636	795
WSWH2x54	12	648	810
WSWH2x55	12	660	825
WSWH2x56	12	672	840
WSWH2x57	12	684	855
WSWH2x58	12	696	870
WSWH2x59	12	708	885
WSWH2x60	12	720	900
WSWH2x61	12	732	915
WSWH2x62	12	744	930
WSWH2x63	12	756	945
WSWH2x64	12	768	960
WSWH2x65	12	780	975
WSWH2x66	12	792	990
WSWH2x67	12	804	1005
WSWH2x68	12	816	1020
WSWH2x69	12	828	1035
WSWH2x70	12	840	1050
WSWH2x71	12	852	1065
WSWH2x72	12	864	1080
WSWH2x73	12	876	1095
WSWH2x74	12	888	1110
WSWH2x75	12	900	1125
WSWH2x76	12	912	1140
WSWH2x77	12	924	1155
WSWH2x78	12	936	1170
WSWH2x79	12	948	1185
WSWH2x80	12	960	1200
WSWH2x81	12	972	1215
WSWH2x82	12	984	1230
WSWH2x83	12	996	1245
WSWH2x84	12	1008	1260
WSWH2x85	12	1020	1275
WSWH2x86	12	1032	1290
WSWH2x87	12	1044	1305
WSWH2x88	12	1056	1320
WSWH2x89	12	1068	1335
WSWH2x90	12	1080	1350
WSWH2x91	12	1092	1365
WSWH2x92	12	1104	1380
WSWH2x93	12	1116	1395
WSWH2x94	12	1128	1410
WSWH2x95	12	1140	1425
WSWH2x96	12	1152	1440
WSWH2x97	12	1164	1455
WSWH2x98	12	1176	1470
WSWH2x99	12	1188	1485
WSWH2x100	12	1200	1500

- NOTES:**
- 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.
 - 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.
 - ALL PANELS ARE 3/4" THICK.

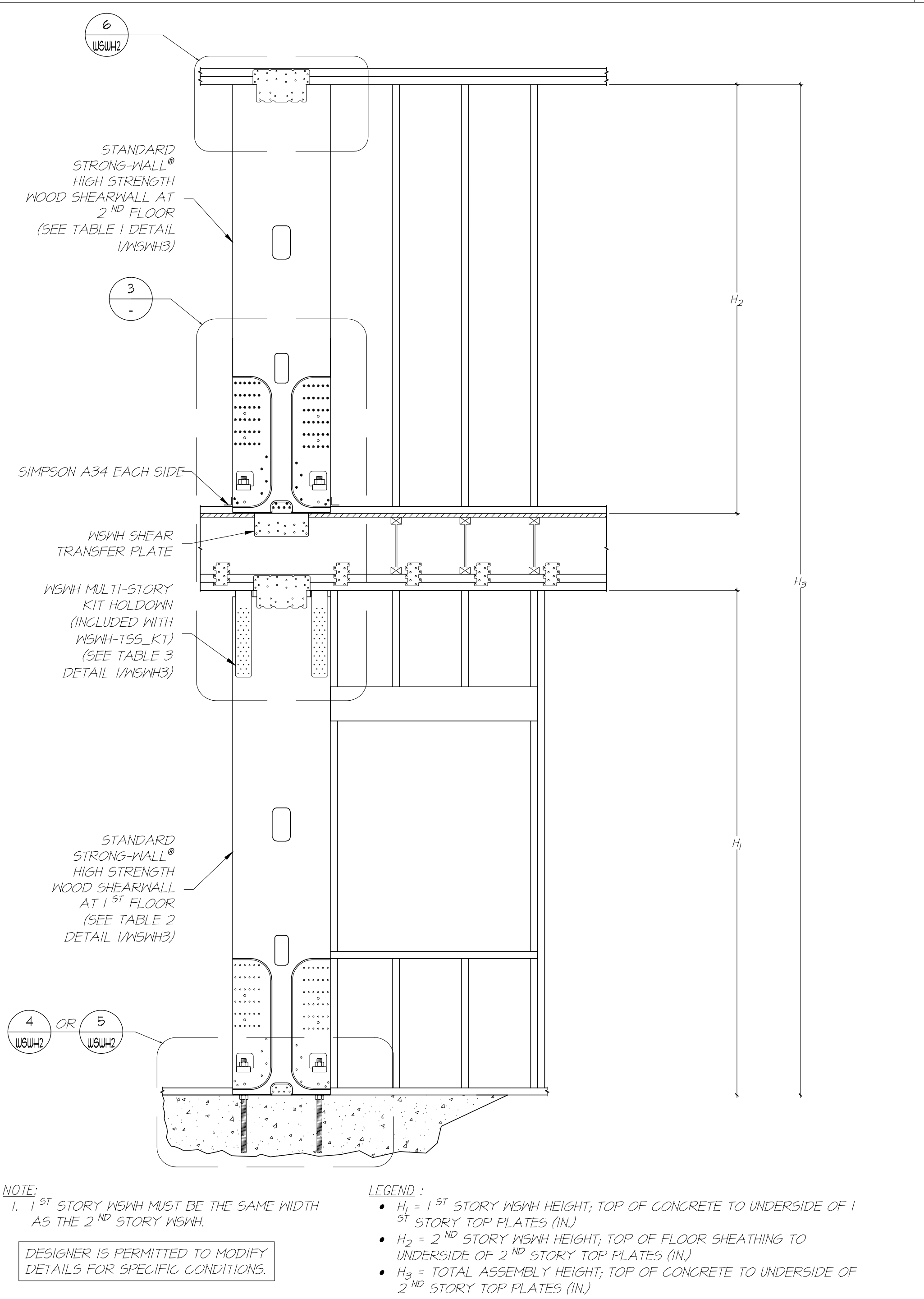
TABLE 2:
STRONG-WALL® WSWH FIRST-STORY WALLS STACKED APPLICATION

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x8	12	96	2	1	120
WSWH12x9	12	108	2	1	135
WSWH12x10	12	120	2	1	150
WSWH12x11	12	132	2	1	165
WSWH12x12	12	144	2	1	180
WSWH12x13	12	156	2	1	195
WSWH12x14	12	168	2	1	210
WSWH12x15	12	180	2	1	225
WSWH12x16	12	192	2	1	240
WSWH12x17	12	204	2	1	255
WSWH12x18	12	216	2	1	270
WSWH12x19	12	228	2	1	285
WSWH12x20	12	240	2	1	300
WSWH12x21	12	252	2	1	315
WSWH12x22	12	264	2	1	330
WSWH12x23	12	276	2	1	345
WSWH12x24	12	288	2	1	360
WSWH12x25	12	300	2	1	375
WSWH12x26	12	312	2	1	390
WSWH12x27	12	324	2	1	405
WSWH12x28	12	336	2	1	420
WSWH12x29	12	348	2	1	435
WSWH12x30	12	360	2	1	450
WSWH12x31	12	372	2	1	465
WSWH12x32	12	384	2	1	480
WSWH12x33	12	396	2	1	495
WSWH12x34	12	408	2	1	510
WSWH12x35	12	420	2	1	525
WSWH12x36	12	432	2	1	540
WSWH12x37	12	444	2	1	555
WSWH12x38	12	456	2	1	570
WSWH12x39	12	468	2	1	585
WSWH12x40	12	480	2	1	600
WSWH12x41	12	492	2	1	615
WSWH12x42	12	504	2	1	630
WSWH12x43	12	516	2	1	645
WSWH12x44	12	528	2	1	660
WSWH12x45	12	540	2	1	675
WSWH12x46	12	552	2	1	690
WSWH12x47	12	564	2	1	705
WSWH12x48	12	576	2	1	720
WSWH12x49	12	588	2	1	735
WSWH12x50	12	600	2	1	750
WSWH12x51	12	612	2	1	765
WSWH12x52	12	624	2	1	780
WSWH12x53	12	636	2	1	795
WSWH12x54	12	648	2	1	810
WSWH12x55	12	660	2	1	825
WSWH12x56	12	672	2	1	840
WSWH12x57	12	684	2	1	855
WSWH12x58	12	696	2	1	870
WSWH12x59	12	708	2	1	885
WSWH12x60	12	720	2	1	900
WSWH12x61	12	732	2	1	915
WSWH12x62	12	744	2	1	930
WSWH12x63	12	756	2	1	945
WSWH12x64	12	768	2	1	960
WSWH12x65	12	780	2	1	975
WSWH12x66	12	792	2	1	990
WSWH12x67	12	804	2	1	1005
WSWH12x68	12	816	2	1	1020
WSWH12x69	12	828	2	1	1035
WSWH12x70	12	840	2	1	1050
WSWH12x71	12	852	2	1	1065
WSWH12x72	12	864	2	1	1080
WSWH12x73	12	876	2	1	1095
WSWH12x74	12	888	2	1	1110
WSWH12x75	12	900	2	1	1125
WSWH12x76	12	912	2	1	1140
WSWH12x77	12	924	2	1	1155
WSWH12x78	12	936	2	1	1170
WSWH12x79	12	948	2	1	1185
WSWH12x80	12	960	2	1	1200
WSWH12x81	12	972	2	1	1215
WSWH12x82	12	984	2	1	1230
WSWH12x83	12	996	2	1	1245
WSWH12x84	12	1008	2	1	1260
WSWH12x85	12	1020	2	1	1275
WSWH12x86	12	1032	2	1	1290
WSWH12x87	12	1044	2	1	1305
WSWH12x88	12	1056	2	1	1320
WSWH12x89	12	1068	2	1	1335
WSWH12x90	12	1080	2	1	1350
WSWH12x91	12	1092	2	1	1365
WSWH12x92	12	1104	2	1	1380
WSWH12x93	12	1116	2	1	1395
WSWH12x94	12	1128	2	1	1410
WSWH12x95	12	1140	2	1	1425
WSWH12x96	12	1152	2	1	1440
WSWH12x97	12	1164	2	1	1455
WSWH12x98	12	1176	2	1	1470
WSWH12x99	12	1188	2	1	1485
WSWH12x100	12	1200	2	1	1500

TABLE 3:
TWO-STORY STACKED WALL CONNECTION KIT

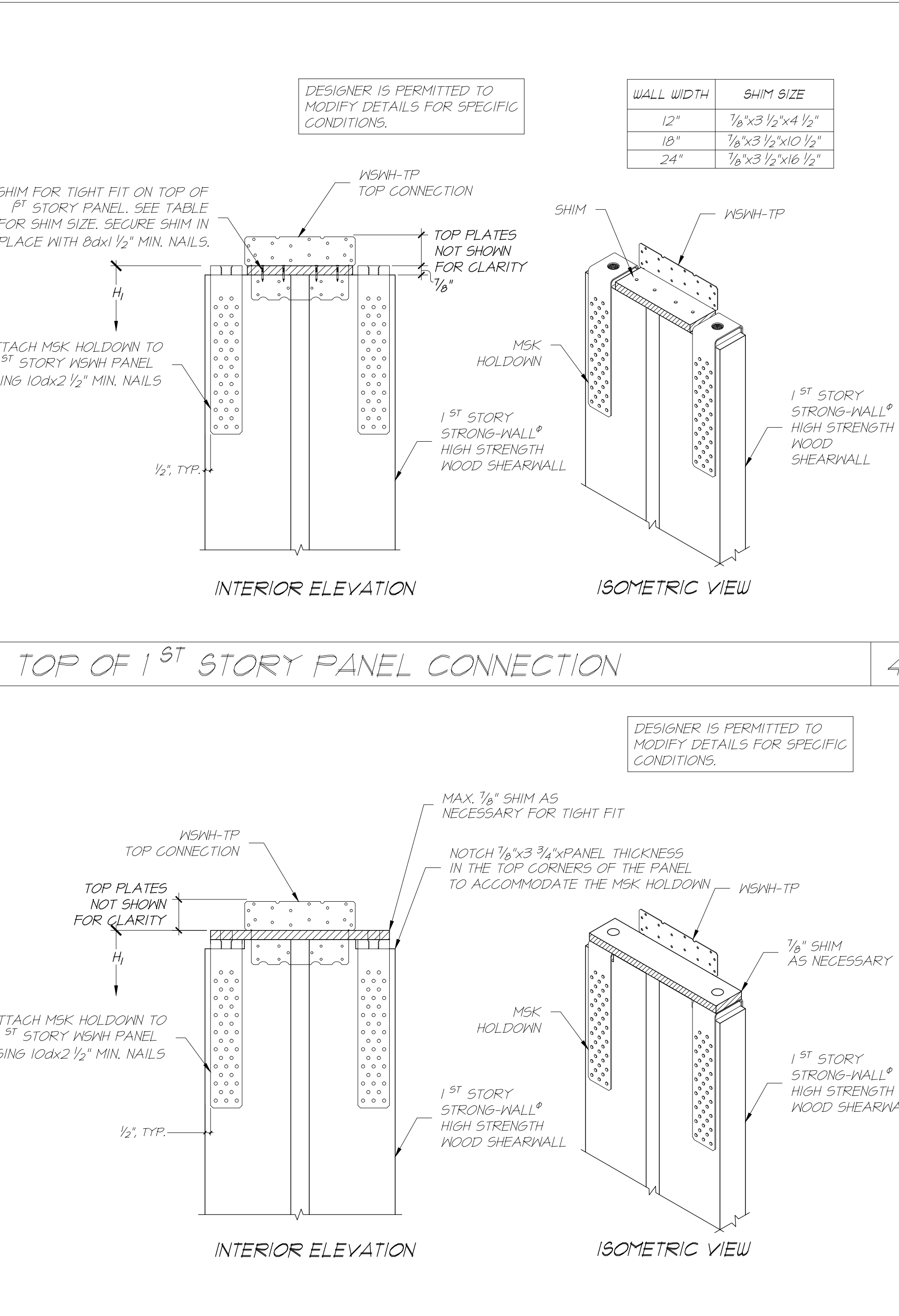
WALL WIDTH (in.)	MODEL NO.	CONTENTS
12	WSWH-TS52DKT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (2) MULTI-STORY KIT HOLDDOWNS (2) 1" x 30" THREADED RODS (ASTM A193 B7)
18	WSWH-TS518KT	(2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
24	WSWH-TS524KT	

TWO-STORY STACKED WSWH MODELS



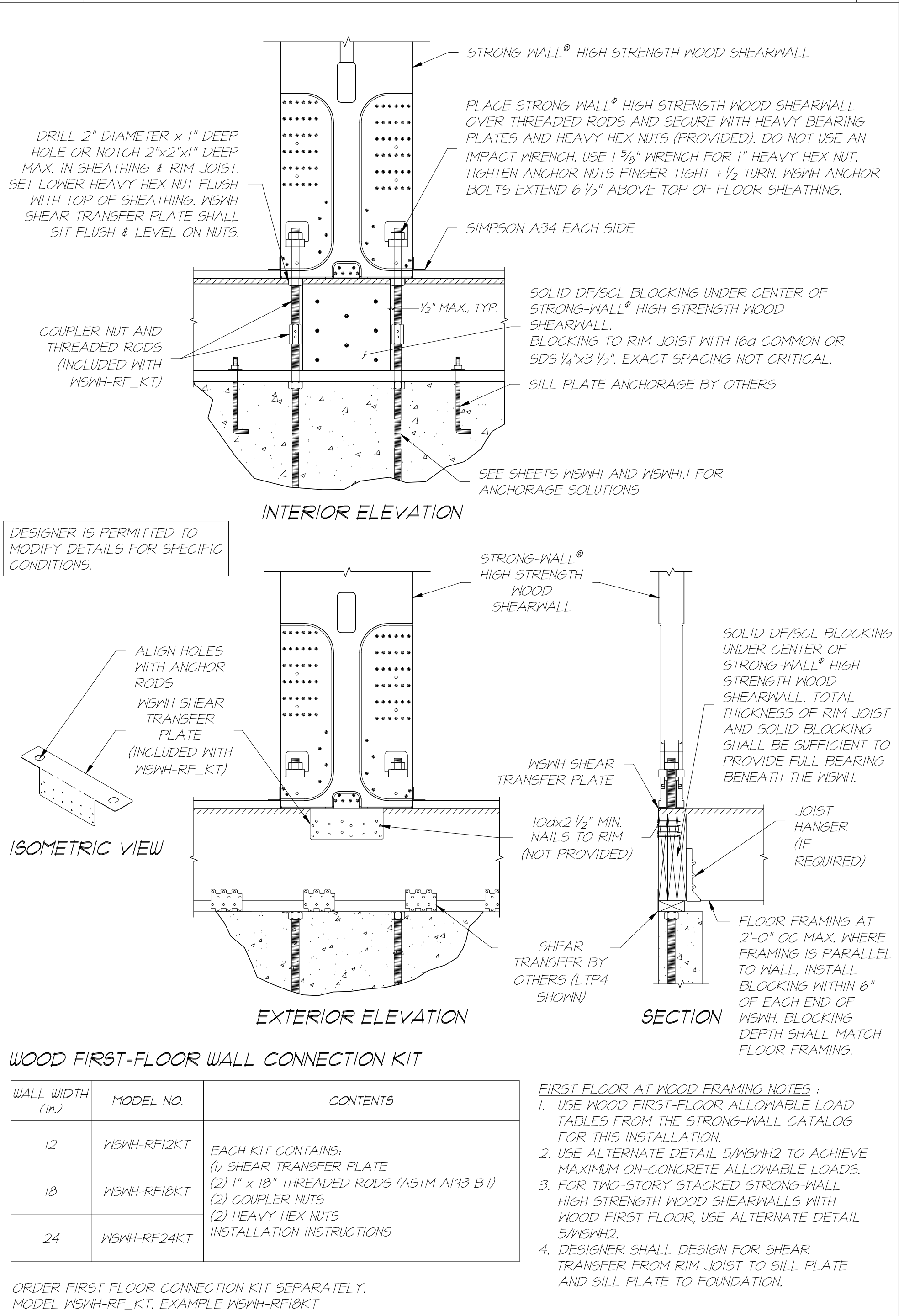
TWO-STORY STACKED

TWO-STORY STACKED FLOOR FRAMING



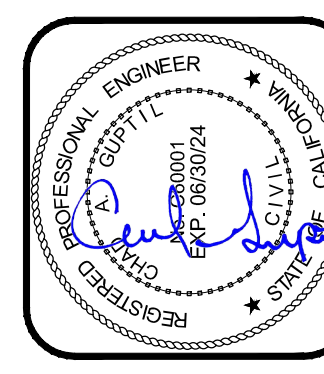
ALTERNATIVE TOP OF 1ST STORY PANEL CONNECTION

TWO-STORY STACKED FLOOR SECTION



FIRST FLOOR AT WOOD FRAMING

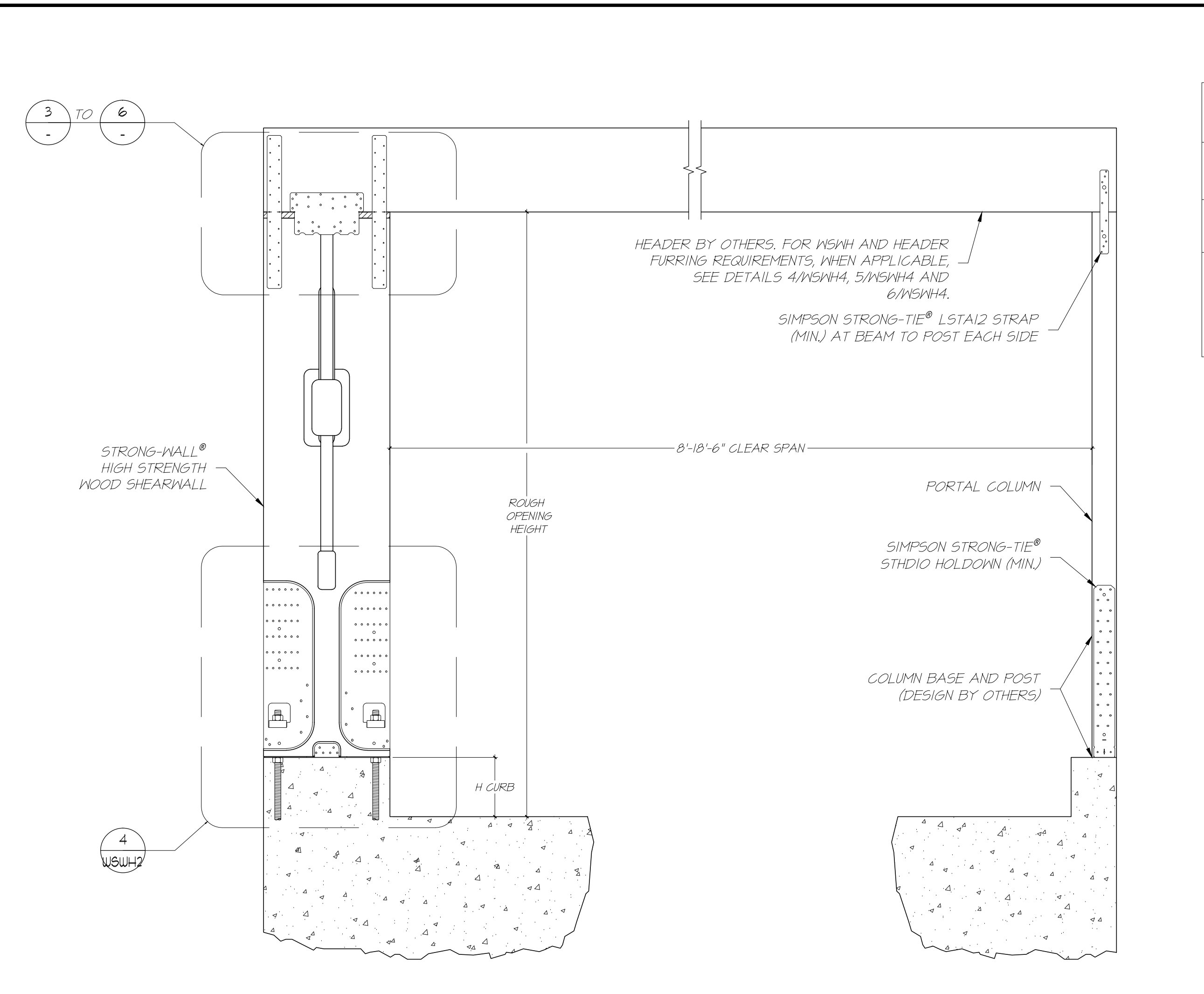
NO.	DATE	REVISIONS
1	06-14-21	FIRST RELEASE - 2021



SIMPSON Strong-Tie Co. Inc.
 1000 Central Expressway
 Redwood City, CA 94063
 Tel: (650) 997-5000
 Website: www.simpsonstrongtie.com

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

NAME	DATE	SCALE	CHECKED	SHEET	OF SHEETS	JOB NO.
	06-14-2021	N.T.S.		WSWH3		



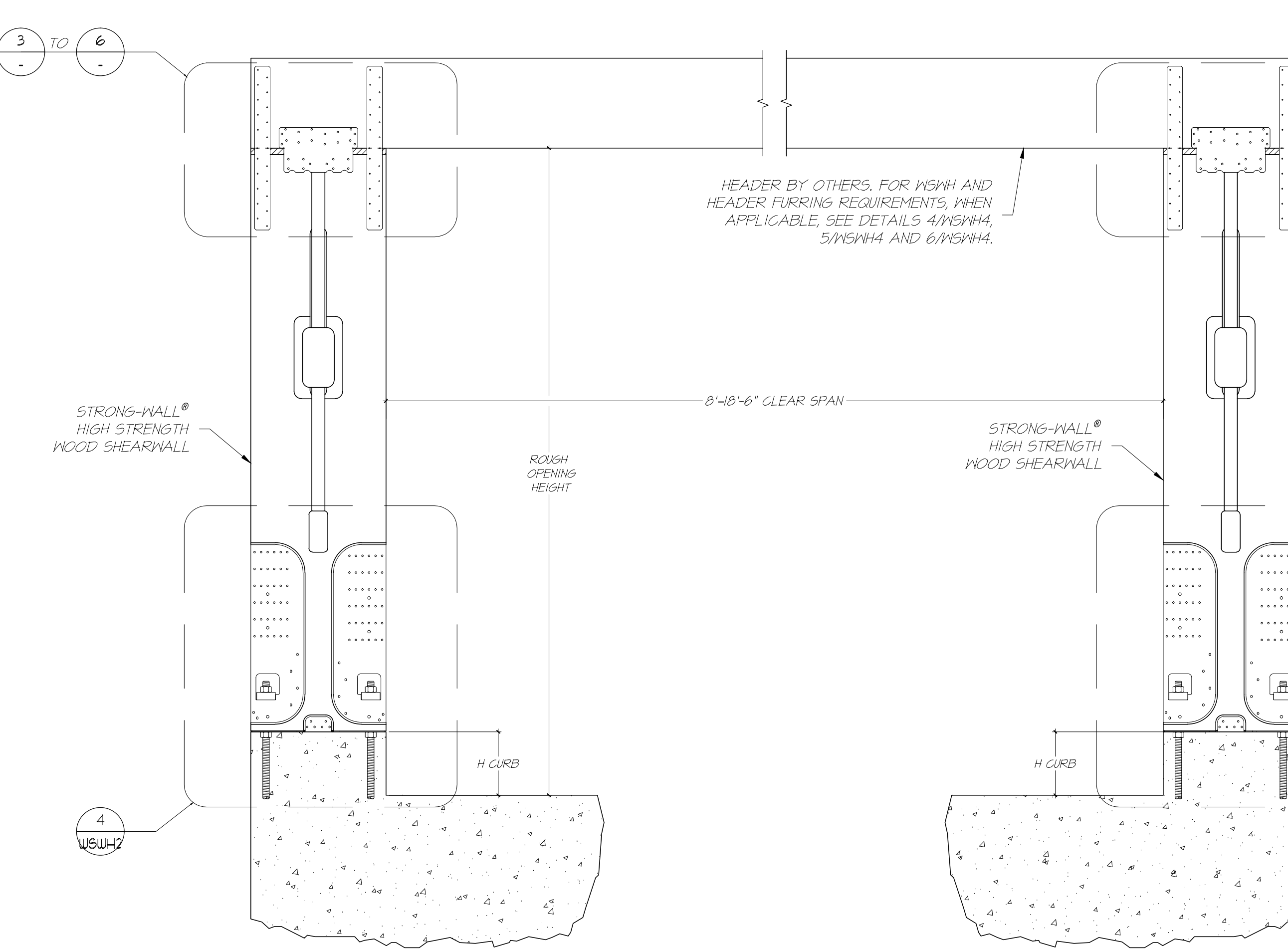
GARAGE HEADER ROUGH OPENING HEIGHT

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



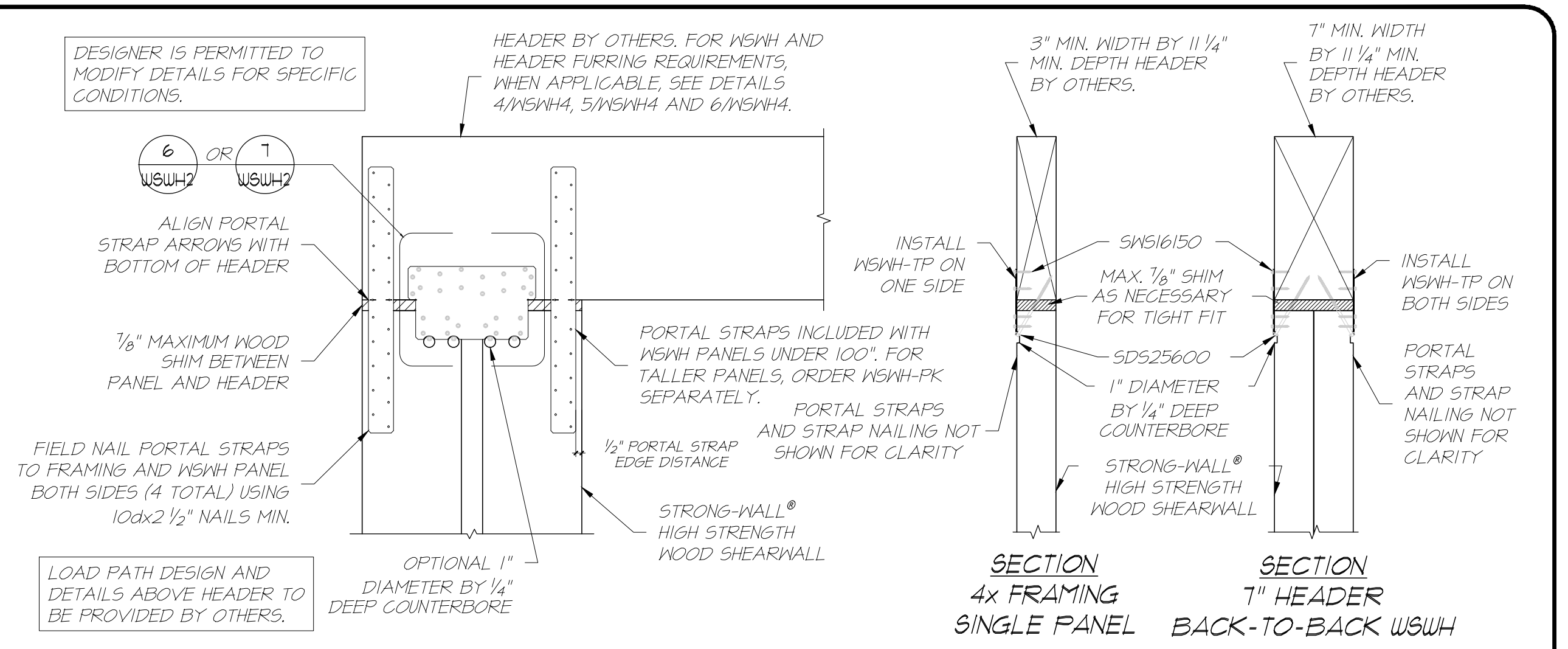
GARAGE HEADER ROUGH OPENING HEIGHT

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"

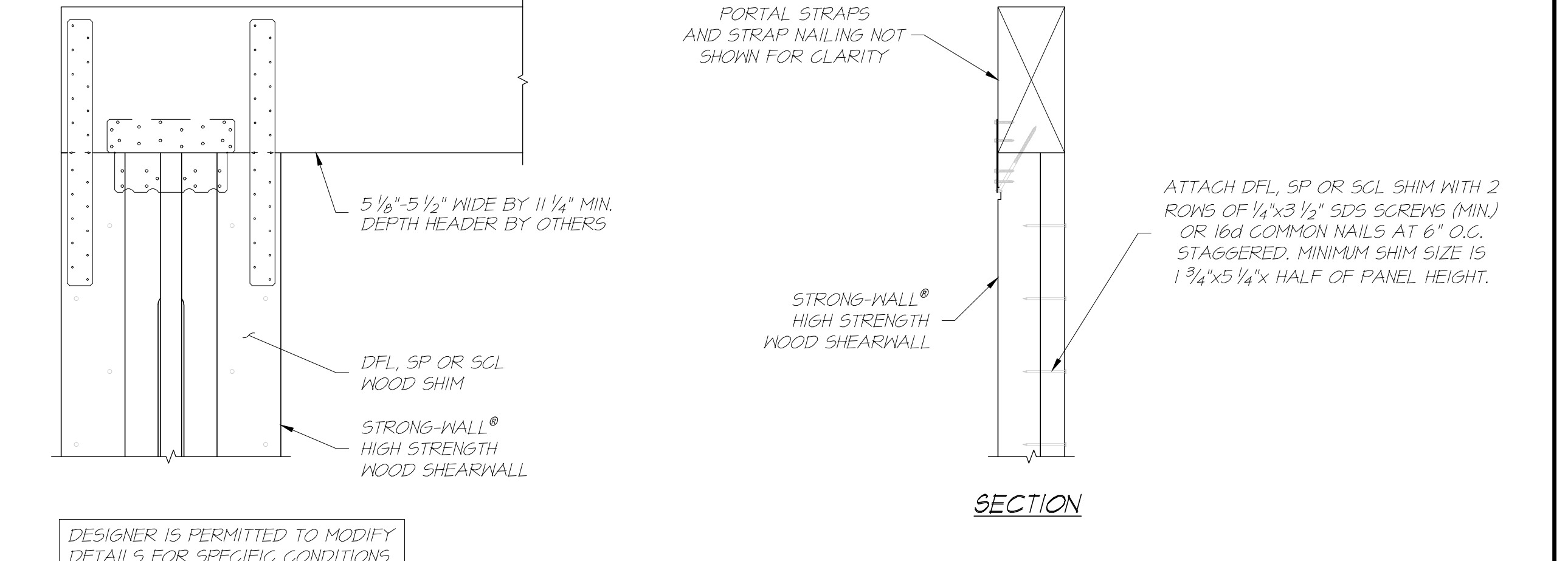
NOTES:
 1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74 1/2".
 2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

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

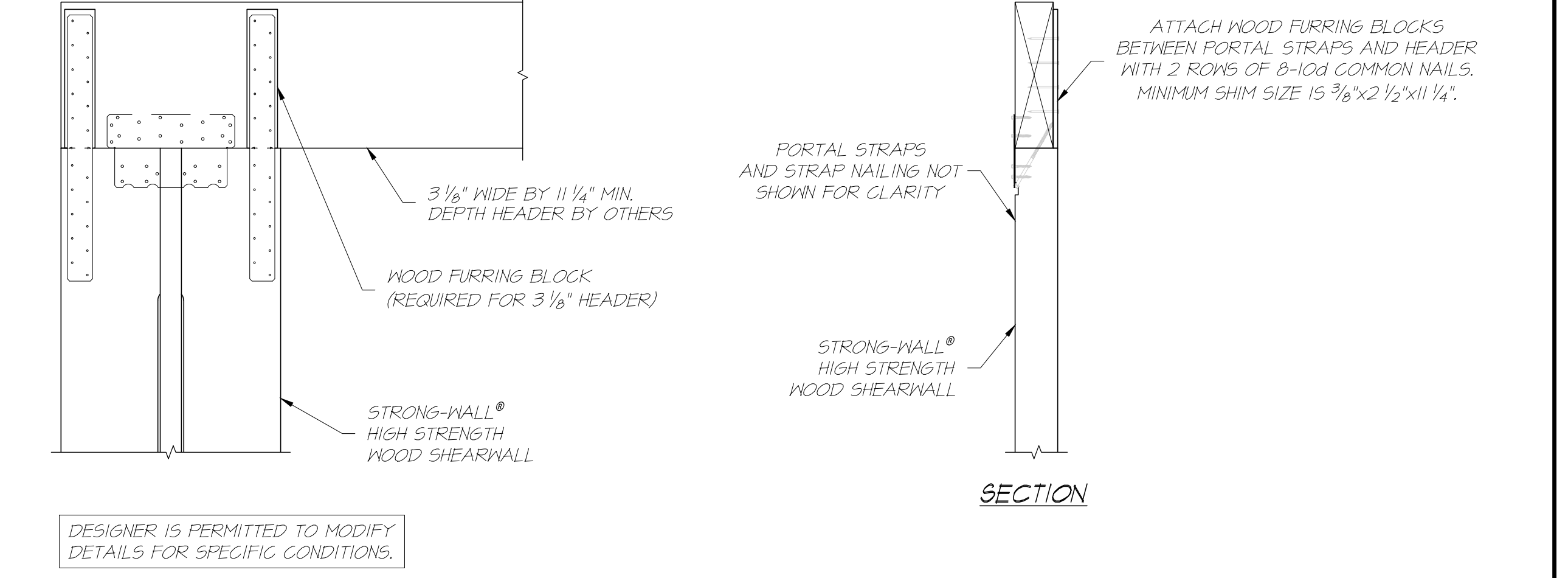
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY



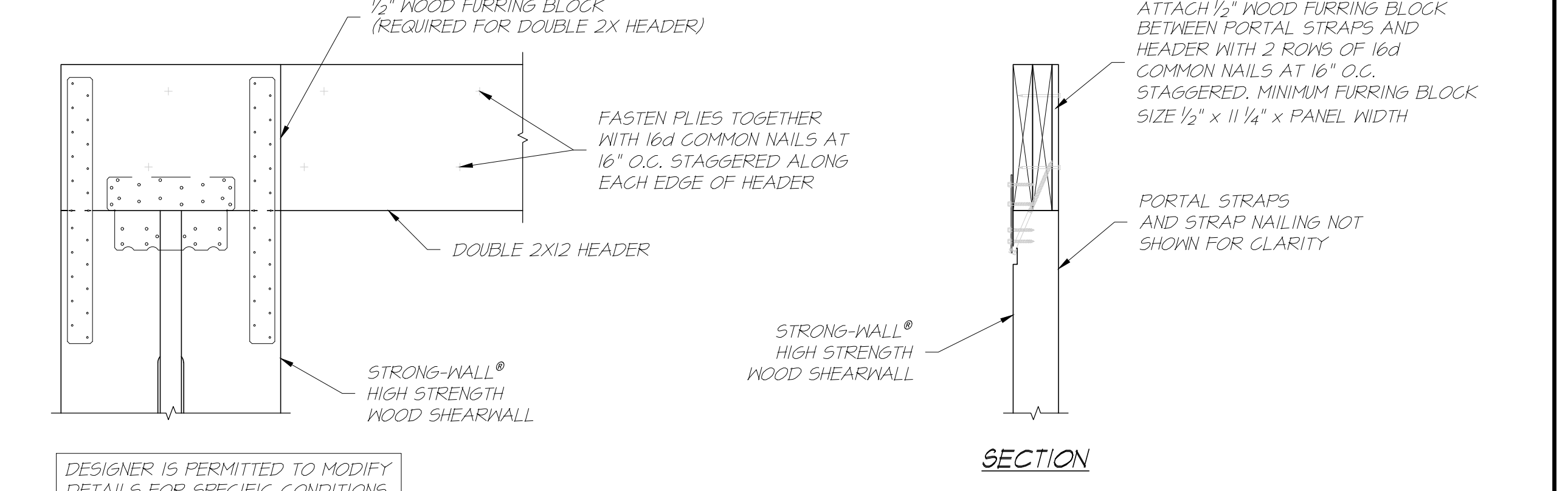
PORTAL TOP CONNECTION



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



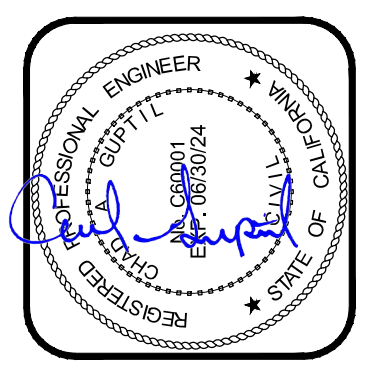
FURRING FOR 3 1/8" HEADER



FURRING FOR DOUBLE 2X12 HEADERS

REVISIONS

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



SIMPSON Strong-Tie
 Simpson Strong-Tie Co. Inc.
 1000 N. Central Expy.
 P.O. Box 1400
 Portland, OR 97208
 Tel: (503) 948-5000
 Website: www.strongtie.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.: _____