

PROJECT DATA

PROJECT NAME: RABOVER ADU & OUTSIDE KITCHEN & DECKS
PROJECT ADDRESS: 15724 APOLLO HEIGHTS CT., SARATOGA, CA 95070

APN: 51726012
PROJECT TYPE: ONE STORY ADU HOUSE & OUTSIDE KITCHEN W/ TWO DECKS.
OWNER: YURI RABOVER 650 7597020
15724 APOLLO HEIGHTS CT., CA, SARATOGA, 95070

DESIGNER/ PLANS PREPARER: NATALIA AMATUNI 408 4200411
6925 RODLING DR. UNIT F, SAN JOSE, CA, 95138

STRUCTURAL ENGINEER: Bonggi "Brian" Moon, PE, CFO
Ext. 2# Cell: 408-761-9049
Sezen & Moon Structural Engineering, Inc.
274 E. Hamilton Avenue, Suite C
Campbell, CA 95008

SOIL ENGINEER: Dan Dyckman, PE, GE
GeoForensics, Inc.
303 Vintage Park Drive, Suite 220
Foster City, CA 94404

CIVIL ENGINEER: Akshi Maheshwari
Project Manager
Design Everest, Inc.
m: (650) 447-0600 e: akshi@designeverest.com
w: www.designeverest.com

SEPTIC CONSULTANT: Tim & Kevin Johnston
Accorn Onsite, Inc.
2288 Buena Vista Avenue
Livermore CA 94550

FIRE SPRINKLERS DESIGN: J&C Safety 1st Fire Protection, Inc
26203 Production Ave Ste# 8
Hayward CA 94545

PROJECT SUMMARY
GENERAL PLAN: HILLSIDE
ZONNING: HS-D1
Cal Fire SRA Hazard Class: High (100%)
Wildland Urban Interface: IN
Fire Protection District: Saratoga Fire Protection District
Geohazard: County landslide hazard zone

TYPE OF CONSTRUCTION: VB
OCCUPANCY: R-3-U

LOT AREA: 1.4 ACRES/ 62,291 SQ.FT.
EXISTING HOUSE LIVING AREA : 2526.3 SQ.FT.

GARAGE: 577.0 SQ.FT.
PARKING: TWO COVERED SPACES
TOTAL EXISTING FLOOR AREA WITH GARAGE: 3103.3 SQ.FT.

PROPOSED ADU 696.00 SQ.FT.

MIN. HORIZONTAL SETBACK TO ONSITE WASTEWATER TREATMENT SYSTEM:

FROM FOUNDATION: 10'
SWIMMING POOL: 25'
PROPOSED LOT COVERAGE: (3,103.3.00SF HOUSE + 298.00SF BBQ AREA + 486.00 SF DECK MORE THAN 30"H + 696.00 SQ.FT. ADU + 461 SQ.FT. POOL DECK)= 5,044 SQ.FT.

5044 : 62291= 8%

SCOPE OF WORK

696.00 SF ADU AT THE REAR OF THE EXISTING RESIDENCE TO PROVIDE NEW SAUNA, BATHROOM, EXERCISE ROOM AND KITCHEN. TO CREATE STORAGE AREA UNDER THE ADU. TO DEMOLISH EXISTING GAZEBO AND BUILD 298 SQ.FT. COVERED BAR AREA INSTEAD. TO REPLACE REAR DECK AND ADD 608 SF(486 SQ.FT. +122 SF) OF NEW DECK.TOTAL NEW REAR DECK IS 1528 SQ.FT. TO ADD 461 SQ.FT. OF NEW DECK TO THE POOL DECK . TO BUILD A NEW STAIR TO THE ADU & POOL. TO BUILD NEW RETAINING WALLS. TO REINFORCE EXISTING HOUSE FOUNDATION BY ADDING A NEW PIERS. NEW DRAINAGE AROUND THE HOUSE.

OBTAIN AN ENCROACHMENT PERMIT FOR REMOVAL THE COLUMN NEXT TO THE MAIL BOX.

Prior to Building Permit Final approval, the property shall be in compliance with the vegetation management requirements prescribed in the California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code 51182." See CRC R337.1.5.

REQUIRED SPECIAL FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
Indoor air quality, balanced fan
MQ Ventilation Systems, as low as 0.075 W/CFM

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 details specified in the building tables below. Registered CPDs and CPDs are required to be completed in the HERS Registry.



707A.9. Underside of appendages. The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

1.Noncombustible material.2.Ignition-resistant material.3.One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.4.The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.5.The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in either of the following:5.1SFM Standard 12-7A-3; or5.2ASTM E2957.

Exception: Heavy timber structural columns and beams do not require protection.

An approved automatic sprinkler system shall be provided throughout all new buildings and structures unless the building or structure meets an exception below. The exceptions do not apply when the driveway or access road providing fire department access to the building or structure is in excess of 15% slope. B: Buildings and structures that are located in the Wildland Urban Interface and that do not exceed 500 square feet of building area.

903.3.1.1. NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 as amended in Chapter 35 except as provided in Section 903.3.1.1.1 and 903.3.1.1.2.

Chapter 4.20 Height standards for Accessory structure:

If gross lot area is less than two and one-half acres, height allowed is 12 feet, and one (1) story. When such a building has a hip or gable roof, the height is measured to the average vertical dimension between the ridge and top plate of wall. In no case may the absolute height exceed 16 feet. This gable allowance does not apply to buildings with dormers or gable roofs.

This roof- averaging height measurement may also be applied to a modified hip or gable roof structure, provided the distribution of roof massing is generally consistent with the intent of this provision, as determined by Zoning Administrator.

2. Location shall be in the rear half of the lot, at least 75' from front property line.

4. Separation from dwelling 6' min.
5. Rear yard coverage of residential accessory buildings shall not exceed 30%.

Chapter 4.20.2

No more than two internal plumbing fixtures allowed. Water heater is not considered a plumbing fixture. For pool house more than two fixtures might be allowed per Chapter 5.60. Such structure might not be used for dwelling purposes or overnight accommodation.

Storm water drainage and retention during construction:

- 1. Provide 5% min. slope away from the building (6" for the first 10 feet.)
2. Cut swales at 1% slope min. to carry surface water to front yard landscaping. Refer to site plan to direction of drainage at swales.
3. Swale elevation of high point to be 0.10' min. below pad elevation.
4. In no case shall the swale flowline be lower than the bottom of the footing within 5' of the footing.
5. To prevent soil erosion during construction cover loose dirt with rolled coconut blankets or permeable geotextile fabric. Refer to manufacturer recommended overlapping and stappling methods. If necessary place straw wattles at the street property line to retain soil runoff on the site.

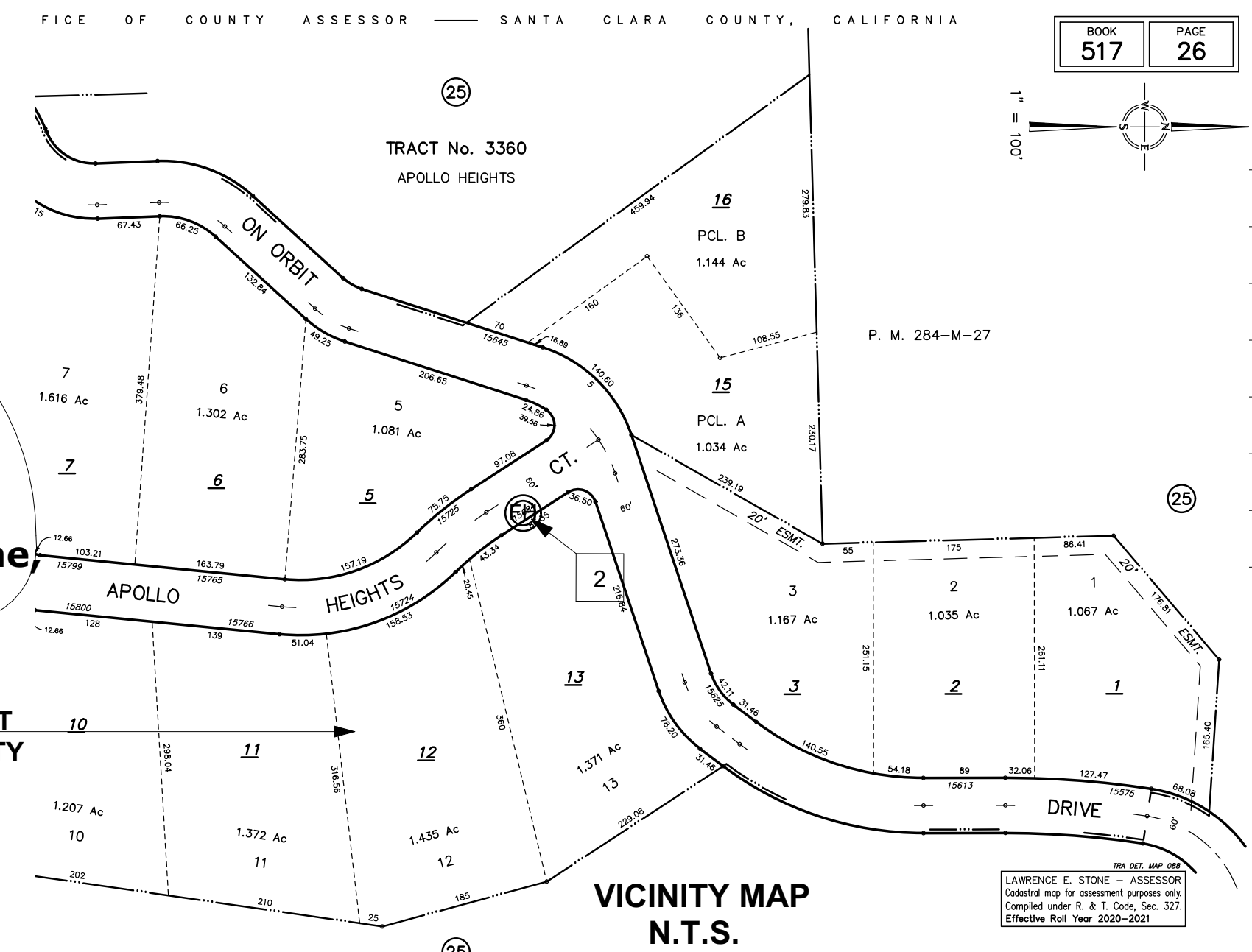
FIRE SPRINKLERS FOR ADU TO BE DEFERRED SUBMITTAL.
NEFA 13 FIRE SPRINKLERS TO BE SUBMITTED SEPARATELYBY DESIGN/ BUILD CERTIFIED AFS CONTRACTOR.

1.75 KW MIN. PV SYSTEM TO BE A DEFERRED SUBMITTAL

WATER METER WILL BE UPGRADED.
SEPTIC SYSTEM WILL BE UPGRADED UNDER SEPARATE APPROVAL BY ENVIRONMENTAL HEALTH DEPARTMENT

MAINTAIN MINIMUM HORIZONTAL SETBACK BETWEEN PROPOSED ADU, POOL/ POOL DECKING, REAR HOUSE DECK, AND BBQ AREA TO EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS).

The building is located in Wild Land Urban Interface (WUI) zone all requirements in Section R337 shall be complied.



SUBJECT PROPERTY

NOTES:

CONTRACTOR OR OWNER/ BUILDER IS RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, DIMENSIONS AND ROOF SLOPES IN FIELD.
EXISTING LANDSCAPING TO BE PROTECTED DURING CONSTRUCTION AND TO BE RETAINED AFTER CONSTRUCTION.
FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MIN. OF 5% FOR A MIN. DISTANCE OF 10 FEET (CBC 1804.3).
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. 12 INCHES PLUS 2%.

NOTE 1 :2019 CALIFORNIA CODE OF REGULATIONS AS AMENDED BY STATE OF CALIFORNIA AND ALL APPLICABLE COUNTY OF SANTA CLARA ORDINANCES WILL BE EMPLOYED DURING THIS PROJECT.

NOTE 2: CONTRACTOR / PROPERTY OWNER SHALL POST HOURS OF OPERATION AND PHONE NUMBERS FOR NOISE COMPLAINTS.

NOTE 3: ALL ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY OF PLEASANT HILL NOISE ORDINANCE.

NOTE 4: NO DEBRIS BOXES OR BUILDING MATERIALS SHALL BE STORED ON THE STREET.

NOTE 5: THERE WILL BE NO NEW LANDSCAPED AREA AS THE PART OF THIS PROJECT.

NOTE 6:PROVIDE TREE PROTECTION DURING CONSTRUCTION.

NOTE 7: VERIFY LOCATION OF UNDERGROUND UTILITIES AND NOTIFY UTILITY COMPANY PRIOR TO DIGGING.

NOTE 8: IMPLEMENT REQUIRED MEASURES TO MINIMIZE STORM WATER RUN OFF FROM THE SITE AND PREVENT STORM WATER CONTAMINATION DURING CONSTRUCTION PROVIDE DRY WELLS UNDER EA. DOWNSPOUT DISCHARGE.

NOTE 9: PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER

NOTE 10: PLUMB INTERIOR GARAGE FLOOR DRAINS TO SANITARY SEWER

NOTE 11: MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY"

NOTE 12: PROVIDE ROOFED AND ENCLOSED AREA FOR DUMPSTERS , RECYCLING CONTAINERS, ETC.TO PREVENT STORMWATER RUN ON AND RUNOFF.

NOTE 13: COVER STORED OUTDOOR EQUIPMENT/ MATERIALS TO AVOID POLLUTANT CONTACT WITH STORMWATER RUNOFF.

NOTE 14: ROOF DRAINS SHALL DRAIN TO UNPAVED AREA WHEN PRACTICABLE. DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASHWATER TO SANITARY SEWER.

NOTE 15: DIRECT ROOF RUNOFF ONTO VEGETABLE AREA

NOTE 16: DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS AND/ OR PATIOS ONTO VEGETABLE AREA

NOTE 17:
Recycle and/ or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management city ordinance per CGBC 4.408.1

PUBLIC WORKS NOTES:

- 1. Wastewater generated from the installation, cleaning, treating, and washing of the surface of copper features, including copper roof, shall be discharged to the sanitary sewers or landscaping or collect/haul off-site.
2. All landscaping shall be maintained and shall be designed with efficient irrigation systems to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides.
3. Broken existing sidewalks and curbs shall be repaired as directed by City engineer in the field.
4. Roof water down spouts discharging to two foot (or longer if desired) splash blocks must be provided to carry this rain water away from the foundation

DRAWING INDEX

Table with 2 columns: Drawing ID and Description. Includes entries for COVER SHEET, PLOT PLAN, ADU AND 3D MODELS, ADU ELEVATIONS, ROOF PLAN & BMP, ELECTRICAL PLAN, CALGREEN MANDATORY SHEET, GRADING PLAN, STORMWATER POLLUTION PREVENTION NOTES, BMP DETAILS SHEET 1 & 2, GENERAL NOTES, HOLDOWN DETAILS, MISC.CONC.DETAILS, SWS + DETAILS, CONVENTIONAL FRAMING DETAILS, SITE PLAN, DECK PLAN, STE PLAN DETAILS-1 & -2, ADU FDN & FRAMING PLAN, ADU 1ST FLR FRAMING PLAN, ADU 1ST FLR SHEAR- WALL PLAN, ADU ROOF FRAMING PLAN, ADU DETAILS- 1 & -2, BBQ PATIO PALN & DETAILS, and BBQ PATIO DETAILS.

REVISIONS

12.19.22.

BY

PROJECT FOR YURI RABOVER
15724 APOLLO HEIGHTS CT,
SARATOGA, CA,

NATALIA AMATUNI
RESIDENTIAL DESIGN
n.amatun@gmail.com
408 4200411

PROJECT NO.

DATE

A1 OF

SHEET NUMBER

REVISIONS

12.19.22.

BY

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DATE

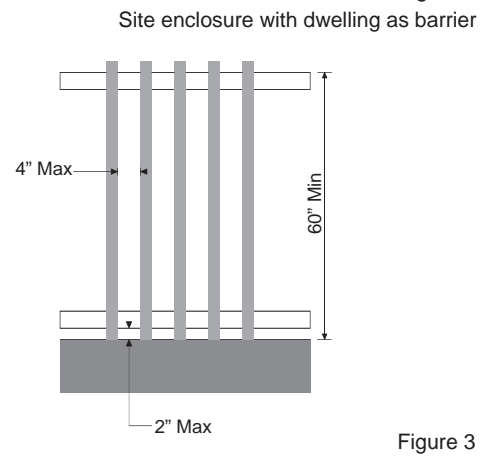
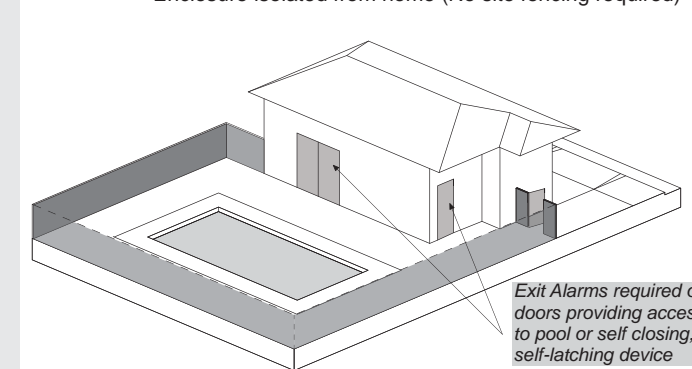
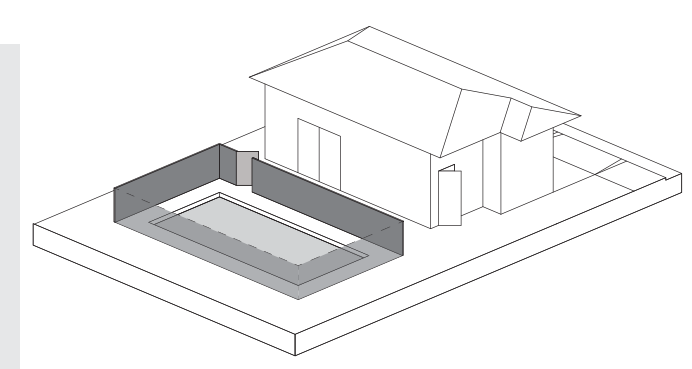
A.2.1

OF

SHEET NUMBER

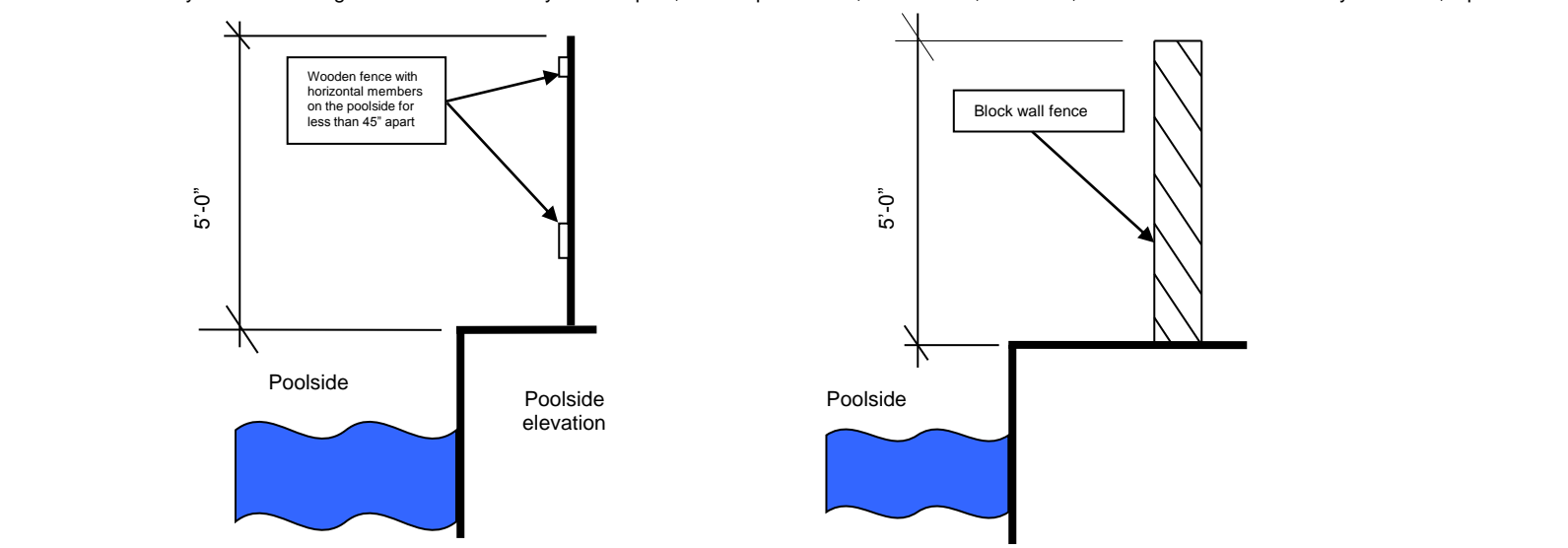
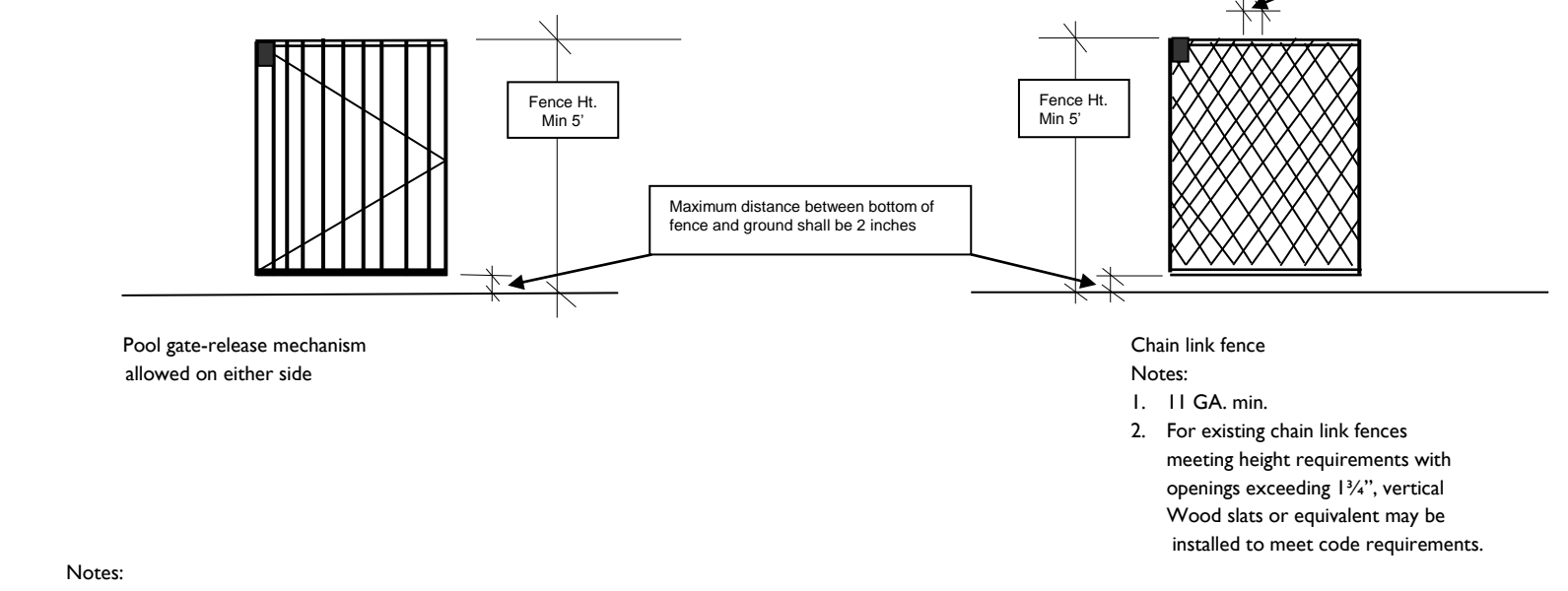
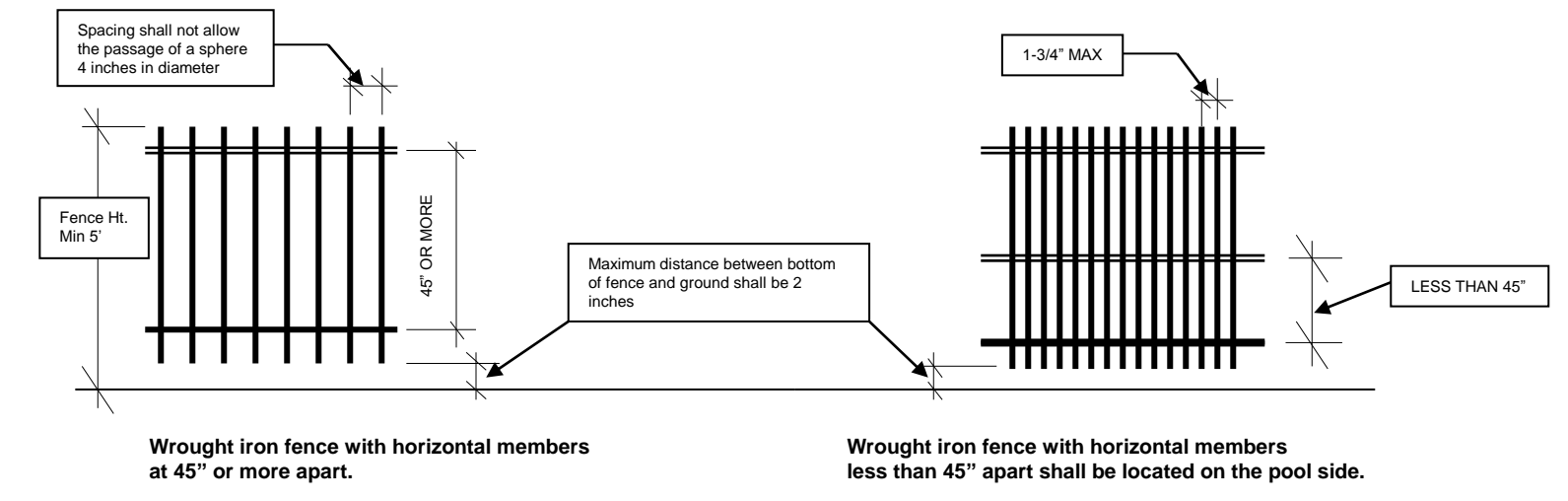
When a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:

- Pool shall be isolated from access to a home by an enclosure that meets the requirements listed below: (Figure 1)
 - Access gates through enclosures shall open away from swimming pool and should be self-closing with a self-latching device placed no lower than 60 inches above ground.
 - A Minimum Height of 60 inches (Figure 3)
 - A Maximum vertical clearance of 2 inches from the ground to the bottom of enclosure (Figure 3)
 - Gaps or voids shall not allow passage of a sphere equal to or greater than 4 inches in diameter. (Figure 3)
 - An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
- Pool shall incorporate removable mesh pool fencing that meets the ASTM1 Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. (Figure 1 - sim.)
- Pool shall be equipped with an approved safety cover that meets requirements of ASTM Specifications F1346-91.
- Dwellings shall be equipped with exit alarms on doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open." (Figure 2)
- All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor. (Figure 2)
- Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 "Standards Safety Specification for Residential Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms.
- Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).



SWIMMING POOL ENCLOSURE

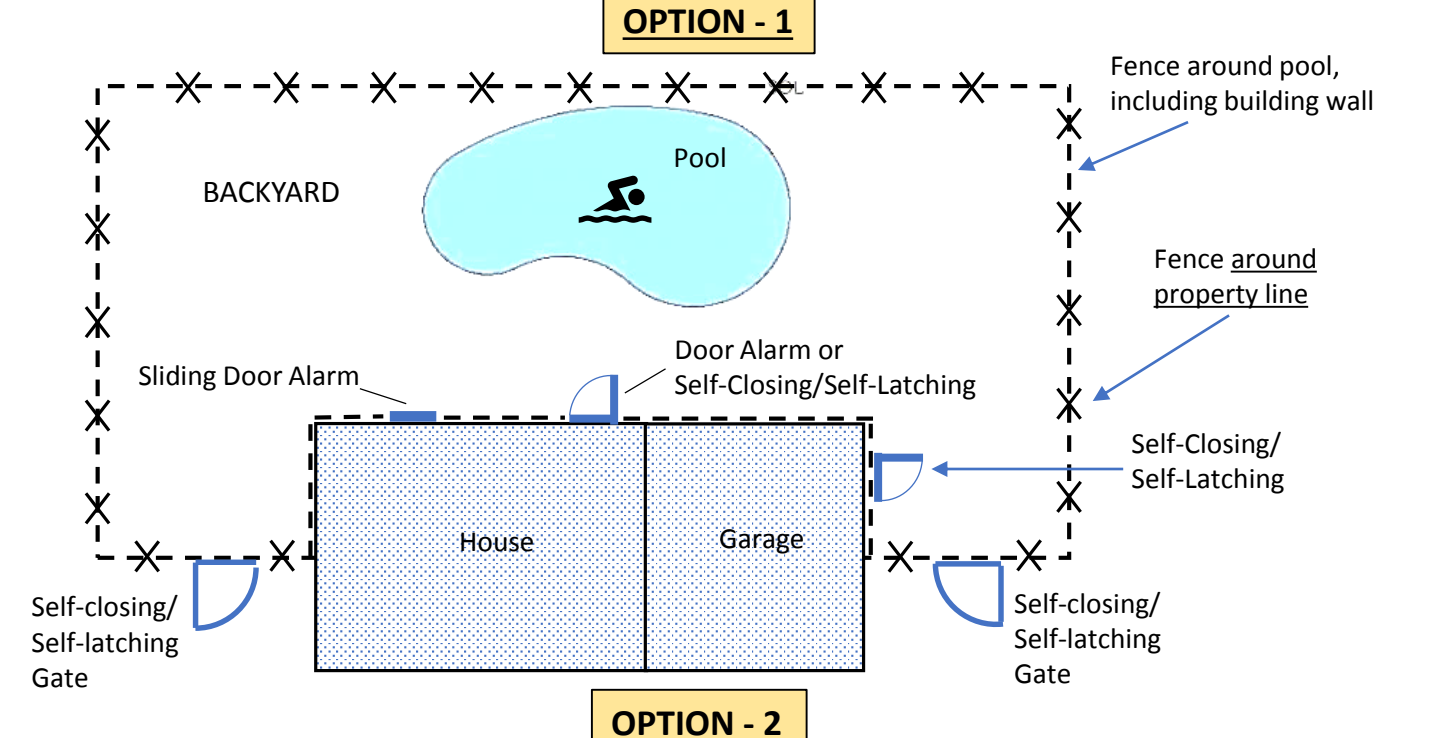
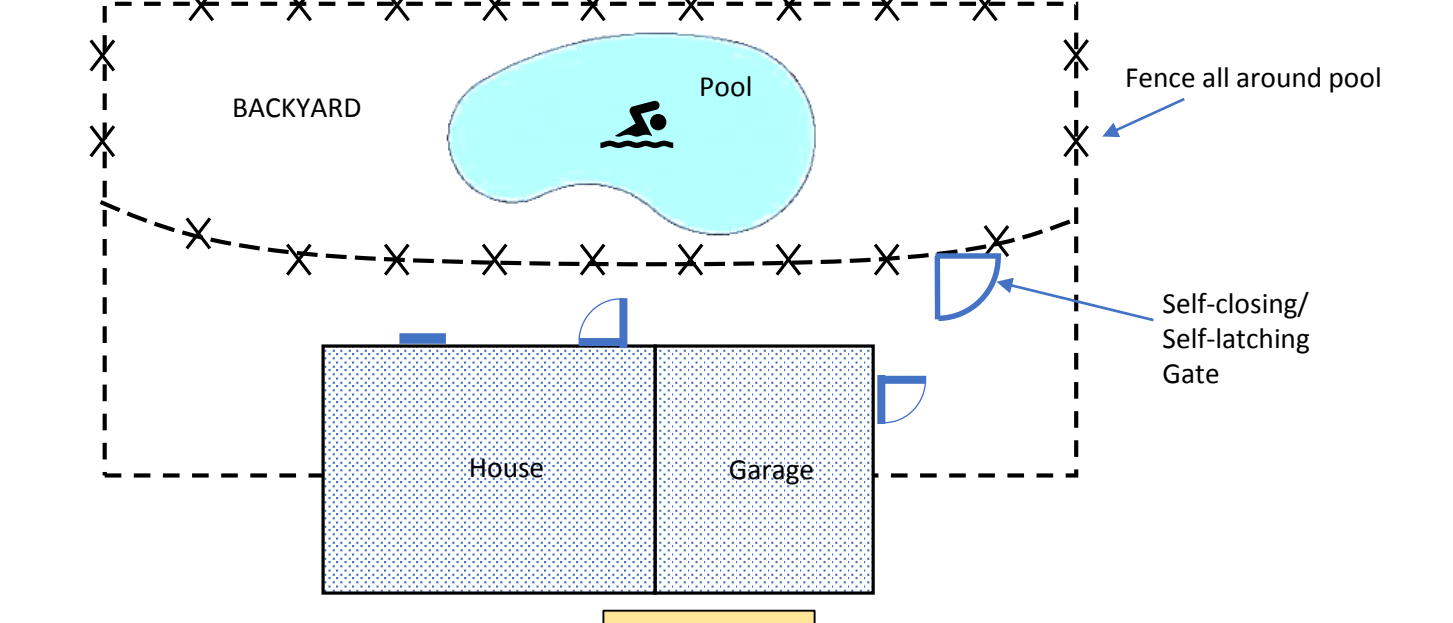
SAMPLE FENCE AND GATE CONSTRUCTION FOR SWIMMING POOLS, SPAS, AND HOT TUBS ANY STRUCTURE THAT CONTAINS WATER OVER 18 INCHES DEEP



Notes:
• All pedestrian gates shall be self-closing and self-latching.
• Any decorative design work on the side away from the pool, such as protrusions, indentations, or cutouts, which render the barrier easily climbable, is prohibited.

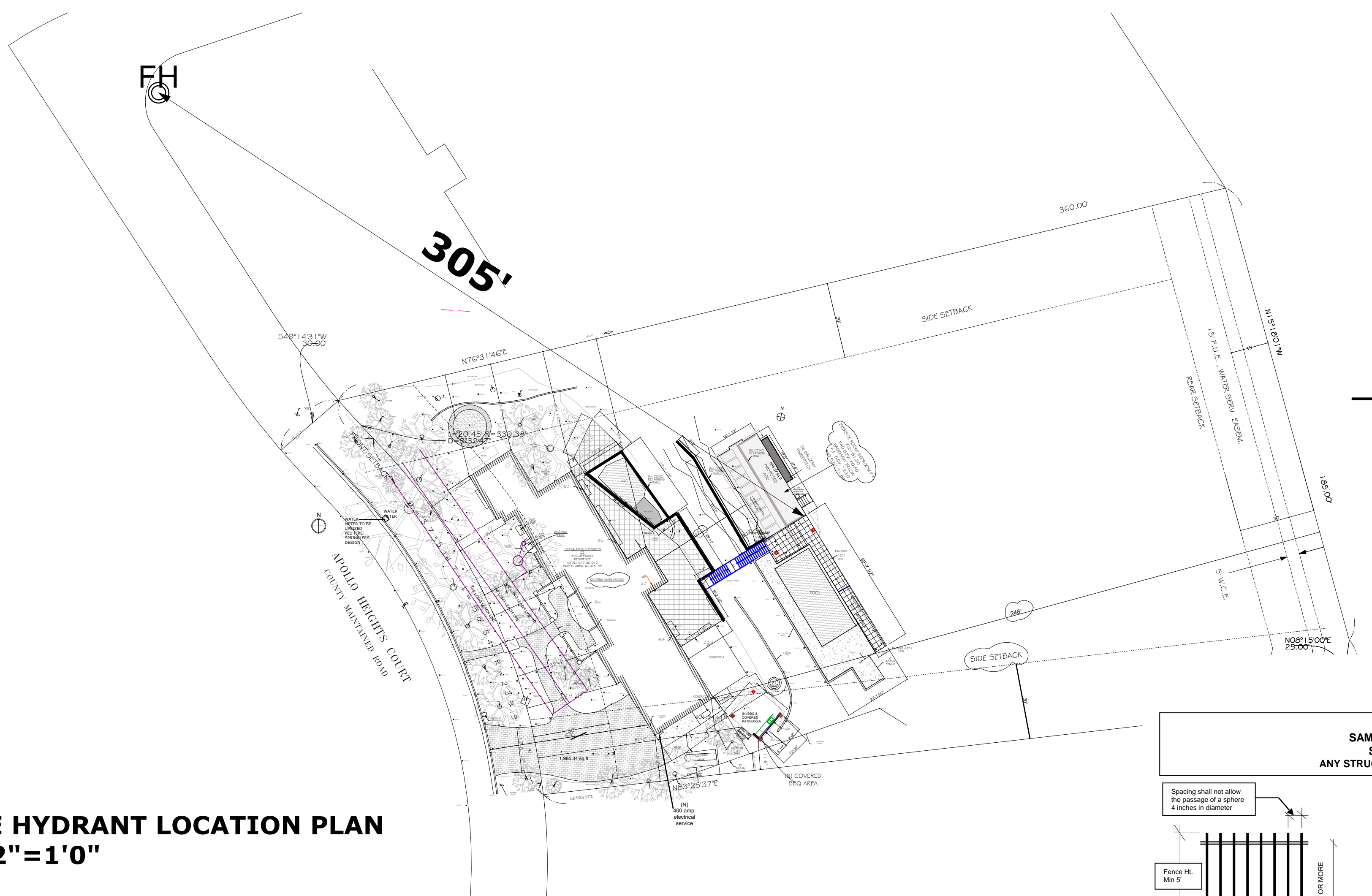
SWIMMING POOL DROWNING PREVENTION SAFETY FEATURES MEASURE Attachment B

Effective January 1, 2018, Health and Safety Code Section 115922 (Building Code Section 3109.4.4.2) requires new swimming pools or spas or remodeled swimming pools or spas at a private single-family home to be equipped with at least 2 drowning prevention safety features. Compliance with the pool enclosure requirements (see below OPTION 1 & OPTION 2) serves as one of the required safety features. A second feature from the list below must also be installed:



- DROWNING PREVENTION SAFETY FEATURES (SECOND FEATURE): AT LEAST ONE FEATURE MUST BE CHOSEN**
- A pool alarm that, when placed in the pool, will sound upon detection of entrance into the water. The pool alarm shall meet ASTM Standard F2208.
 - Removable mesh fencing that meets ASTM Standard F2286 – 60" high minimum
 - A pool safety cover that meets ASTM Standard F1346
 - Other means of protection, if the degree of protection afforded is equivalent to the other devices specified above, and has been independently verified by an approved testing laboratory as meeting standards for the device established by ASTM or ASME.

te: Release mechanism for doors with direct access from home or accessory structures shall be placed no lower in 54" above the floor, and for gates through enclosure shall be placed no lower than 60" above the ground.



FIRE HYDRANT LOCATION PLAN 1/32" = 1'0"

PANASONIC ERV FAN SPECS:

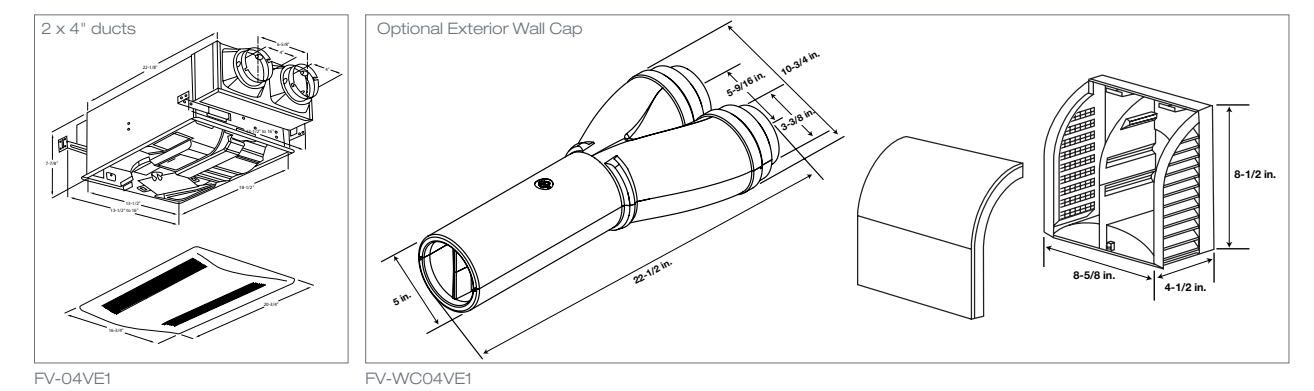
FV-04VE1
Panasonic WhisperComfort Spot Energy Recovery Ventilator (ERV) offers a revolutionary way to provide balanced ventilation. Affordable and easy to install, WhisperComfort is energy efficient and provides fresh ventilated air while maintaining indoor air quality.

- Spot balanced ventilation fan with low-rate continuous run
- Easy ceiling mount installation
- Exchange capillary core recovers heat energy and moisture
- Balances air pressure inside the house
- Ideal for new air tight homes built to meet energy efficiency standards

Specifications	FV-04VE1		
	40 CFM	20 CFM	10 CFM
Static pressure in inches w. g.	0.1	0.1	0.1
Air Volume Exhaust (CFM)	40	20	10
Air Volume Supply (CFM)	30	20	10
Noise (sones)	0.8	<0.3	N/A
Power Consumption (Watts)	23	21	17
Speed	1479	1292	1095
Current	0.15	0.10	0.09
Power Rating (V/Hz)	120/60		
Motor Type	Condenser		
Type of Motor Bearing	Ball		
Thermal Fuse Protection	Yes		
Blower Wheel Type	2 x Sirocco		
Apparent Sensible Effectiveness	Heating (%): 32 °F (0°C) 66% at 30 CFM		
Total Recovery Efficiency	Cooling (%): 95 °F (35°C) 36% at 29 CFM		

N/A: not applicable
w.g. = water gauge
S.P. = static pressure

Note: CFM and sones are tested and certified in accordance with HIL testing standards. Energy efficiency is tested in accordance with CSA-C439 standard.



PANASONIC ERV FAN SPECS:

BARRIERS FOR SWIMMING POOLS, SPAS AND HOT TUBS

BUILDING SERVICES

The following information is based on the requirements for barriers set forth in the 2016 California Building Code and updated to meet legislation passed under Senate Bill No. 442 (Newman) effective January 1, 2018.

Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features in addition to an approved barrier meeting the specifications outlined in Item 1 that isolates the pool from the surrounding neighborhood:

- An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An enclosure shall have all of the following characteristics:
 - Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
 - A minimum height of 60 inches.
 - A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
 - Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
 - An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
- Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
- A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
- An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
- Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

In addition to two of the items listed above, a barrier meeting the specifications outlined in Item 1 that isolates the pool from the surrounding neighborhood is also required for a total of three approved drowning prevention safety measures.

Per County of Santa Clara ordinance (Code 1954, § 6.6.1-2; Ord. No. NS-620, 1, 7-17-61; Ord. No. NS-620.2, § 1, 1-19-88), the following are required;

1-Enclosure required (Section B18-2).
 A private swimming pool as defined herein shall be completely enclosed by a fence, wall or other structure not less than five feet in height; provided, however, that except for doors or gates, either the horizontal or vertical dimension of any opening, hole or gap in said enclosure shall not exceed four inches; and provided further that a dwelling house or accessory building may be used as a part of said enclosure. An automatic pool cover capable of supporting a concentrated load of 150 pounds at any point is an acceptable alternative to a fence if the parcel size is larger than 2.5 acres gross. Every person who owns or occupies a premises on which a private swimming pool is situated shall be responsible for maintaining said enclosure or cover.
 2- Gates, doors, pool covers. Section B18-3

Any gate or door that is a part of the enclosure required by Section B18-2 shall be equipped with a self-closing and self-latching device designed to keep such gate or door securely closed at all times, with the latching device either placed at least four feet, nine inches above ground level or otherwise made inaccessible from the outside to children. The controls of any automatic pool cover approved pursuant to Section B18-2 shall be equipped with a locking device placed at least four feet, nine inches above ground level or otherwise made inaccessible to children.

Provide two drowning prevention safety measures per CBC 3109.4.4.2.: Safety enclosure and pool cover.

EXTERIOR DOOR AT THRESHOLD:

EXTERIOR DOORS EXITING ONTO THE NEW BALCONY/DECKS ARE A MAXIMUM 7- 3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. IF THE DOOR SWINGS OUTWARD (OVER THE DECK/ BALCONY), THE CHANGE IN ELEVATION IS LIMITED TO 1- 1/2" MAXIMUM. CRC R311.3.1 OR CBC 1010.1.5.

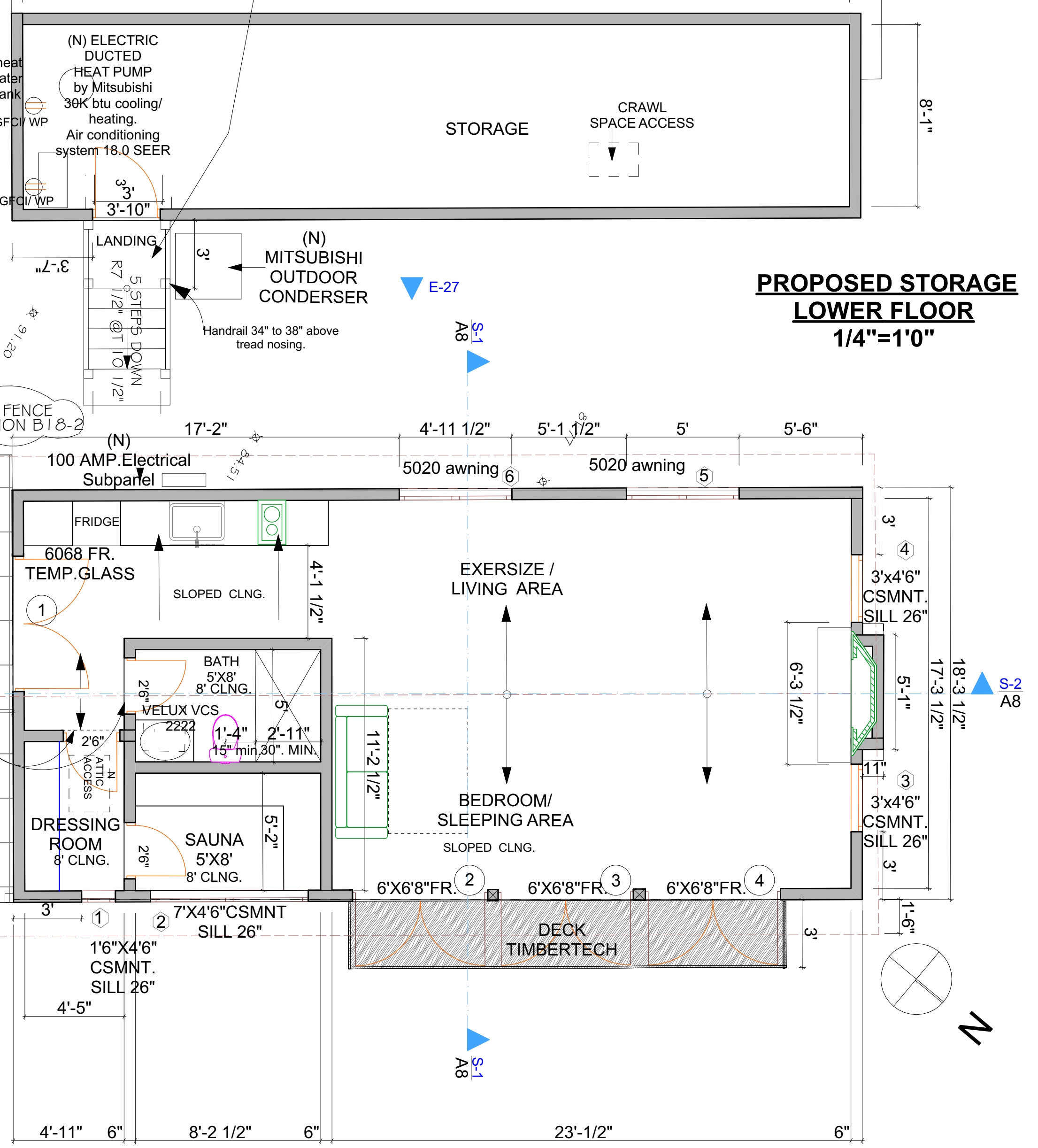
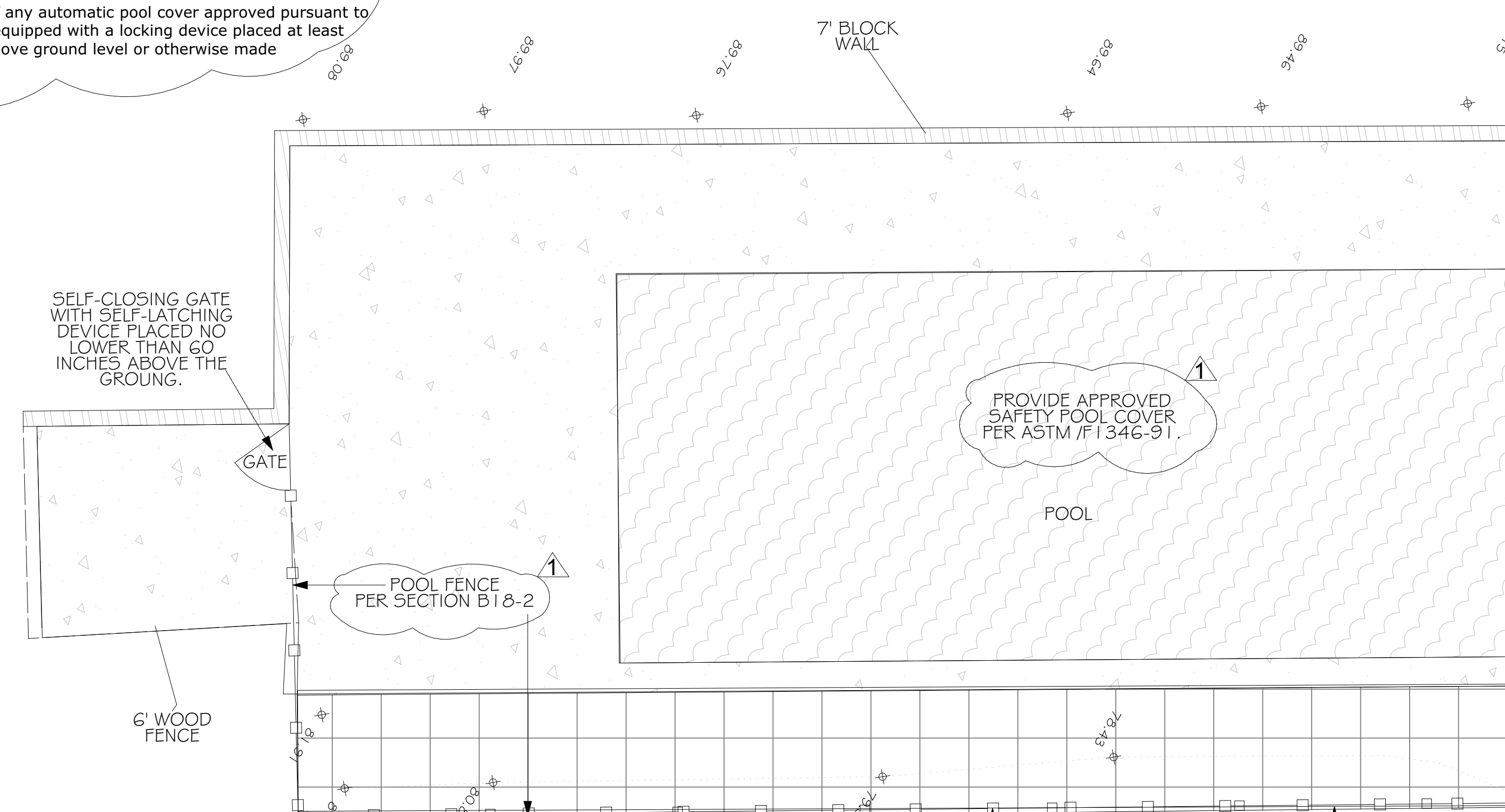
BATHROOM WINDOWS TO BE NOT LESS THAN 3.0 SQ.FT. & HALF OF IT COULD OPEN.

CRAWL SPACE ACCESS NOTE:

ACCESS OPENING THROUGH FLOOR SHALL BE MIN. 18"x24" (2016R 408.4)
 OPENING THROUGH PERIMETER WALL SHALL BE 16"x24" MIN. (2016R. 408.4)

ADU WALLS TO BE 2X6

Provide a landing at the exterior of the exit door of the storage per CRC-R311.3. The landing shall be 36" deep and the width of the door minimum. The landing shall have a slope not to exceed 2%. Landings at required egress doors shall be no more than 1-1/2" lower than the top of the threshold.
 a. Exception: A door may open at a landing that is not more than 7-3/4" lower than the floor level if the door does not swing over the landing. CRC R311.3.1 and R311.3.2



PROPOSED ADU PLAN MAIN FLOOR 1/4"=1'0"

The top of the pool enclosure shall be at least 60 inches above grade. The height shall be measured from the side away from the pool as depicted on sheet A2.1. SEE A2.1 FOR DETAILS.

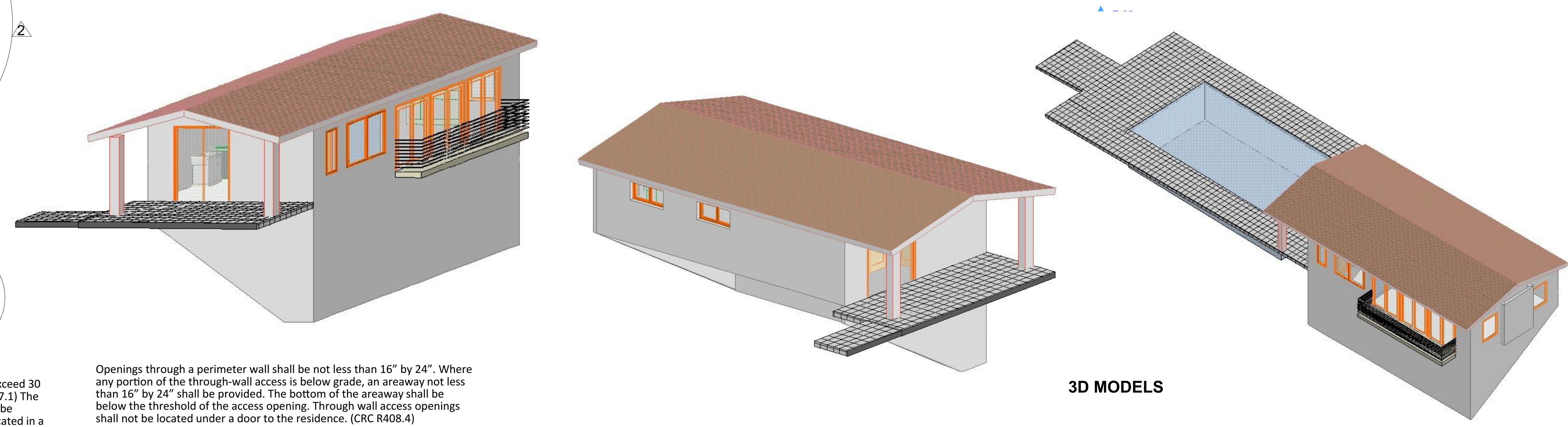
FOR DECKING AND STAIRS USE ONE FROM BELOW OR FROM CALFIRE LISTING:

<https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bml-search-building-materials-listing/>

Company: AZEK BUILDING PRODUCTS
 Address: 894 Prairie Ave, Wilmington, OH 45177
 Contact: Chip Herr
 Phone: (937) 655-5297
 Date Issued: 07/01/2022 Listing Expires: 06/30/2023
 Description: "AZEK Vintage Deck" composite deck board.
 Category: DECKING FOR WILDLAND URBAN INTERFACE (W.U.I.)

TimberTech Ltd.
 8110-2051:0003 Company: TimberTech Ltd.
 Address: 894 Prairie Avenue, Wilmington, OH 45177
 Contact: Charles Herr
 Phone: (937) 655-5297 Fax: (937) 655-5241
 Date Issued: 07/01/2022 Listing Expires: 06/30/2023
 Description: "ReliaBoard™" HDPE composite deck board.
 Category: DECKING FOR WILDLAND URBAN INTERFACE (W.U.I.)

TREX COMPANY, INC.
 8110-2052:0004 Company: TREX COMPANY, INC.
 Address: 385 Battelle Dr, Winchester, VA 22601
 Contact: Sarah Leuck
 Phone: (540) 542-6850 Fax: (540) 678-3002
 Date Issued: 07/01/2022 Listing Expires: 06/30/2023
 Description: "Trex® Transcend®" composite deck board, square and grooved edge, nominal 1" thick x 5-1/2" width. "Trex® Transcend®" composite deck board, square edge, nominal 1-3/8" thick x 5-1/2" width.
 Category: DECKING FOR WILDLAND URBAN INTERFACE (W.U.I.)

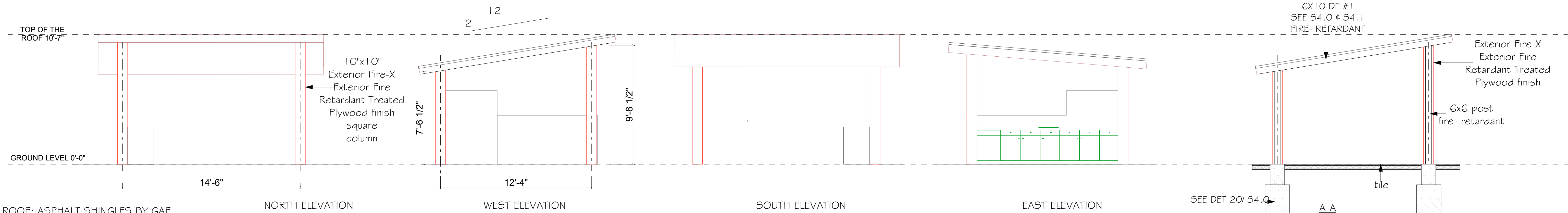


3D MODELS

Attic access shall be provided to all attic areas (in buildings with combustible ceiling or roof construction) that exceed 30 square feet and have a vertical height of 30" or greater. (CRC R807.1) The rough-framed opening shall not be less than 22" by 30" and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22" wide by 30" high. [R807.1]

Openings through a perimeter wall shall be not less than 16" by 24". Where any portion of the through-wall access is below grade, an areaway not less than 16" by 24" shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. (CRC R408.4)

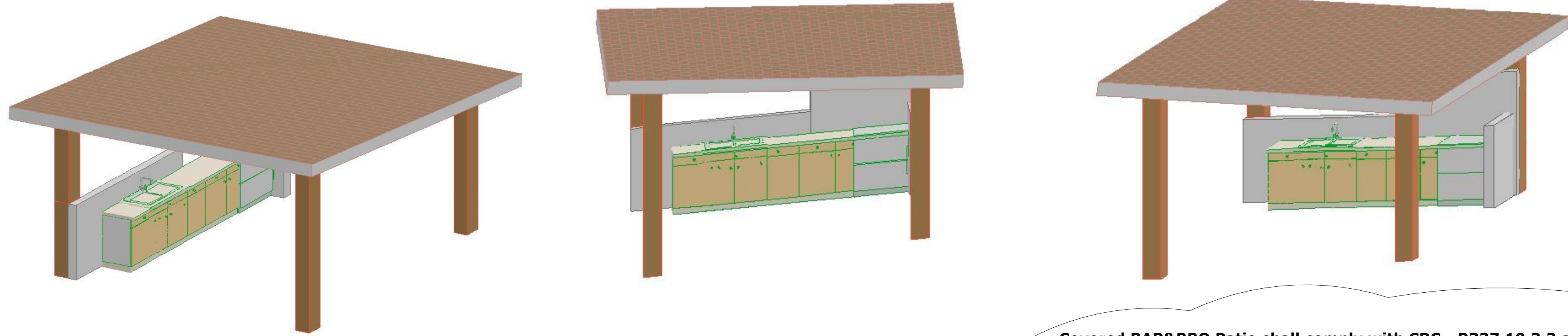
REVISIONS		
1	12.19.22.	
2	04.18.23.	
BY		
PROJECT FOR YURI RABOVER 15724 APOLLO HEIGHTS CT, SARATOGA, CA,		
		NATALIA AMATUNI RESIDENTIAL DESIGN n.amatun@gmail.com 408 4200411
		PROJECT NO.
DATE		
A 3 OF		
SHEET NUMBER		



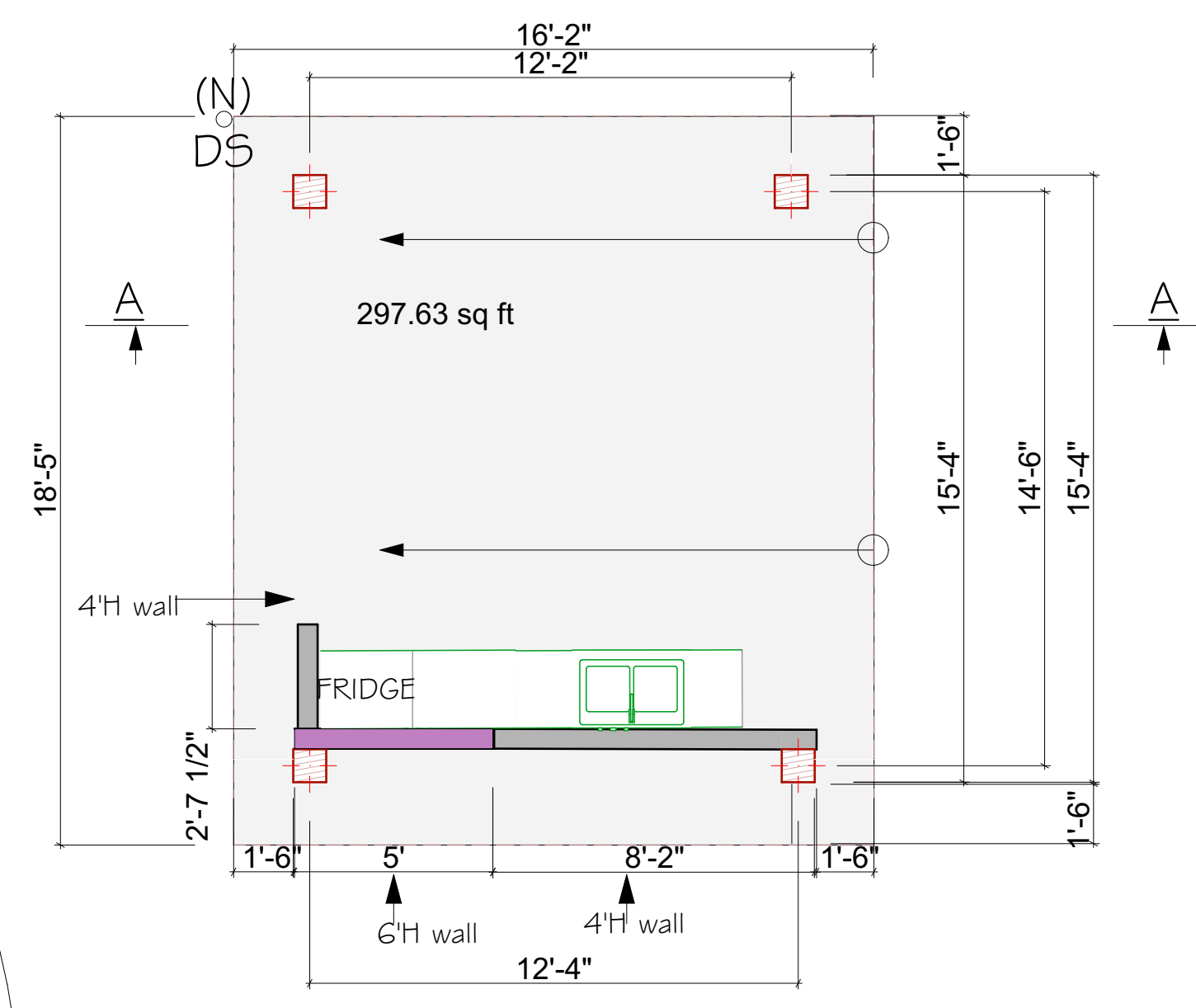
ROOF: ASPHALT SHINGLES BY GAF.
COLOR: PEWTER
CLASS "A" FIRE-RATED

Use Exterior Fire-X Exterior Fire Retardant Treated Lumber & Plywood
Exterior Fire-X™ (AFX) is pressure-impregnated, kiln-dried after treatment fire-retardant lumber and plywood for exterior and

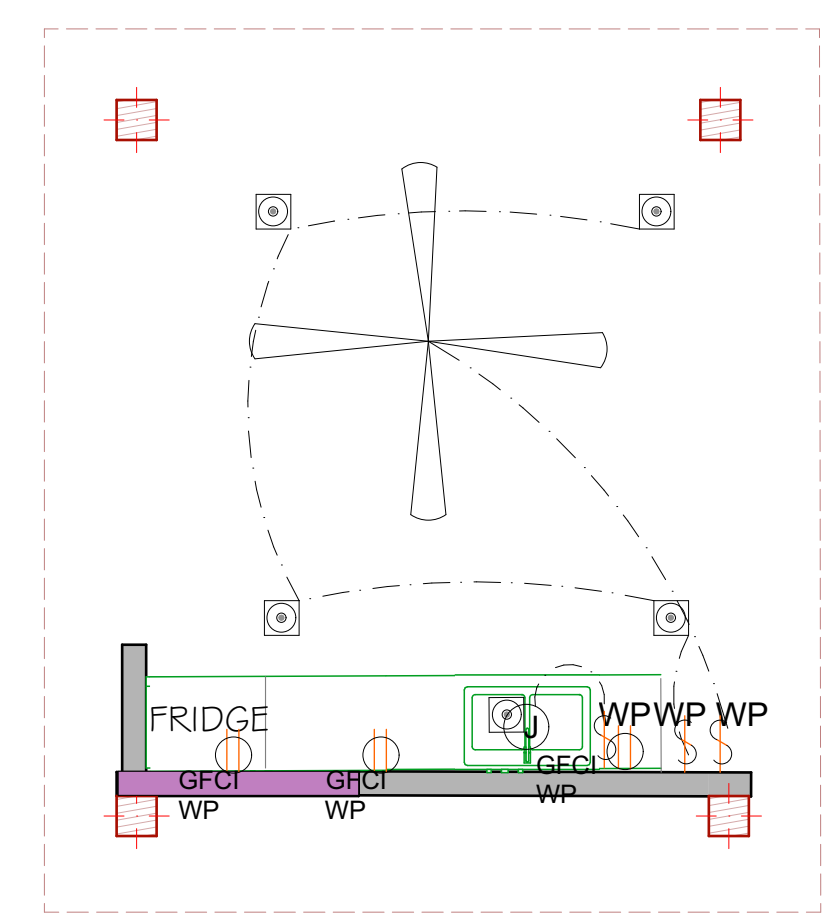
COVERED BAR & BBQ PATIO AREA ELEVATIONS
1/4"=1'0"



SEE DET 20/ S4.0
tile

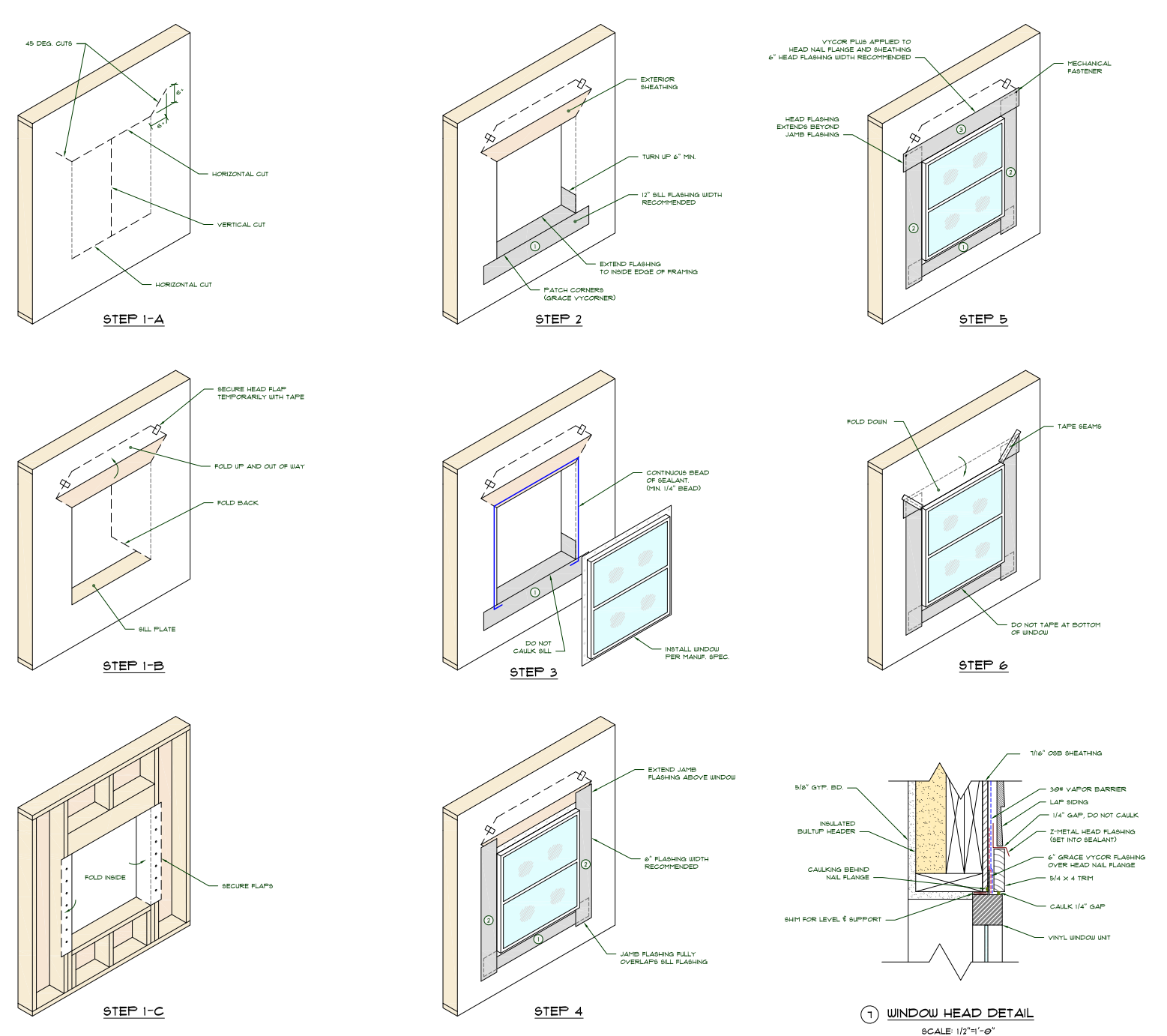


BAR AREA PLAN
1/4"= 1'0"



All newly installed lighting to be high efficacy in accordance with CEnC Table 150.0A per CEnC 150.0(k).

BAR ELECTRICAL PLAN
1/4"= 1'0"



WINDOW FLASHING

Covered BAR&BBQ Patio shall comply with CRC - R337.10.3.3 and shall be constructed of noncombustible materials or of ignition-resistant materials as described in Section R337.4.

Covered BAR&BBQ Patio: the roof covering is noncombustible (i.e. cement shingles/sheets, concrete slab roof, ferrous or copper shingles/sheets, slate shingles, clay or concrete roofing tile, etc.), and has a Class "A" rating per Santa Clara Ordinance NS 1100.125 (County of Santa Clara Ordinance Code, Division C3, Chapter II) Section C3-25 and CRC R902.1.1

HOOVER TREATED WOOD PRODUCTS, INC
TECHNICAL NOTE
FOR ADDITIONAL INFORMATION: www.ftrw.com or 1-800-TEC-WOOD (832-9663)

SPECIFICATIONS
EXTERIOR FIRE-X® Exterior Fire-Retardant-Treated Wood

- PART 1 - General Product Information**
- Lumber and plywood designated EXTERIOR FIRE-X® has a flame spread index of 25 or less (Class A) when tested in accordance with ASTM E84, "Standard Test Method for Surface Burning Characteristics of Building Materials."
 - EXTERIOR FIRE-X® fire-retardant-treated wood shows no evidence of significant progressive combustion when the test is extended for an additional 20-minute period. The flame front does not progress more than 10% feet beyond the centerline of the burners at any time during the test. Surface burning characteristics for each species and product are listed by Underwriters Laboratories (UL).
 - EXTERIOR FIRE-X® shows no increase in the listed classification when evaluated for flame spread after testing in accordance with ASTM D2898 "Standard Test Methods for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing."
 - EXTERIOR FIRE-X® lumber and plywood is manufactured under the independent third-party inspection of Underwriters Laboratories Inc. (UL) Follow-Up Service and each piece shall bear the UL classified mark indicating the extended 30 minute ASTM E84 test and no increase in classification after ASTM D2898.
 - EXTERIOR FIRE-X® shall be kiln dried after treatment (KDAT). The kiln drying process is monitored by Timber Products Inspection, Inc. (TPI) the TP mark appears on the label.
 - EXTERIOR FIRE-X® meets the performance requirements of AWPA U1, Specification H for Use Category UCFB (fire protection, exterior, above ground) and AWPA C20/C27 (Exterior Type).
 - EXTERIOR FIRE-X® is available with a blue colorant or branding as required for identification by the nuclear power industry and Department of Defense (DOD) Mil Spec requirements, Type II (Exterior Type).
 - EXTERIOR FIRE-X® is listed on the Qualified Products List (QPL) for Mil Spec Mil-L 19140-E.
- PART 2 - Fire-Retardant Treatment**
- EXTERIOR FIRE-X® is manufactured by Hoover Treated Wood Products, Inc.
 - EXTERIOR FIRE-X® is a proprietary product of Hoover Treated Wood Products Inc. No substitutions permitted.
 - EXTERIOR FIRE-X® shall be kiln dried to maximum moisture content of 19% for lumber and 15% for plywood.
 - EXTERIOR FIRE-X® lumber and plywood shall use design value adjustments and span ratings as published by the Hoover Treated Wood Products Inc.
 - EXTERIOR FIRE-X® fire-retardant treatment is free of halogens, sulfates, chlorides, ammonium phosphate, and contains no added urea formaldehyde.
 - Plywood shall have a minimum bond durability of Exposure 1 in accordance with US Product Standard PS 1, Construction and Industrial Plywood.
- PART 3 - Execution**
- EXTERIOR FIRE-X® is a leach resistant fire-retardant treatment and may be installed with direct exposure to precipitation; however, it cannot be substituted for preservative treated wood.
 - EXTERIOR FIRE-X® fire-retardant-treated lumber and plywood used in structural applications shall be applied according to the lumber and plywood strength tables available from Hoover Treated Wood Products.
 - Lumber and plywood of the appropriate size, grade and species and bond durability shall be specified by the design criteria for the intended application.
 - Field cutting is allowed without end treating. Do not rip or mill fire-retardant-treated lumber. Cross cuts, joining cuts, and drilling holes are permitted in lumber. Fire-retardant-treated plywood may be cut in any direction.

REVISIONS
1 12.19.22.

BY

PROJECT FOR YURI RABOVER
15724 APOLLO HEIGHTS CT,
SARATOGA, CA,

NATALIA AMATUNI
RESIDENTIAL DESIGN
n.amatuni@gmail.com
408 4200411

PROJECT NO.

DATE

A4
OF
SHEET NUMBER

SHERWIN WILLIAMS SW 9139
 Debonair
 Location Number: 221-C4
 The LRV (light reflective value) for Sherwin Williams SW9139
 DEBONAIR is Approx. 34 OR SIMILAR WITH LRV BELOW 45.

WALL COLOR: GREY

GENERAL NOTES

GENERAL NOTES
 GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY OWNER OR DESIGNER OF ANY DISCREPANCIES OR OMISSIONS FOUND IN THE DRAWINGS AND SPECIFICATIONS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DOCUMENTS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH AFFECTED WORK.

VENTILATION
 1. BATHROOMS AND LAUNDRY ROOMS WITHOUT NATURAL VENTILATION SHALL BE MECHANICALLY VENTILATED (5 AIR CHANGES PER HOUR). THE POINT OF DISCHARGE MUST BE MIN. 3' ABOVE ANY BUILDING OPENINGS WITHIN 10'.

ACCESS
 2. PROVIDE UNOBSTRUCTED 18" MIN. BY 24" MIN. ACCESS TO ALL UNDERFLOOR SPACES WHERE JOISTS OR SUBFLOOR IS UNTREATED. CRC R408.4
 NET FREE AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1/150 OF THE UNDER FLOOR AREA. SEE CRC R408 FOR EXCEPTIONS.
 ACCESS OPENING THROUGH FLOOR SHALL BE MIN. 18"x24" (2016 R 408.4)
 OPENING THROUGH PERIMETER WALL SHALL BE MIN. 16"x24" (2016 R 408.4)
 3. PROVIDE 22" MIN. BY 30" MIN. ACCESS TO ALL ATTIC SPACES WITH 30" CLEAR HEIGHT OR MORE. CRC R807.

LANDING
 4. LANDING OR FLOOR IS REQUIRED AT EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR WIDTH AND 36" MINIMUM IN DEPTH. LANDING AT REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD EXCEPT ON A DOOR THAT IS NOT MORE THAN 7 3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING INTO THE LANDING. CRC R311.3.1 & R311.3.2

FIRE PROTECTION
 5. ALL GARAGE CEILINGS, AND WALLS COMMON WITH LIVING AREA, OR SUPPORTING LIVING AREA ABOVE, TO BE 1 HOUR CONSTRUCTION.
 6. USABLE SPACE UNDER STAIR TO BE 1 HOUR CONSTRUCTION 5/8" TYPE "X" GYPSUM BOARD MINIMUM AT ALL WALLS AND CEILING.
 7. PROVIDE 6" MIN. CLEARANCE AT THE BACK OF FURNACE AND 12" TOTAL CLEARANCE ON SIDES OF FURNACE.

STUCCO

STUCCO AT ALL HORIZONTAL SURFACES AND THE FIRST 12" VERTICAL PORTIONS AROUND CORNERS AND EDGES SHALL BE MIXED WITH "ACRYLE-60". A MINIMUM 0.019(26GA) CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS WITH STUCCO. THE SCREED SHALL BE PLACED AT MINIMUM OF 8" ABOVE THE GROUND OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. SEC 25065.

APPLICATION OF STUCCO: STUCCO SHALL BE THREE COATS PROCESS AND 7/8" THICK OVER TWO LAYERS OF GRADE D WALLPAPER BACKED WITH METAL LATH.

ENERGY

ALL EXTERIOR DOORS TO BE 1 3/8" SOLID CORE AND WEATHER-STRIPPED.

DOOR FROM GARAGE TO HOUSE TO BE 1 3/8" SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICE.

ADD A BEAD OF CAULKING AROUND THE INTERIOR OF THE SOLE PLATE AT ALL EXTERIOR WALLS. THE BEAD SHALL BE APPLIED AT THE JOINT OF SUBFLOOR AND SOLE PLATE JUST PRIOR TO SHEETROCK APPLICATION.

THERMAL AND MOISTURE

SHOWER AND TUB/ SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. NON-ABSORBENT SURFACE TO BE AT LEAST 72" ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED OVER A VAPOR RETAINER IN SHOWER OR BATHTUB COMPARTMENT. CRC SECTION R307.2 AND R702.3.8

WHEN INSULATED SPACE IS SMALLER THAN 12" USE ROGOD INSULATION BOARD TO ALLPW MIT 1" AIRFLOW. WHEN INSULATING CEILINGS PROVIDE MIN. 1" SPACE FOR AIRFLOW.

PROVIDE CROSS VENTILATION AT ALL ROOFS.
 CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FRAMING BEFORE ENCLOSURE (4.505.3)

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY HUMIDITY CONTROL (4.506.1)

SHOWER AND TOILET SPACES

24" CLEAR SPACE IN FRONT OF THE TOILET AND 30" MINIMUM WIDTH FOR TOILET SPACE, PER CPC 402.5 24" CLEAR SPACE IN FRONT OF THE SINK.

MECHANICAL

PROVIDE 6" CLEARANCE ON COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS PER C.M.C.

PROVIDE MIN. REQUIRED DISTANCE OF TERMINATION OF VENTS, AND FLUES PER C.M.C. AND C.P.C. LATEST EDITION.

IN A CASE OF MEMBRANE PENETRATION BY DUCT OR PIPE, PROVIDE 26 GA FOR MIN. 2' OF THE PENETRATION SECTION. PIPE SHALL BE METAL AT THE PENETRATION. ALL PENETRATION AREA SHALL BE CAULKED AND SEALED.

THE DRYER DUCT RUN AND TERMINATION POINT OF THE DRYER EXHAUST SHALL EXTEND TO THE OUTSIDE.

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, ATTIC VENTS, OPENING SKYLIGHTS).

PER EPA REQUIREMENTS AND AS ENFORCED BY CONTRACTOR'S STATE LICENSE BOARD ANY CONTRACTOR WORKING IN A HOME THAT WAS BUILT PRIOR TO 1978 MUST BE CERTIFIED IN LEAD-SAFE WORK PRACTICES

DUCT PENETRATING THE WALL OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE. CRC R302.5.2

PLUMBING

PROVIDE ANTI-SCALD SHOWER VALVES AT ALL NEW SHOWERS AND TUB/ SHOWERS.

SHOWER AND TUB/ SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

THE WATER HEATER SHALL BE SEISMIC STRAPPED OR ANCHORED IN ACCORDANCE WITH CPC 507.2
 THE WATER HEATER SHALL BE LOCATED ON AN 18" PLATFORM, ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT PER CPC 507.13

ELECTRICAL
 BATHROOMS AND LAUNDRY RECEPTILES REQUIRE SEPARATE 20 AMP. CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS.

KITCHENS AND BATHROOMS ARE TO HAVE THEIR TITLE 24 FLUORESCENT FIXTURES OPERATED BY FIRST SWITCH AT ALL ENTRANCES TO THE ROOMS, GENERAL LIGHTING FIXTURES ARE TO BE LOCATED SO AS TO ILLUMINATE FLOOR AND COUNTERS.

All bathrooms exhaust fans to be minimum 50 cfm intermittent airflow or provide 20 cfm for the continuously operating Bathroom exhaust fans.

Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6" (152 mm) from the ground or less than 2" (51 mm) measured vertically from concrete

FINISH NOTES:

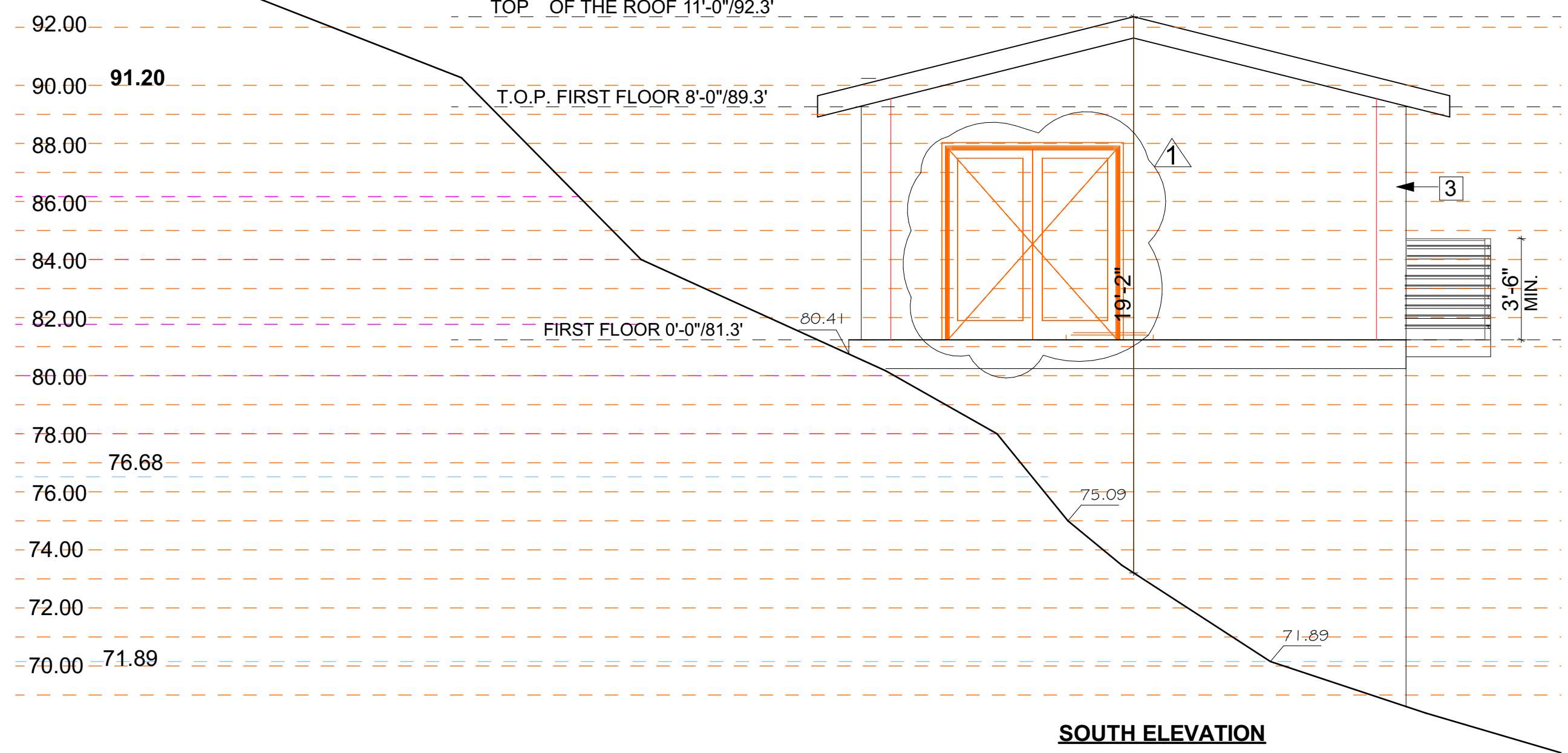
1. USE HARDWOOD FLOOR IN THE KITCHEN & LIVING ROOM.
 TILE FLOOR IN THE BATHROOMS.
 2. ANY TRIM SPANNING A CORNER OR TWO ADJESUT SURFACES SHOULD BE FASTENED ON ONE SIDE ONLY.

3. MAKE ADJUSTMENTS FOR VARYING FRAMING MEMBERS MOISTURE CONTENT TO ENSURE LEVEL BASE FOR DRY WALL AND OTHER FINISHES.

4. PROVIDE NON-SLIP FLOORING IN ALL AREAS, AND SLIP- RESISTANT WHEN WET IN BATHROOMS, ENTRY HALL AND KITCHEN.
 BATHROOM FINISH:
 a) BATHROOMS SHALL BE FINISHED WITH NONABSORBENT SURFACES EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
 b) WATER RESISTANT GYPSUM BACKING SHALL NOT BE USED WHERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT CONTINUOUS HIGH HUMIDITY. CRC R702.3.8.1

5. TRESHOLDS AND FLOORING TRANSITION STRIPS TO MEET CBC CHAPTER 11A, EXCEPT EXTERIOR DOORS FLOOR LEVEL SHALL CHANGE MIN. 1 1/2".

6. DO NOT BUTT DISSIMILAR MATERIALS TIGHTLY, LEAVE REASONABLE CLEARANCES @ JOINTS, TO ALLOW EXPANSION AND CONTRACTION, AND FOR DIFFERENT SETTLEMENT.

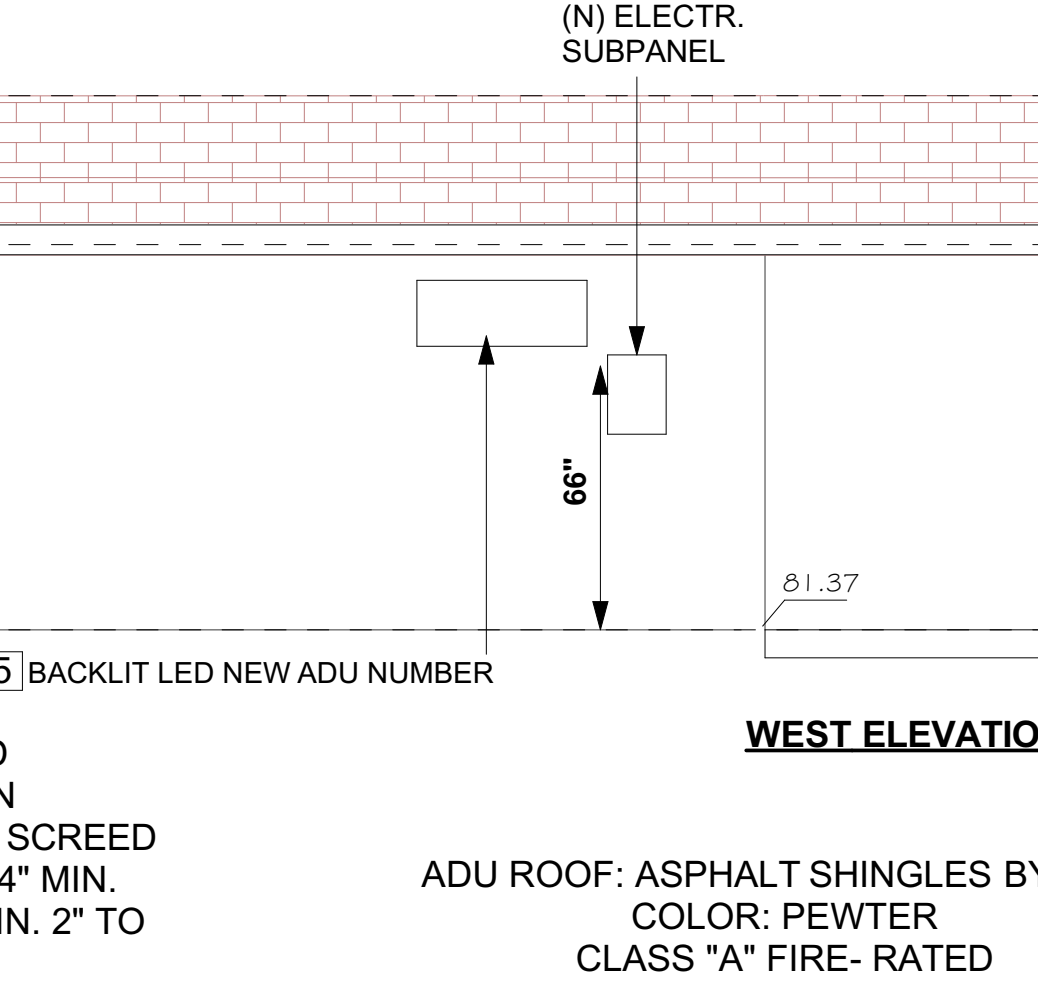
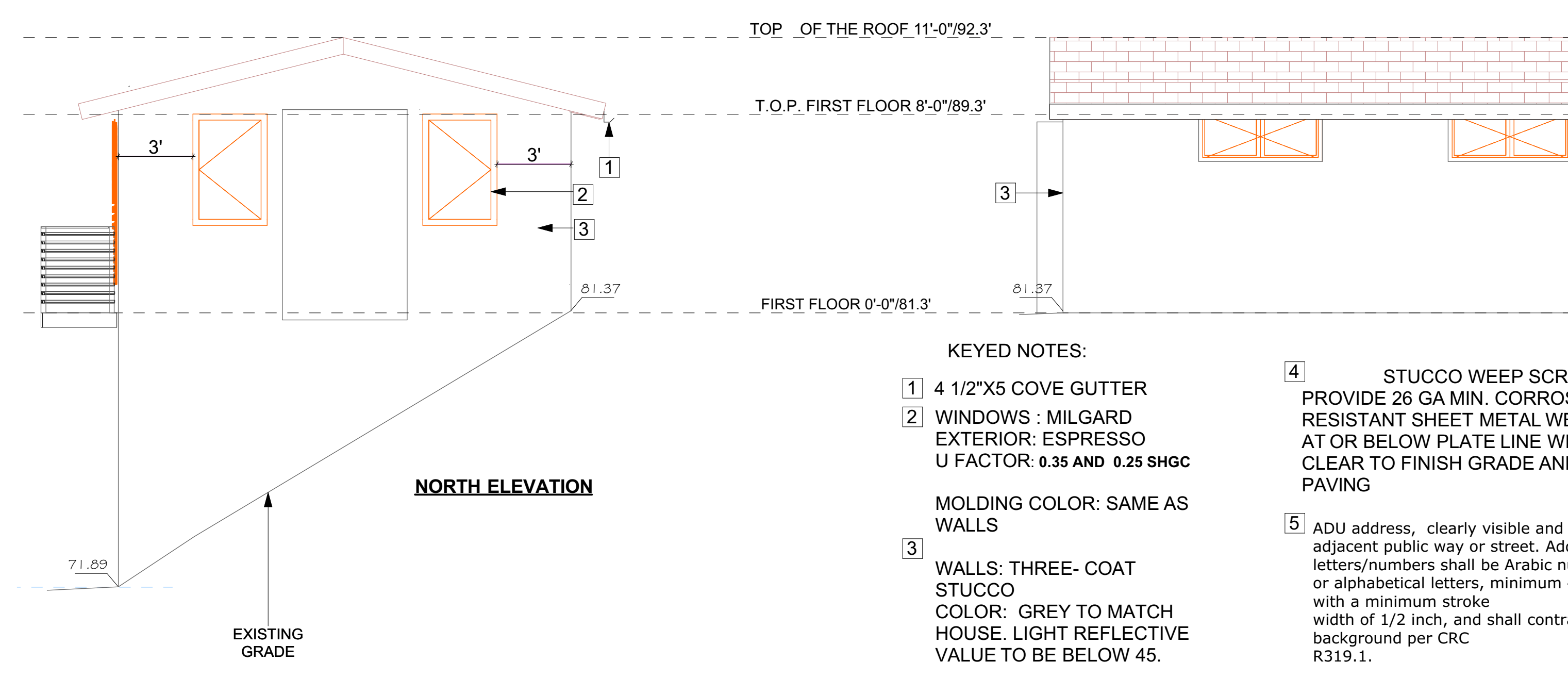
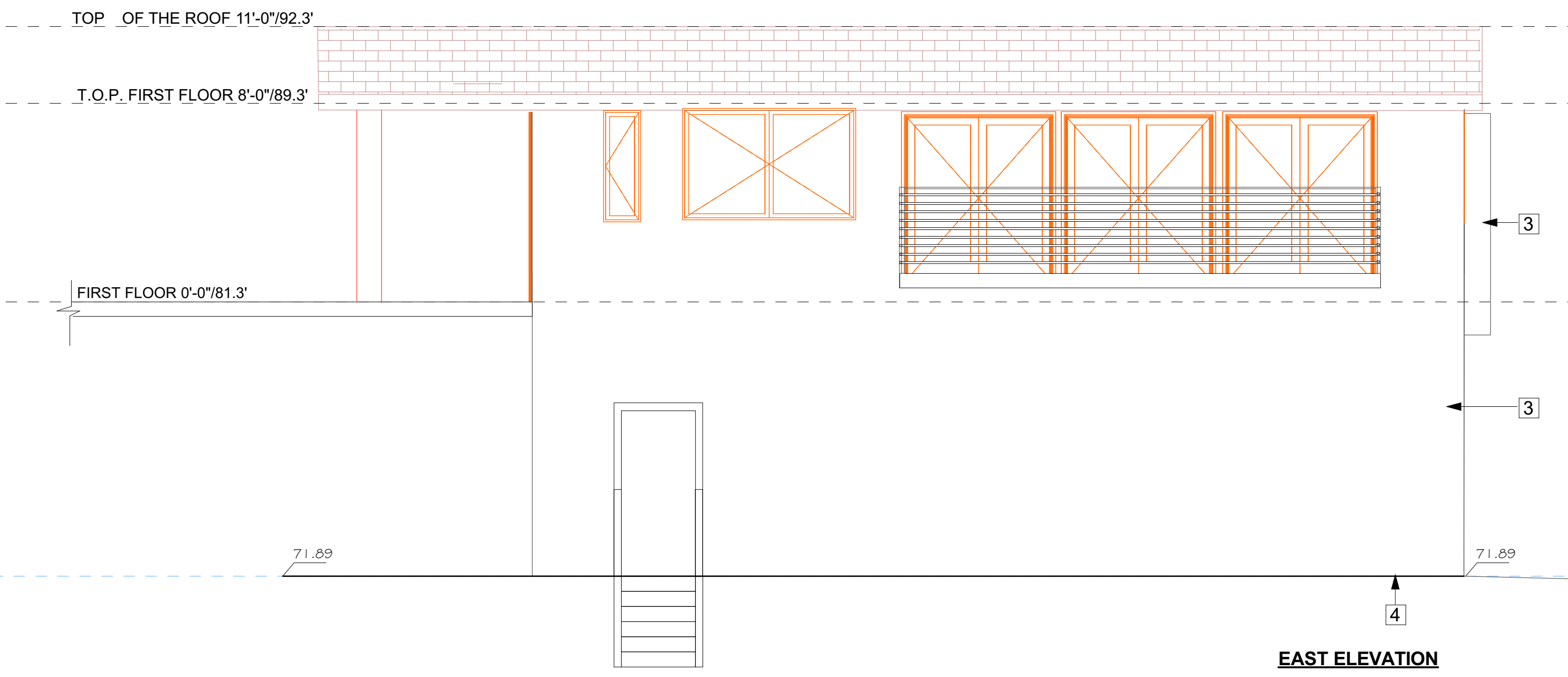


TYP. NEW WALL
 7/8" STUCCO (3 COATS) O 2 LAYERS
 GRADE "D" BLDNG PAPER O/1/2" CDX
 PLYWD. O/ 2X6 @ 16" O.C. STUDS
 W/R- INSUL.PER TITLE 24 O/ 5/8" GYPSUM
 BOARD.

TYP. ROOF AT FLAT CEILINGS
 METAL TILE (CLASS "A" FIRE RATING) O/ 30
 LB. BUILDING PAPER O/ 1/2" CDX PLYWOOD
 O/2X12 RAFTERS D.F.N.O.2 O/ VENTILATED
 ATTIC O/ 2X6 CEILING JOISTS W/ R-
 INSULATION PER TITLE 24 & 1" MINIMUM
 VENTED AIR SPACE O/1 PERM MINIMUM
 VAPOR BARRIER O/ 5/8" GYPSUM BOARD
 CEILING.

TYP. ROOF AT SLOPED CEILINGS
 METAL TILE (CLASS "A" FIRE RATING) O/ 30
 LB. BUILDING PAPER O/ 1/2" CDX PLYWOOD
 O/2X12 D.F.N.O.2 RAFTERS W/ R-
 INSULATION PER TITLE 24 & 1" MINIMUM
 VENTED AIR SPACE O/1 PERM MINIMUM
 VAPOR BARRIER O/ 5/8" GYPSUM BOARD
 CEILING.

Exterior wall coverings must be constructed of non-combustible materials (i.e. fiber cement siding, three-coat stucco), ignition-resistant materials, heavy timber, or materials complying with SFM 12-7A-1 per CRC R337.7.3



- KEYED NOTES:**
- 1 4 1/2"x5 COVE GUTTER
 - 2 WINDOWS : MILGARD
 EXTERIOR: ESPRESSO
 U FACTOR: 0.35 AND 0.25 SHGC
 - 3 WALLS: THREE-COAT STUCCO
 COLOR: GREY TO MATCH HOUSE. LIGHT REFLECTIVE VALUE TO BE BELOW 45.
 - 4 STUCCO WEEP SCREED
 PROVIDE 26 GA MIN. CORROSION RESISTANT SHEET METAL WEEP SCREED AT OR BELOW PLATE LINE WITH 4" MIN. CLEAR TO FINISH GRADE AND MIN. 2" TO PAVING
 - 5 ADU address, clearly visible and legible from the adjacent public way or street. Address letters/numbers shall be Arabic numbers or alphabetical letters, minimum 4 inches high, with a minimum stroke width of 1/2 inch, and shall contrast with their background per CRC R319.1.

ADU ELEVATIONS
 1/4"=1'0"

REVISIONS
 1 12.19.22.

BY

PROJECT FOR YURI RABOVER
 15724 APOLLO HEIGHTS CT,
 SARATOGA, CA,

NATALIA AMATUNI
 RESIDENTIAL DESIGN
 n.amatun@gmail.com
 408 4200411

PROJECT NO.

DATE

A 5
 OF

SHEET NUMBER

FLASHING TO BE INSTALLED WHERE THE EXTERIOR WALL MEETS THE ROOF LINE PER CRC R903.2.1

R109.1.5.3 WEATHER- EXPOSED BALCONY AND WALKIN SURFACE WATERPROOFING

WHERE BALCONIES OR OTHER ELEVATED WALKING SURFACES ARE EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW OR IRRIGATION AND THE STRUCTURAL FRAMIG IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.

EXCEPTION: WHERE SPECIAL INSPECTIONS ARE PROVIDED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE SECTION 1705.1.1. ITEM 3.

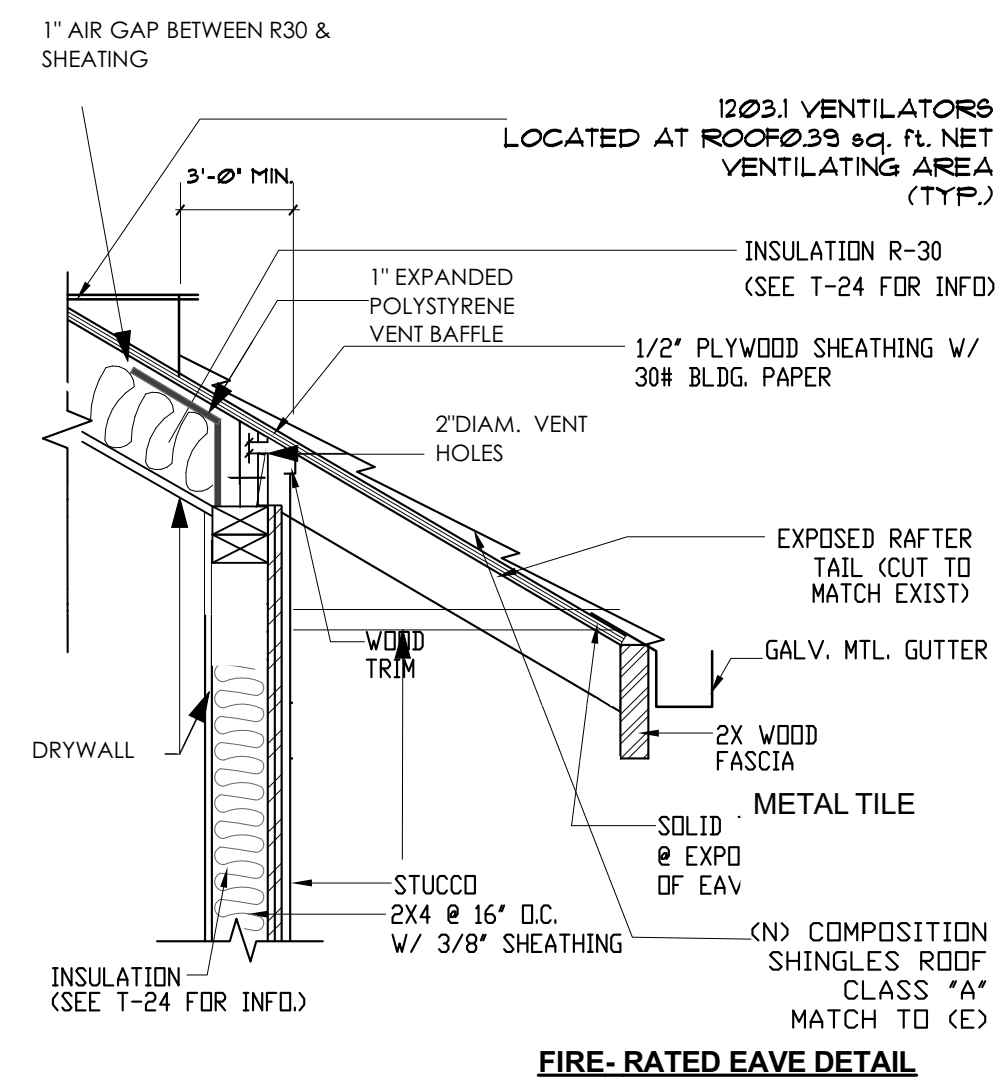
OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION (CLOSE PIPE TO THE CITY STORM DRAIN SYSTEM OR CITY APPROVED SITE STORM RETENTION/ DISSIPATION SYSTEM AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

ALL BALCONY MEMBERS SHALL BE PRESSURE TREATED PER CBC R317.1.3.

Install gutter covers to prevent the accumulation of leaves and debris in the gutters per CRC R337.5.4. Gutter guards are covers over your gutter that prevent most debris from accumulating in them.

Roof and attic vents
1. Shall be covered with corrosion-resistant noncombustible wire mesh with mesh openings of 1/8 inch maximum per CRC R337.6.2 #2, or
2. Shall be listed to ASTM E2886 and satisfy CRC R337.6.2 #1.
Eave and cornice vents are not permitted unless the products complying to exceptions of Section R337.6.3 are used.

Exterior wall vents (i.e. crawl space vents, combustion air vents, etc.), shall be covered with corrosion-resistant non-combustible wire mesh with mesh openings of 1/8 inch maximum per CRC R337.6.2



CRAWL SPACE VENTILLATION

696 SQ.FT. OF NEW POOL HOUSE CRAWL SPACE HAS TO BE VENTILATED.

- 1. CRAWL SPACE VENTILATION CALCS CRAWL SPACE AREA - VENTILATED AREA 696 SQ.FT. REQUIRED TOTAL OPENING AREA A: 15=696 X144:150= 668 SQ.IN.
- 2. EA OPENING - 4"X14"=56 SQ.IN.
- 3. REQUIRED NUMBER OF OPENINGS: 12
- 3. DISTRIBUTED OPENINGS EVENLY ON BOTH SIDES OF ADDITION FOR CROSS VENTILATION AS SHOWN ON ELEVATIONS.
- 4. PROVIDE 1/8" DENSE WIRE MESH SCREEN TO OPENINGS

Deck Slope:

- 1. Asphalt shingles shall only be used on roof slopes of 2 units vertical in 12 units horizontal (17% slope) up to 4 units vertical in 12 units horizontal (33% slope), with double underlayment applications, per CRC R905.2.2 and CBC 1507.2.2.
- 2. Clay and concrete roof tile shall be installed on roof slopes of 2.5 units vertical in 12 units horizontal (21% Slope) or greater. For roof slopes from 2.5 units vertical in 12 units horizontal (21% slope) to 4 units vertical in 12 units horizontal (33% slope), double underlayment application is required, per CRC R905.3.2 and CBC 1507.3.2.
- 3. Metal roof panels, per CRC R905.4.2 and CBC1507.4.2
 - i. The minimum slope for lapped, nonsoldered seam metal roofs without applied lap sealant shall be 3 units vertical in 12 units horizontal (25% slope).
 - ii. The minimum slope for lapped, nonsoldered seam metal roofs with applied lap sealant shall be 0.5 vertical in 12 units horizontal (4% slope).

The minimum slope for standing seam of roof systems shall be 0.25 unit vertical in 12 units horizontal (2% slope).

PER CRC R 302.1.1 INSTALL FIRE BLOCKING BETWEEN THE TOP OF THE WALL AND THE ROOF SHEATHING FOR UNPROTECTED ROOF EAVES.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

NOTE 1: ROOF GUTTERS SHALL BE PROVIDED WITH GUTTER SCREENS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

REQUIRED VENTILATION

696 SQ.FT. OF NEW VENTED AREA (696x144):150=668 SQ.IN. (PER R 806.2 OF 2016 CALIFORNIA RESIDENTIAL CODE REQUIRED OPENINGS AREA 1/150 OF VENTILATED AREA IF APPROVED VAPOR BARRIER PROVIDED). REQUIRED OPENINGS ON TWO SIDES (LOW VENTS INTAKE AND RIDGE VENTS- HIGH VENTS- EXHAUST) 668:2=334 SQ.IN. OF INTAKE NET FREE AREA & 334 SQ.IN. OF EXHAUST NET FREE AREA.

EXHAUST:5 O'Hagin Tapered Low-Profile 72.0 sq. in NFVA

INTAKE: 5

O'Hagin Tapered Low-Profile 72.0 sq. in NFVA

VENT NOTE:

- 1. Required attic ventilation may be achieved by relocating intake vents from the underside of eaves or in the frieze blocks between rafter tails to the roof deck (e.g. ventilation through the field of roof shingles located on the lower portion of the roof above or near the exterior wall). Any non-combustible & non-corrosive attic vent installed on the roof or as a gable vent with openings between 1/4-inch and 1/2-inch in size fully complies with the code. This does not apply to vents installed in eaves and cornices which are prohibited by Section 704A.2.2(see next option #2).
- 2. Vents may only be installed in eaves and cornices as allowed for by the exception to Section 704A.2.2 with the use of specialized eave vents which resist the intrusion of flame and burning embers as approved by the enforcing agency.

The Vulcan Technologies eave vents :

Model No. (GMFG #)

- VE3522(S) 3.5" X 22 Eave
- VE5522(S) 5.5" X 22" Eave
- VE3514(S) 3.5" X 14" Eave
- VE5514(S) 5.5" X 14" Eave
- VER 2 2" RND Eave
- VER 3 3" RND Eave
- VFS414(S,FF,FB) 4" X 14" Soffit
- VFS614(S,FF,FB) 6" X 14" Soffit
- VFS814(S,FF,FB) 8" X 14" Soffit
- VSC2120 2" X 120" Soffit

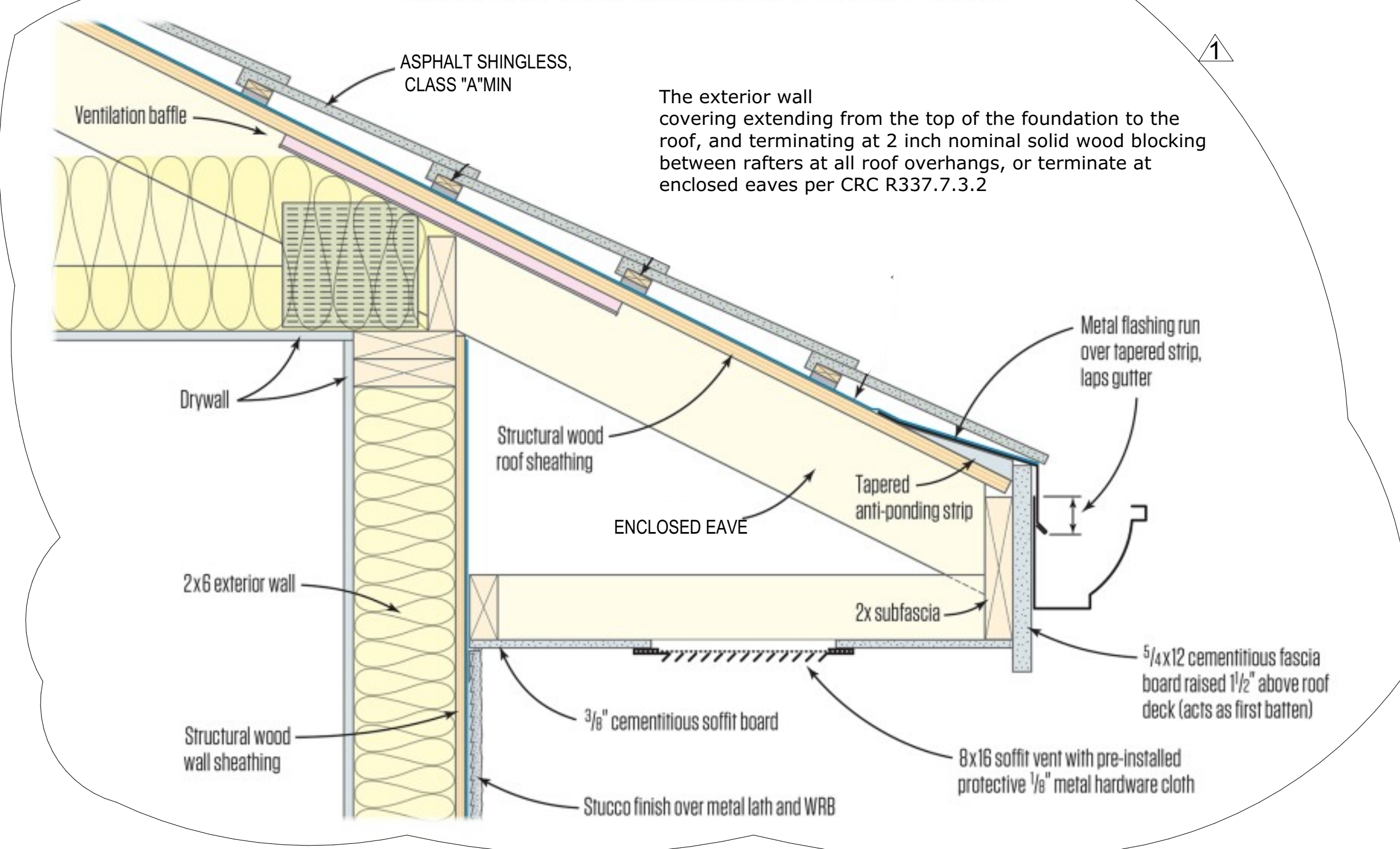
The Lomanco eave vent :

Model No. (GMFG #)

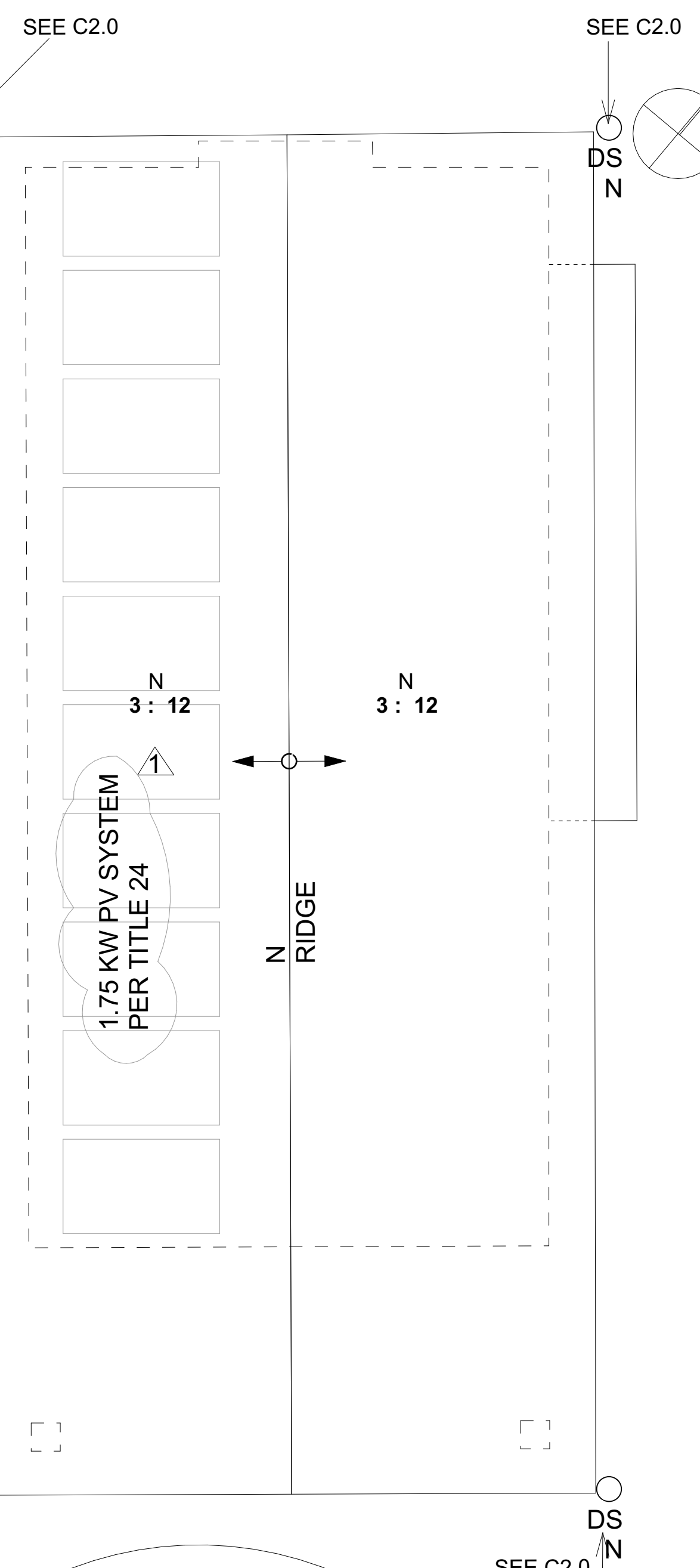
- 750 ES (Aluminum) Roof vent

ROOF PLAN 1/4"=1'0"

Ignition-Resistant Roof Edge Detail



The exterior wall covering extending from the top of the foundation to the roof, and terminating at 2 inch nominal solid wood blocking between rafters at all roof overhangs, or terminate at enclosed eaves per CRC R337.7.3.2



STAIRWAY AND GUARD RAIL NOTES:

STAIRWAY SHALL BE NOT LESS THAN 36" IN WIDTH. RISERS SHALL BE NO GREATER THAN 7 3/4". TREADS SHALL BE MIN. 10" FROM NOSING TO NOSING. A NOSING MEASURING 3/4" MIN TO 1 1/4" MAX REQUIRED ON STAIRS WHERE TREAD DEPTH IS LESS THAN 11". MIN. HEADROOM CLEARANCE IS 6'8".

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR BETWEEN BALUSTERS OR BETWEEN POST AND BALUSTER, SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

THE SPACE BETWEEN THE FINISHED FLOOR AND THE BOTTOM RAIL MUST NOT EXCEED 4 INCHES.

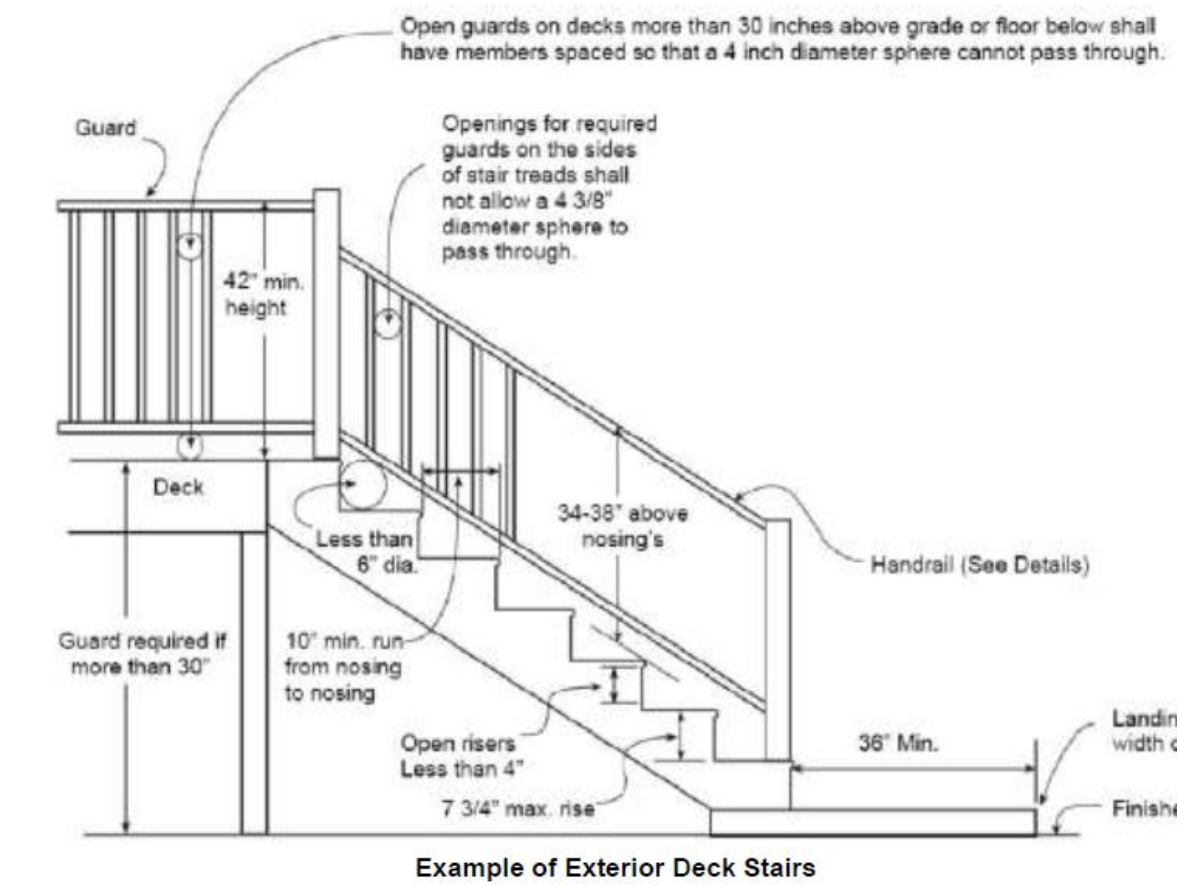
THE BALUSTRADE MUST BE ABLE TO WITHSTAND 200 POUNDS OF FORCE OF PRESSURE AT ANY POINT.

THE MINIMUM BALUSTRADE HEIGHT IS 42 INCHES

TRIM SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 1/2 INCHES. HANDRAILS MAY PROJECT FROM EACH SIDE OF A STAIRWAY A DISTANCE OF 3 1/2 INCHES INTO THEIR EQUIURED WIDTH.

PROVIDE 42" MIN. HIGH GUARD RAILS AT BALCONIES AND PORCHES AT HIGHT GREATER THAN 30" FINISHED GRADE WHICH IS MEASURED AS MUCH AS 3' OUT.

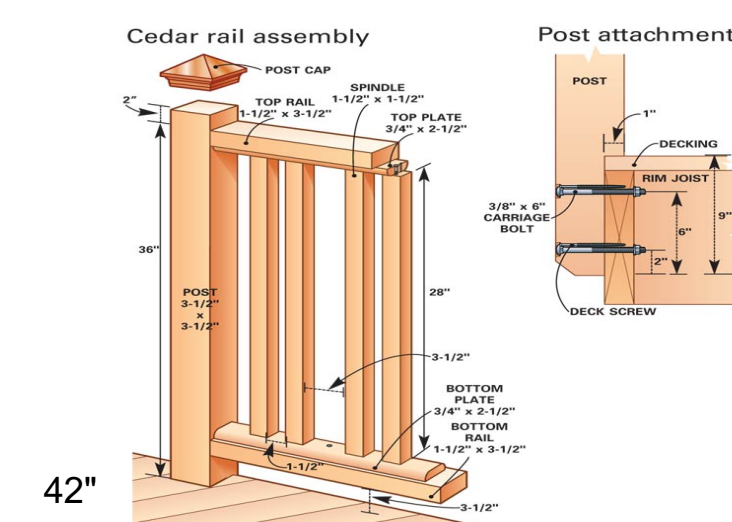
GUARDRAILS



CA. RESIDENTIAL CODE R312

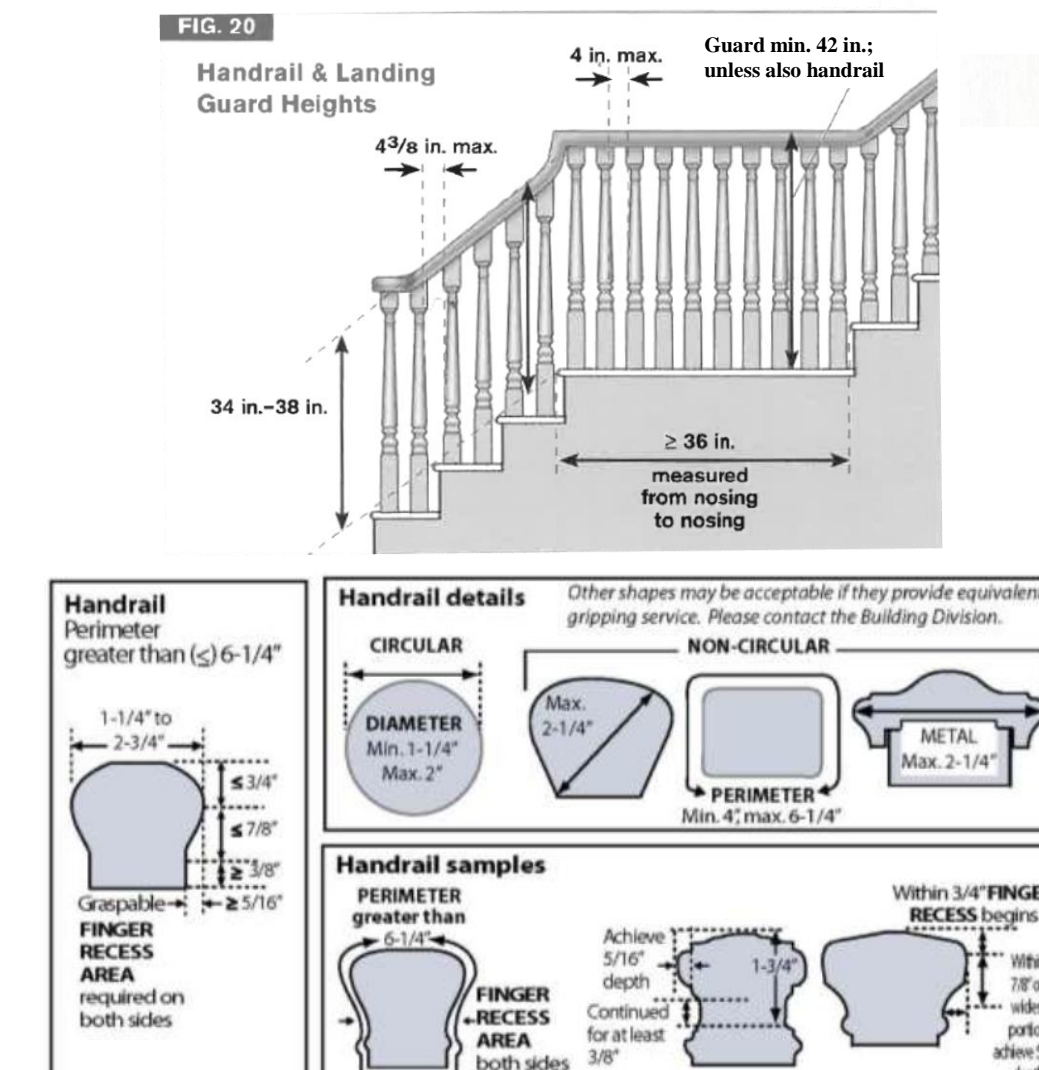
- R312.1 Guards.** Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.
- R312.1.1 Where required.** Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 26 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
- R312.1.2 Height.** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall not be less than 42 inches (1067 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.
Exceptions:
 - 1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
 - 2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower.



CA. RESIDENTIAL CODE R311.7.8

- R311.7.8 Handrails.** Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.
- R311.7.8.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
- R311.7.8.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.
Exceptions:
 - (1) Handrails shall be permitted to be interrupted by a newel post at the turn.
 - (2) The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.



REVISIONS

12.19.22.

BY

PROJECT FOR YURI RABOVER
15724 APOLLO HEIGHTS CT,
SARATOGA, CA,

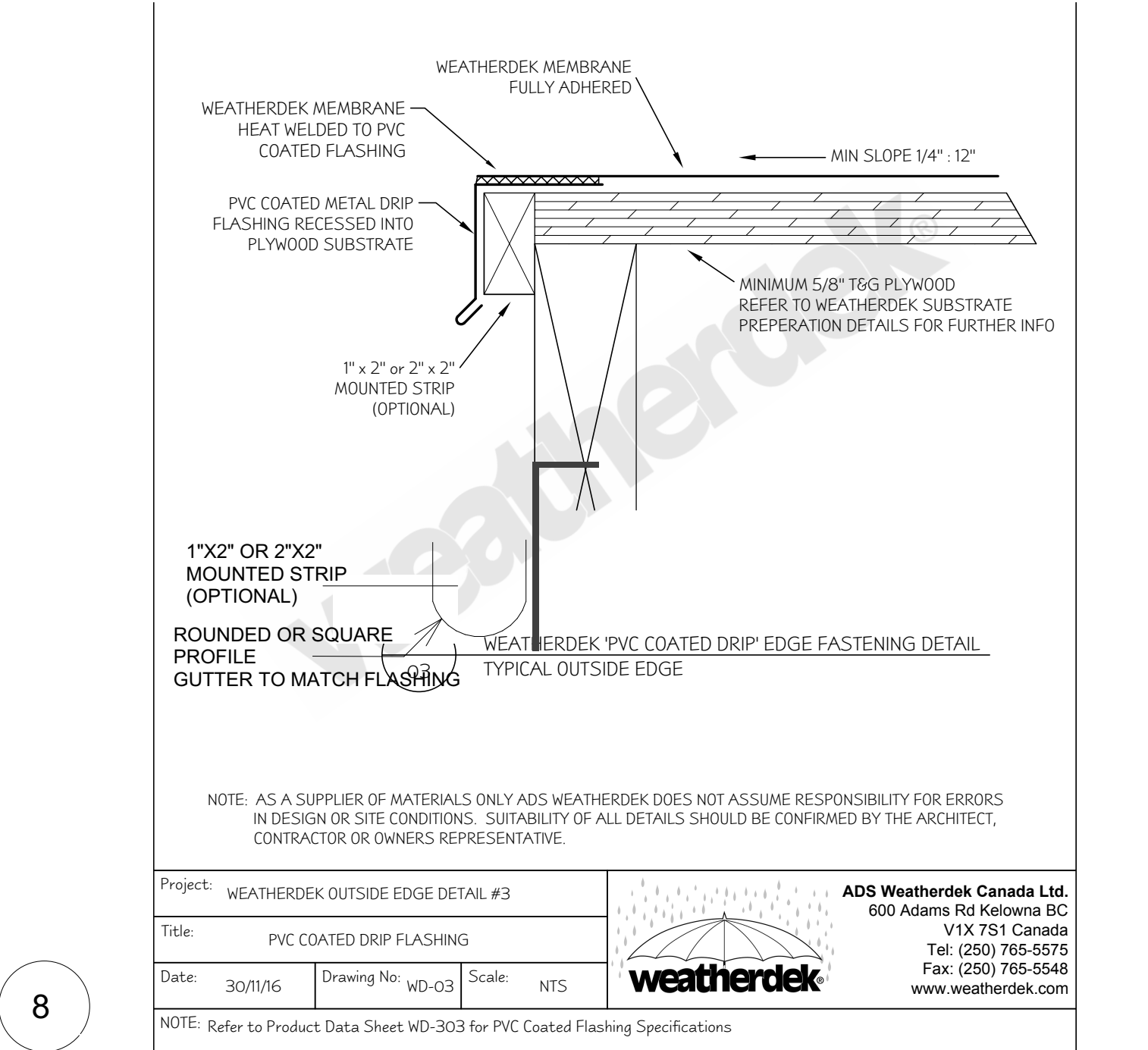
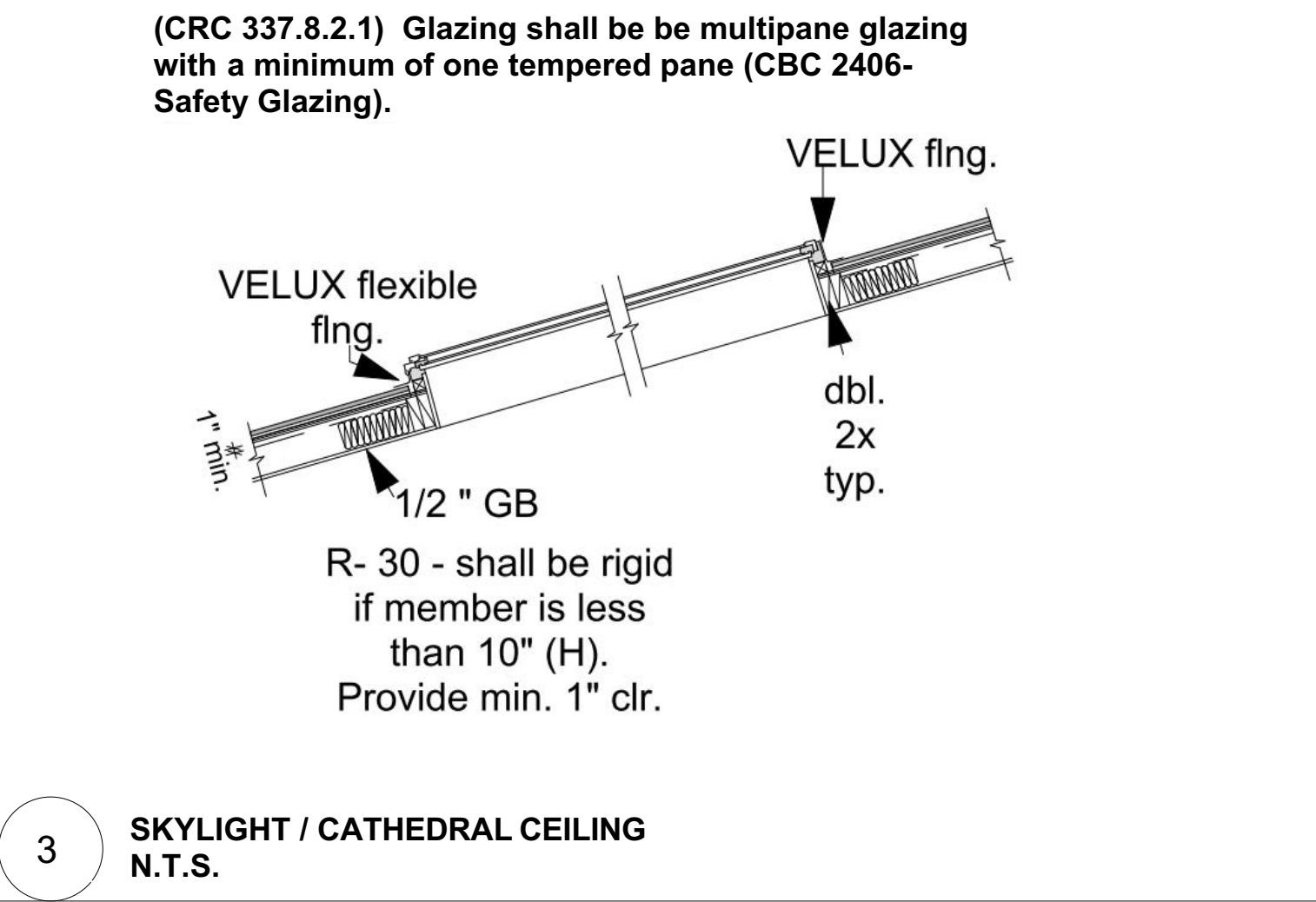
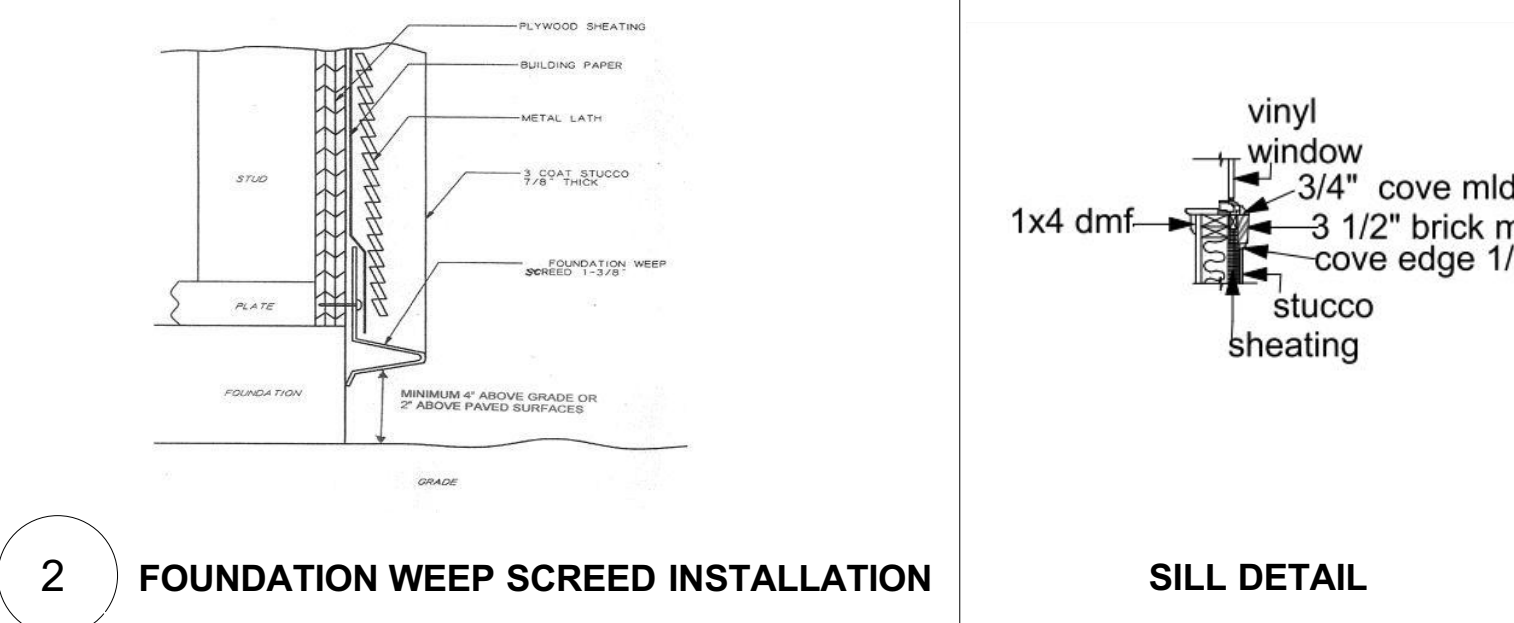
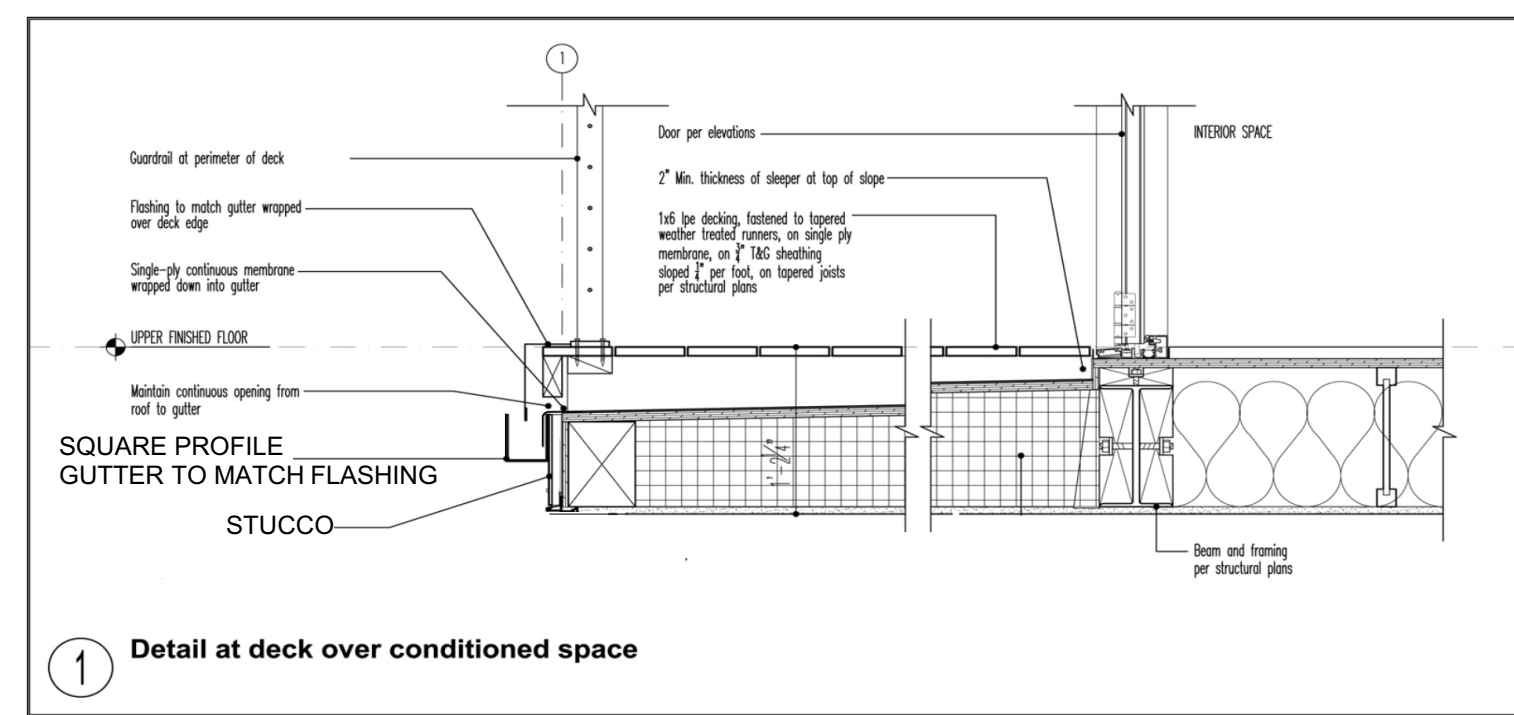
NATALIA AMATUNI
RESIDENTIAL DESIGN
n.amatuni@gmail.com
408 4200411

PROJECT NO.

DATE

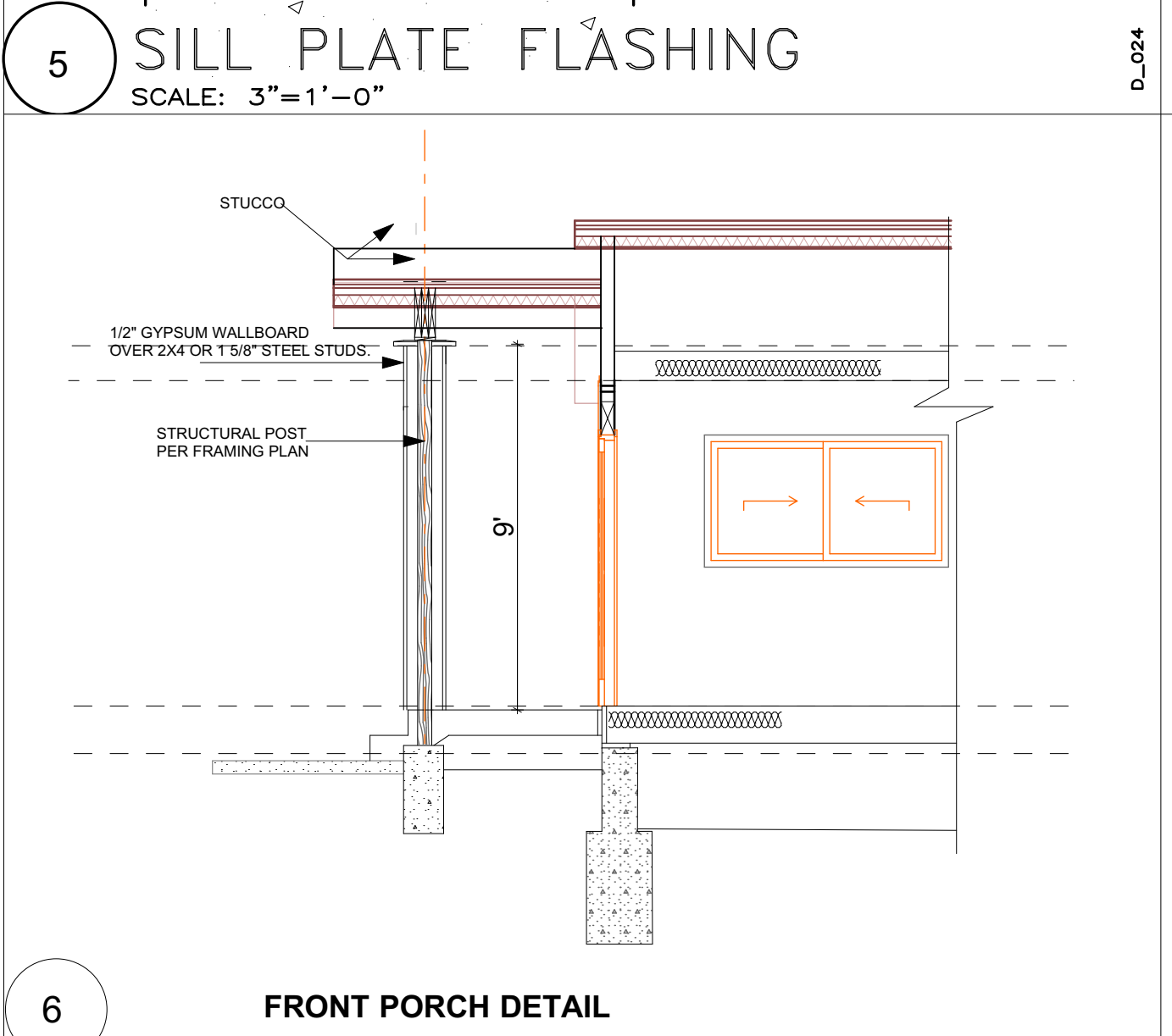
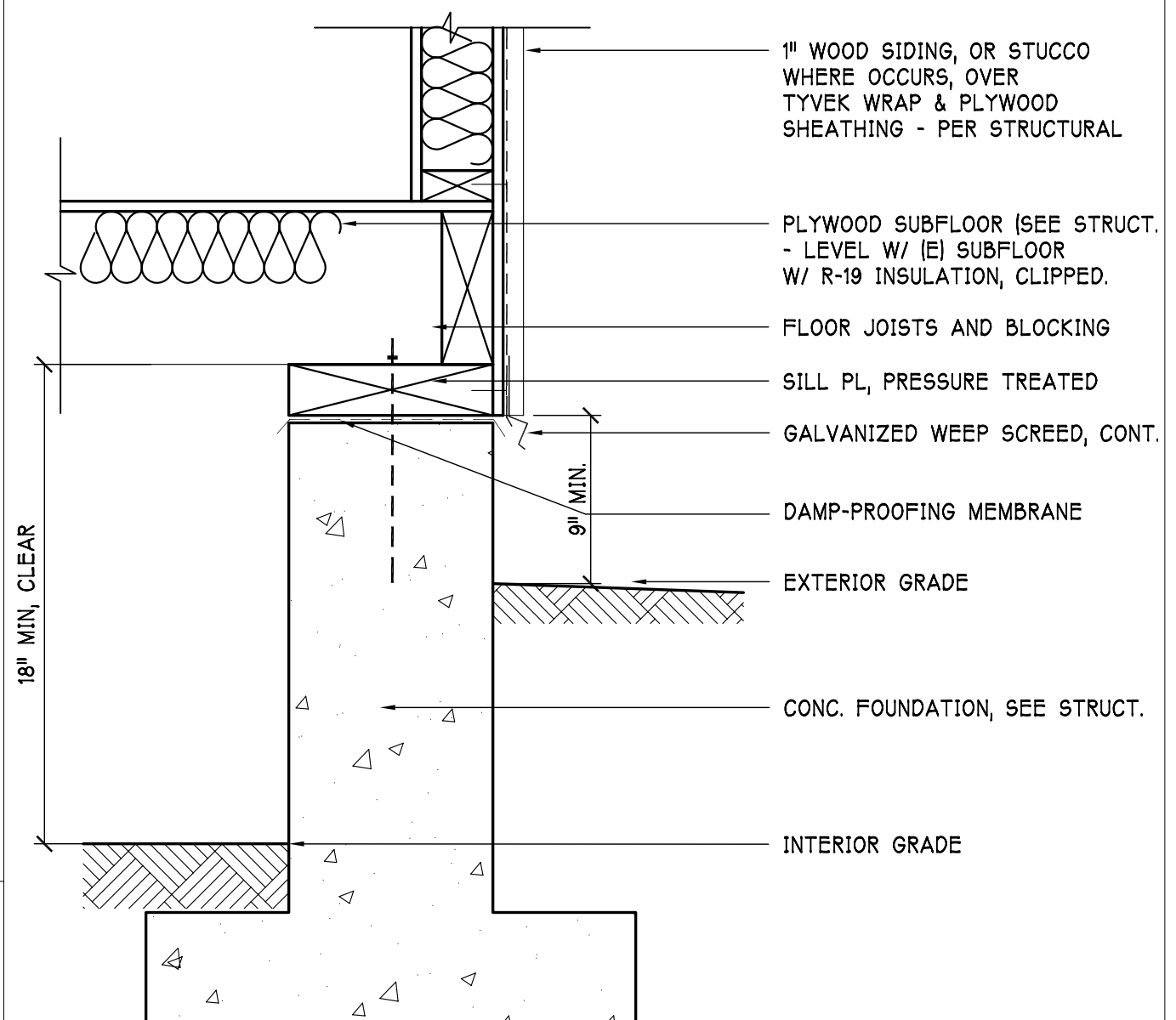
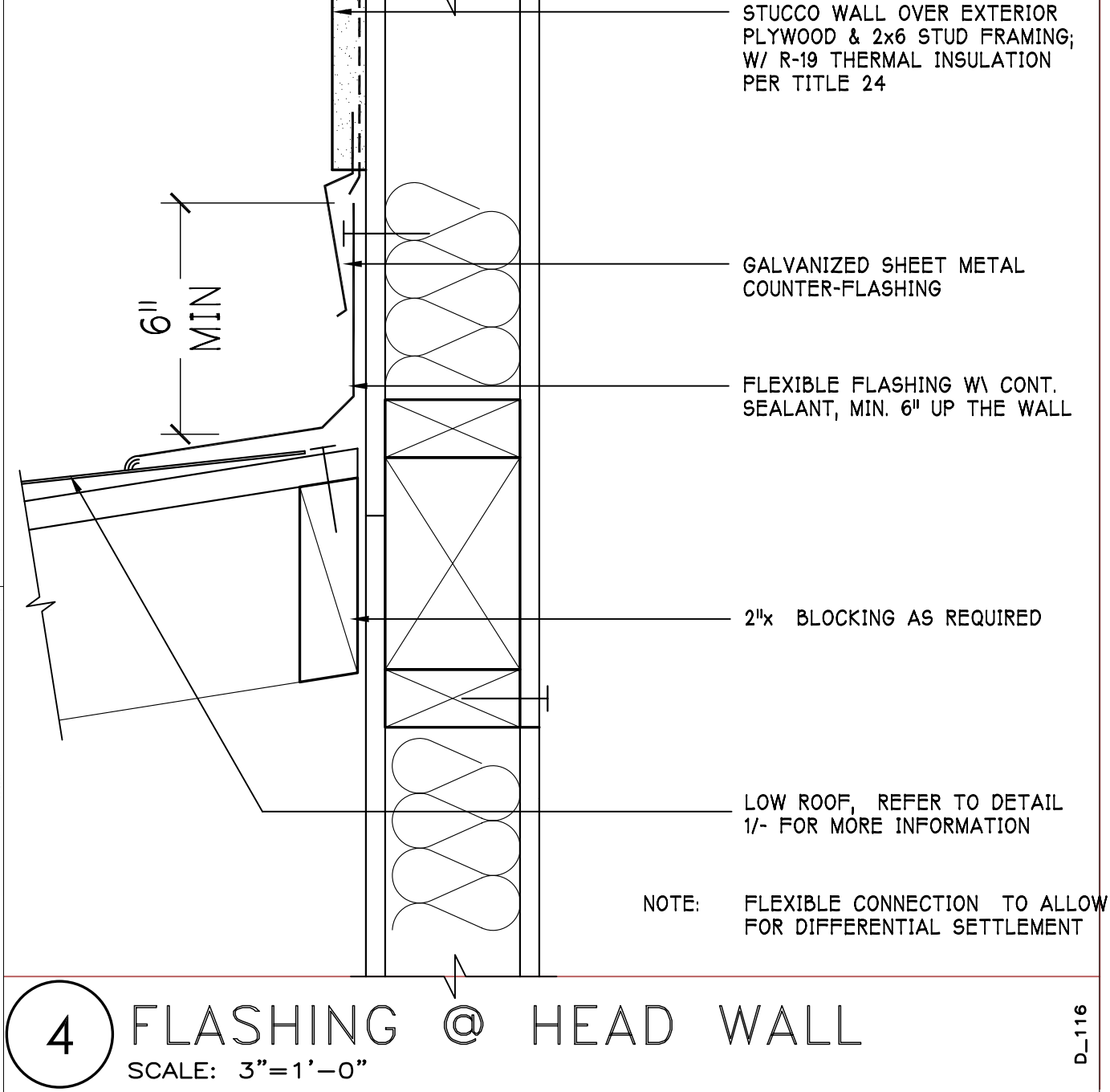
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OF

SHEET NUMBER



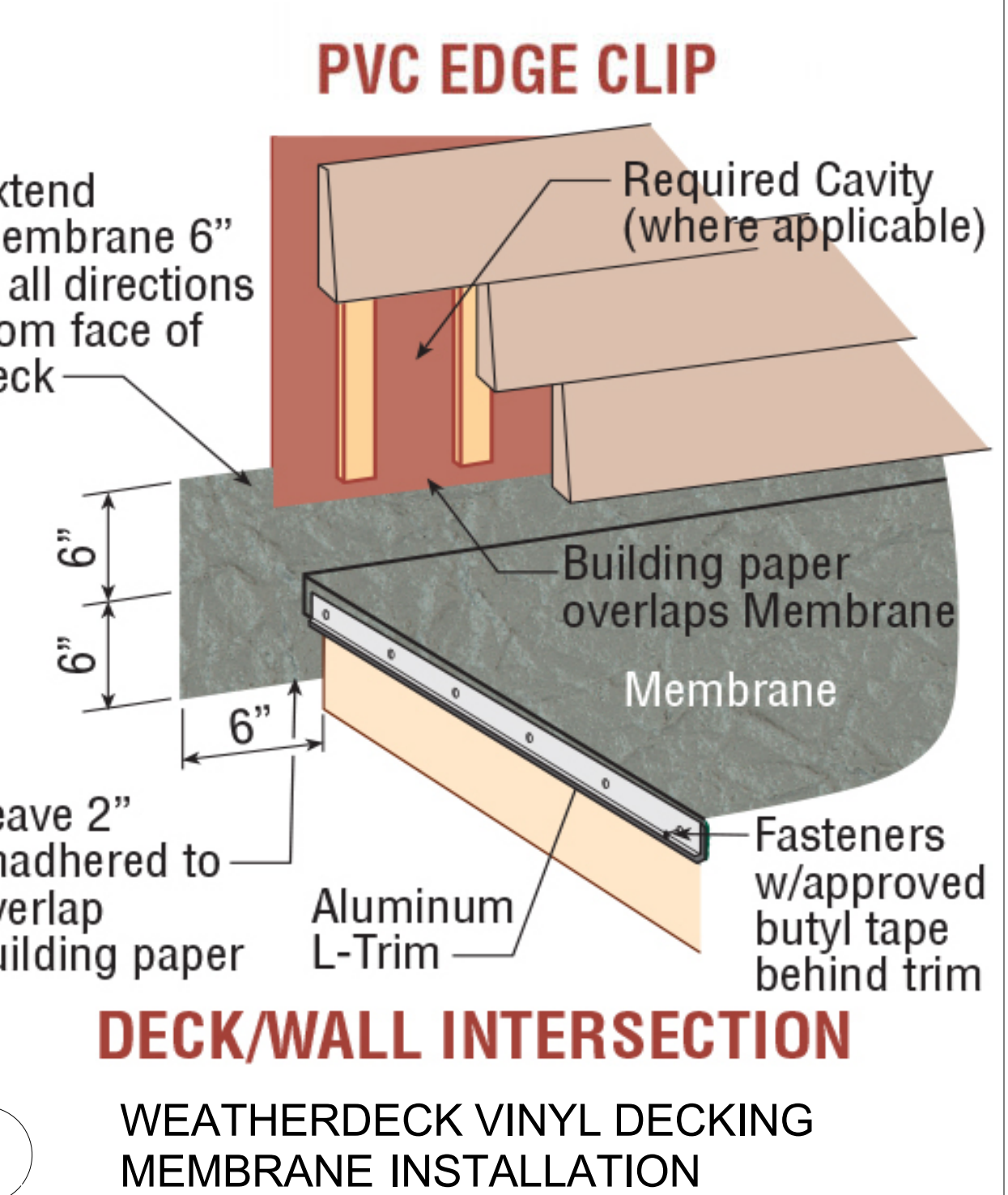
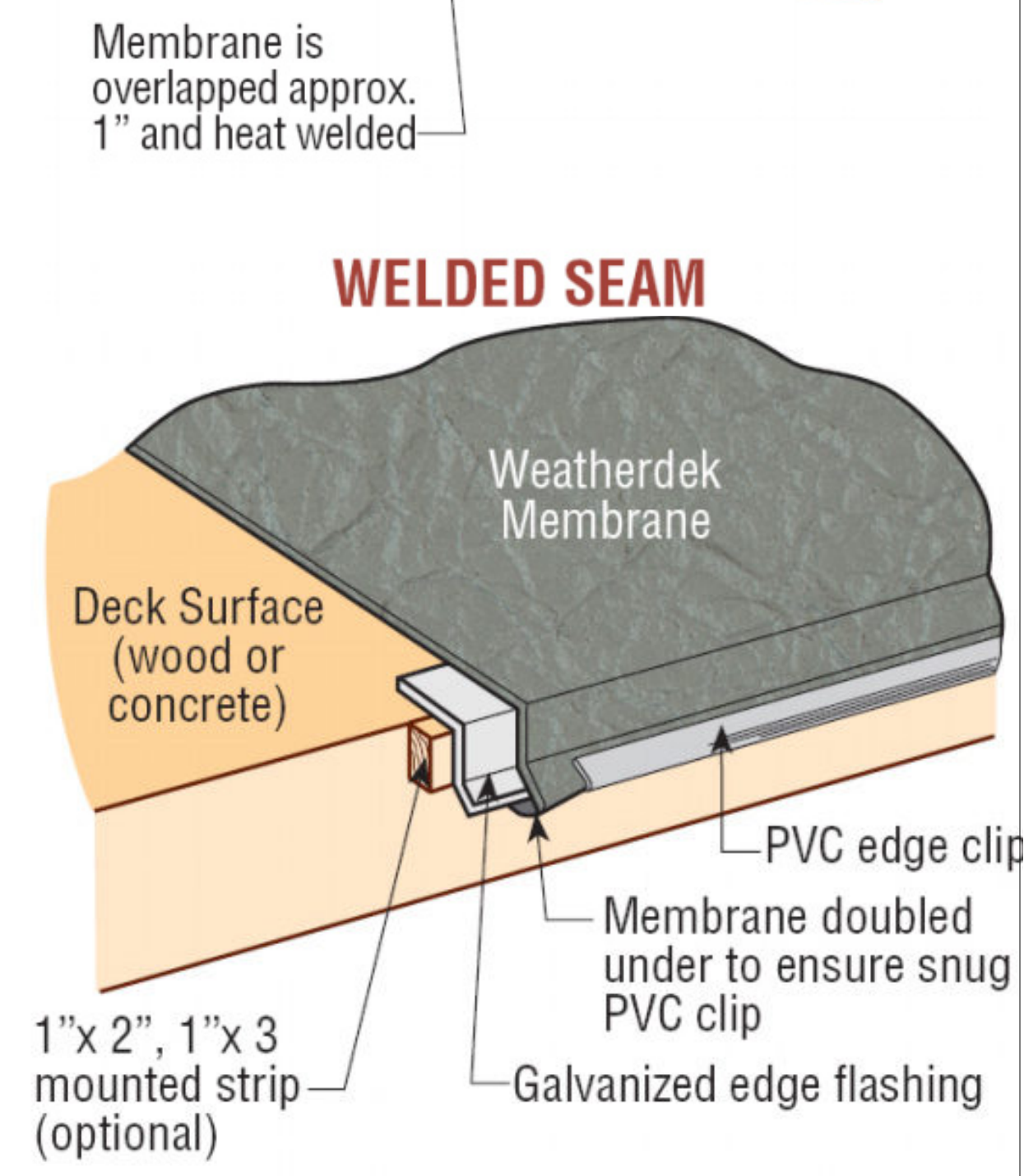
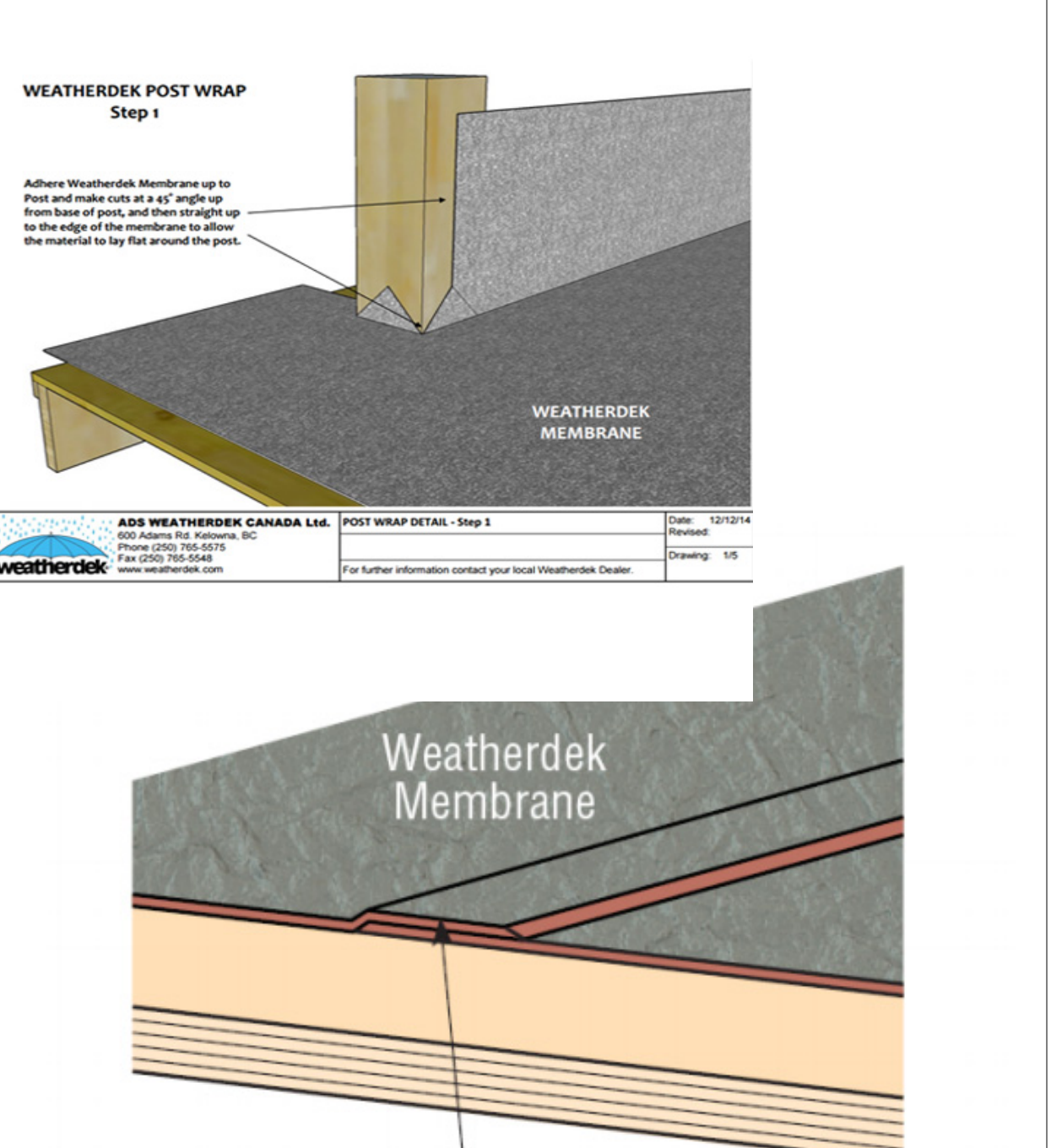
Sierra 48 in. Wall/Built-in Linear Electric Fireplace

Heat Output (BTU/hour) 4777
Assembled Width (in.) 48 in
Assembled Height (in.) 19.5 in
Certifications and Listings
CSA Listed, UL Listed
Voltage (volts) 120
Assembled Depth (in.) 5 in



WINDOW NOTES:

- ALL WINDOWS TO BE DOUBLE GLAZED, U.O.N.
- CONTRACTOR SHALL VERIFY ALL FINAL MANUFACTURER'S WINDOW SIZES BEFORE ORDERING AND INSTALLING.
- ALL HEADER HEIGHTS TO BE MEASURED FROM TOP OF PERSPECTIVE SUBFLOOR, U.O.N.
- ALL WINDOWS AND DOORS MUST BE TEMPERED GLASS ON THE EXTERIOR PANE.



WINDOW SCHEDULE

WINDOW #	QUANT.	LOCATION	TYP.	EGRESS	TEMPERED GLS	NEW	REPLACE
1	1	DRESSING ROOM	16"x4'6" CSMNT. SILL 26"		●	●	
2	1	SAUNA	7'X4'6" CSMNT SILL 26"		●	●	
3	1	EXERCIZE ROOM	3'x4'6" CSMNT. SILL 26"		●	●	
4	1	EXERCIZE ROOM	3'x4'6" CSMNT. SILL 26"		●	●	
5	1	EXERCIZE ROOM	5020 awning		●	●	
6	1	EXERCIZE ROOM	5020 awning		●	●	

GLASS DOOR SCHEDULE

1	ENTRY GLASS DOOR 6068	●	●
2,3,4	FRENCH GLASS DOORS 6068 TEMP.	●	●

WINDOW NOTES:

- ALL WINDOWS TO BE DOUBLE GLAZED, U.O.N.
- CONTRACTOR SHALL VERIFY ALL FINAL MANUFACTURER'S WINDOW SIZES BEFORE ORDERING AND INSTALLING.
- ALL HEADER HEIGHTS TO BE MEASURED FROM TOP OF PERSPECTIVE SUBFLOOR, U.O.N.
- THE MAXIMUM U-FACTOR FOR NEW WINDOWS & SKYLIGHTS TO BE 0.32

Per CRC R337.8.2.1

A. All exterior windows, curtain walls, and window walls shall utilize insulating-glass (i.e. minimum dual pane) with a minimum of one tempered pane (inner or outer pane) meeting the requirements of Section 2406 Safety Glazing, OR

B. Glass block units. OR

C. Approved, listed, 20-minute rated windows when tested according to NFPA 257. OR

D. Windows complying with SFM 12-7A-2. For items C and D, provide specifications showing approved listing to Building Official, upon plan review submittal.

EXTERIOR DOOR REQUIREMENTS:

Exterior doors per CRC R337.8.3

A. All exterior doors (other than vehicular access doors to garages) shall be solid-core, not less than 1-3/8 inches thick, and utilize multiple-glazed panels consisting of not less than dual pane glazing, with at least one tempered glass pane, if applicable. OR

B. Noncombustible or ignition resistant exterior surface or cladding material. OR

C. Approved, listed, 20-minute rated door when tested according to NFPA 257. OR

D. Doors complying with SFM 12-7A-1. For items C and D, provide specifications showing approved listing to Building Official, upon plan review submittal.

Doors 1,2,3 type to be one of the options A,B,C, and D shown above for example the glass door shall be solid-core, not less than 1-3/8 inches thick, and utilize multiple-glazed panels consisting of not less than dual pane glazing, with at least one tempered glass pane.

TEMPERED GLASS REQUIREMENTS

Tempered, or other safety glazing, will be provided at glazing meeting all the following conditions (CRC 308.1, 380.4):

- In the same plane of a door in the closed position and within two feet of either side of the door.
- On a wall perpendicular to the plane of a door in a closed position and within 24 inches of the hinge size of in-swinging door.
- Adjacent to a bottom stair landing where glazing is less than 36 inches above the landing and within 60 inches horizontally of the landing.
- Adjacent to stairs where glazing is located less than 36 inches above the plane of the adjacent walking surface.
- Within a portion of wall enclosing a tub/ shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.

ALL GASS PANELS AT FRONT EGRESS DOOR SHALL BE TEMPERED. PANELS OF SWINGING, SLIDING OR BIFOLD DOORS AND BALCONY DOOR SHALL BE TEMPERED. DOORS AND ENCLOSURE FOR WHIRLPOOLS, STEAM ROOMS, BATHRUBS, AND SHOWER INCLUDING ALL DOORS AND GLASS PANELS AT SHOWER SHALL BE TEMPERED.

REVISIONS

- 12.19.22.
- 04.18.23.

BY

PROJECT FOR YURI RABOVER
15724 APOLLO HEIGHTS CT,
SARATOGA, CA,

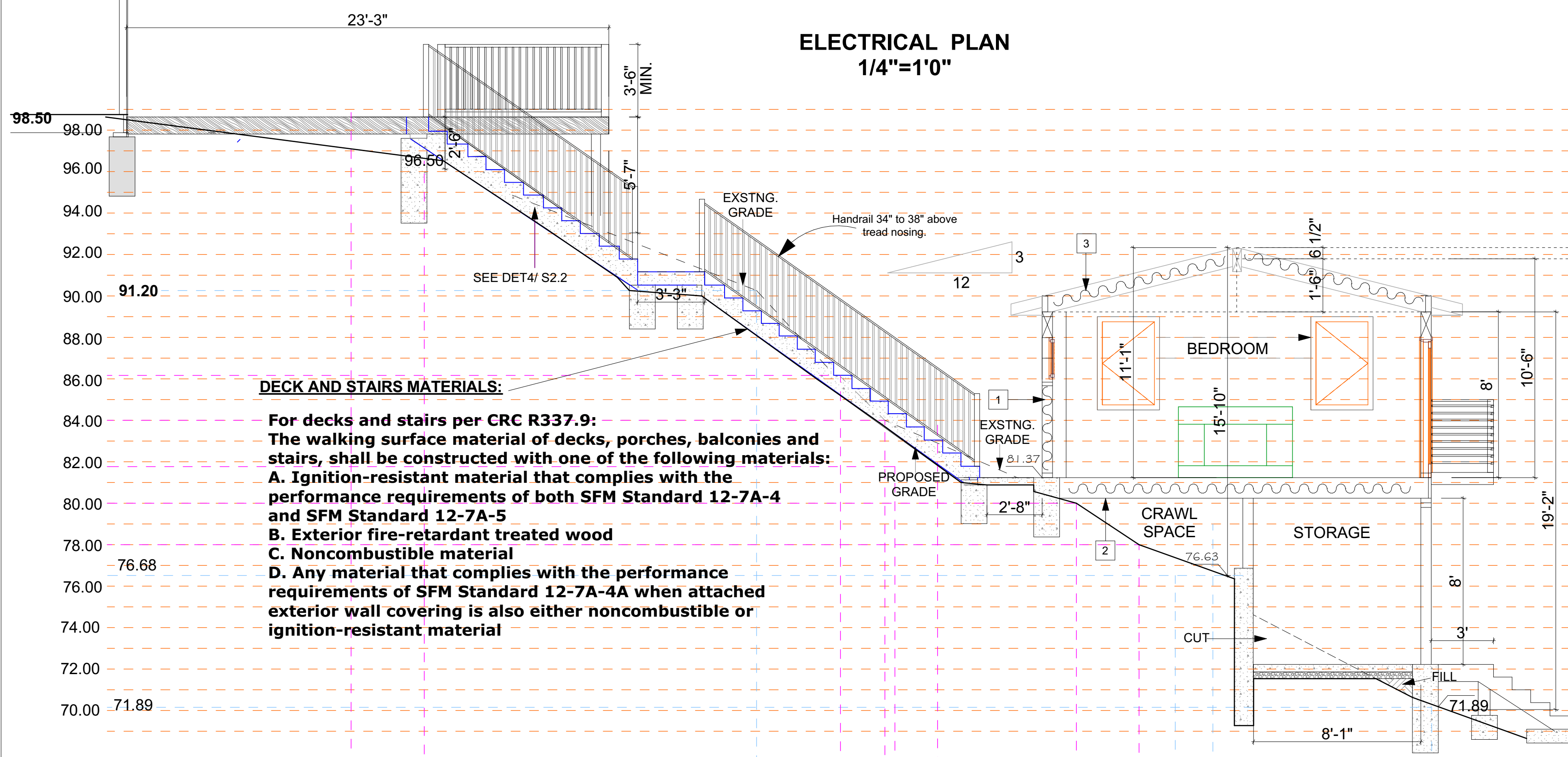
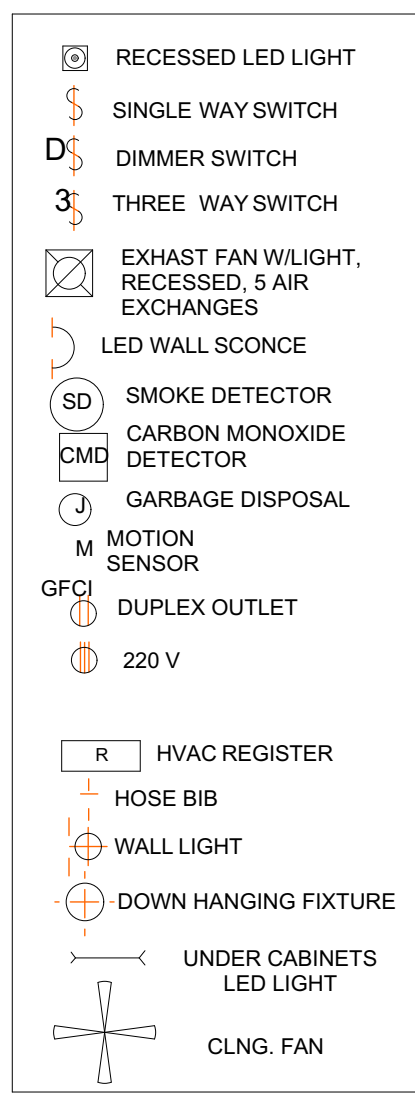
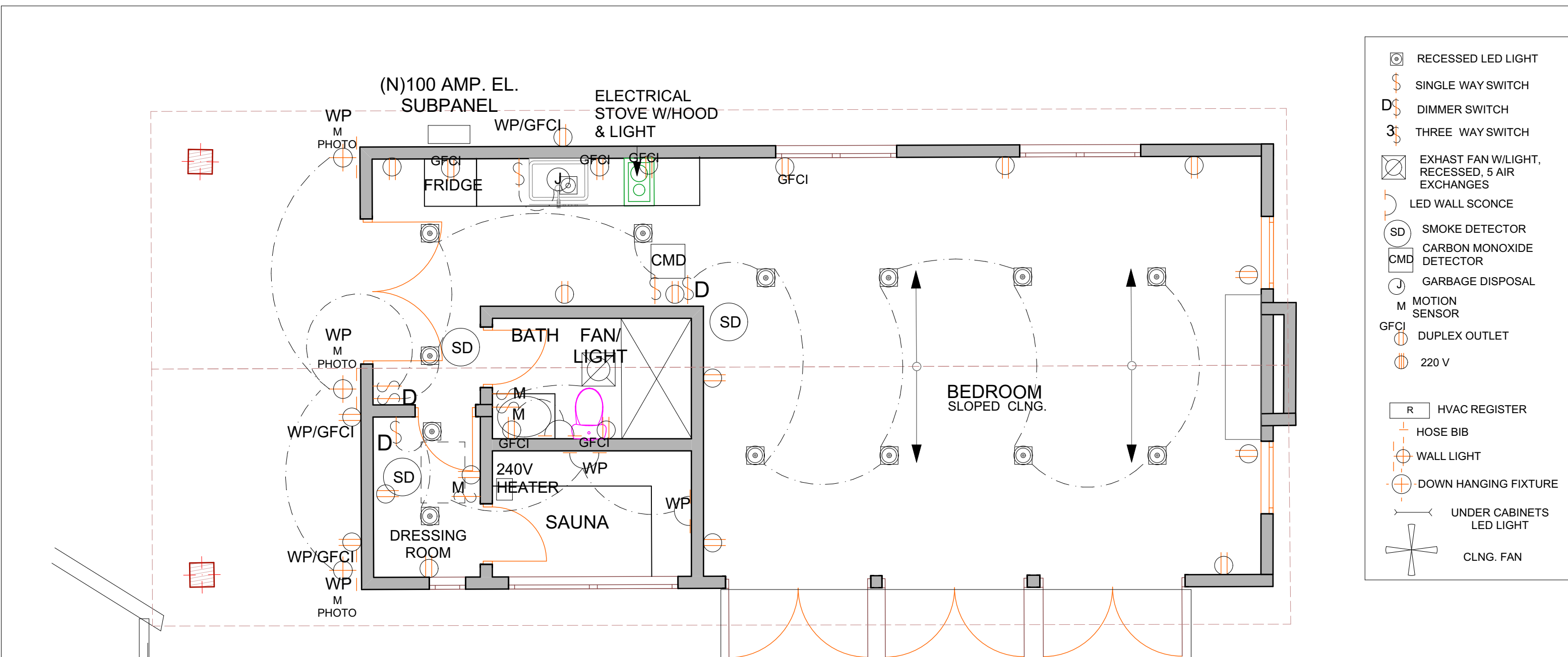
NATALIA AMATUNI
RESIDENTIAL DESIGN
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408 4200411

PROJECT NO.

DATE

A7 OF

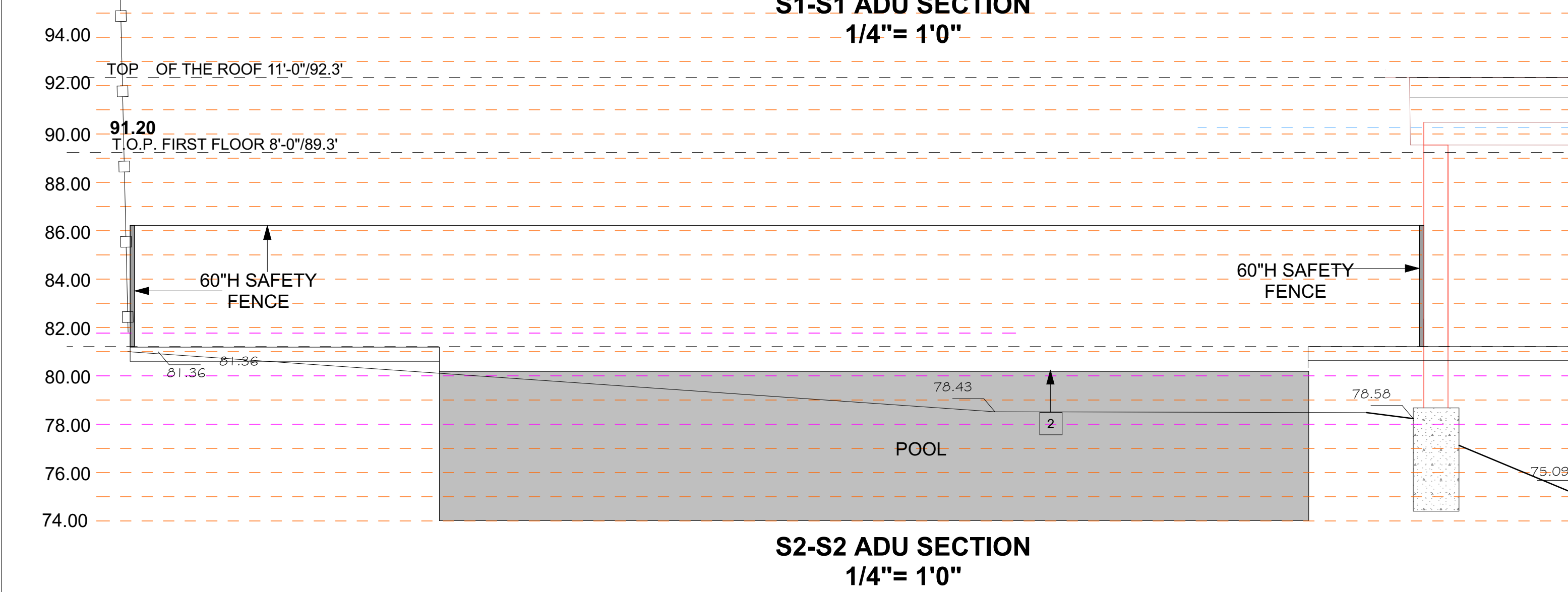
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DECK AND STAIRS MATERIALS:

For decks and stairs per CRC R337.9: The walking surface material of decks, porches, balconies and stairs, shall be constructed with one of the following materials:

- A. Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5
- B. Exterior fire-retardant treated wood
- C. Noncombustible material
- D. Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material



CARBON MONOXIDE DETECTORS

CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Alarm should be located at least 6 inches (152mm) from all exterior walls and at least 3 feet (0.9 meters) from supply or return vents.

Carbon Monoxide Alarm shall be hard-wired with a battery backup. When more than one alarm is required to be installed within an individual dwelling unit, the carbon monoxide alarms shall be interconnected in such manner that the activation of the alarm will activate all of the alarms per CRC R 315.7.

Review the location of switches, outlets, lights, etc. with the owner at the time of box rough-in prior to final wiring.

NOTE 2:

- a) For the bathroom, receptacle outlets shall be supplied by dedicated 20 AMP branch circuit per CEC 210.11(C)3. This circuit cannot supply any other receptacles, lights, fans, etc (Exception - where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be allowed.)
- b) For the kitchen, a min. of two 20 AMP. dedicated circuits shall be provided for small appliances. CEC 210.52(C)2.
- c) For laundry room, Laundry receptacle outlet to be supplied by a dedicated 20 AMP branch circuit per CEC 210.11(C)2.
- d) For receptacles, located outdoors, shall be GFCI protected and weatherproof per CEC 210.8 and 406.9(B)
- e) All 120-volt, single phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit family rooms, living rooms, dining rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit. CEC 210.12
- f) All 125-volt, 15- and 20- ampere receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.12.

Note:

Tamper resistant receptacles are required for all dwelling unit 125-volt, 15- and 20-amp. receptacles and shall be listed. CEC 406.11

Smoke detectors are required in each bedroom, and carbon monoxide/ smoke detectors are required adjacent to each bedroom and at least one on each level. CRC R314 & R315

All shower and tub/ shower individual control valves shall be pressure balancing or the thermostatic mixing valve type.

Receptacle outlets in the bathrooms shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets. Receptacle to be on the wall within 3' of sink basin and GFCI protected. CEC 210.52 (d)

All concealed light fixtures will be I.C. rated, wherever insulation is required. CEC 410.66

Termination of all environmental air ducts (bathroom fans) shall be a minimum of three feet from the property lines or any openings into the building. It must be 3 feet away from doors, windows, opening skylights or attic vents. CMC 504.6

Water closet shall have an average consumption of not more than 1.28 gallons of water per flush. CPC 402.3

Clear space in front of the water closet or bidet not to be less than 24 inches. CPC 408.6

NOTE 1:

WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS, THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED PER CRC R314.4, R314.5, R315.2.4 AND R315.2.5

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER CRC R314.4.

SEE PANASONIC ERV FAN SPECS ON THE SHEET A2.1

All newly installed lighting to be high efficacy in accordance with CEC Table 150.0A per CEC 150.0(k).

Crawl space & Storage

Required Fireproofing of floors per CRC- R302.13 Floor assemblies shall be provided with a 1/2-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member.

provide 1/2-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member

LOCATION OF EXHAUST OUTLETS

FOR ALL ENVIRONMENTAL AIR EXHAUST: 3 FEET FROM OPERABLE OPENINGS INTO BUILDING PER CMC 504.5

IN DWELLING UNITS, ALL 125- VOLT, SINGLE PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED IN THE FOLLOWING LOCATION SHALL HAVE GFCI PROTECTION:

- a) BATHROOM
- b) GARAGES
- c) OUTDOOR
- d) CRAWL SPACE

Light fixtures located in tub or shower enclosures are labeled "suitable for wet locations" or "suitable for damp locations". CEC 410.10 (A)

Note 3:

Fan and light combination fixture to be separately switched per CEC 150.0(k)(2)(B)

KITCHEN

BATHROOM

Kitcken exhaust hood shall be 100 cfm. min.

All fixtures to be high efficacy.

Note 6:

Vacancy sensor instead of motion sensor type per CEC 150.0.k.5

GARAGE, LAUNDRY ROOMS, AND UTILITY ROOMS

Note 7:

At the garage, laundry room, and utility rooms all light fixtures to be high- efficacy and controlled by vacancy sensor per CEC 150.0.k.7.

OTHER THAN KITCHEN, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS

Note 8:

At bedrooms, dining rooms, living rooms, and similar spaces, luminaires to be high efficacy

Note 9:

For recessed luminaires, luminaires shall be listed for zero clearance insulation contact (IC) by UL or other nationally recognized testing/ rating laboratory: CEC 150.k.8.

OUTDOOR LIGHTING

Note 10:

ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY WITH MANUAL ON/ OFF SWITCH AND ONE OF THE FOLLOWING WITH ACCORDANCE WITH CEC 150.0(K)3:

- i. PHOTOCONTROL AND MOTION SENSOR
- ii. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
- iii. ASTRONOMICAL TIME SWITCH CONTROL
- iv. ENERGY MANAGEMENT CONTROL SYSTEMS.

NOTE 11:

COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

NOTE 12: GFCI & AFCI

PROVIDE GROUND -FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION PER CEC SECTION 210-8 FOR RECEPTACLE OUTLETS LOCATED AT BATHROOMS, LAUNDRY, OUTDOORS AND WITHIN 6' OF SINK.

USE ARC- FAUL CIRCUIT (AFCI) DEVICE FOR ALL RECEPTACLE OUTLETS IN ALL FAMILY ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY AREAS AND SIMILAR ROOM/ AREAS PER CEC 210-12.

AFCI PROTECTION REQUIRED FOR ALL NEW ELECTRICAL OUTLETS I.E. LIGHTS, RECEPTACLE'S, SMOKE AND CO DETECTORS

PER TITLE 24 REPORT:

ELECTRIC DUCTED HEAT PUMP: Mitsubishi SV-KP30NA TH - 30k BTU Cooling + Heating - M-Series Multi-Position Air Handler Air Conditioning System - 18.0 SEER

Water heater -40 gallon heat pump water heater tank.

Windows/doors need to meet or beat 0.35 u-factor and 0.25 SHGC

Solar to be installed

ERV fan

- 1 R- 19 MIN. THERMAL INSULATION NEW WALLS
- 2 R- 19 MIN. THERMAL INSULATION FLOORS
- 3 R- 30 MIN. THERMAL INSULATION NEW ROOF ATTIC & VAULTED CEILING

REVISIONS

12.19.22.

BY

PROJECT FOR YURI RABOVER
15724 APOLLO HEIGHTS CT,
SARATOGA, CA,

NATALIA AMATUNI
RESIDENTIAL DESIGN
n.amatun@gmail.com
408 4200411

PROJECT NO.

DATE

A8
OF

SHEET NUMBER



COUNTY OF SANTA CLARA

2019 CALGREEN RESIDENTIAL CHECKLIST (MANDATORY)

County Amendments to CALGreen are in Italics.

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

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date, Installer or Designer Signature. Includes sections for PLANNING AND DESIGN, ENERGY EFFICIENCY, WATER EFFICIENCY & CONSERVATION, and ENVIRONMENTAL QUALITY.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date, Installer or Designer Signature. Includes sections for MATERIAL CONSERVATION & RESOURCE EFFICIENCY, ENVIRONMENTAL QUALITY, and SPECIALTY APPLICATIONS.

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date, Installer or Designer Signature. Includes sections for ENVIRONMENTAL QUALITY, MANDATORY REQUIREMENTS (Continued), and INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS.

TABLE 4.504.5 FORMALDEHYDE LIMITS' Maximum Formaldehyde Emissions in Parts per Million. Table with 2 columns: PRODUCT, CURRENT LIMIT.

1. Values in this table are derived from those specified by the California Air Resources Board... 2. Thin medium density fiberboard has a maximum thickness of 1/8 inch (3 mm).

TABLE 4.504.1 ADHESIVE VOC LIMITS' Less Water and Less Exempt Compounds in Grams per Liter

Table with 2 columns: ARCHITECTURAL APPLICATIONS, VOC LIMIT. Lists various adhesive types and their corresponding VOC limits.

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

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

Table with 2 columns: SEALANTS, VOC LIMIT. Lists sealant types and their corresponding VOC limits.

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS' Less Water and Less Exempt Compounds

Table with 2 columns: COATING CATEGORY, VOC LIMIT. Lists various coating categories and their corresponding VOC limits.

1. Grams of VOC per liter of coating, including water and including exempt compounds. 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. 3. Values in this table are derived from those specified by the California Air Resources Board...

Construction Waste Management (CWM) Plan

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

Project Name: RABOVER ADU & OUTSIDE KITCHEN & DECKS
Job #: DEV22-1996
Project Manager: Paul Vandonzel
Waste Hauling Company: Zanker recycling
Contact Name: Paul Vandonzel

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

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

- 1. The project's overall rate of waste diversion will be %.
2. This project shall generate the least amount of waste possible by planning and ordering carefully...
3. Spreadsheet 1, enclosed, identifies the waste materials that will be generated on this project...
4. Waste prevention and recycling activities will be discussed at the beginning of weekly subcontractor meetings...
5. Salvage: Excess materials that cannot be used in the project, nor returned to the vendor, will be offered to site workers...
6. drop boxes will be taken to... will provide a commingled drop box at the jobsite for most of the construction waste...
7. In the event that the waste diversion rate achievable via the strategy described in (6) above, is projected to be lower than what is required...
8. will track and calculate the quantity (in tons) of all waste leaving the project...
9. In the event that Subcontractors furnish their own debris boxes as part of their scope of work...
10. In the event that site use constraints (such as limited space) restrict the number of debris boxes that can be used...
11. Debris from jobsite office and meeting rooms will be collected by... will, at a minimum, recycle office paper, plastic, metal and cardboard.

Construction Waste Management (CWM) Worksheet

Form for Construction Waste Management (CWM) Worksheet. Includes fields for Project Name, Job Number, Project Manager, Waste Hauling Company, and a table for Waste Material Type, Commingled and Sorted Off Site, Source Separated on Site, and Projected Diversion Rate.

Construction Waste Management (CWM) Acknowledgment

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

Form for Construction Waste Management (CWM) Acknowledgment. Includes fields for Project Name, Job Number, Project Manager, Waste Hauling Company, and a section for Foreman Acknowledgment.

Table for Foreman Acknowledgment with columns: DATE, SUBCONTRACTOR COMPANY NAME, FOREMAN NAME, SIGNATURE.

Project Information

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



CG-1

CALGREEN 2019 NOTES – MANDATORY REQUIREMENTS:

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

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

3. NEW CONSTRUCTION SHALL COMPLY WITH CALGREEN SECTION 4.106.4.1 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

EXCEPTIONS:

- A. WHERE COUNTY OF SANTA CLARA HAS DETERMINED EV CHARGING AND INFRASTRUCTURE ARE NOT FEASIBLE.
- B. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

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

THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

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

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

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

7. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0), WHICHEVER IS MORE STRINGENT.

8. NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.

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

10. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN SECTION 4.408.2 OR 4.408.3.

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

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

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

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

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

13. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE SANTA CLARA COUNTY ORDINANCES AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 6, RULE 3.

14. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

15. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF CALGREEN TABLES 4.504.1 OR 4.504.2 AS REPRODUCED ON SHEET CG-1. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED BELOW.

AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

16. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3 SHEET CG-1. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3, SHEET CG-1 SHALL APPLY.

17. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

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

19. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- C. NSF/ANSI 140 AT THE GOLD LEVEL.
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1, SHEET CG-1.

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.

B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).

C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

21. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 4.504.5 SHEET CG-1.

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

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

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

- A. A 4-INCH-THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED.
- B. A SLAB DESIGN SPECIFIED BY THE LICENSED DESIGN PROFESSIONAL.

24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.

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

- A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - 1. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - 2. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

26. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

27. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS.

28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE COUNTY OF SANTA CLARA FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

29. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE COUNTY OF SANTA CLARA WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.



Certificate of Compliance for RABOVER ADU. Includes project information, energy design ratings, compliance margins, energy use summary, and required PV systems. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, energy design ratings, compliance margins, energy use summary, and required PV systems. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, required special features, HERS feature summary, and building features information. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, zone information, opaque surfaces, and attic details. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, fenestration/glazing details, and overhangs/air fins. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, opaque surface constructions, and details for various construction types. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, building envelope, water heating systems, water heaters, and water heating details. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, space conditioning systems, HVAC heat pumps, and HVAC heat pumps verification. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, HVAC distribution systems, HVAC distribution HERS verification, and HVAC fan systems. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, IAQ (Indoor Air Quality) HERS, and IAQ recovery effectiveness. Includes CalCERTS logo and registration details.

Certificate of Compliance for RABOVER ADU. Includes project information, documentation author's declaration statement, responsible person's declaration statement, and HVAC fan systems HERS verification. Includes CalCERTS logo, registration details, and a QR code.

FRI Energy Consultants, LLC
21 N. Harrison Avenue, Suite 210
Campbell, Ca. 95008
Phone: 408-866-1620
Fax: 408-866-6832

T24-1

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.

Table with sections: Building Envelope Measures, Ceiling and Vapor Barrier, Insulation Requirements, Radiant Barrier, Wall Insulation, Raised-Floor Insulation, Vapor Retarder, Vapor Barrier, Fireplaces, Decorative Gas Appliances, and Space Conditioning, Water Heating, and Plumbing System Measures.

2019 Low-Rise Residential Mandatory Measures Summary

Table with sections: Clearances, Liquid Line Driv, Storage Tank Insulation, Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation, Insulation Protection, Gas or Propane Water Heating Systems, Pool and Spa Systems and Equipment Measures, Lighting Measures, Ducts and Fans Measures, and Factory-Fabricated Duct Systems.

2019 Low-Rise Residential Mandatory Measures Summary

Table with sections: Requirements for Ventilation and Indoor Air Quality, Single Family Detached Dwelling Units, Multifamily Attached Dwelling Units, Multifamily Building Central Ventilation Systems, Field Verification and Diagnostic Testing, Pool and Spa Systems and Equipment Measures, Lighting Measures, and Interior Switches and Controls.

2019 Low-Rise Residential Mandatory Measures Summary

Table with sections: Interior Switches and Controls, Interior Switches and Controls, Interior Switches and Controls, Residential Outdoor Lighting, Internally Illuminated Address Signs, Residential Garages for Eight or More Vehicles, Interior Common Areas of Low-Rise Multifamily Residential Buildings, Solar Ready Buildings, and Interior Switches and Controls.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY. Includes project name (Rabover ADU), date (7/20/2022), and detailed tables for Engineering Checks, System Load (Heating, Cooling, Air System), and Psychrometrics for both Heating and Cooling systems.

FRI Energy Consultants, LLC
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RABOVER ADU
15724 APOLLO HEIGHTS CT
SARATOGA, CA 95070
T24-2

GRADING PLAN IN THE CITY OF SARATOGA STATE OF CALIFORNIA

General Notes

1. A copy of the grading permit and approved grading plans shall be in the possession of a responsible person and available at the site at all times.
2. Any modifications of, or changes to, approved grading plans shall be approved by the City Engineer prior to implementation in the field.
3. All graded sites shall have drainage swales, berms and other drainage devices approved at the rough grading stage.
4. The Field Engineer shall set drainage stakes for all drainage devices.
5. All storm drain work shall be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the Engineering Services Division.
6. Final grading shall be approved before occupancy of buildings will be allowed.
7. Construction of the retaining wall(s) shown on these plans requires a separate permit from the Building & Safety Division.
8. All subdrain outlets shall be surveyed for line and elevation. This shall be shown on the as-built grading plan included in the final geotechnical and geology report.
9. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall consist of jute netting and effective planting, or other devices satisfactory to the City Engineer.
10. A preventive program to protect the slopes from potential damage from burrowing rodents is required. Owner shall inspect slopes periodically for evidence of burrowing rodents and at first evidence of their existence shall employ an exterminator for their removal.
11. Where necessary, check dams, cribbing, riprap, or other devices or methods shall be employed for erosion control. Jute netting shall be immediately installed on any slopes having a vertical height of seven feet or more and steeper than 3:1 (H:V) to minimize or control erosion problems.
12. Roof drainage shall be diverted from graded slopes.
13. All construction and grading within Storm Drain easement shall be per approved Storm Drain plan.

Additional Grading Notes

- All grading slopes shall be planted and sprinkled.
- A. Standard 12 inch high berm is required at top of all graded slopes.
 - B. No fill to be placed, until the city grading inspector has inspected and approved the bottom excavation.
 - C. All recommendations on the Geotechnical Report and Updates for the project shall be adhered to.
 - D. Temporary erosion control to be installed between October 1 and April 15. Obtain Grading Inspector's and Department of Public Works approval of proposed procedures. [>200 CY]

Inspection Notes

1. The permittee or their agent shall notify the Engineering Services Division at least one working day in advance of required inspections at following stages of the work:
 - a. Pre-grade item.
 - b. Initial. When the site has been cleared of vegetation and unapproved fill and it has been scarified, benched or otherwise prepared for fill. No fill shall be placed prior to this inspection.
 - c. Rough. When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slopes;
 - d. Final. When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the Record Drawings (As-Built Plans), required statements, and reports have been submitted.
2. In addition to the inspection required by the Engineering Services Division for Regular Grading, reports and statements shall be submitted to the City Engineer Geology and Soils Notes
3. All recommendations included in the consultant's soil and geology reports shall be complied with and are a part of the grading specifications.
4. Grading operations shall be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the Engineering Services Division.
5. The Consulting Geologist shall approve rough grading by final report prior to approval by the City Engineer. The final report shall include an as-built Geologic Map.

Geotechnical Engineer's Signature



Address:

15724 Apollo Heights Court, Saratoga, CA 95070

Assessor's Parcel Number

517-260-120

Project Owner

Yuri Rabover

Owner's or Responsible Agent's Signature

BASIS OF SURVEY:

TOPOGRAPHIC SURVEY PERFORMED BY CHRISTENSEN & PLOUFF SURVEYING ON 01/25/2021.

ELEVATIONS ARE ON ASSUMED DATUM

LEGAL DESCRIPTION:

LOT I 2 TRACT #33GO APOLLO HEIGHTS RECORDED IN BOOK 178 PAGES 38 - 39 OF SANTA CLARA COUNTY RECORDS

GEOTECHNICAL REPORT:

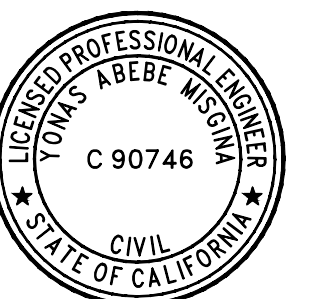
TITLE: GEOTECHNICAL INVESTIGATION UPDATE FOR PROPOSED NEW AD PREPARED BY: GEOFORENSICS, INC.

303 Vintage Park Drive #220, Foster City, CA 94044

Date Prepared: 01/26/2022

AREA	CUT	FILL	OVER-EX	IMPORT	EXPORT
RETAINING WALL	44.54 CY	1.38 CY	N/A	0	43.16 CY
ADU	19.11 CY	0 CY	N/A	0	19.11 CY
POOL PATIO	0 CY	0 CY	N/A	0	0 CY
TOTAL	63.65 CY	1.38 CY	N/A	0	62.27 CY

REV	DATE	DESCRIPTION



SIGN DATE:	
DATE:	07JUN2022
SCALE:	AS NOTED
DRAWN BY:	YM
CKD BY:	YM
PROJECT #:	

GRADING PLAN IN THE CITY OF SARATOGA STATE OF CALIFORNIA



NOTES:

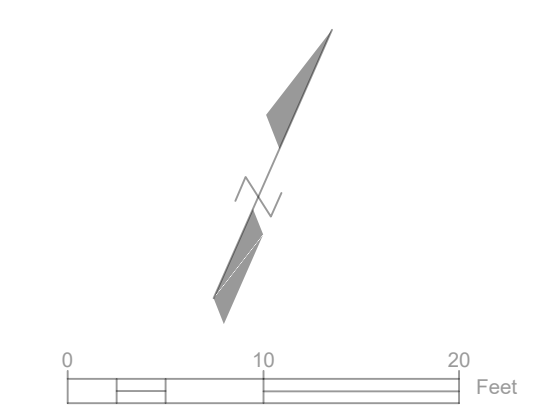
- ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

- RECONSTRUCT EXISTING WOOD DECK AND STAIRS
- EXISTING WOODEN RETAINING WALLS TO REMAIN
- CONCRETE RETAINING WALL, HEIGHT PER PLANS
- CONCRETE SURFACE FINISH, ELEVATIONS AND GRADES PER PLANS
- ROOF GUTTER DOWNSPOUT LOCATIONS
- PVC DRAINAGE PIPE, CONNECT TO DOWNSPOUTS
- 12" NDS GRATED SLOT DRAIN OR EQUIVALENT
- RIP-RAP ENERGY DISSIPATOR, SEE DETAILS HEREIN

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
EASEMENT	
EASEMENT E.A.E.	
EASEMENT OPEN SPACE	
HARDSCAPE	
NEW CONSTRUCTION LINE	
NEW BACKYARD PAVING	
BUILDING LINE	
BENCHMARK	
CLEAN OUT	
GAS METER	
UTILITY POLE W/ GUY WIRE	
VALVE	
CATCH BASIN / DROP INLET	
WATER METER	
UTILITY BOX (SIZE VARIES)	
SIGN	
POST	
TREE W/ SIZE AND ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
CONCRETE	
FENCE	
EDGE OF PAVEMENT	
EDGE DIRT ROAD	
SINGLE TREE	
TREES AND BRUSH	
SANITARY SEWER	
STORM DRAIN	
WATER	
JOINT TRENCH	



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

GRADING AND DRAINAGE PLAN
 Yun Rabover Residence
 15724 Apollo Heights Court
 Saratoga, CA 95070

REV	DATE	DESCRIPTION



SIGN DATE:
 DATE: 07JUN2022
 SCALE: 1" = 20'
 DRAWN BY: YM
 CKD BY: YM
 PROJECT #:

C-2.0

GRADING PLAN IN THE CITY OF SARATOGA STATE OF CALIFORNIA

NOTES:

- ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.

LEGEND

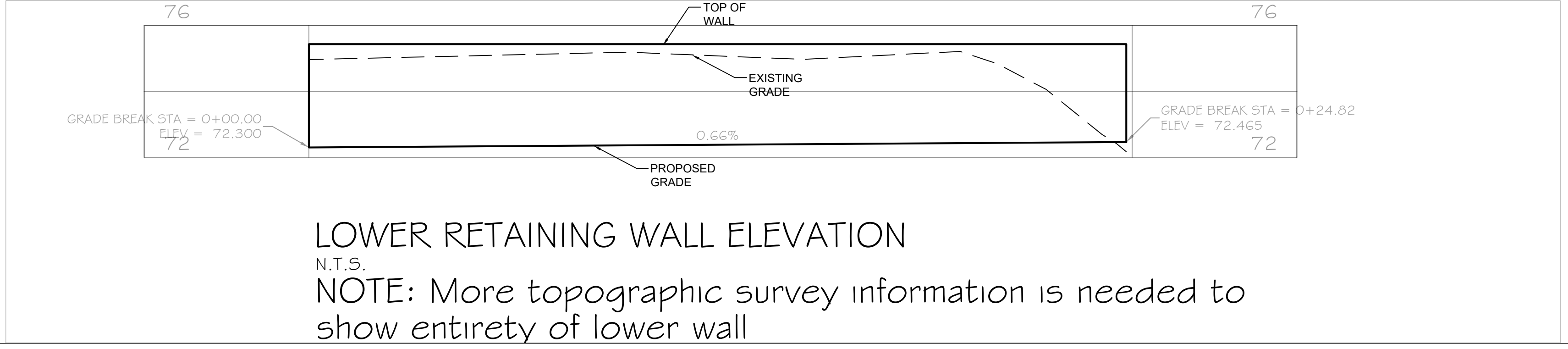
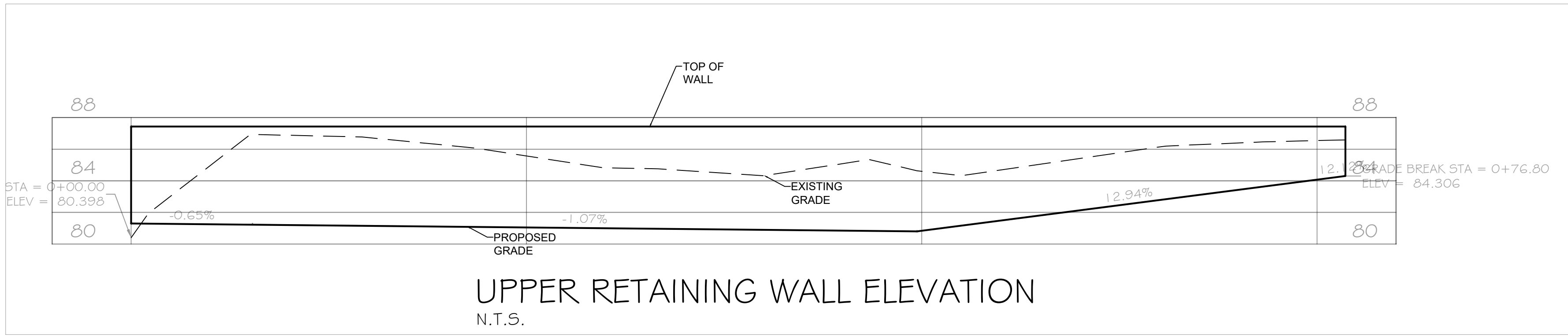
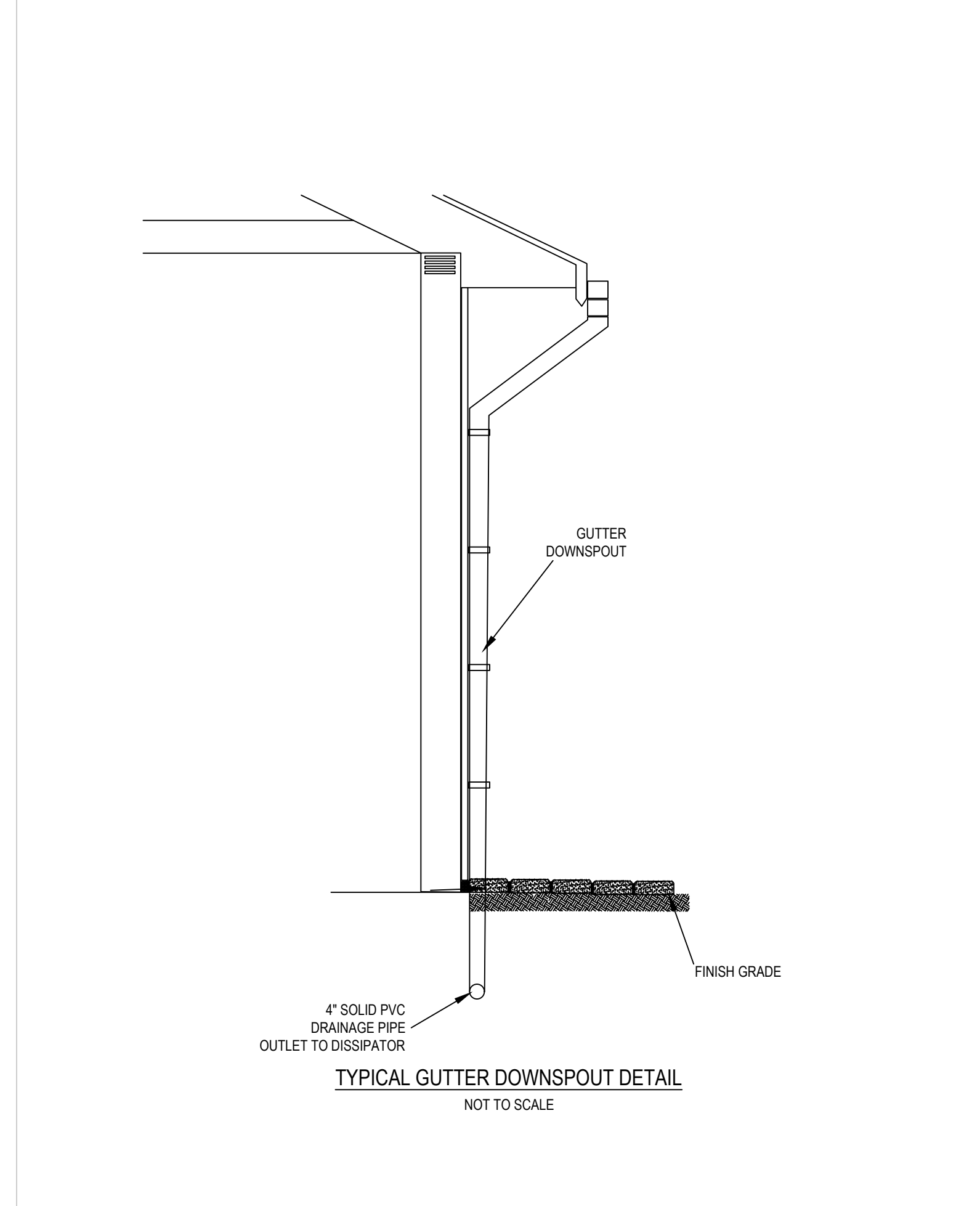
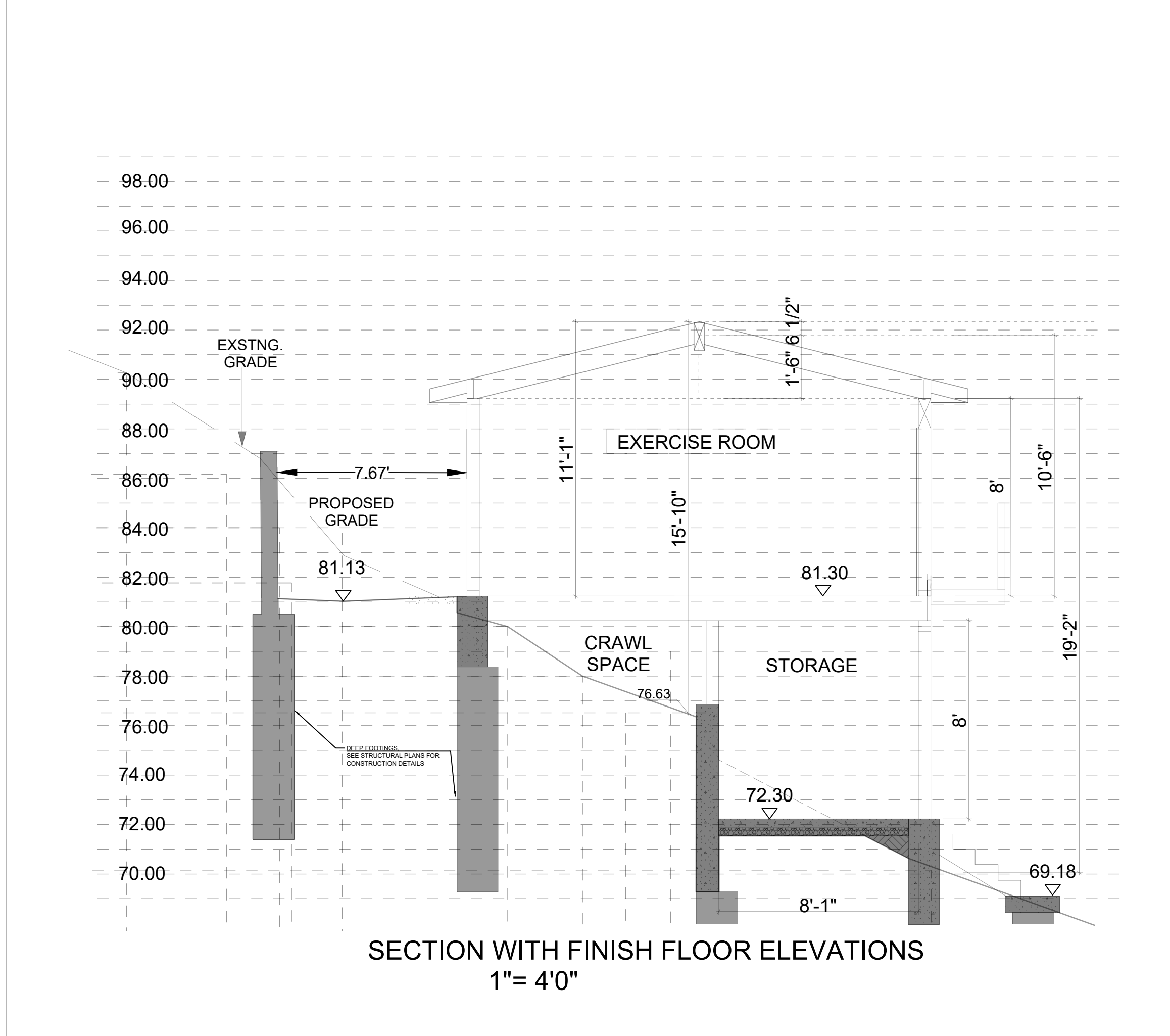
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ADJACENT PROPERTY LINE	
CENTERLINE	
EASEMENT	
EASEMENT E.A.E.	
EASEMENT OPEN SPACE	
HARDSCAPE	
NEW CONSTRUCTION LINE	
NEW BACKYARD PAVING	
BUILDING LINE	
BENCHMARK	
CLEAN OUT	
GAS METER	
UTILITY POLE W/ GUY WIRE	
VALVE	
CATCH BASIN / DROP INLET	
WATER METER	
UTILITY BOX (SIZE VARIES)	
SIGN	
POST	
TREE W/ SIZE AND ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
CONCRETE	
FENCE	
EDGE OF PAVEMENT	
EDGE DIRT ROAD	
SINGLE TREE	
TREES AND BRUSH	
SANITARY SEWER	
STORM DRAIN	
WATER	
JOINT TRENCH	

REV	DATE	DESCRIPTION



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PROJECT #:

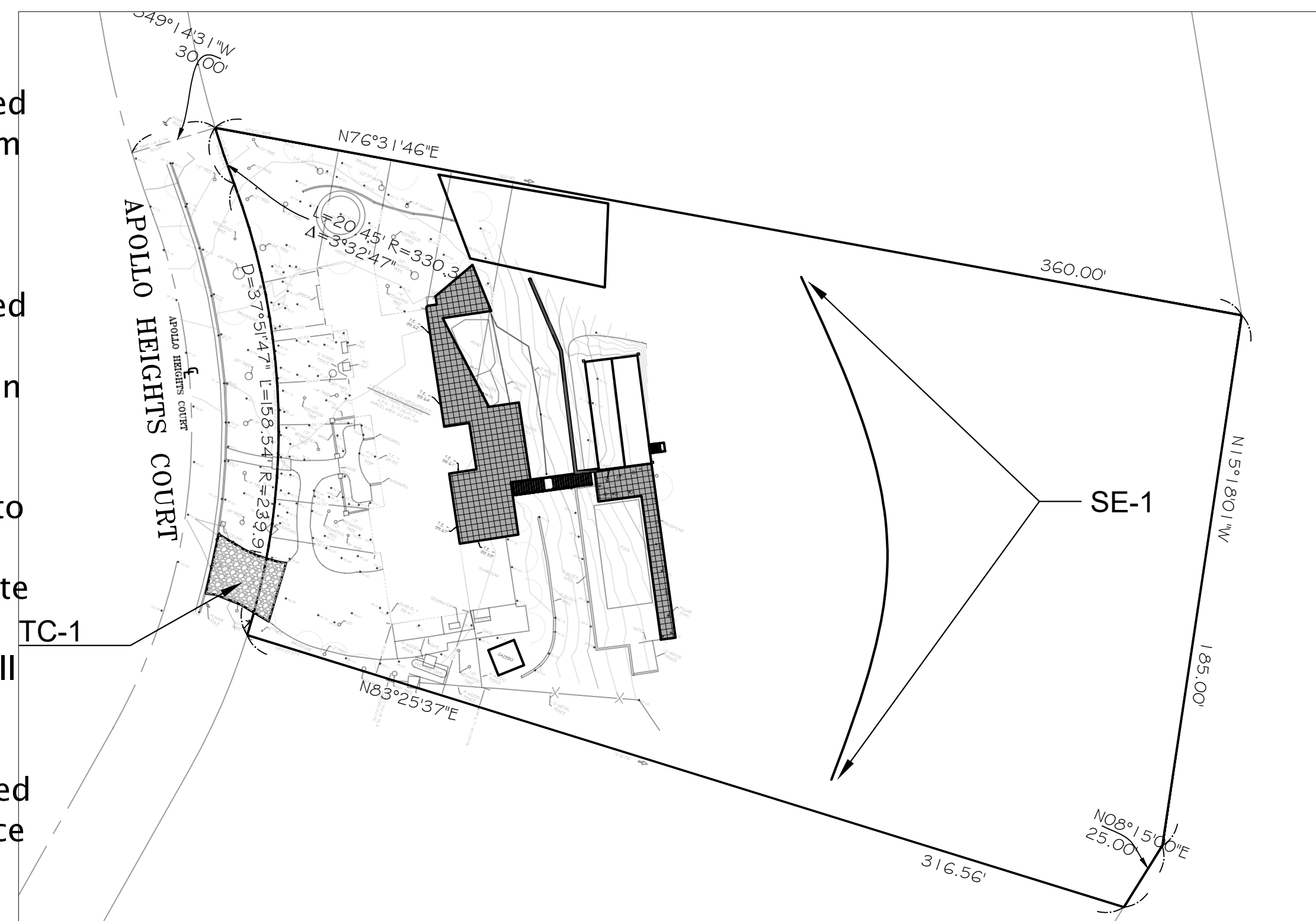
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GRADING PLAN IN THE CITY OF SARATOGA STATE OF CALIFORNIA

Stormwater Pollution Prevention Plan Notes

1. Every effort shall be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants shall be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses, or wind.
3. Stockpiles of earth and other construction-related materials shall be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and shall not contaminate the soil and surface waters. All approved storage containers shall be protected from the weather. Spills shall be cleaned up immediately and disposed of in a proper manner. Spills shall not be washed into the drainage system.
5. Excess or waste concrete shall not be washed into the public right-of-way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
6. Trash and construction-related solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to inhibit sediments from being deposited into the public right-of-way. Accidental depositions shall be swept up immediately and shall not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation shall be stabilized so as to inhibit erosion by wind and water.
9. The following BMP's as outlined in, but not limited to, the "Best Management Practice Handbook, California Stormwater Quality Task Force, Sacramento, California, the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by City inspectors)



Erosion Control

- EC1 – Scheduling
- EC2 – Preservation of Existing Vegetation
- EC3 – Hydraulic Mulch
- EC4 – Hydroseeding
- EC5 – Soil Binders
- EC6 – Straw Mulch
- EC7 – Geotextiles & Mats
- EC8 – Wood Mulching
- EC9 – Earth Dikes and Drainage Swales
- EC10 – Velocity Dissipation Devices
- EC11 – Slope Drains
- EC16 – Non-Vegetative Stabilization

Waste Management & Material Pollution Control

- WM1 – Material Delivery and Storage
- WM2 – Material Use
- WM3 – Stockpile Management
- WM4 – Spill Prevention and Control
- WM5 – Solid Waste Management
- WM6 – Hazardous Waste Management
- WM7 – Contamination Soil Management
- WM8 – Concrete Waste Management
- WM9 – Sanitary / Septic Waste Management
- WM10 – Liquid Waste Management

Temporary Sediment Control

- SE1 – Silt Fence
- SE2 – Sediment Basin
- SE3 – Sediment Trap
- SE4 – Check Dam
- SE5 – Fiber Rolls
- SE6 – Gravel Bag Berm
- SE7 – Street Sweeping and Vacuuming
- SE8 – Sandbag Barrier
- SE9 – Straw Bale Barrier
- SE10 – Storm Drain Inlet Protection

Wind Erosion Control

- WE1 – Wind Erosion Control

Equipment Tracking Control

- TC1 – Stabilized Construction Entrance/Exit
- TC2 – Stabilized Construction Roadway
- TC3 – Entrance / Outlet Tire Wash

Non-Stormwater Management

- NS1 – Water Conservation Practices
- NS2 – Dewatering Operations
- NS3 – Paving and Grinding Operations
- NS4 – Temporary Stream Crossing
- NS5 – Clear Water Diversion
- NS6 – Illicit Connection / Discharge
- NS7 – Potable Water / Irrigation
- NS8 – Vehicle and Equipment Cleaning
- NS9 – Vehicle and Equipment Fueling
- NS10 – Vehicle and Equipment Maintenance
- NS11 – Pile Driving Operations
- NS12 – Concrete Curing
- NS13 – Concrete Finishing
- NS14 – Material and Equipment Use
- NS15 – Demolition Adjacent to Water
- NS16 – Temporary Batch Plants

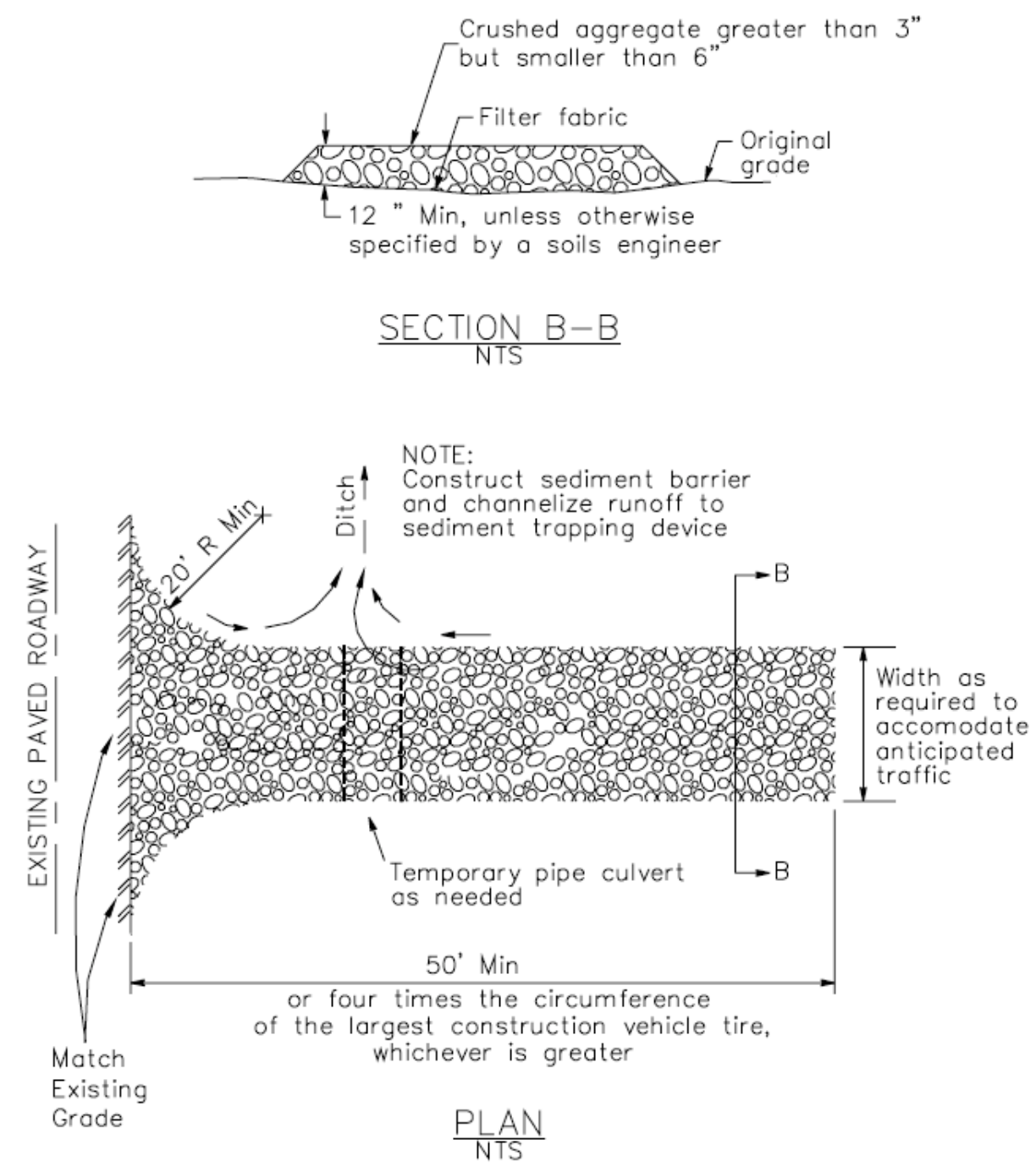
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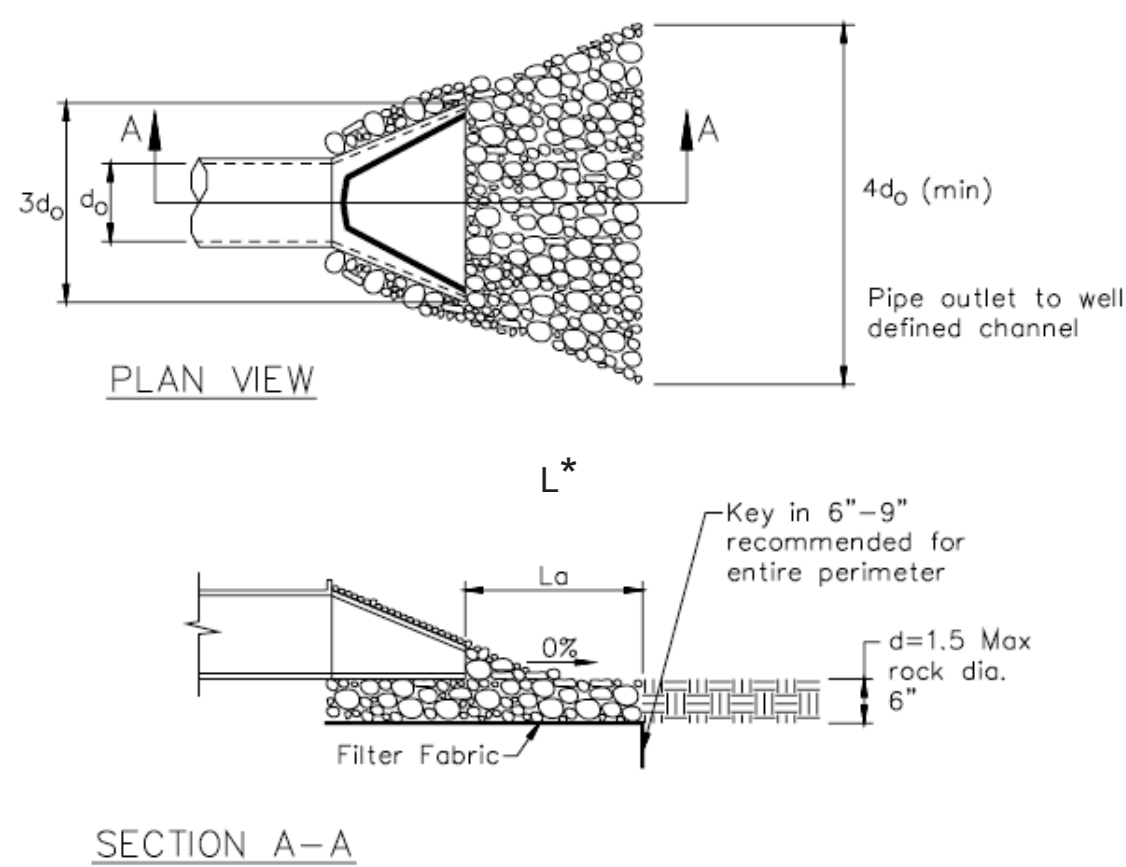
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

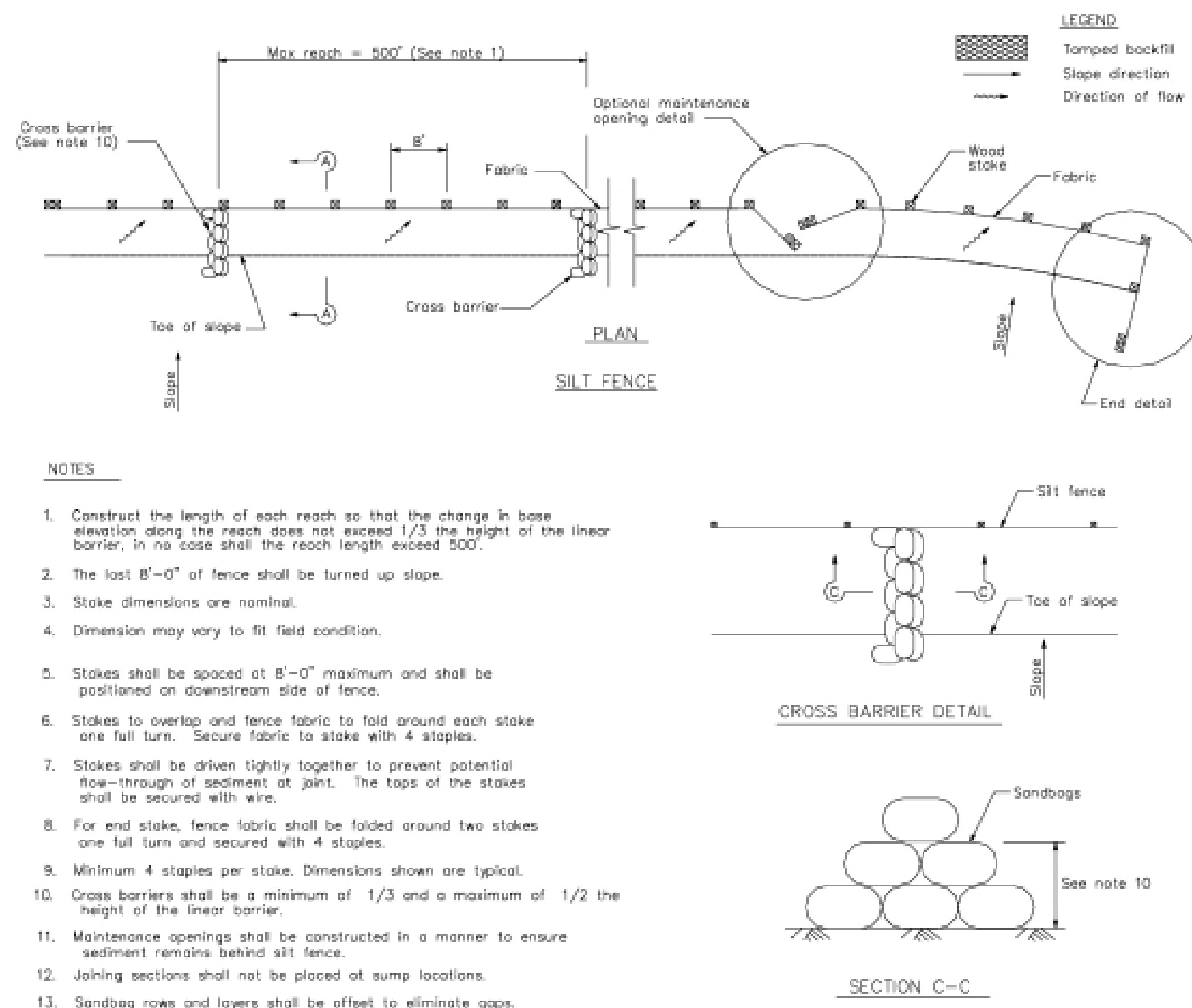


* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

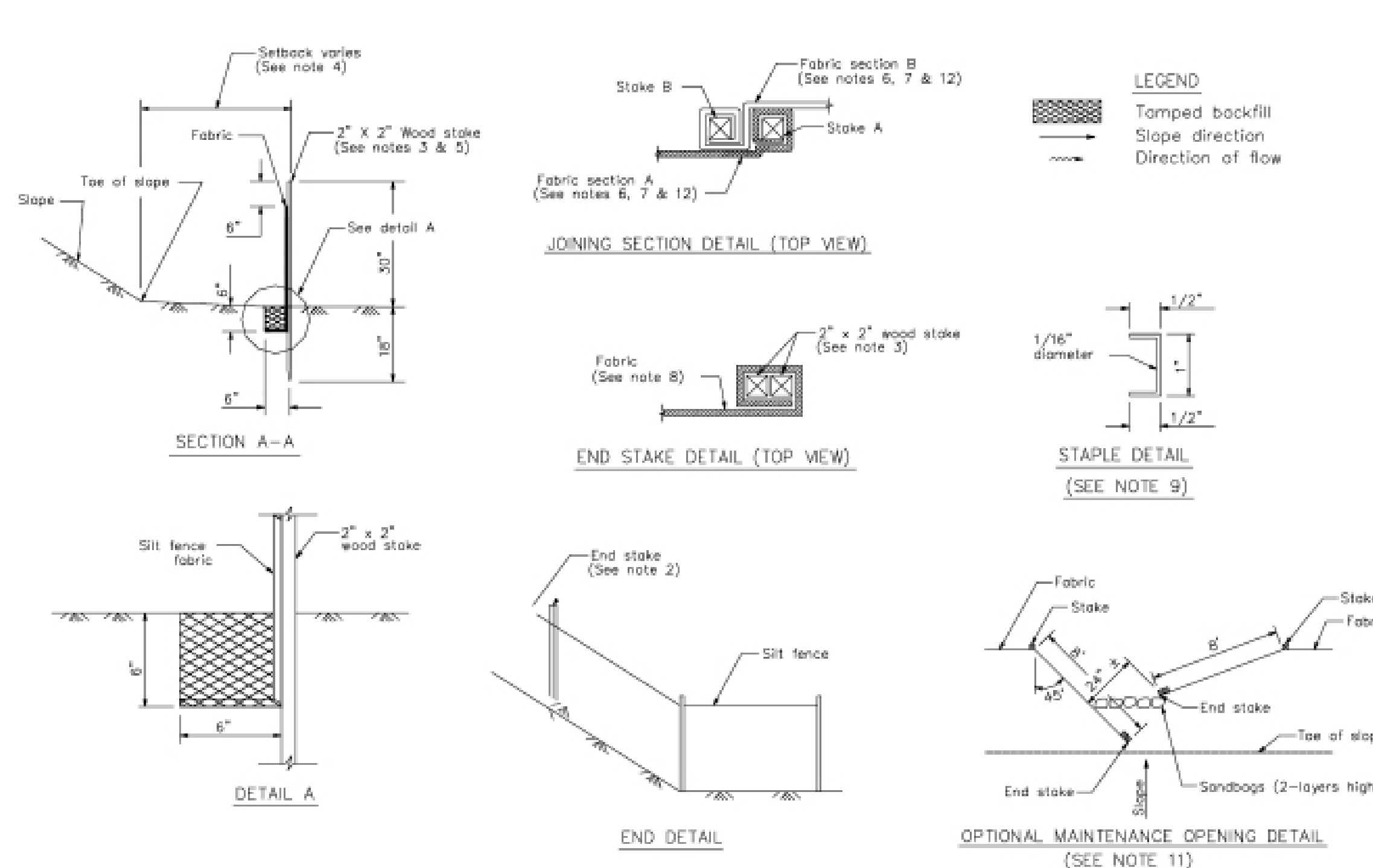
1 Silt Fence

CASQA Detail SE-1



2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

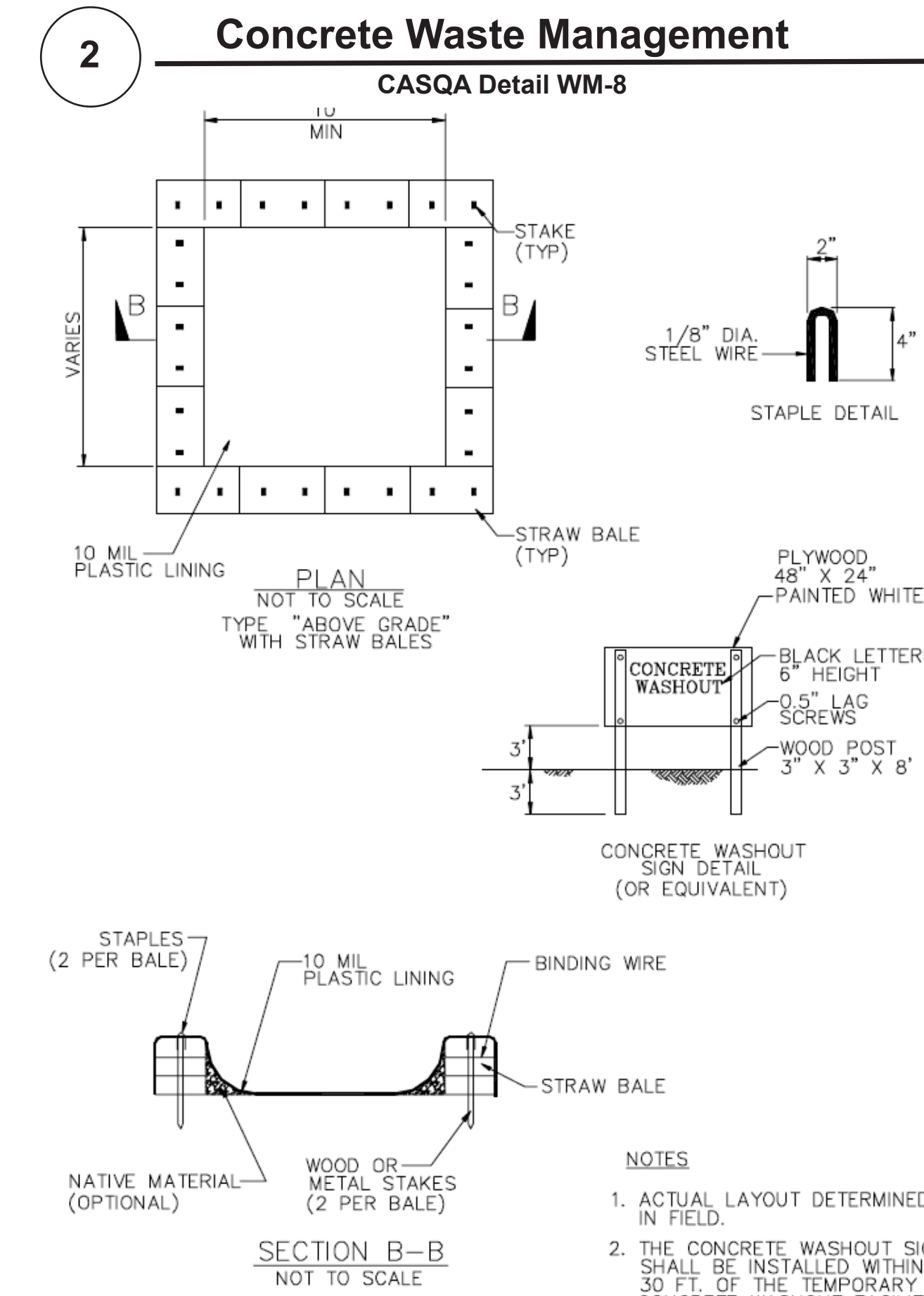
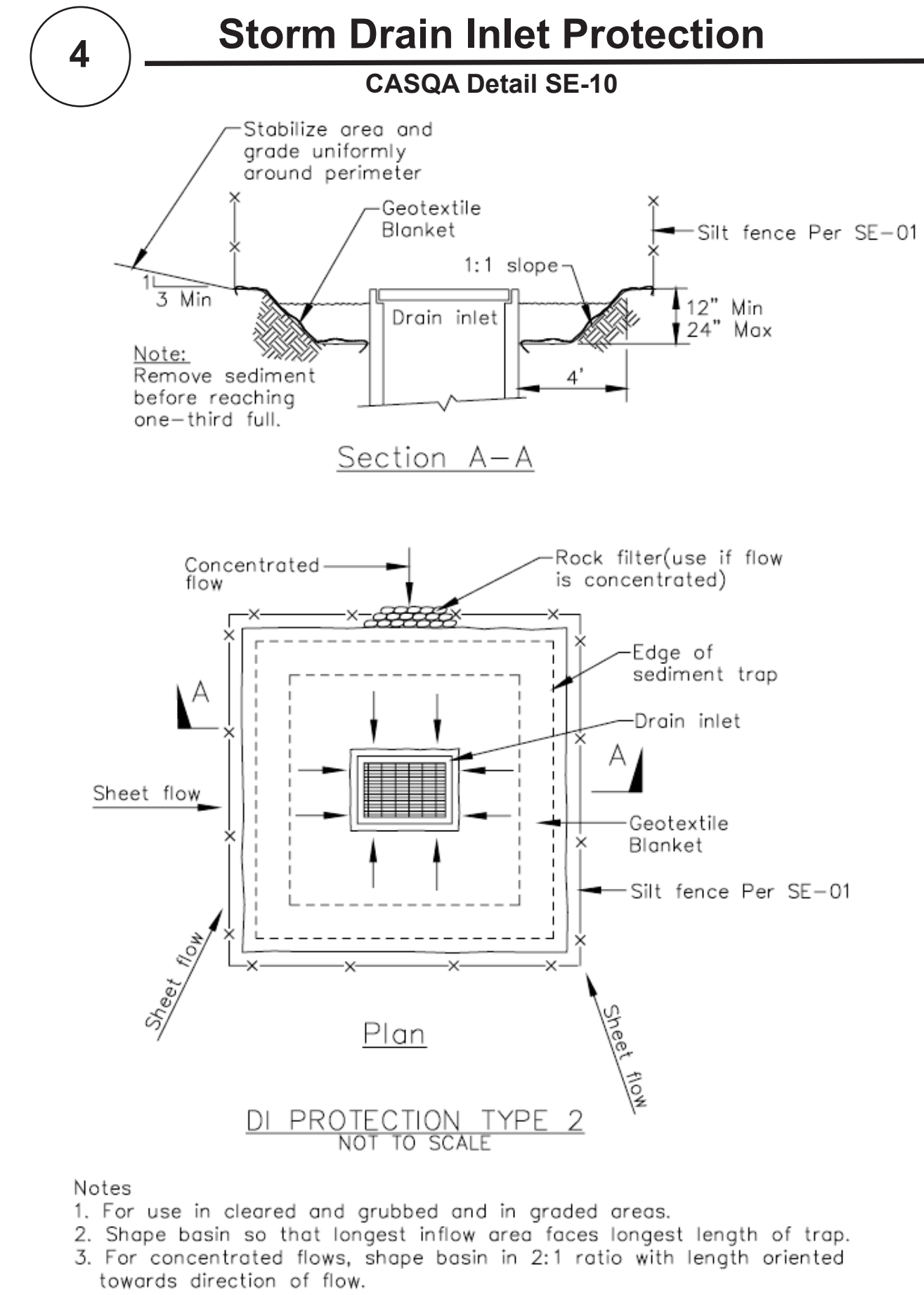
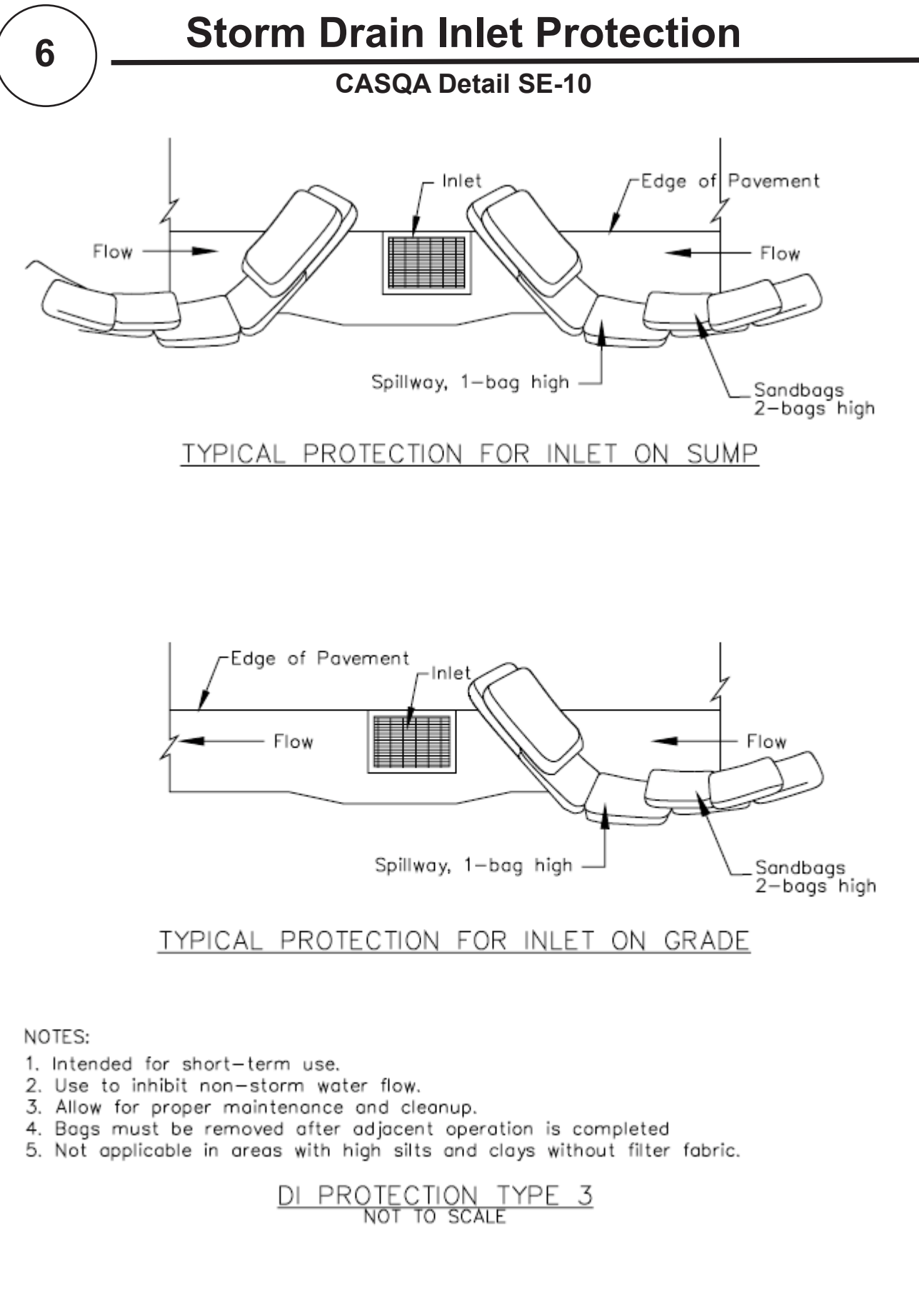
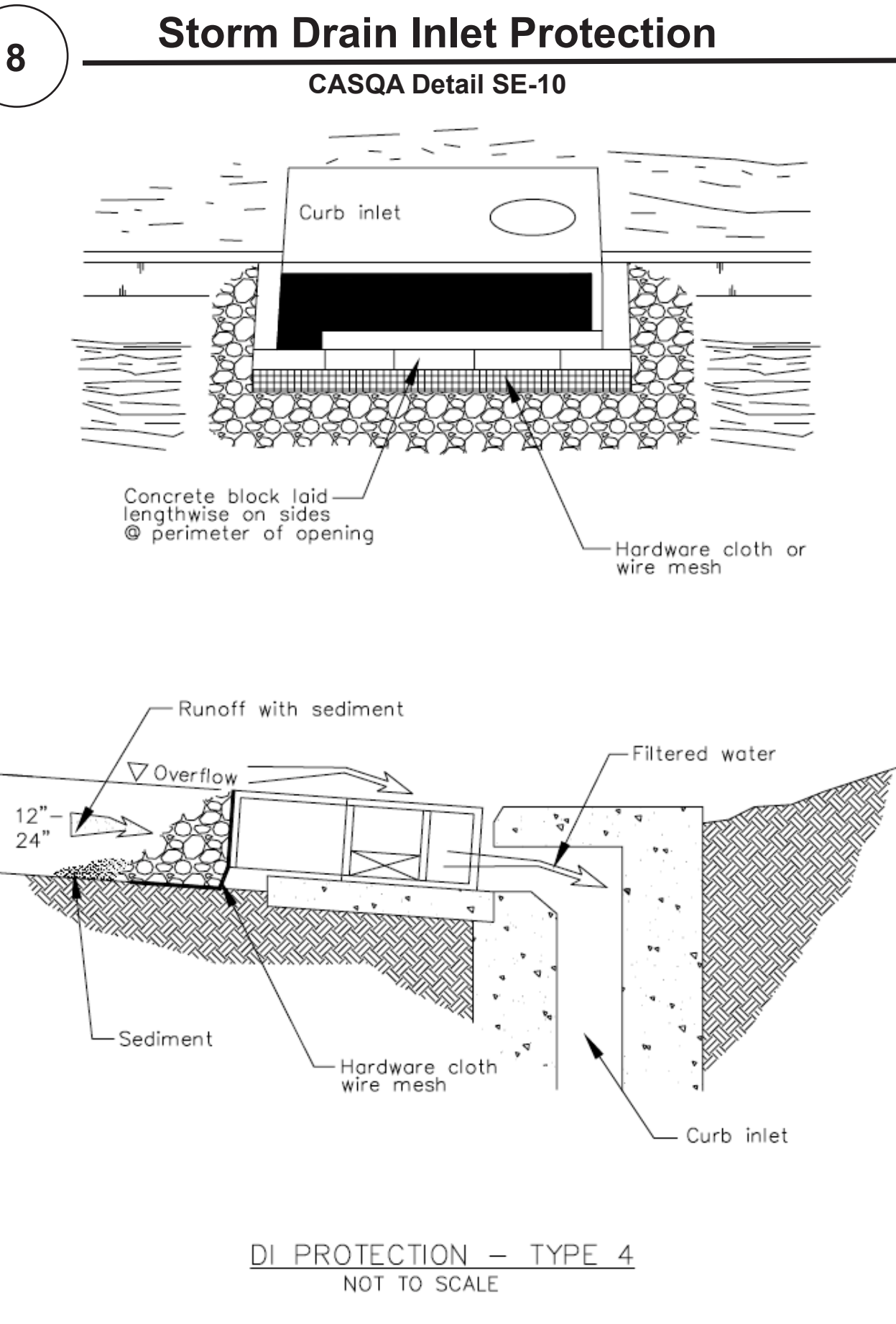
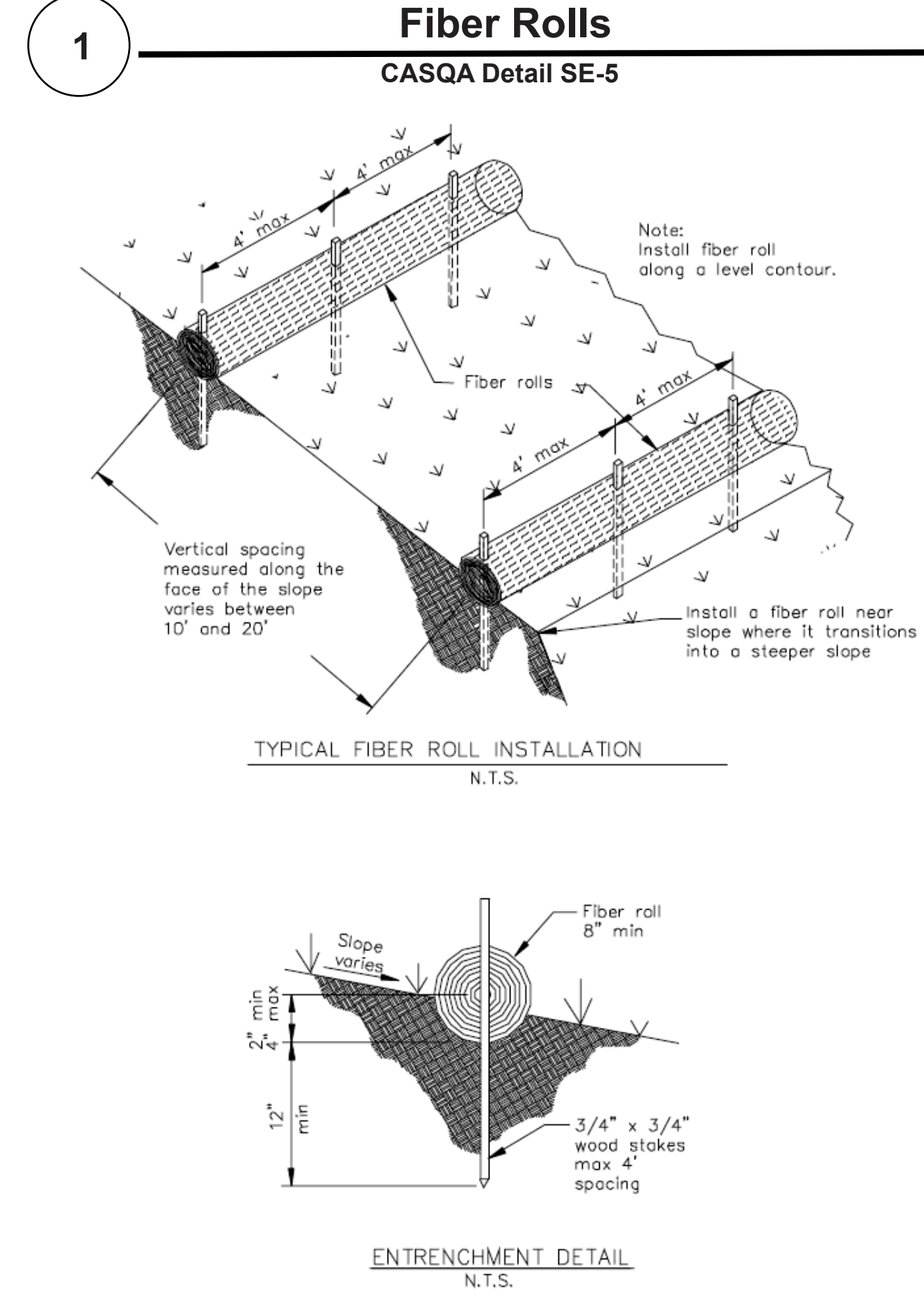
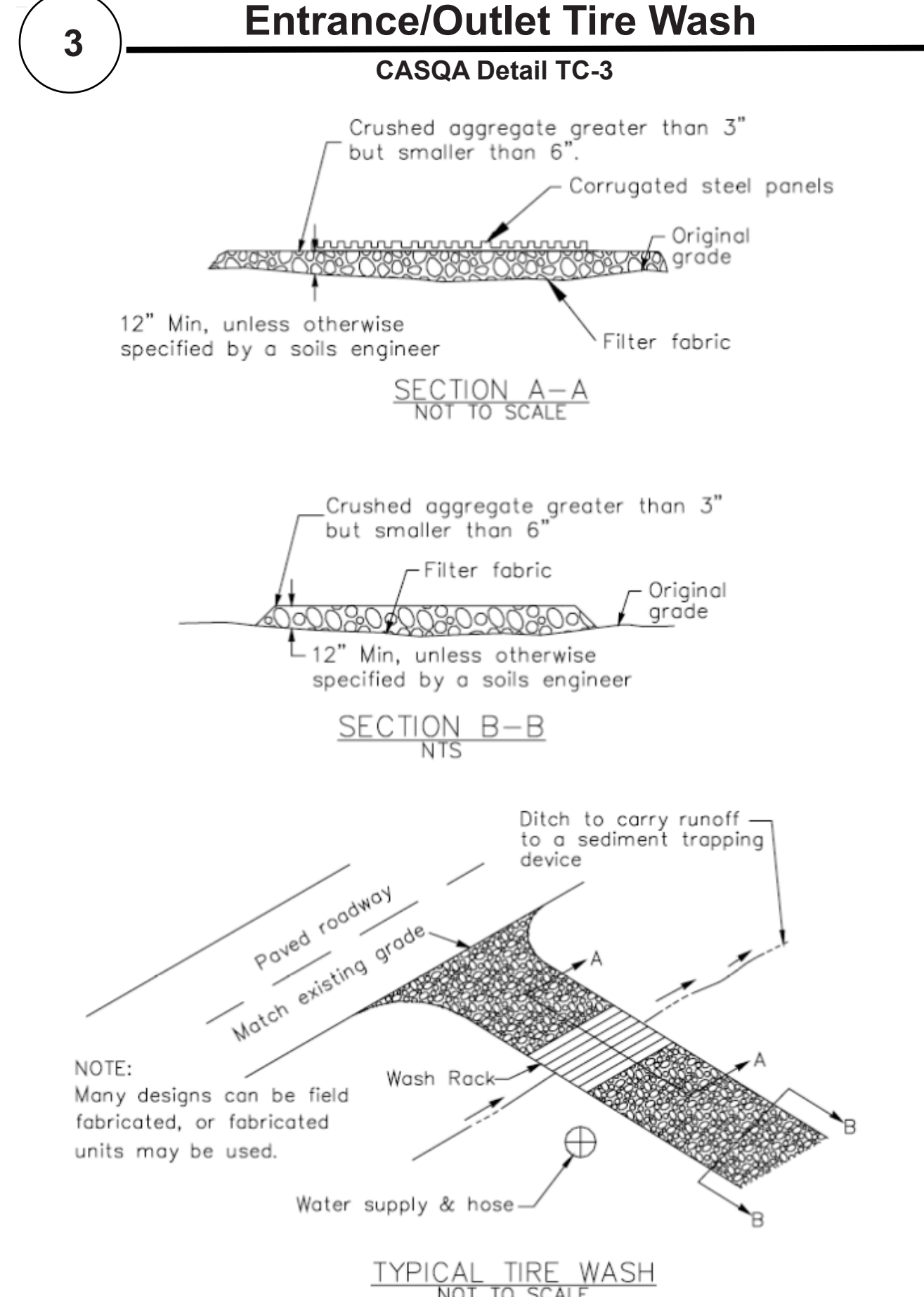
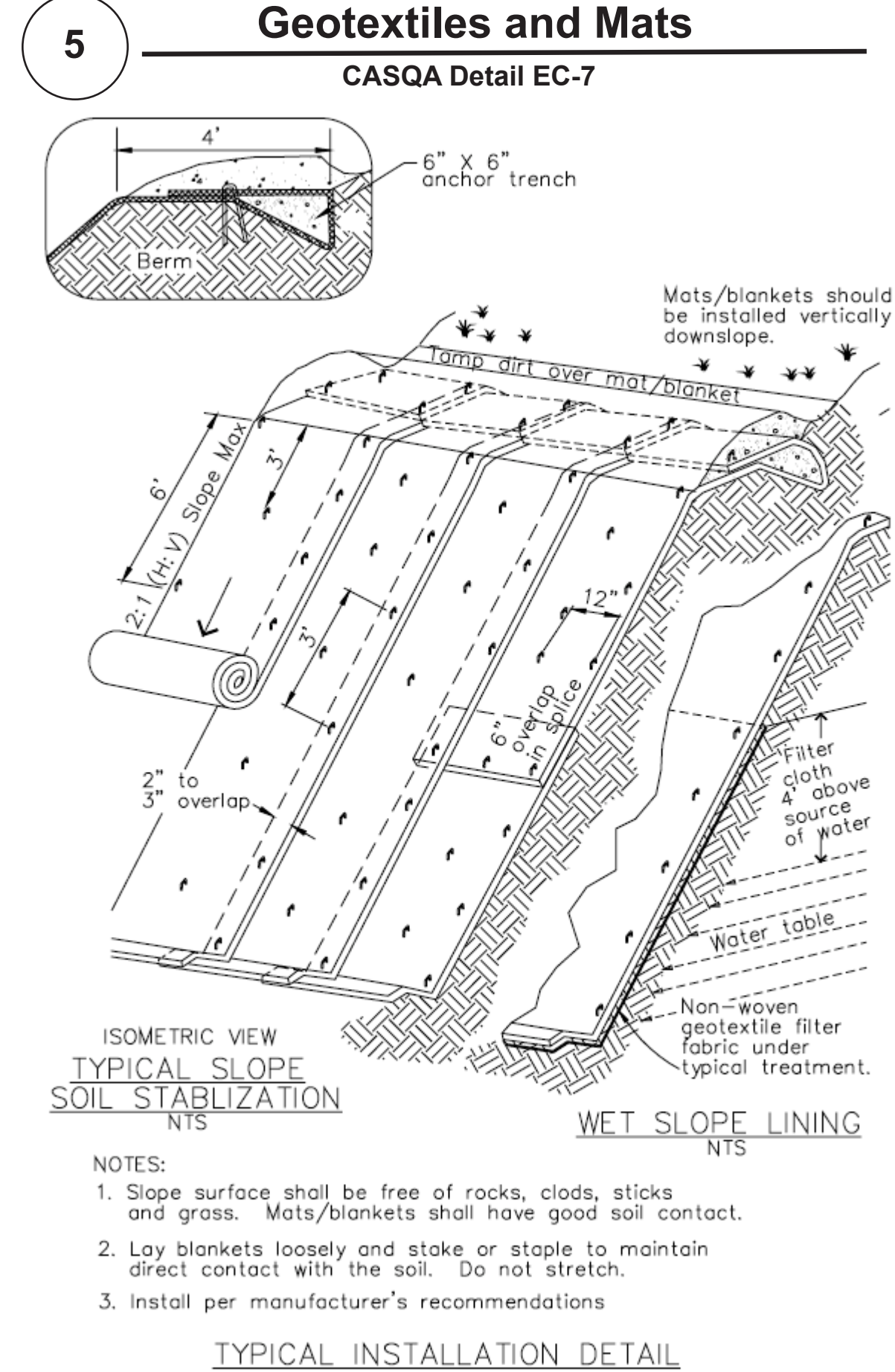
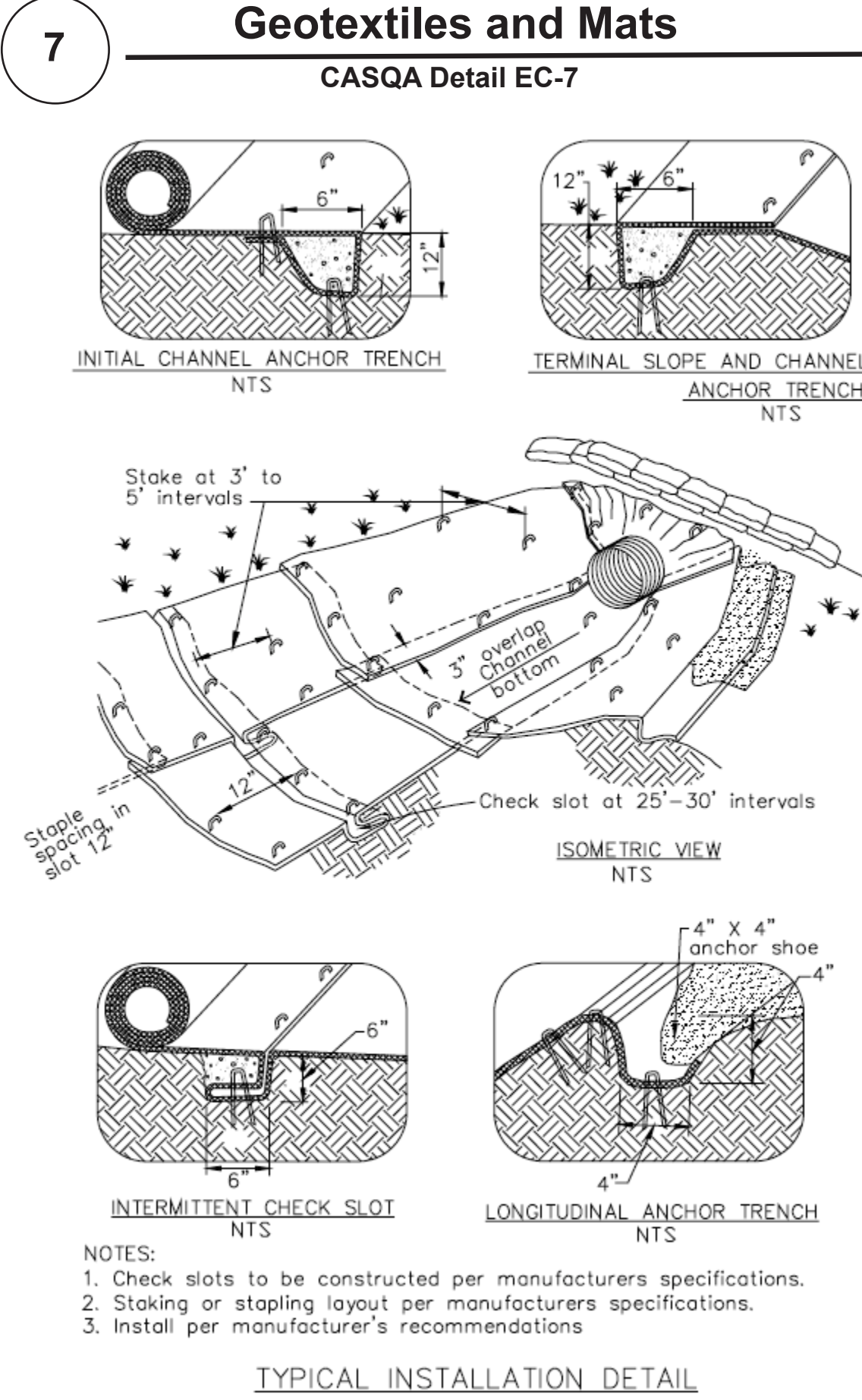
- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber rolls or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information



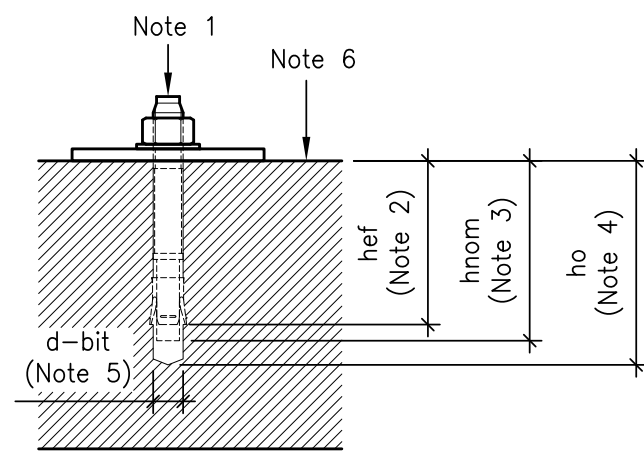


Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

Project Information

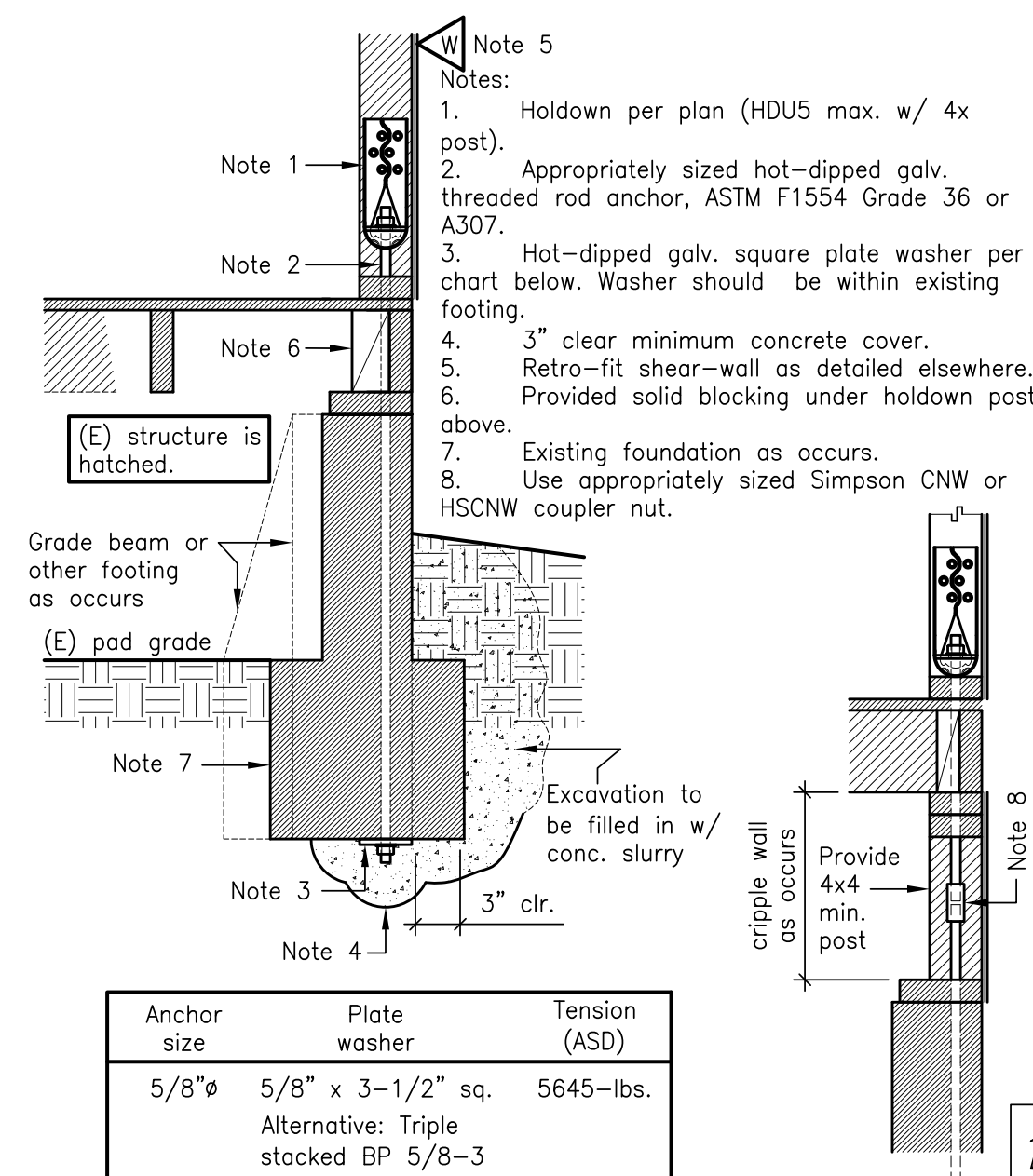


- Notes:
1. Seismic approved mechanical anchors to be installed per appropriate ICC-ES ESR report, which requires special inspection and specifies correct installation torque.
 2. Effective embedment per SMSE calculations.
 3. Nominal embedment in field as specified by SMSE.
 4. Minimum hole depth as specified in ICC-ES ESR report.
 5. Nominal bit diameter as specified in ICC-ES ESR report.
 6. Existing concrete surface.
 7. Contractor to have appropriate ICC-ES ESR report on job site at all times.



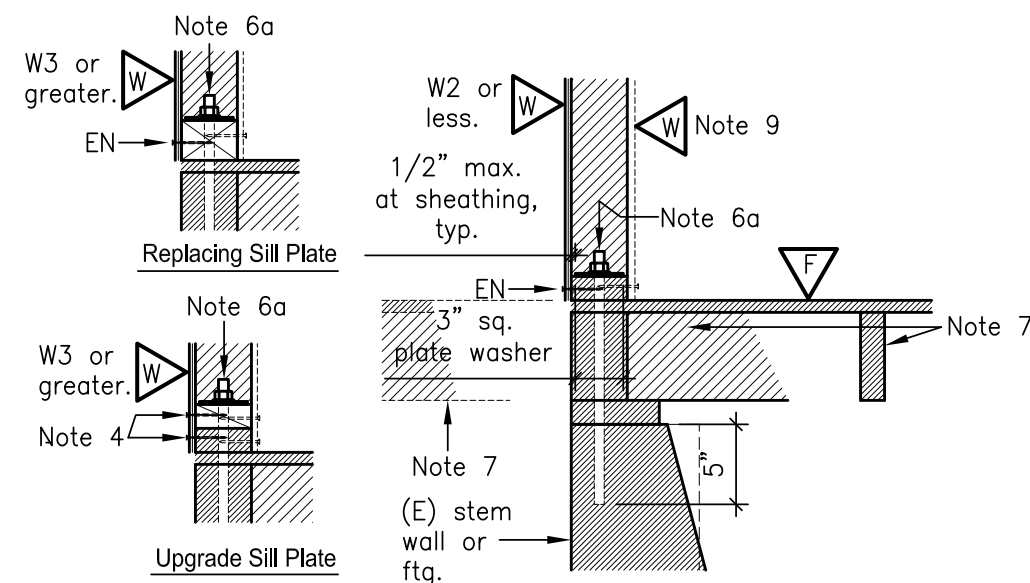
Schematic mechanical anchor guidelines per ESR report.

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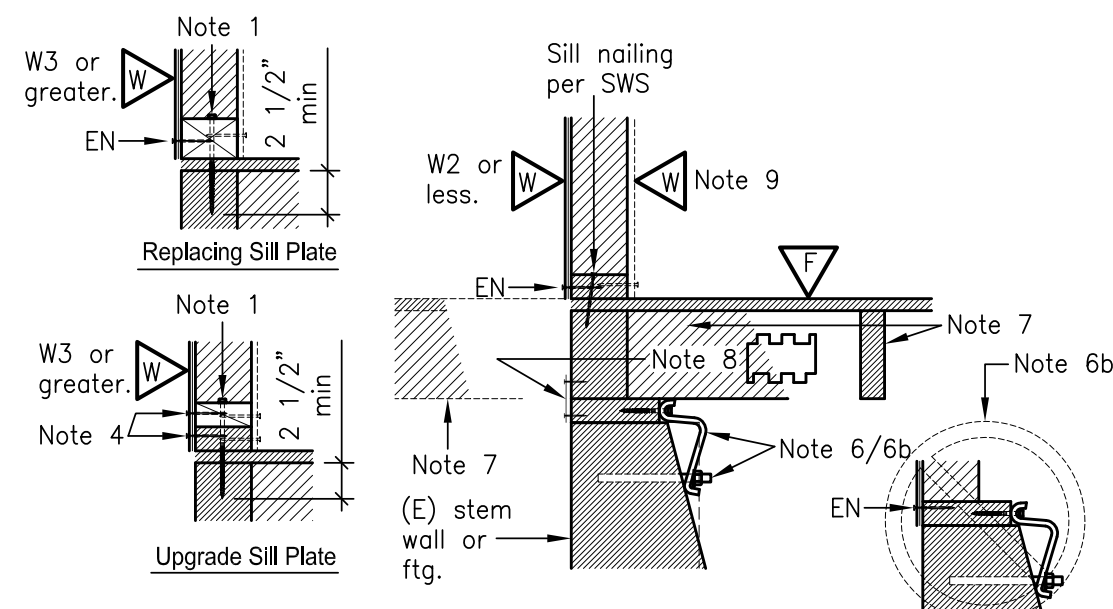


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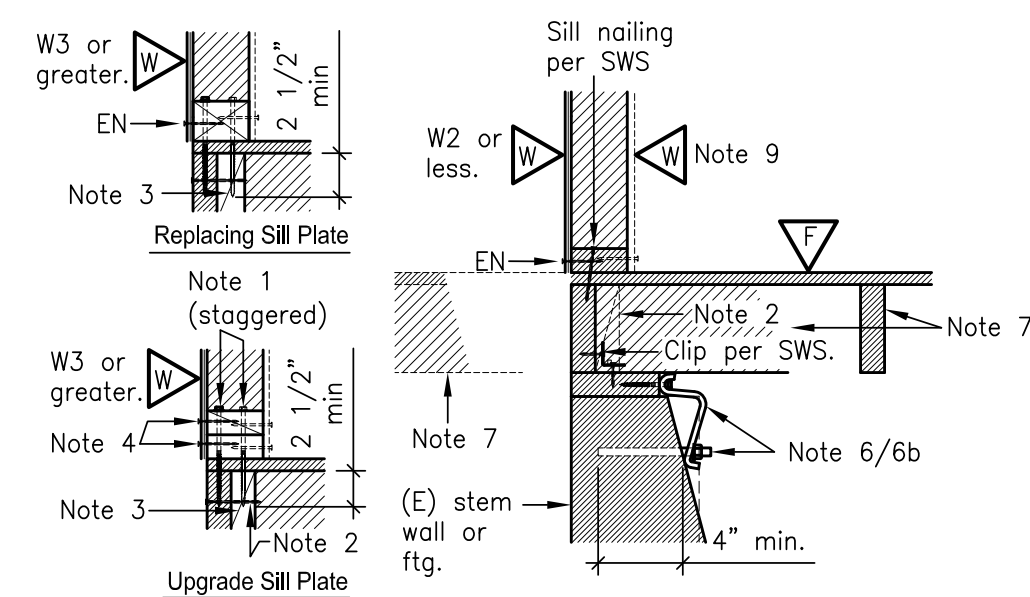
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OPTION-1: 4x rim joist or blocking condition (A.B.) (see Note 6a)



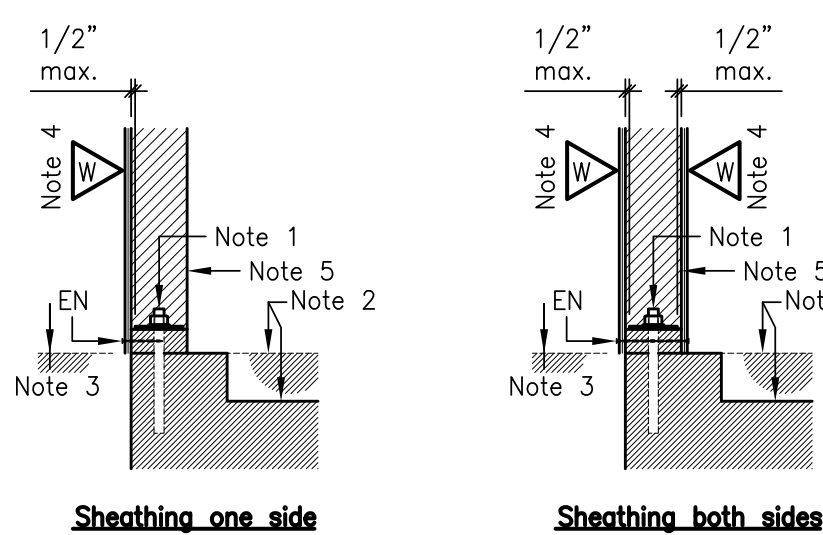
OPTION-2: 4x rim joist or blocking condition (URFP)



OPTION-3: 2x rim joist or blocking condition (URFP)

- Notes:
1. When 3x sill is specified: replace existing 2x sill with new 3x sill or upgrade to equivalent 3x by adding new 2x blocking on top of existing sill at each bay attached with nails/screws per SWS (minimum two nails/screws per blocking).
 2. Provide solid blocking under post and holdowns above. Add solid blocking for entire length where W3 shear-wall or higher occurs above. New blocking to be attached to existing rim/blocking per SWS sill specifications.
 3. Add blocking as required for sill screws above. Nailing per Note 2 above.
 4. Edge nailing (EN) staggered. New or existing nails to be staggered.
 5. Existing structure shown hatched.
 6. URFP foundation plate with two epoxy anchored 1/2" threaded rods; refer to Note 10 for epoxy. Alternative, use 1/2" Simpson Titen HD screw anchors; 4" embedment, 65 ft-lb installation torque and special inspection per (ICC-ES ESR-2713).
 - 6a. 5/8" epoxy anchored bolts per SWS. Reduce SWS specified spacing by 75%.
 - 6b. If shear-wall EN occurs at the other side of mud-sill, UFRP option is NOT applicable, i.e. wall sheathing and UFRP to be in same side.
 7. Floor framing as/if occurs.
 8. May substitute LTP4 clips for A34 and A35 clips per plan.
 9. Wall sheathing may occur at either side of wall studs per plan.
 10. Epoxy to be Simpson "SET-XP" epoxy (ICC-ES ESR-2508). Post-installed anchors to be either: Red Head "Trubolt+" wedge anchors (ICC ESR-2427), HiTi Kwik bolt TZ2 (ICC ESR-4266) or Simpson Strong-bolt 2 (ICC-ES ESR-3037). Special observation is required.

15



- Notes:
1. Attach existing sill per SWS with epoxied anchor bolt with plate washer. Use Simpson "SET-XP" epoxy (ICC-ES ESR-2508). For retrofit anchor bolts, see other detail elsewhere.
 2. Top of existing concrete slab as occurs.
 3. Top of slab as/if occurs for interior conditions.
 4. New sheathing on existing walls per SWS. Sheathing may occur on either side of wall for single sided shear-walls.
 5. Existing structure shown hatched.

20

16

Not Used

Not Used

9

6

Not Used

7

Not Used

Not Used

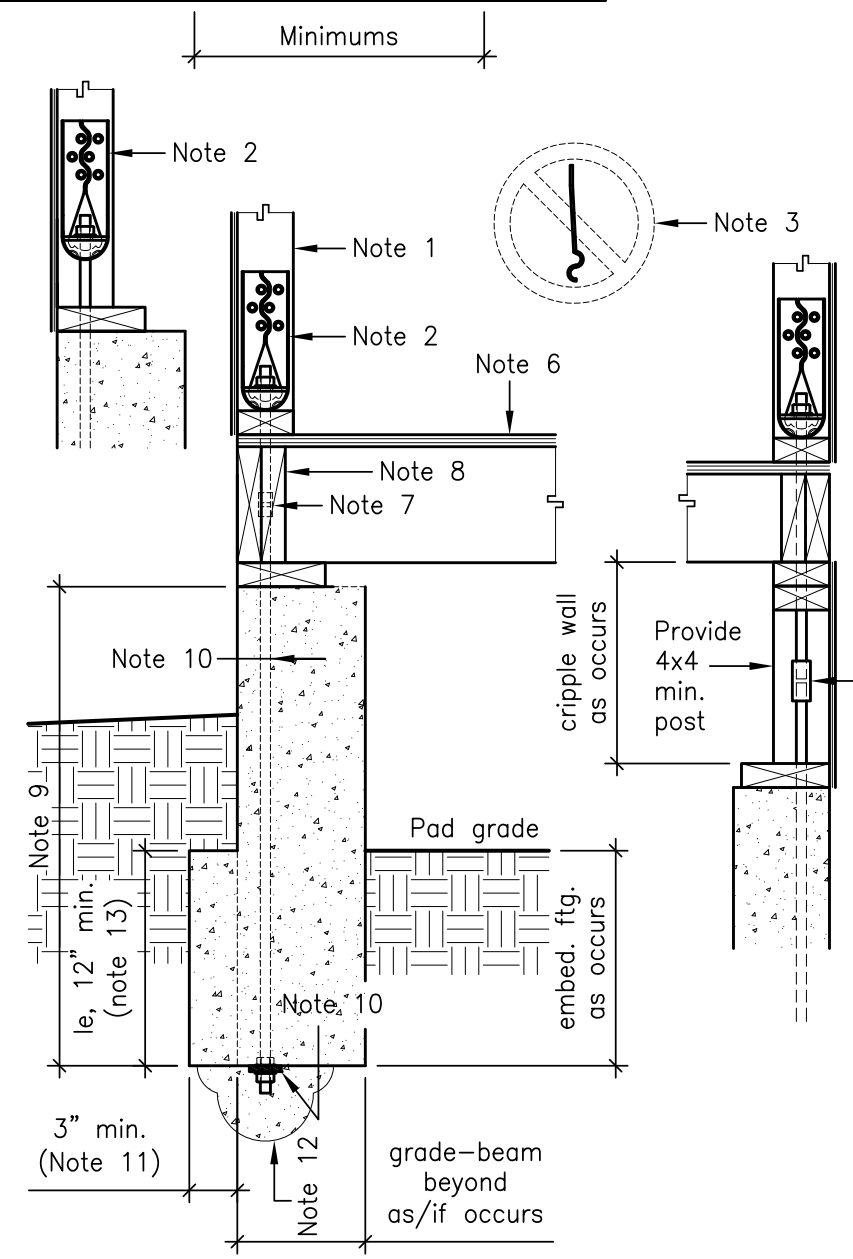
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8

Holdown in new Grade-beam cast-in-place condition

Holdown Type	Holdown Anchor Type	Stud	le (embed.)	Washer	Allowable (ASD)
HDU2, HD3B.	5/8" ASTM A36 threaded rod	4x	7"	3/8" x 1-1/2" sq.	3,075#
HDU5, HD5B	5/8" ASTM A36 threaded rod	4x	7"	3/8" x 1-1/2" sq.	5,645#
HDU8, HD8B	7/8" ASTM A36 threaded rod	Varies from 4x to 6x	9"	3/8" x 2-1/4" sq.	6,970#
HDU11	1" ASTM A36 threaded rod	6x	11"	3/8" x 2-3/4" sq.	9,535#
HDU14, HD12	1" ASTM A36 threaded rod	6x	11"	3/8" x 2-3/4" sq.	14,220#
HD19	1-1/4" ASTM A36 threaded rod	6x	15"	1/2" x 3" sq.	19,070#

- Notes:
1. 4x post minimum (u.o.o. on plan) with EN full height per SWS specifications.
 2. Holdown per plan.
 3. Simpson SSTB or SSTBL holdown anchor (ICC ESR-2611) as shown in detail 8/- . Not to be used on the jobsite without special approval from SMSE.
 4. IMPORTANT CONTRACTOR: Deepen footing as required per chart above.
 5. Depth shall not be less than specified footing depth per Footing Dimension Detail.
 6. Raised wood-framed floor per plan.
 7. Use appropriately sized Simpson CNW or HSCNW coupler nut.
 8. Add 2x minimum solid blocking unless 4x minimum rim/blocking is already provided.
 9. Concrete grade-beam as occurs.
 10. Simpson galv. PAB, or equivalent, threaded rod, Fu=58 ksi, anchor with two hex nuts and square plate per chart above. Provide 3" concrete cover.
 11. Widen grade beam 12" min. long centered where holddown anchors occur (not shown in the plan for clarity).
 12. 3" clear minimum concrete cover.
 13. "le" is the required embedment length in footing (starting below the stem wall).



4

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ADU, BBQ & Site Ret. Wall
Rabover Residence
15724 Apollo Heights Ct., Saratoga, CA 95070

ARCHITECT/DESIGNER:
Natalia Amatuni
Residential Design
Cell. 408-420-0411
Email: n.amatuni@gmail.com

May 23, 2022

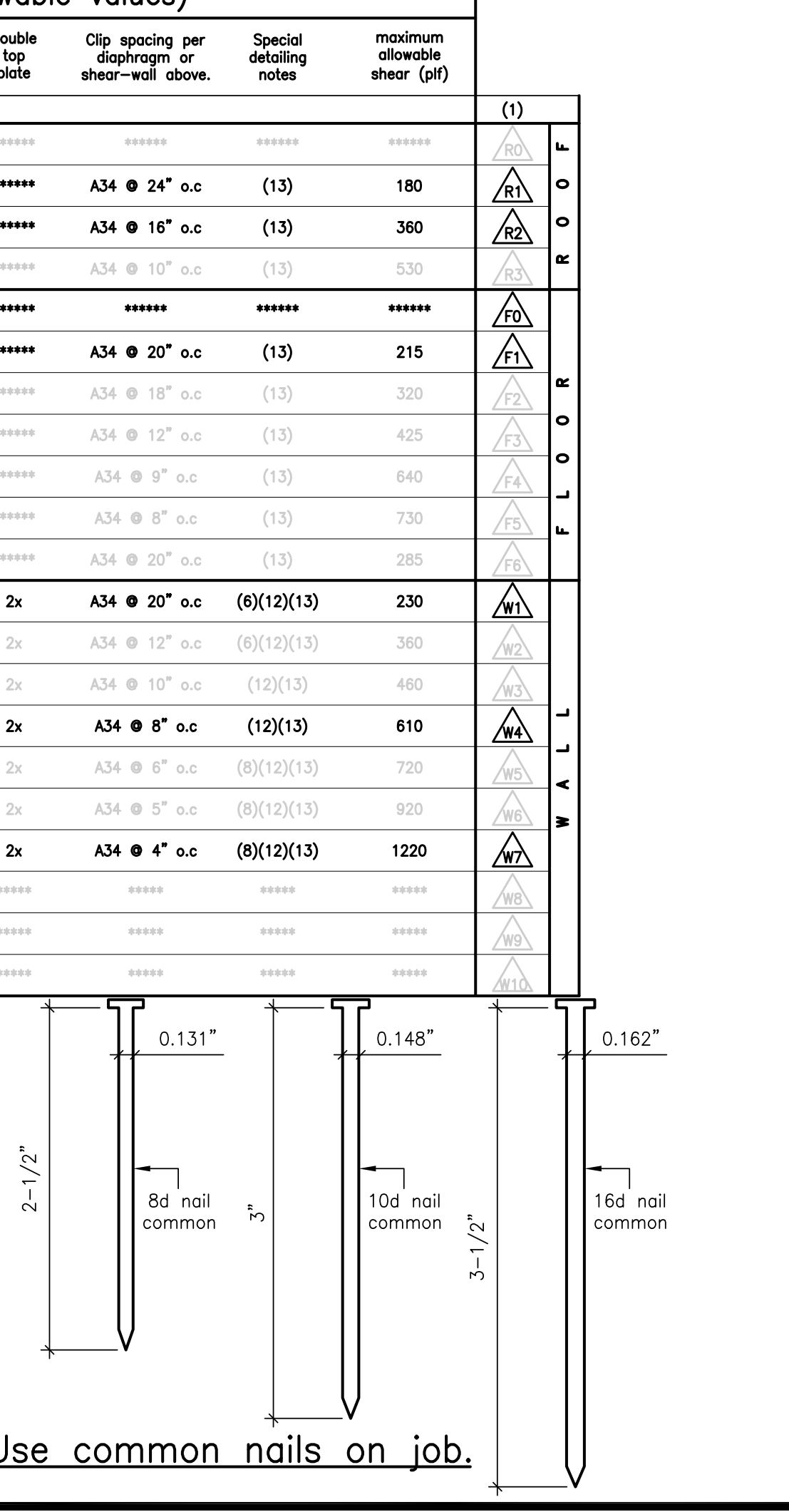
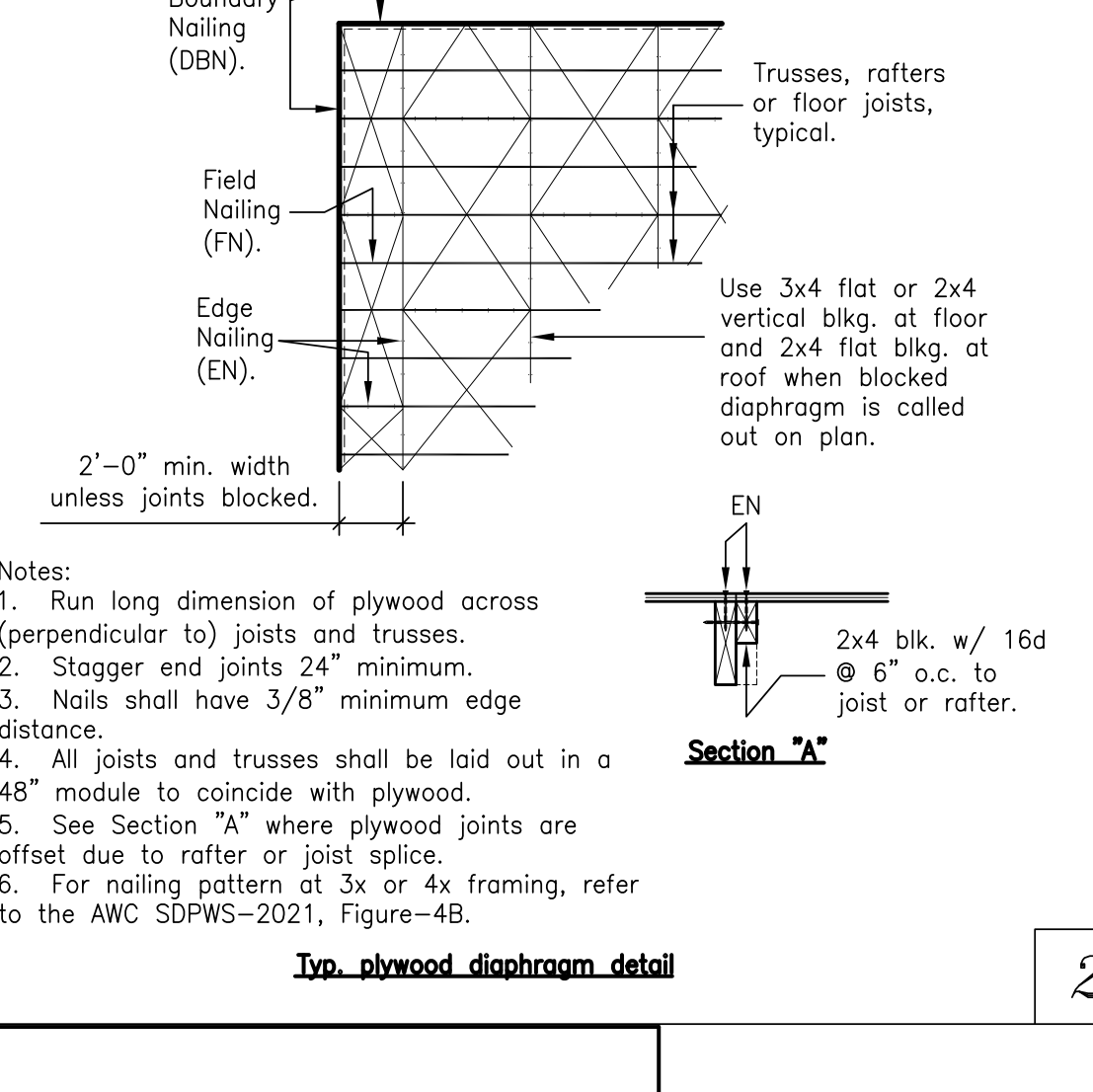
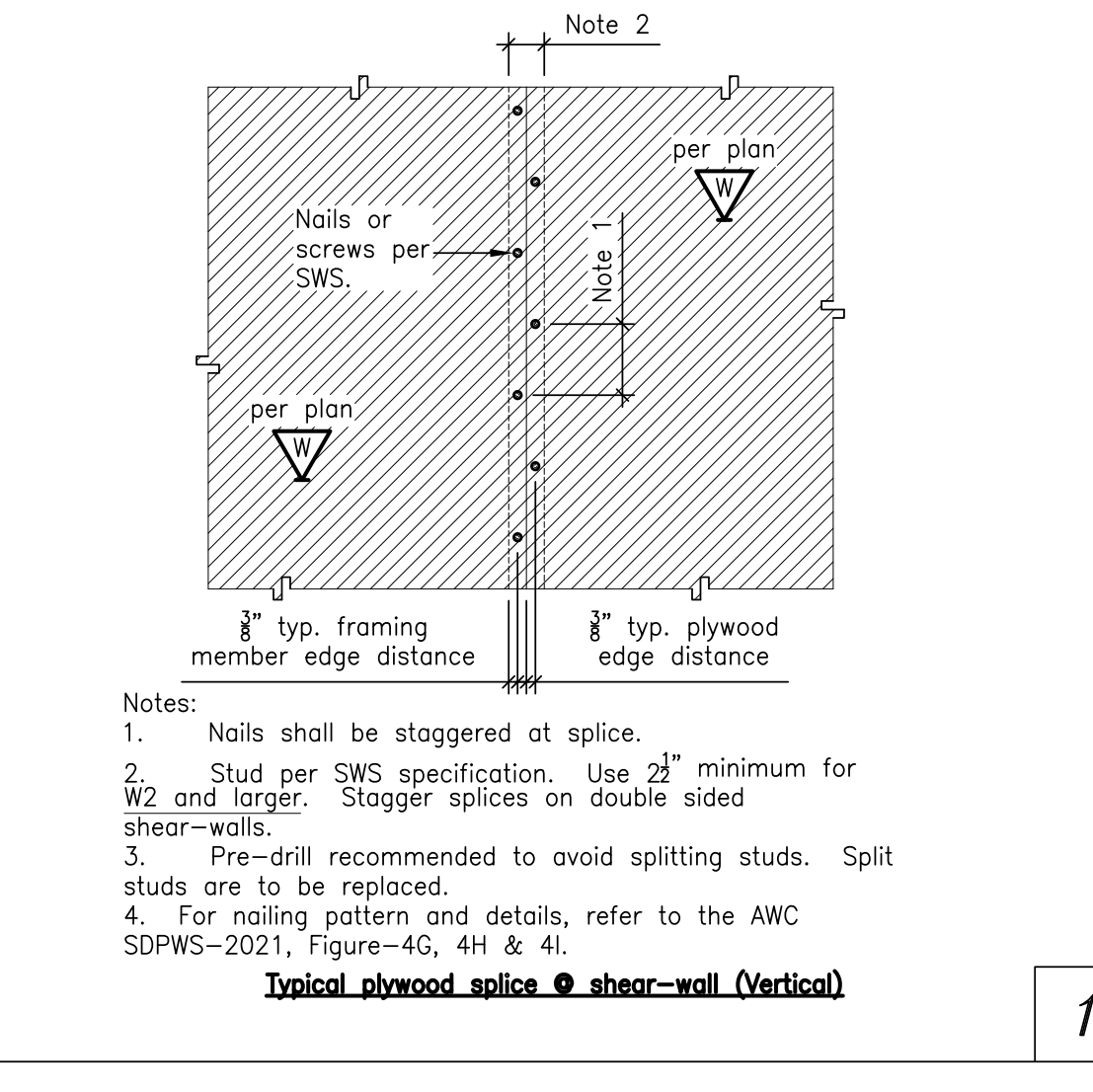
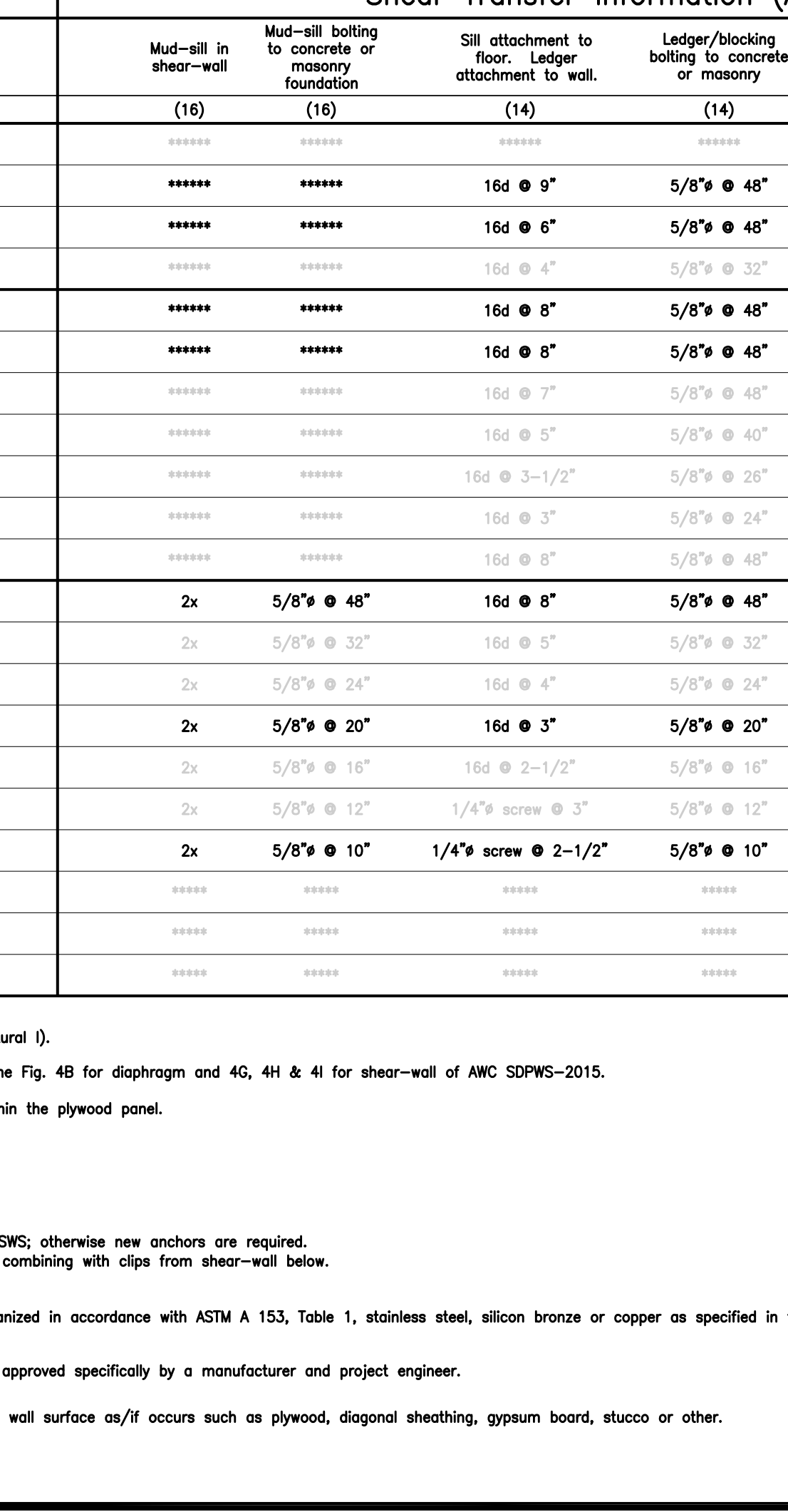
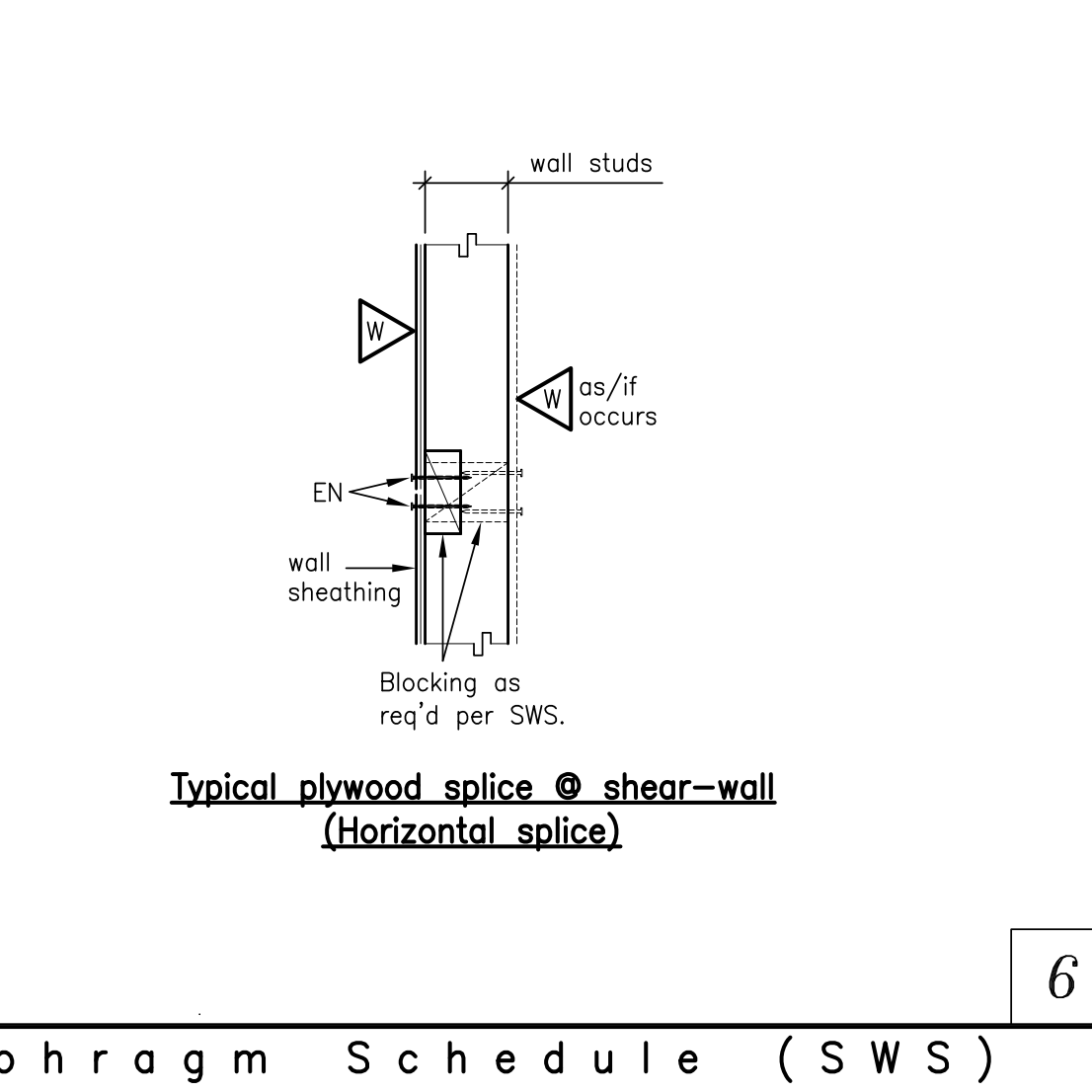
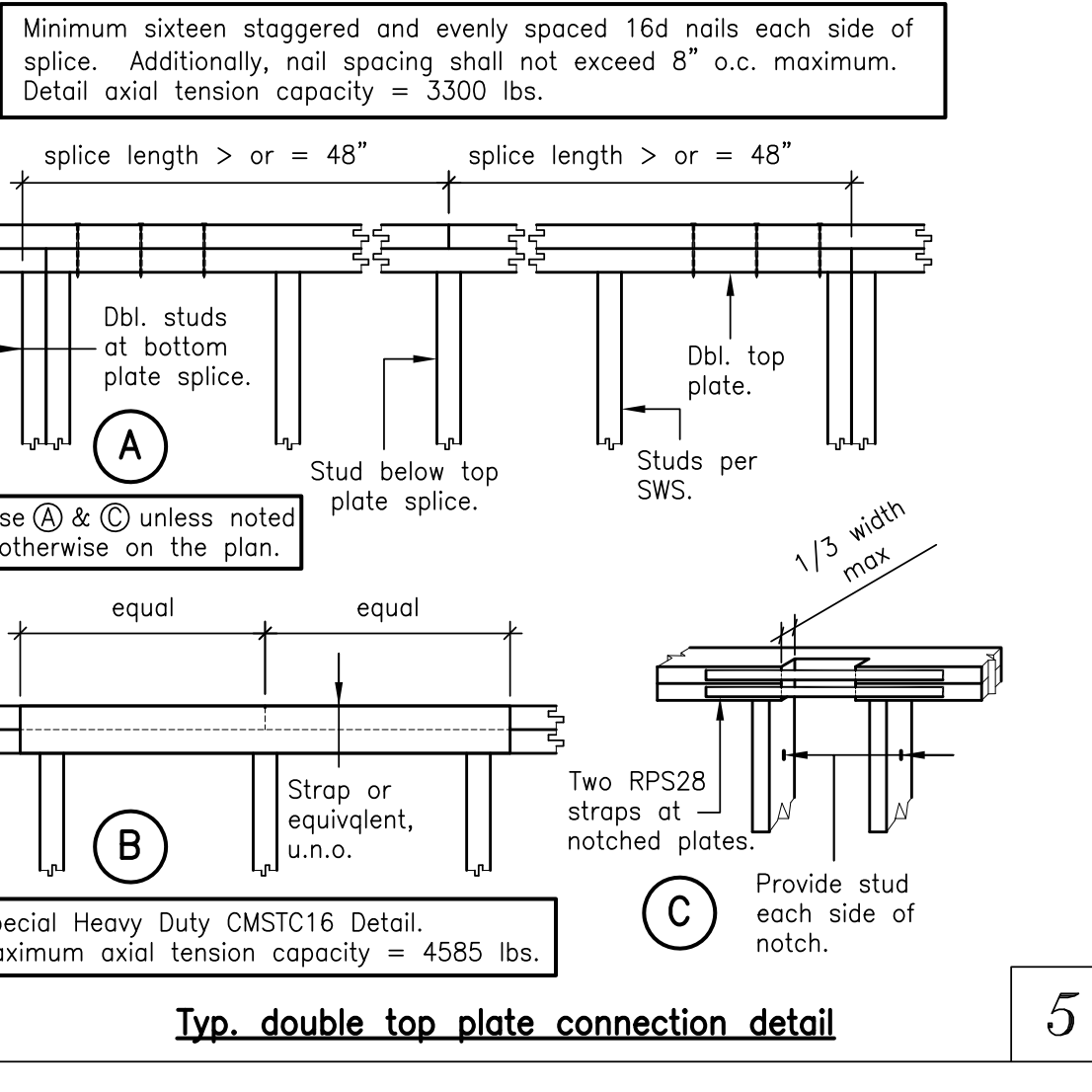
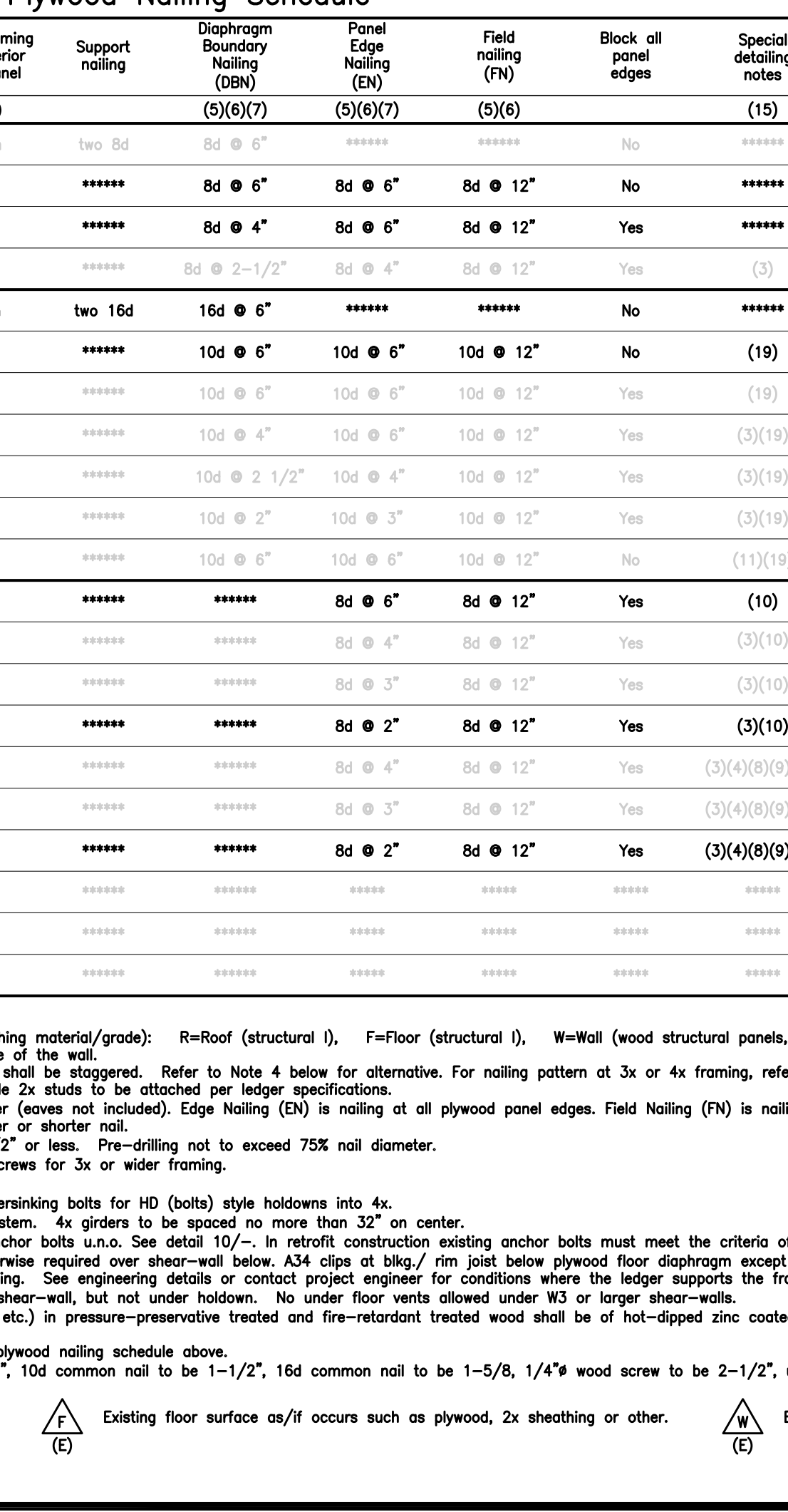
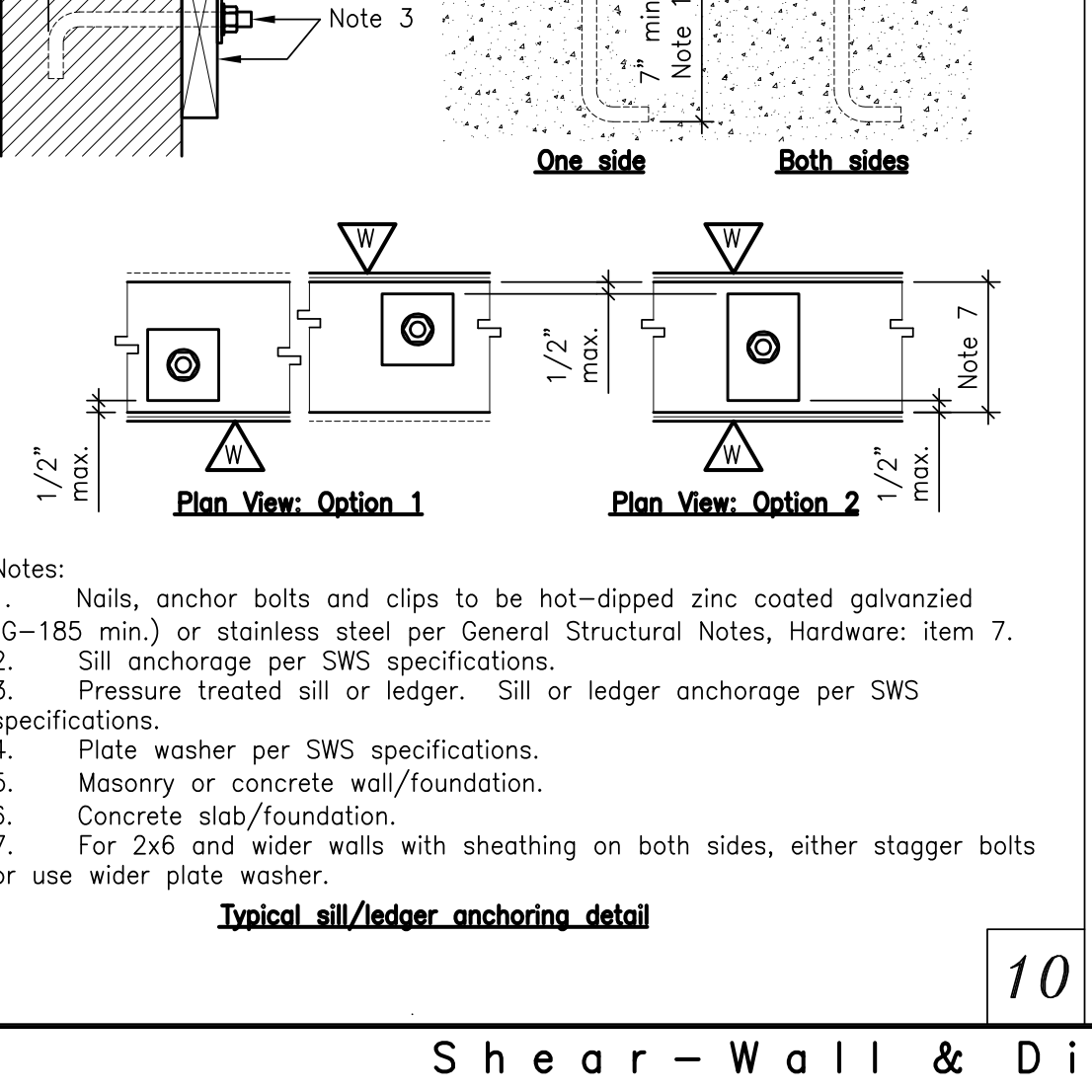
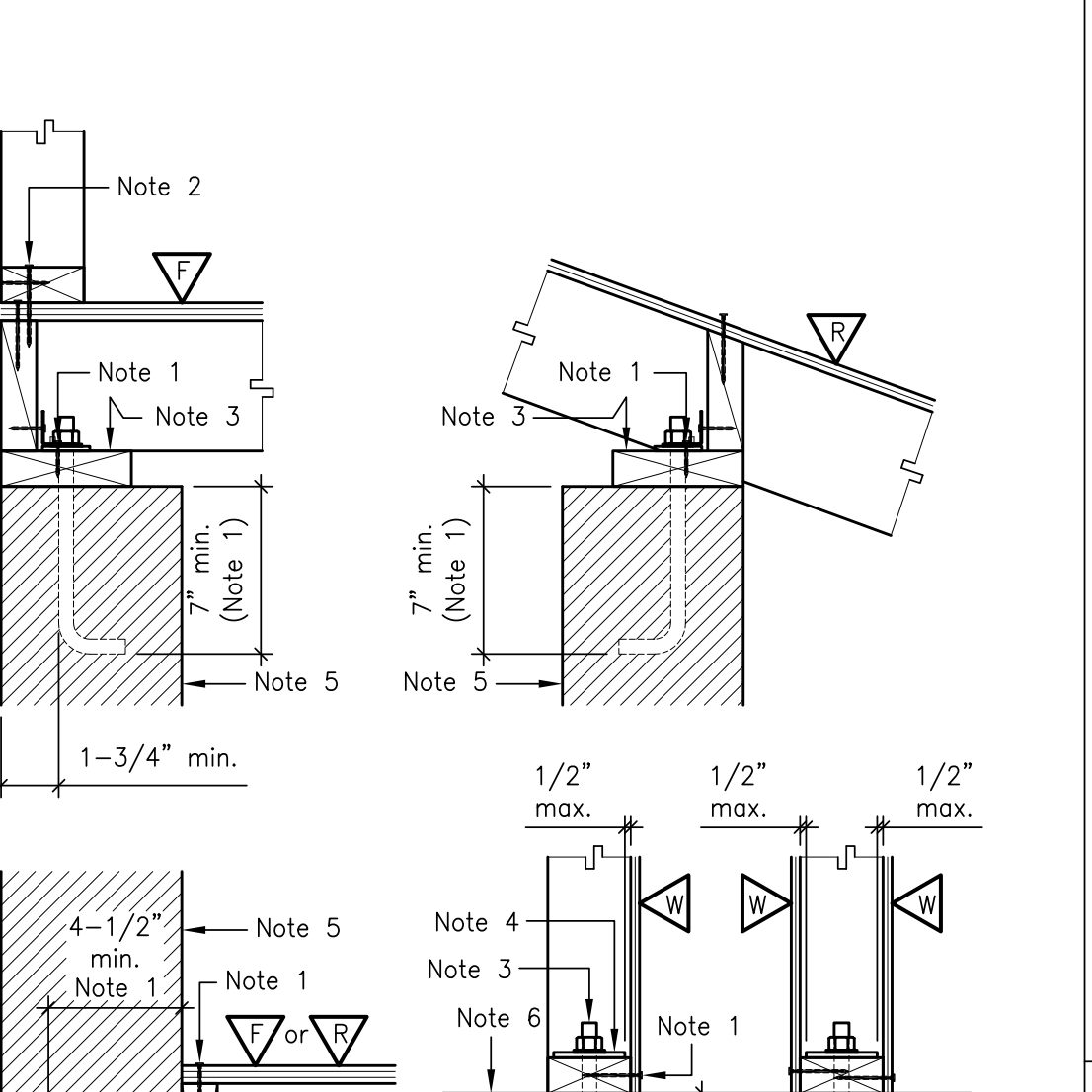
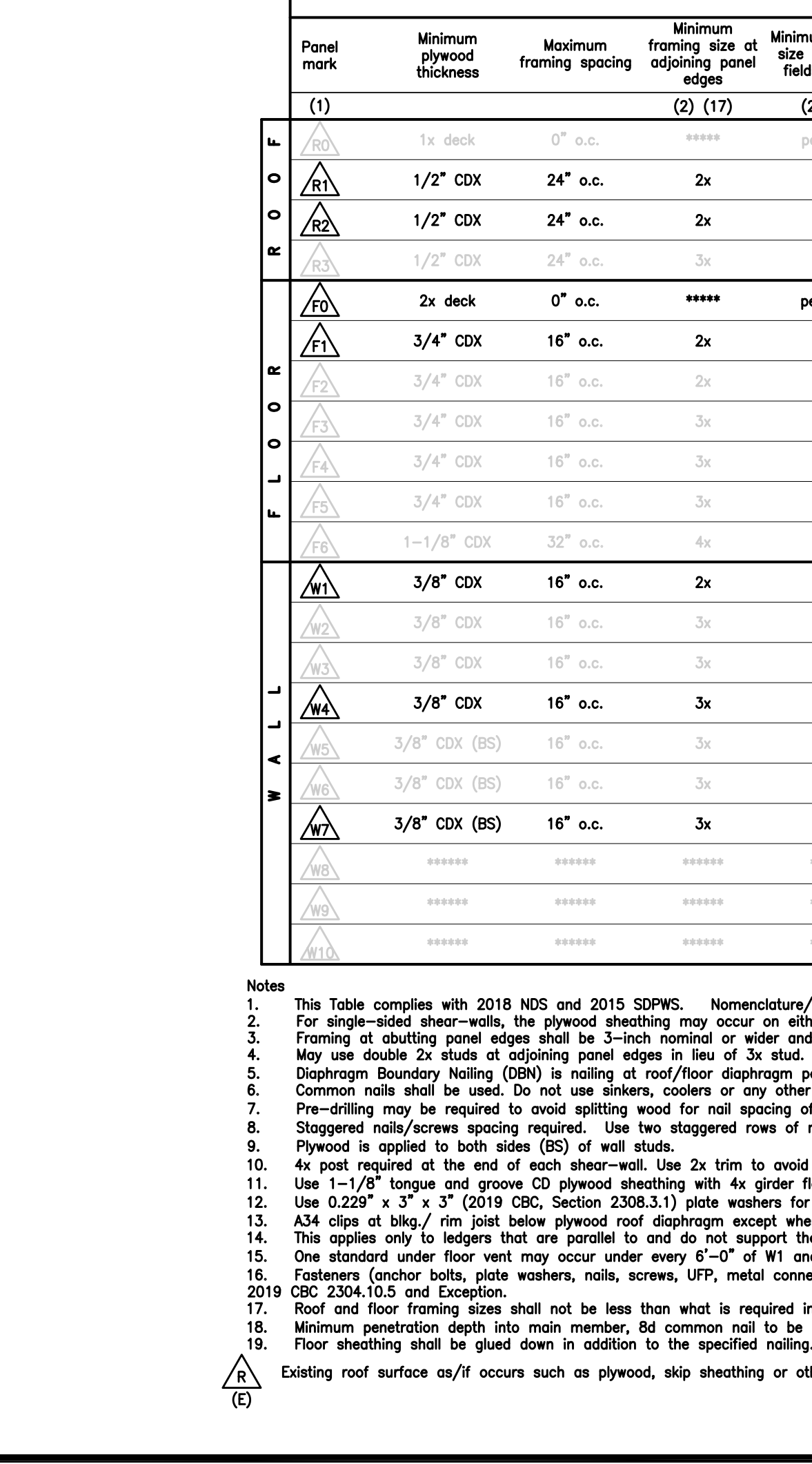
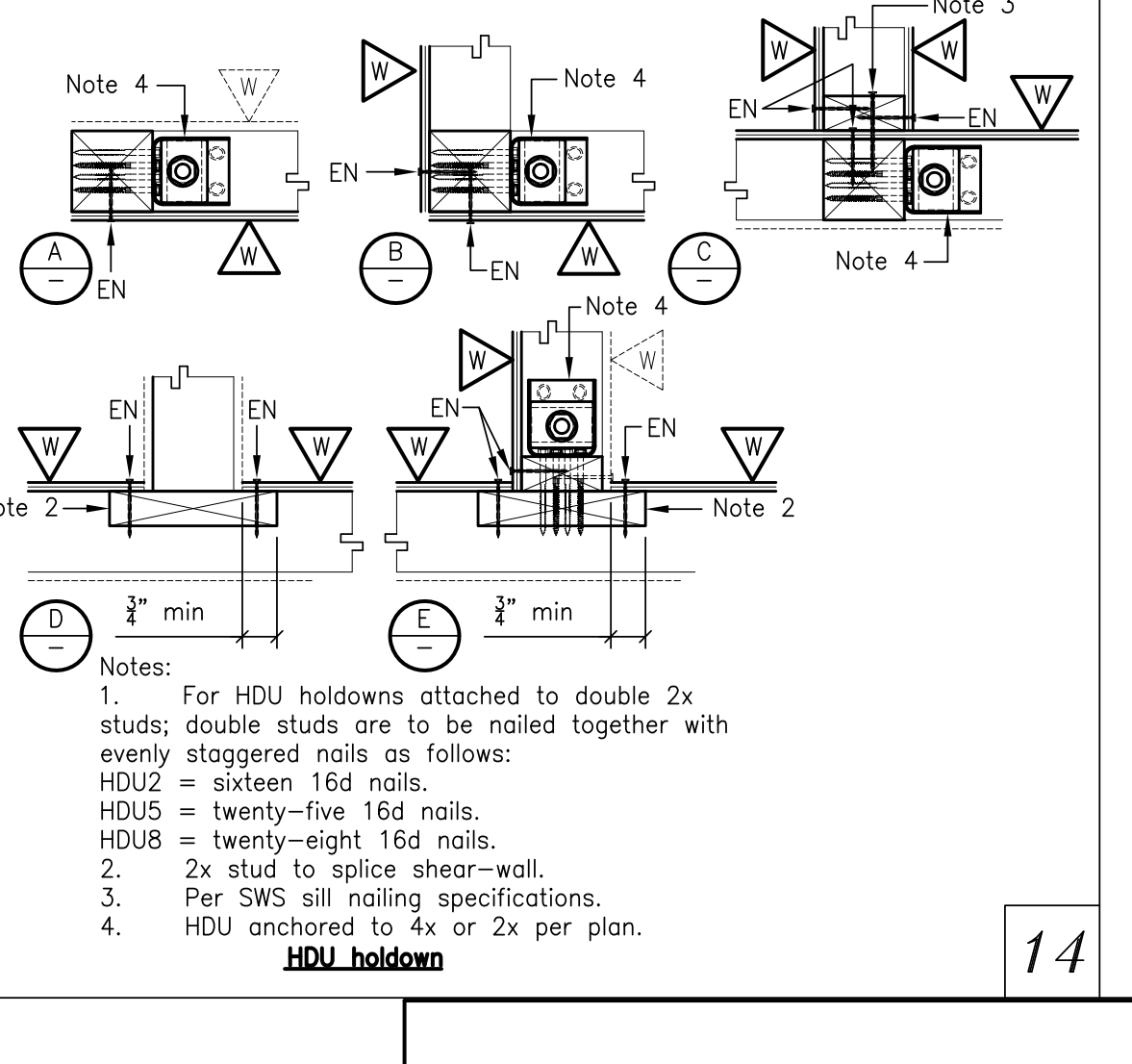
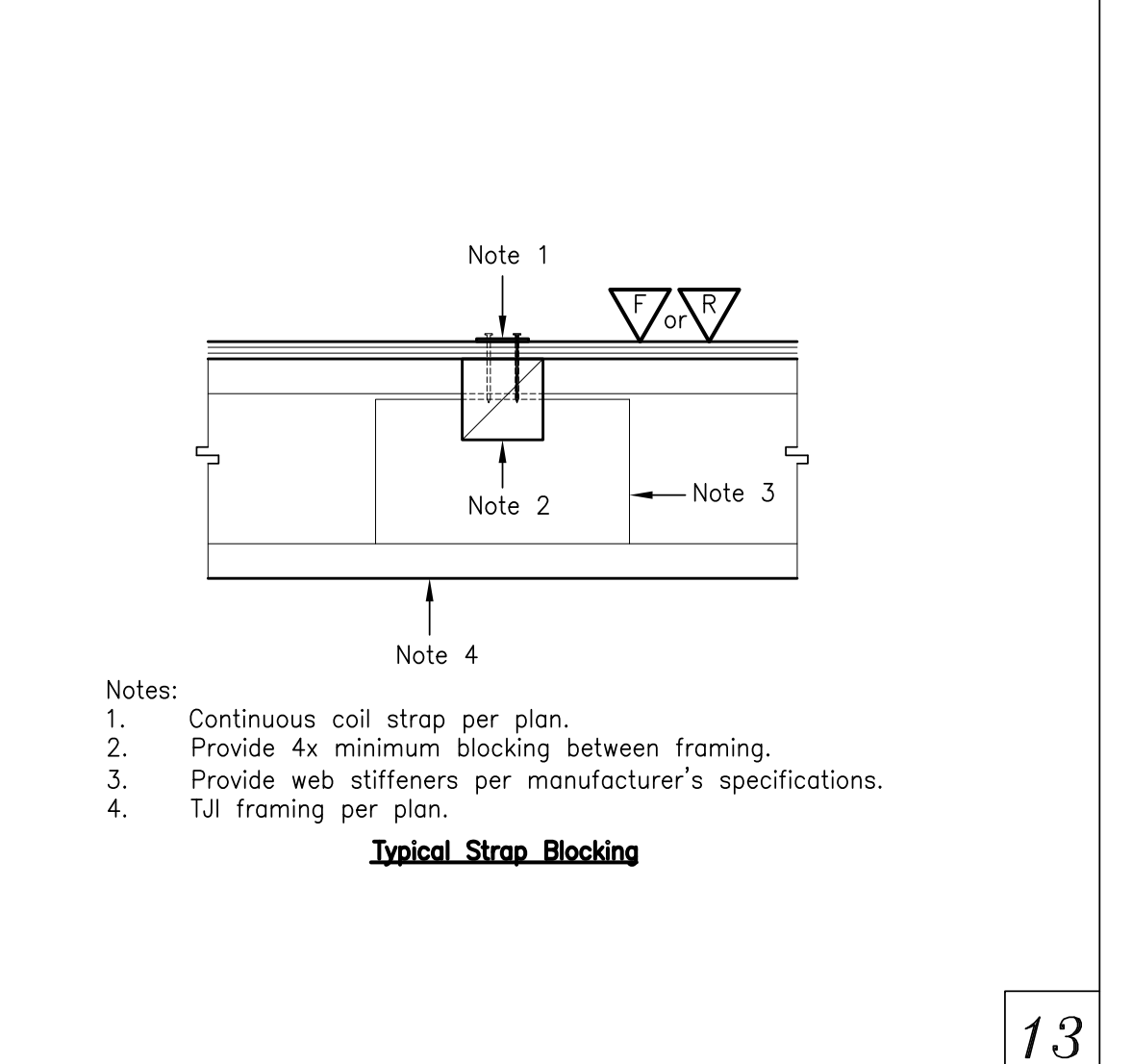
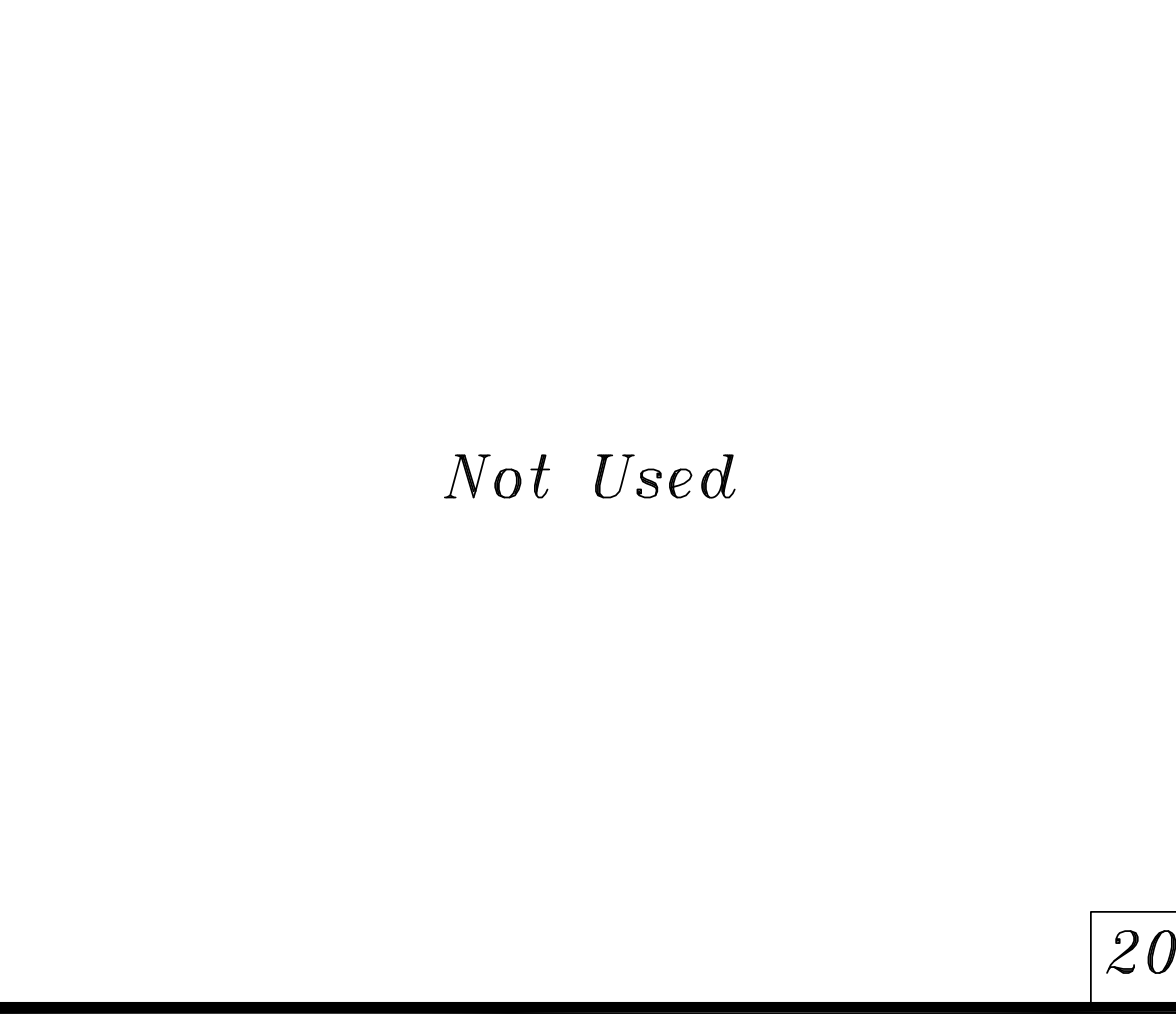
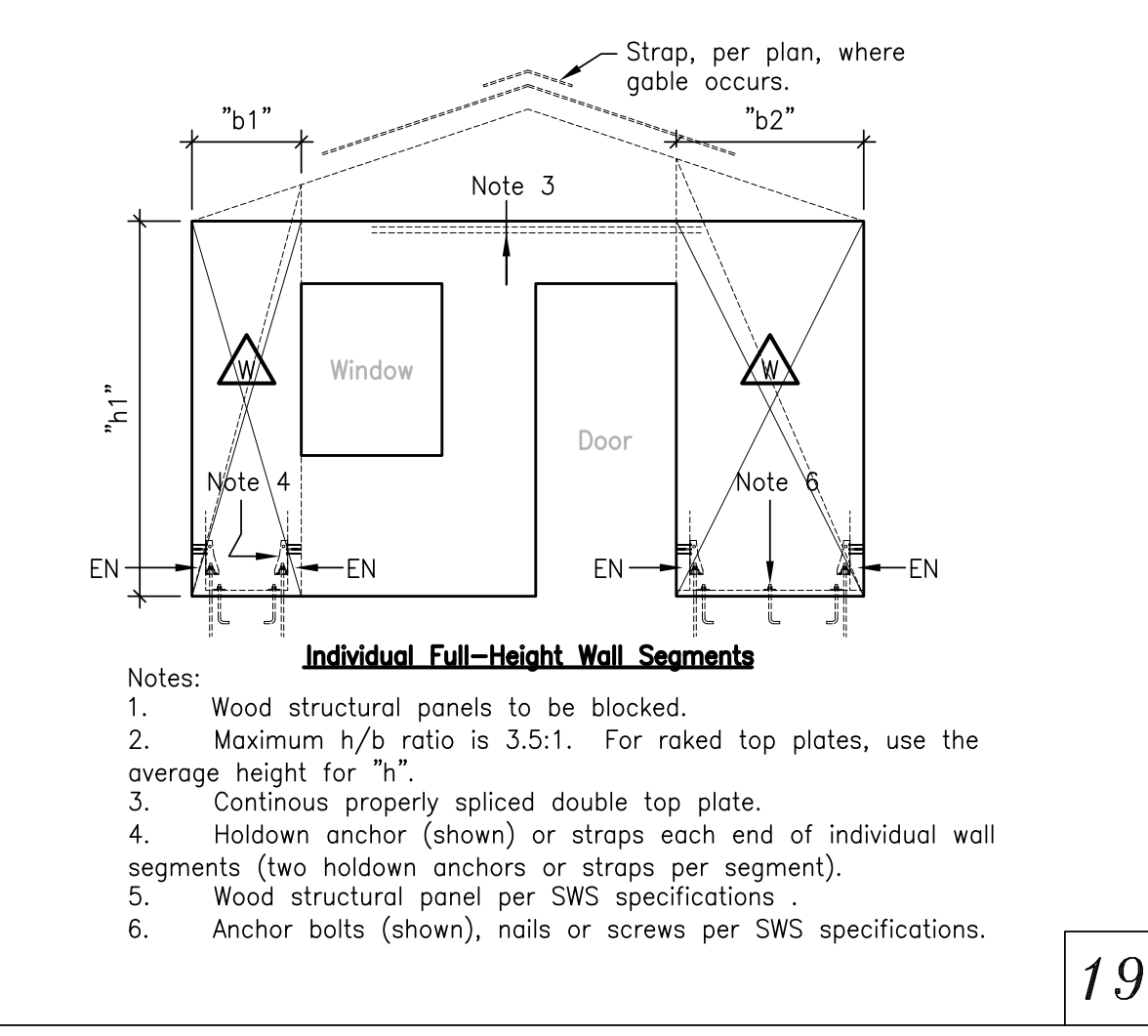
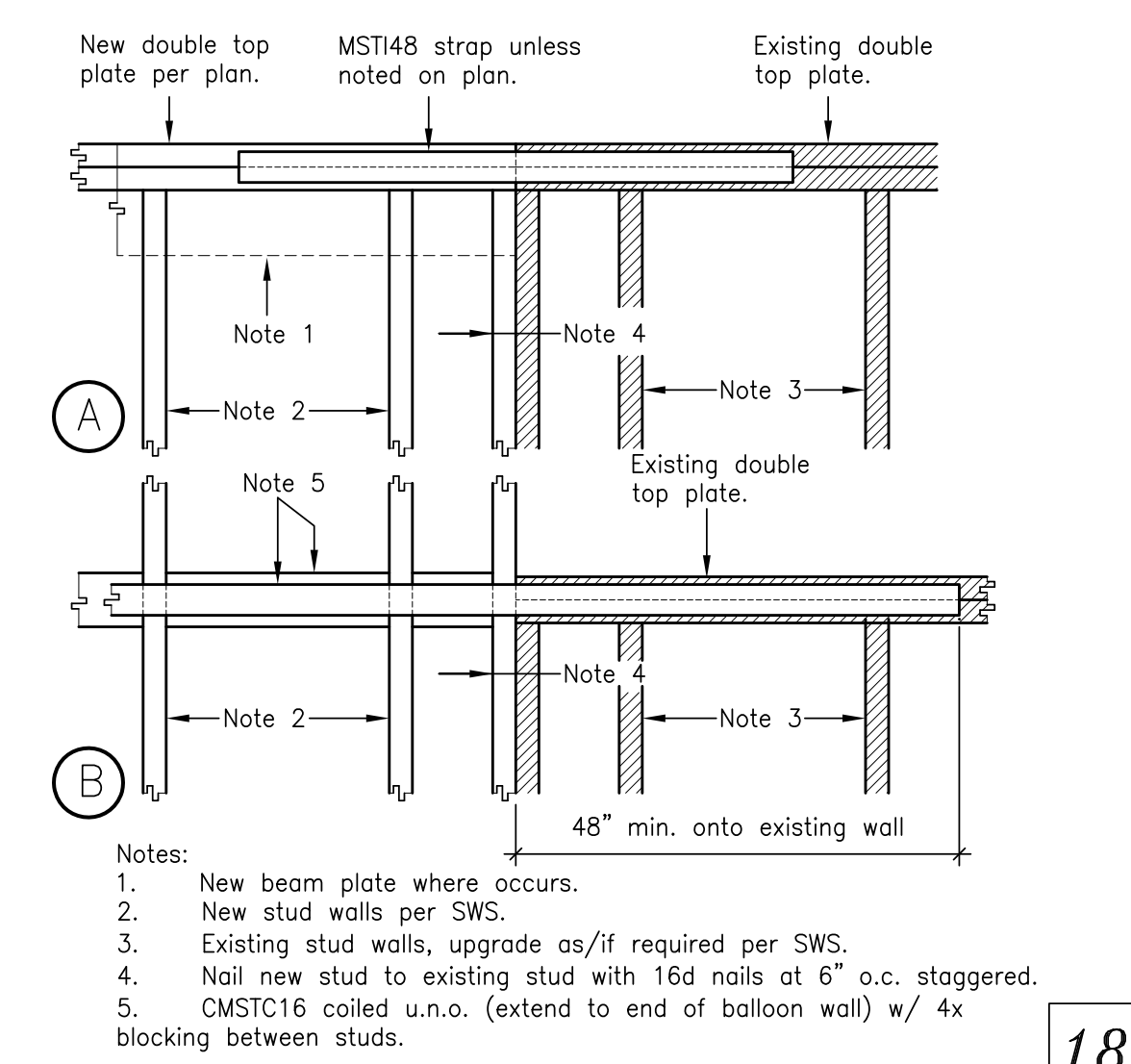
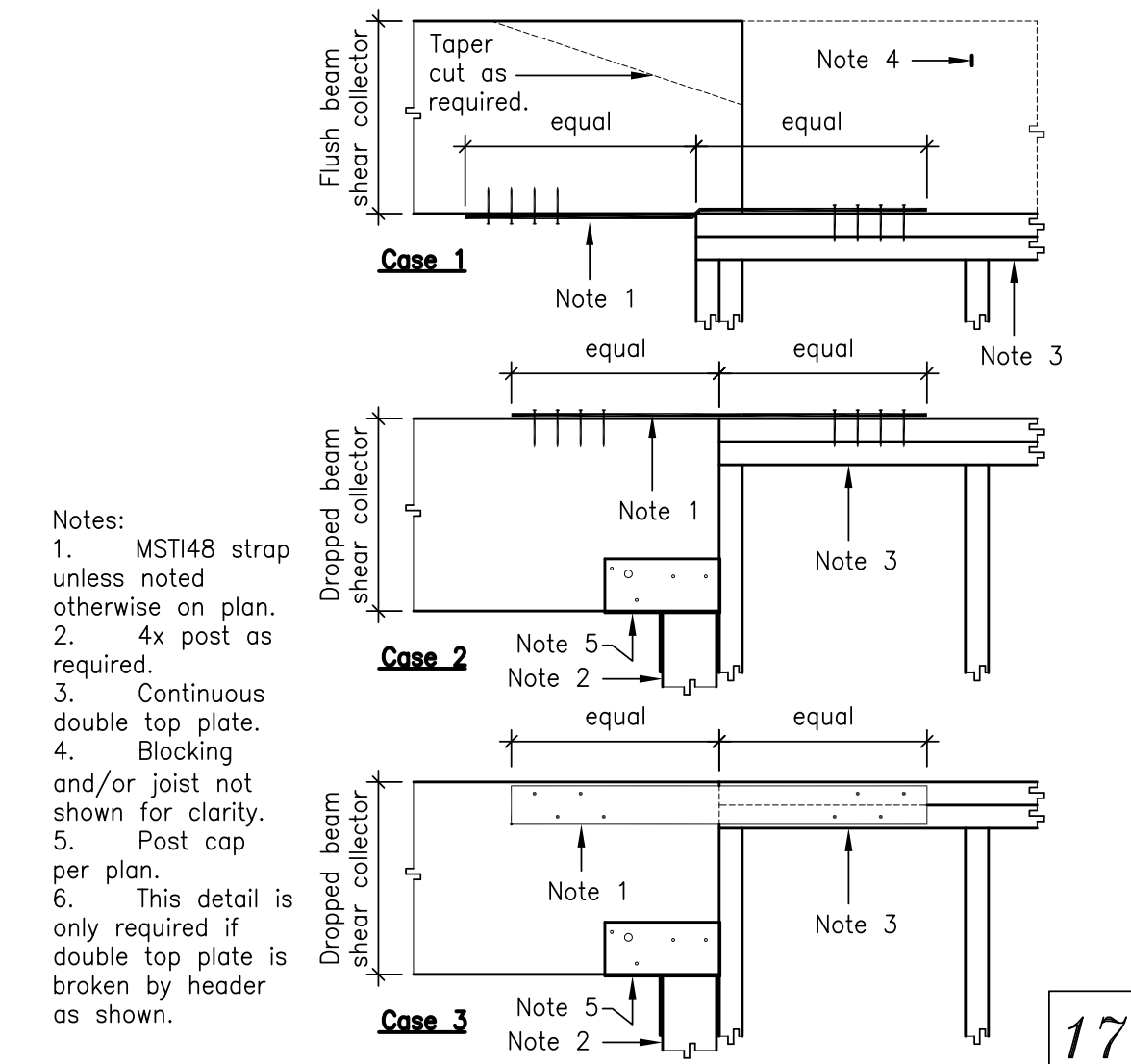
No.	Date	Revisions	Description
Δ	12/03/22		Plan Check 01
Δ	04/18/23		Plan Check 02

Job Number: 9607-22 Drawn By: Moon

Designed By: Moon Checked By: Sezen

Sheet Title:
Holdown Details

Sheet Number:
S1.1



Shear-Wall & Diaphragm Schedule (SWS)

Plywood Nailing Schedule										Shear Transfer Information (Allowable values)								
Panel mark	Minimum plywood thickness	Maximum framing spacing	Minimum framing size at adjoining panel edges	Minimum framing size at interior field of panel	Support nailing	Diaphragm Boundary Nailing (DBN)	Panel Edge Nailing (EN)	Field Nailing (FN)	Block all panel edges	Special detailing notes	Mud-all in shear-wall	Mud-sill bolting to concrete or masonry foundation	Sill attachment to floor. Ledger attachment to wall.	Ledger/blocking bolting to concrete or masonry	Double top plate	Clip spacing per diaphragm or shear-wall above.	Special detailing notes	Maximum allowable shear (plf)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
R1	1x deck	0" o.c.	2x	per plan	two 8d	8d @ 6"	8d @ 6"	8d @ 12"	No	(15)	*****	*****	16d @ 9"	5/8" @ 48"	*****	A34 @ 24" o.c	(13)	180
R2	1/2" CDX	24" o.c.	2x	2x	*****	8d @ 4"	8d @ 6"	8d @ 12"	Yes	*****	*****	*****	16d @ 9"	5/8" @ 48"	*****	A34 @ 16" o.c	(13)	360
R3	1/2" CDX	24" o.c.	2x	2x	*****	8d @ 2-1/2"	8d @ 4"	8d @ 12"	Yes	(3)	*****	*****	16d @ 6"	5/8" @ 32"	*****	A34 @ 10" o.c	(13)	530
F0	2x deck	0" o.c.	*****	per plan	two 16d	16d @ 6"	*****	*****	No	*****	*****	*****	16d @ 8"	5/8" @ 48"	*****	*****	*****	*****
F1	3/4" CDX	16" o.c.	2x	2x	*****	10d @ 6"	10d @ 6"	10d @ 12"	No	(19)	*****	*****	16d @ 8"	5/8" @ 48"	*****	A34 @ 20" o.c	(13)	215
F2	3/4" CDX	16" o.c.	2x	2x	*****	10d @ 6"	10d @ 6"	10d @ 12"	Yes	(19)	*****	*****	16d @ 7"	5/8" @ 48"	*****	A34 @ 18" o.c	(13)	320
F3	3/4" CDX	16" o.c.	3x	2x	*****	10d @ 4"	10d @ 6"	10d @ 12"	Yes	(3)(19)	*****	*****	16d @ 5"	5/8" @ 40"	*****	A34 @ 12" o.c	(13)	425
F4	3/4" CDX	16" o.c.	3x	2x	*****	10d @ 2-1/2"	10d @ 4"	10d @ 12"	Yes	(3)(19)	*****	*****	16d @ 3-1/2"	5/8" @ 26"	*****	A34 @ 9" o.c	(13)	640
F5	3/4" CDX	16" o.c.	3x	2x	*****	10d @ 2"	10d @ 3"	10d @ 12"	Yes	(3)(19)	*****	*****	16d @ 3"	5/8" @ 24"	*****	A34 @ 8" o.c	(13)	730
F6	1-1/8" CDX	32" o.c.	4x	4x	*****	10d @ 6"	10d @ 6"	10d @ 12"	No	(11)(19)	*****	*****	16d @ 8"	5/8" @ 48"	*****	A34 @ 20" o.c	(13)	385
W1	3/8" CDX	16" o.c.	2x	2x	*****	*****	8d @ 6"	8d @ 12"	Yes	(10)	2x	5/8" @ 48"	16d @ 8"	5/8" @ 48"	2x	A34 @ 20" o.c	(8)(12)(13)	230
W2	3/8" CDX	16" o.c.	3x	2x	*****	*****	8d @ 4"	8d @ 12"	Yes	(3)(10)	2x	5/8" @ 32"	16d @ 5"	5/8" @ 32"	2x	A34 @ 12" o.c	(8)(12)(13)	360
W3	3/8" CDX	16" o.c.	3x	2x	*****	*****	8d @ 3"	8d @ 12"	Yes	(3)(10)	2x	5/8" @ 24"	16d @ 4"	5/8" @ 24"	2x	A34 @ 10" o.c	(12)(13)	460
W4	3/8" CDX	16" o.c.	3x	2x	*****	*****	8d @ 2"	8d @ 12"	Yes	(3)(10)	2x	5/8" @ 20"	16d @ 3"	5/8" @ 20"	2x	A34 @ 8" o.c	(12)(13)	610
W5	3/8" CDX (BS)	16" o.c.	3x	2x	*****	*****	8d @ 4"	8d @ 12"	Yes	(3)(4)(9)(10)	2x	5/8" @ 16"	16d @ 2-1/2"	5/8" @ 16"	2x	A34 @ 6" o.c	(8)(12)(13)	720
W6	3/8" CDX (BS)	16" o.c.	3x	2x	*****	*****	8d @ 3"	8d @ 12"	Yes	(3)(4)(9)(10)	2x	5/8" @ 12"	1/4" screw @ 3"	5/8" @ 12"	2x	A34 @ 5" o.c	(8)(12)(13)	920
W7	3/8" CDX (BS)	16" o.c.	3x	2x	*****	*****	8d @ 2"	8d @ 12"	Yes	(3)(4)(9)(10)	2x	5/8" @ 10"	1/4" screw @ 2-1/2"	5/8" @ 10"	2x	A34 @ 4" o.c	(8)(12)(13)	1220
W8	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
W9	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
W10	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****

Notes:
 1. This Table complies with 2018 NDS and 2015 SDPWS. Nomenclature/sheathing material/grade: R=Roof (structural I), F=Floor (structural I), W=Wall (wood structural panels, structural I).
 2. For single-sided shear-walls, the plywood sheathing may occur on either side of the wall.
 3. Framing at oblique panel edges shall be 3-inch nominal or wider and nails shall be staggered. Refer to Note 4 below for alternative. For nailing pattern at 3x or 4x framing, refer to the Fig. 48 for diaphragm and 4G, 4H & 4I for shear-wall of AWC SDPWS-2015.
 4. May use double 2x studs at adjoining panel edges in lieu of 3x stud. Double 2x studs to be attached per ledger specifications.
 5. Diaphragm Boundary Nailing (DBN) is nailing at roof/floor diaphragm perimeter (saves not included). Edge Nailing (EN) is nailing at all plywood panel edges. Field Nailing (FN) is nailing within the plywood panel.
 6. Common nails shall be used. Do not use sinkers, coolers or any other thinner or shorter nail.
 7. Pre-drilling may be required to avoid splitting wood for nail spacing of 2-1/2" or less. Pre-drilling not to exceed 75% nail diameter.
 8. Staggered nails/screws spacing required. Use two staggered rows of nails/screws for 3x or wider framing.
 9. Plywood is applied to both sides (BS) of wall studs.
 10. 4x post required at the end of each shear-wall. Use 2x trim to avoid countersinking bolts for HD (bolts) style holdowns into 4x.
 11. Use 1-1/8" tongue and groove CD plywood sheathing with 4x girder floor system. 4x girders to be spaced no more than 32" on center.
 12. Use 0.229" x 3" x 3" (2019 CBC, Section 2308.3.1) plate washers for all anchor bolts u.n.o. See detail 10/- in retrofit construction existing anchor bolts must meet the criteria of this SWS; otherwise new anchors are required.
 13. A34 clips at blk./rim joint below plywood roof diaphragm except when otherwise required over shear-wall below. A34 clips at blk./rim joint below plywood floor diaphragm except when combining with clips from shear-wall below.
 14. This applies only to ledgers that are parallel to and do not support the framing. See engineering details or contact project engineer for conditions where the ledger supports the framing.
 15. One standard under floor vent may occur under every 6'-0" of W1 and W2 shear-wall, but not under hold-down. No under floor vents allowed under W3 or larger shear-walls.
 16. Fasteners (anchor bolts, plate washers, nails, screws, UFP, metal connectors, etc.) in pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized in accordance with ASTM A 153, Table 1, stainless steel, silicon bronze or copper as specified in the 2019 CBC, 2304.10.5 and Exception.
 17. Roof and floor framing sizes shall not be less than that which is required in the plywood nailing schedule above.
 18. Minimum penetration depth into main member, 8d common nail to be 1-3/8", 10d common nail to be 1-1/2", 16d common nail to be 1-5/8", 1/4" wood screw to be 2-1/2", unless approved specifically by a manufacturer and project engineer.
 19. Floor sheathing shall be glued down in addition to the specified nailing.
 (E) Existing roof surface as/if occurs such as plywood, skip sheathing or other. (F) Existing floor surface as/if occurs such as plywood, 2x sheathing or other. (W) Existing wall surface as/if occurs such as plywood, diagonal sheathing, gypsum board, stucco or other.

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 BONING B. BRIAN MOON
 No. C.70892
 Exp. 6.30.2023
 STATE OF CALIFORNIA
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ADU, BBQ & Site Ret. Wall
Rabover Residence
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May 23, 2022

No.	Date	Revisions	Description
1	12/03/22	Plan Check 01	
2	04/18/23	Plan Check 02	

Job Number: 9607-22
 Drawn By: Moon
 Designed By: Moon
 Checked By: Sezen
 Sheet Title:
SWS + Details
 Sheet Number:
S1.3

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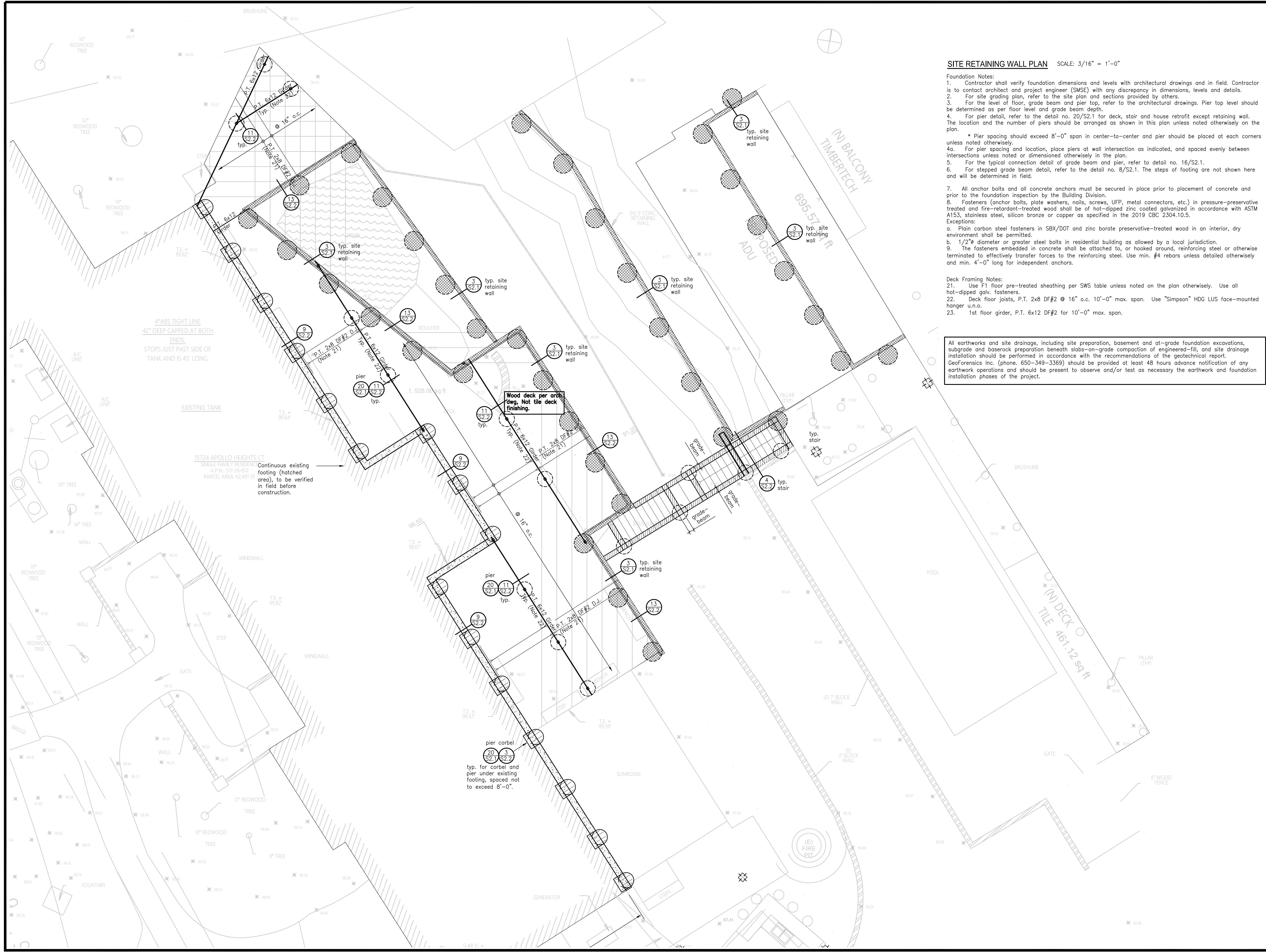
Sheet Title: **Site Plan & Deck Plan**

Sheet Number: **S2.0**

SITE RETAINING WALL PLAN SCALE: 3/16" = 1'-0"

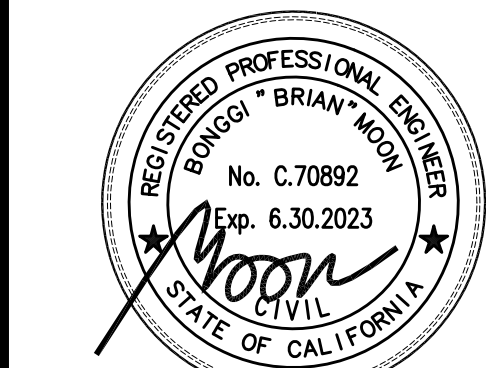
- Foundation Notes:
- Contractor shall verify foundation dimensions and levels with architectural drawings and in field. Contractor is to contact architect and project engineer (SMSE) with any discrepancy in dimensions, levels and details.
 - For site grading plan, refer to the site plan and sections provided by others.
 - For the level of floor, grade beam and pier top, refer to the architectural drawings. Pier top level should be determined as per floor level and grade beam depth.
 - For pier detail, refer to the detail no. 20/S2.1 for deck, stair and house retrofit except retaining wall. The location and the number of piers should be arranged as shown in this plan unless noted otherwise on the plan.
 - * Pier spacing should exceed 8'-0" span in center-to-center and pier should be placed at each corners unless noted otherwise.
 - For pier spacing and location, place piers at wall intersection as indicated, and spaced evenly between intersections unless noted or dimensioned otherwise in the plan.
 - For the typical connection detail of grade beam and pier, refer to detail no. 16/S2.1.
 - For stepped grade beam detail, refer to the detail no. 8/S2.1. The steps of footing are not shown here and will be determined in field.
 - All anchor bolts and all concrete anchors must be secured in place prior to placement of concrete and prior to the foundation inspection by the Building Division.
 - Fasteners (anchor bolts, plate washers, nails, screws, UFP, metal connectors, etc.) in pressure-preservative treated and fire-retardant-treated wood shall be of hot-dipped zinc coated galvanized in accordance with ASTM A153, stainless steel, silicon bronze or copper as specified in the 2019 CBC 2304.10.5.
 - Exceptions:
 - Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
 - 1/2" diameter or greater steel bolts in residential building as allowed by a local jurisdiction.
 - The fasteners embedded in concrete shall be attached to, or hooked around, reinforcing steel or otherwise terminated to effectively transfer forces to the reinforcing steel. Use min. #4 rebars unless detailed otherwise and min. 4'-0" long for independent anchors.
- Deck Framing Notes:
- Use F1 floor pre-treated sheathing per SWS table unless noted on the plan otherwise. Use all hot-dipped galv. fasteners.
 - Deck floor joists, P.T. 2x8 DF#2 @ 16" o.c. 10'-0" max. span. Use "Simpson" HDG LUS face-mounted hanger u.n.o.
 - 1st floor girder, P.T. 6x12 DF#2 for 10'-0" max. span.

All earthworks and site drainage, including site preparation, basement and at-grade foundation excavations, subgrade and baserock preparation beneath slabs-on-grade compaction of engineered-fill, and site drainage installation should be performed in accordance with the recommendations of the geotechnical report. GeoForensics Inc. (phone. 650-349-3369) should be provided at least 48 hours advance notification of any earthwork operations and should be present to observe and/or test as necessary the earthwork and foundation installation phases of the project.



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May 23, 2022

No.	Date	Revisions	Description
12/03/22		Plan Check	01
04/18/23		Plan Check	02

Job Number: 9607-22
 Drawn By: Moon

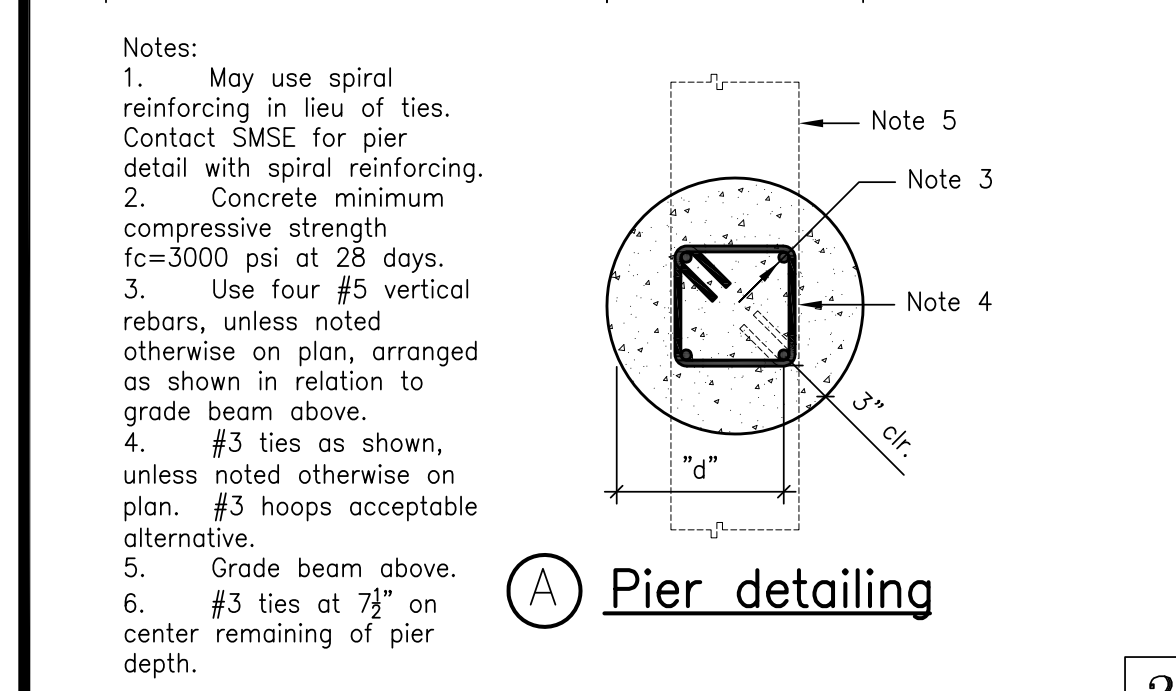
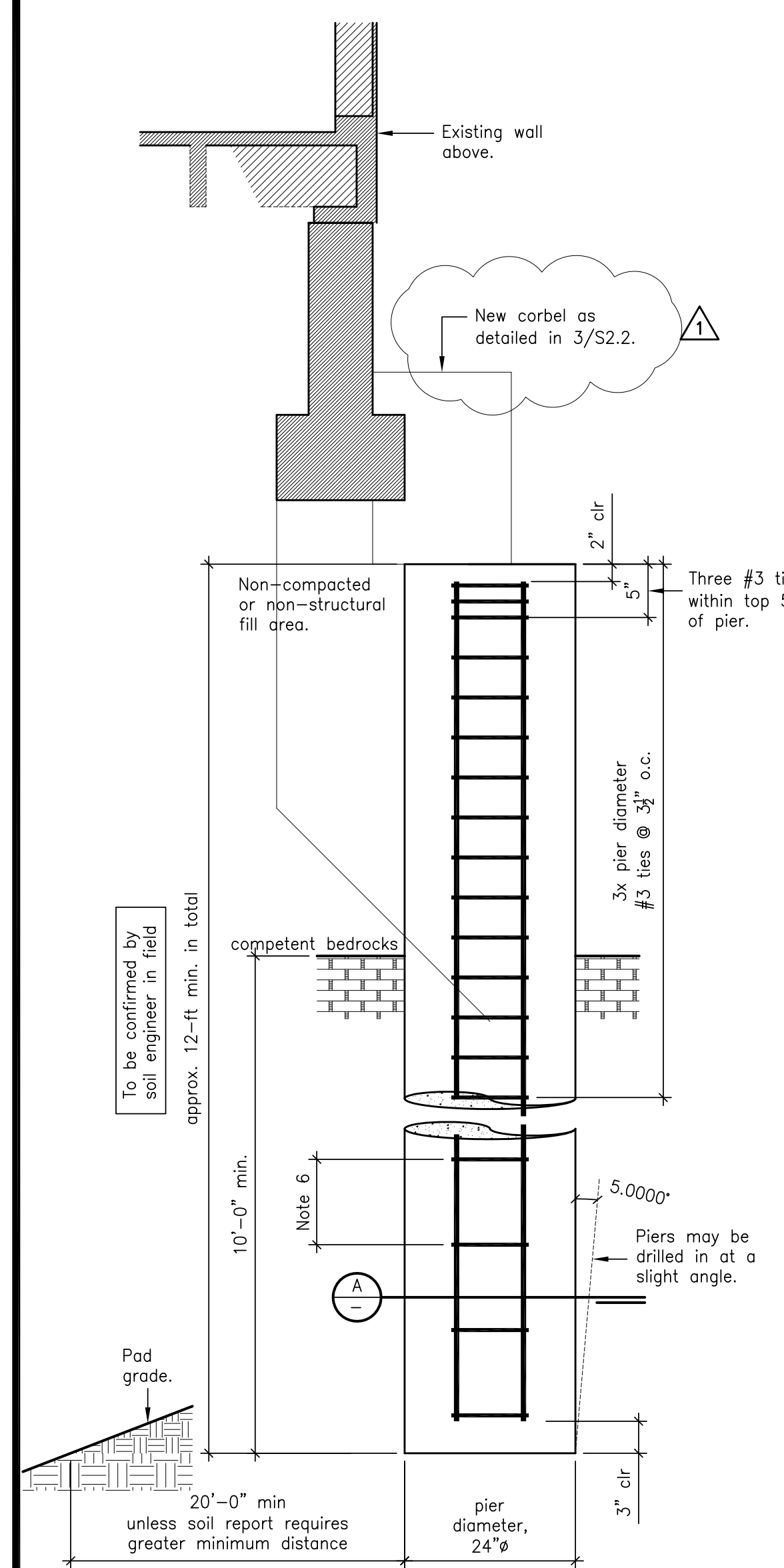
Designed By: Moon
 Checked By: Sezen

Sheet Title: **Site Plan Details-1**

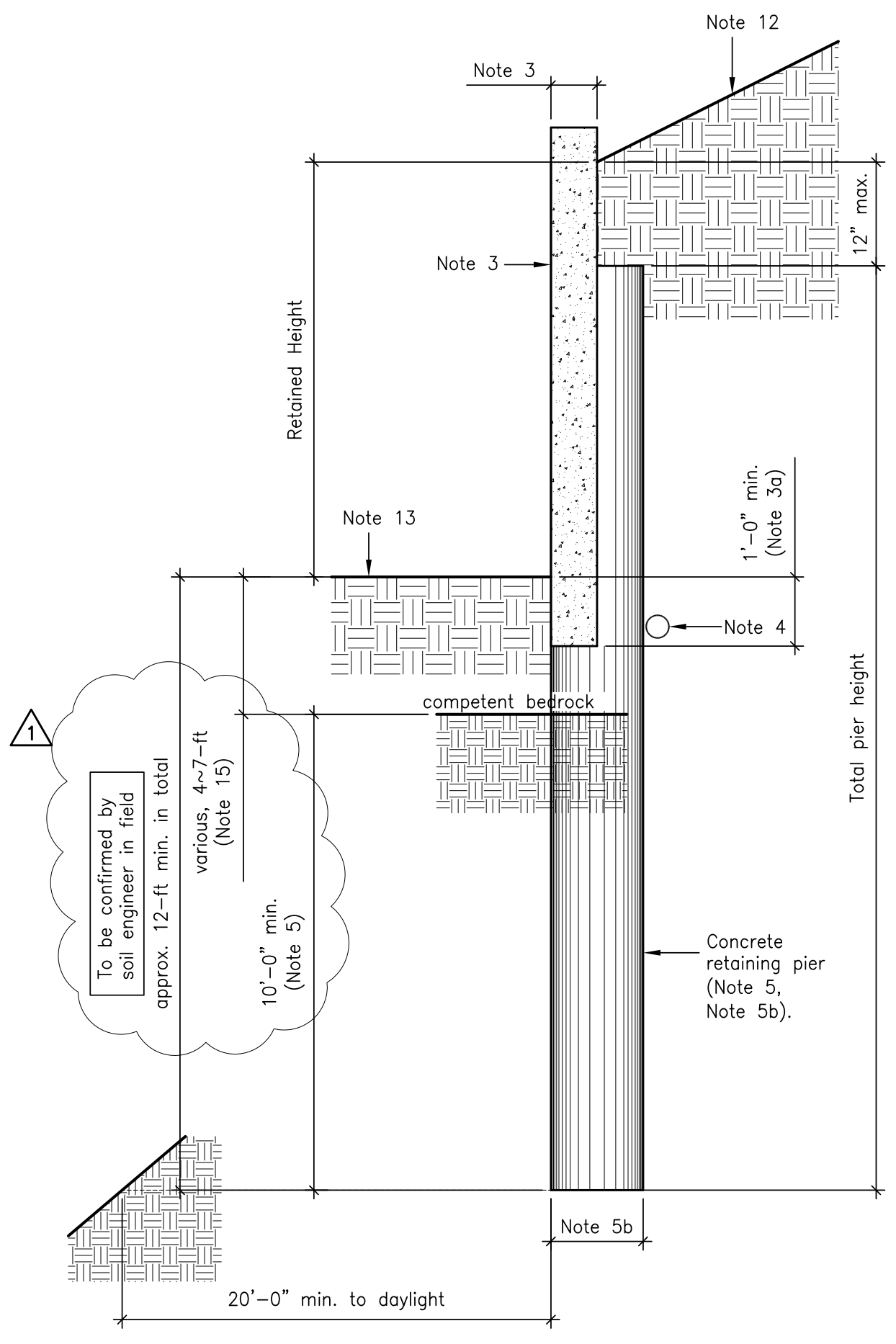
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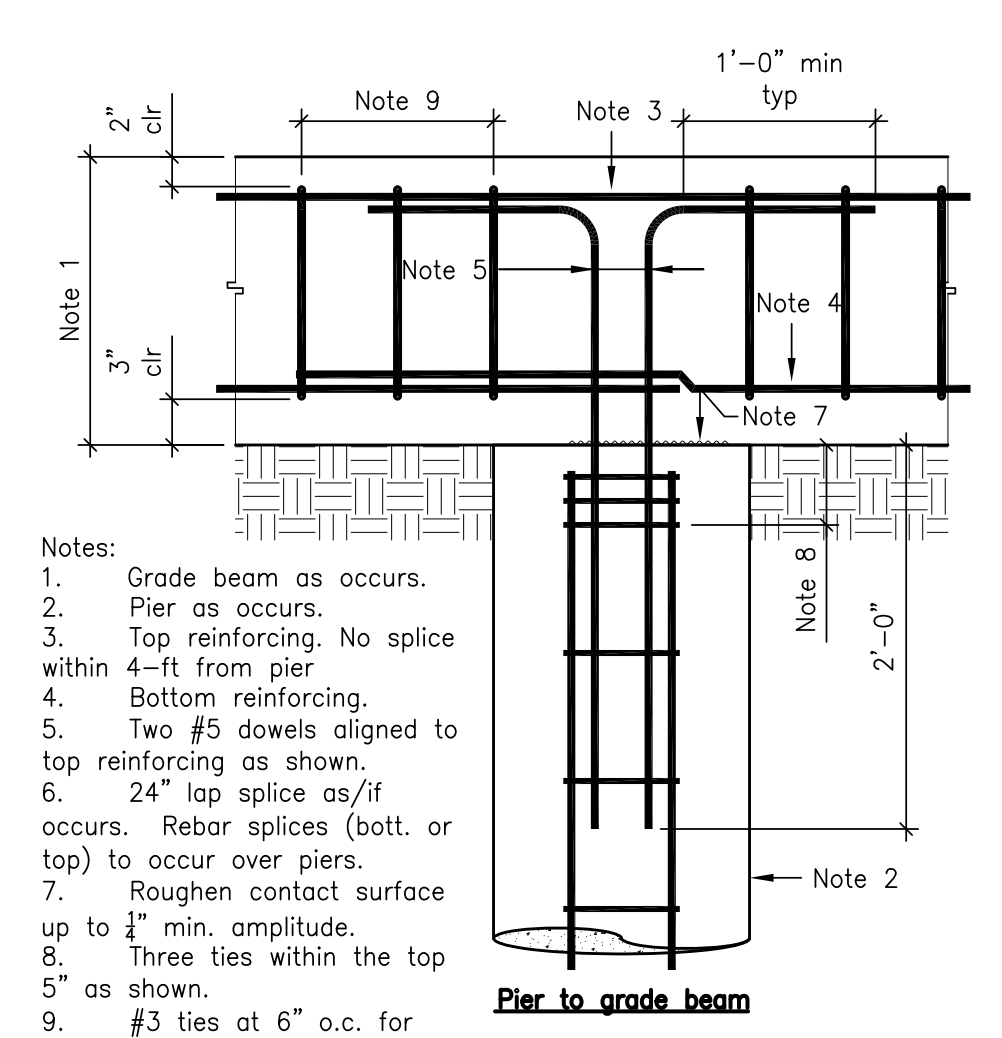
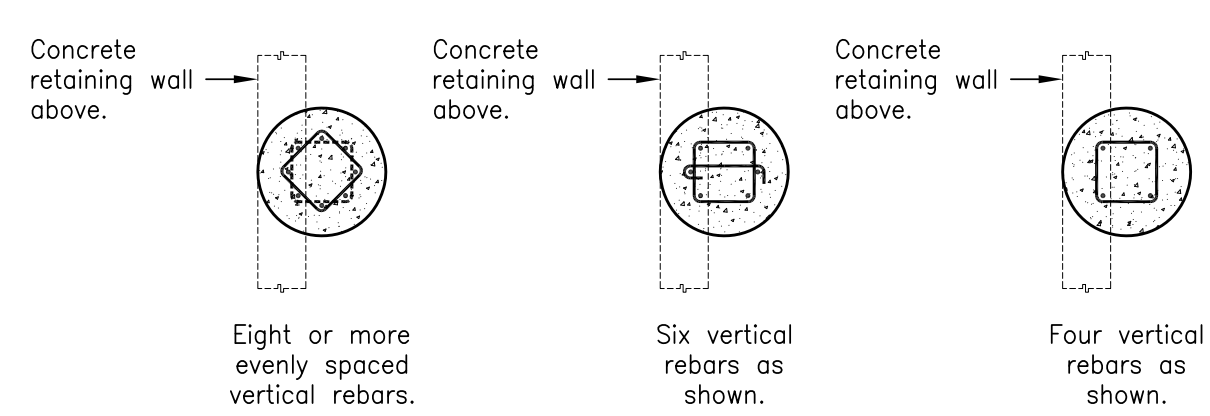


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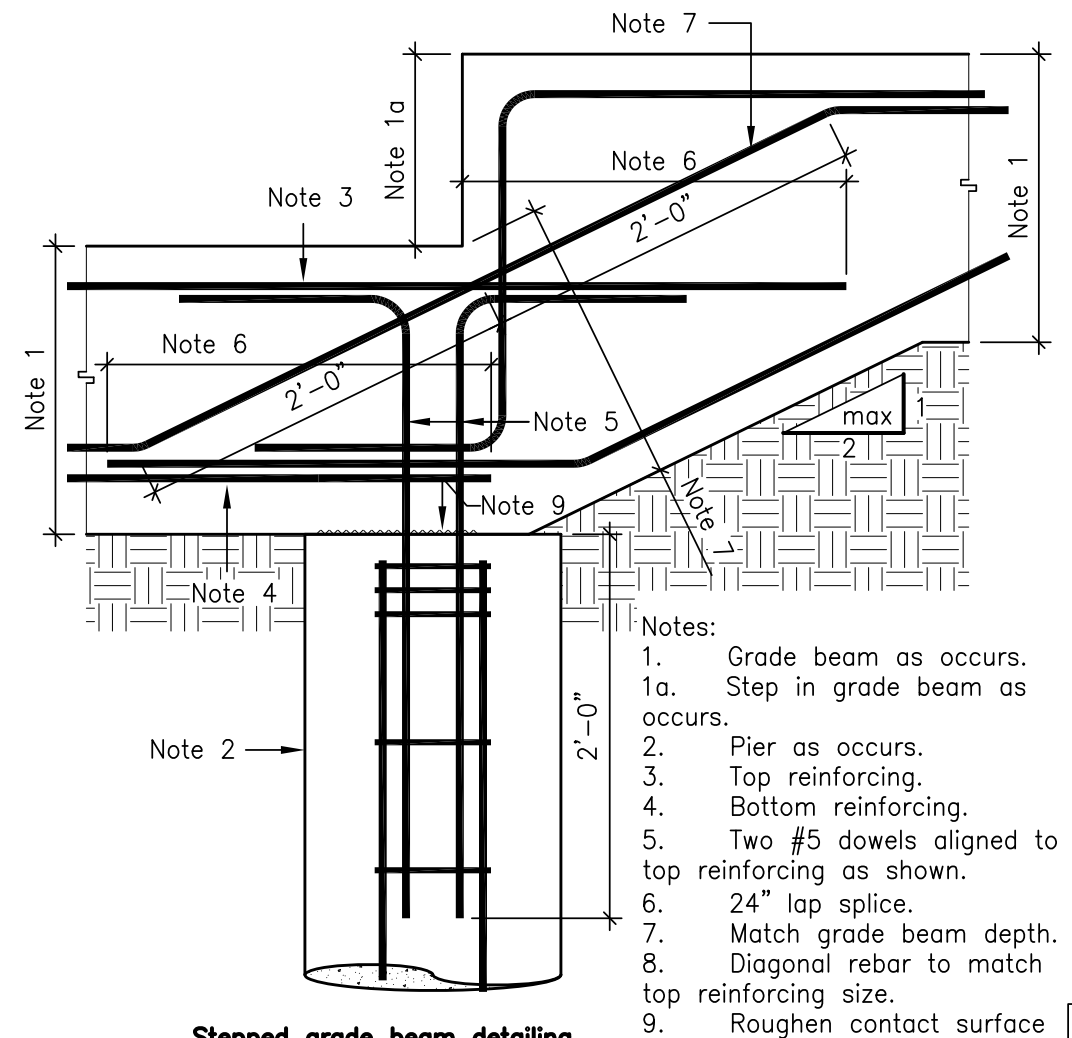
- Height ignore is from 4-ft to 7-ft, to be confirmed by soil engineer in field.
- 65-psf active earth pressure, unrestrained, 2:1 max. sloped backfill.
- 0-psf uniform surcharge loads.
- 450-psf passive earth pressure in stiff natural soil acting on 1.5 x pier diameters.
- 600-psf pier skin friction in stiff natural soil.
- Seismic load, 10'HH psf.
- 40-psf creep earth pressure acting on 1.5 x pier diameters in soil ignore zone.
- Retaining wall is not designed for heavy construction equipment operation on the retained slope.

Retaining height	Concrete 28-day compressive strength	Concrete pier spacing	Minimum concrete pier depth	Concrete pier diameter	Concrete pier vertical reinforcing	Concrete wall thickness	Concrete wall horizontal reinforcing	Special Inspection
6'-0"	4000-psi	8'-0"	10'-0"	30"	8 - #9	6"	#5 @ 6" o.c.	Yes
5'-0"	4000-psi	8'-0"	10'-0"	30"	8 - #8	6"	#5 @ 8" o.c.	Yes
4'-0"	4000-psi	8'-0"	10'-0"	30"	8 - #6	6"	#5 @ 10" o.c.	Yes

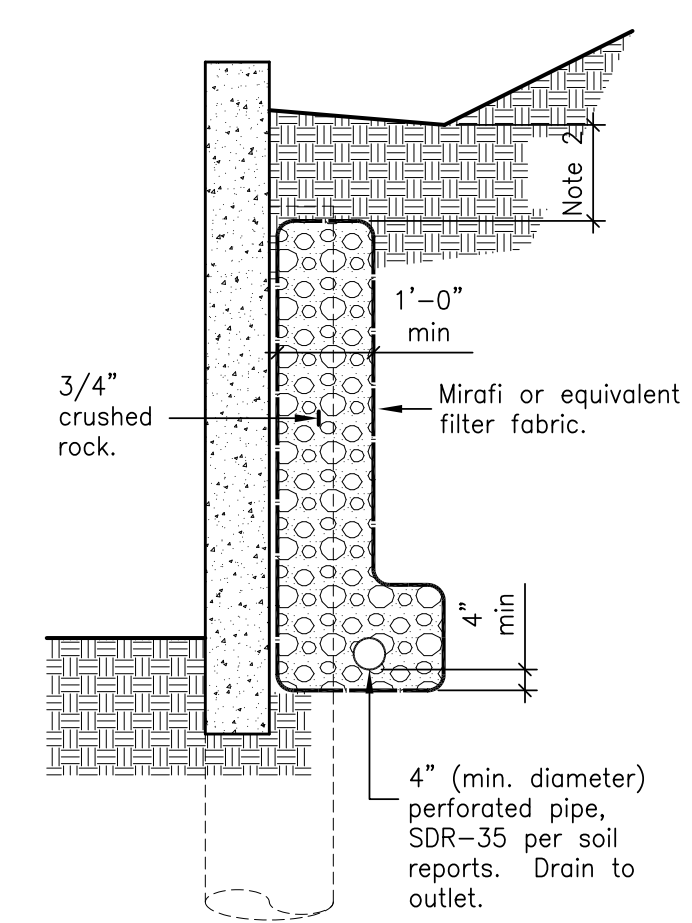
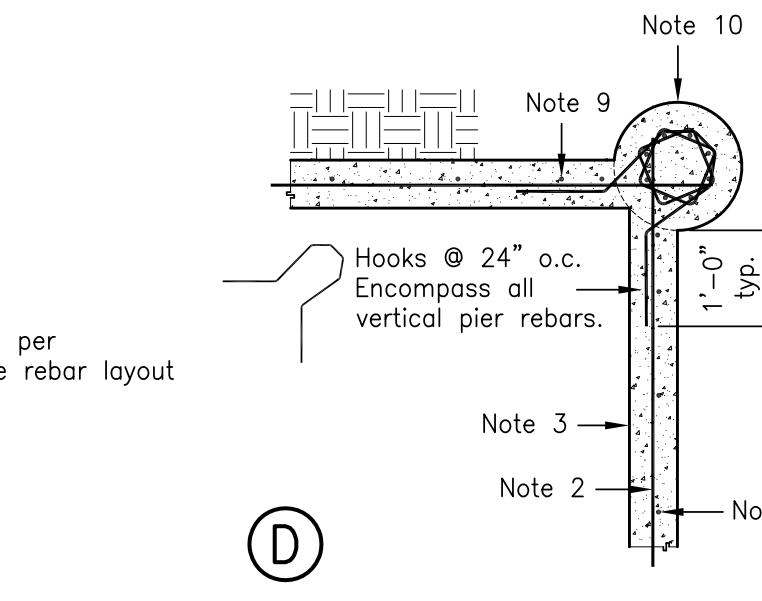
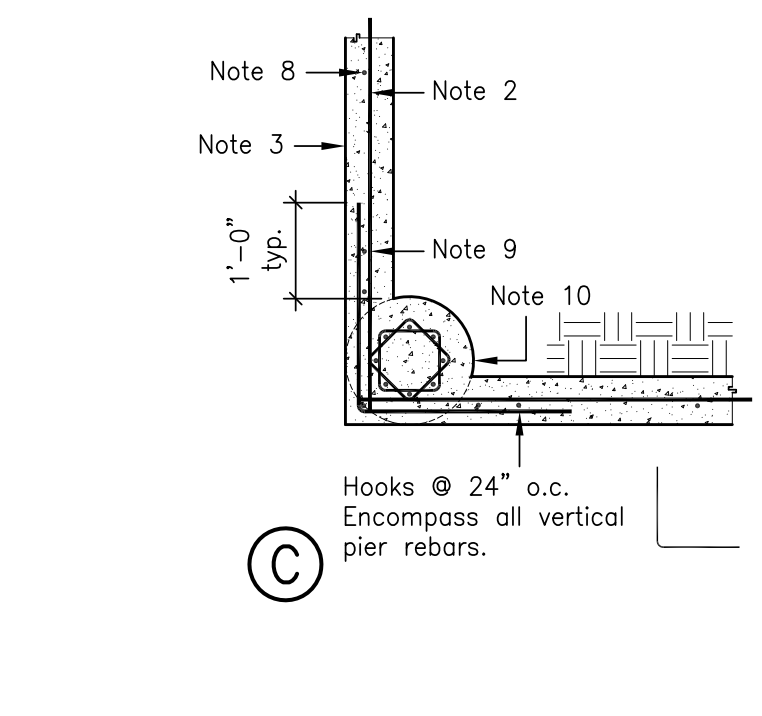
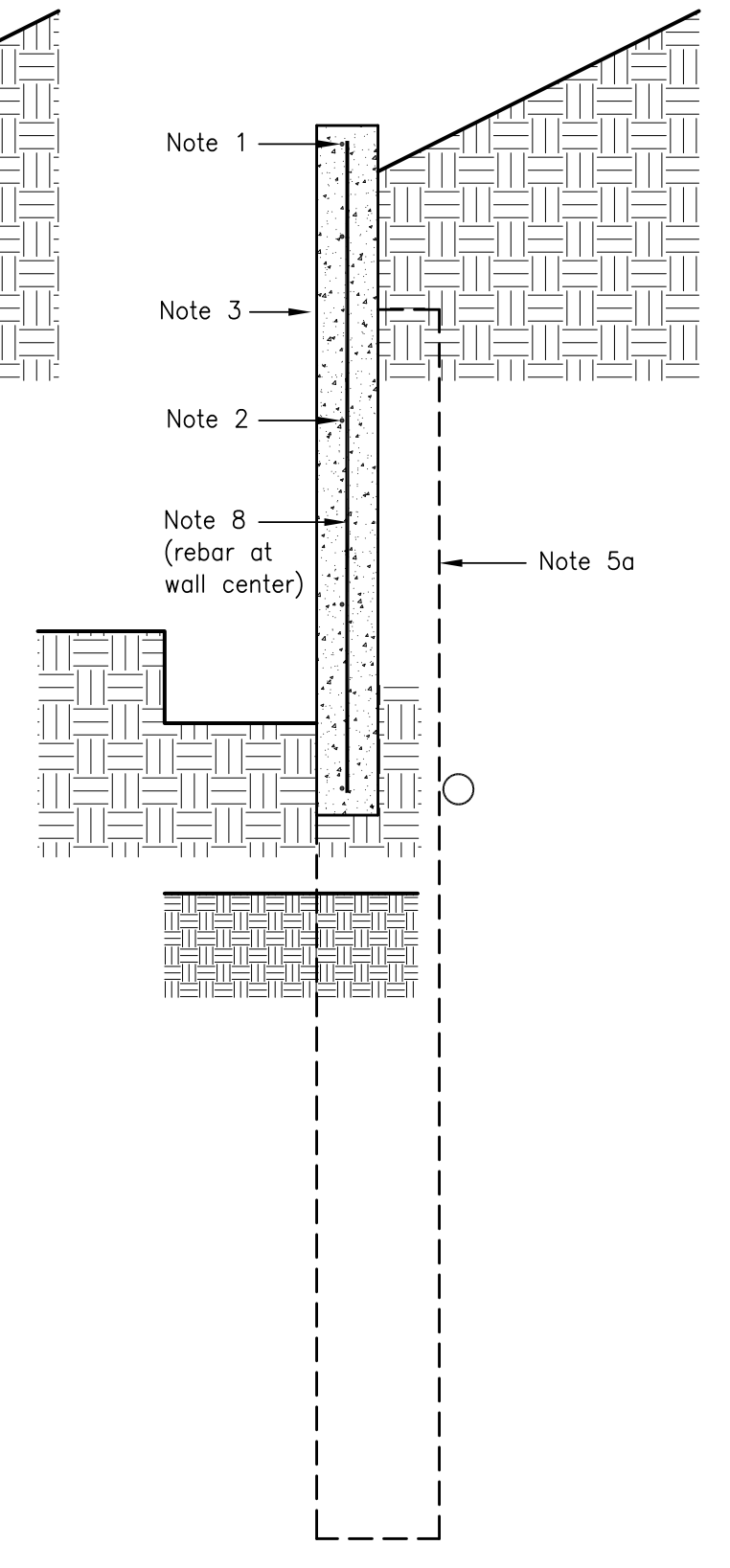
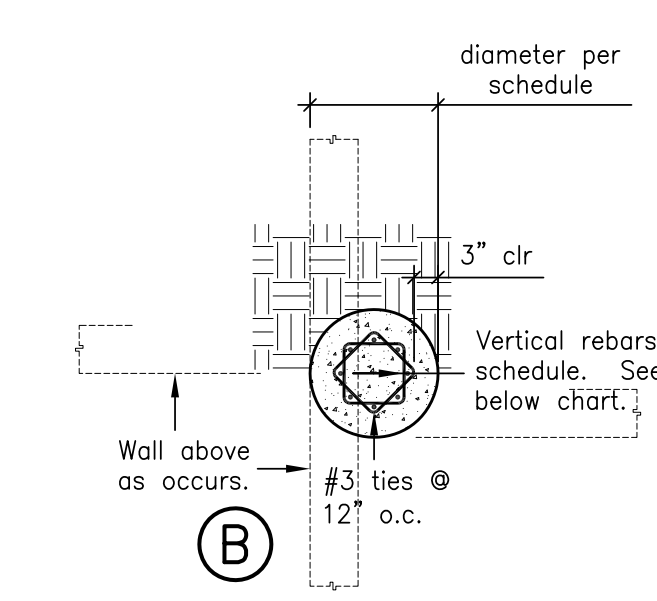
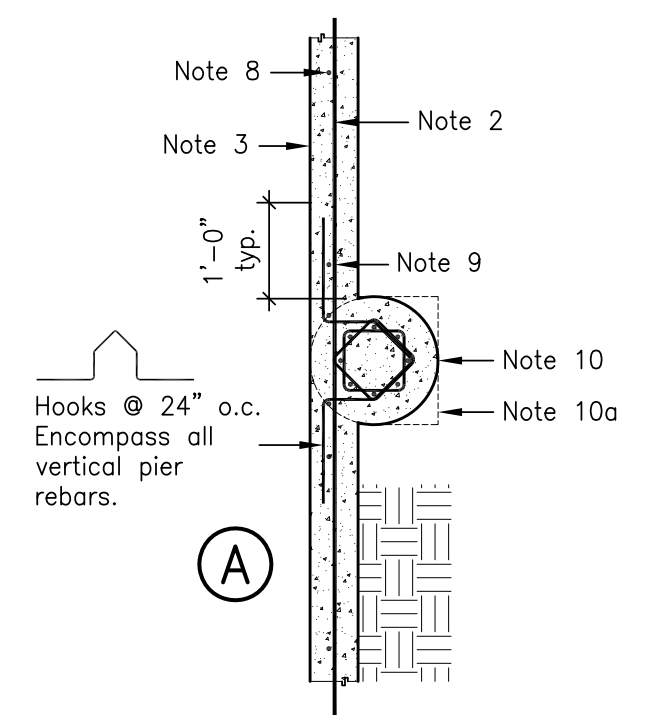
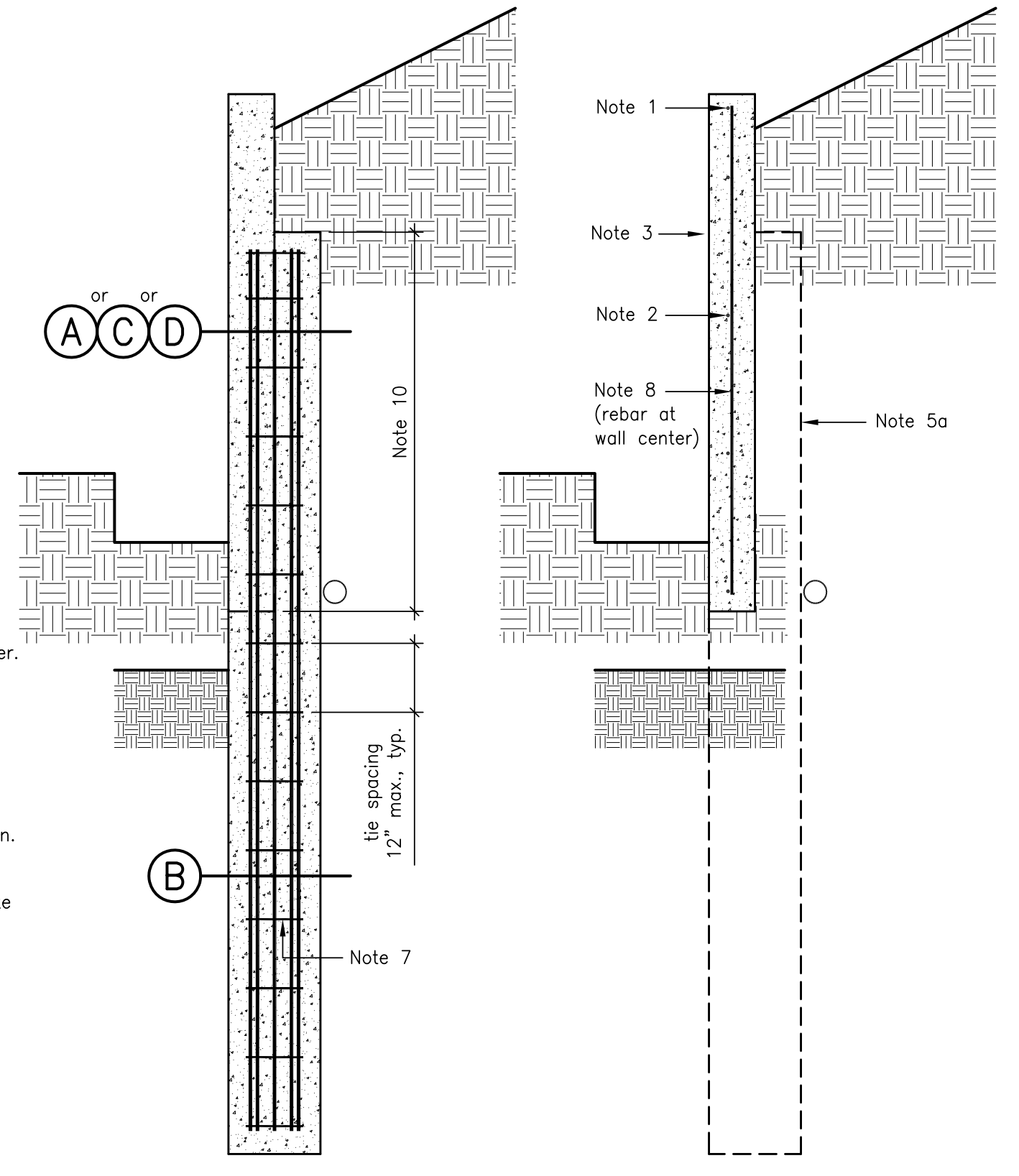
Notes:
 *1. Minimum pier depth is maximum value of soil report, or calculations; final depth shall be determined in field by soil engineer.



16



12



Notes:
 1. Minimum drainage requirements and water-proofing as per soil reports.
 2. 18\"/>

Changes will likely be specified, which may be performed in the field.
 Drainage and erosion must be continually controlled including with roof and deck waters being drained away.

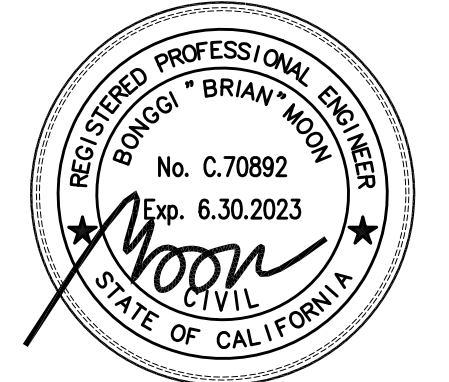
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3

4



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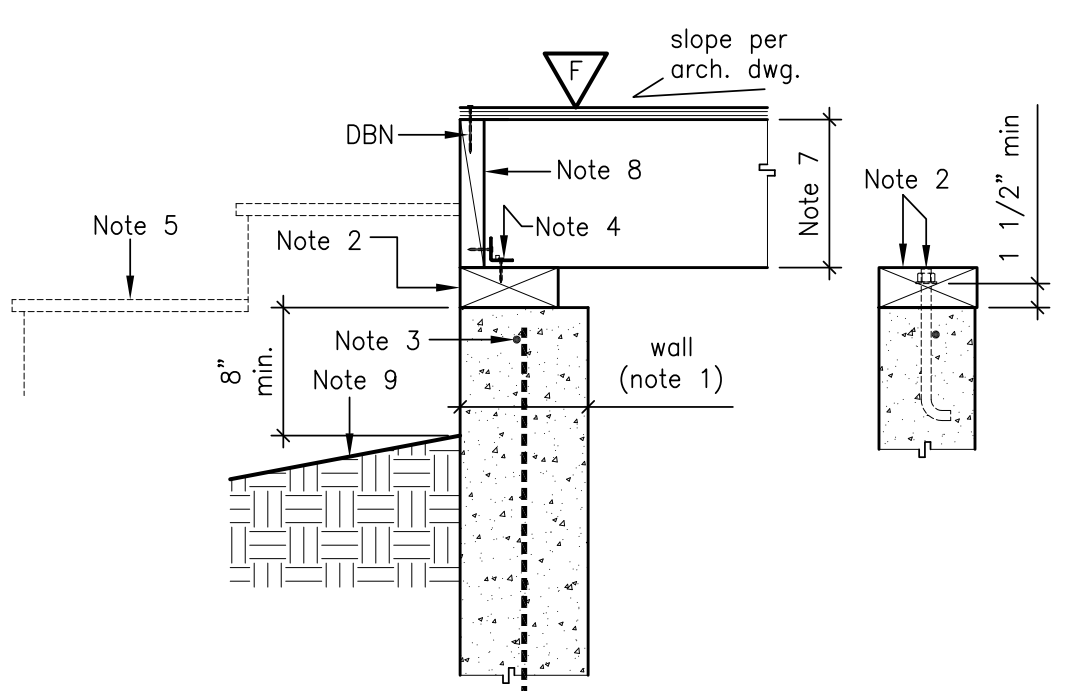
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 Drawn By: Moon

Designed By: Moon
 Checked By: Sezen

Sheet Title: **Site Plan Details-2**

Sheet Number: **S2.2**

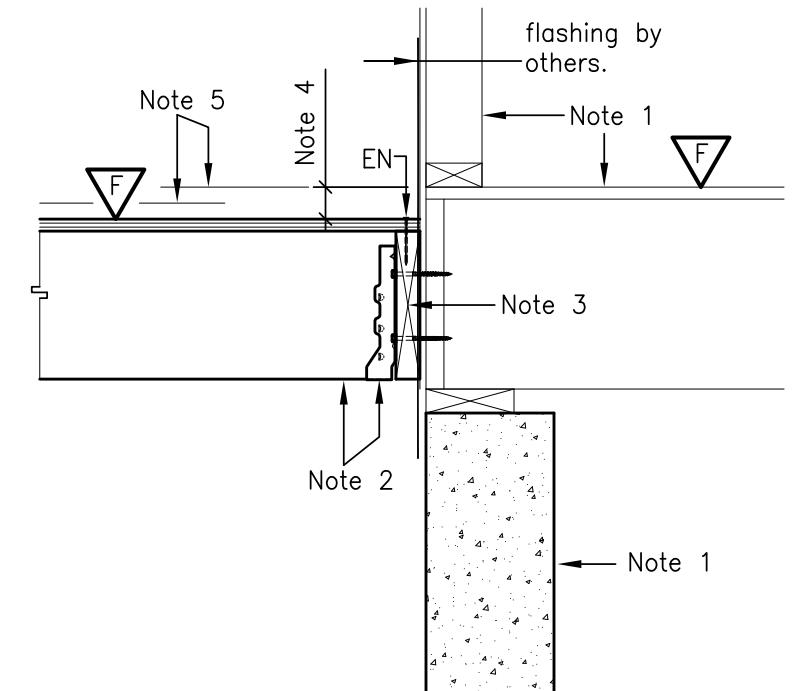
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- Notes:
 1. Conc. retaining wall as detailed elsewhere.
 2. New pressure treated sill (3x minimum) w/ anchor bolts per SWS.
 3. #4 continuous top of wall top rebar as shown.
 4. Clip per SWS.
 5. Outdoor stair per arch. dwg.
 6. P.T. deck floor framing per plan.
 7. Provide rim joist or solid blocking. Use 4x blocking when W3 shear-wall or higher occurs above.
 8. Finish grade as occurs.

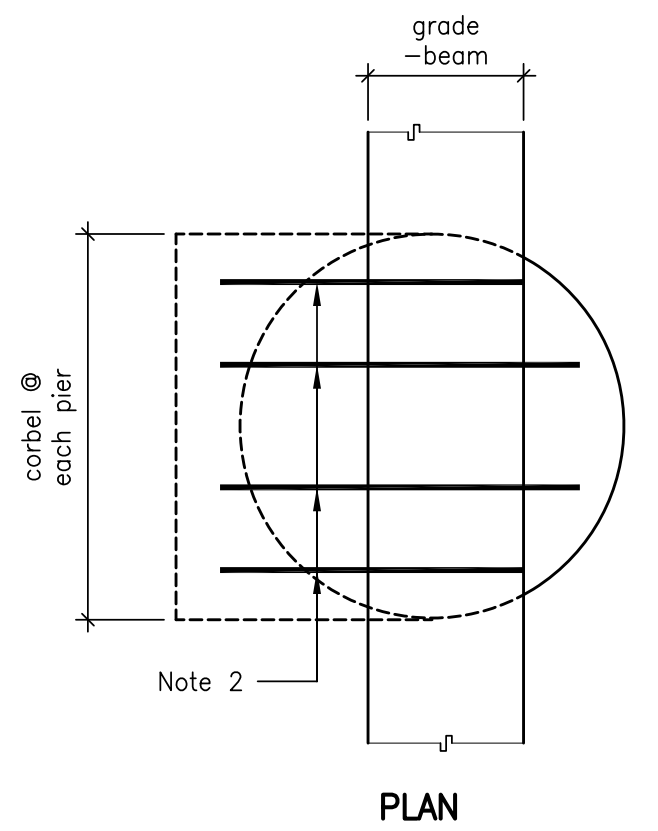
17

13



- Note:
 1. New or existing wall, floor and foundation detailing shown on other details elsewhere.
 2. Deck/Patio joists with LUS hangers.
 3. 2x pressure treated ledger with "Simpson" two rows of SDS1/4x3-1/2" wood screws (or equivalent) at 8" on center staggered.
 4. Threshold drop per architectural drawings.
 5. Deck/Patio flooring finishing per architectural drawings.

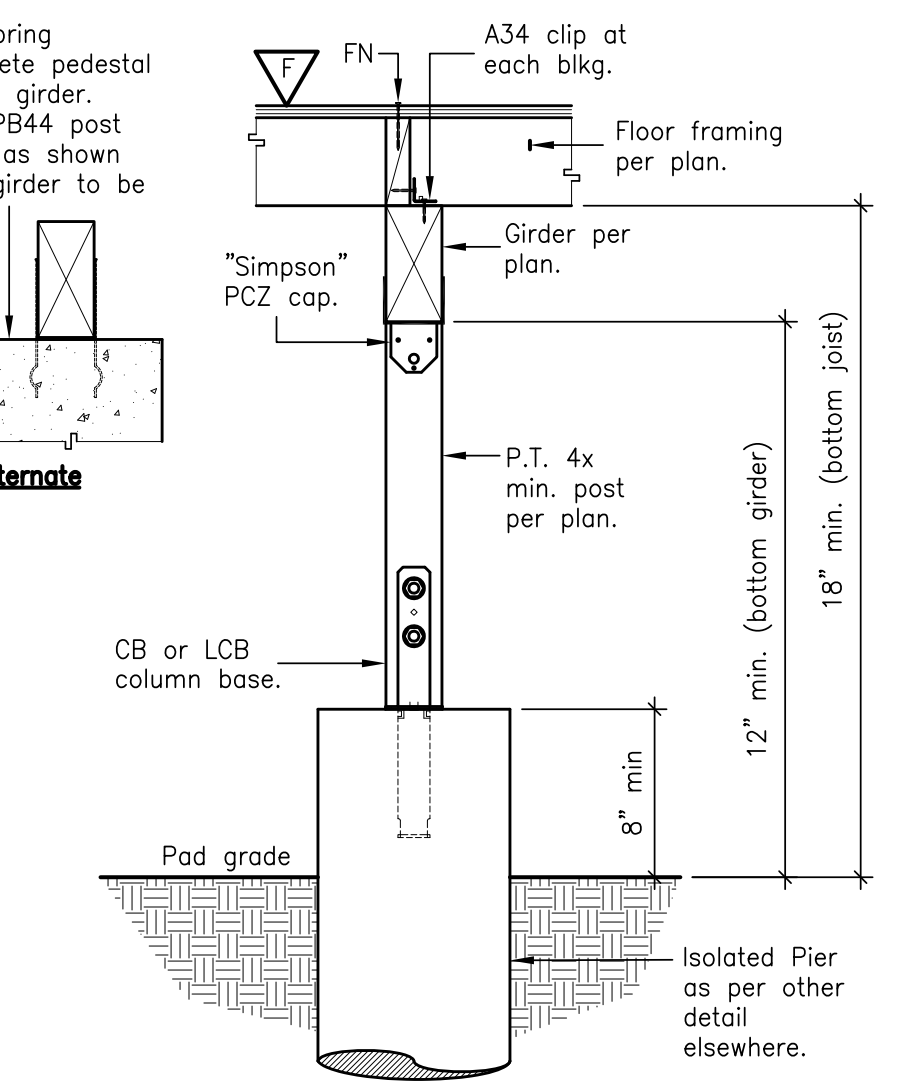
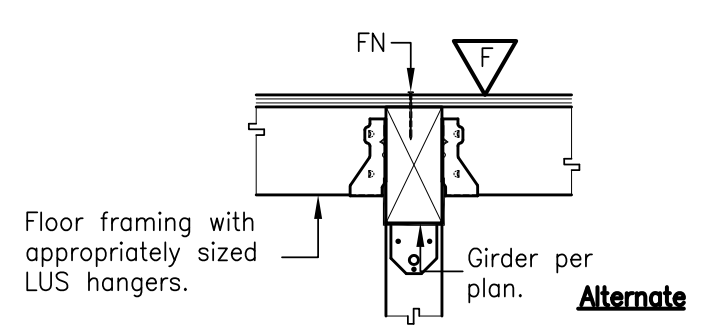
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PLAN

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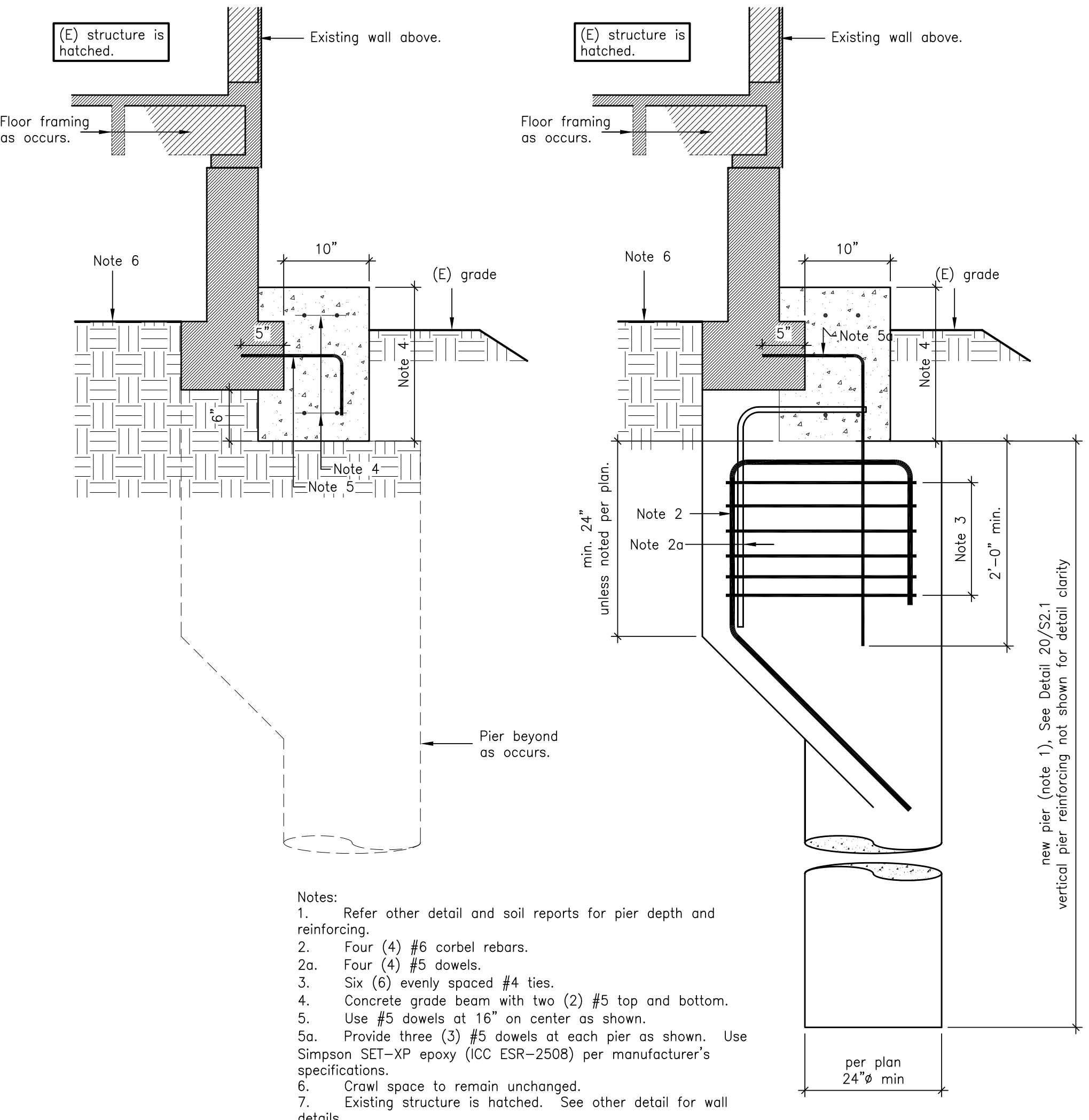
- May bring concrete pedestal up to girder. Use PB44 post base as shown and girder to be P.T.
 Alternate

14

14

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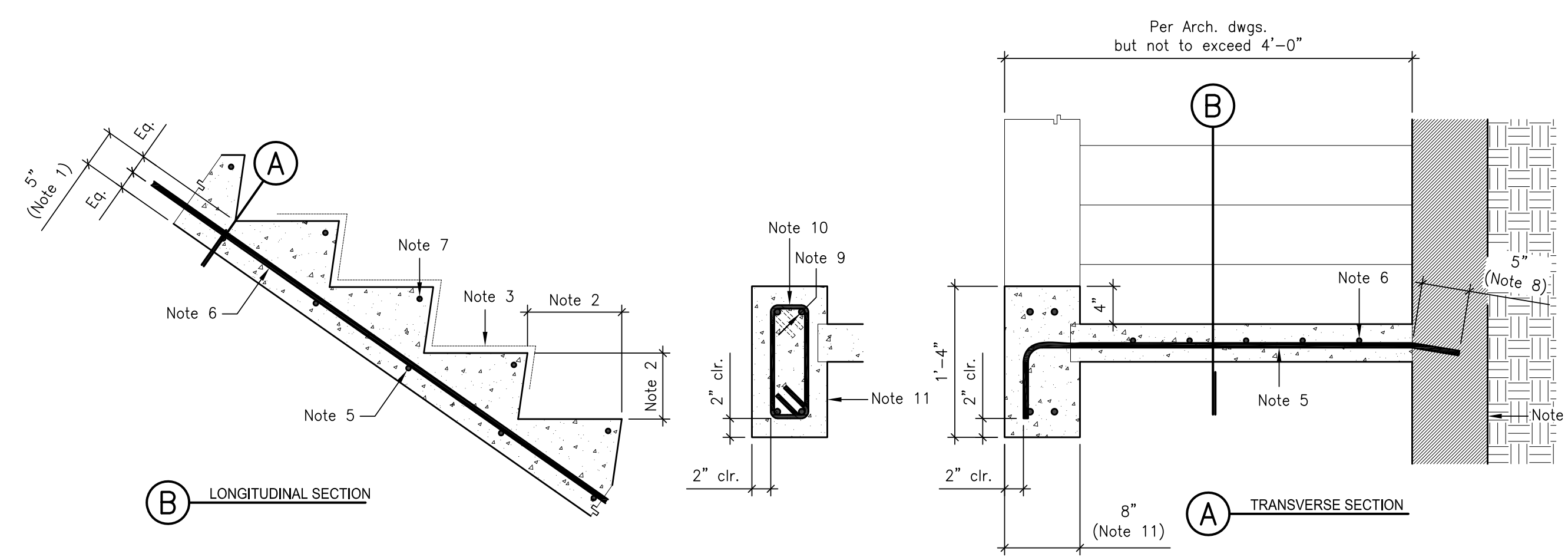
- Notes:
 1. Refer other detail and soil reports for pier depth and reinforcing.
 2. Four (4) #6 corbel rebars.
 2a. Four (4) #5 dowels.
 3. Six (6) evenly spaced #4 ties.
 4. Concrete grade beam with two (2) #5 top and bottom. Use #5 dowels at 16" on center as shown.
 5a. Provide three (3) #5 dowels at each pier as shown. Use Simpson SET-XP epoxy (ICC ESR-2508) per manufacturer's specifications.
 6. Crawl space to remain unchanged.
 7. Existing structure is hatched. See other detail for wall details.

11

11

Not Used

Not Used



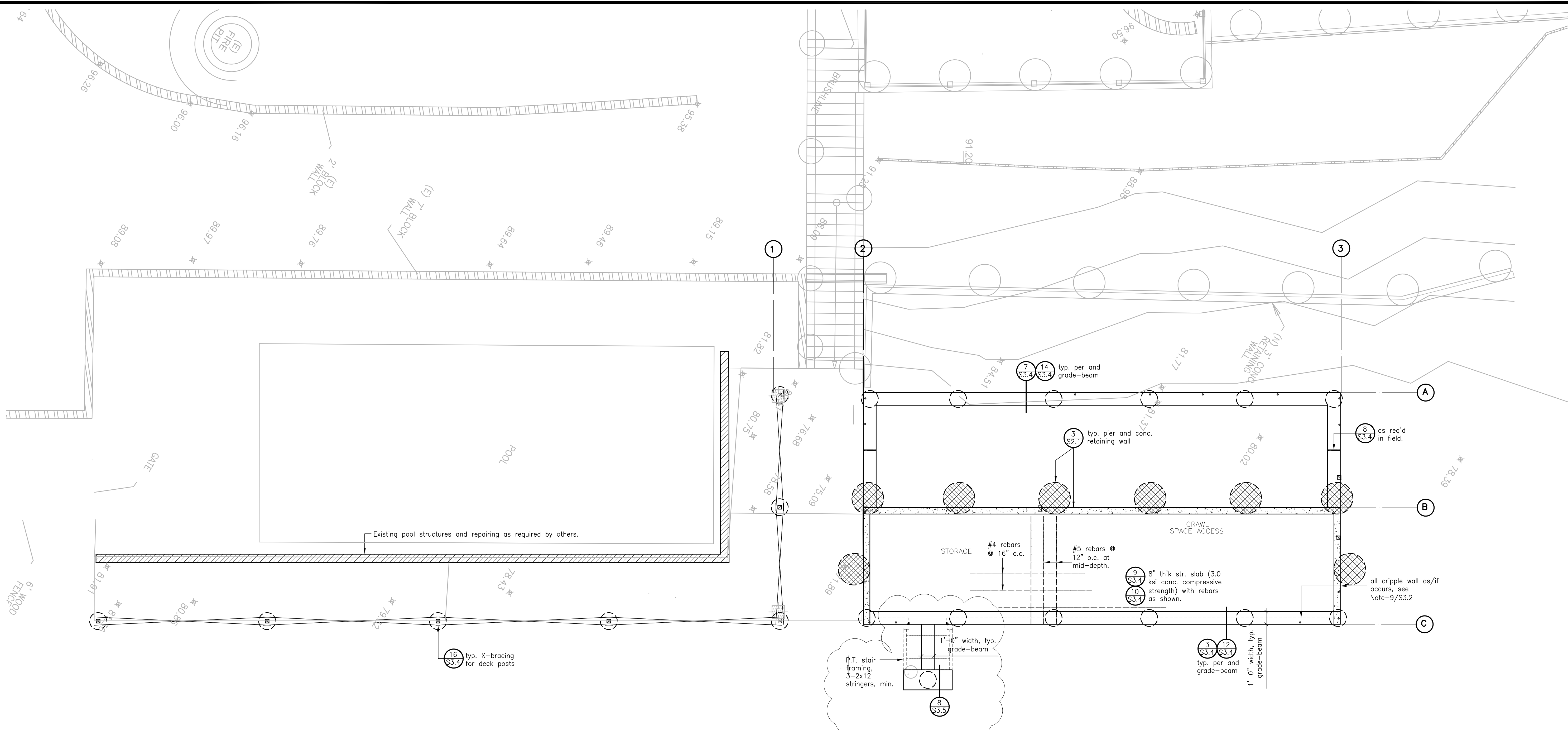
- Notes:
 1. Concrete stairs base slab thickness. Contact SMSE if architectural drawings indicate different dimension.
 2. Stair shape and dimensions per architectural drawings.
 3. Stair finish per architectural drawings.
 4. (#) concrete retaining wall.
 5. #4 transverse rebars at 12" on center.
 6. #4 longitudinal rebars at 6" on center.
 7. #4 nosing rebar.
 8. Use Simpson SET-XP epoxy. Install per ICC-ES ESR-2508 specifications, special inspection required.
 9. Two #5 top and bottom as shown.
 10. #3 ties at 6" on center.
 11. Concrete stringer per plan.

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Soil Report Notes:

S1. Prior to rough grading, a program of quality control must be developed with the soil engineer. The soil engineer must be provided the opportunity to observe various stages of the earthwork, as specified in the soil report. Per the requirements of the soil report, the soil engineer is to inspect the foundation excavations prior to the placement of forms or steel.

S2. Prior to calling for Building Division foundation inspection, preliminary grading and compaction reports shall be submitted to and approved by the Building Division Grading Inspector. Any revisions from the original soils reports shall be incorporated into the plans and specifications.

S3. Prior to requesting Building Division foundation inspection, the soil engineer shall inspect and approve the foundation excavations.

S4. Prior to requesting Building Division foundation inspection, the project structural engineer shall inspect and approve the reinforcing of footing if required.

S5. Provide surface and subsurface drainage around building perimeter as per the soil reports.

S6. The contractor is to read and understand the soil report if one is provided. More stringent requirements in the soil report shall supersede structural notes and details on the plan.

S7. Contractor is to verify that specified excavation type matches existing foundation type and contact SMSE if there are discrepancies.

S8. Contractor should provide basement excavation plan and sequences for soil stabilization based on shoring plans and/or bench cut plans provided by others.

- Excavation cuts exceeding 5-ft typically requires a DOSH permit. All excavation must conform to applicable OSHA and CAL-OSHA requirements. Contact California of Occupational Safety and Health (DOSH) for information about required permits. DOSH's local office phone no. 510-794-2521. Prior to excavation, the excavation contractor shall submit proof, to Town of Building Inspector, that shows he or she has received such a permit from DOSH.

- Excavation less than 5-ft requires soil engineer's bench-cut recommendation and review letter stating the height of excavation required for construction of basement/retaining wall, that there is no indication of a potential cave-in, and that no shoring will be provided per CAL OSHA Section 1541.1.1(a)(1) Exception (B).

All earthworks and site drainage, including site preparation, basement and at-grade foundation excavations, subgrade and baserock preparation beneath slabs-on-grade compaction of engineered-fill, and site drainage installation should be performed in accordance with the recommendations of the geotechnical report. GeoForensics Inc. (phone. 650-349-3369) should be provided at least 48 hours advance notification of any earthwork operations and should be present to observe and/or test as necessary the earthwork and foundation installation phases of the project.

Water-proofing for basement foundation and wall:

1. The basement must be appropriately waterproofed. The mat slab floor and the retaining wall waterproofing systems should be designed as an integral system. It is recommended a waterproofing consultant (or experienced waterproofing contractor) be retained to provide appropriate recommendations and construction specifications. Specifications of waterproofing the basement walls and basement slabs should be submitted to the city for approval prior to construction.

2. Special inspection is required for basement wall waterproofing by the waterproofing manufacturer's representative who shall review and inspect waterproofing installation at bottom of slab and at exterior of retaining walls and shall provide letter of compliance with specifications. City will accept reports from manufacturer's representative, architect, engineer or special testing agency. Submit these reports to the City.

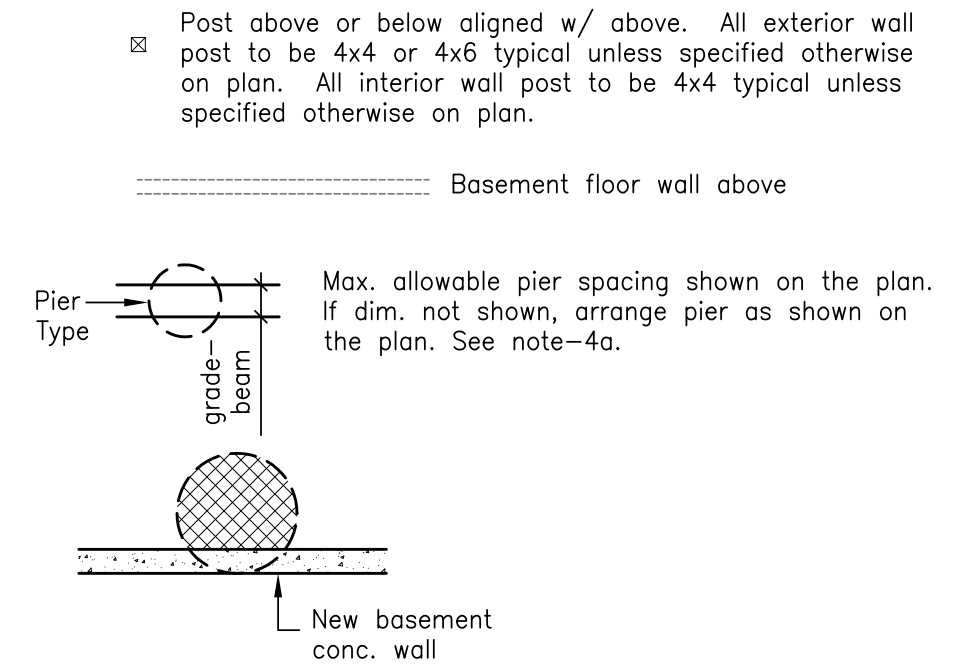
FOUNDATION PLAN

- Foundation Notes:**
- Contractor shall verify foundation dimensions and levels with architectural drawings and in field. Contractor is to contact architect and project engineer (SMSE) with any discrepancy in dimensions, levels and details.
 - For site grading plan, refer to the site plan and sections provided by others.
 - For the level of floor, grade beam and pier top, refer to the architectural drawings. Pier top level should be determined as per floor level and grade beam depth.
 - For pier detail, refer to the detail no. 3 or 7/S3.4. The location and the number of piers should be arranged as shown in this plan unless noted otherwise on the plan.
 - Pier type: 16"Ø x 10'-0" penetration depth into competent bedrock unless noted otherwise.
 - Pier spacing should exceed 8'-0" span in center-to-center and pier should be placed at each corners unless noted otherwise.
 - For pier spacing and location, place piers at wall intersection as indicated, and spaced evenly between intersections unless noted or dimensioned otherwise in the plan.
 - For grade beam detail, refer to the detail no. 12 or 14/S3.4. Deepen grade beam depth partially where required by holdown anchor.
 - For the typical connection detail of grade beam and pier, refer to detail no. 4/S3.4.
 - For stepped grade beam detail, refer to the detail no. 8/S3.4. The steps of footing are not shown here and will be determined in field.
 - All anchor bolts and all concrete anchors must be secured in place prior to placement of concrete and prior to the foundation inspection by the Building Division.
 - Fasteners (anchor bolts, plate washers, nails, screws, UFP, metal connectors, etc.) in pressure-preservative treated and fire-retardant-treated wood shall be of hot-dipped zinc coated galvanized in accordance with ASTM A153, stainless steel, silicon bronze or copper as specified in the 2019 CBC 2304.10.5.

Exceptions:

 - Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
 - 1/2"Ø diameter or greater steel bolts in residential building as allowed by a local jurisdiction.
 - The fasteners embedded in concrete shall be attached to, or hooked around, reinforcing steel or otherwise terminated to effectively transfer forces to the reinforcing steel. Use min. #4 rebar unless detailed otherwise and min. 4'-0" long for independent anchors.

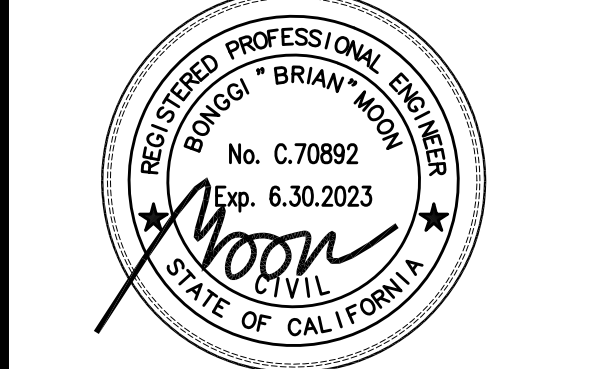
LEGEND:



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**ADU, BBQ & Site Ret. Wall
 Rabover Residence**
 15724 Apollo Heights Ct., Saratoga, CA 95070

ARCHITECT/DESIGNER:
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 Residential Design
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 Email: n.amatuni@gmail.com

May 23, 2022

No.	Date	Revisions	Description
1	12/03/22	Plan Check	01
2	04/18/23	Plan Check	02

Job Number: 9607-22
 Drawn By: Moon

Designed By: Moon
 Checked By: Sezen

Sheet Title: **ADU - Fdn & Fmg Plan**

Sheet Number: **S3.0**

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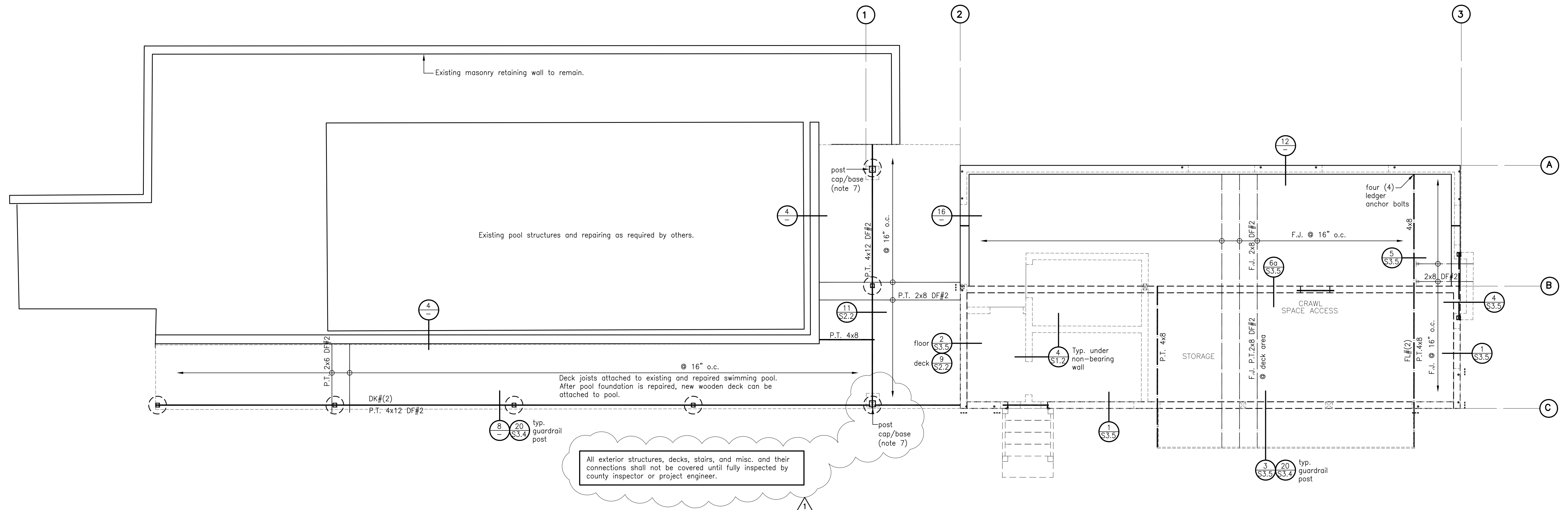
No.	Date	Revisions Description
12	03/22	Plan Check 01
13	04/18/23	Plan Check 02

Job Number: 9607-22 Drawn By: Moon

Designed By: Moon Checked By: Sezen

Sheet Title: **ADU - 1st Flr Fmg Plan**

Sheet Number: **S3.1**



All exterior structures, decks, stairs, and misc. and their connections shall not be covered until fully inspected by county inspector or project engineer.

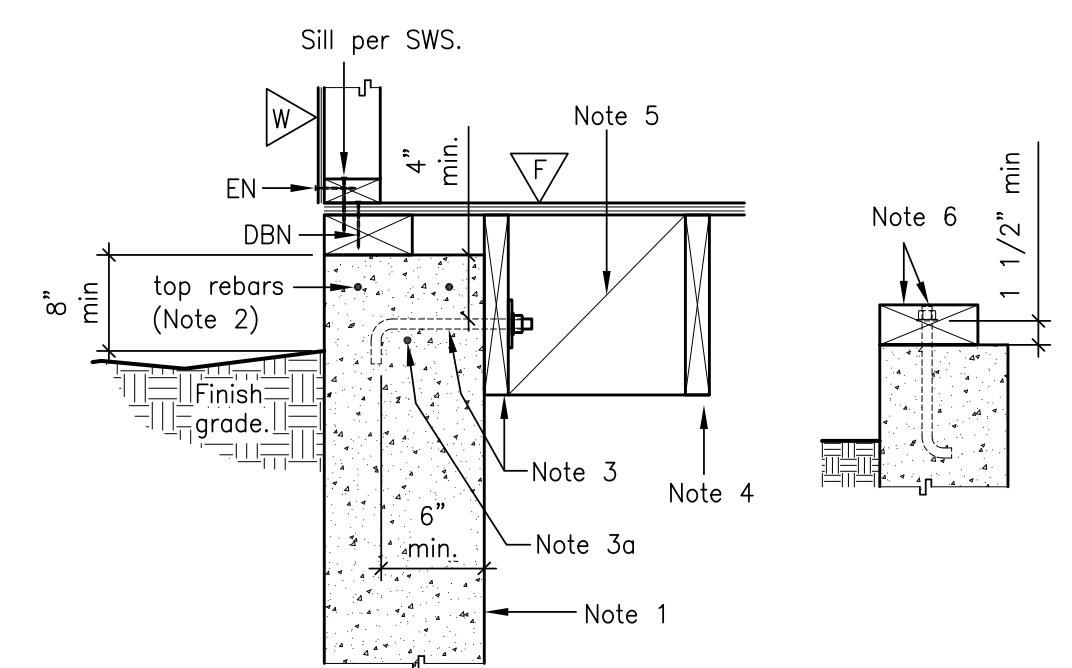
1ST FLOOR FRAMING PLAN

- 1st Floor framing Notes:
- Use F1 floor sheathing per Shear-Wall Schedule (SWS) in the sheet no. S1.3.
 - 2nd floor joists:
 - Use 2x8 DF#2 @ 16" o.c. for span 9'-6" max.
 - Use LUS face-mounted hanger u.n.o. where required.
 - Wall post size: 4x4 or 4x6 u.n.o. All posts to match beam width and wall thickness unless noted otherwise on the plan. Wooden posts could be removed where Hardy Frame/Panel post occurs.
 - See "Nominal Header Depths" schedule of "Wall Framing" section in Sheet S1.0 Structural General Notes for header sizes not shown on the plan.
 - See detail 7/S1.4 for a typical wall opening framing.
 - Provide a solid blocking between floor joists or double joists under all walls above. Refer to the detail no. 4/S1.2.
 - For a typical blocking detail, refer to the detail no. 3/S1.2.
 - Non-bearing walls under floor beam, provide a gap 1.0" min. between bottom of ceiling beam and top of wall by using "Simpson" DTC/HTC truss clip.
 - Use appropriate (E)CC(C)(T)Q post cap for low post (below deck) to deck girder (4x12) and up-sided down (E)CCQ post base for upper post on deck girder. See typical Detail 12/S3.5.

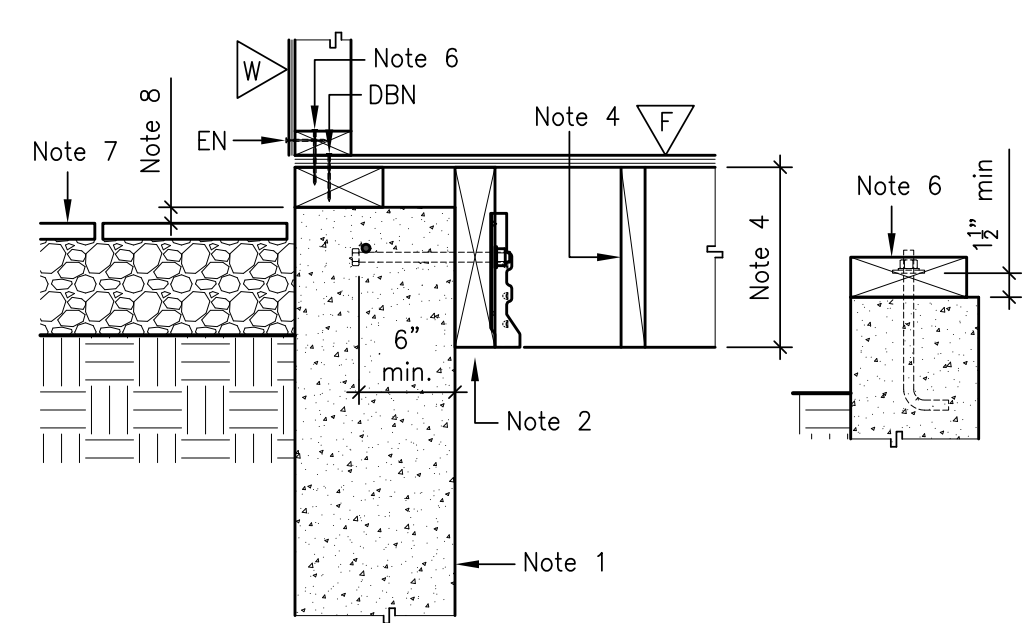
LEGEND:

- Post above. All post to be 4x and match stud wall dimension unless noted otherwise on plan.
 - Post/King post below:
 - All post width to be 4x minimum and match stud wall dimension typical unless noted otherwise on plan.
 - All post to match beam width, unless noted otherwise on plan.
 - All post to match wall depth, unless noted otherwise on plan.
 - All post to occur under post above as required.
- 1st floor wall above
 --- Basement floor wall below
- => Strap holdown above as occurs

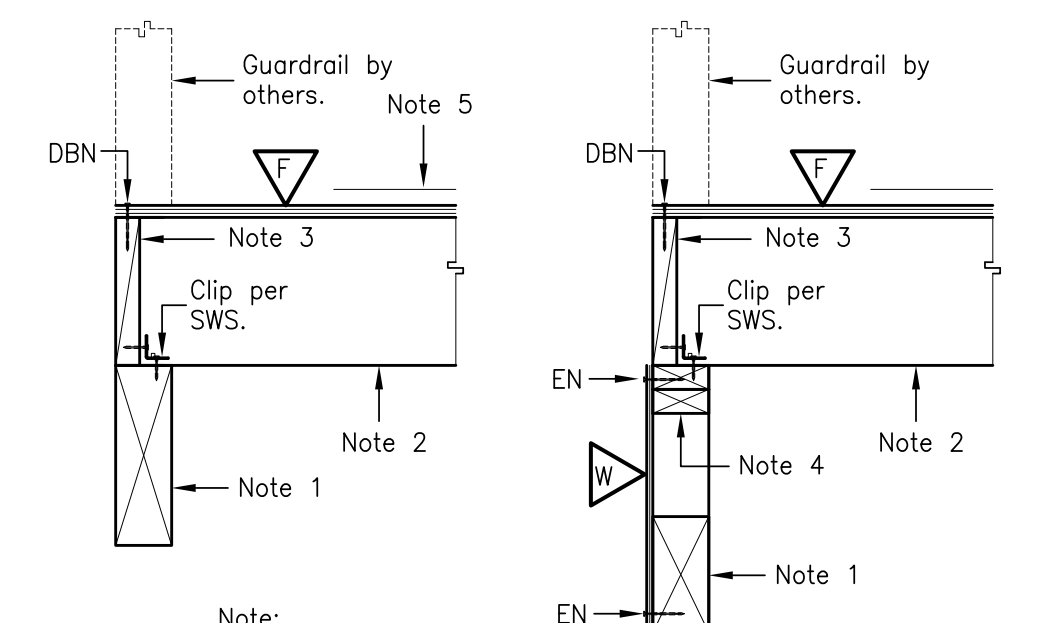
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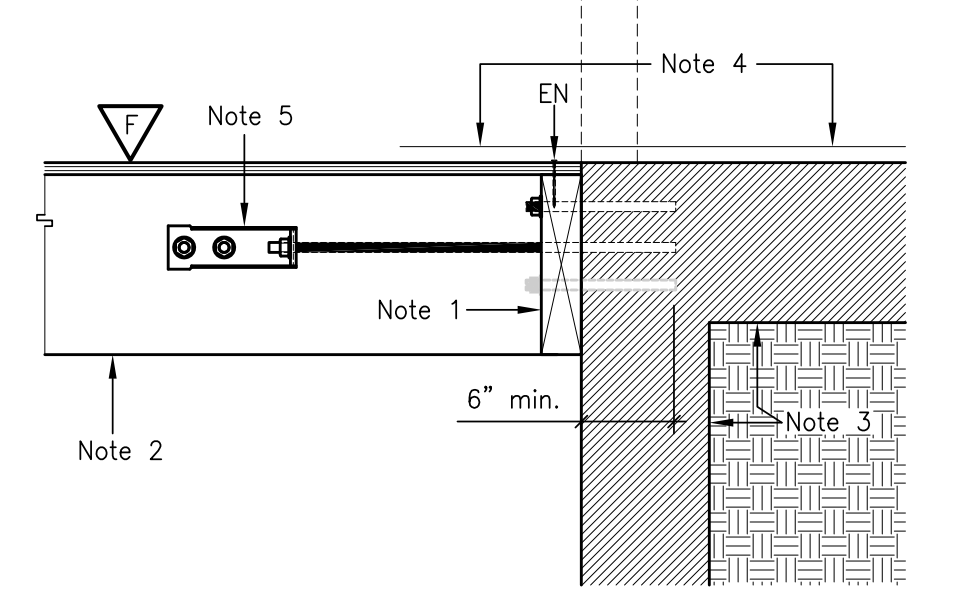
- Notes:
- Conc. wall and reinforcing per other detail elsewhere.
 - Conc. wall to be 8" min. at 7/8" or larger holdown anchor locations. Provide two #5 top rebar unless noted otherwise.
 - 2x p.t. ledger w/ 5/8" a.b.s @ 16" o.c.
 - 1-joist floor framing per plan.
 - Blocking @ 24" o.c. as per typical blocking detail.
 - 3x pressure treated sill. Anchor bolts per SWS.



- Notes:
- Concrete retaining wall as detailed elsewhere.
 - 3x p.t. ledger w/ 5/8" a.b.s @ 8" o.c. staggered. Add extra #4 horizontal rebar on top of anchor as shown.
 - Floor framing per plan. Use appropriately sized LUS hangers.
 - Per contractor and/or owners discretion. Provide solid blocking to alleviate floor squeaks. 5. 3x pressure treated sill. Anchor bolts per SWS specifications.
 - Sill per SWS specifications.
 - Paved surface by others per architectural drawings.
 - Per architectural drawings, but not less than 1" clear.



- Note:
- Header per plan.
 - Floor/deck joist per plan.
 - 2x blocking or rim joist.
 - Continuous dbl. top plate.
 - Deck/Patio surface by others.



- Notes:
- 3x min. ledger (flashing against conc. wall required or pre-treated). Attach end joist to conc. wall w/ galv. 5/8" epoxy anchored bolts @ 8" o.c. staggered. Use Simpson SET-XP epoxy (ICC ESR-2508) per manufacturer's recommendations. Special Inspection required.
 - Floor framing per plan.
 - Existing conc. wall as occurs.
 - Floor level shall be determined in field w/ floor finishing per arch. dwg.
 - HD3B holdown w/ 5/8" threaded rod @ 48" o.c. Rod embedded 6" min. w/ Simpson SET-XP epoxy (ICC ESR-2508) per manufacturer's recommendations. Special Inspection required.

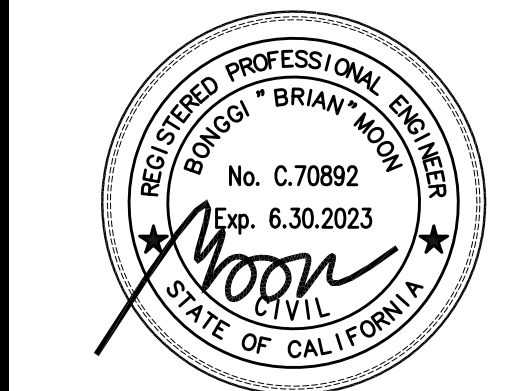
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May 23, 2022

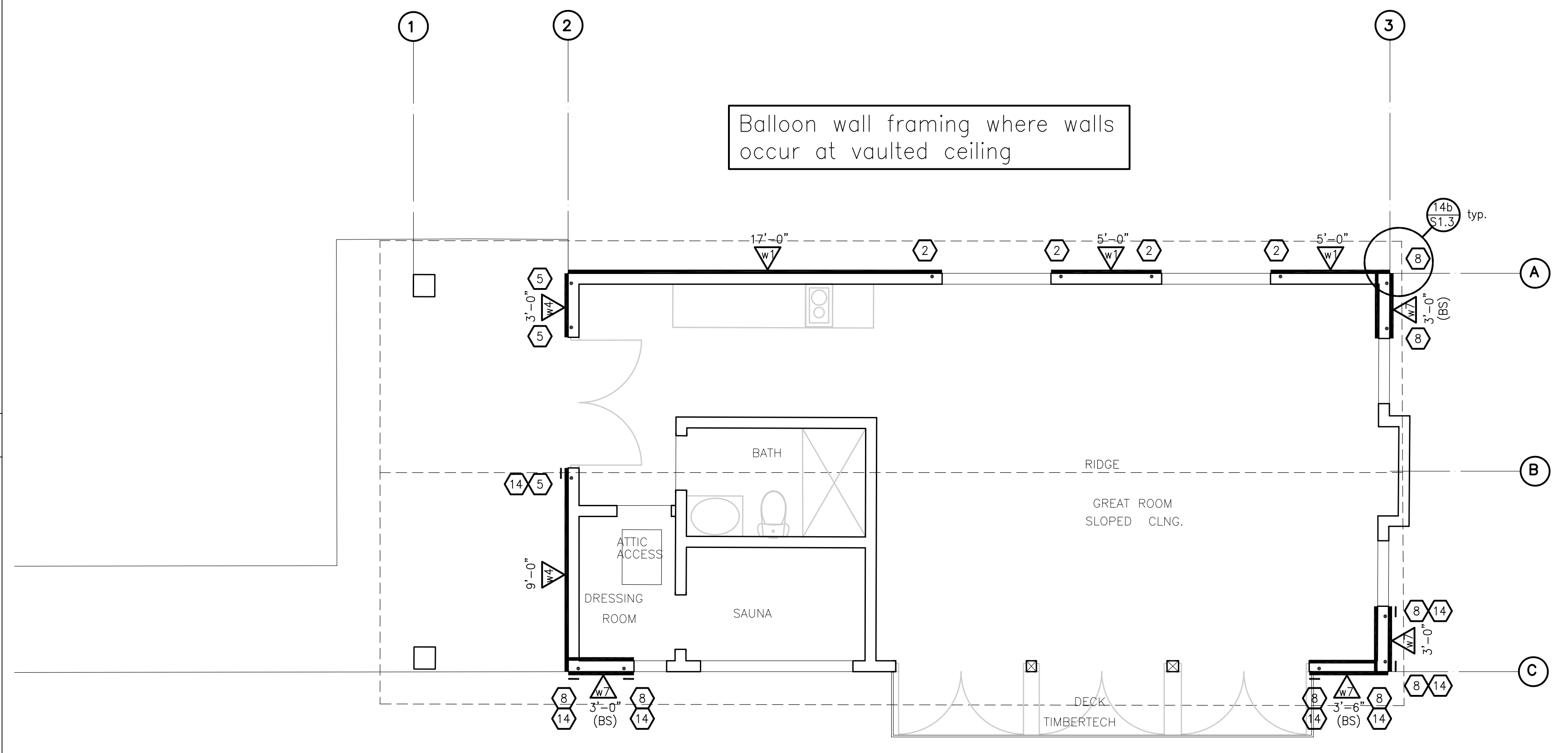
No.	Date	Revisions	Description
1	12/03/22	Plan Check	01
2	04/18/23	Plan Check	02

Job Number: 9607-22 Drawn By: Moon

Designed By: Moon Checked By: Sezen

Sheet Title: **ADU, 1st Flr. Shear-wall Plan**

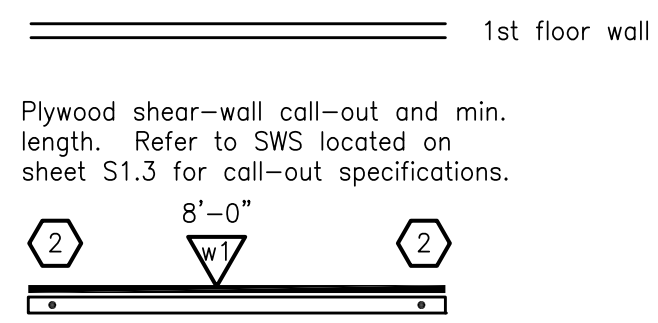
Sheet Number: **S3.2**



1ST FLOOR SHEAR-WALLS PLAN

- Notes:
- May use double studs for HDU holdowns provided double studs are nailed/screwed together per sill requirements in Shear-Wall Schedule (SWS).
 - Contractor NOT to cut, notch or demo sill or framing in order to drill hole for holddown.
 - For new holddown bolts in footing, refer to detail 4/S1.1 for slab-on-grade footing or stem-wall footing as occurs.
 - For new anchor bolts in footing, refer to details 10/S1.3.
 - Omitted.
 - Sheathing may occur on either side of the wall for single sided shear-walls.
 - All shear-wall dimensions are the minimum required length; see architectural drawing for actual length. Dimensions should be confirmed with architectural drawings before ordering materials.
 - All shear-walls shall be connected to horizontal diaphragm (2nd floor and roof plane) above for shear-transfer by directly or collectors. Unless otherwise noted in the plan, ponywall in attic over shear-walls shall be constructed to the roof.
 - Use CMSTC16 coiled strap (end length = 25" with 25-16d sinker nails each ends, 50-sinker nails in total, pre-drilling required) where top plate is spliced (detail 5B/S1.3) or double top plate is connected to beam (17/S1.3) at shear-wall Grid Line-C, 2 & 3.
 - Use strap holddown at 1st floor level and anchor holddown at basement floor. For typical strap holddown detail, refer to the details 13, 14, 15 & 16 in this sheet.
 - All cripple wall schedule should match to shear-wall above and min. W1/SWS be applied unless noted otherwise.
 - Use HDU2 (5/8" bolt) holddown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to wet-set detail 4/S1.1 (3075-lb maximum for new).
 - Use HDU5 (5/8" bolt) holddown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to wet-set detail 4/S1.1 (new).
 - Use HDU8 (7/8" bolt) holddown with 4x stud. Make sure to align with holddown (or tie-down strap) above as occurs. Refer to wet-set detail 4/S1.1 (new).
 - Use CMST14 tie-down strap with 4x stud, end length = 30" w/ 38-10d common nails. Make sure to align with anchor holddown at wall below, or provide extra anchor holddown. Strap may also be wrapped around beam/header below as detailed.

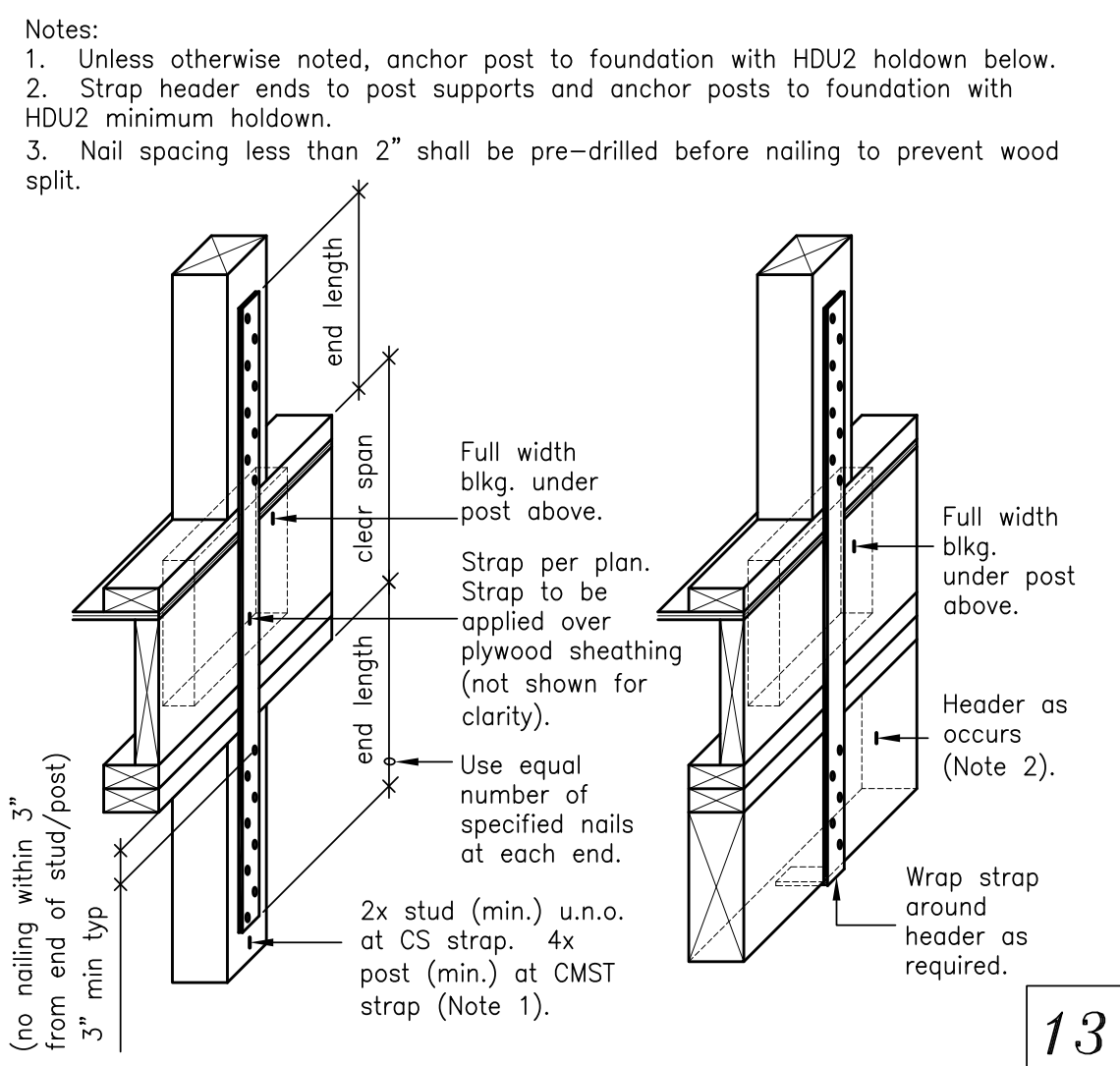
LEGEND:



Refer to the sheet S2.0 for foundation information not shown here.

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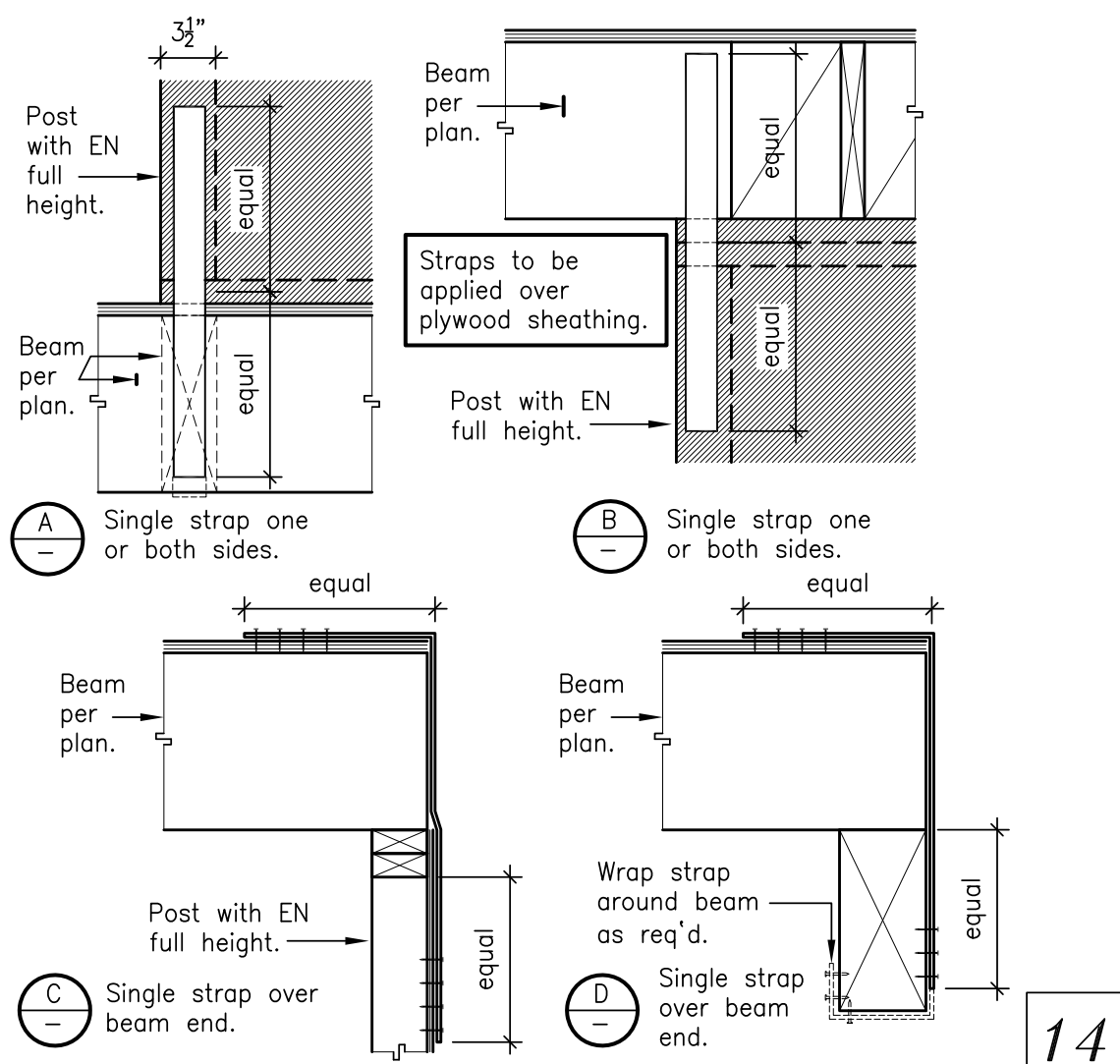
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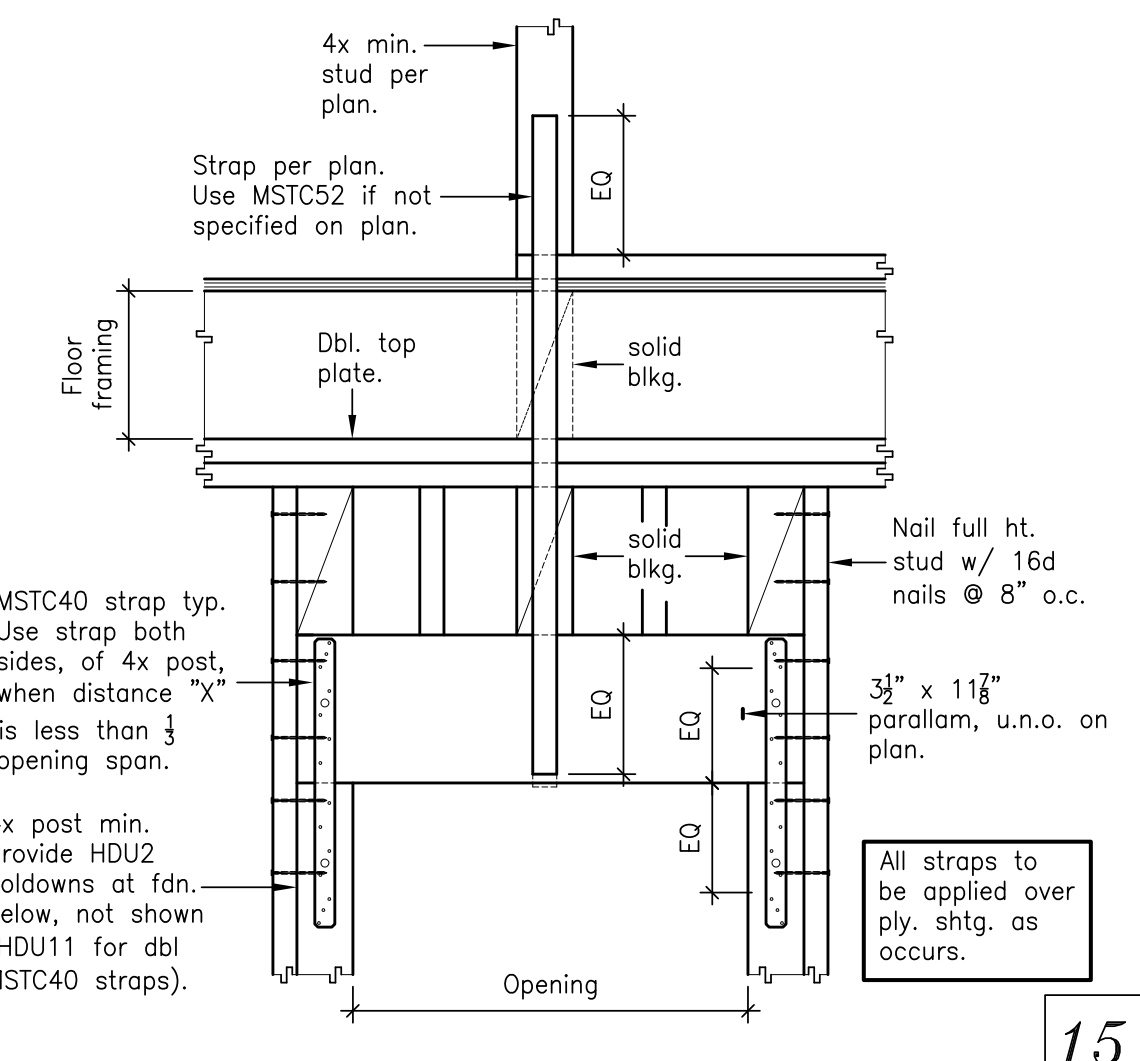
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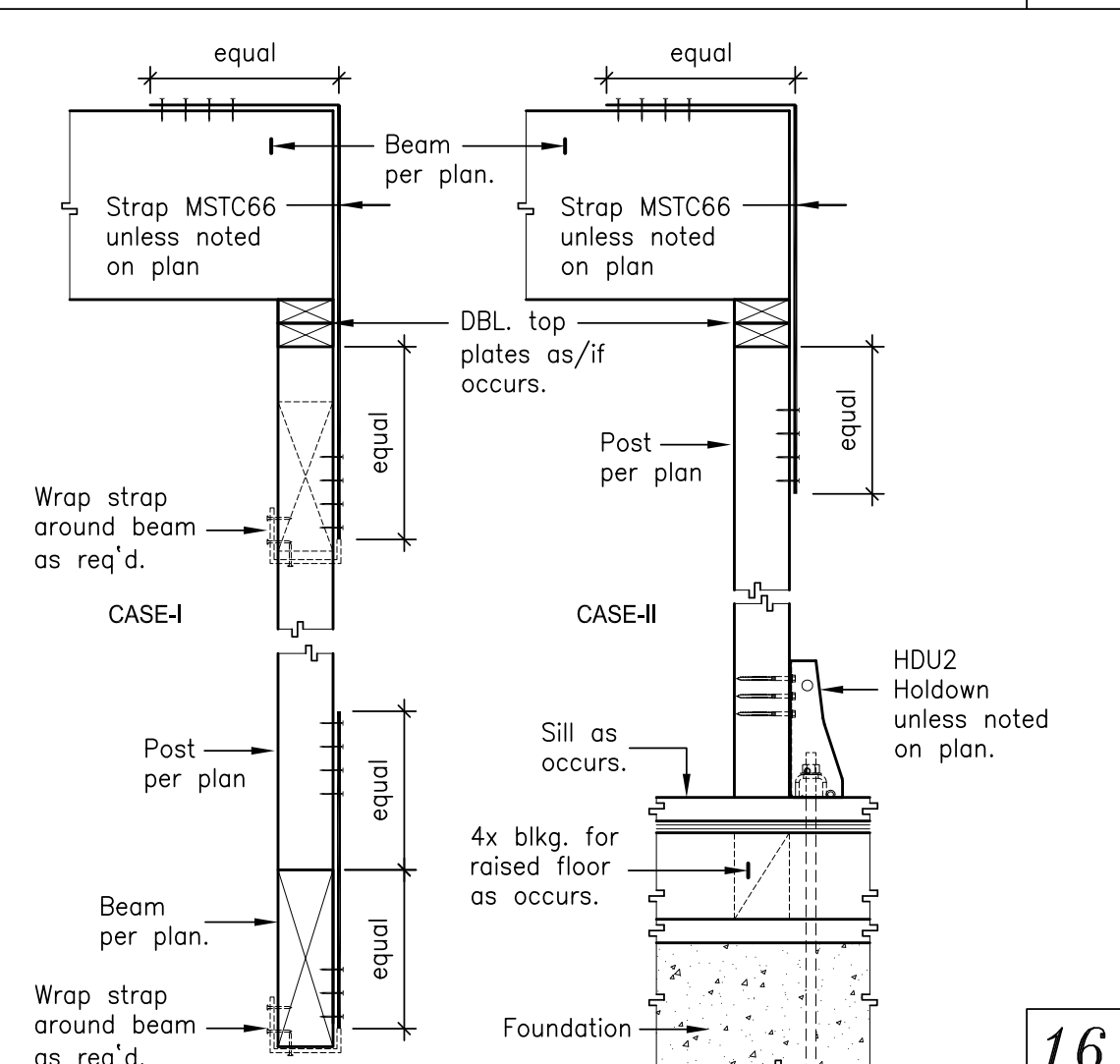
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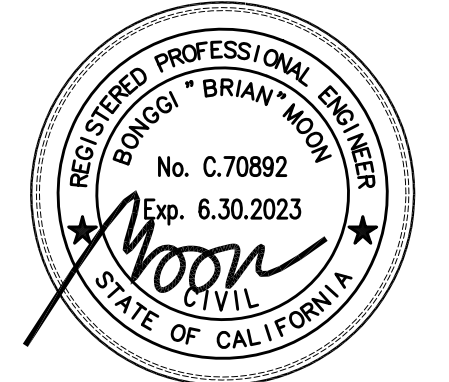
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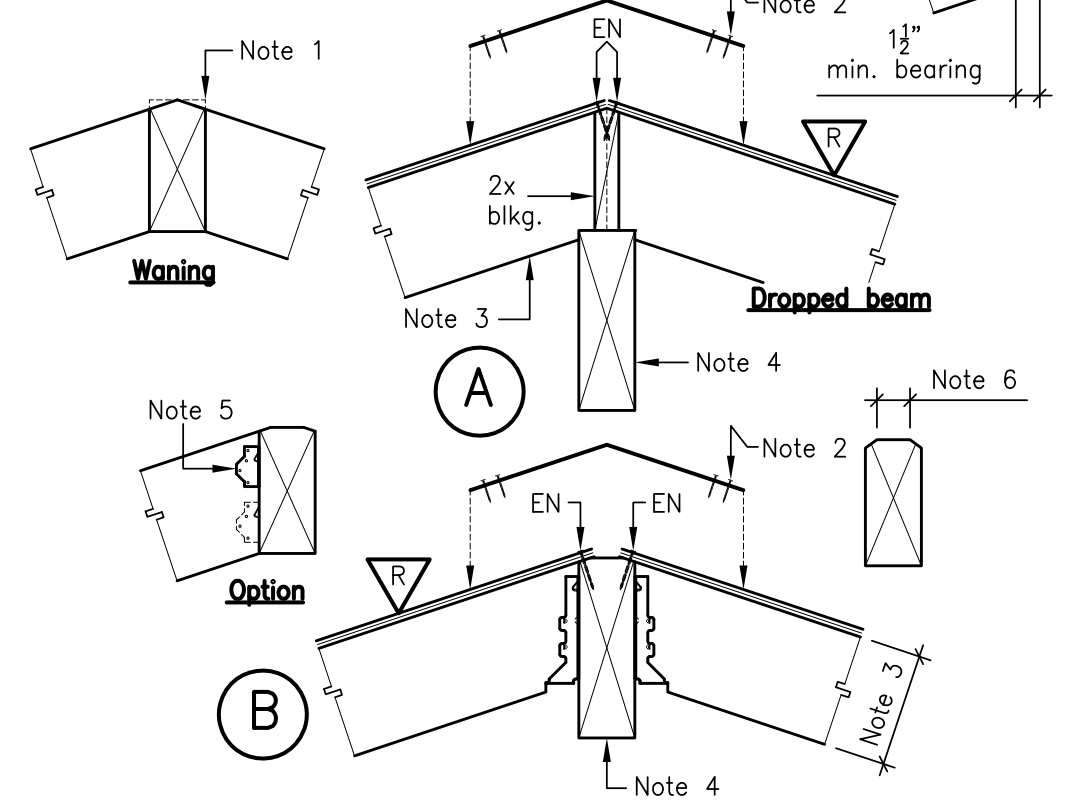
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Δ	12/03/22	Plan Check	01
Δ	04/18/23	Plan Check	02

Job Number: 9607-22
 Drawn By: Moon

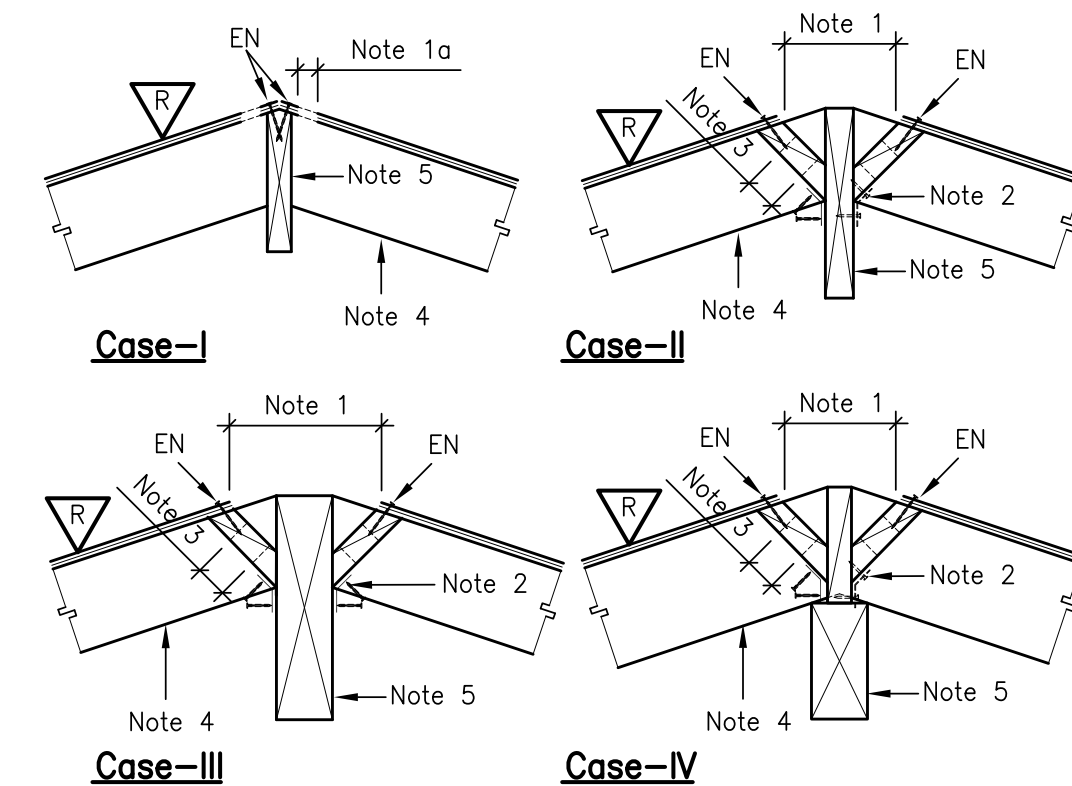
Designed By: Moon
 Checked By: Sezen

Sheet Title: **ADU - Roof Fmg Plan**
 Sheet Number: **S3.3**

- Notes:
 1. Increase beam depth by one size increment from plan if top is fully beveled (not allowed for glu-lam beams).
 2. ST2115 or LSTA18 strap at 48" on center and at each shear-walls.
 3. Rafter per plan w/ appropriately sized LUS hangers.
 4. Ridge beam as occurs per plan.
 5. Optional A34 clips min. each side if specified in plan.
 6. 1/2 original beam width min.



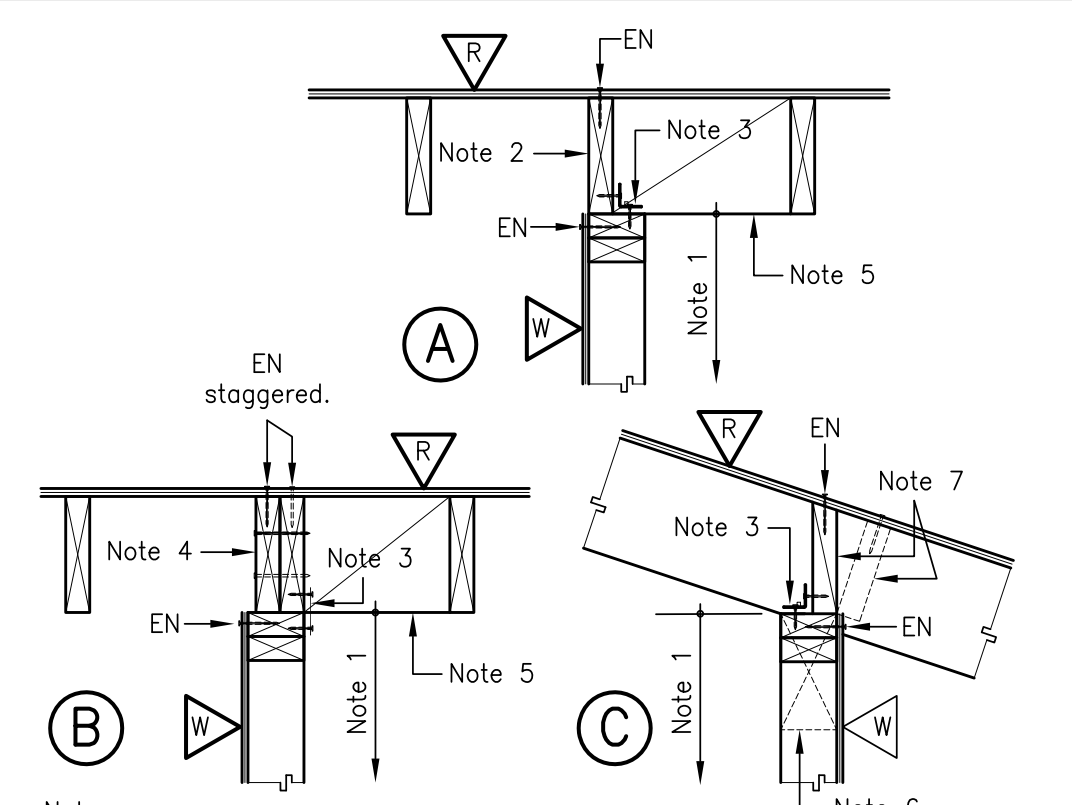
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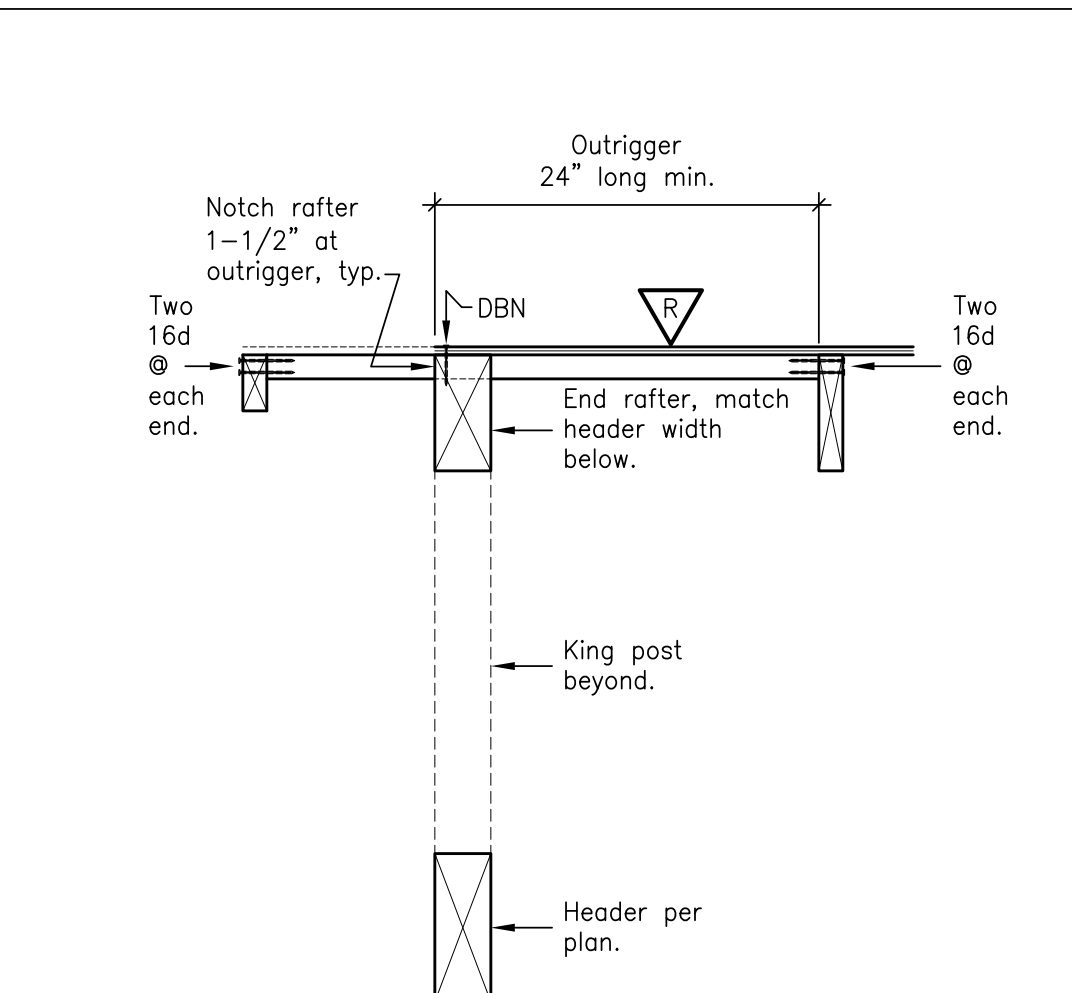
- Notes:
 1. Ridge vent by others as required.
 1a. Evenly spaced drilled vent holes, between each rafter bay (each side of ridge) as required by others.
 2. A34 clip per SWS, alternate ridge sides.
 3. 2x blocking between roof rafter with vent holes as required by others.
 4. Roof framing and connection as detailed elsewhere.
 5. Ridge beam per plan.

Not Used

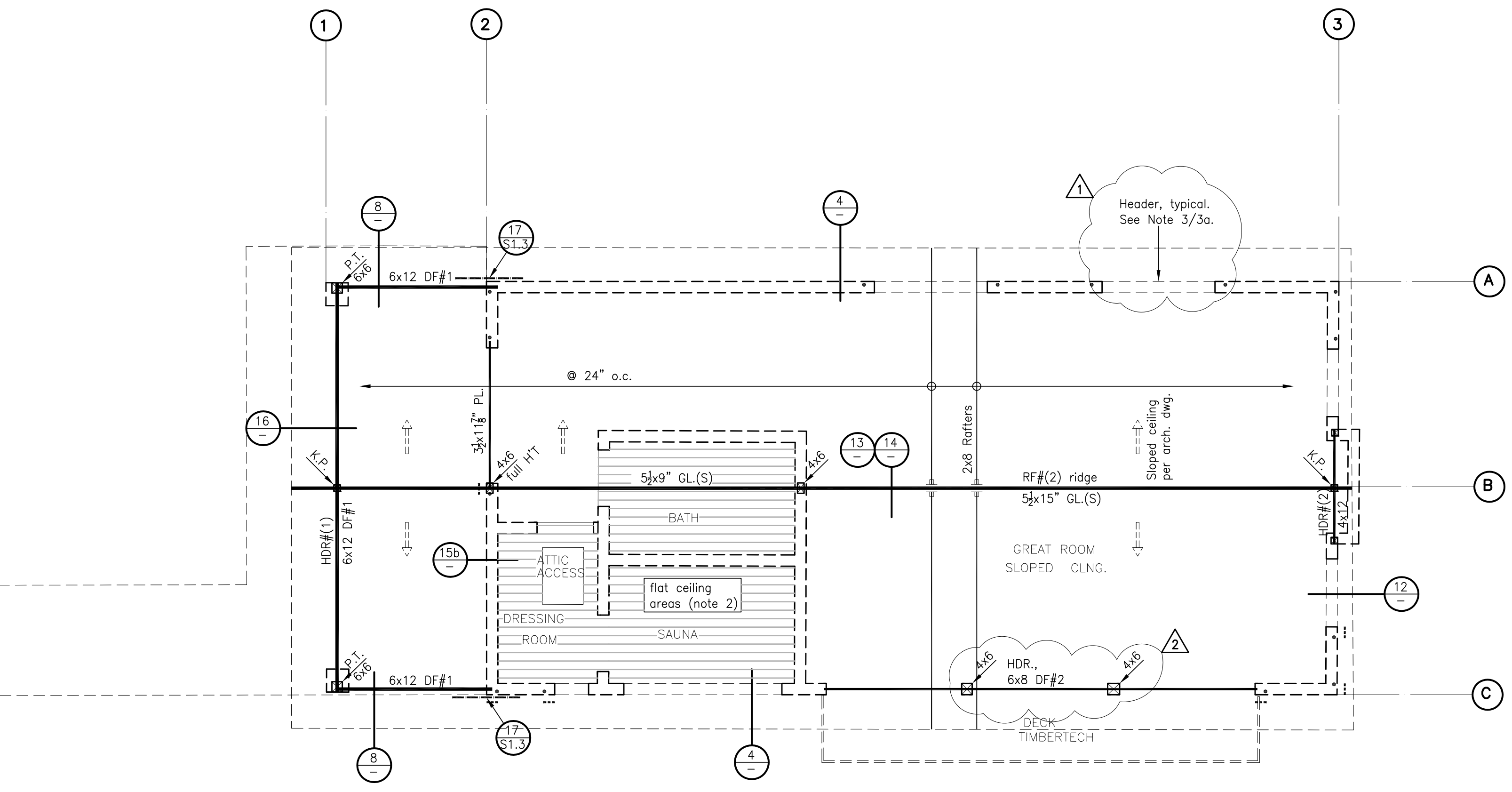


- Notes:
 1. Balloon frame wall if roof rafters form vaulted ceiling.
 2. Extra rafter.
 3. Clip per SWS specifications. May substitute LPT4 instead of A34 clips.
 4. Extra double rafters per plan. Stitch rafters with 16d nails at 8" on center staggered.
 5. 2x blocking at 48" on center. Refer to typical blocking detail.
 6. When beam occurs instead of wall.
 7. blocking as occurs.

Not Used



- Notes:
 1. Outrigger, flat at 24" on center.
 2. Use 3x4 for 36" max. cantilever.
 3. Use 2x6 for 24" max. cantilever.
 4. Use 2x4 for 18" max. cantilever.
 1a. Back span not to be less than cantilever.
 1b. Double rafter for outrigger cantilevers larger than 24".
 2. Notch end-rafter at outrigger, typical.
 3. Two 16d nails at each end.
 4. 2x blkg. at 48" o.c.
 5. Ceiling framing clipped to top plate with H2.5 or A34 clip.
 5a. 2x blocking at 24" on center (first bay only) if ceiling framing parallel to wall.
 6. Clip per SWS specifications.
 7. Provide A34 clip at each outrigger to end-rafter.

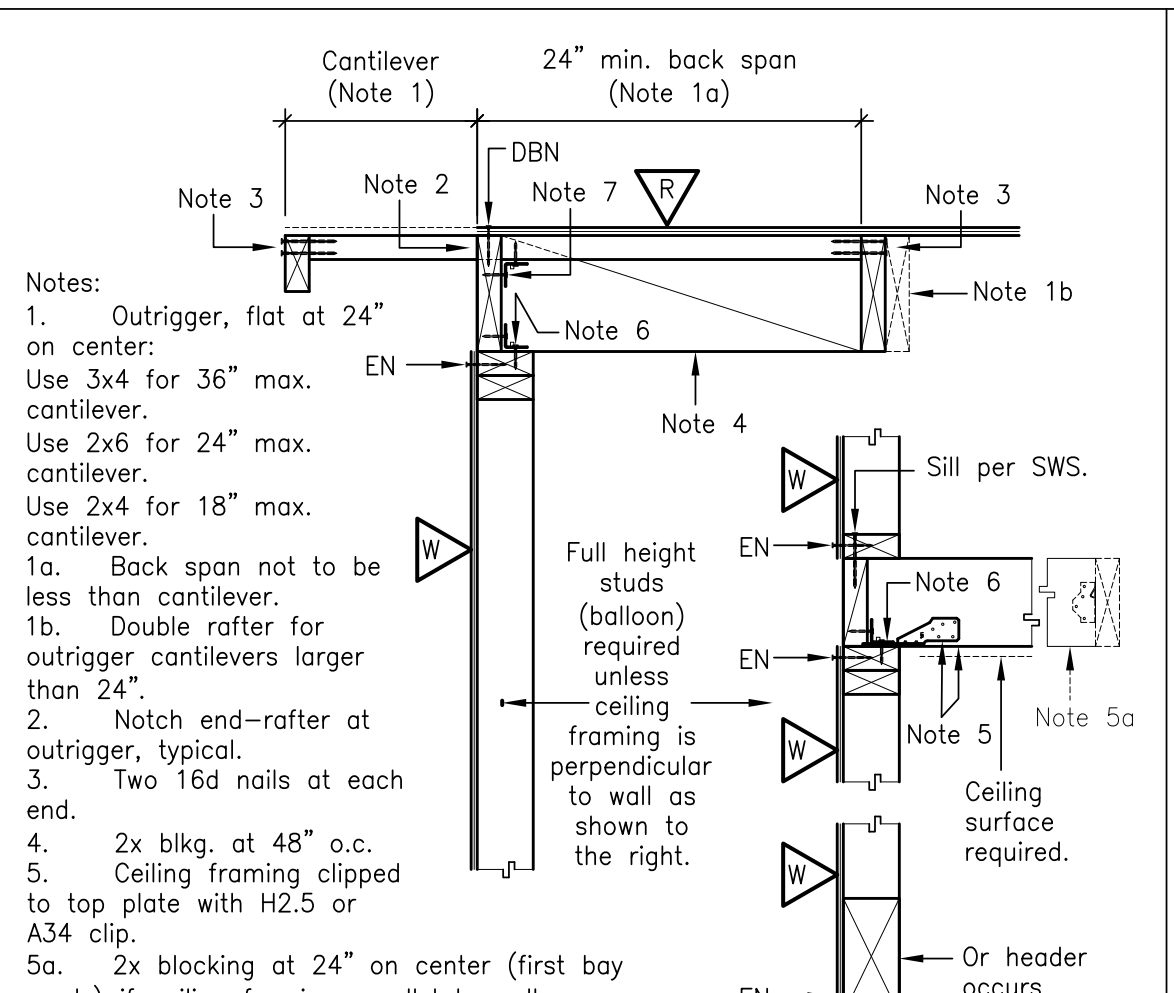


**ROOF/CEILING FRAMING PLAN
 (STICK-FRAMED ROOF FRAMING)**

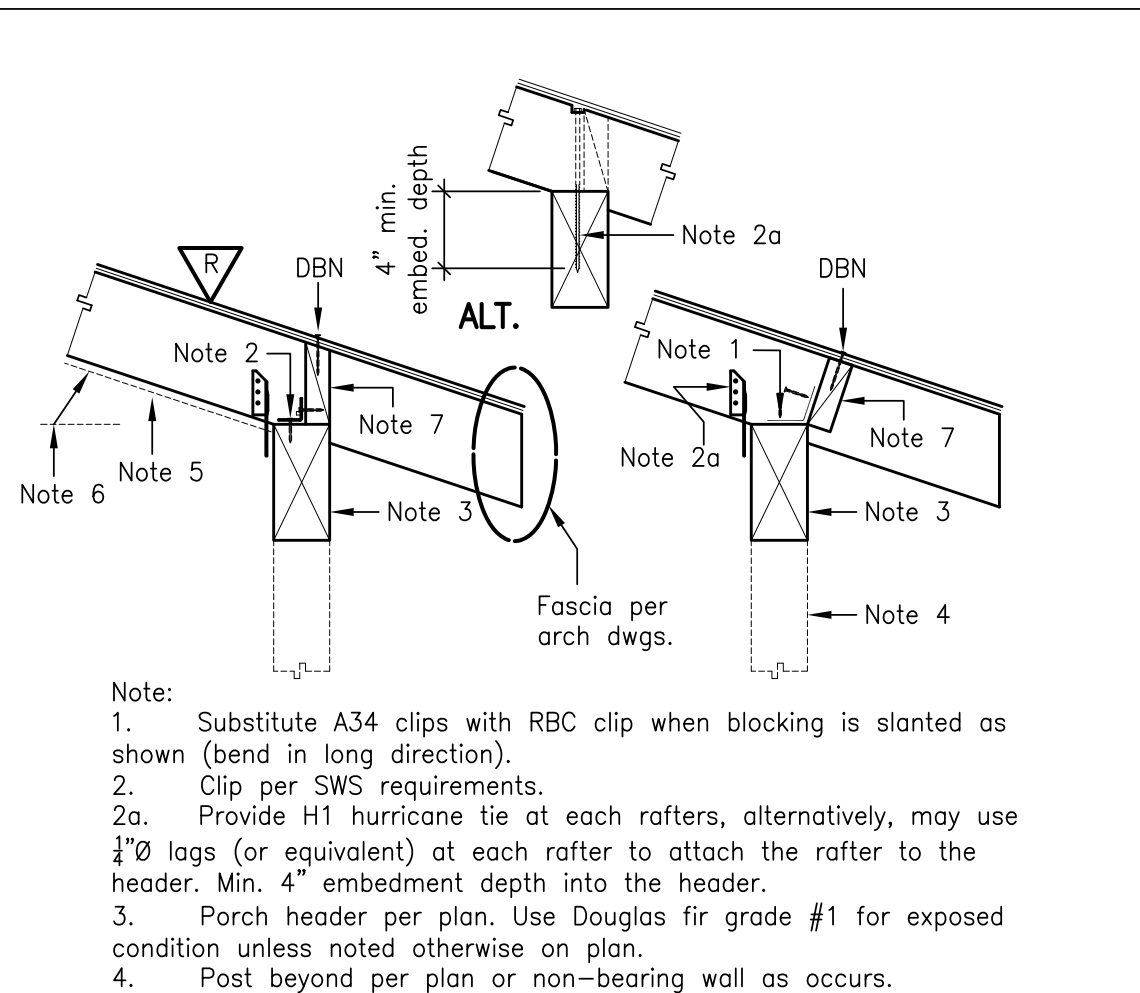
- Roof Framing Notes:
 1. Roofing material not to exceed 6-psf, such as composition or lightweight tile roofing. Tables below are for non-vaulted and vaulted ceiling conditions:
 - Roof rafters, vaulted ceiling support (ceiling applied to rafter bottom):
 2x8 DF#2 vaulted roof rafters at 24" on center for 12'-0" spans or less.
 2x10 DF#2 vaulted roof rafters at 24" on center for 14'-0" spans or less.
 Use appropriate sized LUS hanger where required u.n.o.
 - Ceiling Joist Schedule (DF#2): Use appropriate sized LUS hanger where required u.n.o.
 * Use 2x4 DF#2 joists @ 16" on center for 9'-0" spans and less.
 * Use 2x6 DF#2 joists @ 16" on center for 14'-0" spans and less w/ full-depth blocking between ceiling joists at midspan.
 * Use 2x8 DF#2 joists @ 16" on center for 18'-0" spans and less w/ two rows of full-depth blocking at equal spans.
 2a. Refer to the reflected ceiling plan in the architectural drawings.
 3. See "Nominal Header Depths" schedule of "Wall Framing" section in Sheet S1.0 Structural General Notes for header sizes not shown on the plan.
 3a. See detail 7/S1.4 for typical opening framing.
 4. Use R2 roof sheathing per Shear-Wall Schedule (SWS) in sheet S1.3 unless noted otherwise on the plan.
 5. For typical blocking detail, see detail no. 3/S1.2.
 6. Non-bearing walls under ceiling beam, provide a gap 1.0" min. between bottom of ceiling beam and top of wall by using "Simpson" DTC/HTC truss clip.

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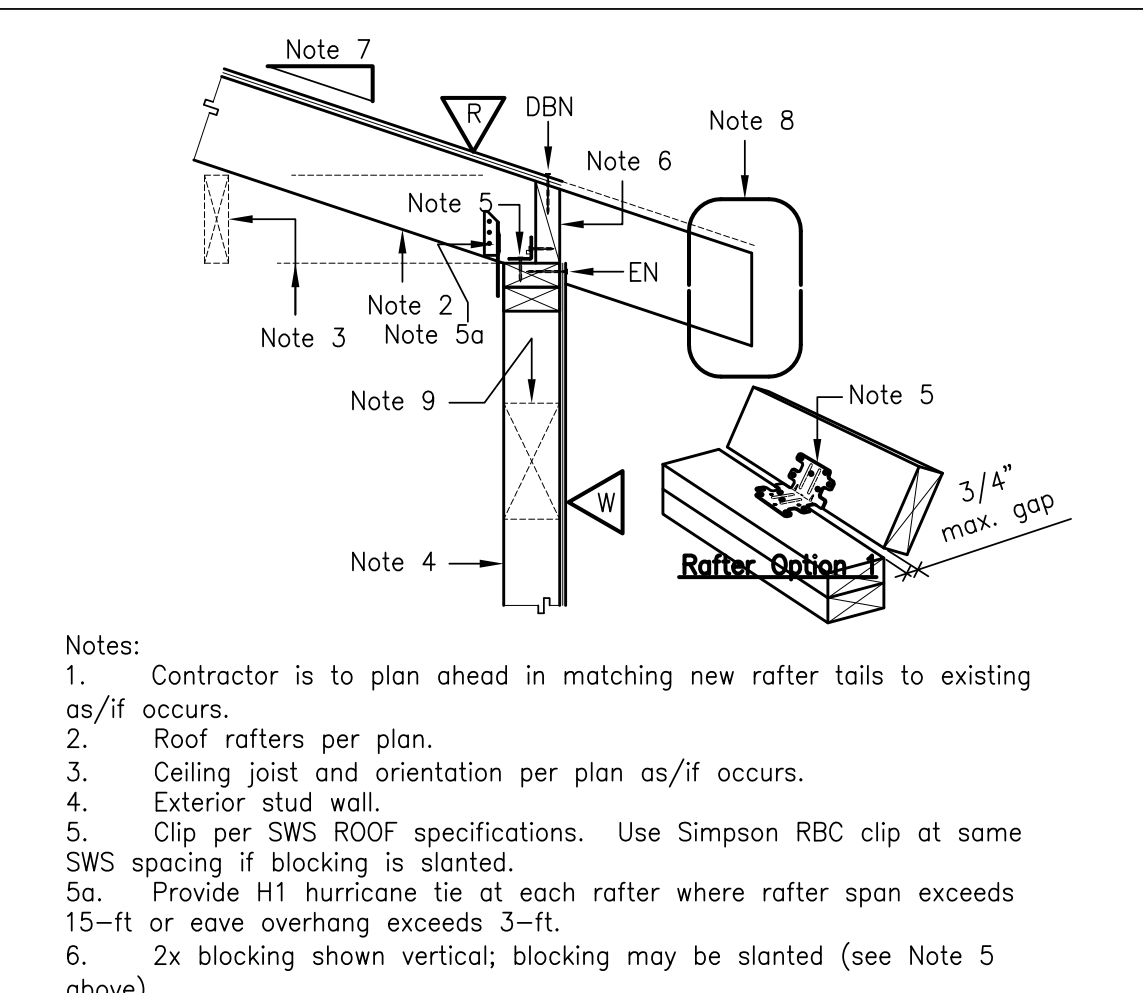
- Post/King post below:
 1. All post width to be 4x minimum typical unless noted otherwise on plan.
 2. All post to match beam width, unless noted otherwise on plan.
 3. All post to match wall depth, unless noted otherwise on plan.
- Roof Outline & Framing above
 --- Roof Framing
 3x11 1/8" PL. Header
 ===== 1st floor wall below



- Notes:
 1. Cantilever, flat at 24" on center.
 2. Use 3x4 for 36" max. cantilever.
 3. Use 2x6 for 24" max. cantilever.
 4. Use 2x4 for 18" max. cantilever.
 1a. Back span not to be less than cantilever.
 1b. Double rafter for outrigger cantilevers larger than 24".
 2. Notch end-rafter at outrigger, typical.
 3. Two 16d nails at each end.
 4. 2x blkg. at 48" o.c.
 5. Ceiling framing clipped to top plate with H2.5 or A34 clip.
 5a. 2x blocking at 24" on center (first bay only) if ceiling framing parallel to wall.
 6. Clip per SWS specifications.
 7. Provide A34 clip at each outrigger to end-rafter.



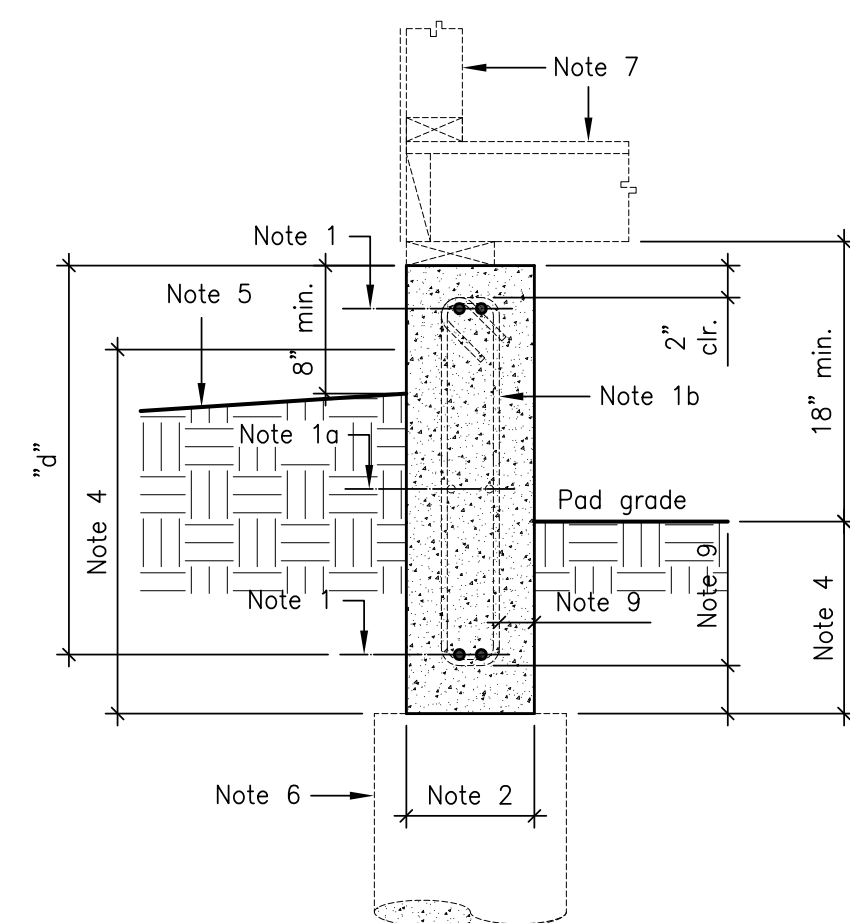
- Note:
 1. Substitute A34 clips with RBC clip when blocking is slanted as shown (bend in long direction).
 2. Clip per SWS requirements.
 2a. Provide H1 hurricane tie at each rafter, alternatively, may use 1/2" lags (or equivalent) at each rafter to attach the rafter to the header. Min. 4" embedment depth into the header.
 3. Porch header per plan. Use Douglas fir grade #1 for exposed condition unless noted otherwise on plan.
 4. Post beyond per plan or non-bearing wall as occurs.
 5. Roof rafters per plan.
 6. Ceiling joist as/if occurs.
 7. 2x solid blocking per arch. dwg.



- Notes:
 1. Contractor is to plan ahead in matching new rafter tails to existing as/if occurs.
 2. Roof rafters per plan.
 3. Ceiling joist and orientation per plan as/if occurs.
 4. Exterior stud wall.
 5. Clip per SWS ROOF specifications. Use Simpson RBC clip at same SWS spacing if blocking is slanted.
 5a. Provide H1 hurricane tie at each rafter where rafter span exceeds 15'-ft or eave overhang exceeds 3'-ft.
 6. 2x blocking shown vertical; blocking may be slanted (see Note 5 above).
 7. Roof slope per architectural drawings.
 8. Fascia per architectural drawings.
 9. Header when occurs per plan.

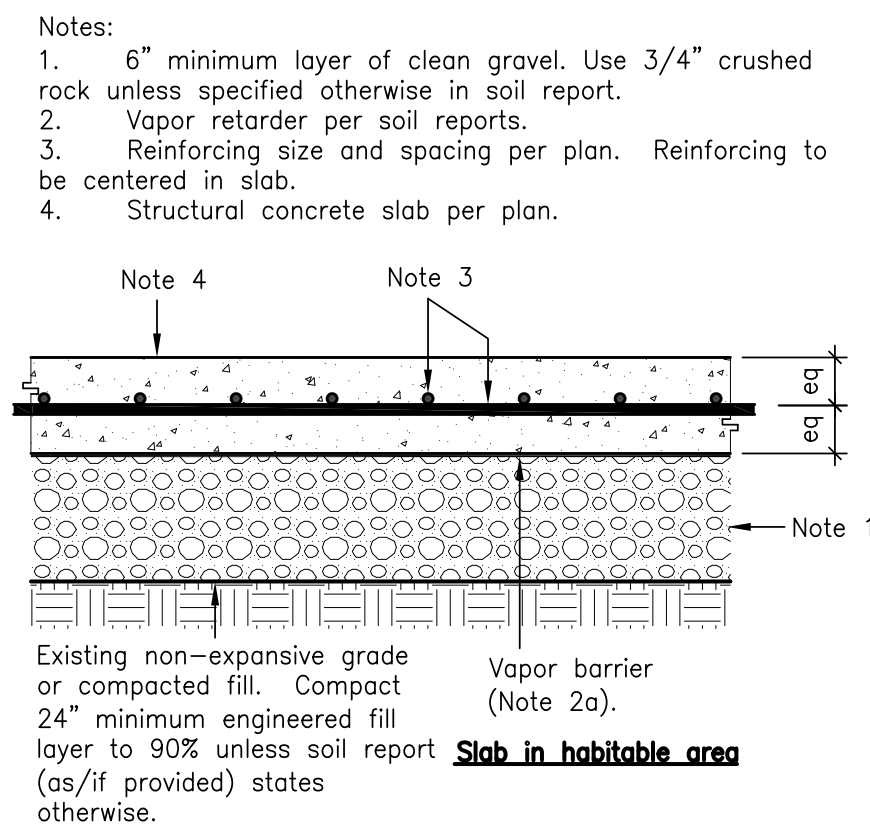
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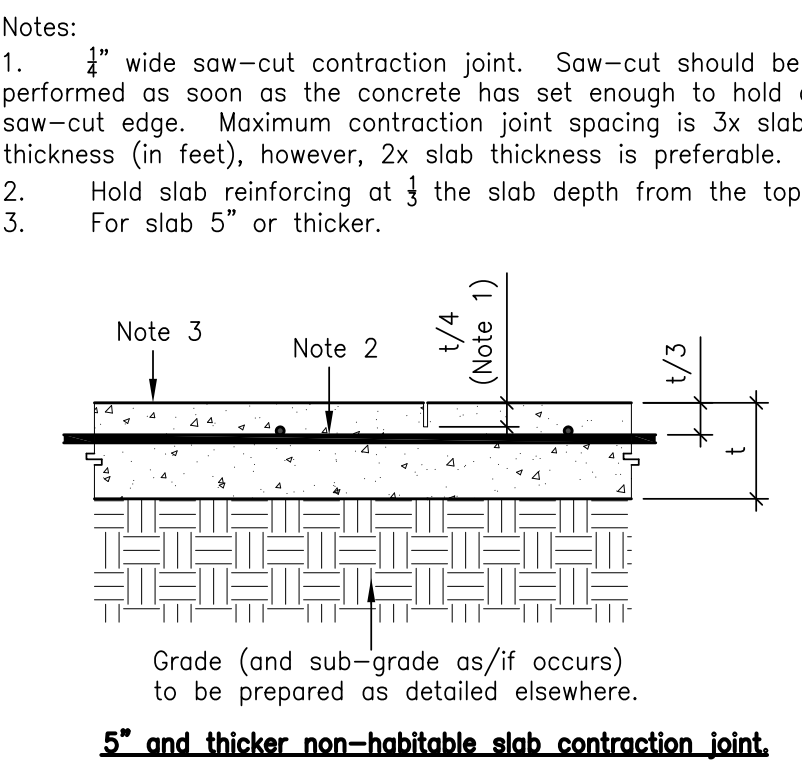


Typical Grade beam detailing

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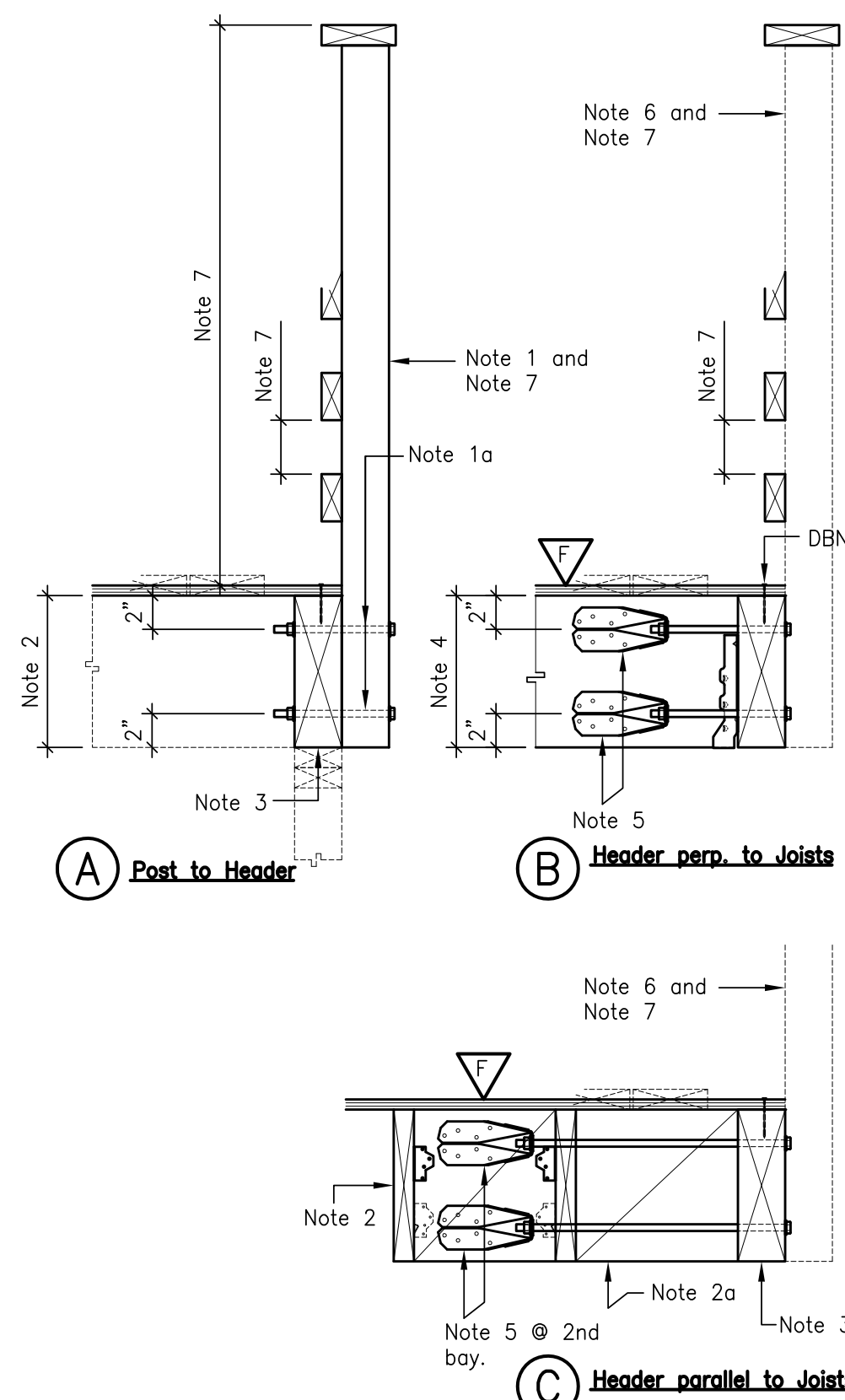
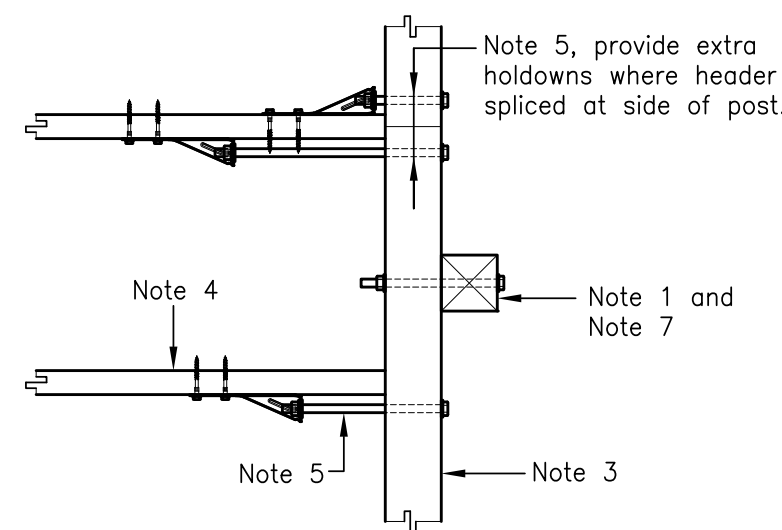


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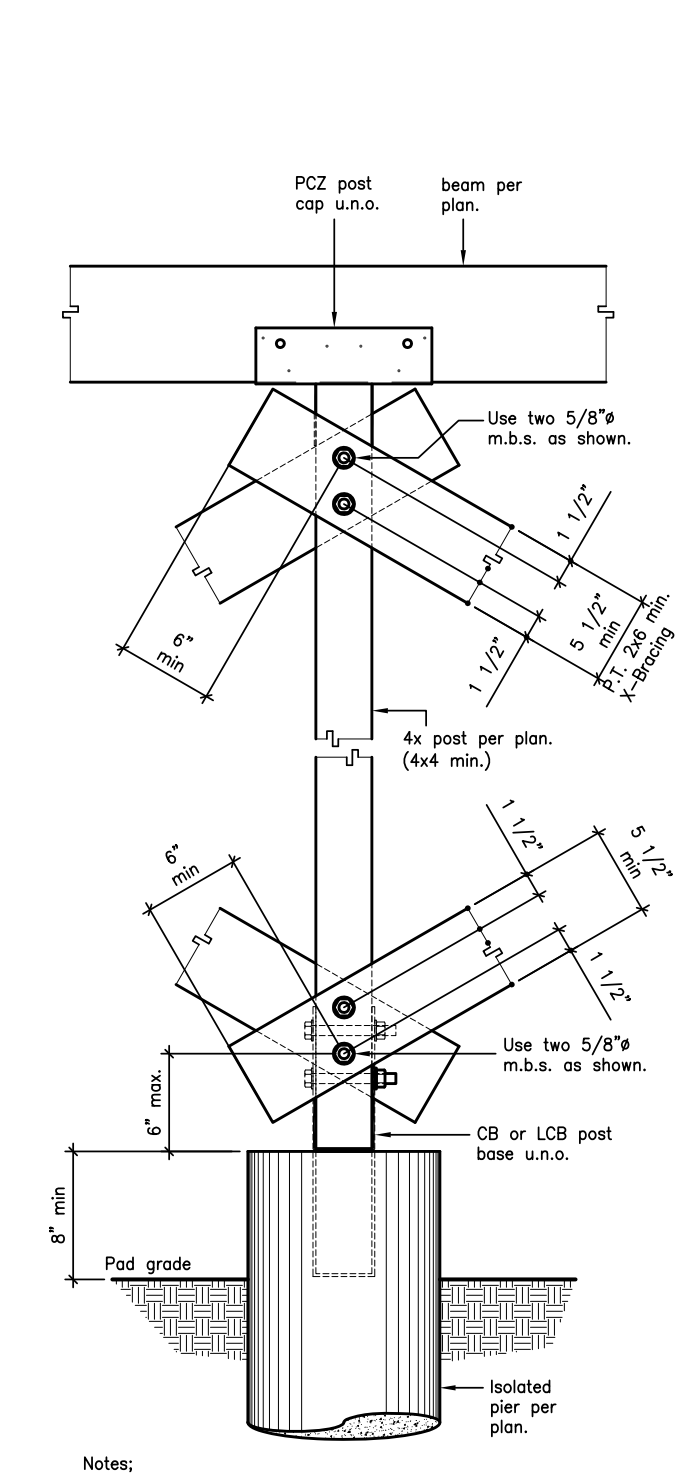


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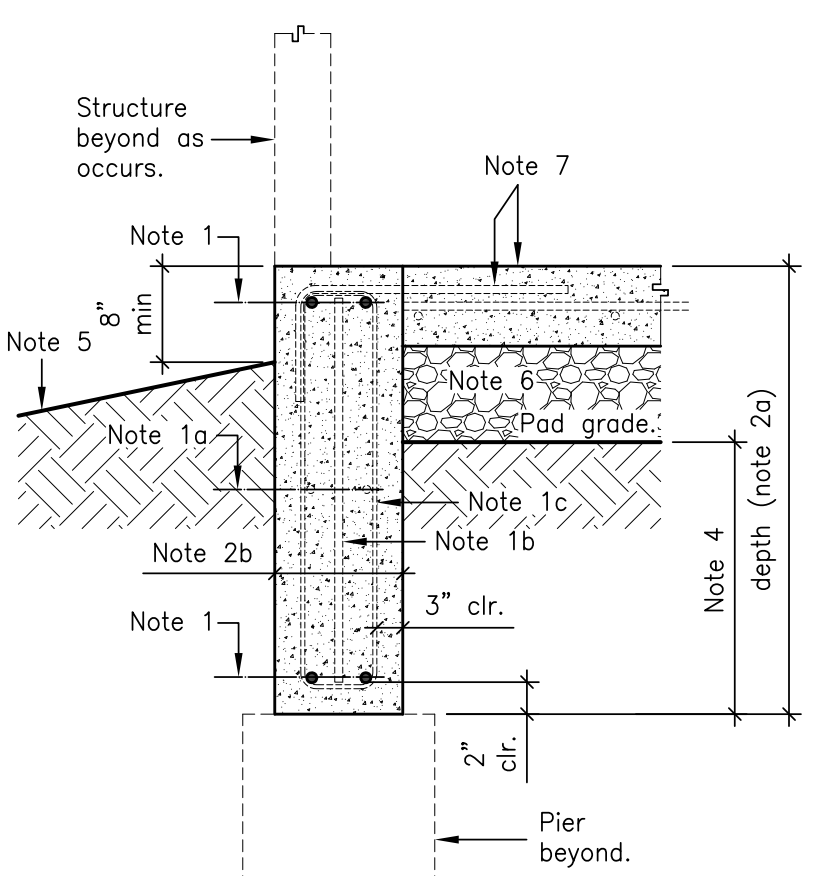
- Notes:
- 4x4 guardrail post at 48" on center, maximum.
 - Anchor post to header with two 1/2" ASTM A307 bolts.
 - Floor framing per plan, beyond.
 - 4x blocking as per typical blocking detail elsewhere.
 - Floor header per plan, 4x10 minimum.
 - Floor framing per plan with appropriately sized LUS hangers, 2x10 minimum.
 - Restrain header against rotation by two "Simpson" DTT2--SDS2.5 or HDU2 horizontal holdowns as shown. Space holdowns at 48" on center.
 - 4x4 guardrail post beyond.
 - Schematic: guardrail height and safety detailing is the responsibility of the architect/designer, contractor and owner.
 - Condition exposed to weather: Wood framing to be pressure treated and hardware to be galvanized per SMSE General Structural Notes specifications.



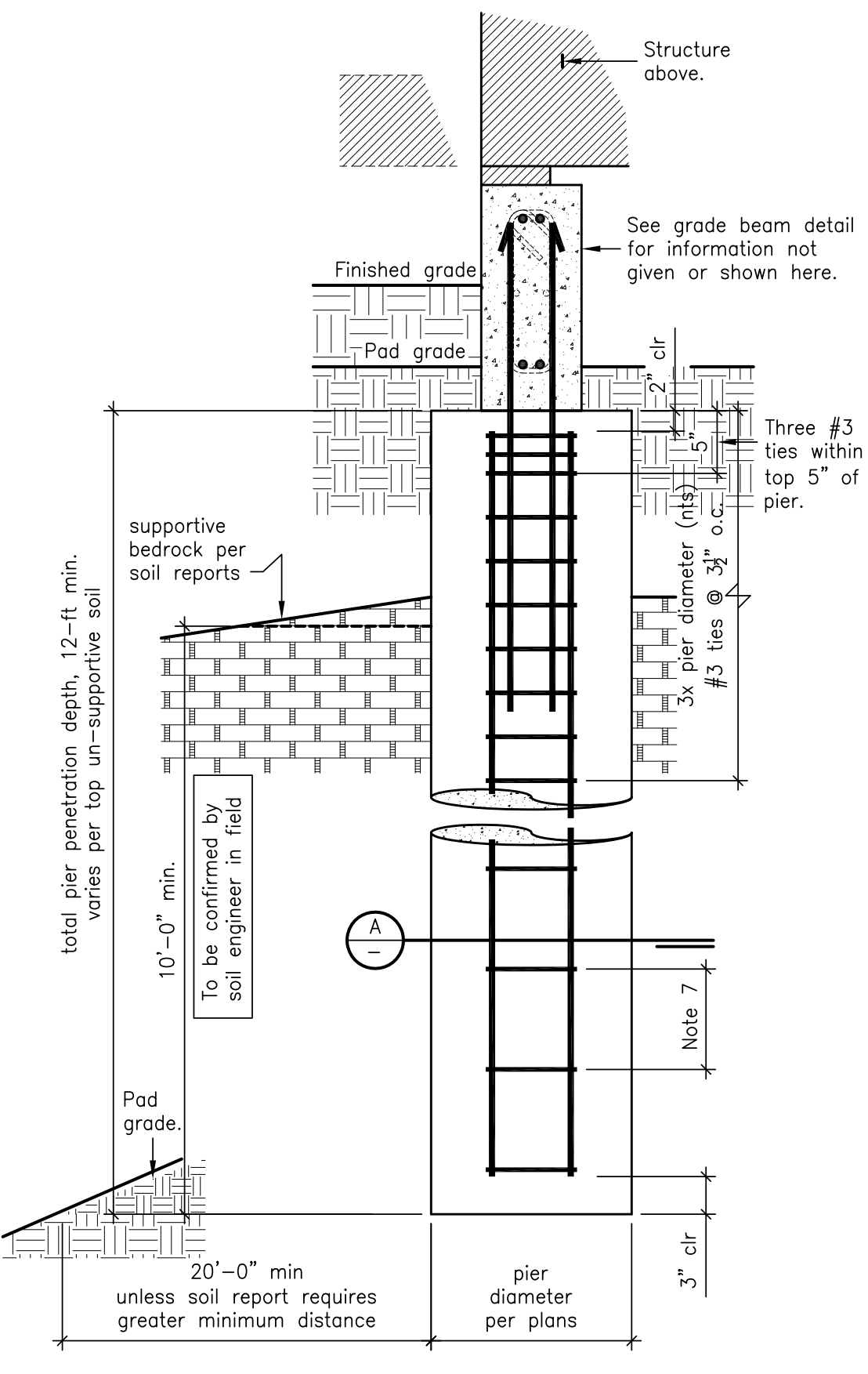
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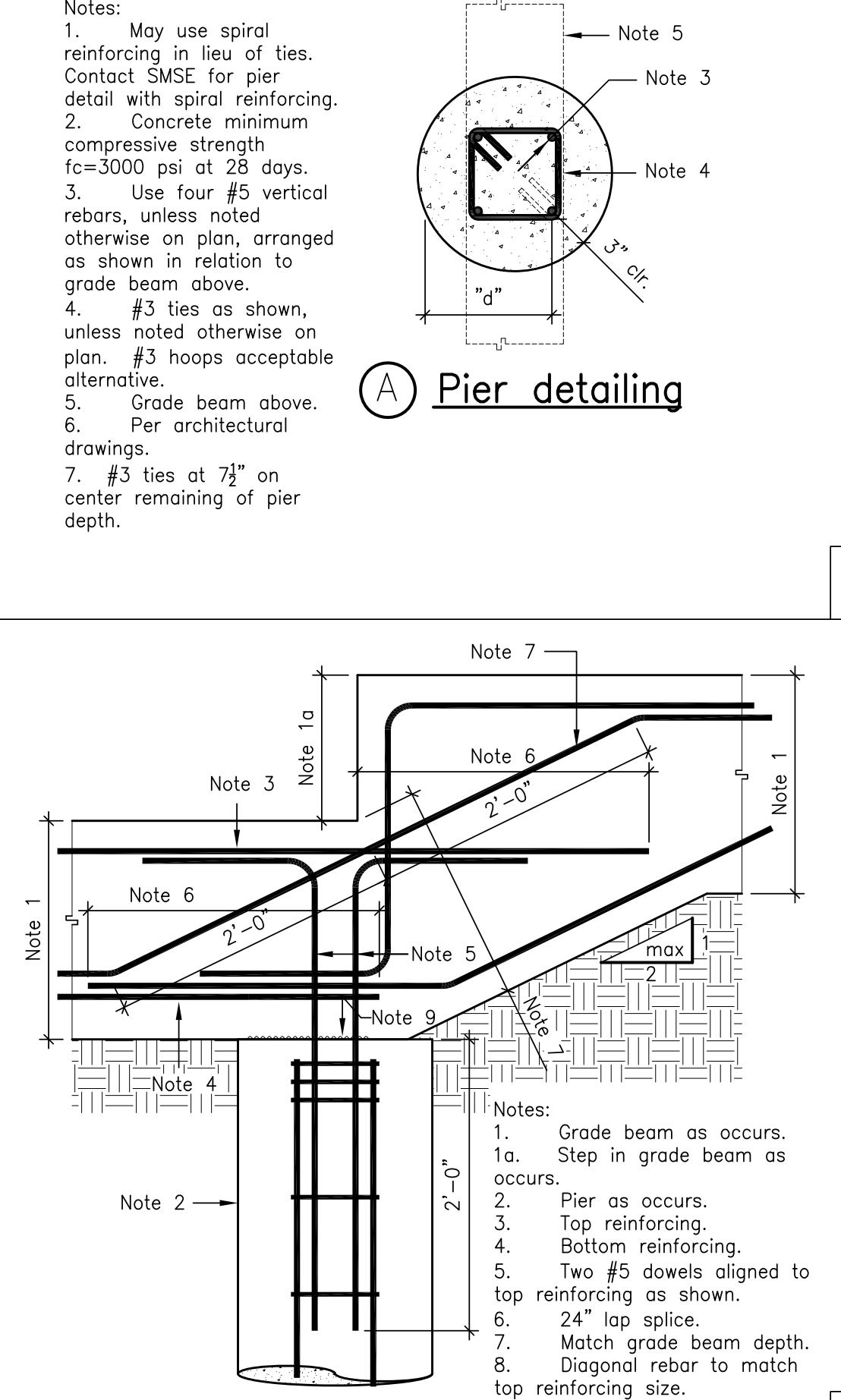
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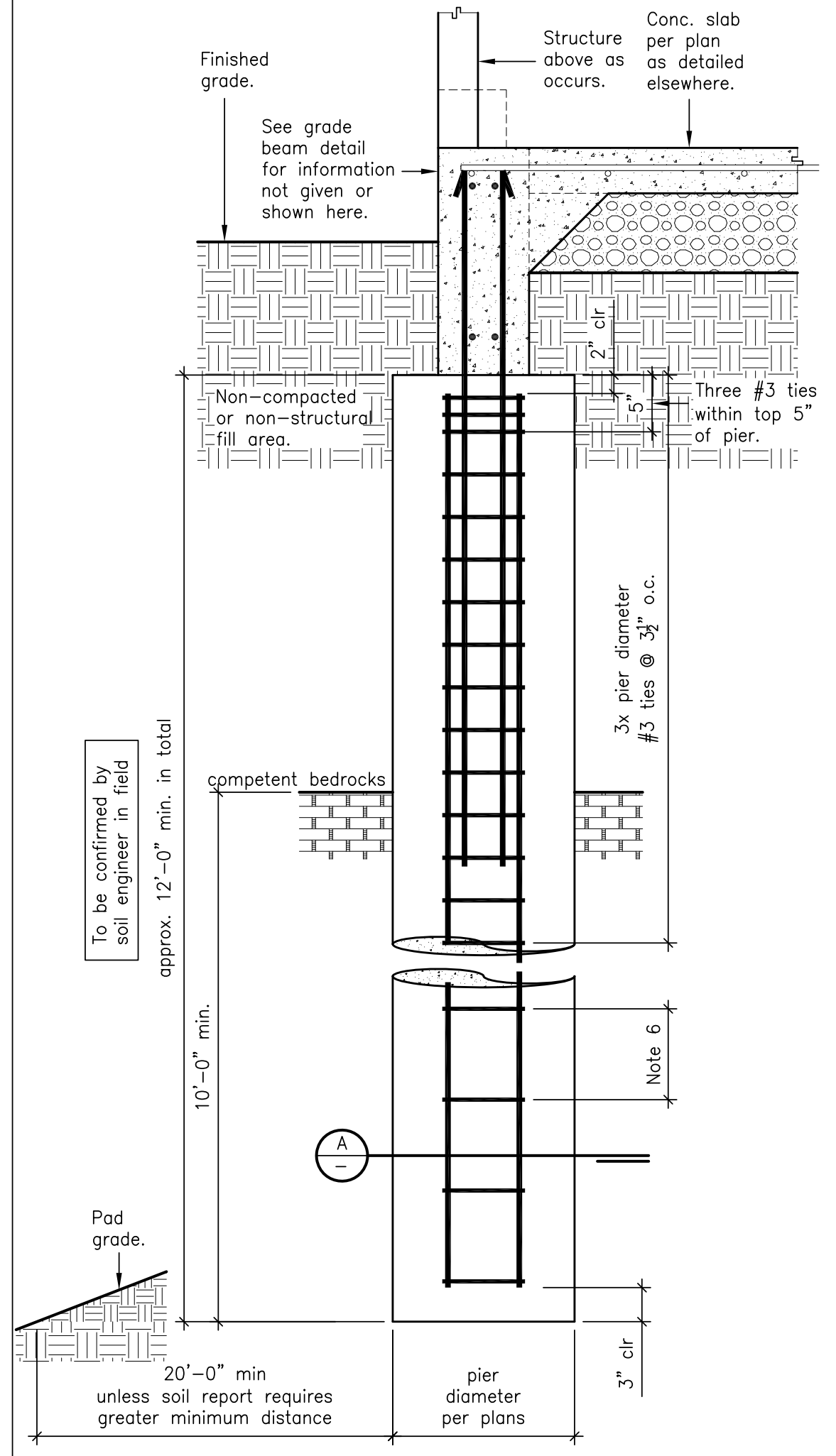
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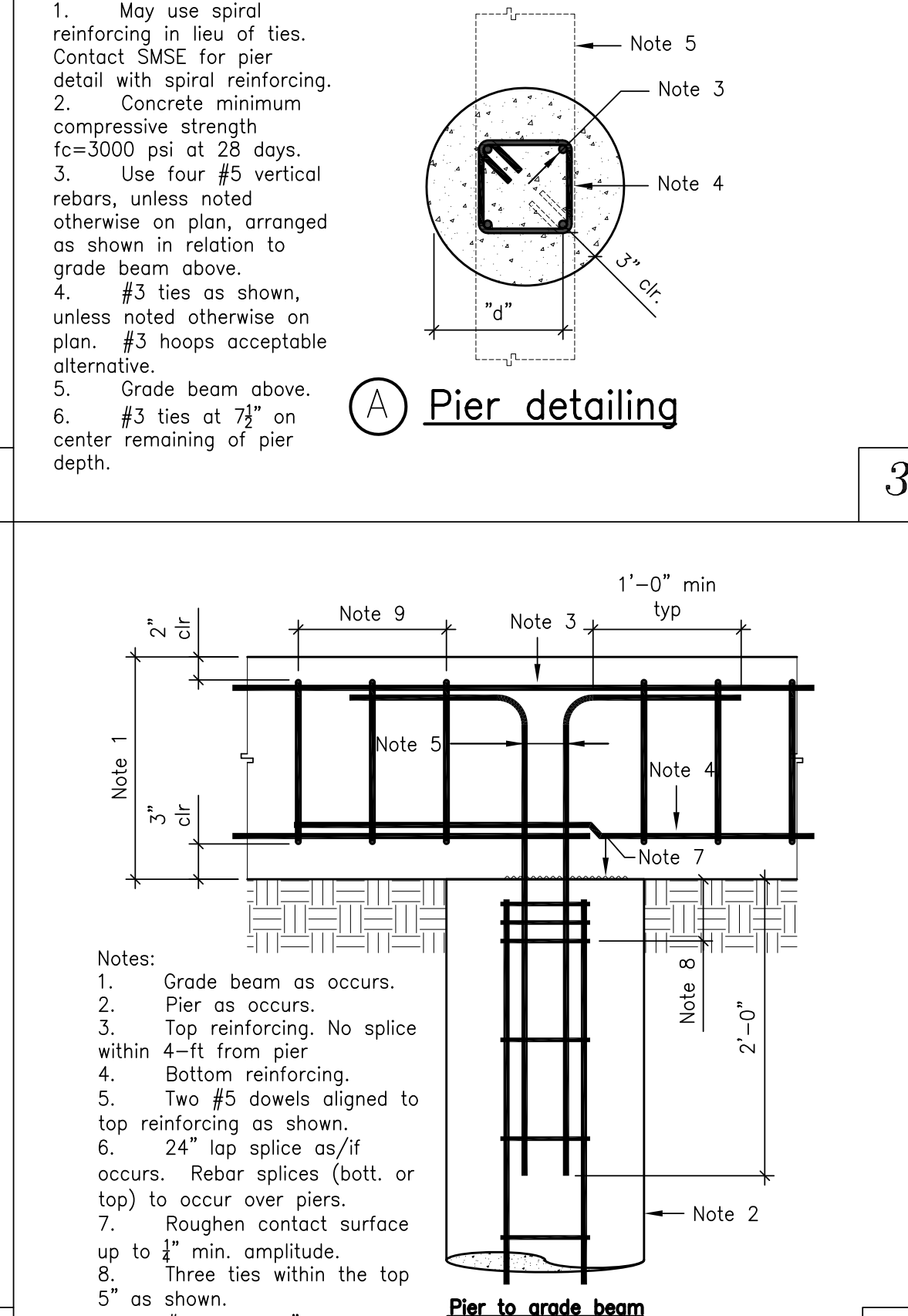
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ADU, BBQ & Site Ret. Wall
Rabover Residence
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May 23, 2022

No.	Date	Revisions	Description
1	12/03/22	Plan Check	01
2	04/18/23	Plan Check	02

Job Number: 9607-22
 Drawn By: Moon
 Designed By: Moon
 Checked By: Sezen

Sheet Title: **ADU - Details-1**
 Sheet Number: **S3.4**



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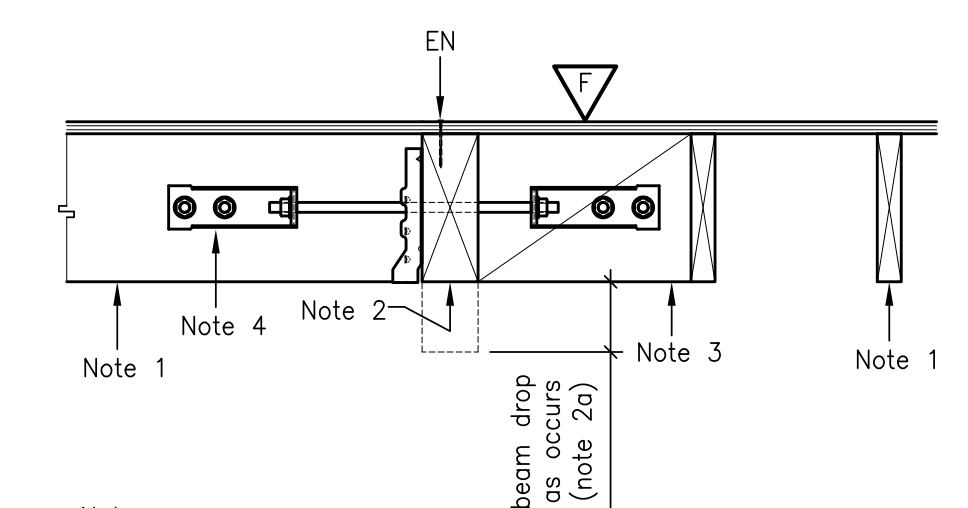
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No.	Date	Description
▲	12/03/22	Plan Check 01
▲	04/18/23	Plan Check 02

Job Number: 9607-22
 Drawn By: Moon

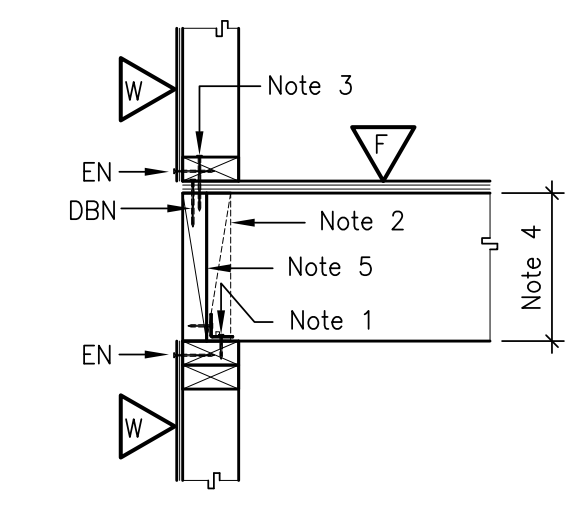
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Sheet Title: **ADU - Details-2**

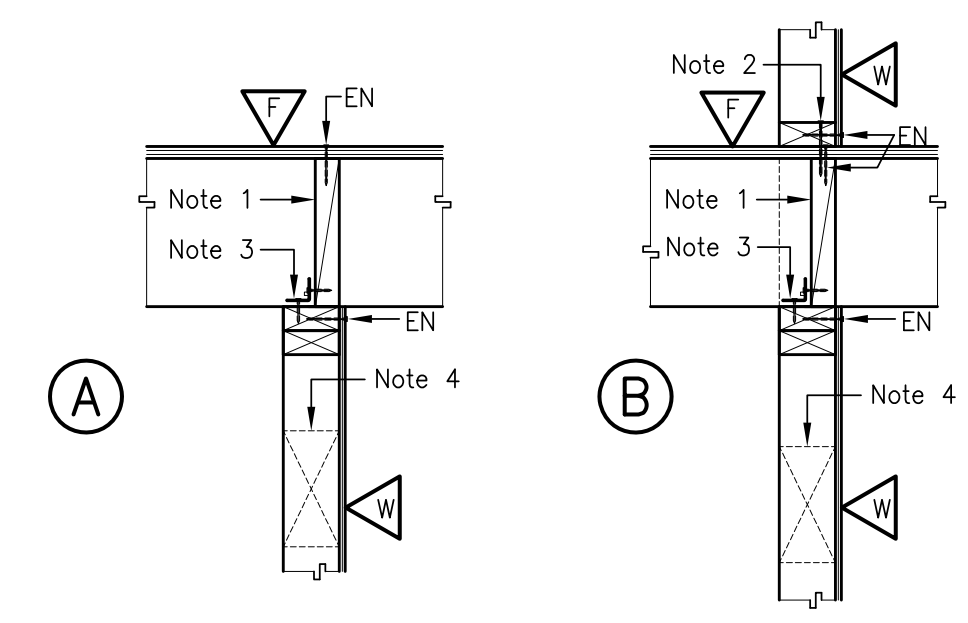
Sheet Number: **S3.5**



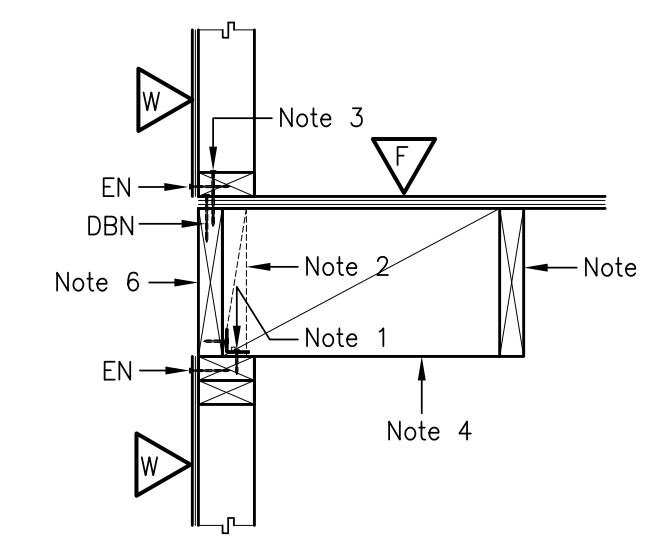
- Notes:
1. Floor framing per plan w/ joist hangers per plan. Use LUS hangers unless stated otherwise on plan.
 2. Floor beam per plan.
 - 2a. Beam drop shall be confirmed by architect and owner before material ordering.
 3. Blocking @ 24" o.c. as per typical blocking detail.
 4. Provide opposing HD3B holdown at 48" o.c. w/ 4x blocking.



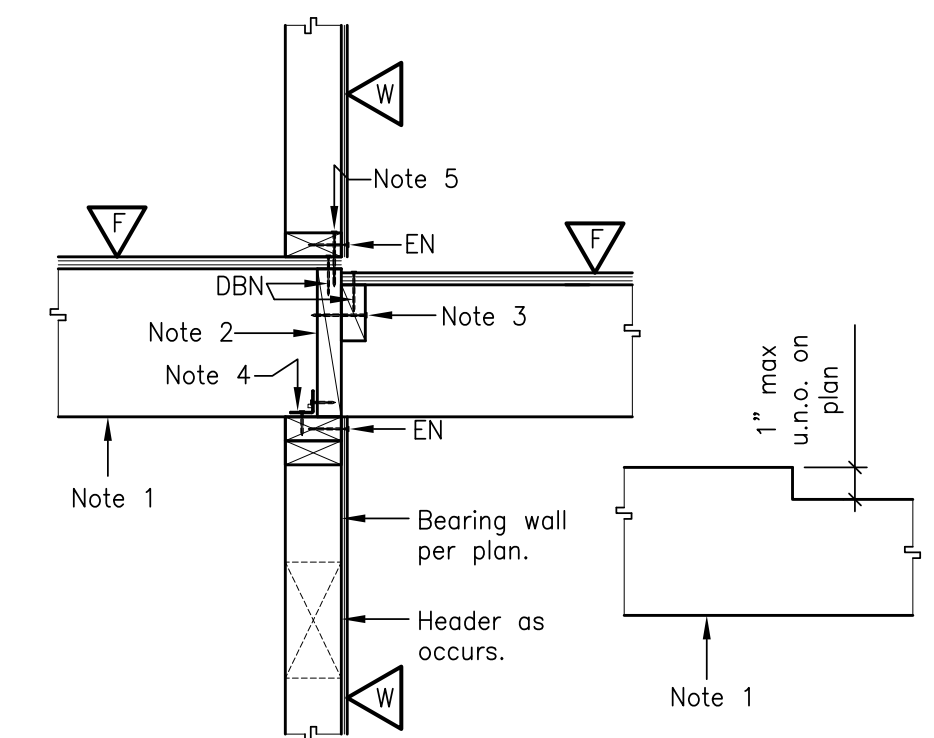
- Joists perpendicular to bearing walls**
- Notes:
1. Clip per SWS. Use LPT4 when both sides sheathed above. Alternatively, may use Simpson SDS25600 wood screw per SWS sill requirements in lieu of LPT4 clips.
 2. Provide additional blocking at posts above.
 3. Sill per SWS.
 4. Floor framing per plan.
 5. Provide rim joist or solid blocking.



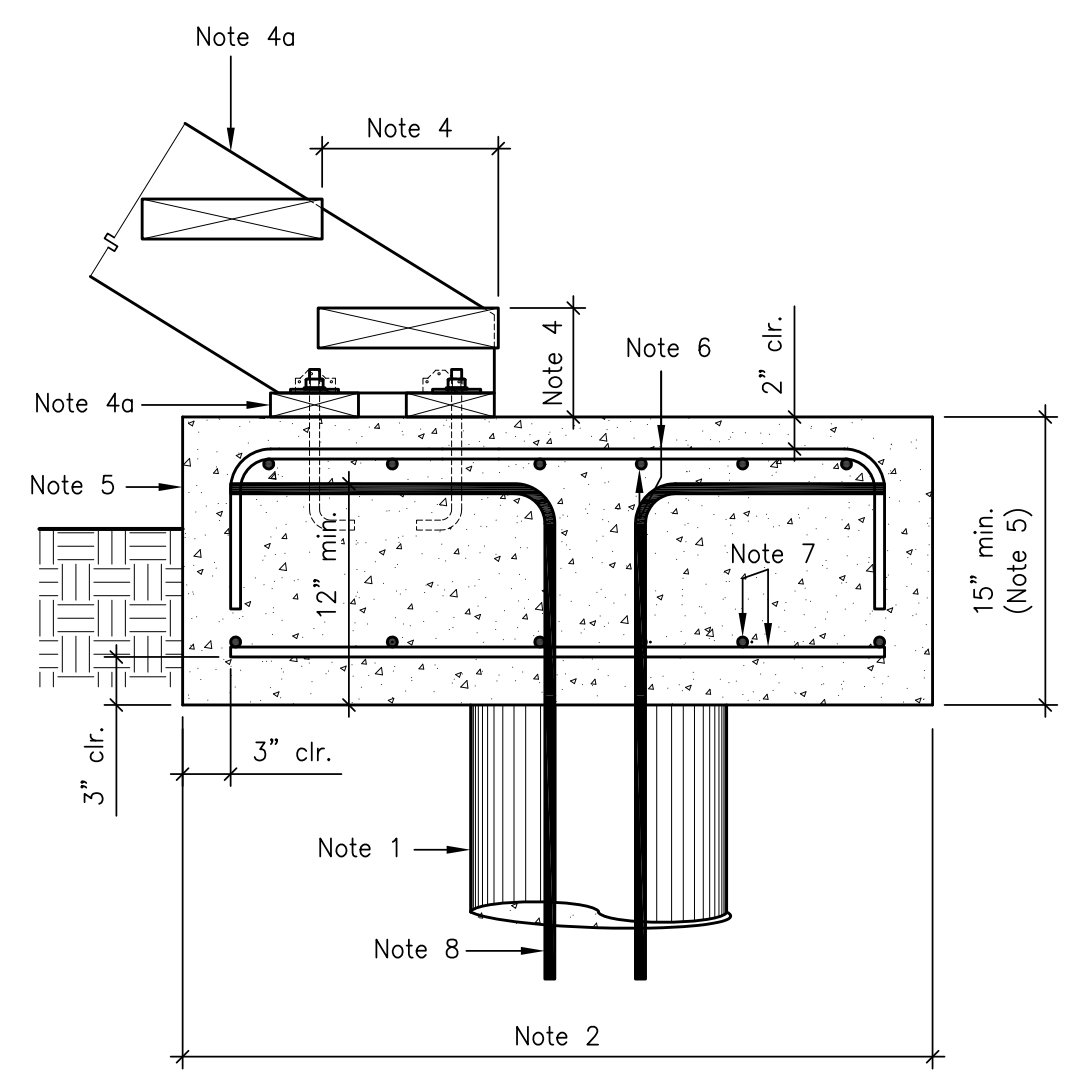
- Notes:
1. 2x blk. per typical blocking detail. Use 4x blocking when joist perpendicular to wall. Use full depth 4x blocking when strap below is required.
 2. Sill per SWS specifications.
 3. Clip per SWS specifications.
 4. Header per plan as/if occurs.



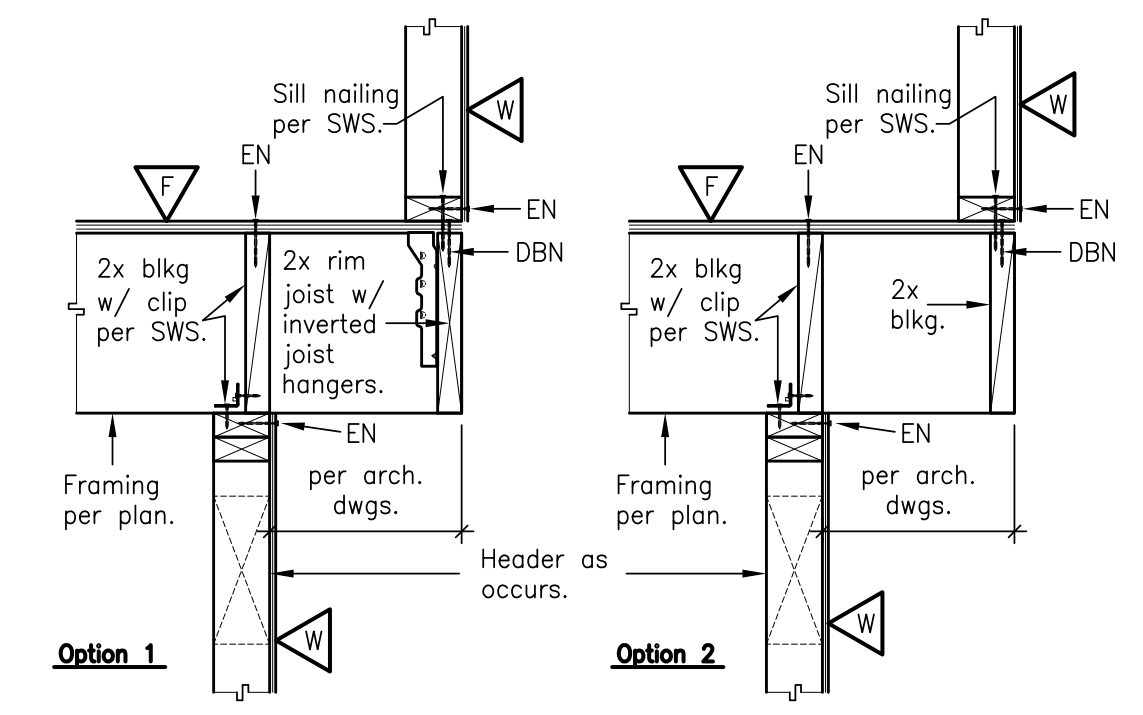
- Joist parallel to bearing walls**
- Notes:
1. Clip per SWS specifications.
 2. Provide solid blocking at posts above.
 3. Sill per SWS specifications.
 4. 2x blocking at 24" on center.
 5. Floor framing per plan.
 6. Provide rim joist.



- Notes:
1. Floor framing per plan, one-piece joists to be cantilevered.
 2. Provide 2x solid blk. under wall.
 3. 2x nailer per SWS ledger requirement.
 4. A34 clip per SWS.
 5. Sill nailing per SWS.



- Notes:
1. Pier as detailed elsewhere.
 2. Footing landing per plan.
 3. Contractor to provide slip free surface around pedestal perimeter.
 4. Wood stair dimensions to meet code and responsibility of contractor and stringer as required.
 - 4a. 2x6 P.T. sill with min. two (2) 5/8" anchor bolts, 7" embed., at each sills. Clip stringer to each sill with a pair of A34 clips.
 5. Concrete pedestal (pier cap).
 6. #5 top rebars, with hooked ends, at 10" on center each way.
 7. #5 bottom rebars at 10" on center each way.
 8. Pier vertical reinforcing, two rebars min. to be extended to cap or grade beam.



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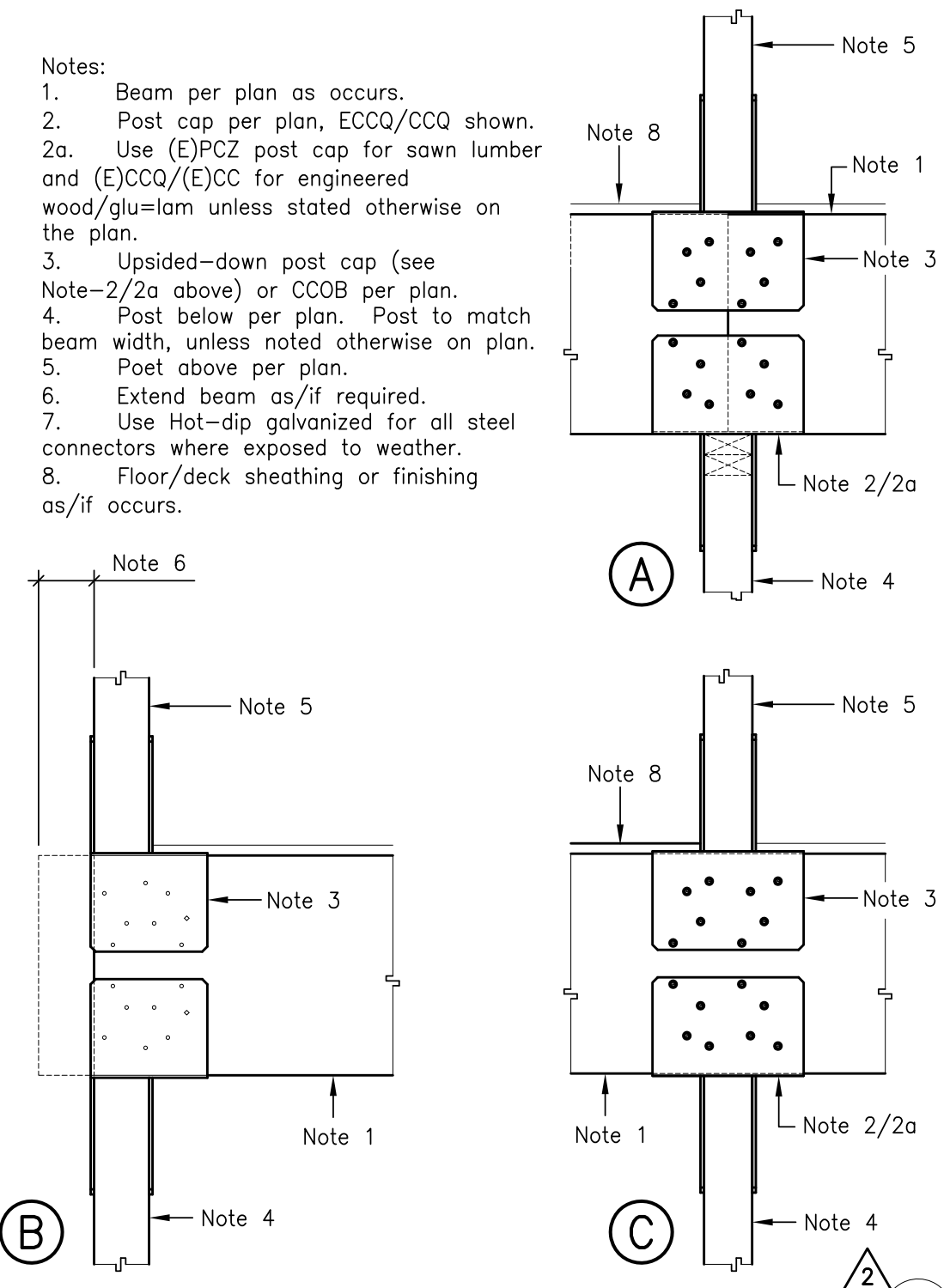
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 Rabover Residence**
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No.	Date	Revisions	Description
1	12/03/22	Plan Check	01
2	04/18/23	Plan Check	02

Job Number: 9607-22
 Drawn By: Moon
 Designed By: Moon
 Checked By: Sezen

Sheet Title: **BBQ Patio Plan & Det.**

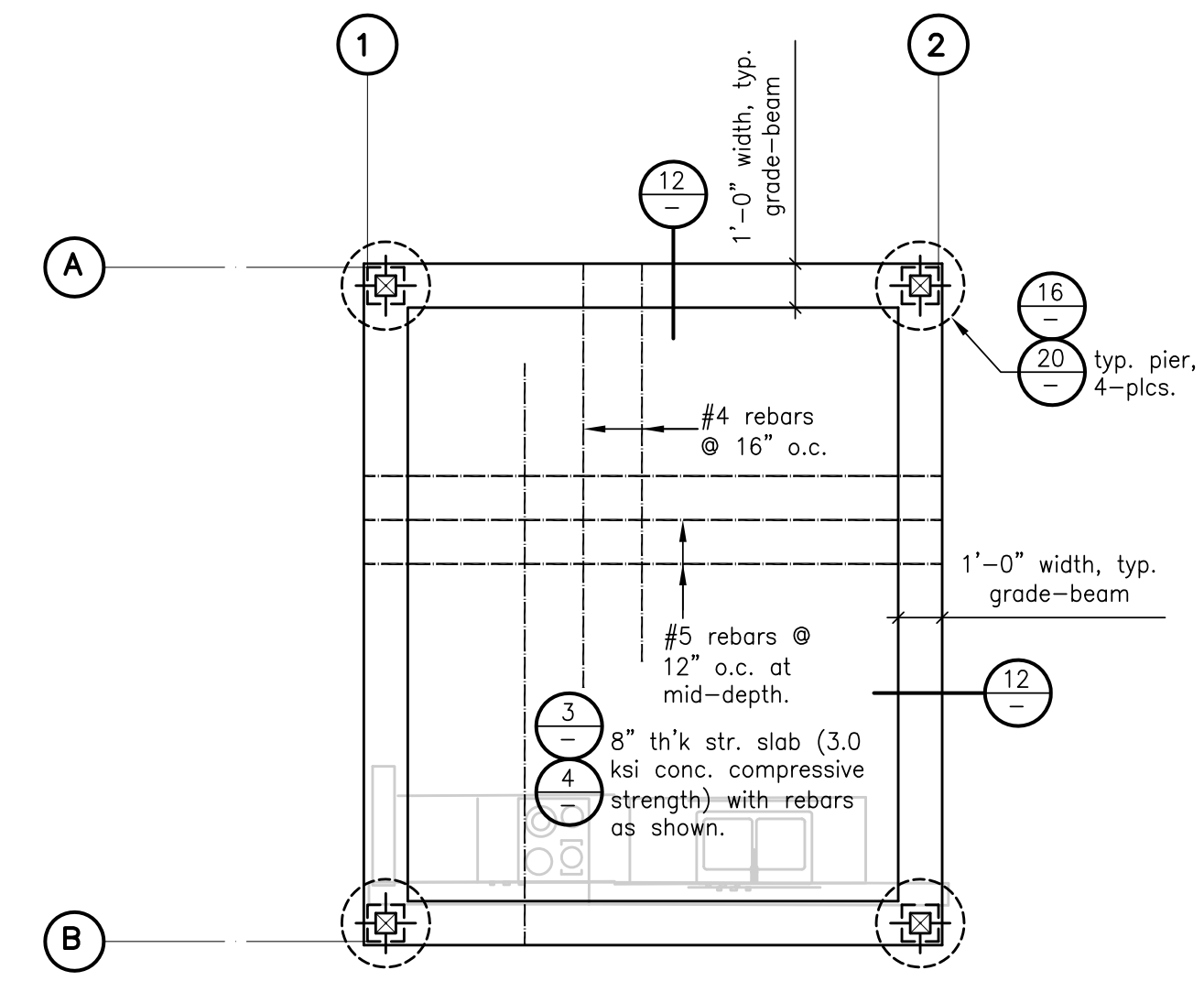
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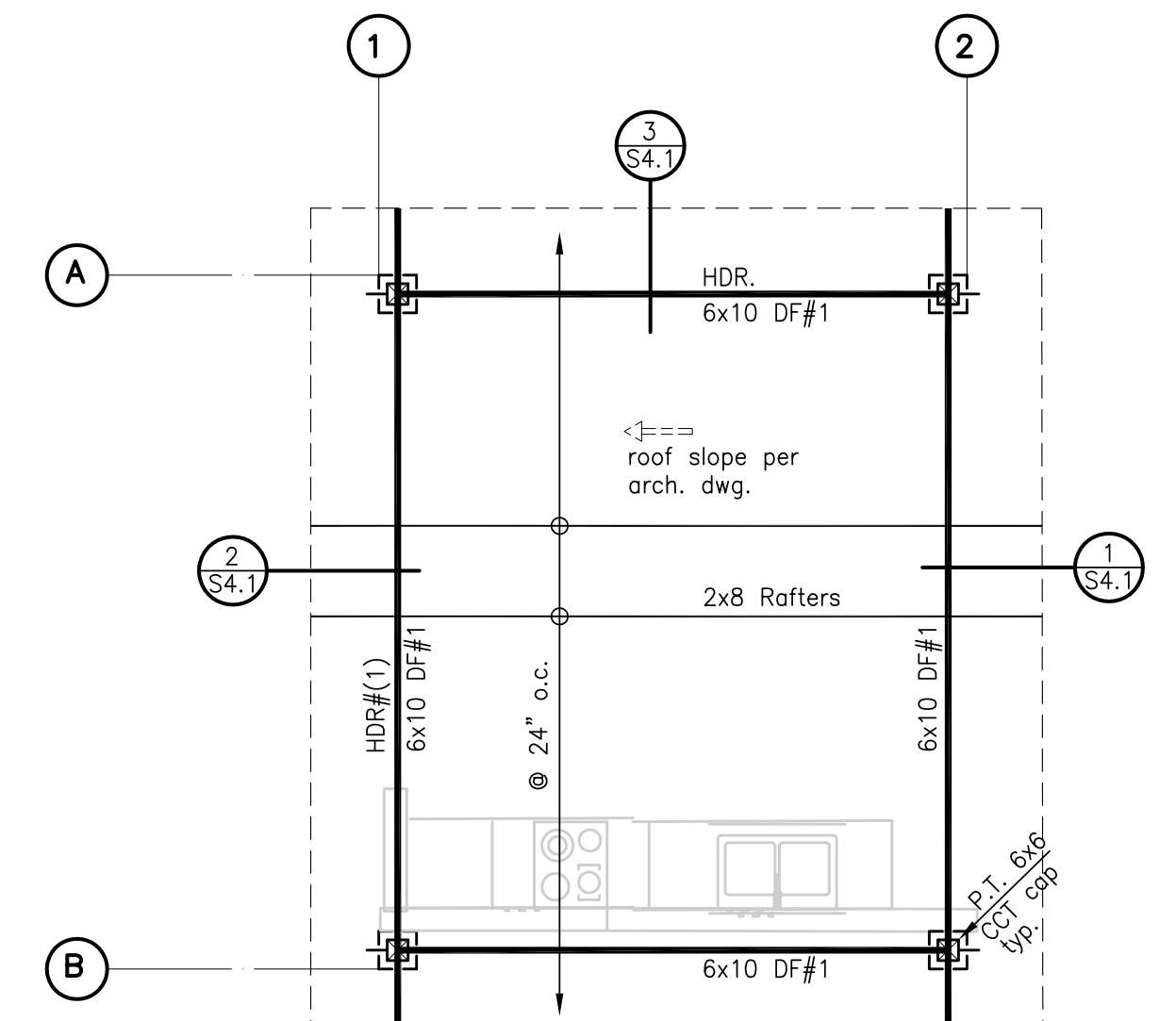
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FOUNDATION & 1ST FLOOR FRAMING PLAN

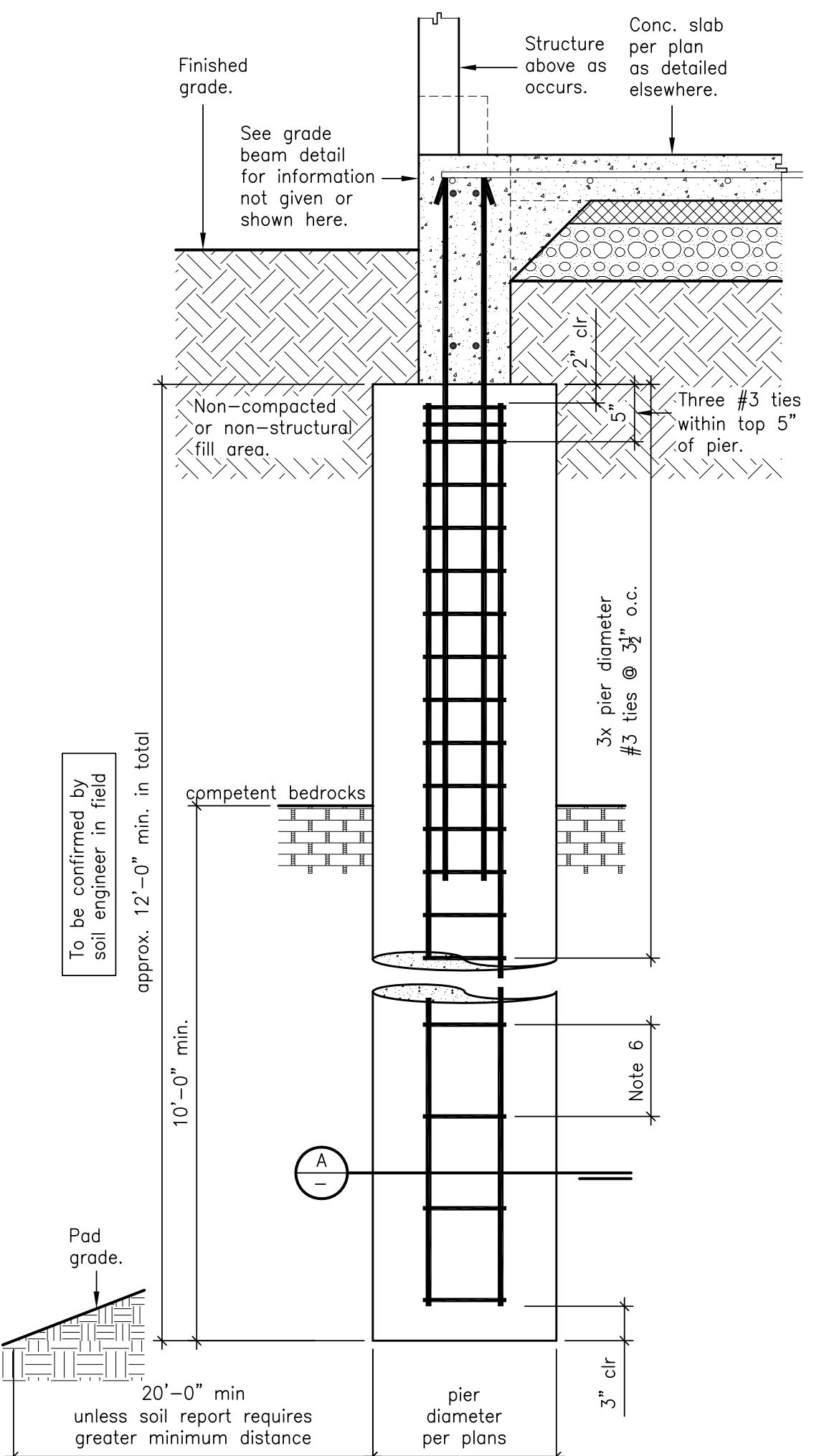
- Foundation Notes:
- Contractor shall verify foundation dimensions and levels with architectural drawings and in field. Contractor is to contact architect and project engineer (SMSE) with any discrepancy in dimensions, levels and details.
 - For site grading plan, refer to the site plan and sections provided by others.
 - For the level of floor, grade beam and pier top, refer to the architectural drawings. Pier top level should be determined as per floor level and grade beam depth.
 - For pier detail, refer to the detail no. 2/S2.2. The location and the number of piers should be arranged as shown in this plan unless noted otherwise on the plan.
 - Pier type: 24" x 10"-0" penetration depth into competent bedrock unless noted otherwise.
 - For grade beam detail, refer to the detail no. 12/-/. Deepen grade beam depth partially where required by holddown anchor.
 - For the typical connection detail of grade beam and pier, refer to detail no. 7/-/.
 - All anchor bolts and all concrete anchors must be secured in place prior to placement of concrete and prior to the foundation inspection by the Building Division.
 - Fasteners (anchor bolts, plate washers, nails, screws, UFP, metal connectors, etc.) in pressure-preservative treated and fire-retardant-treated wood shall be of hot-dipped zinc coated galvanized in accordance with ASTM A153, stainless steel, silicon bronze or copper as specified in the 2019 CBC 2304.10.5. Exceptions:
 - Plain carbon steel fasteners in SBX/DOE and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.
 - 1/2" diameter or greater steel bolts in residential building as allowed by a local jurisdiction.
 - The fasteners embedded in concrete shall be attached to, or hooked around, reinforcing steel or otherwise terminated to effectively transfer forces to the reinforcing steel. Use min. #4 rebars unless detailed otherwise and min. 4"-0" long for independent anchors.



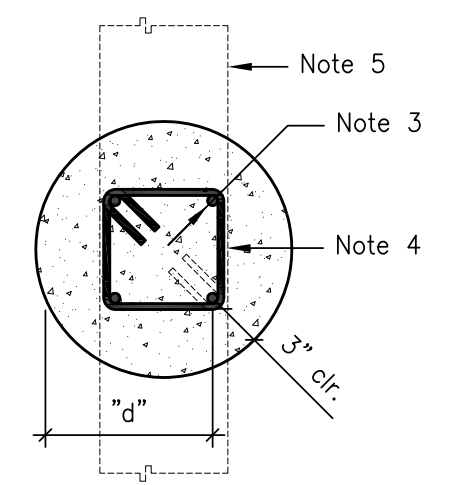
For fire-resistant protection material or covering, use Hoover Exterior Fire-Retardant treated wood framing as stated in sheet A4.

ROOF/CEILING FRAMING PLAN (STICK-FRAMED ROOF FRAMING)

- Roof Framing Notes:
- Roofing material not to exceed 2-psf, such as TPO roofing. Tables below are for none- vaulted and vaulted ceiling conditions:
 - Roof rafters, vaulted ceiling support (ceiling applied to rafter bottom): 2x8 DF#2 vaulted roof rafters at 24" on center for 13'-0" spans or less.
 - Use appropriate sized LUS hanger where required u.n.o.
 - For roof rafter tail, ridge tail and other eave trim, see architectural drawings.
 - Rafter sizes list on the plan are minimums and may be up-sized as required.
 - Use R1 roof sheathing per Shear-Wall Schedule (SWS) in sheet S1.3 unless noted otherwise on the plan.
 - For typical blocking detail, see detail no. 3/S1.2.

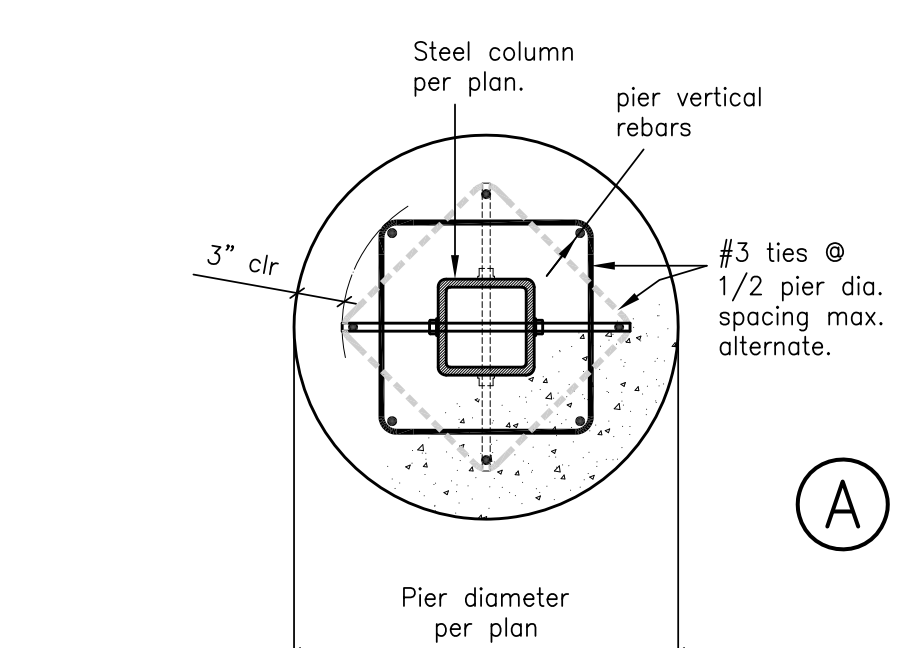
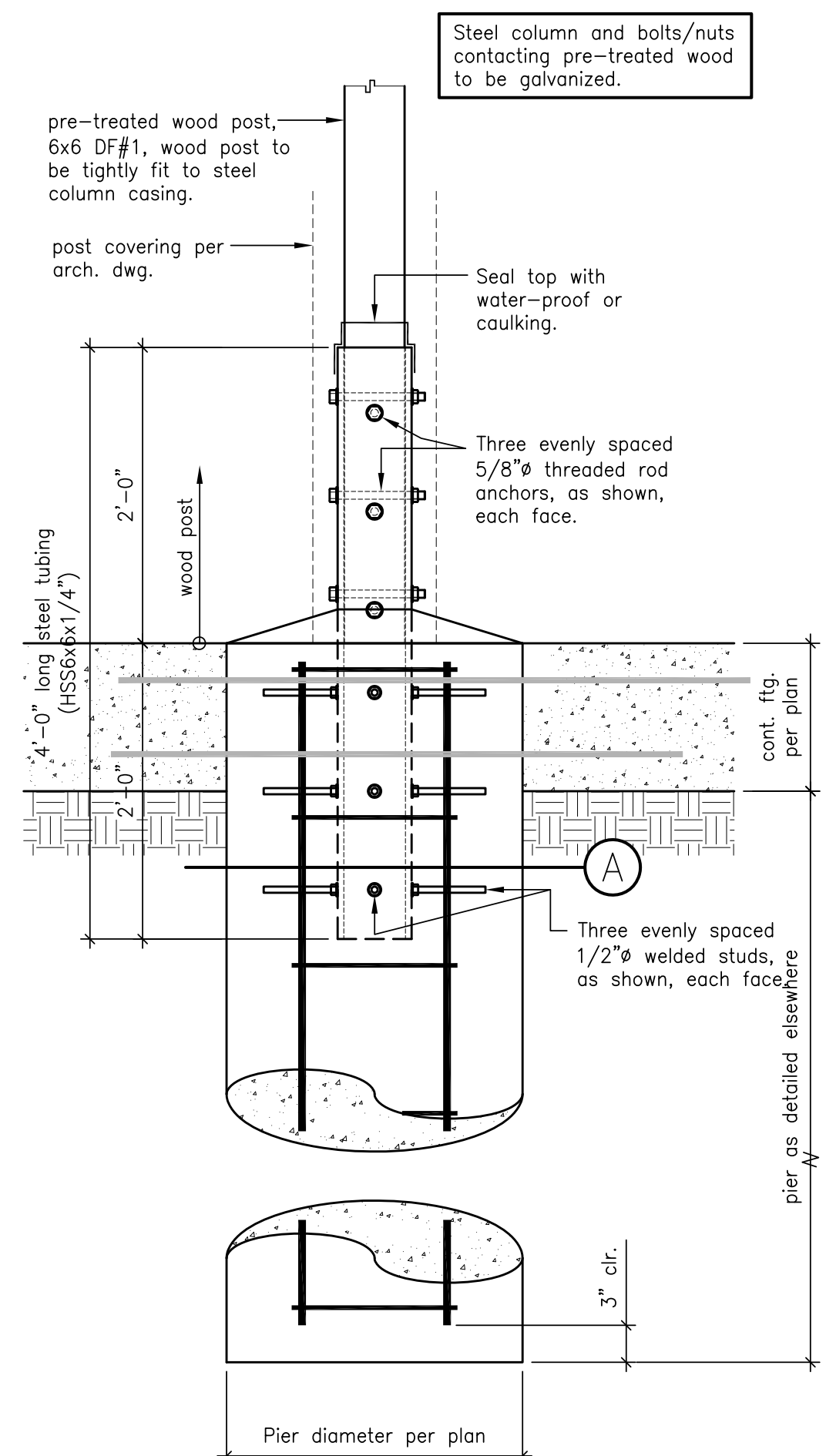


- Notes:
- May use spiral reinforcing in lieu of ties. Contact SMSE for pier detail with spiral reinforcing.
 - Concrete minimum compressive strength $f_c=3000$ psi at 28 days.
 - Use four #5 vertical rebars, unless noted otherwise on plan, arranged as shown in relation to grade beam above.
 - #3 ties as shown, unless noted otherwise on plan. #3 hoops acceptable alternative.
 - Grade beam above.
 - #3 ties at 7/8" on center remaining of pier depth.



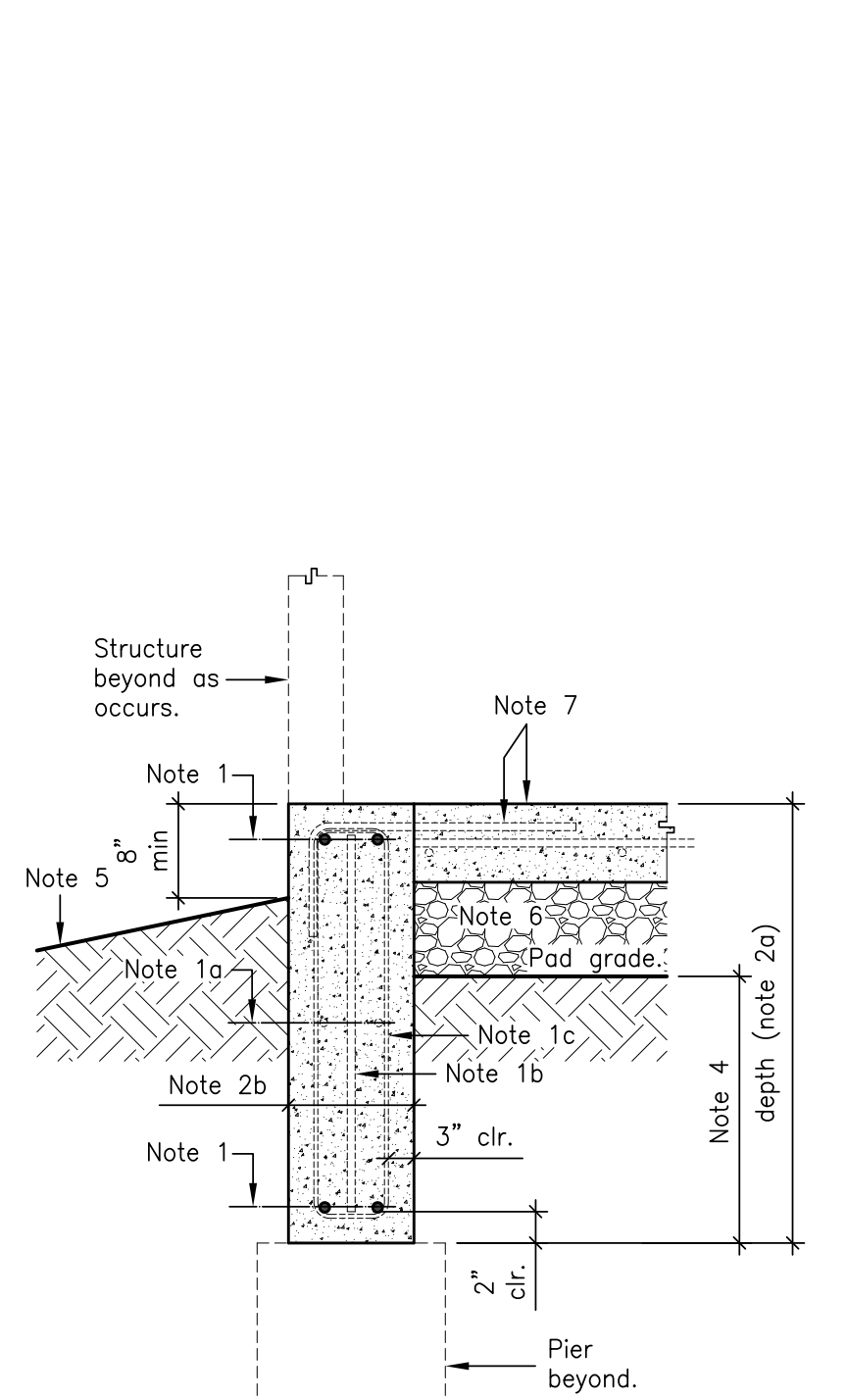
Pier detailing

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Grade beam detailing

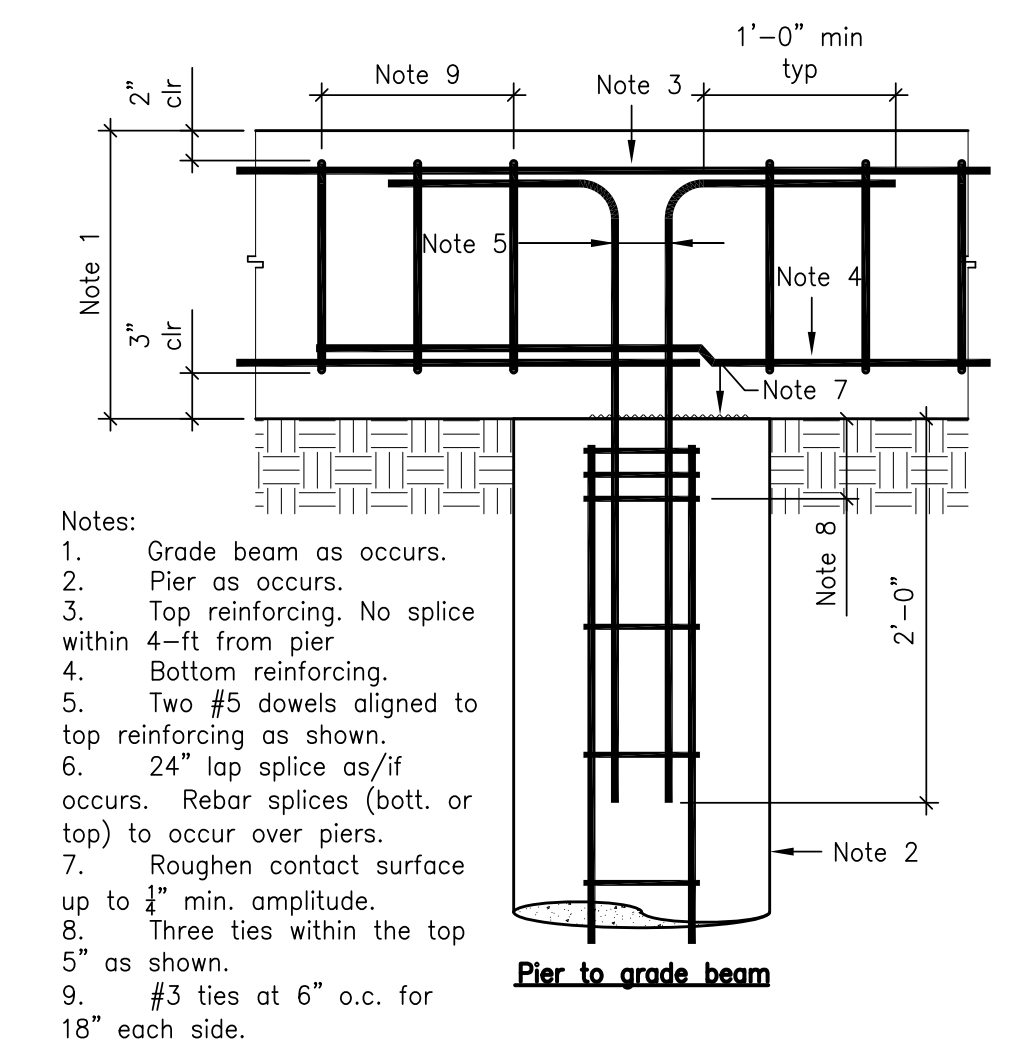
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- Notes:
- Use two #6 continuous top and bottom rebars, unless noted otherwise on plan.
 - Use two #4 continuous rebars at mid-depth where total grade beam depth exceeds 24".
 - Use #4 vertical at 24" on center where total grade beam depth exceeds 24".
 - Closed ties, #3 @ 8" o.c.
 - Minimum grade beam depth shall be 20", which includes trenched depth per soil report; see note 8.
 - Grade beam width on plan; see Note 8.
 - Void form not required per soil reports.
 - Extend grade beam 6" minimum into pad grade to minimize water migration; see Note 8.
 - Finished grade to slope to drain outwards by others.
 - Sub base per soil report and See Detail 3 in this sheet.
 - Concrete slab and connection as detailed elsewhere.
 - Requirements from soil report as/if provided shall supersede.

Stepped grade beam detailing

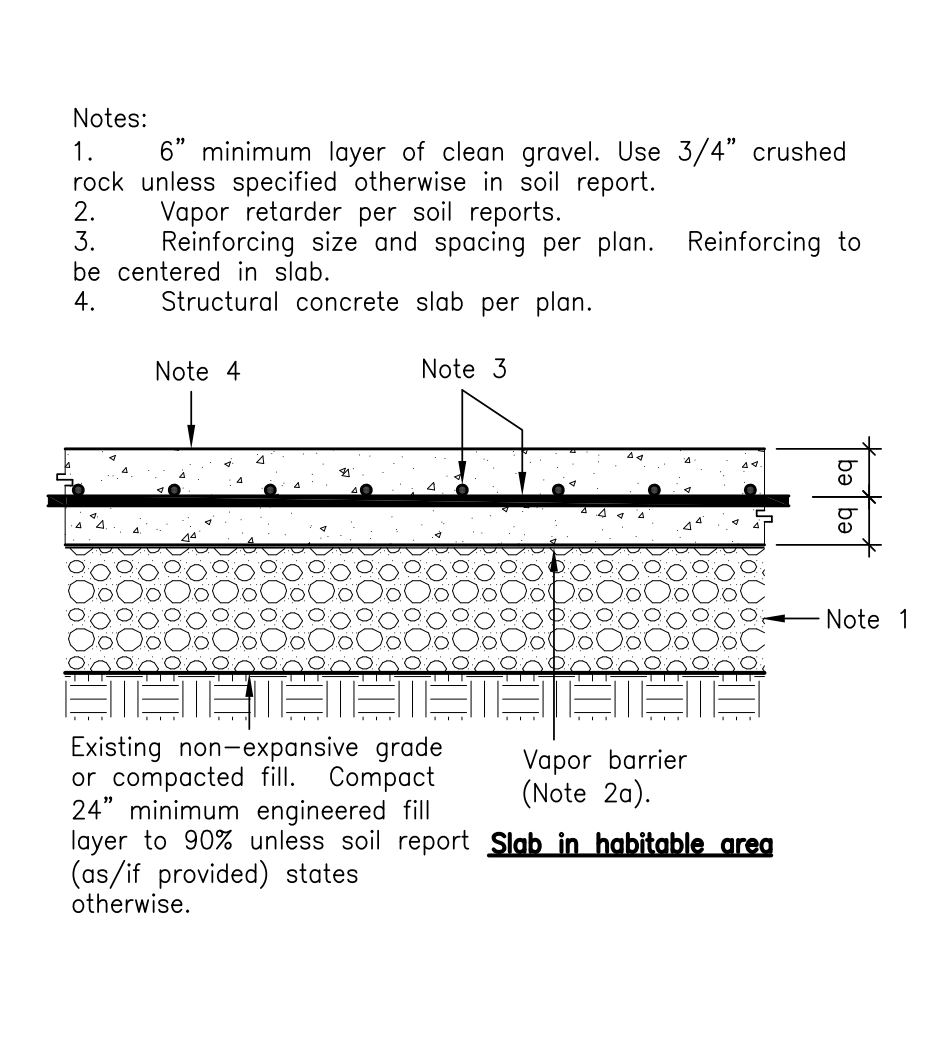
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- Notes:
- Grade beam as occurs.
 - Pier as occurs.
 - Top reinforcing. No splice within 4'-ft from pier.
 - Bottom reinforcing.
 - Two #5 dowels aligned to top reinforcing as shown.
 - 24" lap splice as/if occurs. Rebar splices (bott. or top) to occur over piers.
 - Roughen contact surface up to 1/4" min. amplitude.
 - Three ties within the top 5" as shown.
 - #3 ties at 6" o.c. for 18" each side.

Pier to grade beam

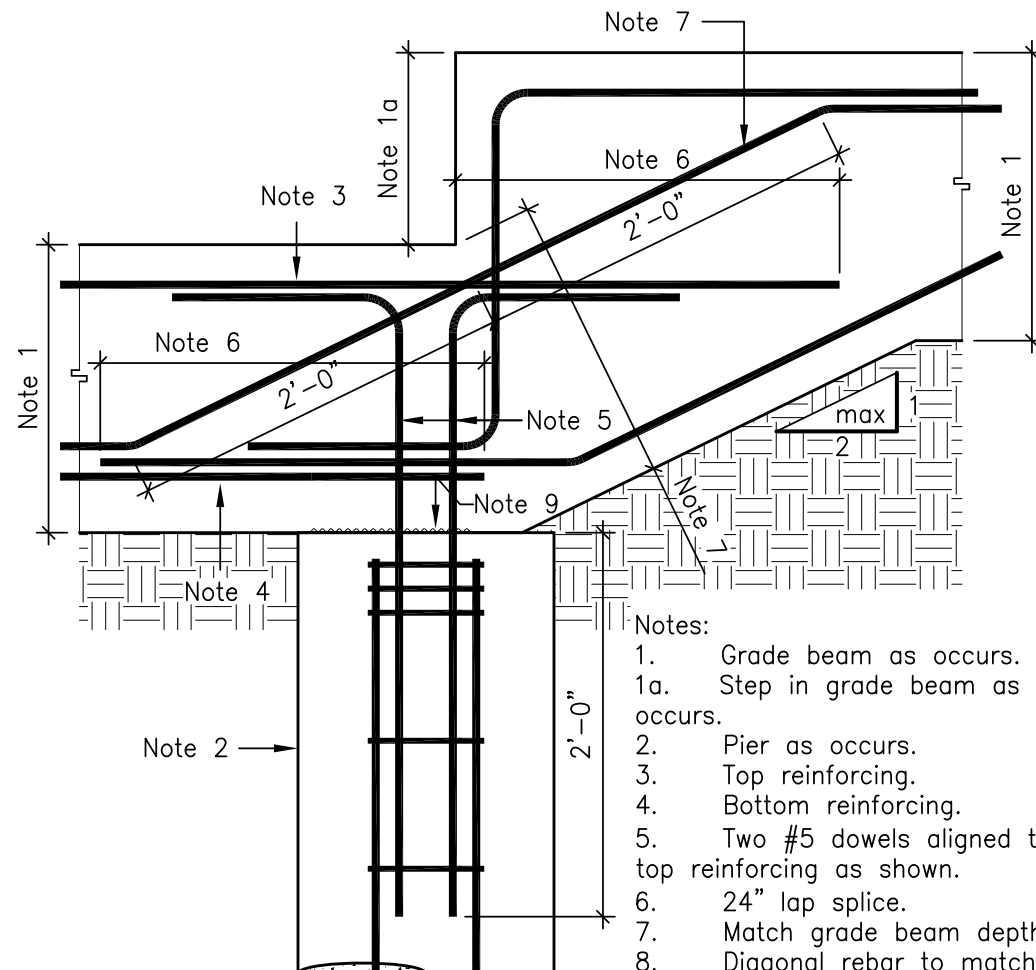
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- Notes:
- 6" minimum layer of clean gravel. Use 3/4" crushed rock unless specified otherwise in soil report.
 - Vapor retarder per soil reports.
 - Reinforcing size and spacing per plan. Reinforcing to be centered in slab.
 - Structural concrete slab per plan.

Slab in habitable area

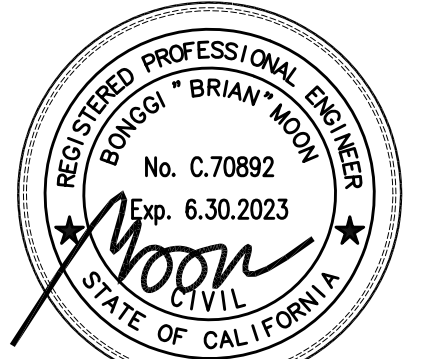
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5" and thicker non-habitable slab contraction joint

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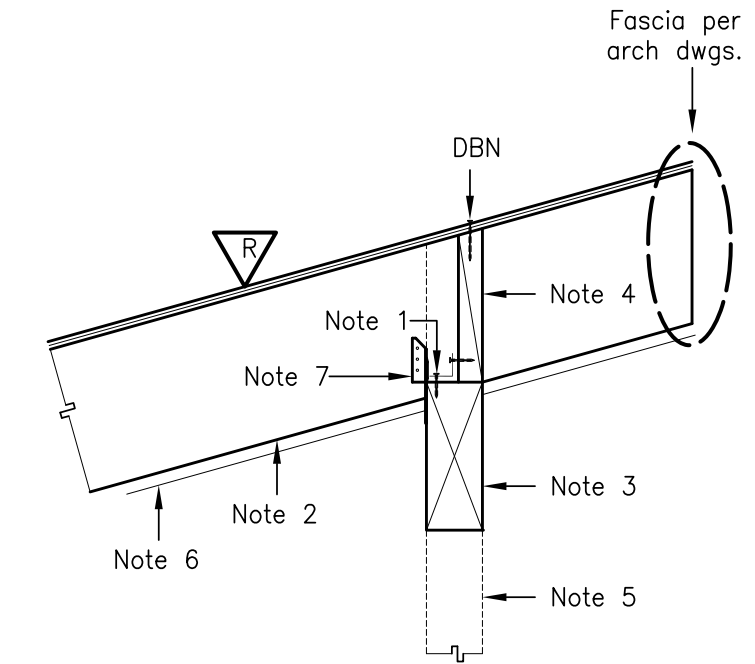
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Job Number: 9607-22 Drawn By: Moon

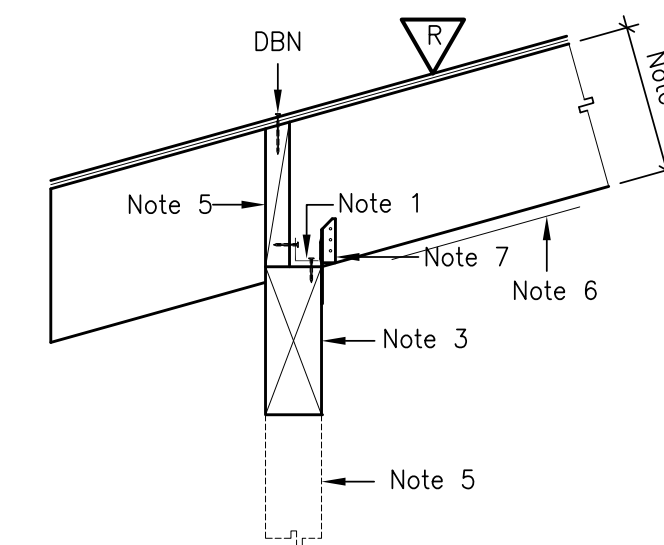
Designed By: Moon Checked By: Sezen

Sheet Title: **BBQ Patio Details**

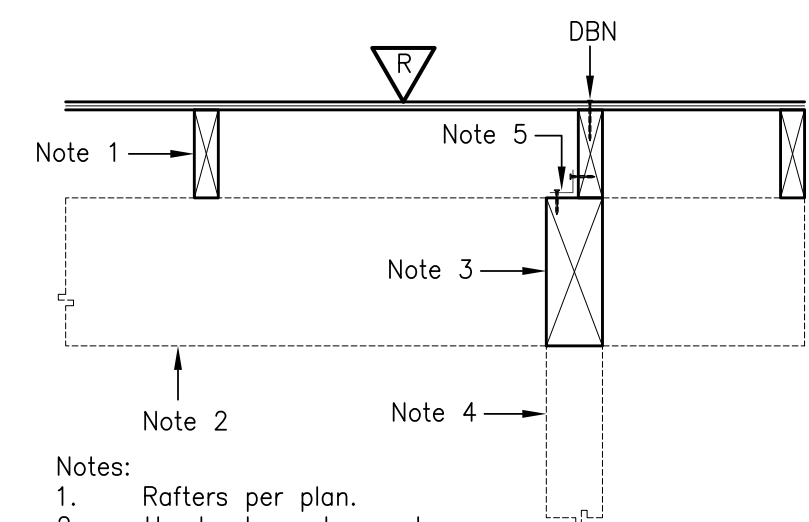
Sheet Number: **S4.1**



- Notes:
 1. Clip per SWS specifications.
 2. Vaulted ceiling rafters per plan.
 3. Header as/if occurs per plan.
 4. 2x blocking, unless noted otherwise on plan.
 5. Post beyond.
 6. Ceiling finishing per arch. dwg.
 7. "Simpson" H1 tie at each rafter.



- Notes:
 1. Clip per SWS specifications.
 2. Vaulted ceiling rafters per plan.
 3. Header as/if occurs per plan.
 4. 2x blocking, unless noted otherwise on plan.
 5. Post beyond.
 6. Ceiling finishing per architectural drawings.
 7. "Simpson" H1 tie at each rafter.



- Notes:
 1. Rafters per plan.
 2. Header beyond per plan.
 3. Header per plan.
 4. Post beyond per plan.
 5. Clip per SWS specifications.

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