

## General Project Notes/Requirements

### 1. GOVERNING CODES: ALL WORK SHALL CONFORM TO THE FOLLOWING CODES AND STANDARDS:

- A) 2022 CALIFORNIA BUILDING CODE (CBC); TITLE 24, PART 2 (BASED ON 2021 IBC)
- B) 2022 CALIFORNIA RESIDENTIAL CODE (CRC); TITLE 24, PART 2.5 (BASED ON 2021 IRC)
- C) 2022 CALIFORNIA ELECTRIC CODE (CEC); TITLE 24, PART 5 (BASED ON 2020 NEC)
- D) 2022 CALIFORNIA MECHANICAL CODE (CMC); TITLE 24, PART 4 (BASED ON 2021 UMC)
- E) 2022 CALIFORNIA PLUMBING CODE (CPC); TITLE 24, PART 5 (BASED ON 2021 UPC)
- F) 2022 CALIFORNIA ENERGY CODE (CEC); TITLE 24, PART 6 (CA BUILDING STANDARDS COMMISSION)
- G) 2022 CALIFORNIA FIRE CODE (CFC); TITLE 24, PART 9 (BASED ON 2021 IFC)
- H) 2022 CALIFORNIA GREEN BUILDING CODE; TITLE 24, PART 11 (CA BUILDING STANDARDS COMMISSION)

IN ADDITION TO THE CODES REFERENCED ABOVE, ALL WORK SHALL CONFORM TO ALL LOCAL ORDINANCES & CODES AS APPLICABLE. CROSS REFERENCE ALL CODE NUMBERS AND VERIFY CONSISTENCY AS REQUIRED.

2. ALL WORK DONE PURSUANT TO THESE DRAWINGS & SPECIFICATIONS SHALL COMPLY WITH ALL ORDINANCES AND REGULATIONS WHICH APPLY TO THE WORK AND SHALL IN ANY CASE CONFORM TO THE LATEST EDITION(S) OF THE CRC/IRC/CBC/IBC (CA RESIDENTIAL CODE/INTERNATIONAL RESIDENTIAL CODE & CALIFORNIA BUILDING CODE/INTERNATIONAL BUILDING CODE) CURRENTLY ENFORCED AND ALL CITY, COUNTY AND/OR STATE CODES AS APPLICABLE.

3. BRITT ROWE SHALL NOT BE HELD RESPONSIBLE FOR THE DESIGN, COORDINATION AND/OR IMPLEMENTATION OF ANY AND ALL 'DESIGN-BUILD' WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SEE THE APPROPRIATE CODE REFERENCES BELOW FOR DESIGN AND INSTALLATION REQUIREMENTS.

- A) ELECTRICAL: PER CEC (CALIFORNIA ELECTRIC CODE) CURRENT EDITION.
- B) MECHANICAL: PER CMC (CALIFORNIA MECHANICAL CODE) CURRENT EDITION.
- C) PLUMBING: PER CPC (CALIFORNIA PLUMBING CODE) CURRENT EDITION.
- D) FIRE SPRINKLERS: CFC (CALIFORNIA FIRE CODE)

VERIFY AND ADDRESS ALL ADDITIONAL LOCAL ORDINANCES & CODES WHICH MAY APPLY TO THE SPECIFIC 'DESIGN-BUILD' APPLICATION AS REQUIRED.

4. BRITT ROWE IS NOT RESPONSIBLE FOR THE DESIGN, COORDINATION, OR IMPLEMENTATION OF ANY WORK PERFORMED BY CONSULTANTS, INCLUDING BUT NOT LIMITED TO, STRUCTURAL ENGINEERING, SOIL ENGINEERING, CIVIL ENGINEERING, LAND SURVEYING, ELECTRICAL ENGINEERING, LANDSCAPE ARCHITECTURE AND/OR TITLE 24 ENERGY COMPLIANCE.

5. IN ADDITION TO INSPECTIONS REQUIRED BY CBC 110, THE OWNER, CONTRACTOR AND/OR STRUCTURAL ENGINEER OF RECORD, ACTING AS THE OWNER'S AGENT, SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS OR JURISDICTION APPROVED TESTING AGENCIES, WHO SHALL PROVIDE 'SPECIAL INSPECTIONS' DURING THE COURSE OF CONSTRUCTION FOR THE FOLLOWING TYPES OR WORK PER CBC 1704 (SPECIAL INSPECTIONS & TESTS, CONTRACTOR RESPONSIBILITY & STRUCTURAL OBSERVATION) & 1705 (REQUIRED SPECIAL INSPECTIONS & TESTS) INCLUDING BUT NOT LIMITED TO:

- A) STEEL CONSTRUCTION: (1705.2)
- B) CONCRETE CONSTRUCTION: (1705.3) WHERE THE STRUCTURAL DESIGN EXCEEDS A (F') OF 2500 PSI
- C) MASONRY CONSTRUCTION: (1705.4)
- D) WOOD CONSTRUCTION: (1705.5)
- E) SOILS: (1705.6)
- F) FOUNDATIONS: (1705.7, 1705.8, 1705.9, 1705.10)
- G) SEISMIC: (1705.12, 1705.13, 1705.14)

SPECIAL INSPECTOR'S APPROVALS/CREDENTIALS SHALL BE PROVIDED TO THE LOCAL JURISDICTION UPON REQUEST.

6. ALL GENERAL CONTRACTORS AND/OR SUBCONTRACTORS SHALL BE LICENSED WITH POSSESSION OF THE APPROPRIATE INSURANCE POLICIES IE: WORKMAN'S COMPENSATION, LIABILITY, ETC., & A VALID BUSINESS LICENSE WITHIN THE JURISDICTION OF THE SUBJECT PROPERTY PROJECT SITE.

7. BRITT ROWE IS NOT RESPONSIBLE FOR THE ERECTION, FABRICATION AND/OR RELATIVE JOB SAFETY. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL COMPLY WITH ALL REQUIRED SAFETY ORDERS PER CAL-OSHA REQUIREMENTS AND REGULATIONS.

8. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS ARE TO VERIFY ALL EXISTING CONDITIONS AND/OR DISCREPANCIES BEFORE COMMENCING WITH WORK IN ORDER TO ENSURE CONFORMANCE WITH THE 'CONSTRUCTION DOCUMENTS'. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BRITT ROWE AND/OR THE STRUCTURAL ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL REQUESTS FOR 'CHANGE ORDERS' SHALL BE SUBMITTED IN WRITING TO BRITT ROWE FOR APPROVAL.

9. REGARDLESS OF DIMENSIONS SHOWN, ALL NEW WORK SHALL ALIGN EXACTLY WITH EXISTING WORK WITH RESPECT TO FLOOR ELEVATIONS, COLUMN CENTERLINES, WALL FACES, ETC. (UNO)

10. LAYOUT FOR NEW WORK IS LARGELY BASED UPON RELATIONSHIPS TO EXISTING CONDITIONS OF THE SITE AND/OR EXISTING STRUCTURES. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF BRITT ROWE, PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BRITT ROWE OF ALL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.

11. PREFERENCE SHALL BE GIVEN TO WRITTEN/FIGURED DIMENSIONS ON THE DRAWINGS OVER SCALED MEASUREMENTS. THE 'PLANS, SPECIFICATIONS & GENERAL NOTES' ARE INTENDED TO AGREE AND SUPPLEMENT ONE ANOTHER, ANYTHING INDICATED IN ONE & NOT THE OTHER, SHALL BE EXECUTED AS IF IN ALL. IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN.

12. ALL WORK SHALL BE PLUMB, SQUARE & TRUE & SHALL BE OF GOOD 'WORKMANLIKE' QUALITY AS ACCEPTABLE TO THE APPROPRIATE TRADE'S STANDARD PRACTICES & THOSE OF THE TRADE'S COUNCILS AND/OR ORGANIZATIONS.

13. ANY WORK AND/OR ITEM NOT SPECIFICALLY CALLED FOR IN THE DRAWINGS, BUT REQUIRED FOR A COMPLETE AND FULLY FUNCTIONING INSTALLATION CONSISTENT WITH THE INTENT OF THE 'CONSTRUCTION DOCUMENTS' SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS AS REQUIRED.

14. THE INTENT OF THE 'CONSTRUCTION DOCUMENTS' IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.

15. THE PROJECT 'SPECIFICATION BOOK' SHALL TAKE PRECEDENCE OVER NOTED SPECIFICATIONS WHEN APPLICABLE.

16. CIVIL, SOIL & STRUCTURAL ENGINEERING SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY OTHER SPECIFICATIONS.

17. BRITT ROWE RETAINS ALL RIGHTS AND OWNERSHIP TO ALL DRAWINGS & SPECIFICATIONS. THESE DOCUMENTS MAY NOT BE USED IN WHOLE, OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT FROM BRITT ROWE.

18. THE OWNER/DEVELOPER/CLIENT RESERVES THE RIGHT TO MAKE ALTERATIONS TO THE DESIGN DURING THE COURSE OF CONSTRUCTION. ALL CHANGES SHALL BE APPROVED BY THE LOCAL BUILDING OFFICIAL & SHALL, IN ANY CASE, COMPLY WITH THE CURRENT EDITIONS OF THE CRC, CBC, CMC, CPC, CFC, CEC AND/OR CEC AS REQUIRED.

19. NEW CONSTRUCTION AND/OR REMODELING IS LARGELY DEPENDENT UPON EXISTING SITE CONDITIONS & THEREFORE A 'SITE SURVEY' IS RECOMMENDED & IF PROVIDED, SHALL BE GENERATED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER & SHALL CONTAIN THE FOLLOWING INFORMATION: PROPERTY CORNERS, PROPERTY LINES, EXISTING BUILDING(S), EASEMENTS, TOPOGRAPHY LINES, UTILITIES AND/OR SIGNIFICANT TREES. IF A SITE SURVEY IS NOT PROVIDED, BRITT ROWE WILL NOT BE HELD RESPONSIBLE FOR ANY & ALL DISCREPANCIES RELATING TO THE SITE & EXISTING CONDITIONS. IN ANY EVENT, BRITT ROWE SHALL NOT BE RESPONSIBLE FOR WORK PERFORMED BY OTHERS & PROVIDED FOR THE PURPOSE OF COMPLETING THE PROJECT.

20. ALL 'DEFERRED SUBMITTALS' SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL WHO SHALL REVIEW THEM & FORWARD THEM TO THE BUILDING OFFICIAL WITH NOTATION INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE APPLICABLE BUILDING OFFICIAL.

## General Project Information: Special Notes

**OWNER:** MS. JENNIFER ZHU  
SUMMIT ROAD (NO ADDRESS ASSIGNED - VACANT LOT)  
LOS GATOS, CA 95033  
408.316.0403  
WZJEN19@GMAIL.COM

**PROJECT ADDRESS:** SUMMIT ROAD  
LOS GATOS, CA 95033

**APN:** 558-04-014  
**LOT SIZE:** 127,631 SF (2.93 acres)  
**LOT SLOPE:** SEE CIVIL PLANS  
**ZONING:** R1-10,000  
**TRACT:** UNKNOWN  
**OCCUPANCY GROUP:** R3/U  
**CONSTRUCTION TYPE:** V/B  
**FIRE SPRINKLERS:** YES  
**WUI:** YES

FLOOR AREAS		
FLOOR AREA @ MAIN:	3,168 SF	
GARAGE AREA:	437 SF	2-CAR ATTACHED
COVERED PORCH AREA:	141 SF	ENCLOSED ON THREE SIDES
ACCESSORY BUILDING:	867 SF	DETACHED WORKSHOP
<b>TOTAL LIVING AREA</b>	<b>3,168 SF</b>	HABITABLE CONDITIONED SPACE

SETBACKS		
FRONT	64'-8"	30'-0"
REAR	232'-9"	30'-0"
LEFT SIDE	241'-11"	30'-0"
RIGHT SIDE	57'-11"	30'-0"

LOT COVERAGES		
RESIDENCE @ GRADE	3,746 SF	MAIN RESIDENCE, GARAGE & PORCH
ACCESSORY BUILDING	867 SF	DETACHED
<b>TOTAL LOT COVERAGE</b>	<b>4,613 SF (4%)</b>	

BUILDING HEIGHT		
MAX. RIDGE	19'-1" (MAIN RESIDENCE)	35'-0"

### SCOPE OF WORK:

GRADE & PREPARE LOT FOR THE CONSTRUCTION OF A NEW SINGLE STORY, SINGLE FAMILY RESIDENCE & DETACHED ACCESSORY BUILDING (WORKSHOP). SEPARATE CIVIL PLANS & SEPTIC DESIGN PLAN(S) PROVIDED FOR SPECIFIC SCOPE OF WORK.

## Sheet Index - Notes

SHT. ID	DRAWING TITLE
A0.1	TITLE SHEET AND GENERAL PROJECT INFO
MISC.	BLUEPRINT FOR A CLEAN BAY (SCC) BMP-3
MISC.	CALGREEN TABLES (SCC) CG-1
MISC.	CALGREEN TABLES (SCC) CG-2
A1.1	SITE PLAN - NOTES
A3.1	(N) 1ST LEVEL FLOOR PLAN
A4.1	ROOF PLAN - MAIN RESIDENCE
A4.2	ROOF PLAN - ACCESSORY BUILDING
A4.3	ROOF FLASHING DETAILS
A5.1	(N) EXTERIOR ELEVATIONS
A5.2	(N) EXTERIOR ELEVATIONS
A6.1	BUILDING CROSS-SECTIONS
A9.1	ACCESSORY BUILDING PLAN
A9.2	ACCESSORY BUILDING ELEVATIONS
D.1	WALL FRAMING DETAILS
DW.1	DOOR/WINDOW SCHEDULES
E.1	ELECTRICAL PLAN - MAIN RESIDENCE
E.2	ELECTRICAL PLAN - ACCESSORY BUILDING
EN.1	CA ELECTRICAL CODE NOTES - LEGEND
EN.2	CA ENERGY CODE NOTES
F.1	SCC FIRE JOB SITE SAFETY NOTES
GN.1	CA RESIDENTIAL CODE NOTES
GN.2	CA RESIDENTIAL CODE NOTES
M.1	CA MECHANICAL CODE NOTES
MISC.	SEPTIC TANK PLAN/DESIGN
P.1	CA PLUMBING CODE NOTES
S.1	FOUNDATION PLAN - NOTES
S.2	CEILING FRAMING PLAN/SHEAR
S.3	ROOF FRAMING PLAN

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Asimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.14	NA	Standard (14-17%)	Fixed	none	True	150-270	n/a	n/a	<=7:12	96	98

**REQUIRED SPECIAL FEATURES**  
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

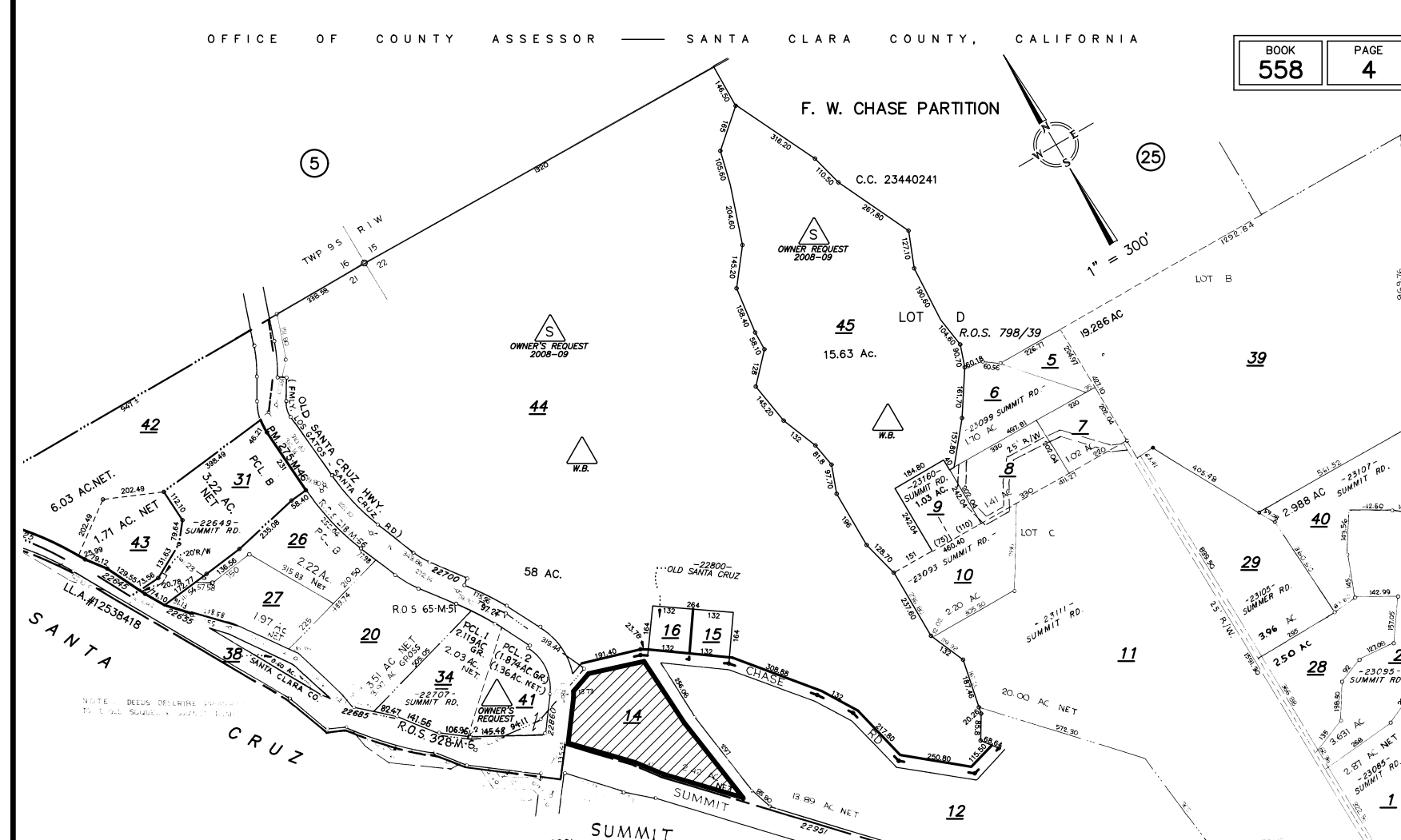
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

**HERS FEATURE SUMMARY**  
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Fan Efficiency Motors/CFM
- Verified R60+
- Verified heat pump rated heating capacity
- Duct leakage testing

SHT. ID	DRAWING TITLE
S.4	ACCESSORY BUILDING - FOUNDATION FRAMING
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS
SD.3	STRUCTURAL DETAILS
SD.4	STRUCTURAL DETAILS
SD.5	STRUCTURAL DETAILS
SN.1	STRUCTURAL NOTES
SN.2	STRUCTURAL NOTES
T24-1	TITLE 24 ENERGY CALCULATIONS
T24-2	TITLE 24 ENERGY CALCULATIONS
WF.1	WUI NOTES
WSWH1	SIMPSON STRONG WALL DETAILS
WSWH2	SIMPSON STRONG WALL DETAILS

## Parcel Map



## Vicinity Map



## Project Consultants

**BUILDING DESIGNER**  
BRITT ROWE  
108 N. SANTA CRUZ AVENUE  
LOS GATOS, CA 95030  
(408) 354.6224 (OFFICE)  
(408) 656-4732 (MIKE CELL)  
(408) 656-1983 (TONY CELL)  
peloncito@me.com

**CIVIL ENGINEER**  
GREEN CIVIL ENGINEERING  
MR. AMBROSE WONG P.E.  
1900 S. NORFOLK STREET SUITE  
#350  
SAN MATEO, CA 94403  
(650) 931-2514  
green-eng@hotmail.com

**T24 ENERGY ANALYST**  
FRI ENERGY, INC.  
MR. NICHOLAS BIGNARDI  
21 N. HARRISON AVENUE, SUITE 210  
CAMPBELL, CA 95008  
(408) 866-1620  
nick@friconsulting.com

**SOIL ENGINEER**  
MILLSTONE GEOTECHNICAL  
MR. BARRY MILLSTONE  
17020 MELODY LANE  
LOS GATOS, CA 95033  
(408) 353-5528  
BSM@MILLSTONEGEO.COM

**STRUCTURAL ENGINEER**  
CHARLES WILLIAMS R.C.E.  
MR. CHARLES WILLIAMS P.E.  
PO BOX 1152  
MOUNTAIN VIEW, CA 94042  
(650) 279-8756  
clwrca@aol.com

## Jurisdiction Approval Stamp(s)

REVISIONS:	#
7/31/23	

**BRITT ROWE**

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)  
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all local & national building codes. All contractors shall verify all conditions to assure conformance to these codes.

**Zhu**  
**Residence**  
Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

PROJECT INFO			
Drawing:	File Saved:	Scale:	Drawn By:
	7/31/23	Noted	MAR

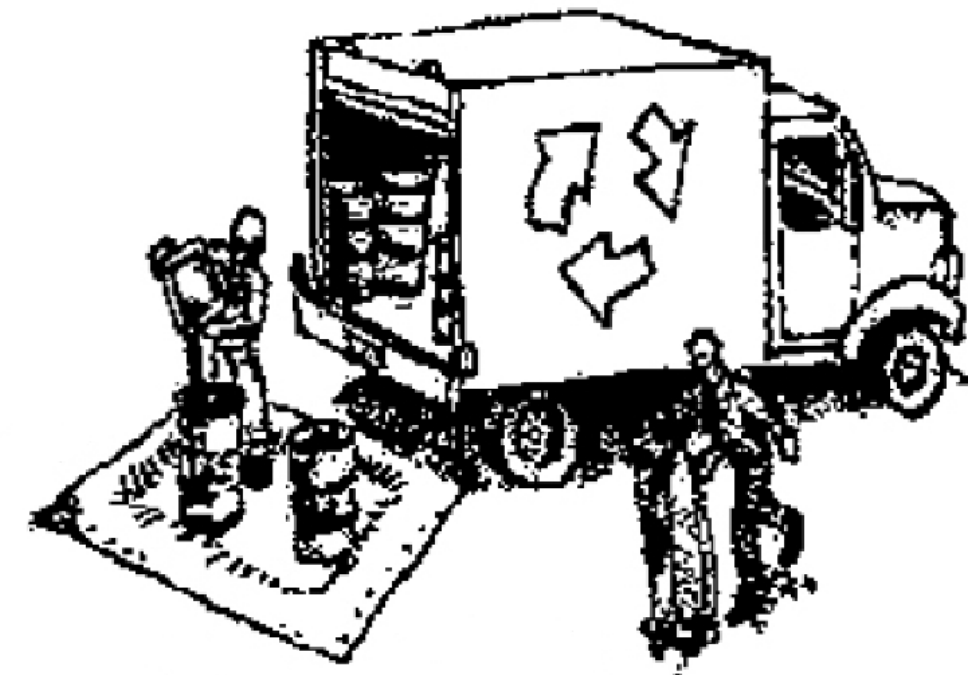
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**A0.1**

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

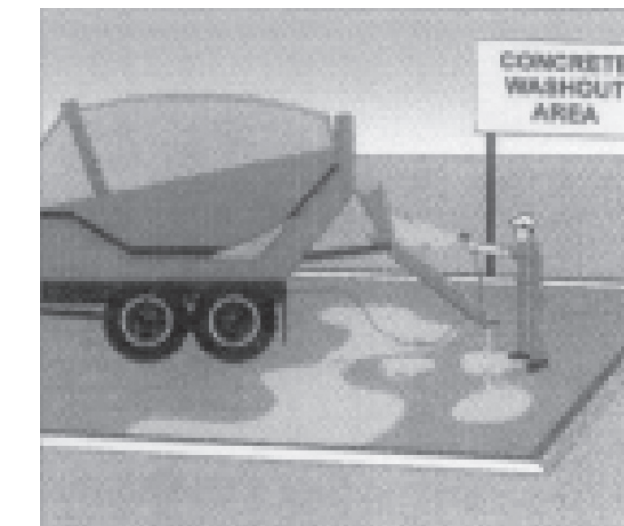
### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



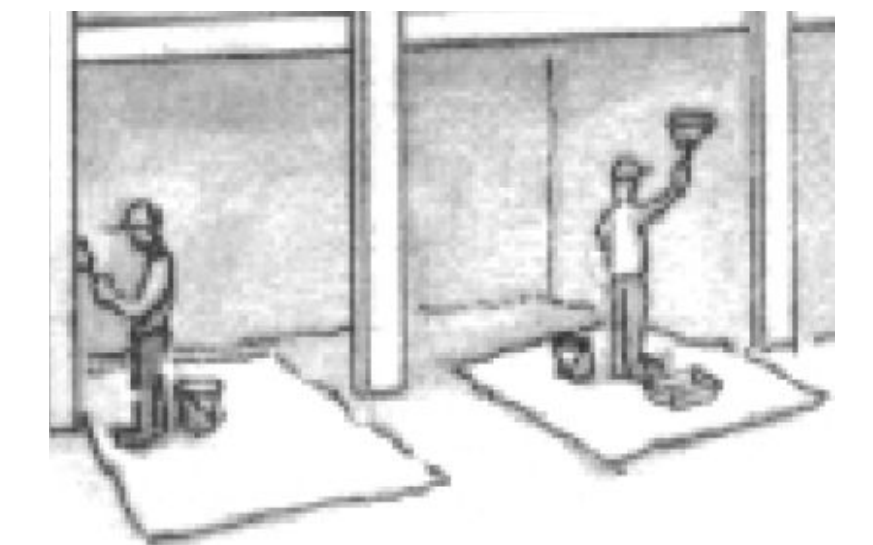
### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



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. Includes sections for PLANNING AND DESIGN, ENERGY EFFICIENCY, WATER EFFICIENCY & CONSERVATION.

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

Table with 6 columns: ITEM #, CALGreen CODE SECTION, REQUIREMENT, REFERENCE SHEET, Note or Detail No., Date. Includes sections for ENVIRONMENTAL QUALITY, 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 7/16 inch (8 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 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 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 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

Form fields for Project Name, Job #, Project Manager, Waste Hauling Company, Contact Name. Includes a legend for color coding.

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.

- 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...
6. ...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...
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...
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 recording waste diversion data. Includes fields for Project Name, Job Number, Project Manager, Waste Hauling Company, Construction Waste Management (CWM) Plan, and a table for Waste Material Type, Commingled and Sorted Off Site, Source Separated on Site, 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 fields for Project Name, Job Number, Project Manager, Waste Hauling Company, CWM Plan Acknowledgment.

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

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

Table with 4 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.

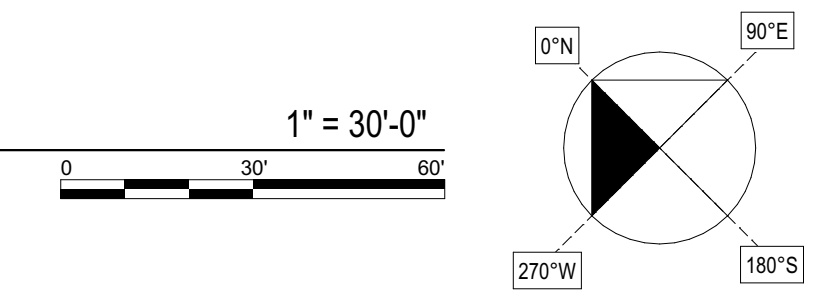
**28.** IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE 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.



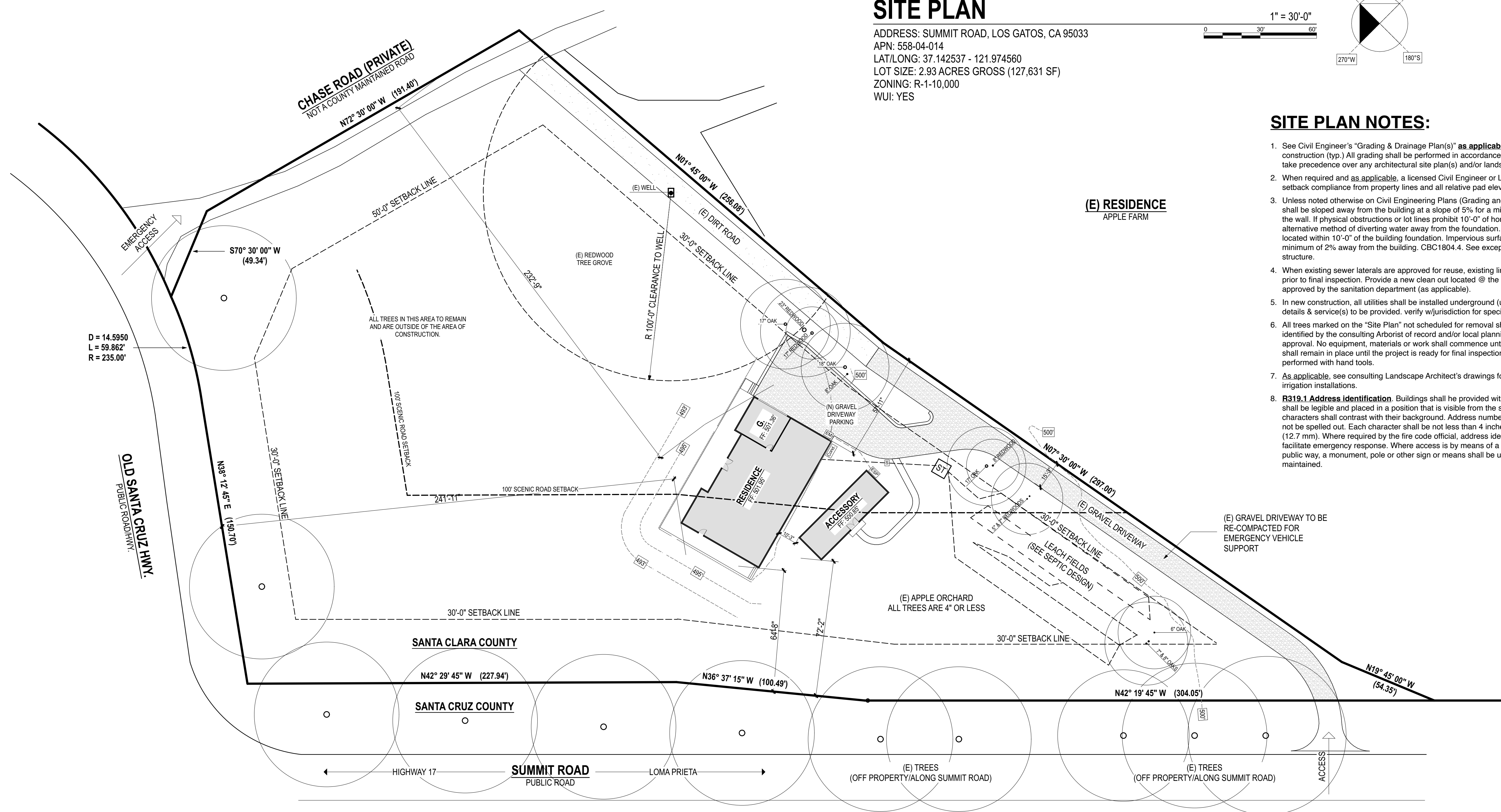
# SITE PLAN

ADDRESS: SUMMIT ROAD, LOS GATOS, CA 95033  
 APN: 558-04-014  
 LAT/LONG: 37.142537 - 121.974560  
 LOT SIZE: 2.93 ACRES GROSS (127,631 SF)  
 ZONING: R-1-10,000  
 WUI: YES



## SITE PLAN NOTES:

- See Civil Engineer's "Grading & Drainage Plan(s)" as applicable and/or required for topography, site work & underground construction (typ.) All grading shall be performed in accordance with all local codes & requirements. Civil Engineer's plans shall take precedence over any architectural site plan(s) and/or landscape plan(s).
- When required and as applicable, a licensed Civil Engineer or Licensed Land Surveyor shall provide written certification of setback compliance from property lines and all relative pad elevations for all new construction on the site.
- Unless noted otherwise on Civil Engineering Plans (Grading and Drainage), the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of 5% for a minimum distance of 10'-0" measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10'-0" of horizontal distance, a 5% slope shall be provided to an approved alternative method of diverting water away from the foundation. Drainage swale used for this purpose shall be sloped 2% where located within 10'-0" of the building foundation. Impervious surfaces within 10'-0" of the building foundation shall be sloped a minimum of 2% away from the building. CBC1804.4. See exception for allowable finish grade slope reduction to 2% away from structure.
- When existing sewer laterals are approved for reuse, existing lines shall be televised & approved by the local sanitation district prior to final inspection. Provide a new clean out located @ the property line with an approved back flow prevention device approved by the sanitation department (as applicable).
- In new construction, all utilities shall be installed underground (uno). See the utility provider's plans & specifications for layout, details & service(s) to be provided. verify w/jurisdiction for special municipal requirements.
- All trees marked on the "Site Plan" not scheduled for removal shall be protected by the appropriate tree protection measures identified by the consulting Arborist of record and/or local planning jurisdiction as applicable & required as a condition of approval. No equipment, materials or work shall commence until all tree protection fencing is installed. Tree protection fencing shall remain in place until the project is ready for final inspection. Any work required within the fenced protected area shall be performed with hand tools.
- As applicable, see consulting Landscape Architect's drawings for flatwork, paving, recreational fixtures, proposed planting & irrigation installations.
- R319.1 Address Identification** Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road & the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.



- SEE CIVIL ENGINEERING PLANS FOR TOPOGRAPHY, AND PROPOSED GRADING & DRAINAGE.
- SEE LANDSCAPE PLANS FOR ADDITIONAL TREE/LANDSCAPE INFORMATION.

REVISIONS:	#
8/12/23	

**BR**  
**BRITT · ROWE**  
 108 N. Santa Cruz Ave.  
 Los Gatos, CA 95030

408.354.6224 (office)  
 408.354.6514 (fax)  
 www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all local & national building codes. All contractors shall verify all conditions to assure conformance to these codes.

**Zhu Residence**  
 Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

Drawing:	SITE PLAN
File Saved:	8/12/23
Scale:	Noted
Drawn By:	M.A.R. <i>MR</i>

Professional Stamp

**A1.1**

REVISIONS: #

7/29/23

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**BR**

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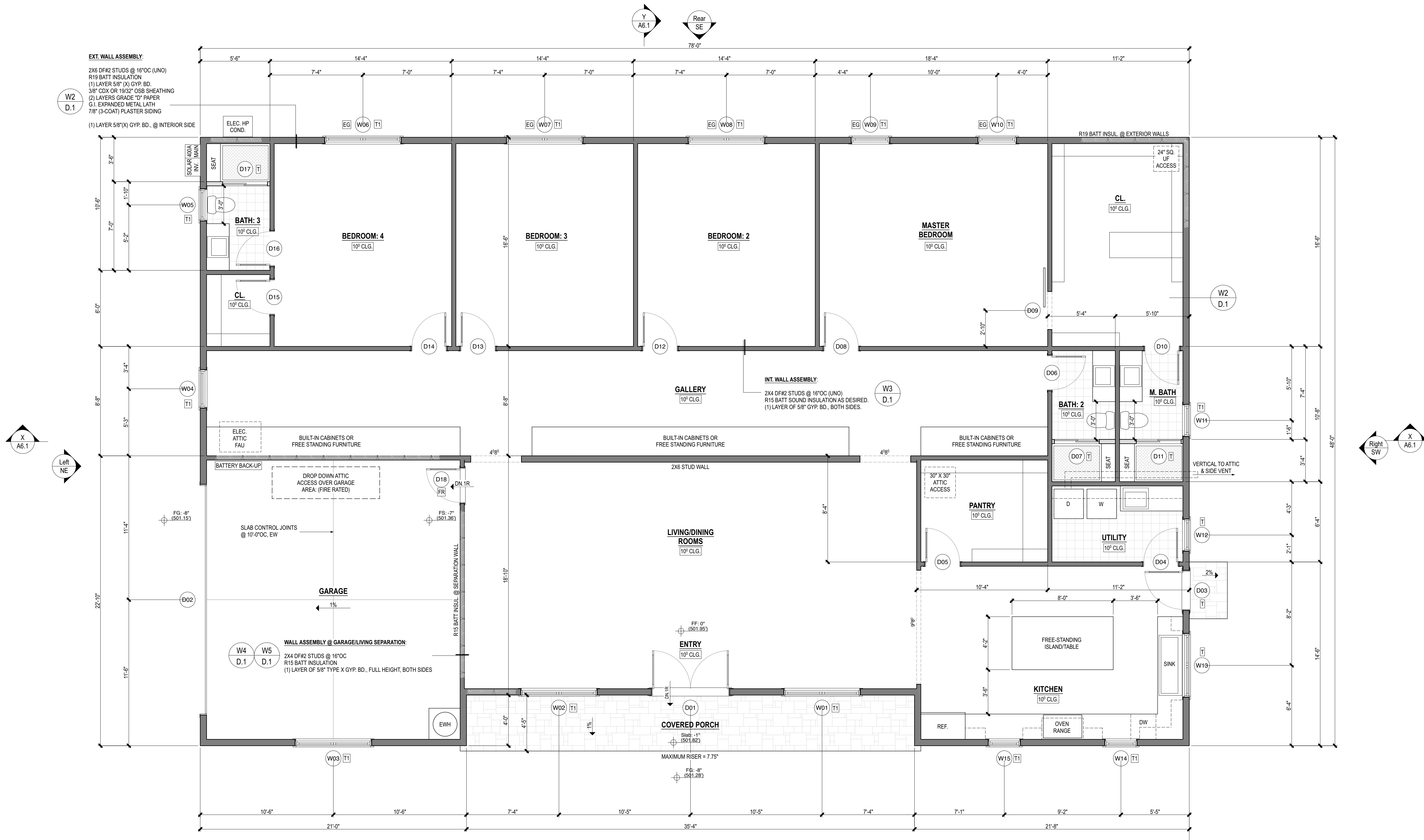
**Zhu Residence**

Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

<b>Drawing:</b>	FLOOR PLAN
<b>File Saved:</b>	7/29/23
<b>Scale:</b>	Noted
<b>Drawn By:</b>	MAR <i>MR</i>

Professional Stamp

**A3.1**

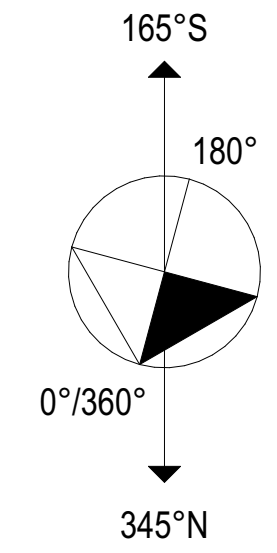
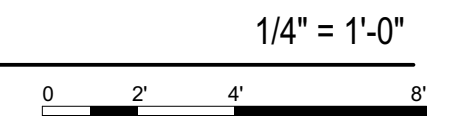


2X DF STUD WALL TO CONSTRUCT  
USE 2X DF STUDS @ 16"OC TYP.  
2X6 @ EXTERIOR, 2X4 INTERIOR

T WINDOWS/DOORS W/DUAL PANED GLAZING: BOTH PANES REQUIRED TO BE TEMPERED.  
T1 WINDOWS W/DUAL PANED GLAZING: ONLY ONE PANE REQUIRED TO BE TEMPERED.

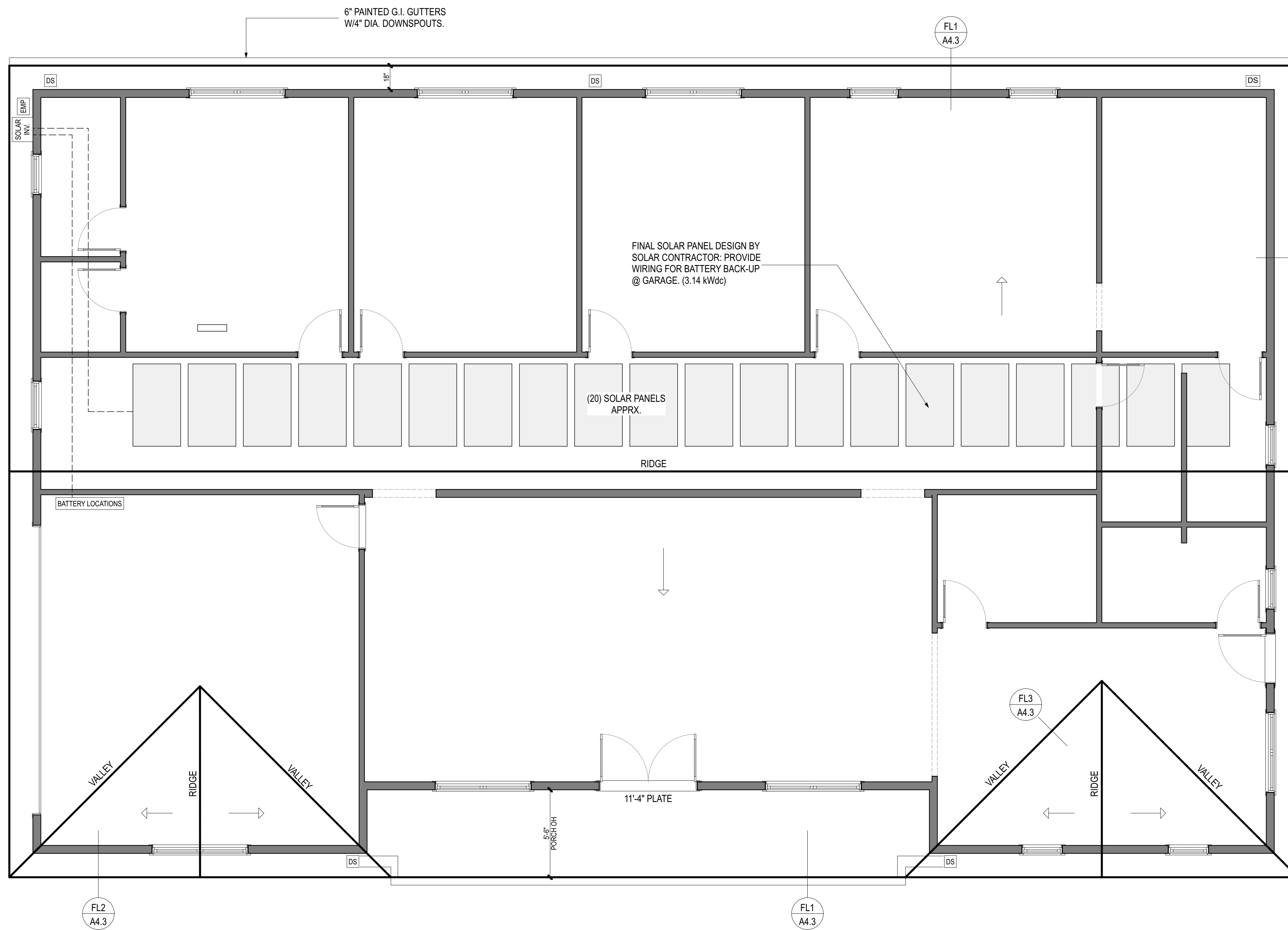
**FLOOR PLAN**

LIVING AREA: 3,168 SF  
GARAGE AREA: 437 SF  
COVERED PORCH: 141 SF (@ ENTRY)



37° 08' 12" N  
121° 58' 00" W

Jurisdiction Stamps and/or Red Line Notes



### ATTIC VENTILATION CALCS (CRC R806)

	MAIN RESIDENCE	ACCESSORY BUILDING
AREA OF ACCESSIBLE ROOF TO BE VENTILATED	3,746 SF	867 SF
EAVE (LF) W/RR @ 16"OC		
EAVE (LF) W/RR @ 24"OC	N/A	N/A
# OF BLOCKS W/(3) 2" DIA. HOLES		
# OF BLOCKS W/(4) 2" DIA. HOLES	NONE (HP ATTIC)	NONE (HP ATTIC)
VENTILATION PROVIDED @ EAVE	N/A	N/A
ADDITIONAL VENTILATION PROVIDED BY ALTERNATIVE MEANS		
TOTAL VENTING REQUIRED		
TOTAL VENTING PROVIDED		

### ROOF MATERIAL/FRAMING NOTES

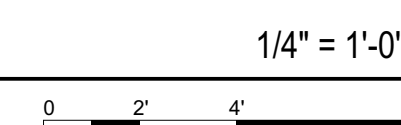
ROOF SLOPE	4/12 (TYP.)
ROOFING MATERIAL	CLASS A, 40 YEAR ASPHALT ROOFING SHINGLES. COLOR SELECTED BY OWNER.
OVERHANG	18" TYP. (VERIFY W/ARCHITECTURAL PLANS)
SHEATHING	1/2" CDX PLYWOOD, NAILED W/10D @ 6"OC EDGE & 10"OC FIELD. USE 19/32" OSB SHEATHING AS OPTION. PROVIDE RADIANT BARRIER PLYWOOD AS REQUIRED PER T24 CALCULATIONS
UNDERLAYMENT	30# ASPHALT ROOFING PAPER OR EQUAL, OR PER ROOFING MATERIAL MANUFACTURER'S SPECIFICATIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
FLASHING	PROVIDE 26GA G.I. METAL FLASHING @ ALL VALLEYS, RIDGES, ROOF TO WALL INTERSECTIONS & ROOF PENETRATIONS PER CBC SECTION 1503.2.

- CALCULATIONS ABOVE ARE BASED ON 1/150 OF THE AREA TO BE VENTILATED. CRC R806.2.
- ENCLOSED ATTICS & ENCLOSED RAFTER SPACES SHALL HAVE A CROSS VENTILATION AREA OF NOT LESS THAN 1/150 OF THE AREA TO BE VENTILATED. CRC R806.2.
- VENTILATION REQUIREMENTS MAY BE REDUCED TO 1/300, PER CRC R806.2, EX. #1 AND 2.
- PROVIDE (3) 2" DIA. HOLES @ EACH BLOCK WHERE ROOF RAFTERS ARE SPACED @ 16"OC AND (4) 2" DIA. HOLES WHERE SPACED @ 24" OC.
- SEE ALTERNATIVE EAVE DETAILS FOR SPECIAL EAVE CONSTRUCTION (IE: ENCLOSED SOFFITS, "V" NOTCHING, ETC...) AS APPLICABLE.
- EACH 2" DIA. HOLE PROVIDES 3.14 SQUARE INCH OF VENTING. (3.14 SQUARE INCHES X # HOLES PER BLOCK X # OF BLOCKS) CONVERT TO SF.
- WHERE EAVE OR CORNICE VENTS ARE PROVIDED, ROOF/CEILING INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. MAINTAIN 1" BETWEEN INSULATION & SHEATHING.
- OPENINGS FOR VENTILATION SHALL BE COVERED W/CORROSION RESISTANT METAL MESH SCREENS W/OPENINGS OF 1/4" IN DIMENSION. CRC R806.1.
- PROVIDE ATTIC ACCESS PER CRC R807.1. MINIMUM ACCESS OPENING SHALL BE 22" X 30".

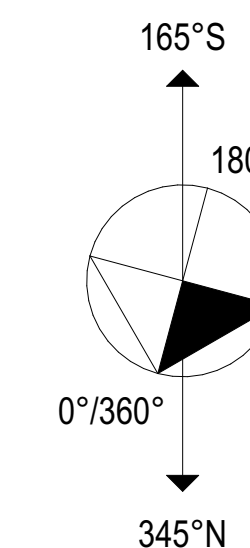
**NOTE:** SEE TITLE 24 CALCULATIONS FOR MIN. REQUIRED kWdc SOLAR SYSTEM SIZING.

## ROOF PLAN

ROOF SLOPE: 4/12 TYP.  
 ROOFING MATERIAL: CLASS A, ASPHALT SHINGLES  
 OVERHANG: 18" TYP.  
 "HIGH PERFORMANCE ATTIC"



37° 08' 12" N  
 121° 58' 00" W



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**Zhu  
 Residence**

Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

Drawing: ROOF PLAN

File Saved: 7/29/23

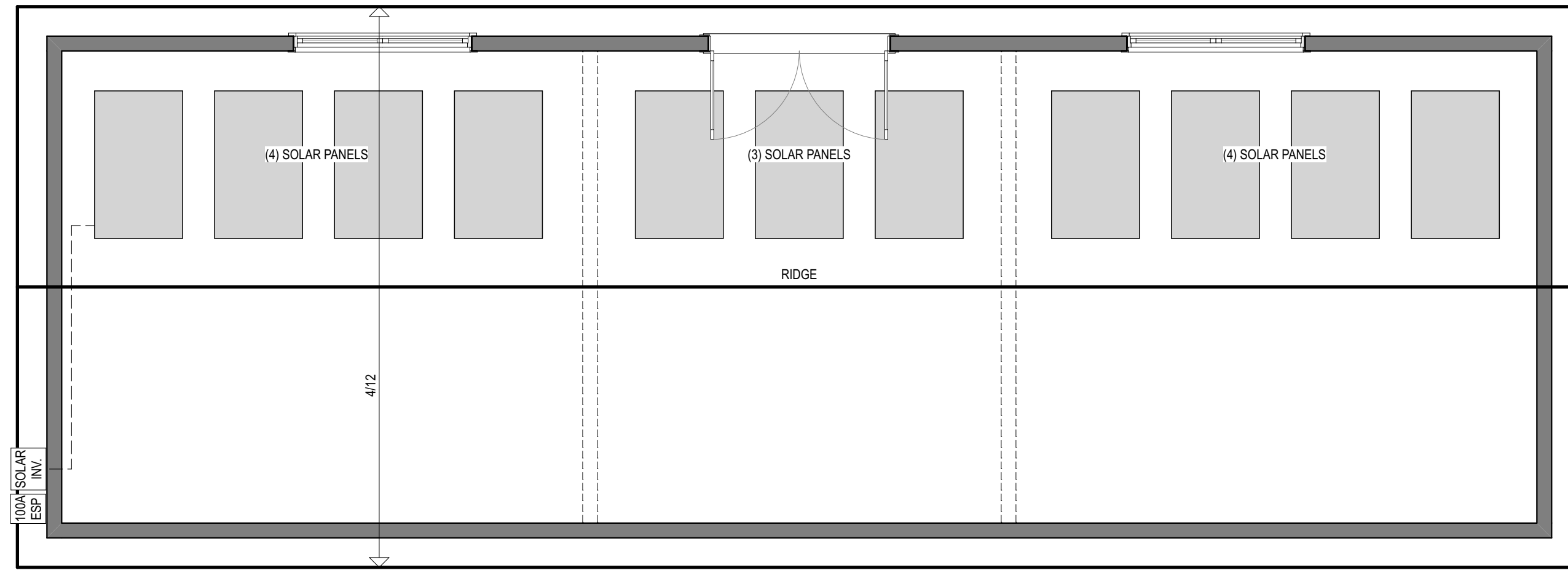
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Drawn By: MAR *MR*

Professional Stamp

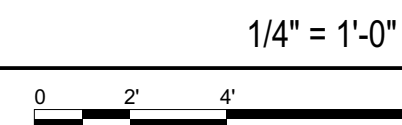
**A4.1**

Jurisdiction Stamps and/or Red Line Notes

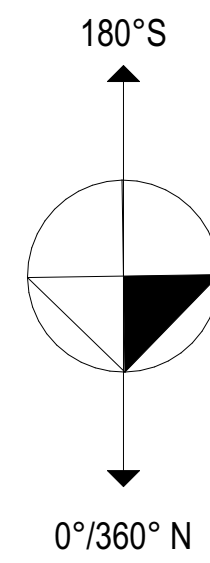


### ACCESSORY ROOF PLAN

ROOF SLOPE: 4/12 TYP.  
 ROOFING MATERIAL: CLASS A, ASPHALT SHINGLES  
 OVERHANG: 12" TYP.



37° 08' 12" N  
 121° 58' 00" W



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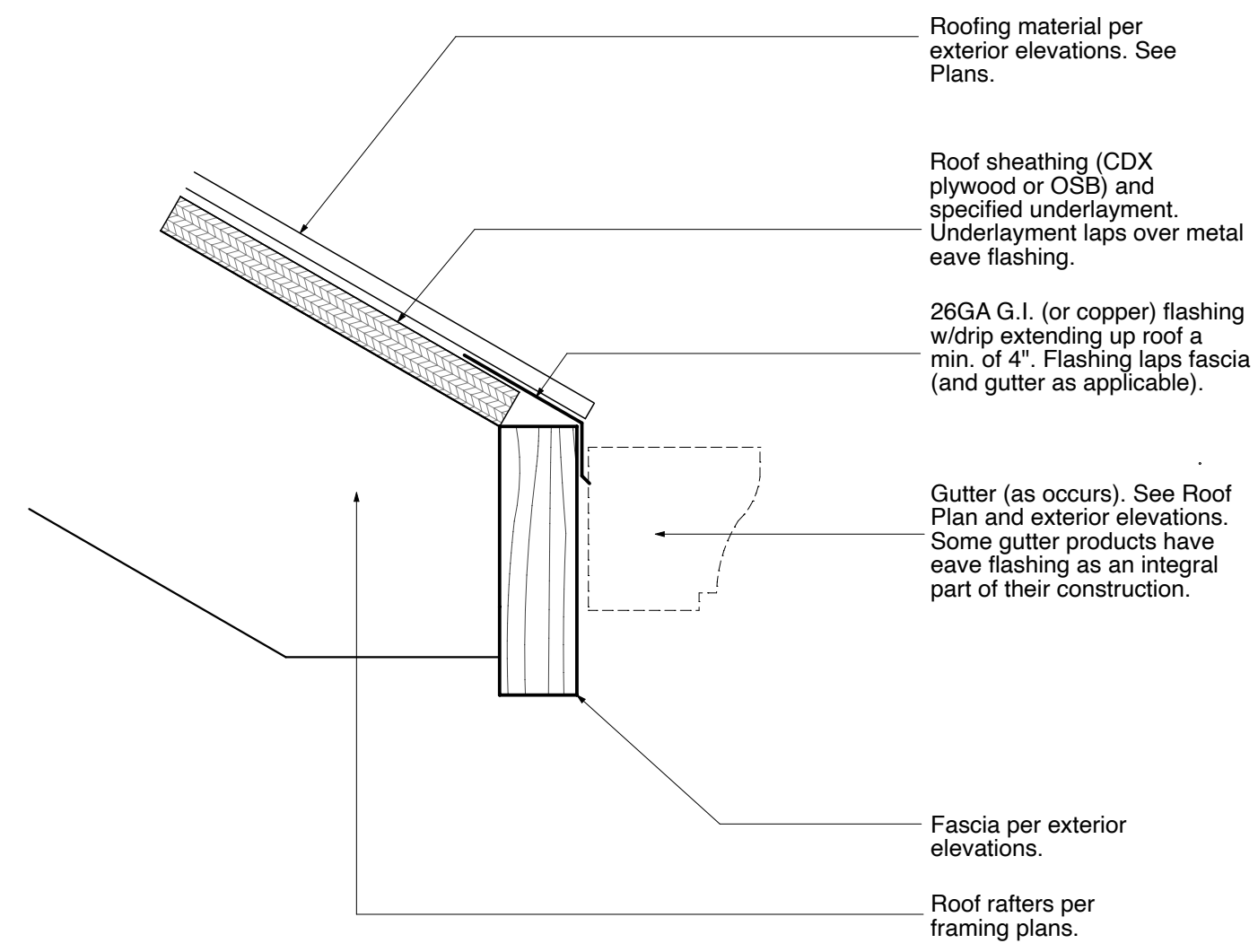
Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

<b>Drawing:</b>	ROOF PLAN - ACC.
<b>File Saved:</b>	7/29/23
<b>Scale:</b>	Noted
<b>Drawn By:</b>	MAR <i>M</i>

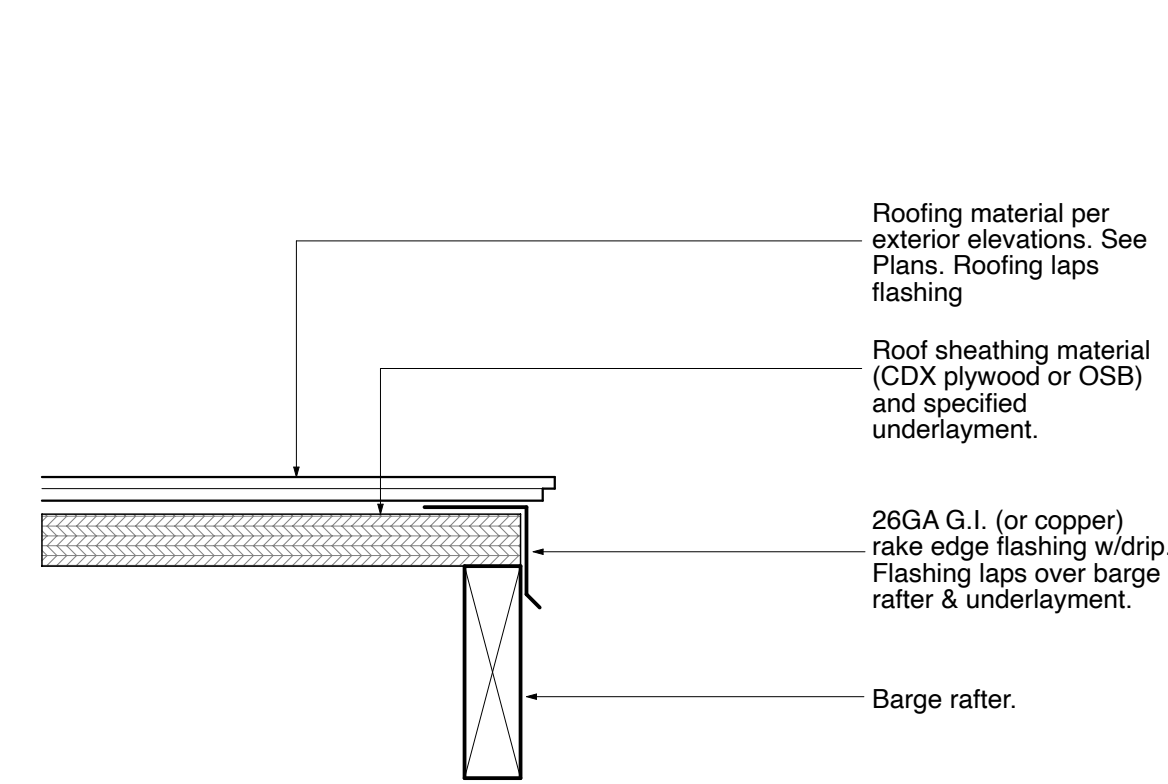
Professional Stamp

**A4.2**

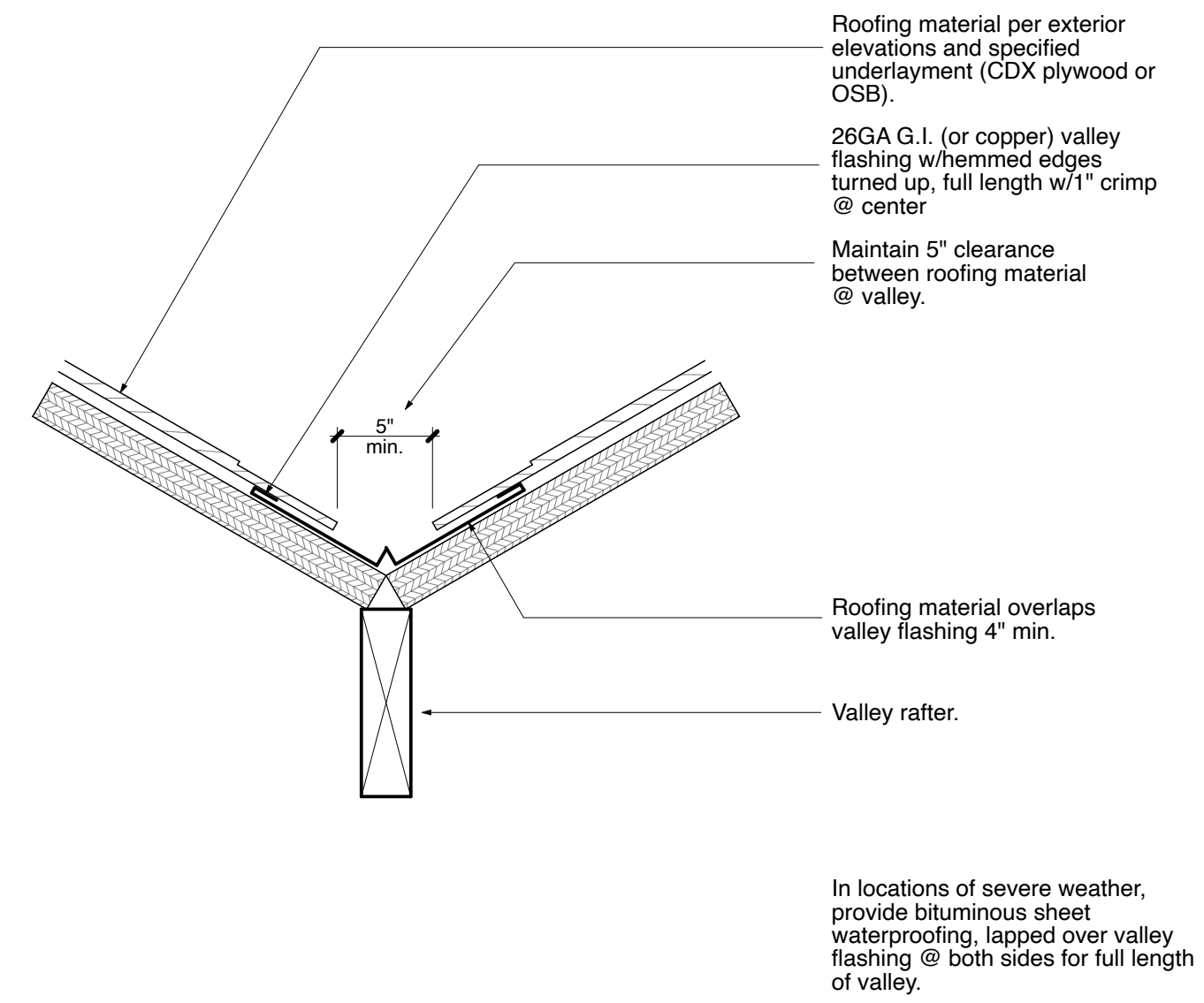




**FL1** Flashing: Eave @ Gutter  
Standard



**FL2** Flashing: Eave @ Fascia/Rake  
See product specifications for tile & metal roofing



**FL3** Flashing: Valley

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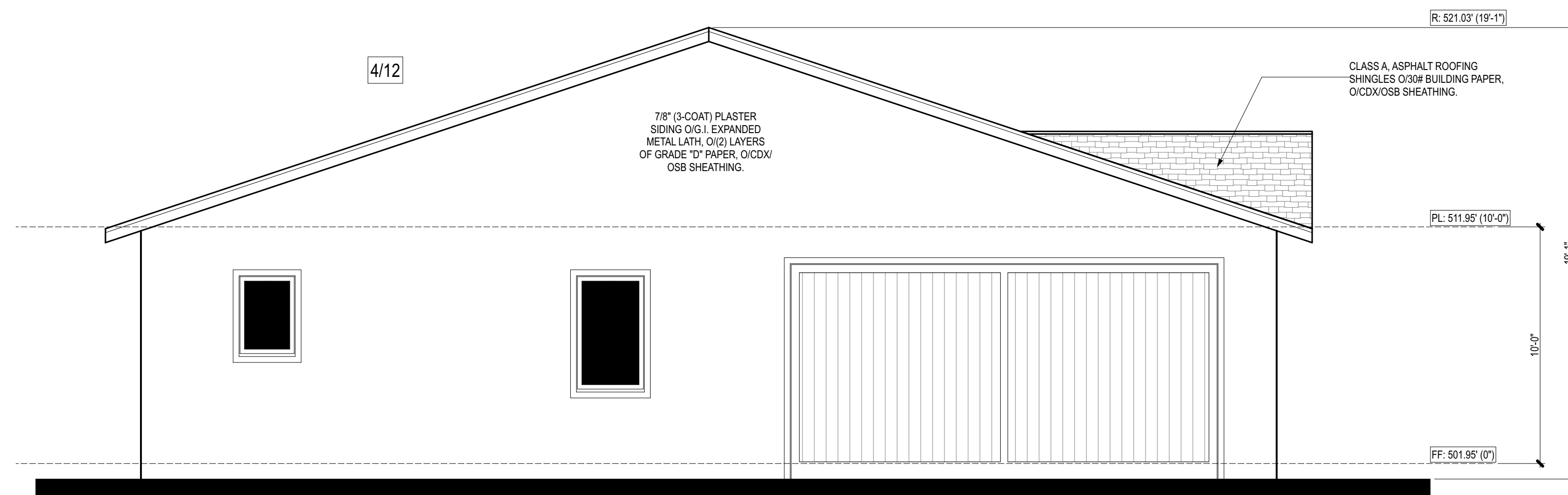
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<b>Drawing:</b>	FLASHING DETAILS
<b>File Saved:</b>	7/29/23
<b>Scale:</b>	Noted
<b>Drawn By:</b>	MAR <i>MU</i>

Professional Stamp

**A4.3**



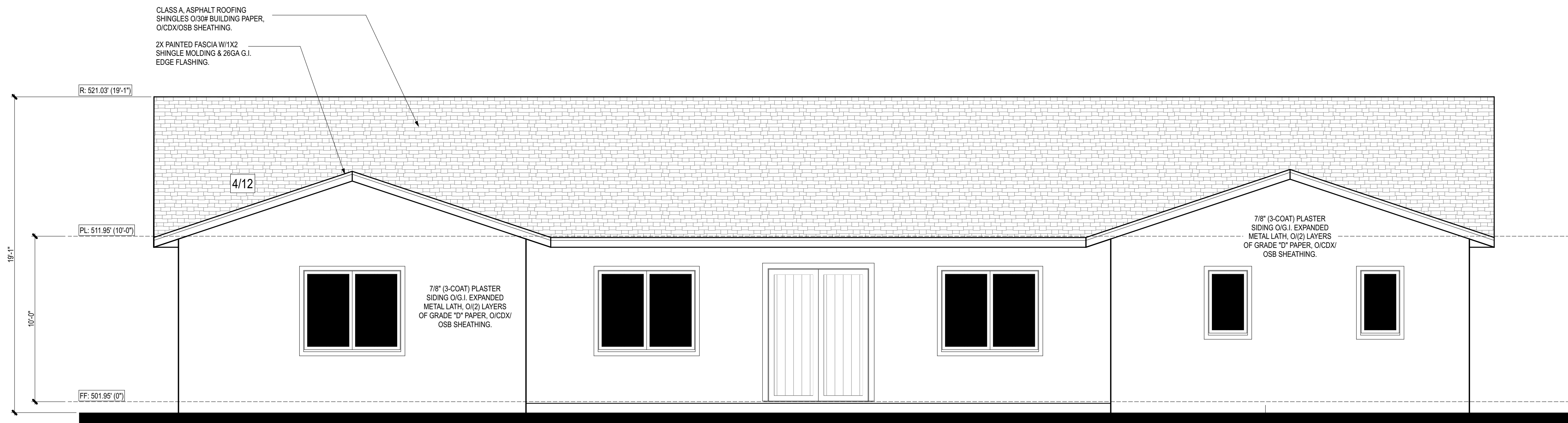
**LEFT SIDE ELEVATION (NE)**

1/4" = 1'-0"  
 0 2 4 8

EXTERIOR ELEVATION FINISH SCHEDULE (WUI FIRE ZONE)	
<b>ROOFING</b>	CLASS A, ASPHALT ROOFING SHINGLES TO MATCH (E) O/MINIMUM 30# BUILDING PAPER OR EQUAL, O/CDX OR OSB ROOF SHEATHING. ROOF MATERIAL COLORS AND/OR MANUFACTURERS SHALL BE SELECTED & APPROVED BY THE PROPERTY OWNER. WHERE ROOF SLOPES ARE LESS THAN 4/12, USE (2) LAYERS OF ROOFING UNDERLAYMENT. CRC R905.2.2 & R905.7.2
<b>EXTERIOR SIDING</b>	EXTERIOR WALLS: (3-COAT) 7/8" PLASTER SIDING, O/(2) LAYERS OF GRADE "D" BUILDING PAPER OR EQUAL, O/CDX/OSB WALL SHEATHING, NAILED @ 6:12 MAXIMUM. SEE ENGINEER'S "SHEAR WALL SCHEDULE" FOR SPECIFIED PLYWOOD THICKNESS & MINIMUM NAILING REQUIREMENTS. ALL GABLE RAKE WALLS: (3-COAT) 7/8" PLASTER SIDING, O/(2) LAYERS OF GRADE "D" BUILDING PAPER OR EQUAL, O/CDX/OSB WALL SHEATHING, NAILED @ 6:12 MAXIMUM. SEE ENGINEER'S "SHEAR WALL SCHEDULE" FOR SPECIFIED PLYWOOD THICKNESS & MINIMUM NAILING REQUIREMENTS. NON SHEAR WALLS: PROVIDE A MINIMUM OF 3/8" CDX PLYWOOD WALL SHEATHING, "FULL WRAP". NAIL W/8D @ 6:12 MAXIMUM. FOR REMODEL PROJECTS, ONLY NEW WALLS SHALL RECEIVE FULL WRAP SHEATHING (UNO). WALL BASE: A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAUGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
<b>DOORS &amp; WINDOWS</b>	ALL EXTERIOR DOORS (WITH GLASS) & WINDOWS SHALL BE CONSTRUCTED WITH DUAL PANED, LOW "E" GLAZING. TEMPERED GLAZING SHALL BE REQUIRED PER CRC SECTIONS R308 & R311. DOOR & WINDOW MANUFACTURER SHALL BE SELECTED & APPROVED BY THE PROPERTY OWNER. SEE SHEET DW.1 FOR ADDITIONAL DOOR & WINDOW NOTES & SCHEDULES.
<b>ACCENTS</b>	SEE EXTERIOR ELEVATIONS AND/OR ROOF PLAN FOR ADDITIONAL WALL & ROOF DETAILS & SPECIFICATIONS.

**WILDFIRE URBAN INTERFACE ZONE REQUIREMENTS (AS APPLICABLE):**

1. ROOF VALLEYS SHALL HAVE NOT LESS THAN 26GA SHEET METAL INSTALLED O/A MINIMUM 36" WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CRC R327.5.3
2. PROVIDE STAINLESS STEEL OR POWDER COATED GUTTER GUARDS TO PREVENT THE ACCUMULATION OF DEBRIS. CRC 327.5.4.
3. FOR ROOF & ATTIC VENTS (AS APPLICABLE), OPENINGS SHALL BE APPROVED BY THE STATE OF CA FIRE MARSHAL FOR USE & LISTED FOR WUI.
4. EAVE & CORNICE VENTS ARE NOT PERMITTED. CRC 327.6.3.



**FRONT ELEVATION (NW)**

1/4" = 1'-0"  
 0 2 4 8

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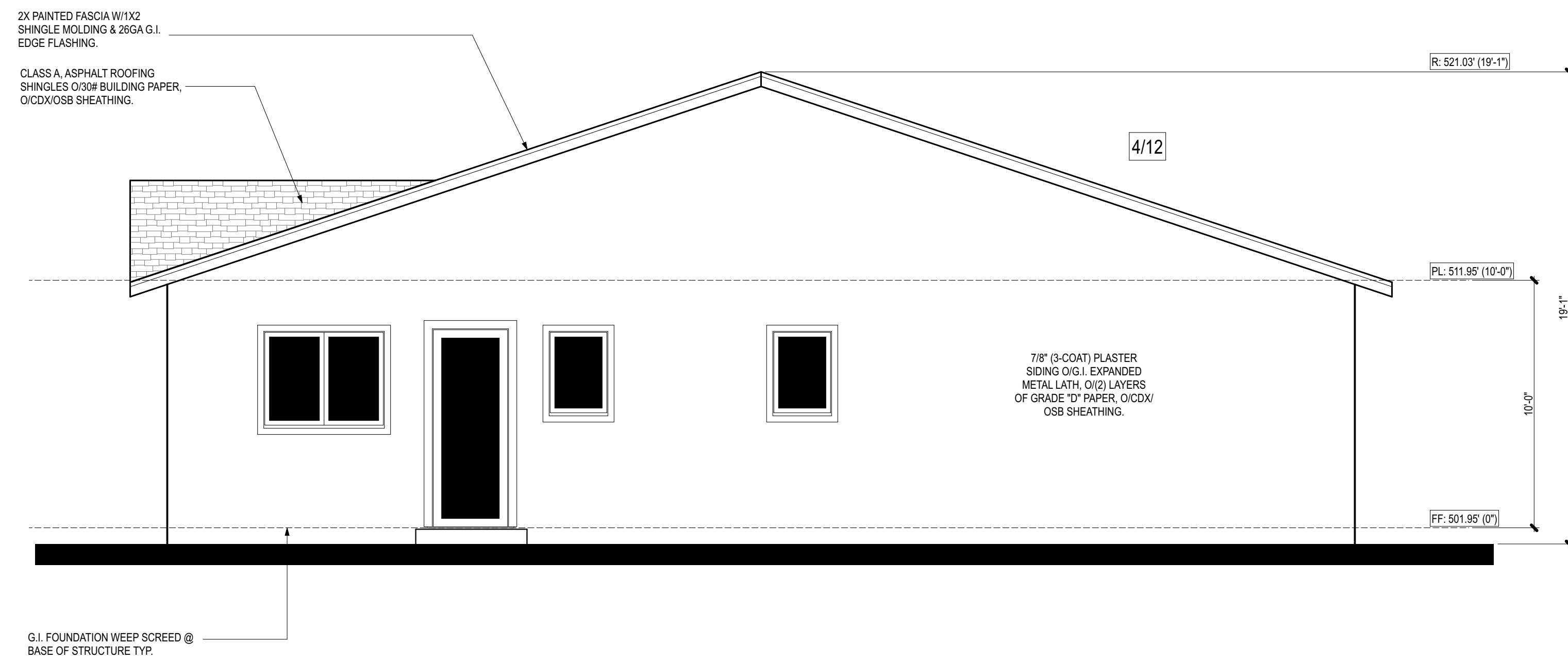
**Zhu Residence**  
 Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

ELEVATIONS	Drawing:	File Saved:	Scale:	Drawn By:
7/29/23			Noted	MAR

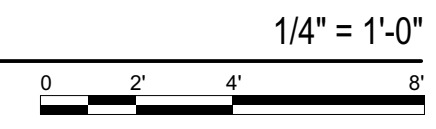
Professional Stamp

**A5.1**

Jurisdiction Stamps and/or Red Line Notes



**RIGHT SIDE ELEVATION (SW)**

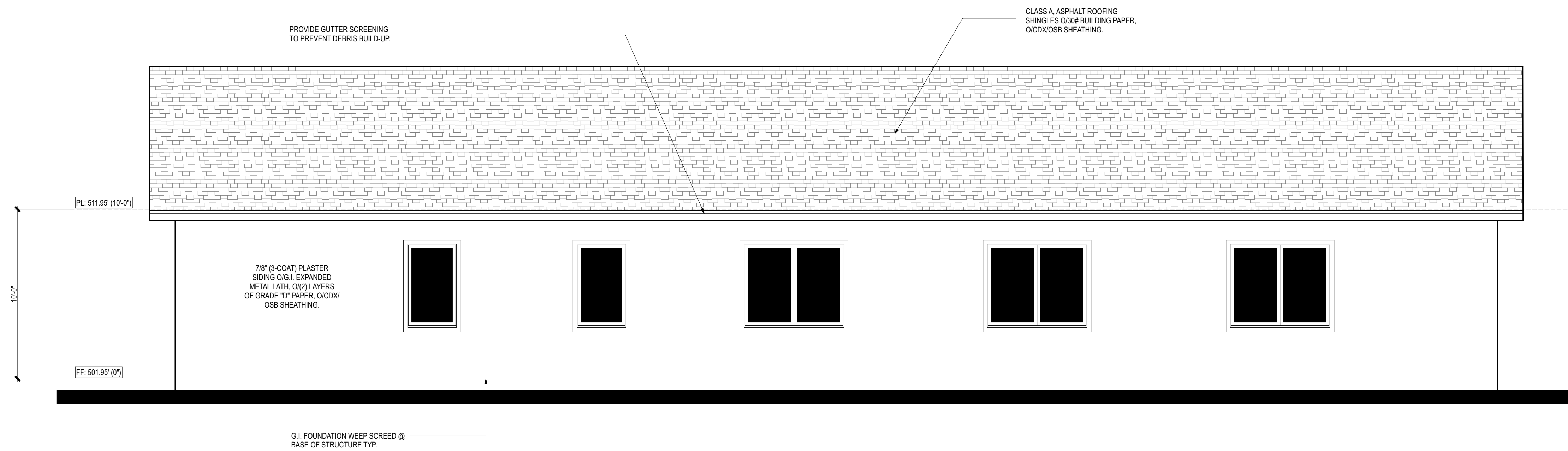


**EXTERIOR ELEVATION FINISH SCHEDULE (WUI FIRE ZONE)**

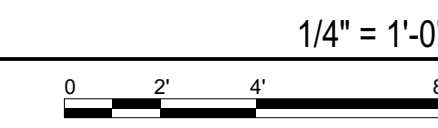
<b>ROOFING</b>
CLASS A, ASPHALT ROOFING SHINGLES TO MATCH (E) O/MINIMUM 30# BUILDING PAPER OR EQUAL, O/CDX OR OSB ROOF SHEATHING. ROOF MATERIAL COLORS AND/OR MANUFACTURERS SHALL BE SELECTED & APPROVED BY THE PROPERTY OWNER. WHERE ROOF SLOPES ARE LESS THAN 4/12, USE (2) LAYERS OF ROOFING UNDERLAYMENT. CRC R905.2.2 & R905.7.2
<b>EXTERIOR SIDING</b>
EXTERIOR WALLS: (3-COAT) 7/8" PLASTER SIDING, O(2) LAYERS OF GRADE "D" BUILDING PAPER OR EQUAL, O/CDX/OSB WALL SHEATHING, NAILED @ 6:12 MAXIMUM. SEE ENGINEER'S "SHEAR WALL SCHEDULE" FOR SPECIFIED PLYWOOD THICKNESS & MINIMUM NAILING REQUIREMENTS. ALL GABLE RAKE WALLS: (3-COAT) 7/8" PLASTER SIDING, O(2) LAYERS OF GRADE "D" BUILDING PAPER OR EQUAL, O/CDX/OSB WALL SHEATHING, NAILED @ 6:12 MAXIMUM. SEE ENGINEER'S "SHEAR WALL SCHEDULE" FOR SPECIFIED PLYWOOD THICKNESS & MINIMUM NAILING REQUIREMENTS. NON SHEAR WALLS: PROVIDE A MINIMUM OF 3/8" CDX PLYWOOD WALL SHEATHING, "FULL WRAP". NAIL W/8D @ 6:12 MAXIMUM. FOR REMODEL PROJECTS, ONLY NEW WALLS SHALL RECEIVE FULL WRAP SHEATHING (UNO). WALL BASE: A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAUGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS & SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
<b>DOORS &amp; WINDOWS</b>
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<b>ACCENTS</b>
SEE EXTERIOR ELEVATIONS AND/OR ROOF PLAN FOR ADDITIONAL WALL & ROOF DETAILS & SPECIFICATIONS.

**WILDFIRE URBAN INTERFACE ZONE REQUIREMENTS (AS APPLICABLE):**

1. ROOF VALLEYS SHALL HAVE NOT LESS THAN 26GA SHEET METAL INSTALLED O/A MINIMUM 36" WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CRC R327.5.3
2. PROVIDE STAINLESS STEEL OR POWDER COATED GUTTER GUARDS TO PREVENT THE ACCUMULATION OF DEBRIS. CRC 327.5.4.
3. FOR ROOF & ATTIC VENTS (AS APPLICABLE), OPENINGS SHALL BE APPROVED BY THE STATE OF CA FIRE MARSHAL FOR USE & LISTED FOR WUI.
4. EAVE & CORNICE VENTS ARE NOT PERMITTED. CRC 327.6.3.



**REAR ELEVATION (SE)**



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**Zhu Residence**

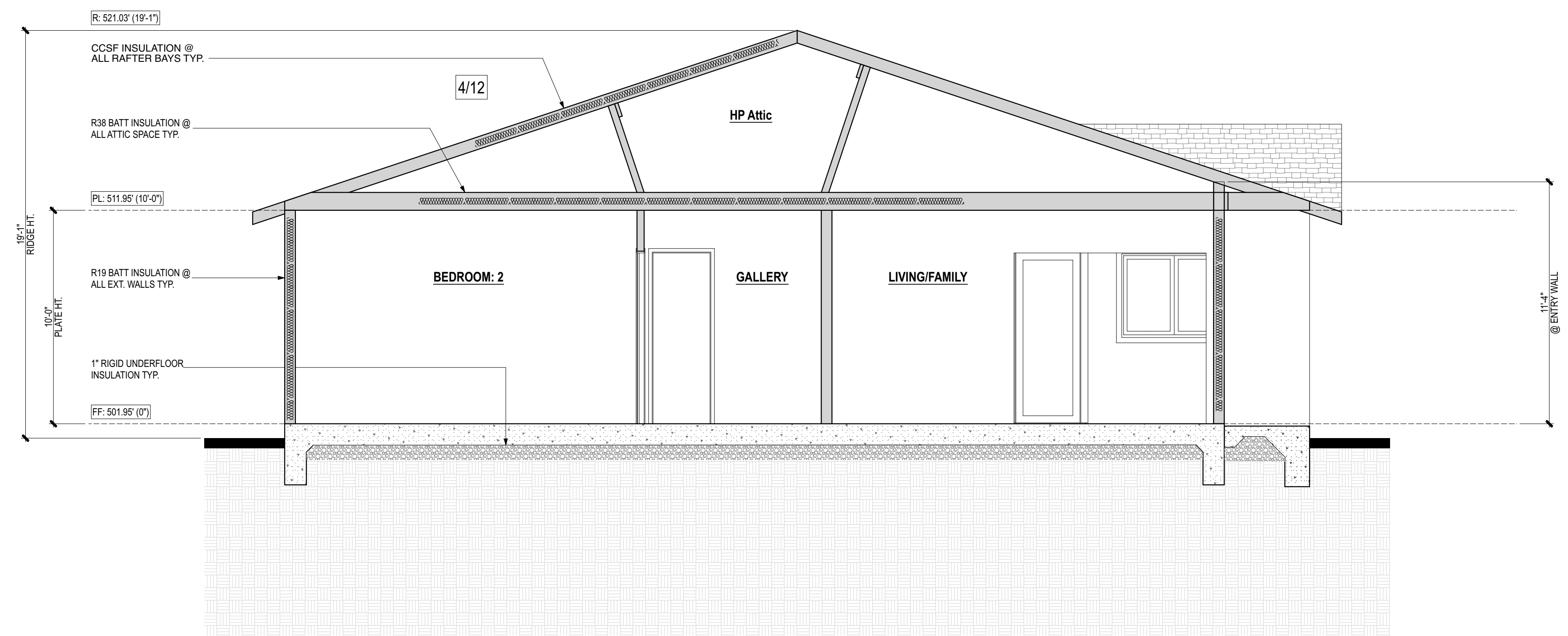
Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

<b>Drawing:</b>	ELEVATIONS
<b>File Saved:</b>	7/29/23
<b>Scale:</b>	Noted
<b>Drawn By:</b>	MAR <i>MR</i>

Professional Stamp

**A5.2**

Jurisdiction Stamps and/or Red Line Notes



**BUILDING SECTION Y:**

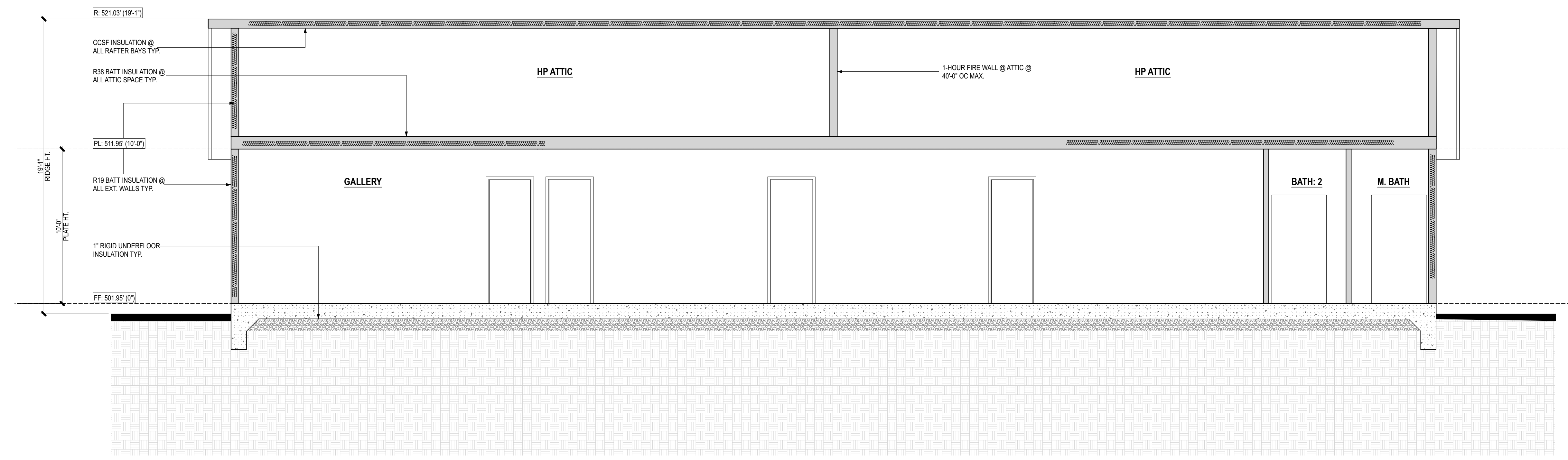


**BUILDING SECTION NOTES:**

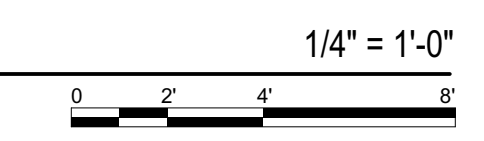
- ROOF ASSEMBLY:**
- SEE ROOF PLAN AND/OR EXTERIOR ELEVATIONS FOR SPECIFICATION OF ROOF SLOPE, ROOFING MATERIALS & UNDERLAYMENT. PROVIDE "RADIANT BARRIER" SHEATHING AS SPECIFIED IN THE TITLE 24 ENERGY REPORT AS APPLICABLE.
  - SEE ROOF FRAMING PLAN FOR SIZES & SPACING OF FRAMING MEMBERS:
  - ALL OPEN ATTIC SPACES SHALL BE VENTED PER CRC SECTION R806.2. SEE ROOF NOTES & VENTILATION CALCULATIONS PROVIDED.
- CEILING ASSEMBLY:**
- SEE CEILING FRAMING PLAN(S) & HEADER/CEILING JOIST FRAMING SCHEDULE (SHEET SN.2) FOR SIZES & SPACING OF FRAMING MEMBERS NOT SPECIFICALLY DESIGNATED OR IDENTIFIED ON THE FRAMING PLAN(S).
- WALL ASSEMBLY:**
- USE 2X4 OR 2X6 DF#2 STUDS @ 16"OC (TYP.) UNO. AS NOTED ON FLOOR/FRAMING PLAN(S).
  - USE 2X6 DF#2 STUDS @ ALL "BALLOON FRAMED" WALLS & WALLS OVER 10'-0" IN HEIGHT.
  - PROVIDE 2X DF#2 SOLID FIRE BLOCKING @ 10'-0"OC HORIZONTAL & VERTICAL.
  - SEE SHEET SD.1 (DETAILS) FOR CONVENTIONAL FRAMING APPLICATIONS (WALLS, HEADERS, ALLOWABLE HOLES/ NOTCHING, ETC...)
  - SEE FRAMING PLAN(S) FOR ALL DESIGNATED SHEAR WALLS & CONSTRUCT ACCORDING TO STRUCTURAL DESIGN & FRAMING PLAN(S).
- FLOOR ASSEMBLY:**
- SEE FOUNDATION & FLOOR FRAMING PLAN(S) FOR SIZES & SPACING OF FRAMING MEMBERS (JOISTS, FLOOR BEAMS, SUPPORTING POSTS, ETC...)

INTERIOR WALL FINISHES			
CEILING	WALL	FIRE SEPARATION WALL	FLOOR MATERIAL
5/8" GYP. BD. SMOOTH TEXTURE	5/8" GYP. BD. TEXTURE TBD BY OWNER	5/8" "TYPE X" GYP. BD.	SELECTED BY OWNER
INSULATION			
FLAT CEILING	VAULTED CEILING	WALL	UNDERFLOOR
R38 BATT (UNO)	N/A	R15 BATT (UNO) 2X4 WALLS R19 BATT (UNO) 2X6 WALLS	1" RIGID UNDER MAT

- SEE TITLE 24 ENERGY REPORT (AS APPLICABLE) FOR MINIMUM INSULATION "R" VALUES.
- EQUIVALENT T24 CALCULATIONS SPECIFIED "R" VALUE RIGID AND/OR CLOSED CELL SPRAY FOAM MAY BE SUBSTITUTED FOR MINIMUM BATT INSULATION NOTED ABOVE (UNO).
- WHERE ADDITIONAL STC (SOUND TRANSMISSION CONTROL) OR 1-HOUR FIRE RATING IS DESIRED, USE 5/8" QUIET ROCK 530™ GYP. BOARD @ BOTH SIDES OF WALLS AND/OR (2) LAYERS @ CEILINGS. (UL: U309) ASTM E90-09
- USE JAMES HARDIE "HARDIE-BACKER" WATERPROOF CEMENT BOARD W/HYDRO-DEFENSE TECHNOLOGY @ ALL WALLS & FLOORS @ WET LOCATIONS. (ANSI A118.10 & ASTM E136 NON-COMBUSTIBLE)
- CLOSED CELL SPRAY FOAM INSULATION = HUNTSMAN BUILDING SOLUTIONS, INC. (ESR-1826)



**BUILDING SECTION X:**



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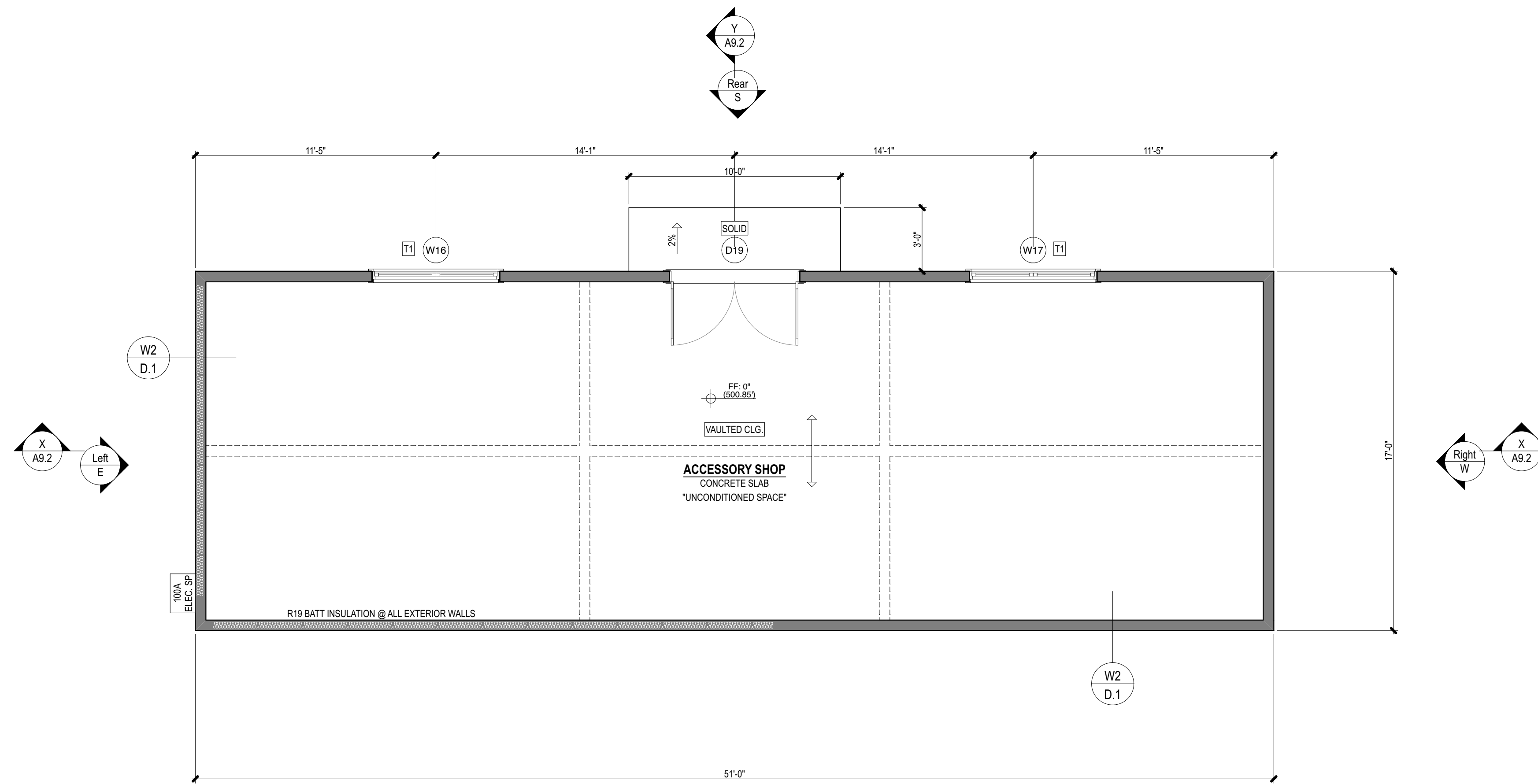
**Zhu Residence**  
 Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

Drawing:	SECTIONS
File Saved:	7/29/23
Scale:	Noted
Drawn By:	MAR <i>MR</i>

Professional Stamp

**A6.1**

Jurisdiction Stamps and/or Red Line Notes



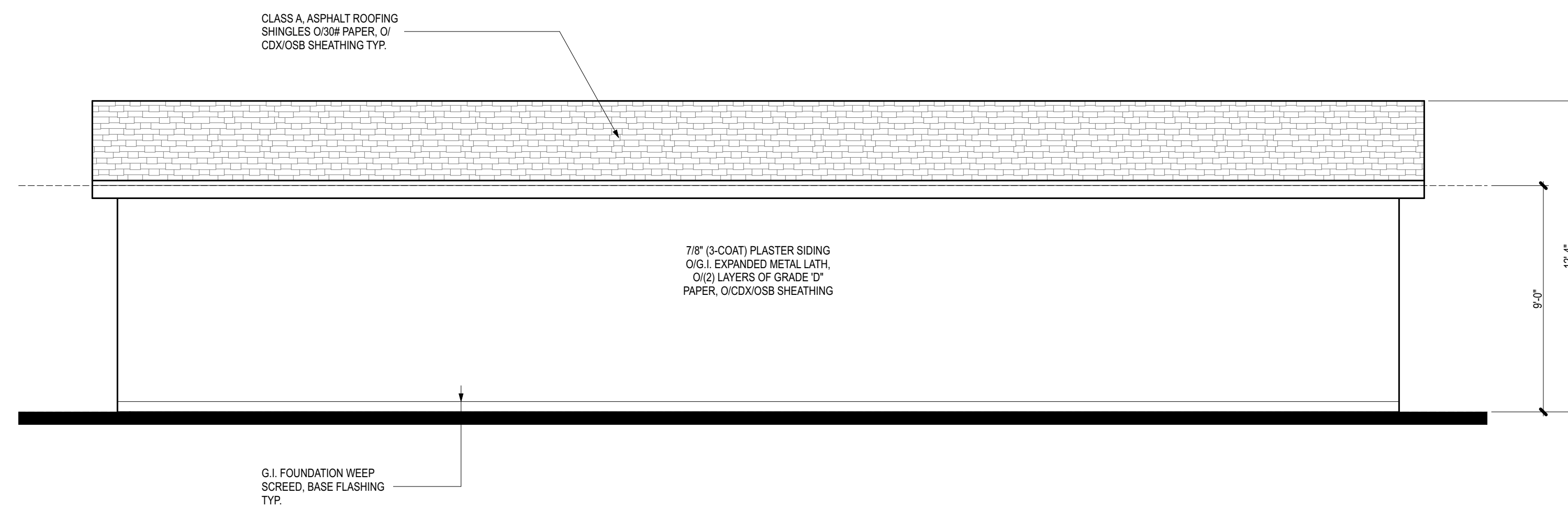
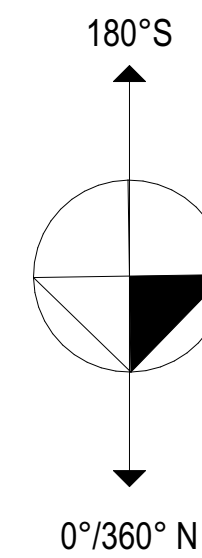
2X DF STUD WALL TO CONSTRUCT  
USE 2X6 DF#2 STUDS @ 16"OC

### ACCESSORY FLOOR PLAN

FLOOR AREA: 867 SF

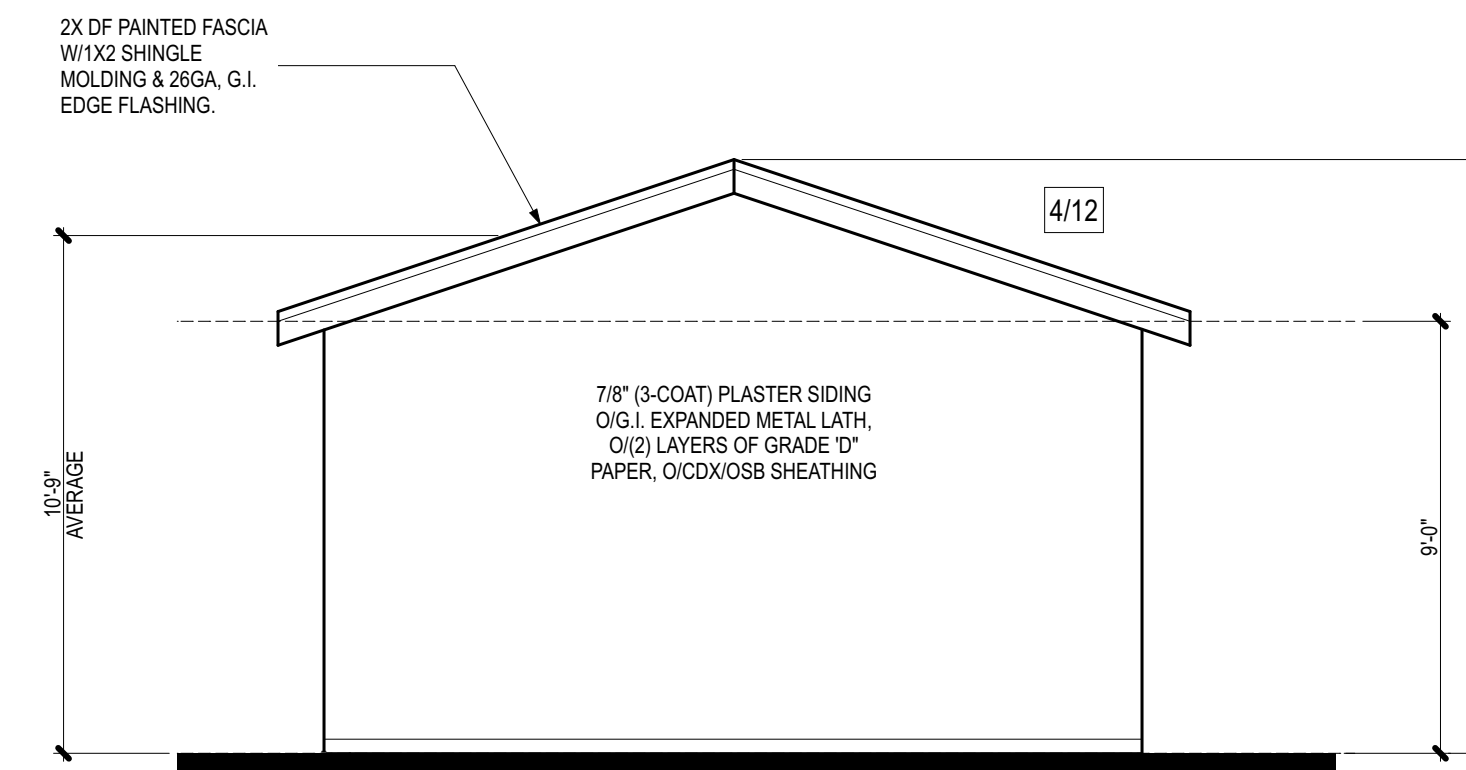
1/4" = 1'-0"  
0 2' 4' 8'

37° 08' 12" N  
121° 58' 00" W



### FRONT ELEVATION (N)

1/4" = 1'-0"  
0 2' 4' 8'



### LEFT ELEVATION (E)

1/4" = 1'-0"  
0 2' 4' 8'

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Los Gatos, CA 95033  
APN: 558-04-014

Drawing: ACCESSORY PLAN

File Saved: 7/29/23

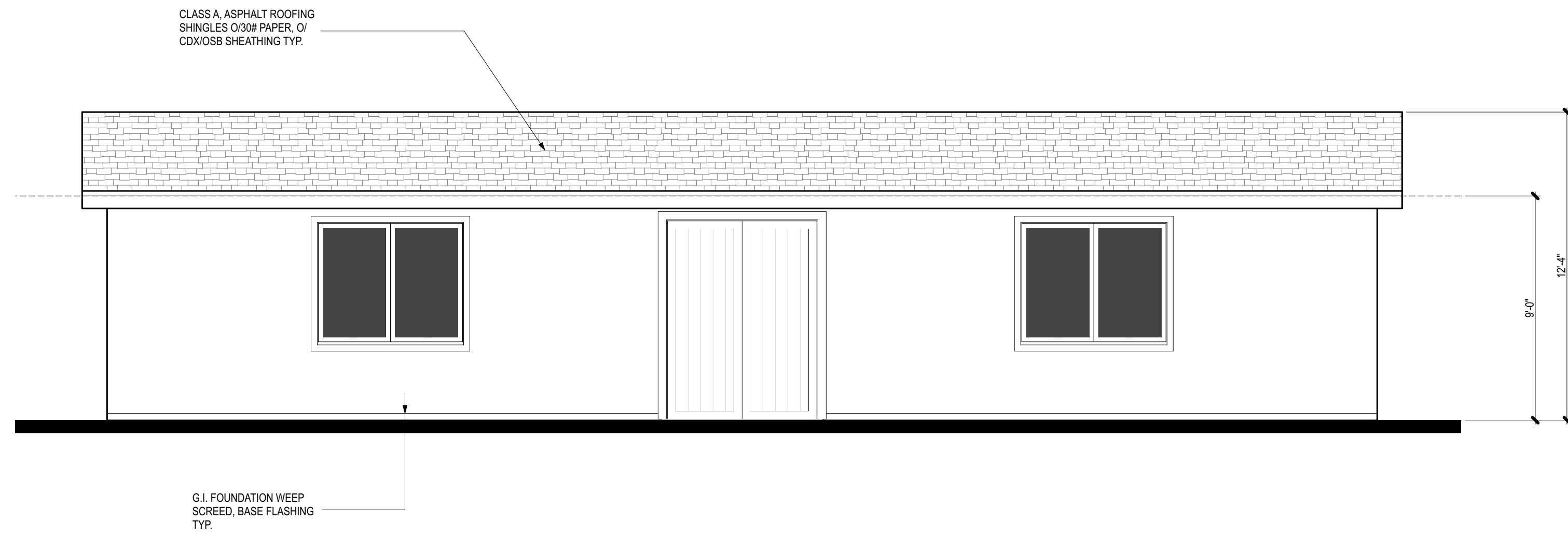
Scale: Noted

Drawn By: MAR *M*

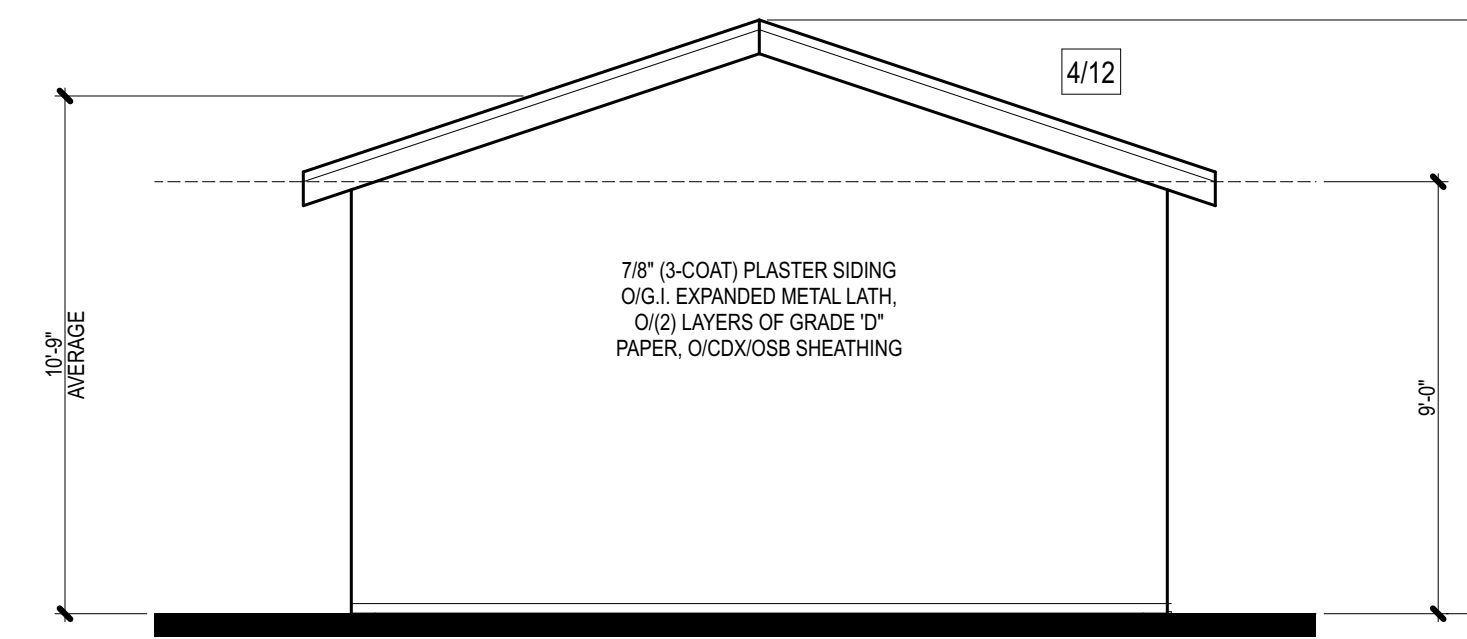
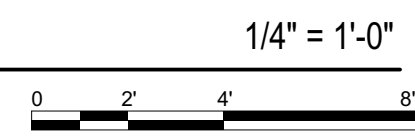
Professional Stamp

**A9.1**

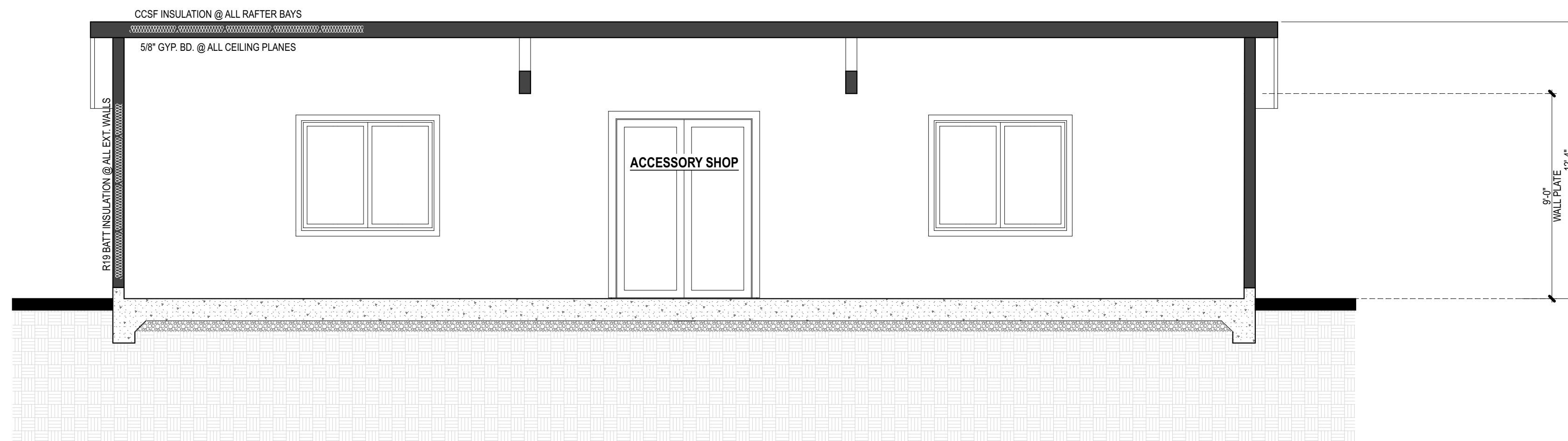
Jurisdiction Stamps and/or Red Line Notes



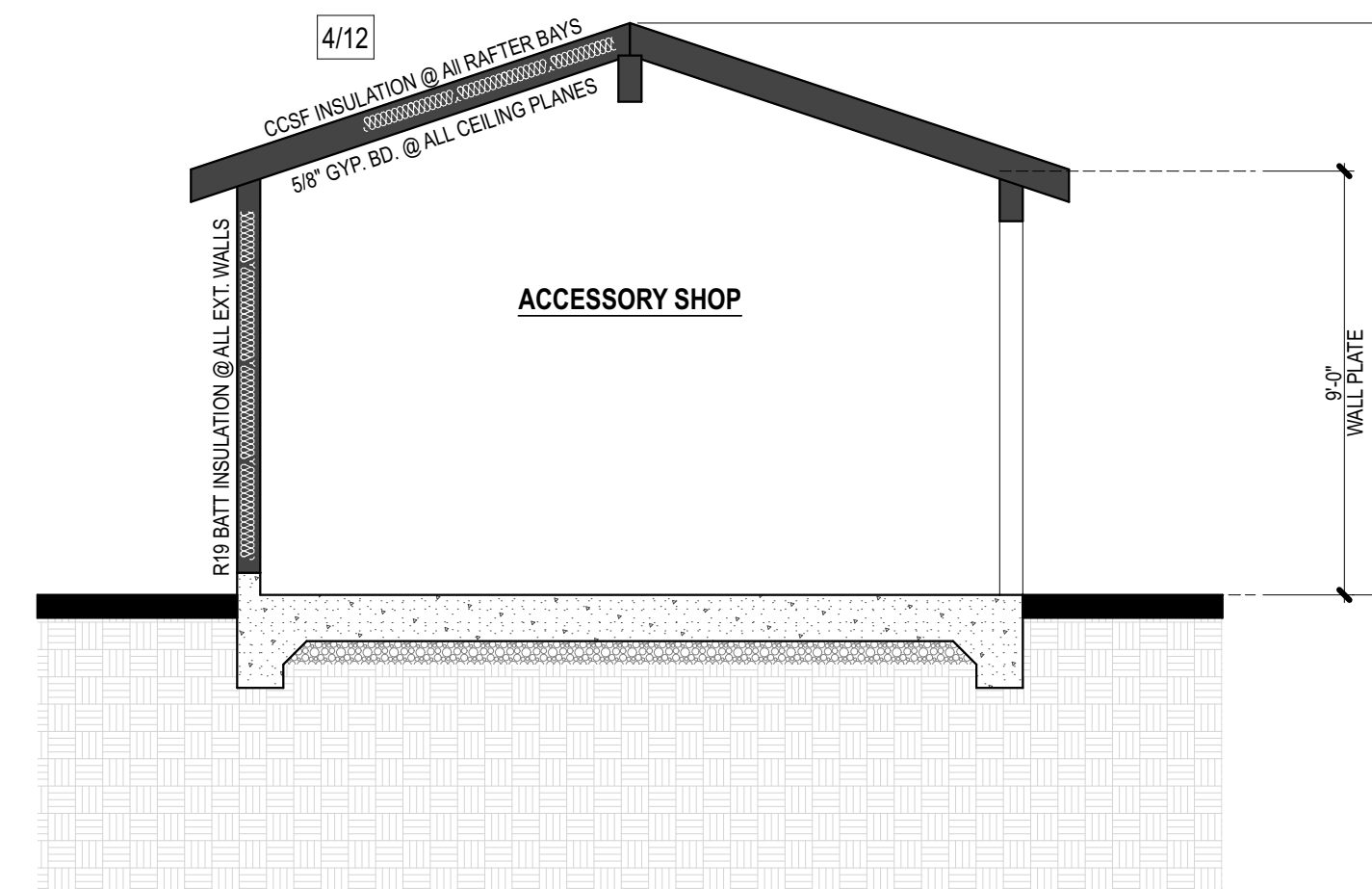
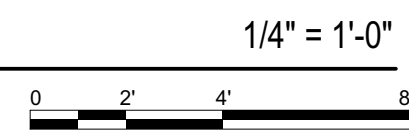
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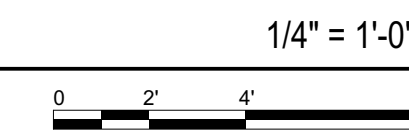
**RIGHT ELEVATION (W)**



**SECTION X:**



**SECTION Y:**



REVISIONS:	#
7/29/23	

**BR**

**BRITT · ROWE**

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

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**Zhu Residence**

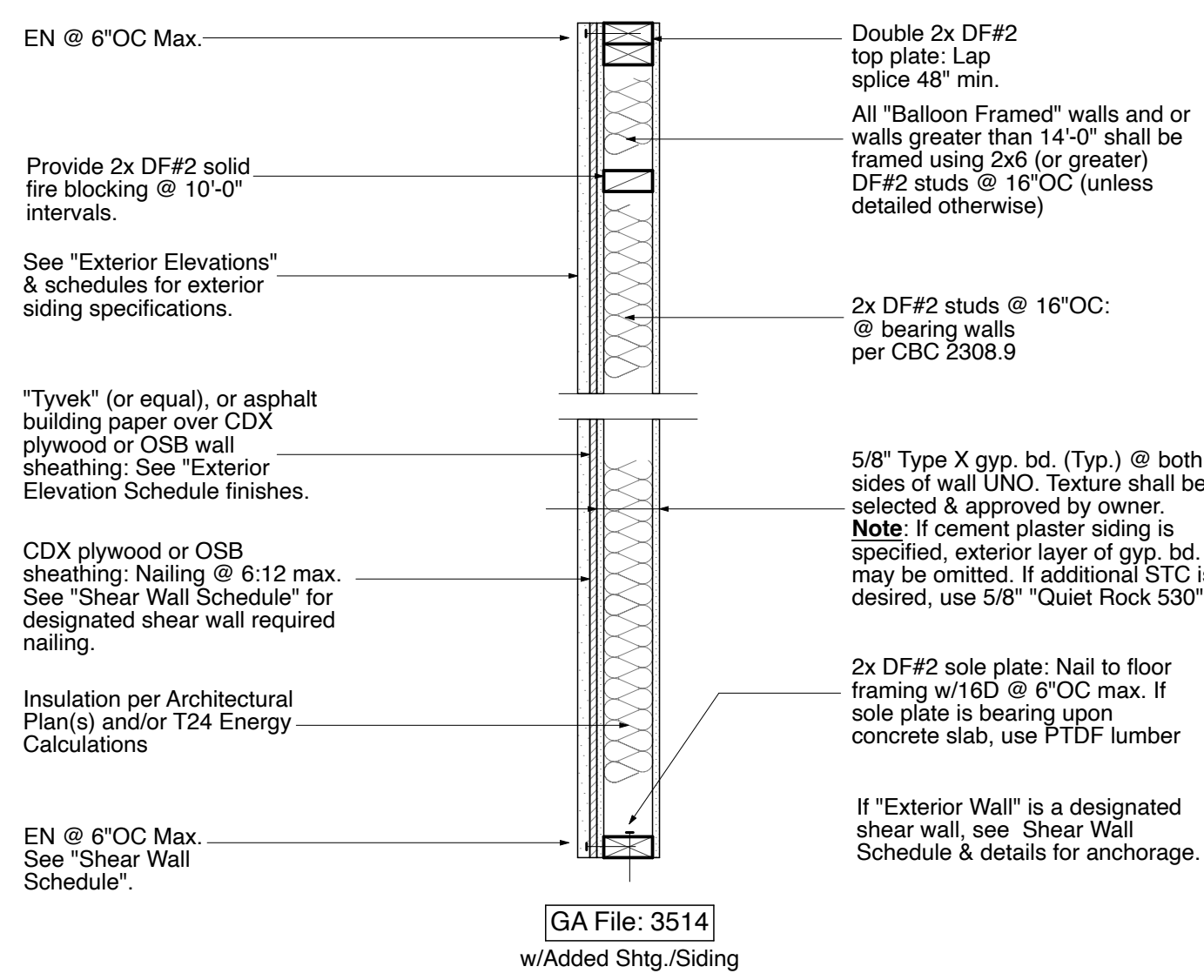
Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

ACCESSORY ELEVATIONS			
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<b>Scale:</b>	Noted		
<b>Drawn By:</b>	MAR		<i>M</i>

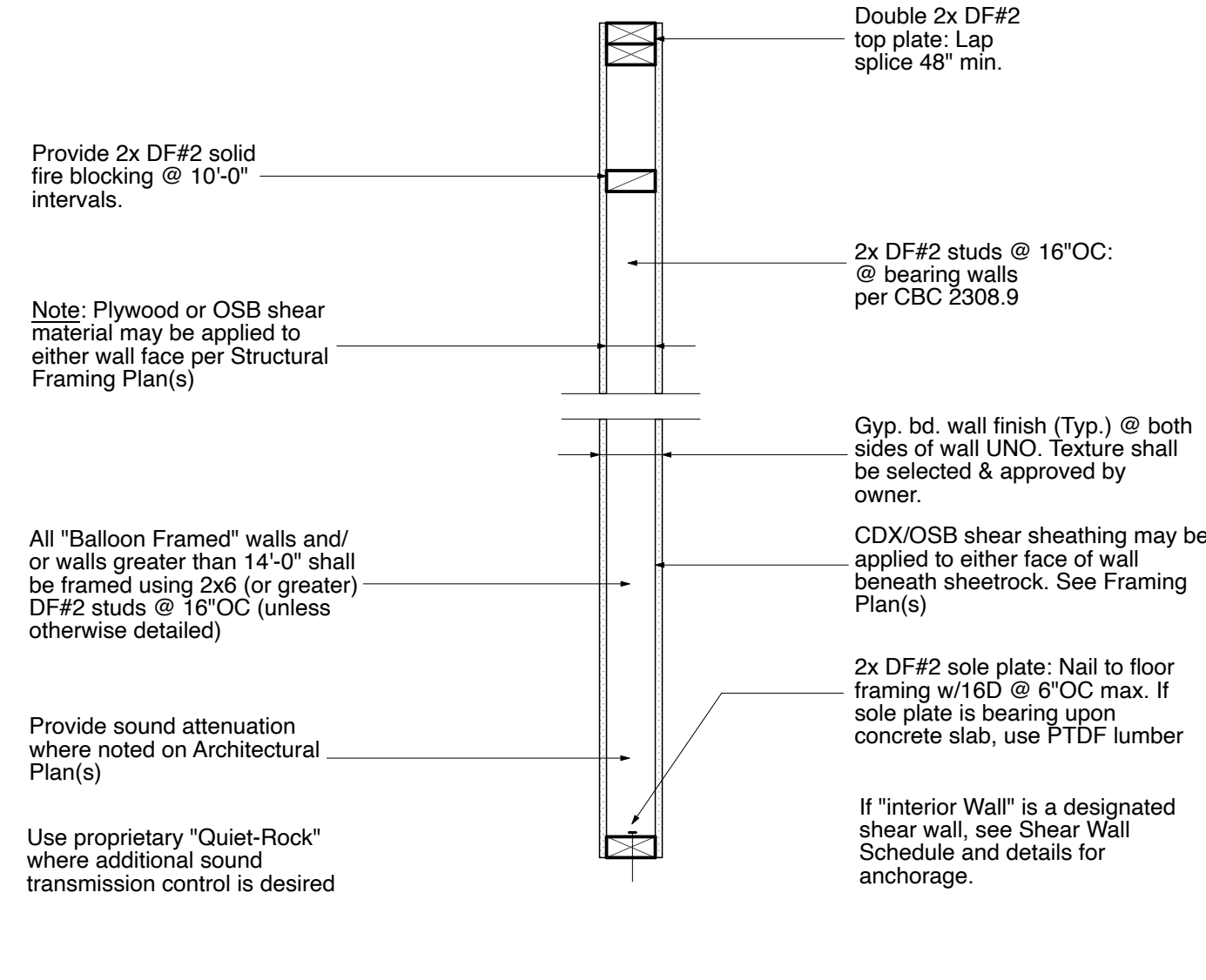
Professional Stamp

**A9.2**

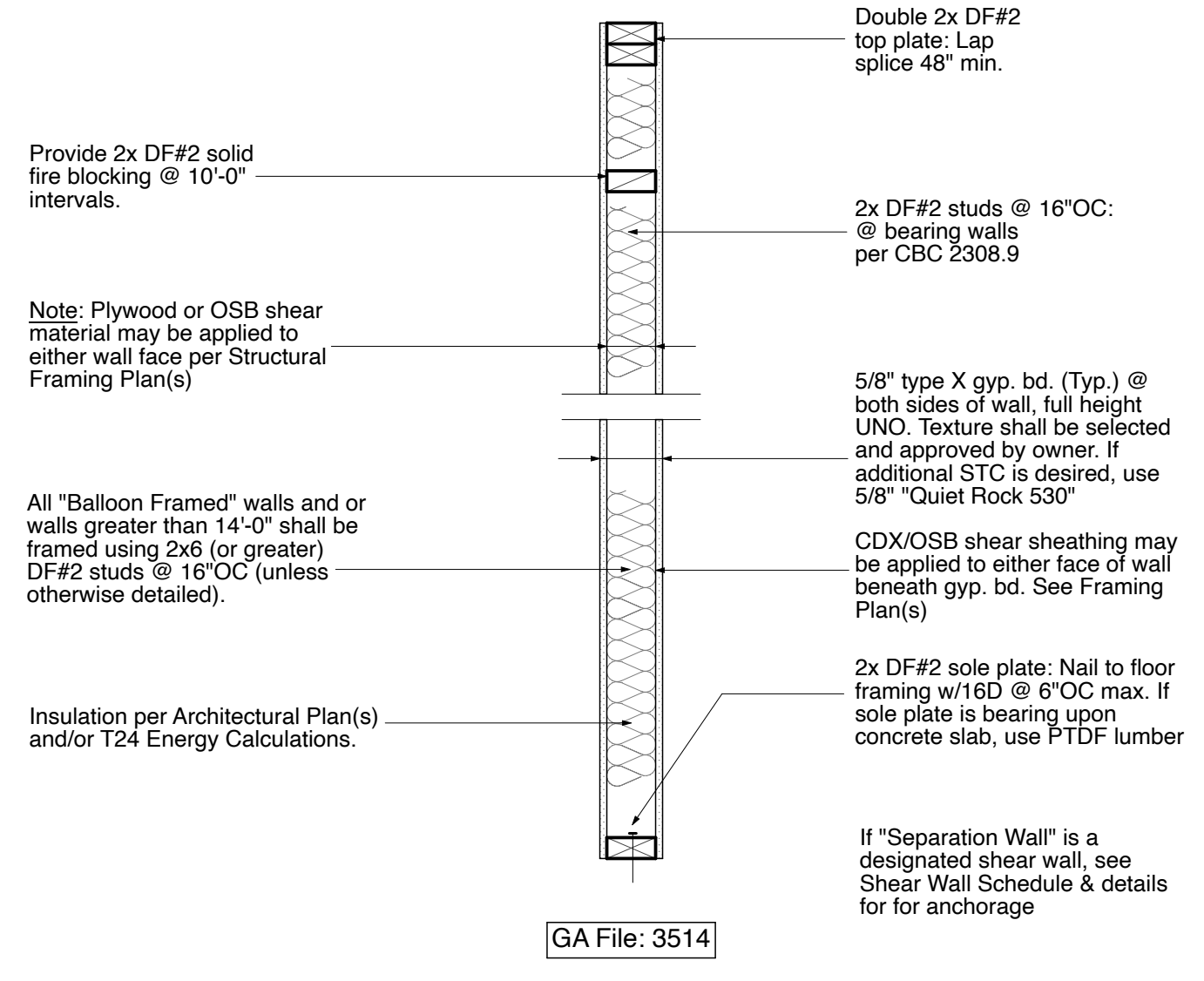
Jurisdiction Stamps and/or Red Line Notes



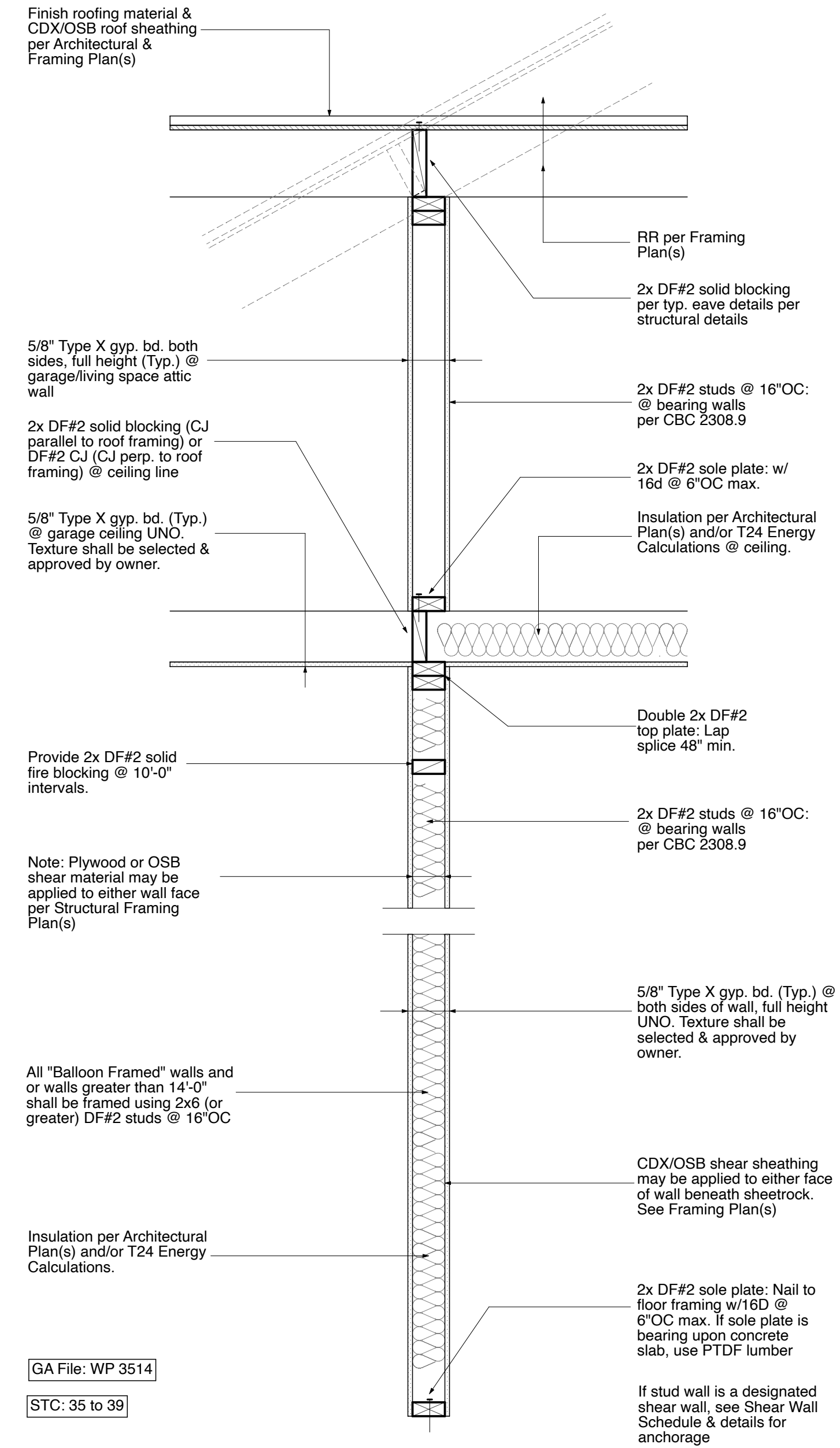
**W2** Exterior Fire Wall Assembly  
One Layer of 5/8" Type X Gyp. Bd. @ Each Side of Wall Face



**W3** Typ. Interior Wall Assembly



**W4** Garage/Living Separation Wall



**W5** Garage/Living Separation Wall @ Roof  
Parallel & Perpendicular Conditions Similar

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Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

<b>Drawing:</b>	WALL DETAILS
<b>File Saved:</b>	7/29/23
<b>Scale:</b>	Noted
<b>Drawn By:</b>	MAR <i>MR</i>

Professional Stamp

**D.1**

## DOOR & WINDOW GENERAL NOTES:

Per California Residential Code (CRC) Sections R308, R310, R311, R312 (excepts), R312 (excepts) & R609.

See "General Floor Plan Notes" @ Sheets GN.1 through GN.4 for openings located in walls separating dwellings and garages and other information/requirements not contained in these notes.

### SECTION R308: GLAZING

**R308.1 Identification.** Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sand-blasted, ceramic-fritted, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.

**Exceptions:**

- For other than tempered glass, manufacturer's designations are not required provided the building official approves the use of a certificate, affidavit or other evidence confirming compliance with this code.

2. Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation

**R308.1.1 Identification of multiple assemblies.** Multi-pane assemblies having individual panes not exceeding 1 square foot (0.09 m<sup>2</sup>) in exposed area shall have at least one pane in the assembly identified in accordance with Section R308.1. All other panes in the assembly shall be labeled "CPSC 16 CFR 1201" or "ANSI Z97.1" as appropriate.

**R308.2 Louvered windows or jalousies.** Regular, float, wired or patterned glass in jalousies and louvered windows shall be no thinner than nominal 3/16 inch (5 mm) and no longer than 48 inches (1219 mm). Exposed glass edges shall be smooth.

**R308.2.1 Wired glass prohibited.** Wired glass with wire exposed on longitudinal edges shall not be used in jalousies or louvered windows.

**R308.3 Human impact loads.** Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section R308.4, shall pass the test requirements of Section R308.3.1.

**Exceptions:**

- Louvered windows and jalousies shall comply with Section R308.2.
- Mirrors and other glass panels mounted on hung on a surface that provides a continuous backing support.
- Glass unit masonry complying with Section R610.

**R308.3.1 Impact test.** Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for Category II unless otherwise indicated in Table R308.3.1(i).

**Exception:** Glazing not in doors or enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers shall be permitted to be tested in accordance with ANSI Z97.1. Glazing shall comply with the test criteria for Class A unless indicated in Table R308.3.1 (2).

**R308.4 Hazardous locations.** The locations specified in Sections R308.4.1 through R308.4.7 shall be considered specific hazardous locations for purposes of glazing.

**R308.4.1 Glazing in doors.** Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be considered a hazardous location.

**Exceptions:**

- Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
- Decorative glazing.

**R308.4.2 Glazing adjacent doors.** Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
- Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

**Exceptions:**

- Decorative glazing.
- When there is an intervening wall or other permanent barrier between the door and the glazing.
- Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.

4. Glazing that is adjacent to the fixed panel of patio doors.

**R308.4.3 Glazing in windows.** Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>);
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
- The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
- One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

**Exceptions:**

- Decorative glazing.
- When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a total load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 1-1/2 inches (38 mm) in cross sectional height.

3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.

**R308.4.4 Glazing in guards and railings.** Glazing in guards and railings, including structural baluster panels and nonstructural rail panels, regardless of height above a walking surface shall be considered a hazardous location.

**R308.4.5 Glazing and wet surfaces.** Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

**Exception:** Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

**R308.4.6 Glazing adjacent stairs and ramps.** Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walk- ing surface of stairways, landings between flights of stairs and ramps shall be considered a hazardous location.

**R308.4.7 Glazing Adjacent to the bottom stair landing.** Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

**Exception:** The glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18 inches (457 mm) from the guard.

**R308.5 Site built windows.** Site built windows shall comply with Section 2404 of the California Building Code.

**R308.6 Skylights and sloped glazing.** Skylights and sloped glazing shall comply with the following sections.

**R308.6.1 Definitions.** The following terms are defined in Chapter 2:

**SKYLIGHT, UNIT.** SKYLIGHTS AND SLOPED GLAZING.

**TUBULAR DAYLIGHTING DEVICE (TDD).**

**R308.6.2 Materials.** The following types of glazing shall be permitted to be used:

- Laminated glass with a minimum 0.015-inch (0.38 mm) polyvinyl butyral interlayer for glass panes 16 square feet (1.5 m<sup>2</sup>) or less in area located such that the highest point of the glass is not more than 12 feet (3658 mm) above a walking surface or other accessible area; or, for higher or larger sizes, the minimum interlayer thickness shall be 0.030 inch (0.76 mm).

- Fully tempered glass.

- Heat-strengthened glass.

- Wired glass.

- Approved rigid plastics.

**R308.6.3 Screens, general.** For fully tempered or heat-strengthened glass, a retaining screen meeting the requirements of Section R308.6.7 shall be installed below the glass, except for fully tempered glass that meets either condition listed in Section R308.6.5.

**R308.6.4 Screens with multiple glazing.** When the inboard pane is fully tempered, heat-strengthened or wired glass, a retaining screen meeting the requirements of Section R308.6.7 shall be installed below the glass, except for either condition listed in Section R308.6.5. All other panes in the multiple glazing may be of any type listed in Section R308.6.2.

**R308.6.5 Screens not required.** Screens shall not be required when fully tempered glass is used as single glazing or the inboard pane in multiple glazing and all other panes in the multiple glazing are met:

- Glass area 16 square feet (1.49 m<sup>2</sup>) or less. Highest point of glass not more than 12 feet (3658 mm) above a walking surface or other accessible area; or, for higher or larger sizes, the minimum interlayer thickness shall be 0.030 inch (0.76 mm).

- Fully tempered glass.

- Heat-strengthened glass.

- Wired glass.

**R308.6.6 Glass in greenhouses.** Any glazing material is permitted to be installed without screening in the sloped areas of greenhouses, provided the greenhouse height at the ridge does not exceed 20 feet (6096 mm) above grade.

**R308.6.7 Screen characteristics.** The screen and its fastenings shall be capable of supporting twice the weight of the glazing, be firmly and substantially fastened to the framing members, and have a mesh opening of no more than 1/4 inch (25 mm by 25 mm).

**R308.6.8 Curbs for skylights.** All unit skylights installed in a roof with a pitch flatter than three units vertical in 12 units horizontal (25-percent slope) shall be mounted on a curb extending at least 4 inches (102 mm) above the plane of the roof unless otherwise specified in the manufacturer's installation instructions.

**R308.6.9 Testing and labeling.** Unit skylights and tubular daylighting devices shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance grade rating and approved inspection agency to indicate compliance with the requirements of AAMA/WDMA/CSA 1011.S.21A440.

**SECTION R310: EMERGENCY ESCAPE AND RESCUE OPENINGS**

**R310.1 Emergency escape and rescue opening required.** Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

**Exception:** Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m<sup>2</sup>).

**R310.1.1 Operational constraints and opening control devices.** Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

**R310.2 Emergency escape and rescue openings.** Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

**R310.2.1 Minimum opening area.** Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

**Exception:** Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m<sup>2</sup>).

**R310.2.2 Window sill height.** Where a window is provided as the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

**R310.2.3 Window wells.** The horizontal area of the window well shall be not less than 9 square feet (0.9 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**Exception:** The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

**R310.2.3.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

**R310.2.3.2 Drainage.** Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

**Exception:** A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

**R310.3 Emergency escape and rescue doors.** Where a door is provided as the required emergency escape and rescue opening, it shall be permitted to be a side-hinged door or a slider. Where the opening is below the adjacent ground elevation, it shall be provided with a bulkhead enclosure.

**R310.3.1 Minimum door opening size.** The minimum net clear height opening for any door that serves as an emergency escape and rescue opening shall be in accordance with Section R310.2.1.

**R310.3.2 Bulkhead and enclosures.** Bulkhead enclosures shall provide direct access from the basement. The bulk- head enclosure shall provide the minimum net clear opening equal to the door in the fully open position.

**R310.3.2.1 Drainage.** Bulkhead enclosures shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

**Exception:** A drainage system for bulkhead enclosures is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

**R310.4 Bars, grilles, covers and screens.** Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided that the minimum net clear opening size complies with Sections R310.1.1 to R310.2.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that required for the normal operation of the escape and rescue opening. The release mechanism shall be maintained operable at all times.

**Such bars, grilles, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction.**

*Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of this code.*

**R310.5 Dwelling additions.** Where dwelling additions, such as bedrooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions occur that have basements, an emergency escape and rescue opening shall be provided in the new basement.

**Exceptions:**

- An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.

2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement of the new basement.

**R310.6 Alterations or repairs of existing basements.** An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.

**Exception:** New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

**SECTION R311: MEANS OF EGRESS (EXCEPTS)**

**R311.1 Means of egress.** Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

**R311.2 Egress Door.** Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

**R311.3 Floors and landings at exterior doors.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

*Exception:* Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

**R311.3.1 Floor elevations at the required egress doors.** Landings or finished floors at the required egress door shall not be more than 1-1/2 inches (38 mm) lower than the top of the threshold.

**Exception:** The landing or floor on the exterior side shall not be more than 7-3/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

**R311.3.2 Floor elevations for other exterior doors.** Doors other than the required egress door shall be provided with landings or floors not more than 7-3/4 inches (196 mm) below the top of the threshold.

**Exception:** A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

**R311.3.3 Storm and screen doors.** Storm and screen doors shall be permitted to swing over all exterior stairs and landings.

**SECTION R312: GUARDS AND WINDOW FALL PROTECTION (EXCEPTS)**

**R312.2 Window Fall Protection.** Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

**R312.2.1 Window Sills.** In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

**Exceptions:**

- Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.

2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.

3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

**R312.2.2 Window opening control devices.** Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

**SECTION R609: EXTERIOR WINDOWS AND DOORS**

**R609.1 General.** This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written instructions. Window and door openings shall be flashed in accordance with Section R703.4. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

**R609.2 Performance.** Exterior windows and doors shall be designed to resist the design wind loads specified in Table R301.2(2) adjusted for height and exposure in accordance with Table R301.2(3) or determined in accordance with ASCE 7 using the allowable stress design load combinations of ASCE 7. Design wind loads for exterior glazing not part of a labeled assembly shall be permitted to be determined in accordance with Chapter 24 of the California Building Code.

**R609.3 Testing and labeling.** Exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 1011.S.2/A440. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 1011.S.2/A440 or AIA 100, or comply with Section R609.5.

**Exception:** Decorative glazed openings.

**R609.3.1 Comparative analysis.** Structural wind load design pressures for window and door units different than the size tested in accordance with Section R609.3 shall be permitted to be different than the design value of the tested unit where determined in accordance with one of the following comparative analysis methods:

- Structural wind load design pressures for window and door units smaller than the size tested in accordance with Section R609.3 shall be permitted to be higher than the design value of the tested unit provided such higher pressures are determined by accepted engineering analysis. Components of the smaller unit shall be the same as those of the tested unit. Where such calculated design pressures are used, they shall be validated by an additional test of the window or door unit having the highest allow- able design pressure.

- In accordance with WDMA/S.11.

**R609.4 Garage doors.** Garage doors shall be tested in accordance with either ASTM E330 or ANSI/DASMA 108, and shall meet the acceptance criteria of ANSI/DASMA 108.

**R609.5 Other exterior window and door assemblies.** Exterior windows and door assemblies not included within the scope of Section R609.3 or R609.4 shall be tested in accordance with ASTM E330. Glass in assemblies covered by this exception shall comply with Section R308.5.

**R609.6 Wind-borne debris protection.** Protection of exterior windows and glass doors in buildings located in wind-borne debris regions shall be in accordance with Section R301.2.1.2.

**R609.6.1 Fenestration testing and labeling.** Fenestration shall be tested by an approved independent laboratory, listed by an approved entity, and bear a label identifying manufacturer, performance characteristics, and approved inspection agency to indicate compliance with the requirements of the following specification(s):

- ASTM E1886 and ASTM E1996; or 2. AAMA506.

**R609.7 Anchorage methods.** The methods cited in this section apply only to anchorage of window and glass door assemblies to the main force-resisting system.

**R609.7.1 Anchoring requirements.** Window and glass door assemblies shall be anchored in accordance with the published manufacturer's recommendations to achieve the design pressure specified. Substitute anchoring systems used for substrates not specified by the fenestration manufacturer shall provide equal or greater anchoring performance as demonstrated by accepted engineering practice.

**R609.7.2 Anchorage details.** Products shall be anchored in accordance with the minimum requirements illustrated in Figures R609.7.2(1), R609.7.2(2), R609.7.2(3), R609.7.2(4), R609.7.2(5), R609.7.2(6), R609.7.2(7) and R609.7.2(8).

**R609.7.2.1 Masonry, concrete or other structural substrate.** Where the wood shim or buck thickness is less than 1/4 inch (38 mm), window and glass door assemblies shall be anchored through the jamb, or by jamb clip and anchors shall be embedded directly into the masonry, concrete or other substantial substrate material. Anchors shall adequately transfer load from the window or door frame into the rough opening substrate [see Figures R609.7.2(1) and R609.7.2(2)].

Where the wood shim or buck thickness is 3/8 inch (9.5 mm) or more, the buck is securely fastened to the masonry, concrete or other substantial substrate, and the buck extends beyond the interior face of the window or door frame, window and glass door assemblies shall be anchored through the jamb, or by jamb clip, or through the flange to the secured wood buck. Anchors shall be embedded into the secured wood buck to adequately transfer load from the window or door frame assembly [see Figures R609.7.2(3), R609.7.2(4) and R609.7.2(5)].

**R609.7.2.2 Wood or other approved framing material.** Where the framing material is wood or other approved framing material, window and glass door assemblies shall be anchored through the frame, or by frame clip, or through the flange. Anchors shall be embedded into the frame construction to adequately transfer load [see Figures R609.7.2(6), R609.7.2(7) and R609.7.2(8)].

**R609.8 Mullions.** Mullions shall be tested by an approved testing laboratory in accordance with AAMA 450, or be engineered in accordance with accepted engineering practice. Mullions tested as stand-alone units or qualified by engineer- ing shall use performance criteria cited in Sections R609.8.1, R609.8.2 and R609.8.3. Mullions qualified by an actual test of an entire assembly shall comply with Sections R609.8.1 and R609.8.3.

**R609.8.1 Load transfer.** Mullions shall be designed to transfer the design pressure loads applied by the window and door assemblies to the rough opening substrate.

**R609.8.2 Deflection.** Mullions shall be capable of resisting the design pressure loads applied by the window and door assemblies to be supported without deflecting more than L/175, where L is the span of the mullion in inches.

**R609.8.3 Structural safety factor.** Mullions shall be capable of resisting a load of 1.5 times the design pressure loads applied by the window and door assemblies to be supported without exceeding the appropriate material stress levels. If tested by an approved laboratory, the 1.5 times the design pressure load shall be sustained for 10 seconds, and the permanent deformation shall not exceed 0.4 percent of the mullion span after the 1.5 times design pressure load is removed.

**MISCELLANEOUS DOOR & WINDOW NOTES:**

- Rough Openings:** All door and window sizes indicated on "Door & Window Schedules" are generic. Verify the actual required framed rough openings with the owner's selected Door/Window manufacturers' product installation instructions and specifications. Cross reference all window sizes with required shear wall widths on the Framing Plan(s) for verification of allowable window widths.

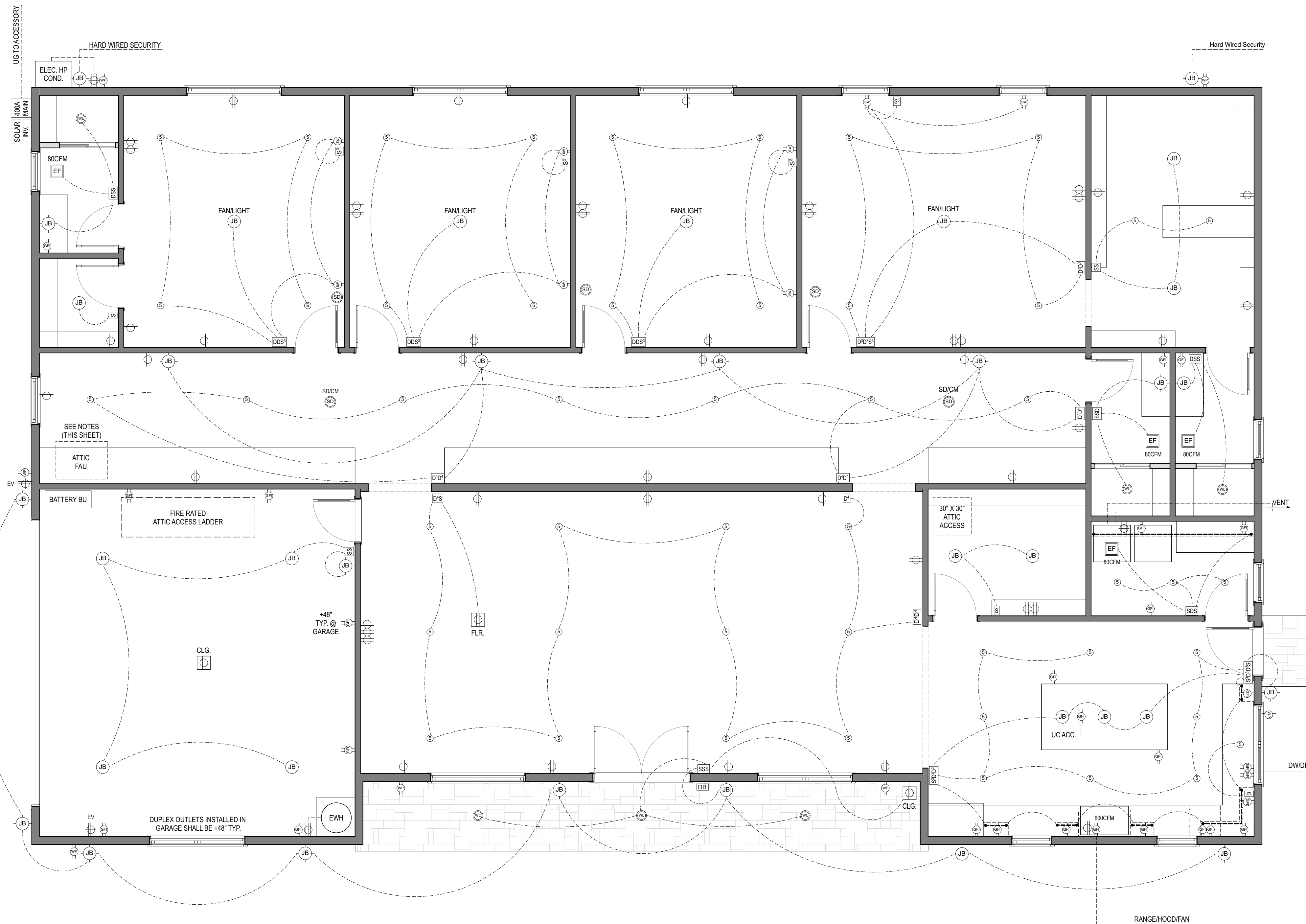
**Header Height:** Unless otherwise noted, door and window header heights shall be as follows based on a typical 3" thick double top plate & a nominal 12" x header depth: Notify project structural engineer and designer of all discrepancies for alternative header installations, configurations, sizing etc., prior to ordering product.

a. s R1" where the stud wall height is 8'-0" tall. Dimension may vary based on size & specified header designation. Verify with product rough opening specifications prior to framing.

b. For all stud wall heights over 8'-0" tall, see elevations and/or verify selected product's rough opening(s) prior to framing.

**Product Selection:** All door and window manufacturers and product finishes, cladding and/or integral tiles and moldings shall be selected and approved by client/homeowner. Britt Rowe shall not be responsible for modifications and/or changes to schedule specified "generic" rough openings relating to final manufacturer's product specifications. Verify all product rough openings with specified





### T24 Residential Kitchen Lighting Worksheet

Luminaire Type	High Efficacy	Watts	Qty.	A: High Efficacy Lighting	B: Low Efficacy Lighting
LED Can	Yes	15W	9	135	
LED Pendant	Yes	19W	3	57	
LED Strip	Yes	1.5W/ft.	12 feet	21	
Other					
				A: Total Watts = 213	B: Total Watts = 0

### Exhaust Fan Schedule

Fan Location	CFM Provided	Fan Manufacturer	Model #	Notes:
Kitchen (Hood Fan)	600 CFM	By Manuf.		Not included in calculations
Bathroom: 2	80 CFM	Panasonic	FV 08VQ5	
Bathroom: 3	80 CFM	Panasonic	FV 08VQ5	
M. Bath	80 CFM	Panasonic	FV 08VQ5	
Utility Room	150 CFM	Panasonic	FV 1115VK2	24 Hour Operation
<b>Total CFM Provided:</b>	<b>390 CFM</b>			<b>150 CFM (24 Hr.)</b>
Conditioned Area/33.33 CFM	3,168 SF/33.33 =			96 CFM
# of Occupants (+1) x 7.5 CFM	(4 + 1) x 7.5 =			38 CFM
<b>Total CFM Required</b>				<b>134 CFM</b>

**Notes:**

- All mechanical ducting for exhaust fan assemblies shall be installed per 2022 CMC (code sections as applicable).
- Per Title 24 ASHRAE ventilation requirements, dwellings shall be provided with 3 CFM per 100 SF of conditioned floor area plus 7.5 CFM per occupant, plus one.
- Environmental air ducts shall be in compliance with CMC Chapter 5.
- Where combustion appliances or solid-burning appliances are located inside the pressure boundary, the maximum allowable net exhaust flow of the two largest exhaust fans shall not exceed 15 CFM per 100 SF of "Occupiable" space, when operating @ full capacity. If the designed total net flow exceeds the limit, the net exhaust flow must be reduced by reducing the exhaust flow or providing compensating outdoor airflow (Note: if make-up air fan is installed, it must be electrically interlocked with the largest exhaust fan).
- As applicable, provide minimum 100 CFM intermittent airflow for the kitchen range hood/microwave hood combination with a sound rating of three (3) sones or less or provide an exhaust fan in the kitchen capable of providing at least 5 air changes per hour.
- A manual switch is required for whole-building ventilation & must be labeled "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor". CA Energy Code Section 150.0(c) 1.

**304.4 Appliances in Attics and Under-Floor Spaces.** An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches (559 mm by 762 mm).

**304.4.1 Length of Passageway.** Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the centerline of the passageway. [NFPA 54:9.5.1.1]

**304.4.2 Width of Passageway.** The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. [NFPA 54:9.5.1.2]

**304.4.3 Work Platform.** A level working platform not less than 30 inches by 30 inches (762 mm by 762 mm) shall be provided in front of the service side of the appliance. [NFPA 54:9.5.2]

Exception: A working platform need not be provided where the furnace is capable of being serviced from the required access opening. The furnace service side shall not exceed 12 inches (305 mm) from the access opening.

**304.4.4 Lighting and Convenience Outlet.** A permanent 120V receptacle outlet and a luminaire shall be installed near the appliance. The switch controlling the luminaire shall be located at the entrance to the passageway. [NFPA 54:9.5.3]

**305.0 Location.**

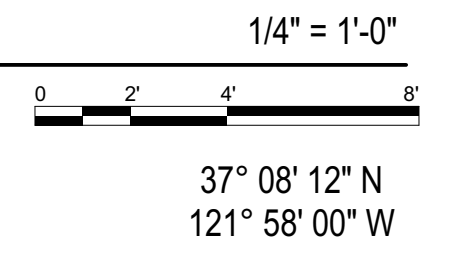
**305.1 Installation in Garages.** Appliances in garages and in adjacent spaces that open to the garage and are not part of the living space of a dwelling unit shall be installed so that burners and burner-ignition devices are located not less than 18 inches (457 mm) above the floor unless listed as flammable vapor ignition resistant. [NFPA 54:9.1.10.1]

**305.1.1 Physical Damage.** Appliances installed in garages, warehouses, or other areas subject to mechanical damage shall be guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles.

**305.1.2 Access from the Outside.** Where appliances are installed within a garage and are enclosed in a separate enclosed space having access only from outside of the garage, such appliances shall be permitted to be installed at floor level, provided the required combustion air is taken from the exterior of the garage. [NFPA 54:9.1.10.3]

## ELECTRICAL PLAN

- SEE SHEET EN.1 FOR CA ELECTRICAL CODE REQUIREMENTS & EN.2 FOR CA ENERGY CODE REQUIREMENTS.
- SEE SHEET EN.1 FOR ELECTRICAL PLAN LEGEND.
- PROVIDE CF2R-LTG-01-E TO INSPECTOR PRIOR TO FINAL INSPECTION.
- BUILDER SHALL PROVIDE PROPERTY OWNER A SCHEDULE OF LUMINARIES USED THROUGHOUT THE PROJECT.
- SEE SHEET E.1 FOR KITCHEN LIGHTING TABLE.
- ALL LIGHTING SHALL BE LED (HIGH EFFICACY) TYP.
- ALL NEW EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED & SHIELDED.



REVISIONS:	#
7/29/23	

**BRITT ROWE**  
 108 N. Santa Cruz Ave.  
 Los Gatos, CA 95030

408.354.6224 (office)  
 408.354.6514 (fax)  
 www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all local & national building codes. All contractors shall verify all conditions to assure conformance to these codes.

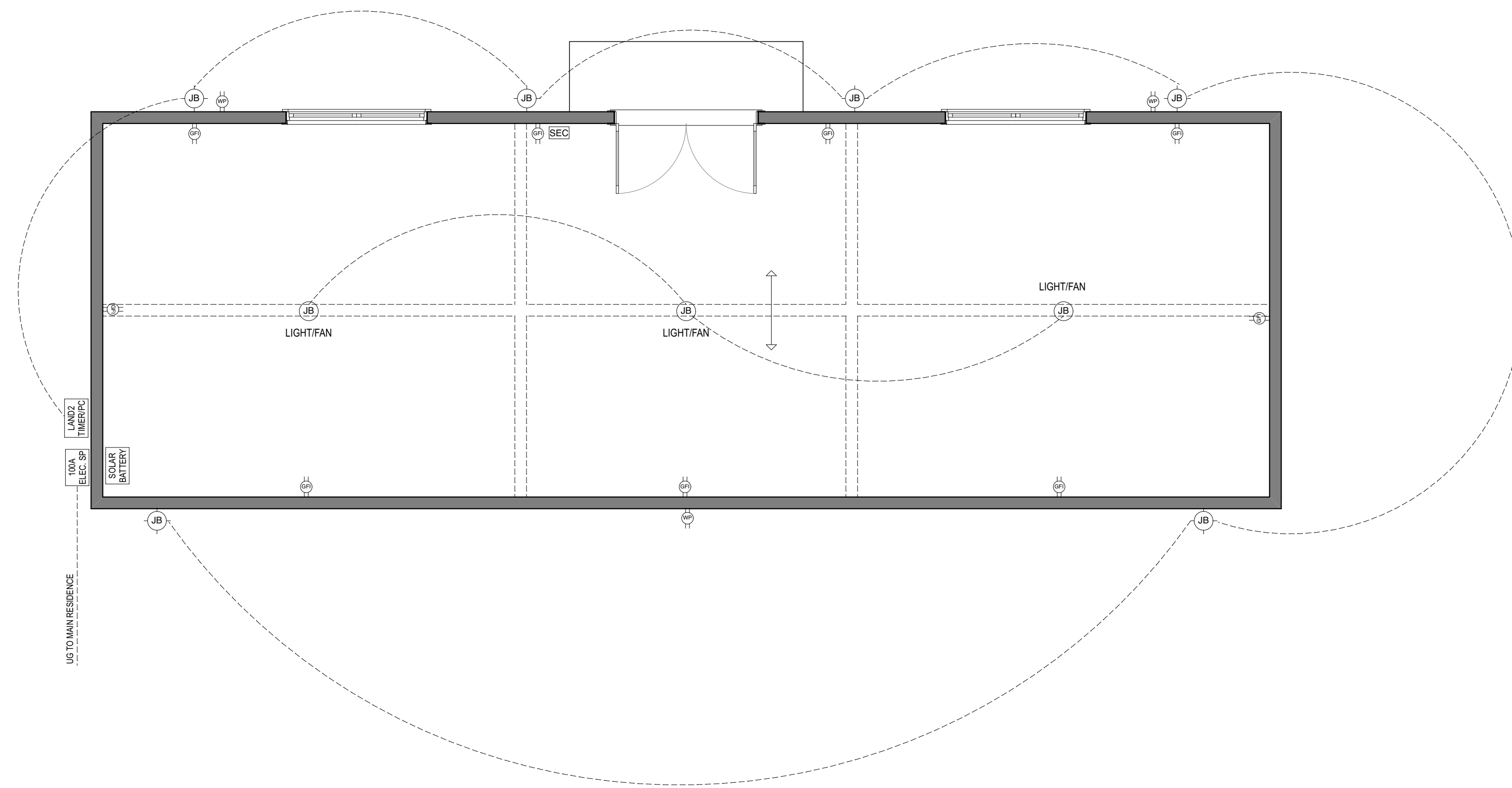
**Zhu Residence**  
 Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

<b>Drawing:</b>	ELECTRICAL PLAN
<b>File Saved:</b>	7/29/23
<b>Scale:</b>	Noted
<b>Drawn By:</b>	MAR

Professional Stamp

**E.1**

Jurisdiction Stamps and/or Red Line Notes



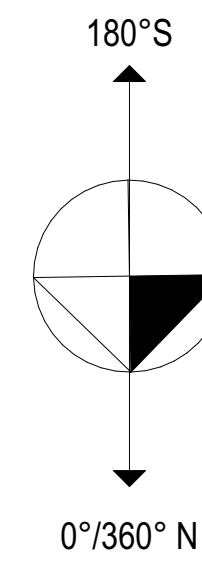
## ACCESSORY ELECTRICAL PLAN

1. SEE SHEET EN.1 FOR THE CA ELECTRICAL CODE REQUIREMENTS & EN.2 FOR THE CA ENERGY CODE REQUIREMENTS.
2. SEE SHEET EN.1 FOR ELECTRICAL PLAN LEGEND.
3. PROVIDE CF2R-LTG-01-E TO INSPECTOR PRIOR TO FINAL INSPECTION.
4. BUILDER SHALL PROVIDE PROPERTY OWNER A SCHEDULE OF LUMINAIRES USED THROUGHOUT THE PROJECT.
5. SEE SHEET E.1 FOR KITCHEN LIGHTING TABLE.
6. ALL LIGHTING SHALL BE LED (HIGH EFFICACY) TYP.
7. ALL NEW EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED & SHIELDED.

1/4" = 1'-0"

0 2' 4' 6'

37° 08' 12" N  
121° 58' 00" W



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**BR**

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**Zhu  
Residence**  
Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

Drawing: ACC. ELECTRICAL PLAN

File Saved: 7/29/23

Scale: Noted

Drawn By: MAR *MR*

Professional Stamp

**E.2**

Jurisdiction Stamps and/or Red Line Notes



2022 CALIFORNIA ENERGY CODE REQUIREMENTS

THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THIS CODE AND FOR EACH CHANGE BY AT LEAST 30 DAYS BEFORE ANOTHER EDITION OR SUPPLEMENT IS RELEASED...

SECTION 111.1: SYSTEMS AND EQUIPMENT - GENERAL

111.1.1. GENERAL. THE SYSTEMS AND EQUIPMENT ARE TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.2: MANDATORY REQUIREMENTS FOR APPLIANCES

111.2.1. GENERAL. ANY APPLIANCE REQUIRED BY THE APPLIANCE EFFICIENCY REGULATIONS SHALL BE CALIFORNIA CODE COMPLIANT AND SHALL MEET THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.3: MANDATORY REQUIREMENTS FOR SOLAR READINGS

111.3.1. SINGLE-FAMILY RESIDENCES. SINGLE-FAMILY RESIDENCES LOCATED IN SUBDIVISIONS WITH TEN OR MORE SINGLE-FAMILY RESIDENCES SHALL BE PROVIDED WITH SOLAR READINGS IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.3.2. SOLAR ZONE AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA DESCRIBED BELOW THE SOLAR ZONE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.3.3. SOLAR ZONE AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA DESCRIBED BELOW THE SOLAR ZONE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.4: MANDATORY REQUIREMENTS FOR SPACE-CONDITIONING EQUIPMENT

111.4.1. GENERAL. SPACE-CONDITIONING EQUIPMENT LISTED IN THIS SECTION MAY BE INSTALLED ONLY IF THE EQUIPMENT MEETS THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.5: MANDATORY REQUIREMENTS FOR SERVICE WATER HEATING SYSTEMS AND EQUIPMENT

111.5.1. GENERAL. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT MAY BE INSTALLED ONLY IF THE EQUIPMENT MEETS THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.6: MANDATORY REQUIREMENTS FOR APPLIANCE EFFICIENCY REGULATIONS

111.6.1. GENERAL. THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS SHALL APPLY TO ALL APPLIANCES INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.7: MANDATORY FEATURES AND DEVICES

111.7.1. GENERAL. THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS SHALL APPLY TO ALL FEATURES AND DEVICES INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.7.2. GENERAL. THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS SHALL APPLY TO ALL FEATURES AND DEVICES INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.7.3. GENERAL. THE REQUIREMENTS OF SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS SHALL APPLY TO ALL FEATURES AND DEVICES INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.8: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.8.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.8.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.9: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.9.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.9.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.9.3. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.10: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.10.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.10.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.11: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.11.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.11.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.11.3. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.12: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.12.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.12.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.13: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.13.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

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111.13.3. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.14: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.14.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

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SECTION 111.15: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.15.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.15.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.15.3. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.16: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.16.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.16.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.17: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.17.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

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111.17.3. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.18: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.18.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

111.18.2. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.19: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.19.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.20: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.20.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

SECTION 111.21: MANDATORY REQUIREMENTS FOR LIGHTING CONTROLS

111.21.1. GENERAL. LIGHTING CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 110 THROUGH 110.9 UNLESS OTHERWISE SPECIFIED IN THESE SECTIONS...

REVISIONS: #

7/29/23

BRITT ROWE 108 N. Santa Cruz Ave. Los Gatos, CA 95030

408.354.6224 (office) 408.354.6514 (fax) www.britt-rowe.com

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Zhu Residence Summit Road 95030 Los Gatos, CA 95030 APN: 058-004-014

CA ENERGY CODE 7/29/23 Noted MAR 17/29/23

Drawing: File Saved: Scale: Drawn By: Professional Stamp

Jurisdiction Stamps and/or Red Line Notes



**FIRE DEPARTMENT  
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA. 95032-1818  
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



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Agency

**STANDARD DETAILS & SPECIFICATIONS**

Spec No	SI-7
Rev. Date	04/30/02
Eff. Date	12/17/02
Approved By	
Page	1 of 9

**SUBJECT:** Construction Site Fire Safety

**SCOPE**

This Standard is intended to prescribe minimum safeguards for new building construction, demolition or significant building alteration projects in order to provide a reasonable degree of safety to life and property from fire. This Standard is based on the provisions for fire safety during building construction or demolitions as set forth in the 2007 California Fire Code Chapter 14 and National Fire Protection Association Standard 241. This Standard shall not be construed to be in lieu of other applicable State or Federal laws and regulations related to construction site safety. The general contractor (or other designee of the building owner) shall be responsible for compliance with the provisions of this Standard. When the term "shall" is used in this Standard, it means a mandatory requirement.

**REQUIREMENTS**

**I. Fire Protection Plan**

A written Fire Protection Plan shall be developed for significant or complex construction projects at the discretion of the fire department. The plan shall be approved by the fire department prior to proceeding past foundation work for new buildings or commencement of demolition work in alteration projects. The written plan shall be consistent with the fire safety precautions as specified in this Standard. The general contractor is responsible for carrying out the provisions of the Fire Protection Plan and communicating it to all subcontractors. Additionally, the Fire Marshal shall be notified of any change affecting the utilization of information contained in the Fire Protection plan. The Fire Protection Plan shall include the following:

- A. Procedures for reporting emergencies to the Fire department.
- B. Procedures for emergency notification, evacuation and/or relocation of all persons in the building under construction and on the site.
- C. Procedures for hot work operations, management of hazardous materials and removal of combustible debris and maintenance of emergency access roads.
- D. Floor plans identifying the locations of exits, exit stairs, exit routes and portable fire extinguishers.
- E. Site plans identifying the designated exterior assembly areas for each evacuation route.
- F. Site plans identifying required fire apparatus access roadways and on-site fire hydrants.

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*Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga*

**IV. Means of Egress Requirements**

- A. **Minimum number of Exits:** All new buildings under construction shall have a least one unobstructed exit. All exits shall be identified on the Fire Protection Plan.
- B. **Multi-Story Buildings:** Each level above the first story in new multi-story buildings shall be provided with at least two usable exit stairs after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.
 

**Exception:** For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).
- C. **Assembly Points:** Designated exterior assembly points shall be established for all construction personnel to relocate to upon evacuation. The assembly points shall also be identified in the Fire Protection Plan.

**V. Area Separation Walls**

When area separation walls are required, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the walls(s).

**VI. Special Operation Requirements**

- A. **Hot Work:** Hot work includes any work involving operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pipe, torch applied roofing, or any other similar activity. The use of hot work equipment shall be in accordance with the following guidelines, including a pre-site inspection, fire watch and post inspection procedures.
  1. **Pre-site Inspection:** An inspection of the hot work site shall be conducted by the General Contractor or his/her designee prior to hot work operations to ensure:

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- G. The name and contact phone number of the person(s) responsible for compliance with the Fire Protection Plan.

**II. General Safety Requirements**

- A. **Fire Department Access Roadways:** All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Chief, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

**Key boxes:** Key boxes and/or approved padlocks shall be required when necessary for access through locked gates or structures.

- B. **Fire hydrants:** Where underground water mains and hydrants are required for the building(s) under construction, they shall be installed, completed, and in service prior to combustible construction materials accumulating on site.
- C. **Telephone service:** Provisions shall be provided at the construction site for emergency notification of the fire department via telephone. The street address of the construction site shall be posted adjacent to the telephone, along with the number for the public safety answering point.
- D. **Premises identification:** The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved.
- E. **Combustible debris:** Wood, cardboard, packing material, form lumber and similar combustible debris shall not be accumulated within buildings. Such debris, rubbish and waste material shall be removed from buildings on a daily basis.

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- (a) the hot work site is clear of combustibles or that combustibles are protected;
- (b) exposed construction is of noncombustible materials or that combustible materials are protected;
- (c) openings are protected;
- (d) there are no exposed combustibles on the opposite side of partitions, walls, ceilings, floors, etc.;
- (e) fire extinguishers are available, fully charged and operable; and
- (f) fire watch personnel are assigned, equipped and trained.
- 2. **Fire Watch:** The sole duty of fire watch personnel shall be to watch for the occurrence of fire during and after hot work operations. Individuals designated to fire watch duty shall have fire extinguishing equipment readily available and shall be trained in the use of such equipment. Personnel assigned to fire watch shall be responsible for extinguishing spot fires and communicating an alarm. Fire watch personnel shall be provided with at least one means for notification of the fire department. Hot work conducted in areas with vertical and horizontal fire exposures that cannot be observed by a single individual shall have additional personnel assigned to fire watches to ensure that all exposed areas are monitored.
- 3. **Post-inspection:** The fire watch shall be maintained a minimum of 30 minutes after the conclusion of the work to look out for leftover sparks, slag or smoldering combustibles.

- B. **Asphalt and tar kettles:** Asphalt kettles shall not be located within 20 feet of any combustible material, combustible building surface or building opening. With the exception of thermostatically controlled kettles, an attendant shall be within 100 feet of a kettle when the heat source is operating. Ladders or similar obstacles shall not form a part of the route between the attendance and the kettle. Kettles shall be equipped with tight-fitting covers. A minimum 3A 40-B-C rated portable fire extinguisher shall be located within 30 feet of each asphalt kettle when the heat source is operating. Minimum 3A 40-B-C rated portable fire extinguishers also shall be located on roofs during asphalt coating operations.

- C. **Motor Equipment:** Motorized equipment including internal-combustion-powered construction equipment shall be used in accordance with the following:
  - 1) Equipment shall be located so that exhausts do not discharge against combustible materials.
  - 2) When possible, exhausts should be piped to the outside of the building.

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- F. **Oily rags:** Oily rags and similar material shall be stored in metal or other approved containers equipped with tight-fitting covers.

- C. **Temporary heating equipment:** Temporary heaters, such as those that are LPG fueled, shall be listed and shall be installed, used, and maintained in accordance with the manufacturer's instructions (See LPG storage and use requirements below). Heating devices shall be secured properly and kept clear from combustible materials. Refueling operations shall be conducted in an approved manner.

- H. **Smoking:** Smoking is prohibited anywhere inside or on the roof of new buildings under construction or in the project work area of buildings undergoing alteration. A suitable number of "No Smoking" signs shall be posted to ensure that smoking is controlled.

- I. **Vehicle parking:** All vehicles shall be parked a minimum of 20 feet from new buildings under construction.

- Exceptions:**
  1. Vehicles that are temporarily parked for loading/unloading or other construction related operations. Such vehicles shall not be left unattended.
  2. Private vehicles may be parked in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

- J. **Combustible material storage:** Combustible construction materials shall be stored a minimum of 20 feet from buildings under construction or undergoing remodel.

- Exceptions:**
  1. Materials that are staged for installation on a floor level.
  2. When approved by the Fire Department, materials may be stored in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

**III. Fire Protection Systems**

- A. **Fire Sprinkler Systems:** Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be

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- 3) Equipment shall not be refueled while in operation.
- 4) Fuel for equipment shall be stored in an approved area outside of the building.

(Ref: CFC Articles 87 & 13 – also 49, 79 and 11)

**VII. Hazardous Materials**

- A. **Liquefied Petroleum Gas (LP-Gas)** - Storage and use shall comply with the following:

1. Propane containers may be used in buildings under construction or undergoing major renovation as a fuel source for temporary heating for curing concrete, drying plaster and similar applications in accordance with the following:
  - (a) Heating elements (other than integral heater-container units) shall be located at least 6 feet from any LP-Gas container.
  - (b) Integral heater-container units specifically designed for the attachment of the heater to the container, or to a supporting standard attached to the container, may be used provided they are designed and installed so as to prevent direct or radiant heat application to the LP-Gas container.
  - (c) Blower and radiant type units shall not be directed toward any LP-Gas container within 20 feet.
  - (d) Heat producing equipment shall be installed with clearance to the combustibles in accordance with the manufacturer's installation instructions.
  - (e) Cylinders shall comply with DOT cylinder specifications and shall be secured in an upright position.
  - (f) Regulators shall be approved for use with LP-Gas. Fittings shall be designed for at least 250 psig service pressure.
  - (g) Hose shall be designed for a working pressure of at least 350 psig (unless limited to 5 psig) and shall be a maximum of 6 feet in length.
  - (h) Portable heaters shall be equipped with an approved automatic device to shut off the flow of gas to the main burner and to the pilot in the event of flame extinguishment or combustion failure. Portable heaters with an input of more than 50,000 Btu/hr shall be equipped with either a pilot that must be proved before the main burner can be turned on or an approved electronic ignition system.

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installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

- B. **Standpipes:** Where standpipes are required, the standpipes shall be installed when the progress of construction is not more than 35 ft. in height above the lowest level of the fire department access. Standpipes shall be provided with fire department hose connections and outlets at accessible locations adjacent to usable stairs. The standpipe system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. Each floor shall be provided a 2 1/2-inch valve outlet for fire department use. Where construction height requires installation of a Class III standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

- C. **Fire Extinguishers:** Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 ft. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2A10BC rating or as otherwise directed by the fire department. The general contractor shall ensure that an adequate number of individuals are trained in the proper use of portable fire extinguishers. Fire extinguishers shall also be located in storage sheds and contractor trailers.

- D. **Fire Alarm Systems:** Fire alarm systems shall be maintained operational at all times during building alterations. When an alteration requires modification to a portion of the fire alarm system, the portion of the system requiring work shall be isolated and the remainder of the system shall be kept in service whenever practical. When it is necessary to shut down an entire fire alarm system a fire watch or other mitigation approved by the fire department shall be implemented by the general contractor until the system is returned to full service.

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- 2. In addition to the above, for LPG storage/use in buildings undergoing alteration and that are fully or partially occupied, the following shall also apply:

- (a) Specific approval must be obtained from the fire department prior to bringing LP-Gas containers on-site.
- (b) The maximum water capacity of individual containers shall be 5-gallon water capacity and the number of containers in the building shall not exceed the number of workers assigned to using the LP-Gas.
- (c) Containers having a water capacity greater than 2 1/2 lb. [1 quart] shall not be left unattended.

**B. Storage, Use and Dispensing of Flammable and Combustible Liquids**

1. Storage areas for flammable and combustible liquids shall be kept free of weeds and extraneous combustible material. Open flames and smoking are prohibited in flammable or combustible liquid storage areas.
2. Tanks and containers shall be marked with the name of the product and FLAMMABLE-KEEP FIRE AND FLAME AWAY. Tanks (containers in excess of 60 gallons) shall also be labeled KEEP 50 FEET FROM BUILDINGS.
3. Metal containers for Class I or II liquids shall be in accordance with DOT requirements or shall be of an approved design. Discharge devices shall not cause an internal pressure on the container. Individual containers shall not be interconnected and shall be kept closed when not in use.
4. Secondary containment or a means of spill control, drainage control, and diking is required for large containers (such as 55 gallon drums) and tanks as approved by the fire department.
5. Plans for the installation/use of any aboveground storage tank (containers greater than 60 gallons) shall be submitted to the fire department for review and permit prior to the proposed tank arriving at the site.

**C. Compressed Gases**

1. Gas cylinders shall be marked with the name of the contents.
2. Gas cylinders shall be stored upright and secured to prevent falling.
3. When not in use, valve protective caps shall be in place.
4. Gas cylinders shall be protected against physical damage.
5. When stored, gas cylinders shall be separated from each other based on their hazard classes.
6. Combustible materials shall be kept a minimum of 10 feet from gas containers.
7. Gas cylinders shall not be placed near elevators, unprotected platform edges or other areas where they would drop more than 2 feet.
8. Gas cylinders shall not be placed in areas where they may be damaged by falling objects.
9. Ropes, chains or slings shall not be used to suspend gas cylinders, unless the cylinder was manufactured with appropriate lifting attachments.

REVISIONS:	#
7/29/23	

**BR**

**BRITT - ROWE**

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

408.354.6224 (office)  
408.354.6514 (fax)  
www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all local & national building codes. All contractors shall verify all conditions to assure conformance to these codes.

**Zhu Residence**

Summit Road  
Los Gatos, CA 95033  
APN: 558-004-014

<b>Drawing:</b>	CONSTR. FIRE SAFETY	7/29/23	Noted	MAR
	<b>File Saved:</b>			
<b>Scale:</b>				
<b>Drawn By:</b>				

Professional Stamp

**F.1**

Jurisdiction Stamps and/or Red Line Notes





COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

- 1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY AMERICAN SOIL TESTING, INC. AND DATED JUNE 15, 2015.

GRADING

- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE.

Table with columns: LOCATION, RESIDENCE, SHED, LANDSCAPE, DRIVEWAY, OFF SITE IMPROVEMENTS, TOTAL. Rows show cubic yards for cut, fill, and vertical depth.

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

CONSTRUCTION STAKING

- 1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES.

CONSTRUCTION INSPECTION

- 1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.

SITE PREPARATION (CLEARING AND GRUBBING)

- 1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:

UTILITY LOCATION, TRENCHING & BACKFILL

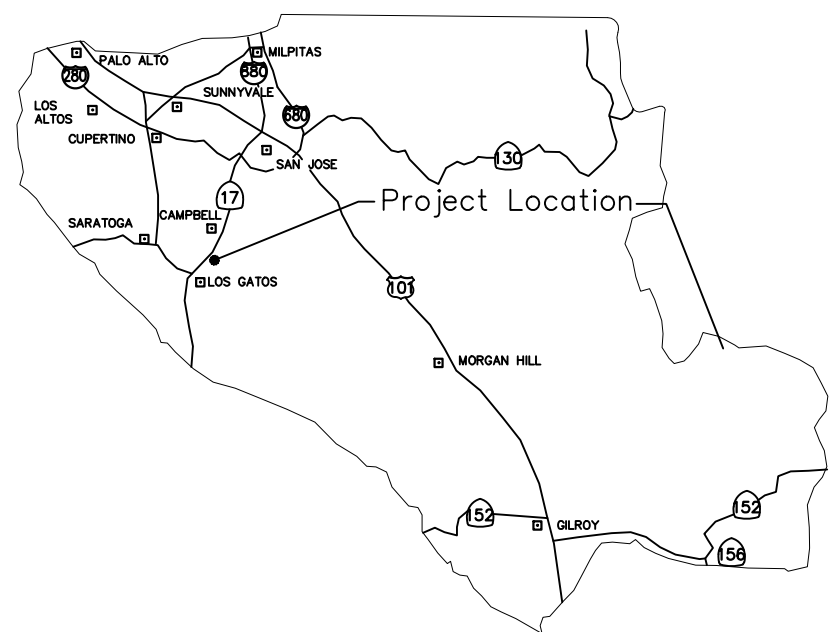
- 1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.

RETAINING WALLS

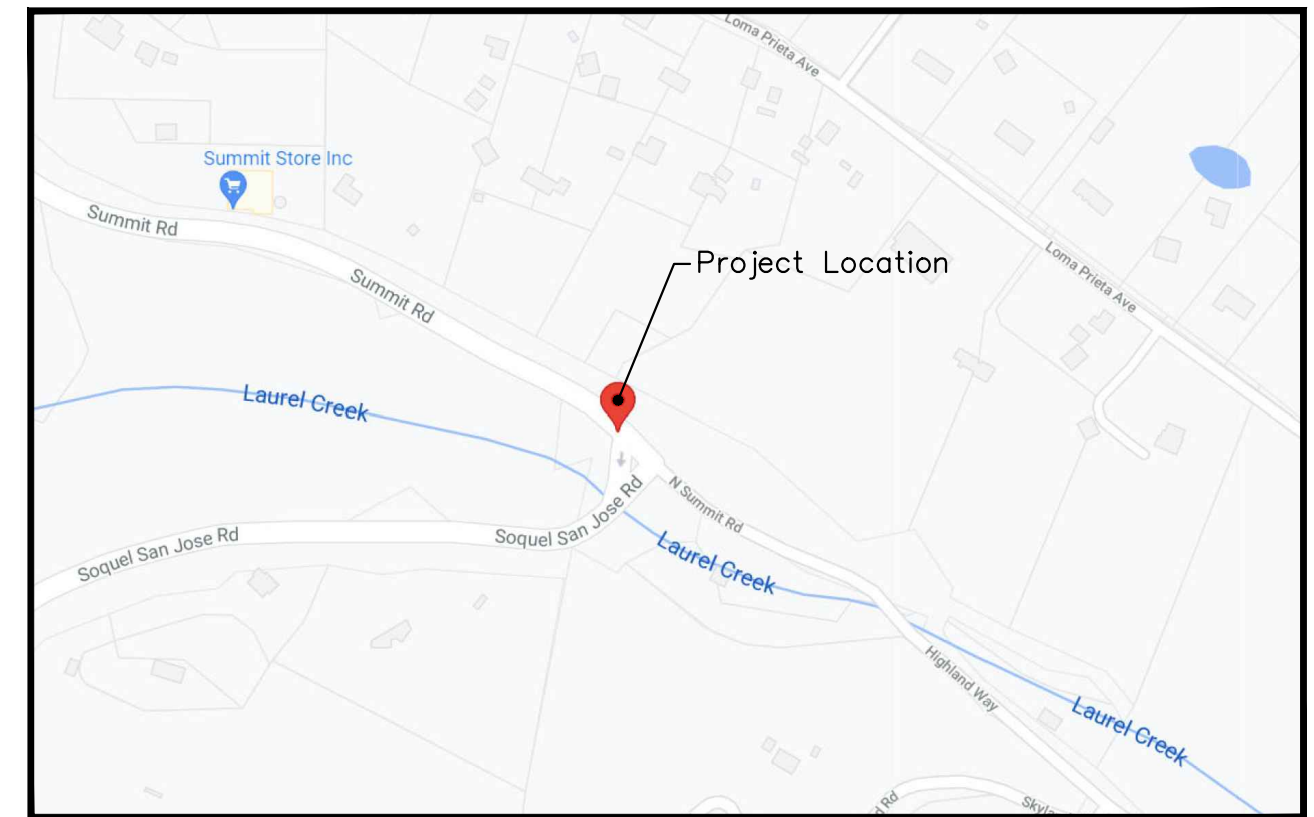
- 1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.



COUNTY LOCATION MAP



VICINITY MAP

LANDS OF ZHU

SCOPE OF WORK

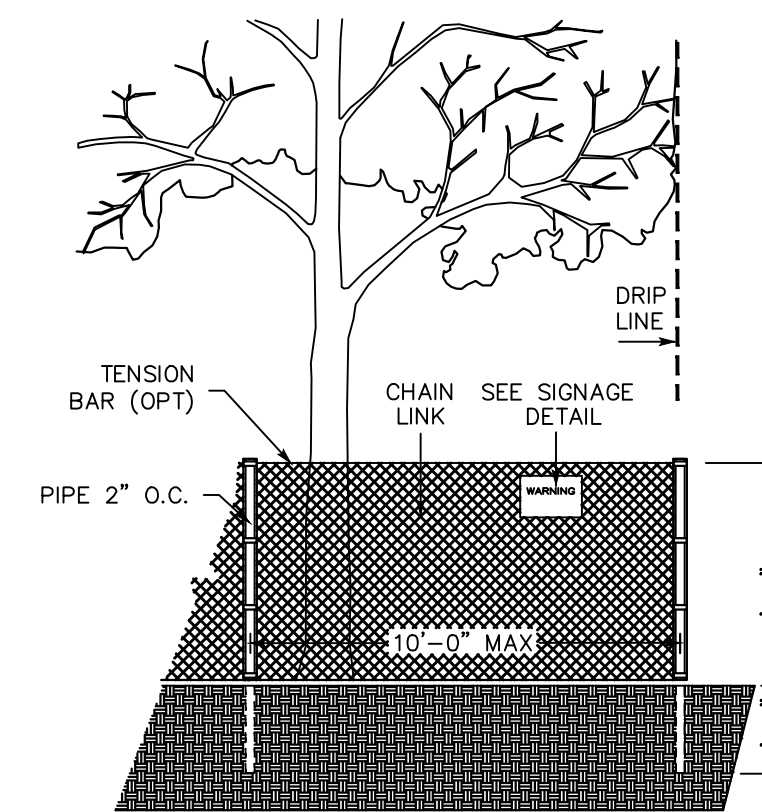
- 1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN.

\* ALL RETAINING WALL DESIGN WILL BE PERMITTED WITH A SEPARATE BUILDING PERMIT

- INDICATES FOUND IRON PIPE AS NOTED

LEGEND

Legend table with columns: DESCRIPTION, PROPOSED, EXISTING. Lists items like FLOW DIRECTION, ELECTRIC LINE, GAS LINE, etc.



EXISTING TREE PROTECTION DETAILS

SURVEY MONUMENT PRESERVATION

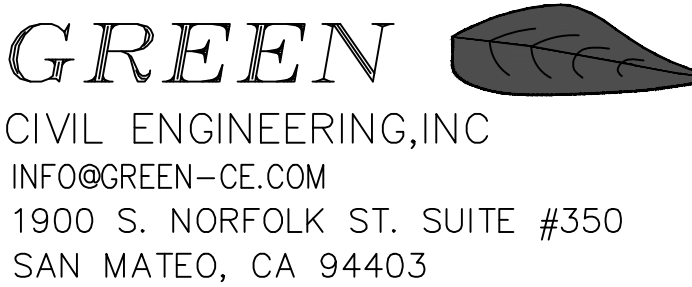
- 1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST.

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING

SHEET INDEX

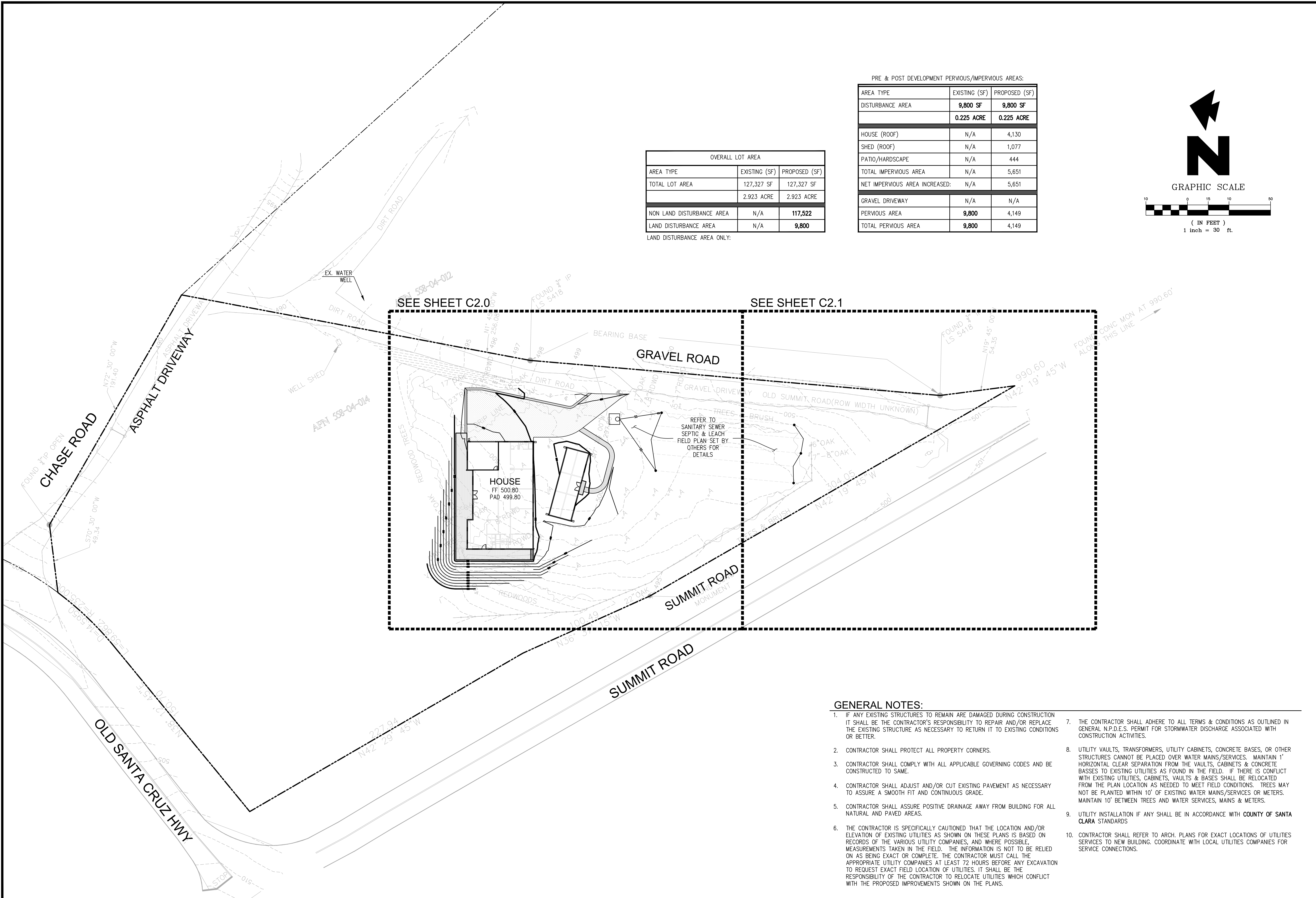
Sheet index table listing sheets C1.0 (COVER SHEET), C1.1 (OVERALL SITE PLAN), C2.0 (GRADING & DRAINAGE PLAN), etc.

ENGINEER'S NAME: CHIN HANG WONG, P.E. ADDRESS: 1900 S. NORFOLK ST. SUITE #350 SAN MATEO, CA 94403



Revision table with columns: Revision, APN, Co. File, Sheet of. Shows Revision 1 to 3.

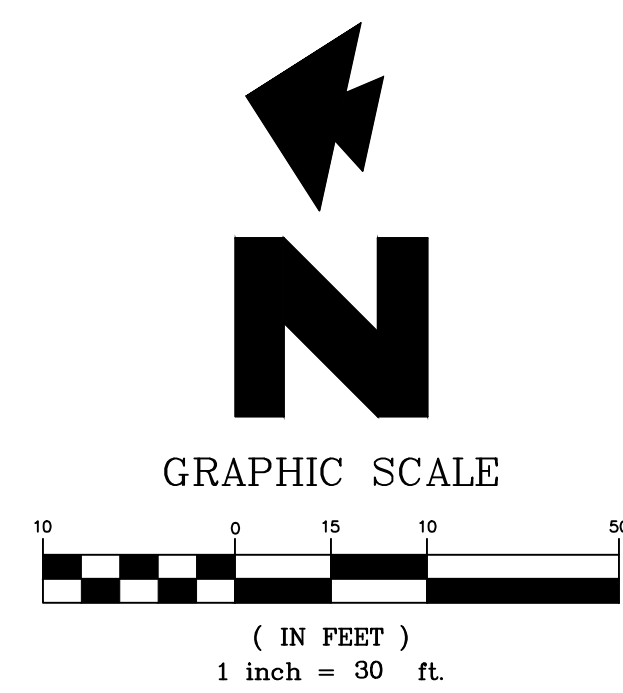




OVERALL LOT AREA		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
TOTAL LOT AREA	127,327 SF	127,327 SF
NON LAND DISTURBANCE AREA	N/A	117,522
LAND DISTURBANCE AREA	N/A	9,800

LAND DISTURBANCE AREA ONLY:

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
DISTURBANCE AREA	9,800 SF	9,800 SF
	0.225 ACRE	0.225 ACRE
HOUSE (ROOF)	N/A	4,130
SHED (ROOF)	N/A	1,077
PATIO/HARDSCAPE	N/A	444
TOTAL IMPERVIOUS AREA	N/A	5,651
NET IMPERVIOUS AREA INCREASED:	N/A	5,651
GRAVEL DRIVEWAY	N/A	N/A
PERVIOUS AREA	9,800	4,149
TOTAL PERVIOUS AREA	9,800	4,149



APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING

**GENERAL NOTES:**

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH COUNTY OF SANTA CLARA STANDARDS
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

REV.	DATE	DESCRIPTION
A		

**OVERALL SITE PLAN**  
**ZHU RESIDENCE**  
**29000 SUMMIT ROAD**  
**LOS GATOS, CA 95033**

**GREEN**  
 CIVIL ENGINEERING, INC.  
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 1900 S. NORFOLK ST. SUITE #350  
 SAN MATEO, CA 94403

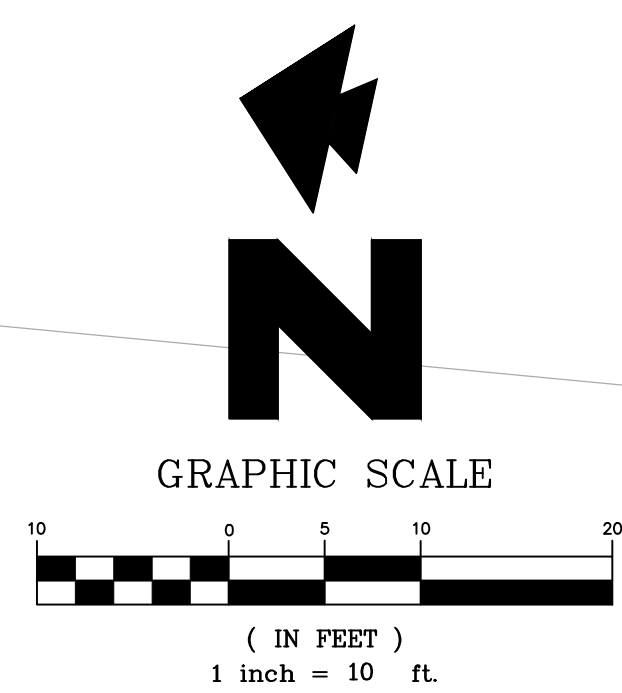
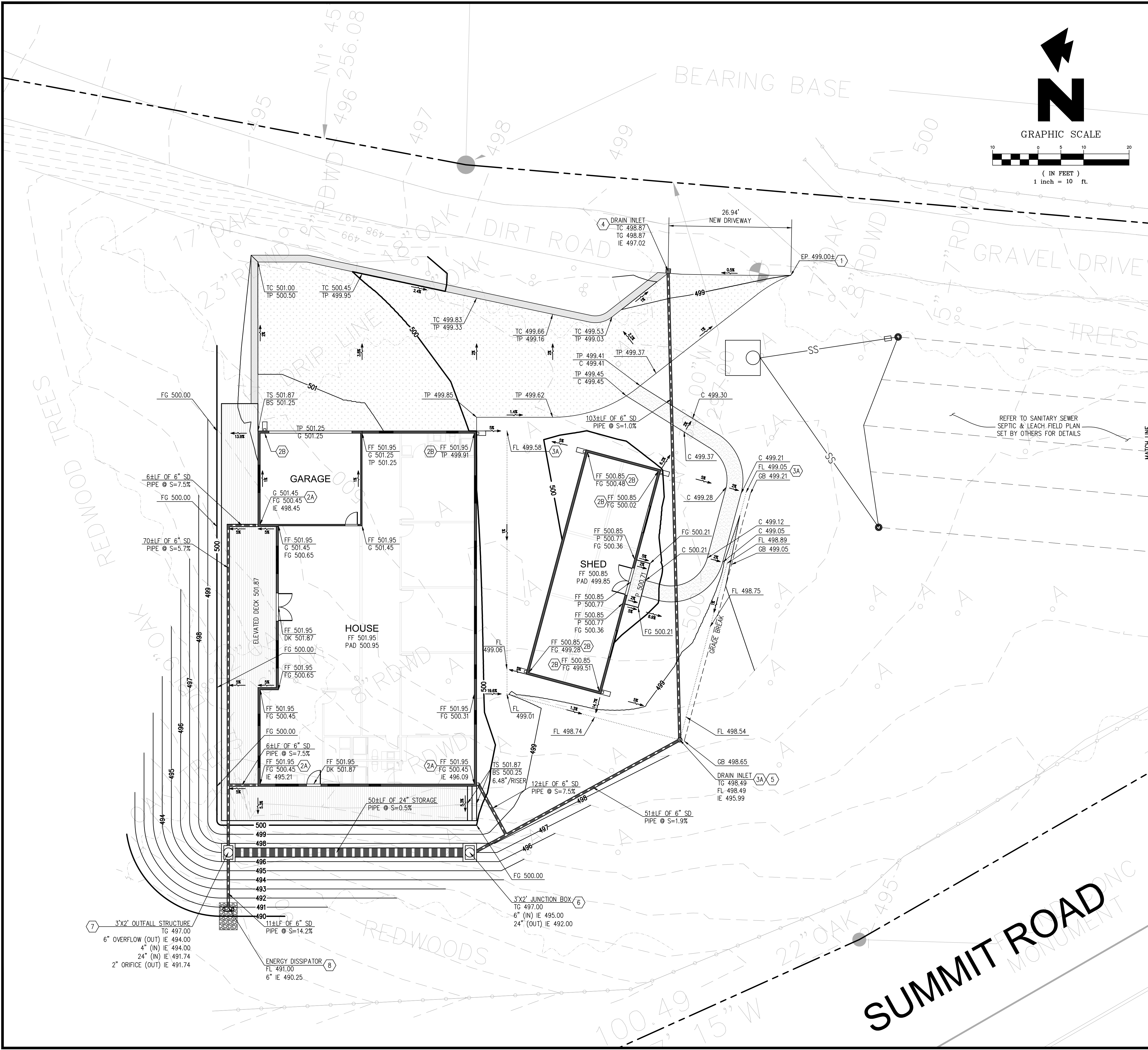


**SCALE**

VERTICAL: 1"= AS SHOWN  
 HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2022  
 DESIGNED: HCL  
 DRAWN: BL  
 REVIEWED: HCL  
 JOB NO.: 20210003

**SHEET**  
**C1.1**  
 2 OF 8 SHEETS



- GENERAL NOTES:**
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- LEGEND**
- = PROPERTY LINE
  - = STREET CENTER LINE
  - = EX. ROLLED CURB
  - = EX. SPOT ELEVATION
  - = GRADING DAYLIGHT LINE
  - = FLOW DIRECTION
  - = GRADE BREAK
  - = FLOW LINE
  - = RAINWATER LEADER
  - = STORM DRAIN CLEANOUT
  - = STORM DRAIN INLET
  - = 2'X3' JUNCTION BOX OR OUTFALL STRUCTURE
  - = STORM DRAIN PIPE

- ABBREVIATIONS:**
- |                     |                               |                       |
|---------------------|-------------------------------|-----------------------|
| BS = BOTTOM OF STEP | FL = FLOW LINE                | R.O.W. = RIGHT-OF-WAY |
| BOW = BACK OF WALK  | G = GARAGE                    | S = SLOPE             |
| BW = BOTTOM OF WALL | GB = GRADE BREAK              | SD = STORM DRAIN      |
| C = CONCRETE        | IE = INVERT ELEVATION         | SR = STRAW ROLL       |
| DK = DECK           | L = LAWN                      | TC = TOP OF CURB      |
| DWY = DRIVEWAY      | LF = LINEAL FOOT              | TG = TOP OF GRADE     |
| EG = EXISTING GRADE | LP = LOW POINT                | TP = TOP OF PAVEMENT  |
| EX = EXISTING       | N = NEW                       | TS = TOP OF STEP      |
| FF = FINISHED FLOOR | P = PATIO OR PORCH            | TW = TOP OF WALL      |
| FG = FINISHED GRADE | PUE = PUBLIC UTILITY EASEMENT | TYP = TYPICAL         |

- GRADING NOTES**
- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
  - RAINWATER LEADER PER DETAIL #1D/C4
  - CONCRETE SPLASH PAD PER DETAIL #1A/C4
  - BEGIN/END SWALE PER DETAIL #2B/C4
  - 12"x12" AREA DRAIN AT DRIVEWAY ENTRANCE PER DETAIL #6A/C4; INSTALL H-20 HEAVY TRAFFIC RATED SOLID COVER
  - AREA DRAIN AT LANDSCAPE AREA PER DETAIL #3A/C4
  - 3'X2' STORM DRAIN JUNCTION BOX PER DETAIL #6E/C4
  - 3'X2' STORM DRAIN OUTFALL STRUCTURE PER DETAIL #8A/C4
  - ENERGY DISSIPATOR PER DETAIL #4E/C4

REV.	DATE	DESCRIPTION
A		

**GRADING AND DRAINAGE PLAN**  
**ZHU RESIDENCE**  
**29000 SUMMIT ROAD**  
**LOS GATOS, CA 95033**

**GREEN**  
 CIVIL ENGINEERING, INC  
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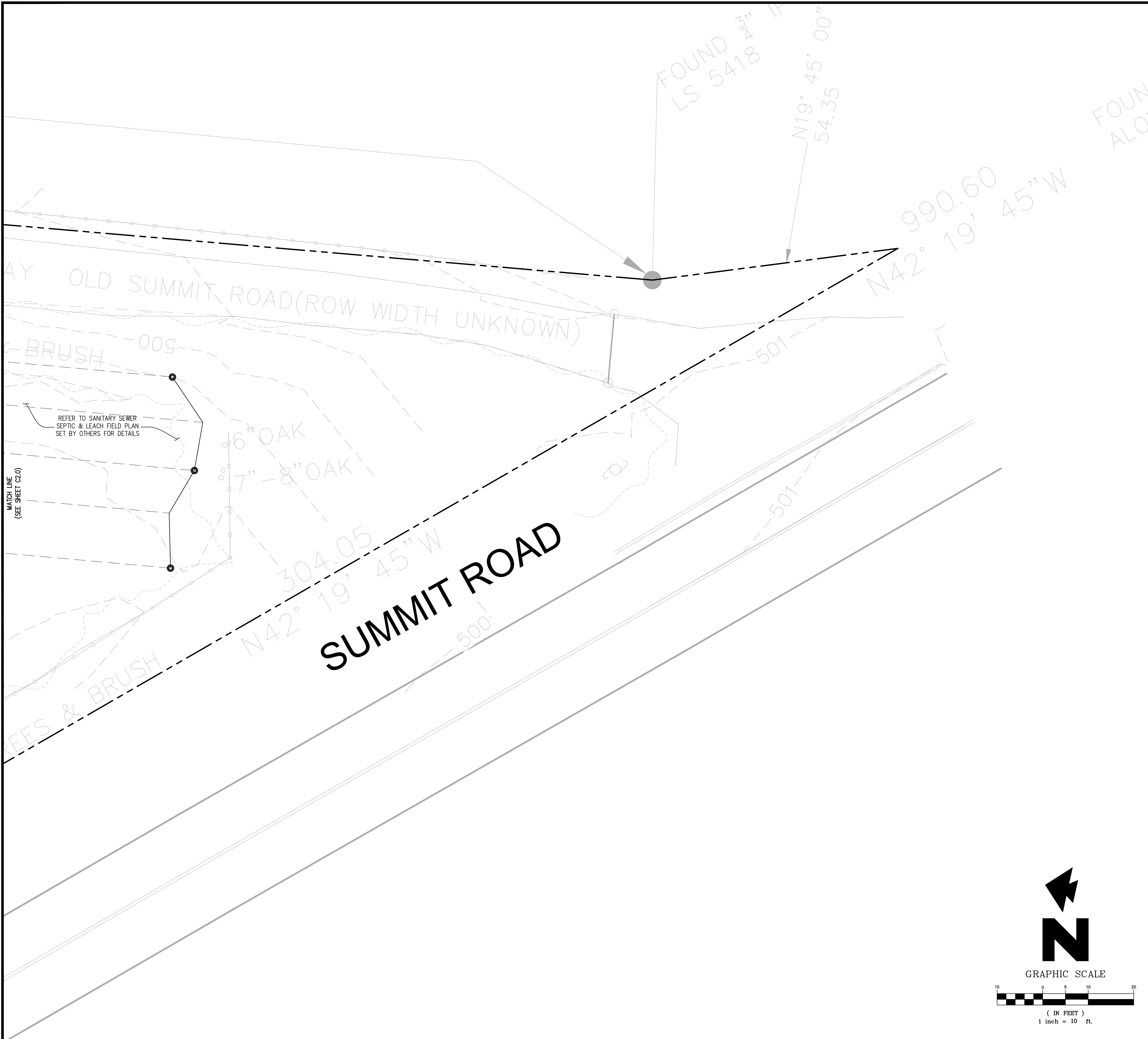


**SCALE**

VERTICAL: 1"= AS SHOWN  
 HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2022
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210003

APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING



- GENERAL NOTES:**
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  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
  - UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH COUNTY OF SANTA CLARA STANDARDS
  - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

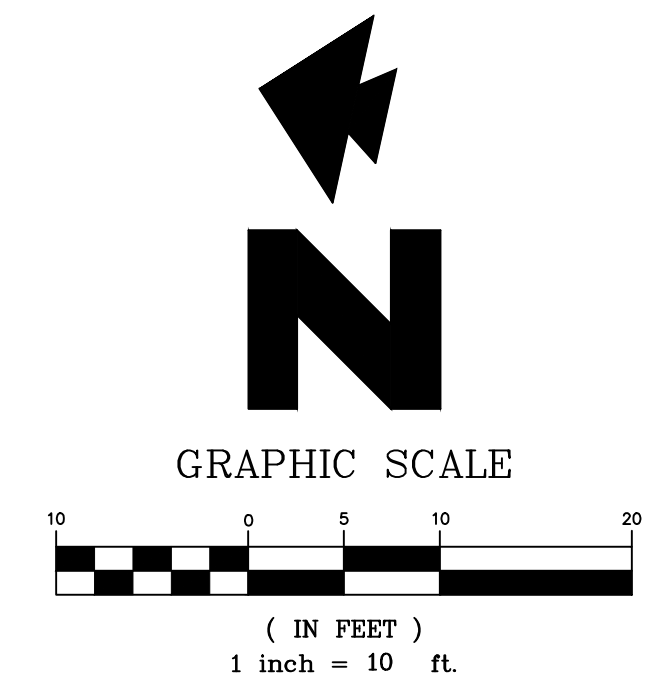
**LEGEND**

	= PROPERTY LINE
	= STREET CENTER LINE
	= EX. ROLLED CURB
	= EX. SPOT ELEVATION
	= GRADING DAYLIGHT LINE
	= FLOW DIRECTION
	= GRADE BREAK
	= FLOW LINE
	= RAINWATER LEADER
	= STORM DRAIN CLEANOUT
	= STORM DRAIN INLET
	= 2'X3' JUNCTION BOX OR OUTFALL STRUCTURE
	= STORM DRAIN PIPE

**ABBREVIATIONS:**

BS = BOTTOM OF STEP	FL = FLOW LINE	R.O.W. = RIGHT-OF-WAY
BOW = BACK OF WALK	G = GARAGE	S = SLOPE
BW = BOTTOM OF WALL	GB = GRADE BREAK	SD = STORM DRAIN
C = CONCRETE	IE = INVERT ELEVATION	SR = STRAW ROLL
DK = DECK	L = LAWN	TC = TOP OF CURB
DWY = DRIVEWAY	LF = LINEAL FOOT	TG = TOP OF GRATE
EG = EXISTING GRADE	LP = LOW POINT	TP = TOP OF PAVEMENT
EX = EXISTING	N = NEW	TS = TOP OF STEP
FF = FINISHED FLOOR	P = PATIO OR PORCH	TW = TOP OF WALL
FG = FINISHED GRADE	PUE = PUBLIC UTILITY EASEMENT TYP	= TYPICAL

- GRADING NOTES**
- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
  - RAINWATER LEADER PER DETAIL #1D/C4
  - CONCRETE SPLASH PAD PER DETAIL #1A/C4
  - BEGIN/END SWALE PER DETAIL #2B/C4
  - 12"x12" AREA DRAIN AT DRIVEWAY ENTRANCE PER DETAIL #6A/C4; INSTALL H-20 HEAVY TRAFFIC RATED SOLID COVER
  - AREA DRAIN AT LANDSCAPE AREA PER DETAIL #3A/C4
  - 3'X2' STORM DRAIN JUNCTION BOX PER DETAIL #6E/C4
  - 3'X2' STORM DRAIN OUTFALL STRUCTURE PER DETAIL #8A/C4
  - ENERGY DISSIPATOR PER DETAIL #4E/C4

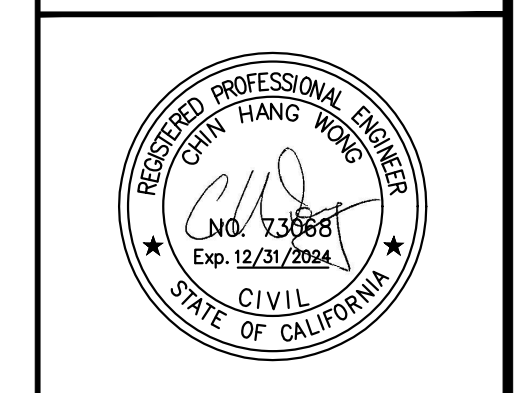


APPROVED FOR ISSUANCE REFER TO ENCROACHMENT AND/OR CONSTRUCTION PERMIT AND PLAN COVER SHEET FOR SPECIAL CONDITIONS AND PERMIT NUMBERING

REV.	DATE	DESCRIPTION

**GRADING AND DRAINAGE PLAN**  
**ZHU RESIDENCE**  
**29000 SUMMIT ROAD**  
**LOS GATOS, CA 95033**

**GREEN**  
 CIVIL ENGINEERING, INC  
 INFO@GREEN-CE.COM  
 1900 S. NORFOLK ST. SUITE #350  
 SAN MATEO, CA 94403



**SCALE**

VERTICAL: 1"= AS SHOWN  
 HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2022

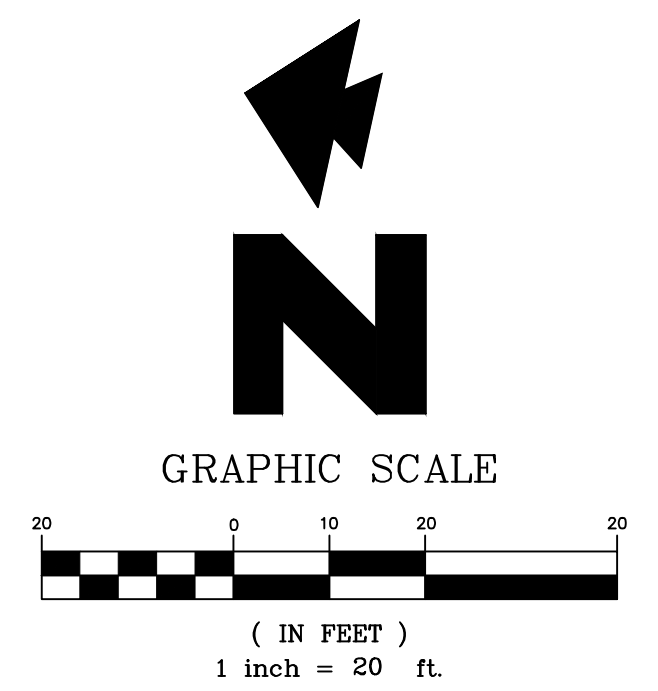
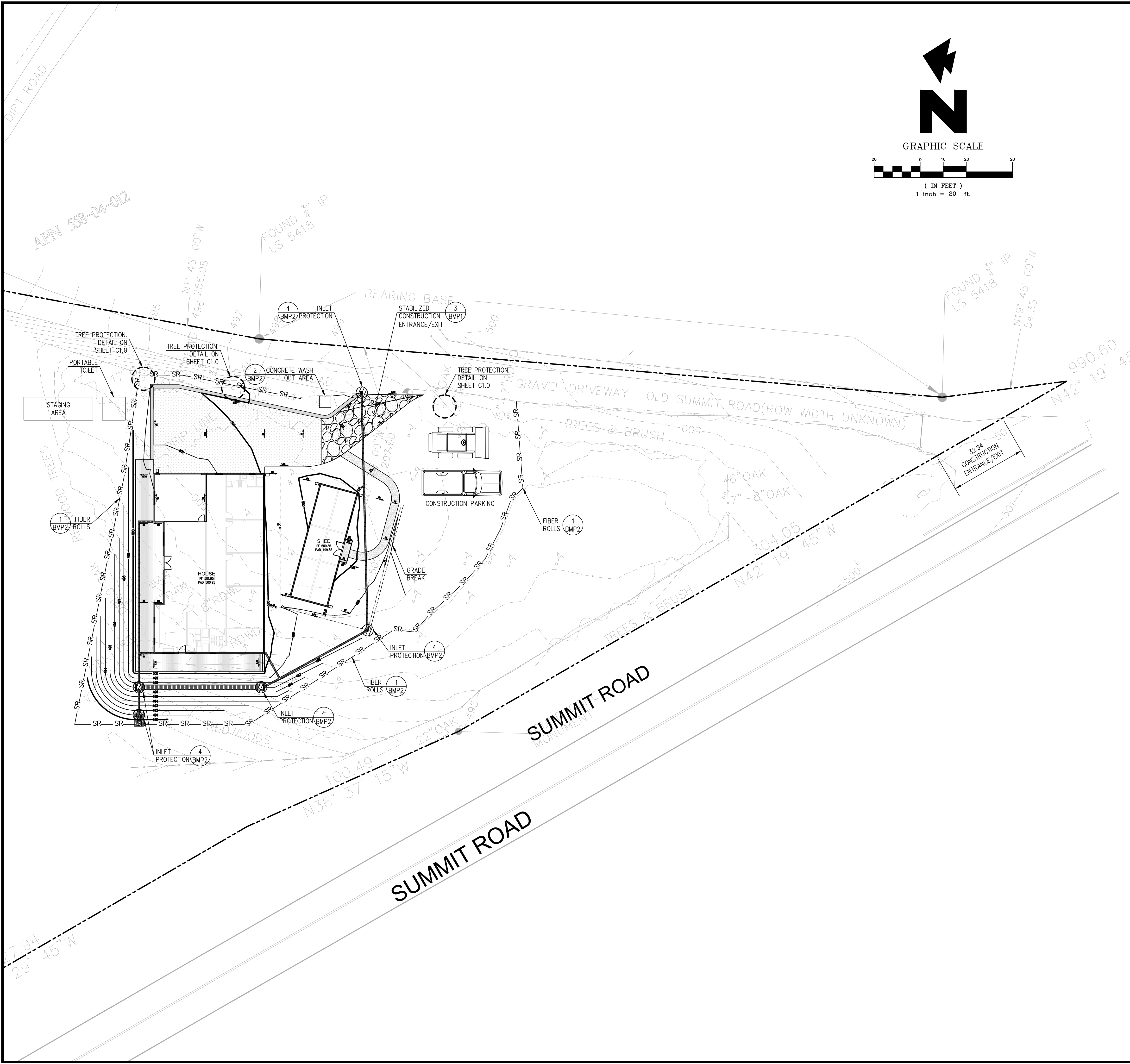
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DRAWN: BL

REVIEWED: HCL

JOB NO.: 20210003

**SHEET**  
**C2.1**  
 4 OF 8 SHEETS



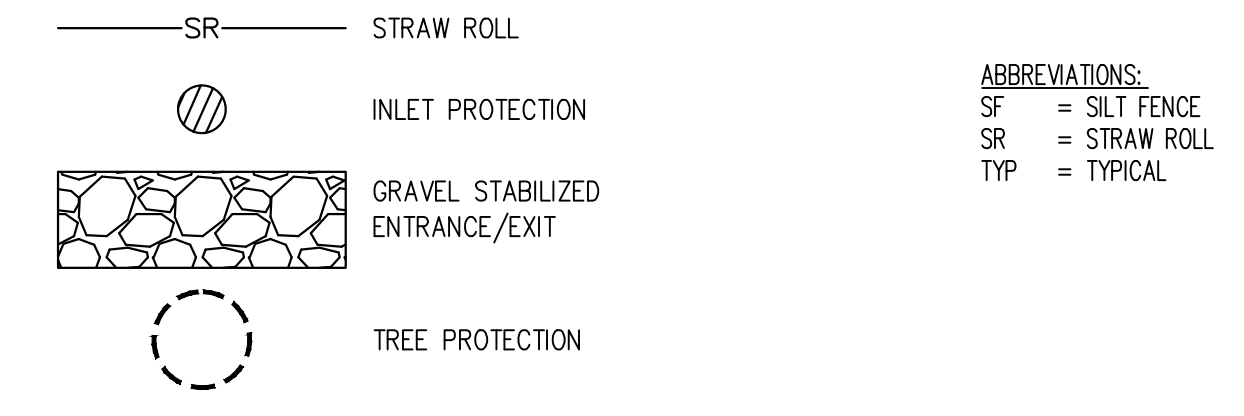
**EROSION AND SEDIMENT CONTROL NOTES AND MEASURES:**

1. GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF SANTA CLARA COUNTY GRADING OFFICIAL. REFER TO COUNTY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.
- A. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
  - i. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
  - ii. PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
  - iii. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
- B. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO SANTA CLARA COUNTY ROAD RIGHT OF WAY.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
4. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT SANTA CLARA COUNTY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
5. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
8. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
10. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
12. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
13. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
14. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
15. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

**MAINTENANCE NOTES**

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
  - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F. RILLS AND GULLIES MUST BE REPAIRED.

**LEGEND**



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REV.	DATE	DESCRIPTION
A		

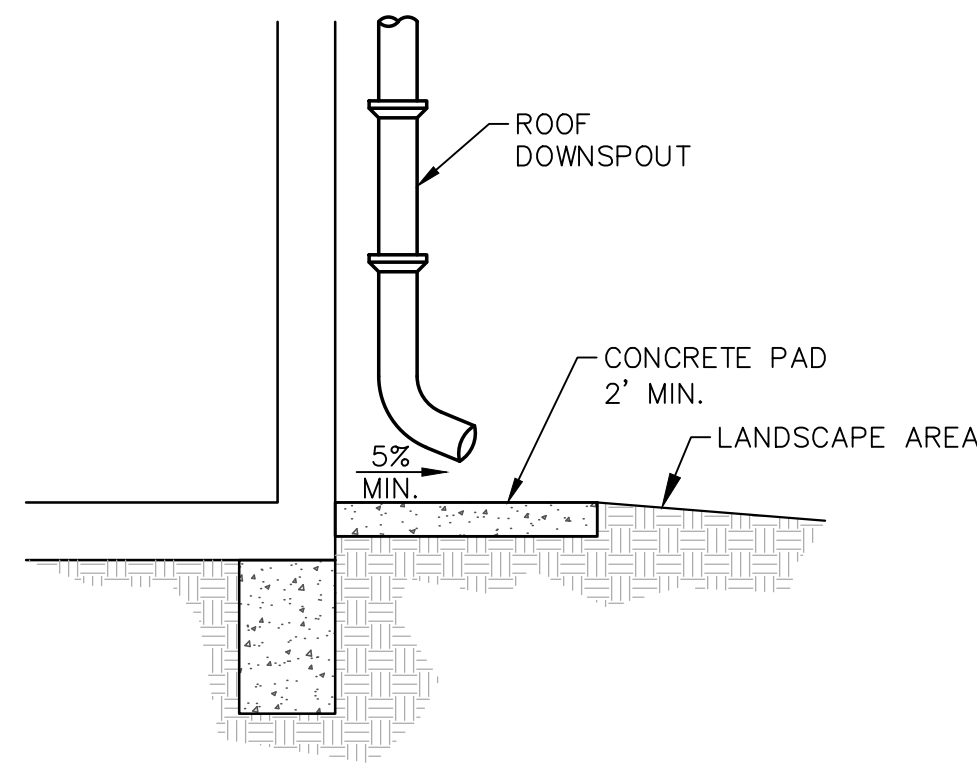
**EROSION CONTROL PLAN**  
**ZHU RESIDENCE**  
 29000 SUMMIT ROAD  
 LOS GATOS, CA 95033



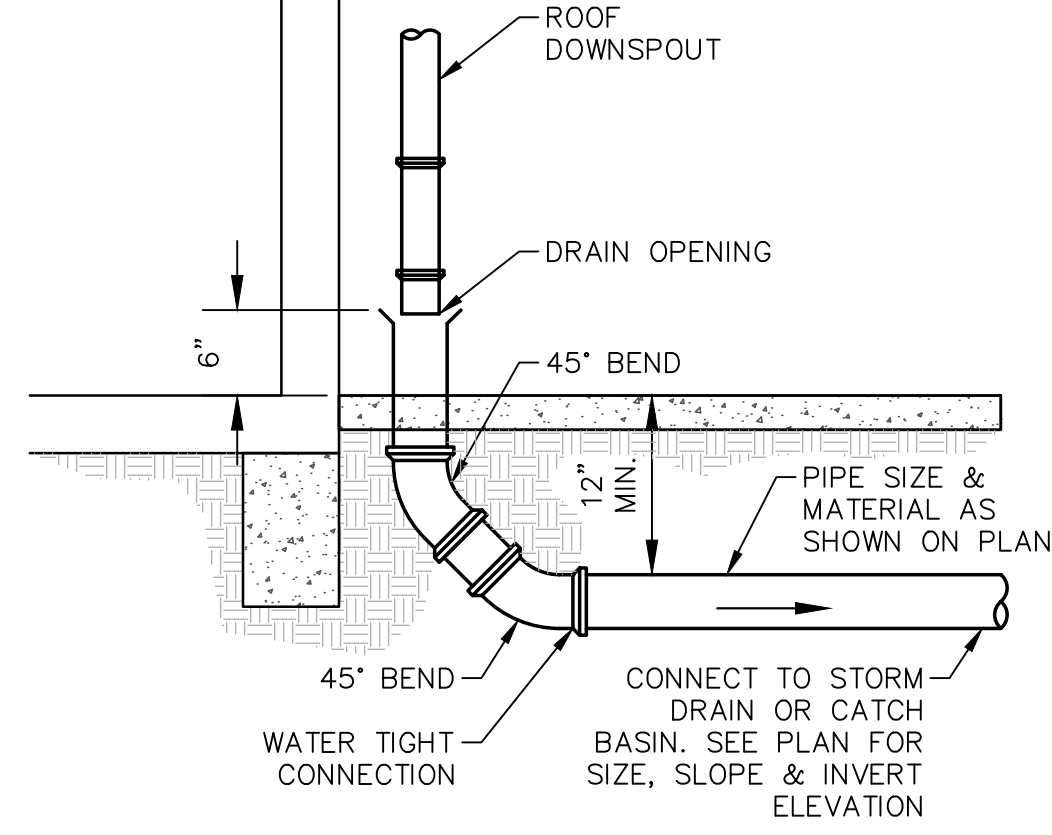
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 VERTICAL: 1"= AS SHOWN  
 HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2022
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210003

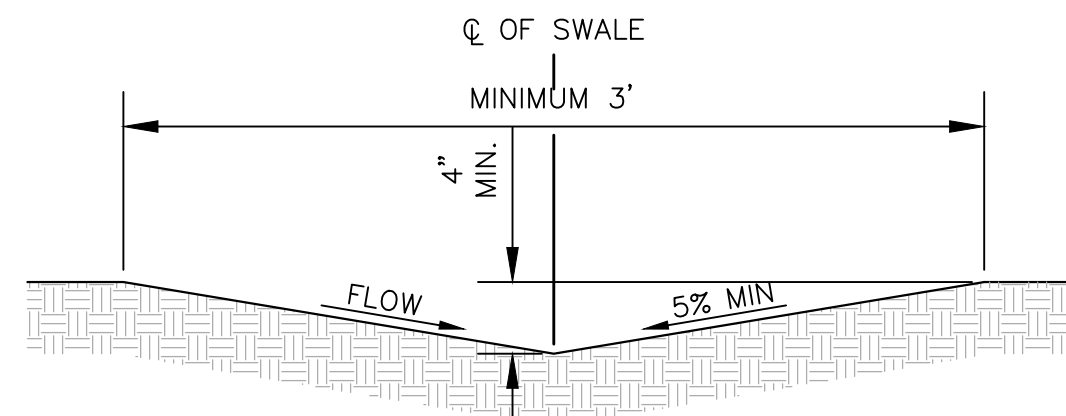
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**C3**  
 5 OF 8 SHEETS



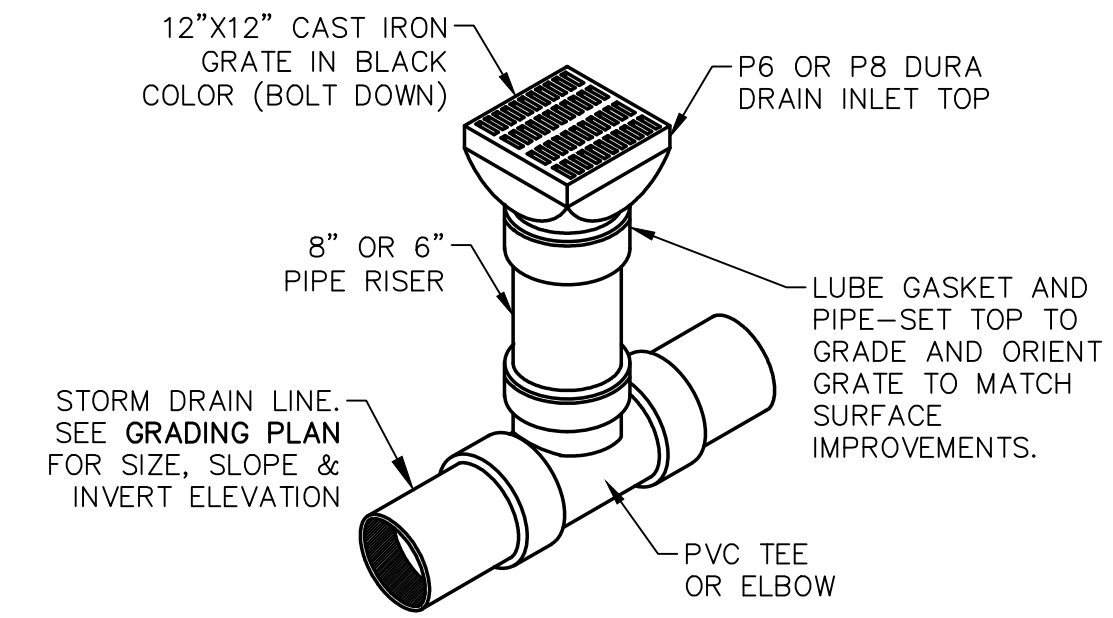
1A CONCRETE SPLASH PAD N.T.S.



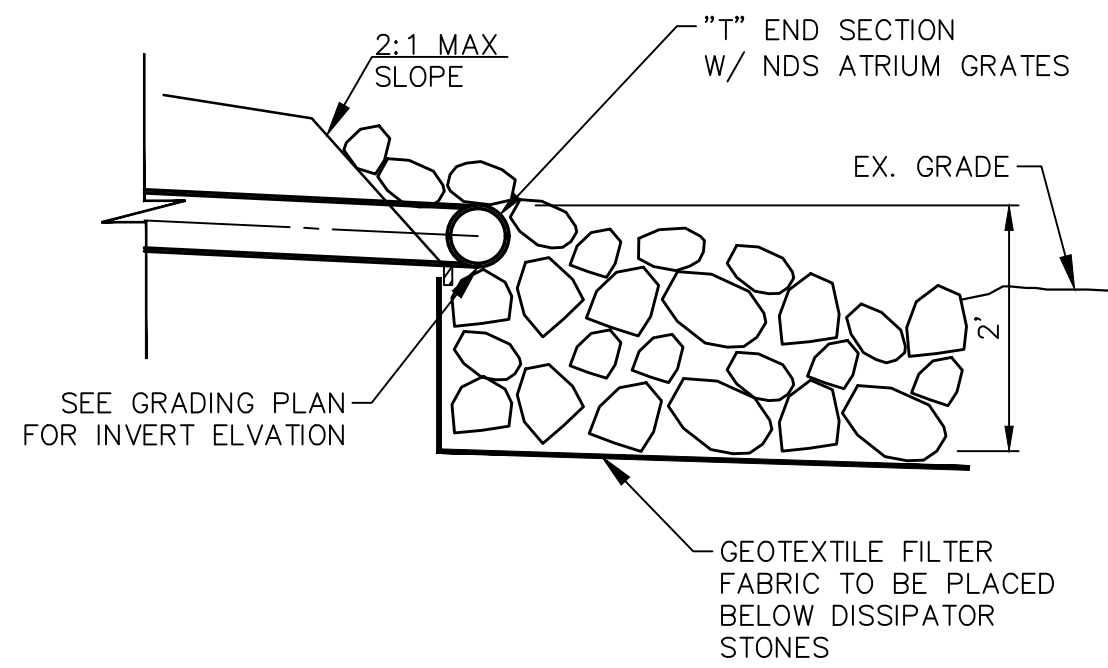
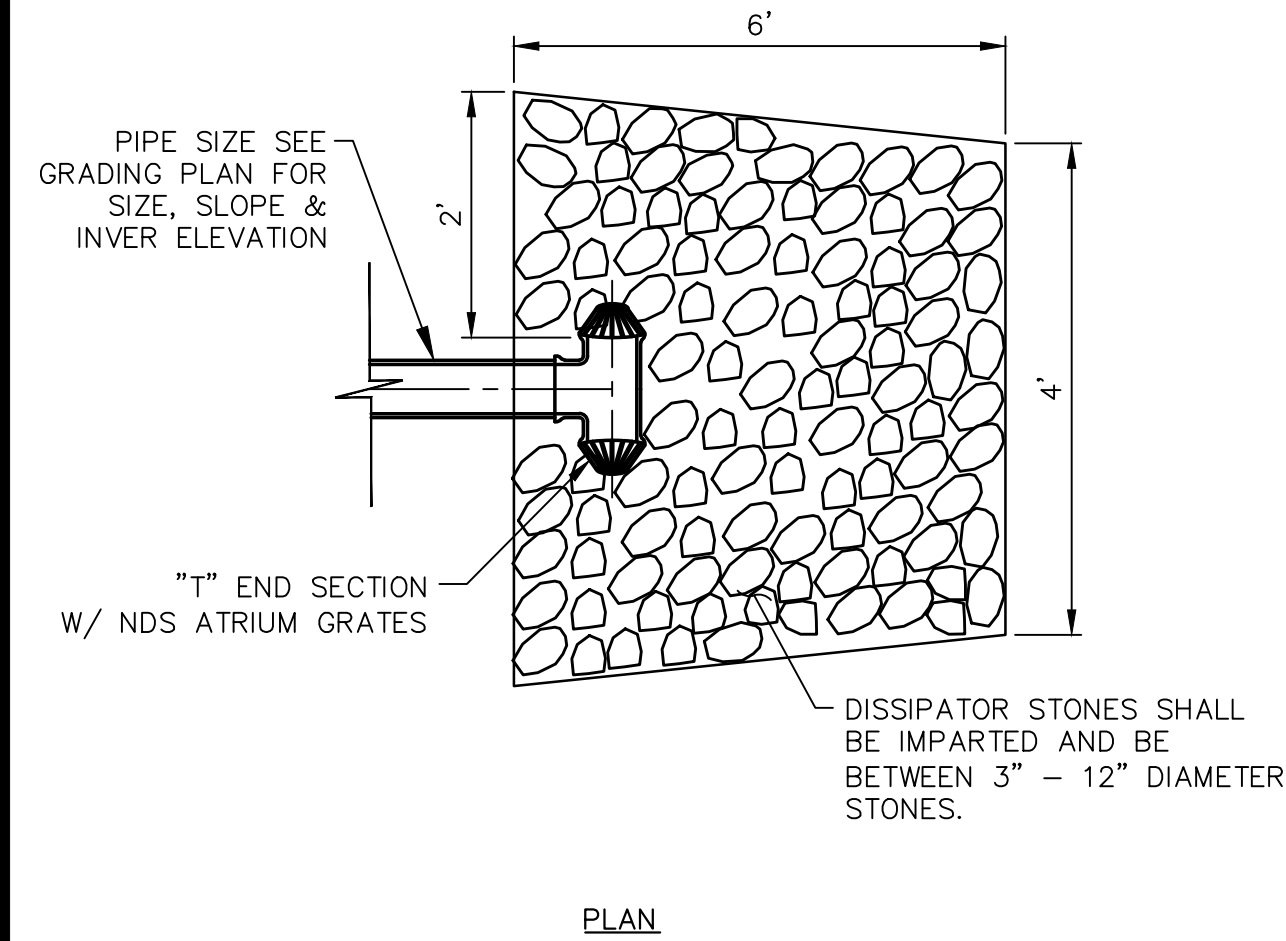
1D RAINWATER LEADER WITH DRAIN INLET N.T.S.



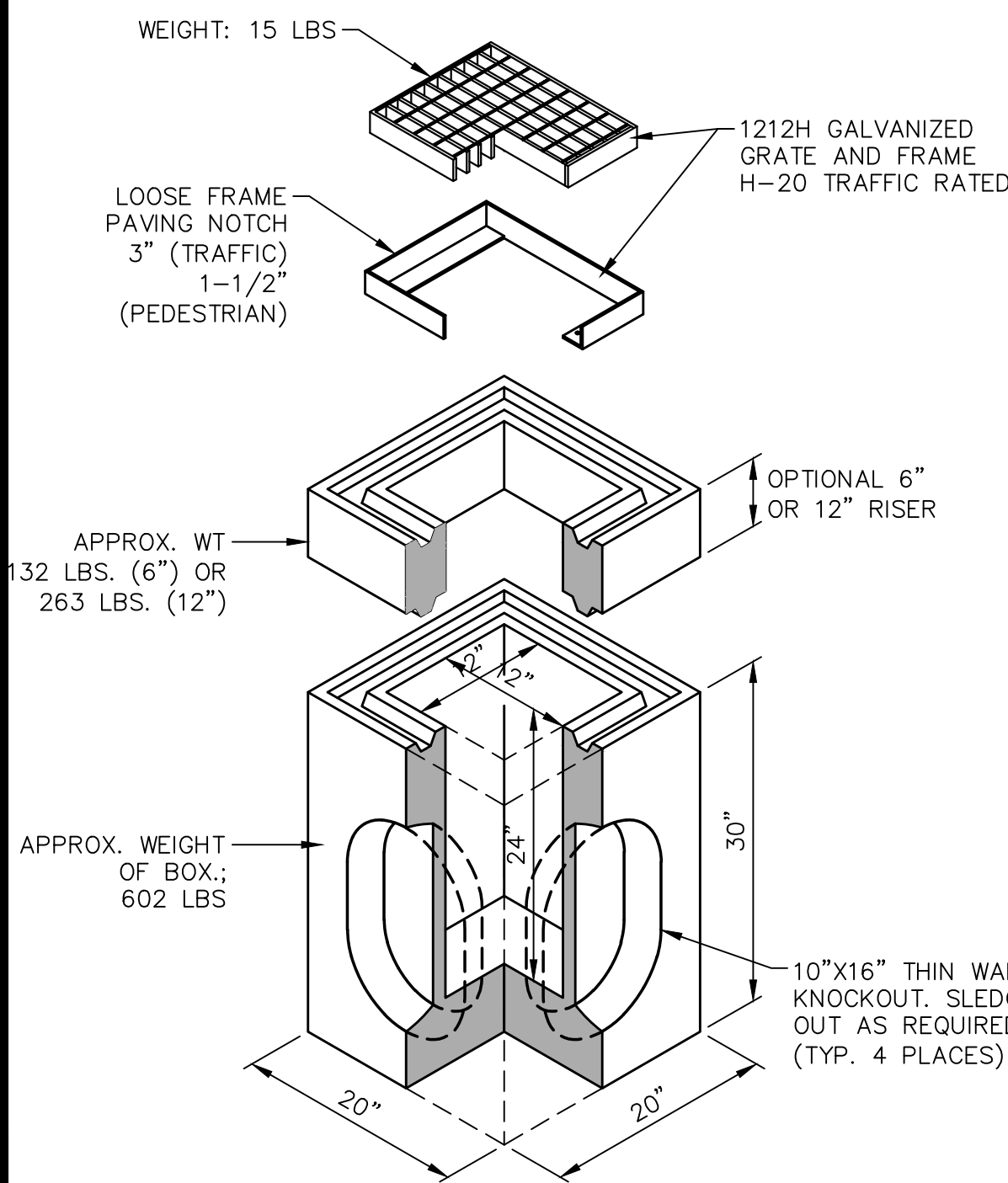
2B SWALE @ UNPAVED AREA N.T.S.



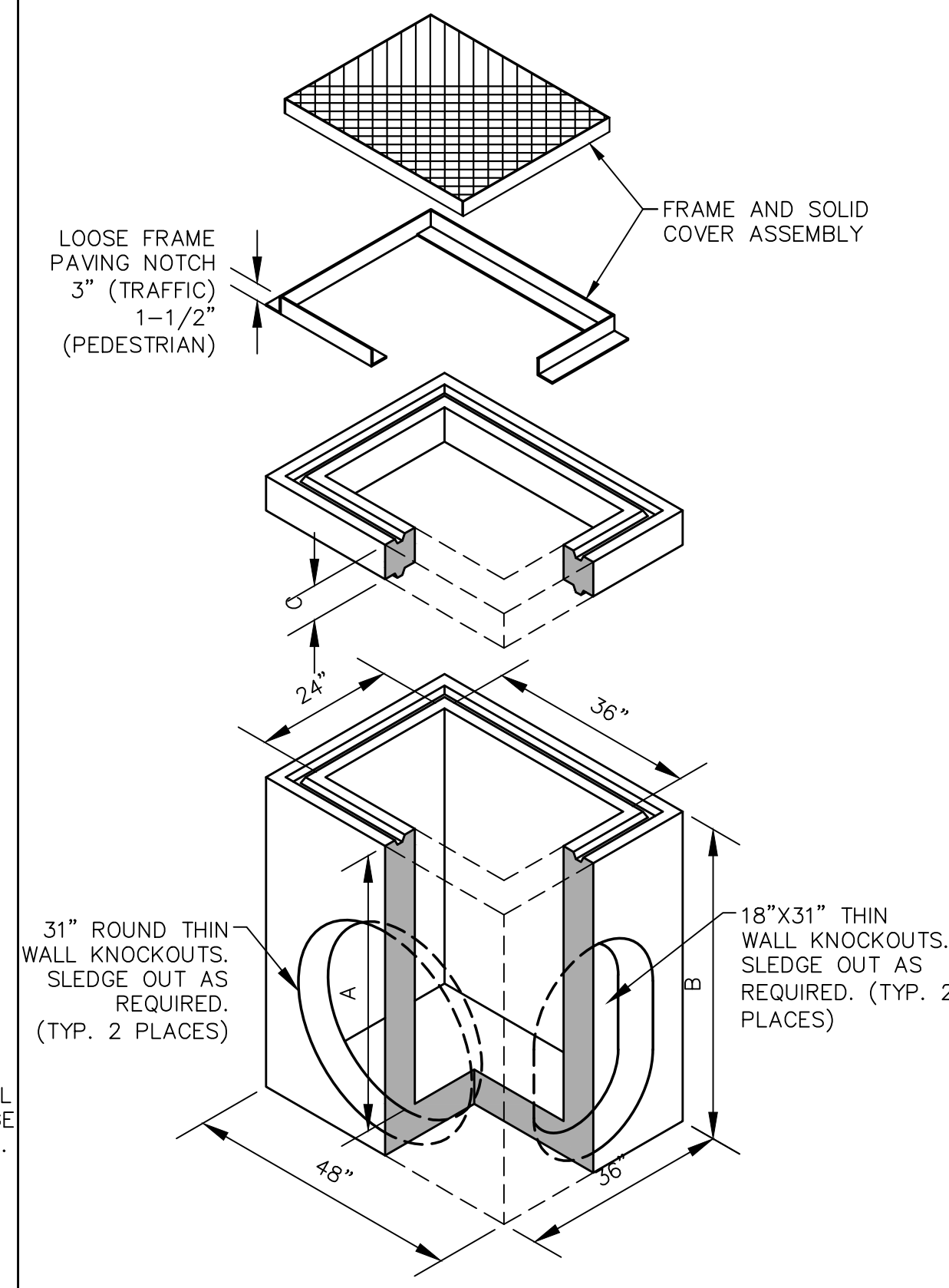
3A 12"X12" LANDSCAPE AREA DRAIN N.T.S.



4E ENERGY DISSIPATOR N.T.S.



6A 12"X12" DROP INLET BY JENSEN PRECAST N.T.S.



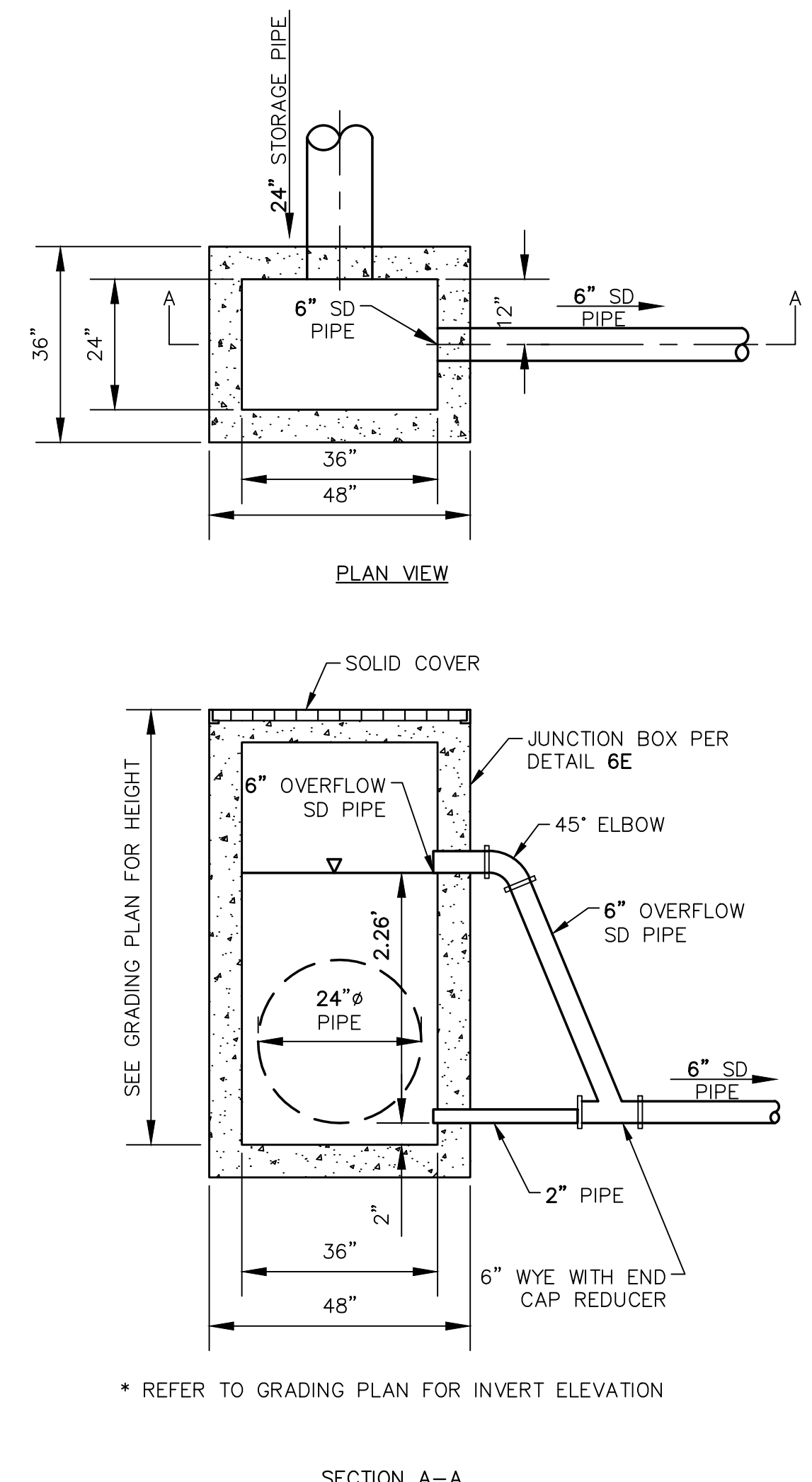
UP TO 6'-0" INSIDE DEPTH

DROP INLET			
MODEL NO.	A	B	* WEIGHT
DI243636	36"	42"	3028 LBS.
DI243648	48"	54"	3889 LBS.
DI243660	60"	66"	5611 LBS.
DI243672	72"	78"	6472 LBS.

EXTENSION			
MODEL NO.	C	WEIGHT	
RS243606	6"	450 LBS.	
RS243612	12"	900 LBS.	

6E 24"X36" JUNCTION BOX BY JENSEN PRECAST N.T.S.



8A 24"X36" DETENTION OUTFALL STRUCTURE N.T.S.

REV.	DATE	DESCRIPTION
1		

DETAIL SHEET  
 ZHU RESIDENCE  
 29000 SUMMIT ROAD  
 LOS GATOS, CA 95033

**GREEN**  
 CIVIL ENGINEERING, INC  
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 1900 S. NORFOLK ST. SUITE #350  
 SAN MATEO, CA 94403



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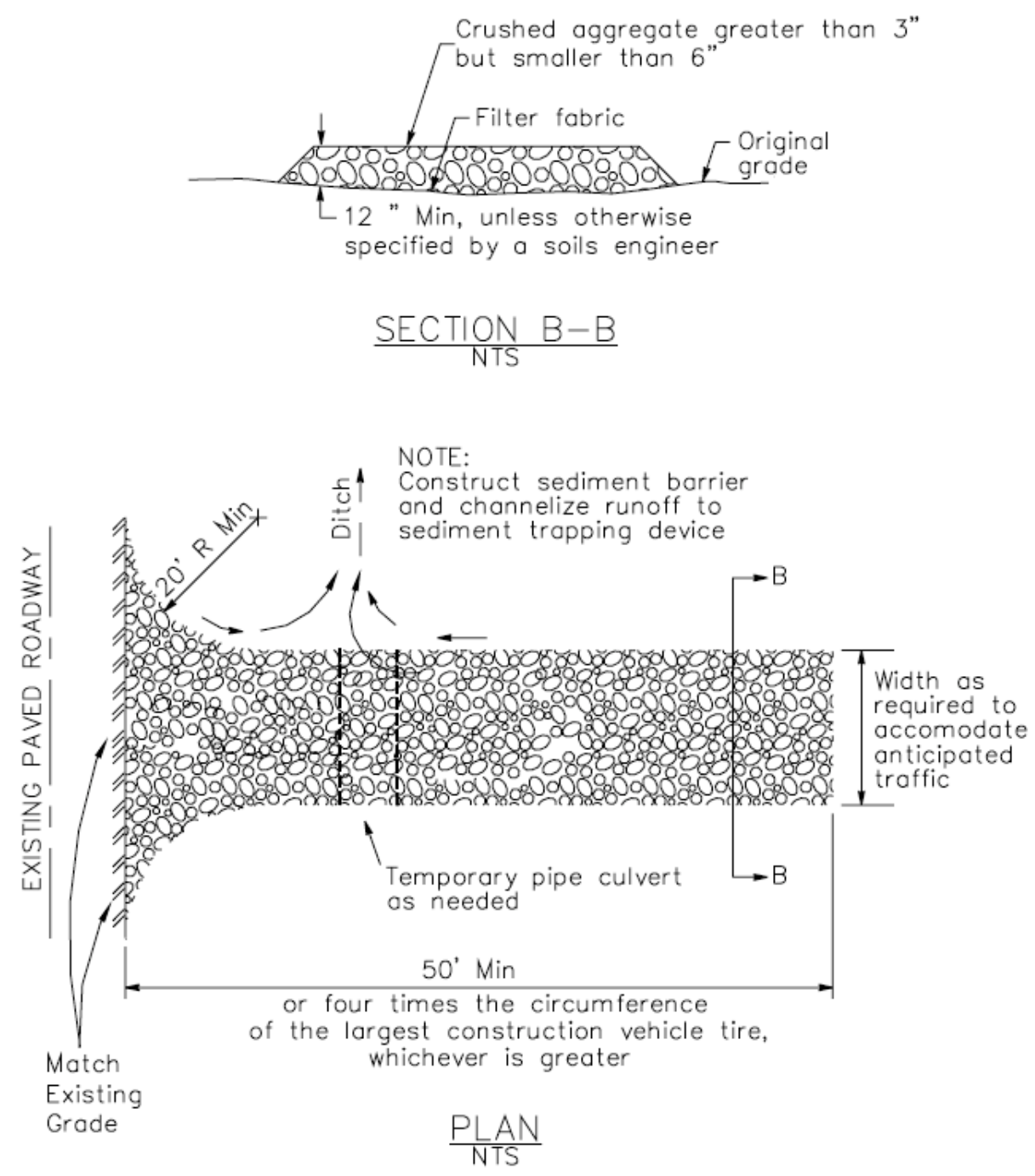
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 REVIEWED: HCL  
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SHEET  
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 6 OF 8 SHEETS

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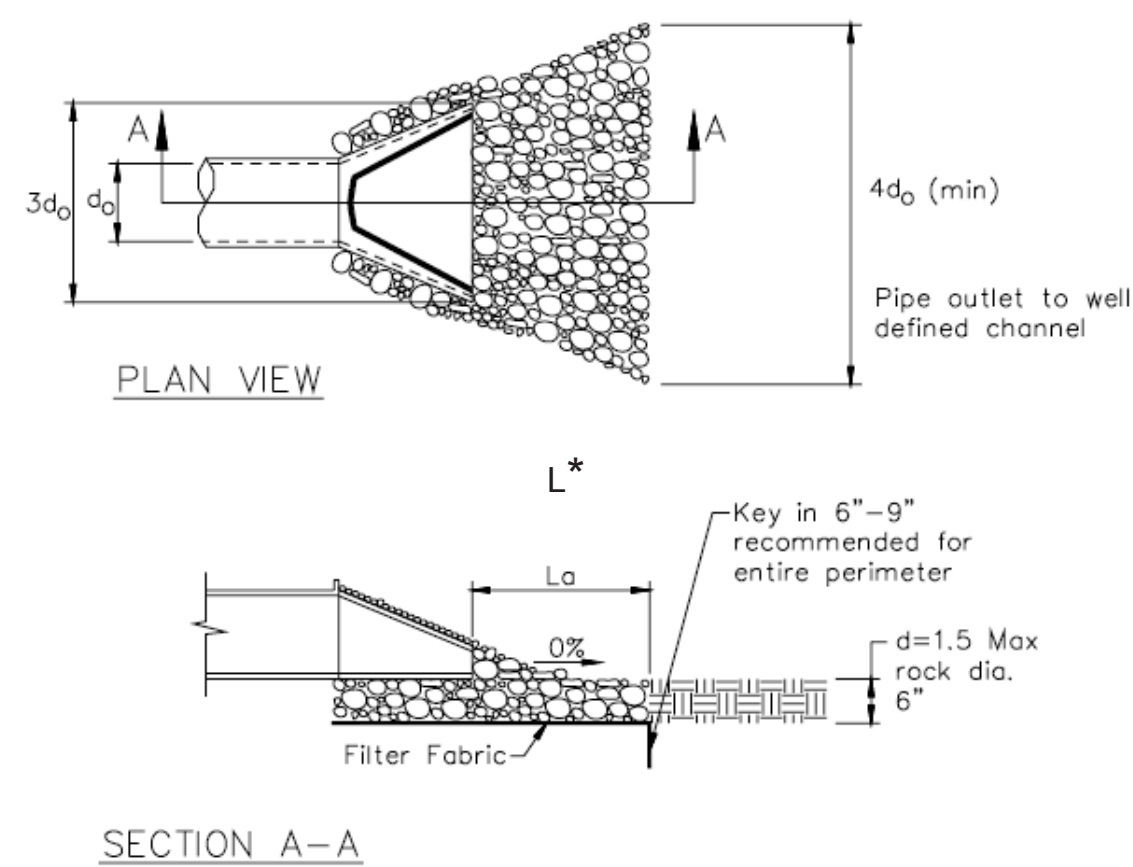
### 3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



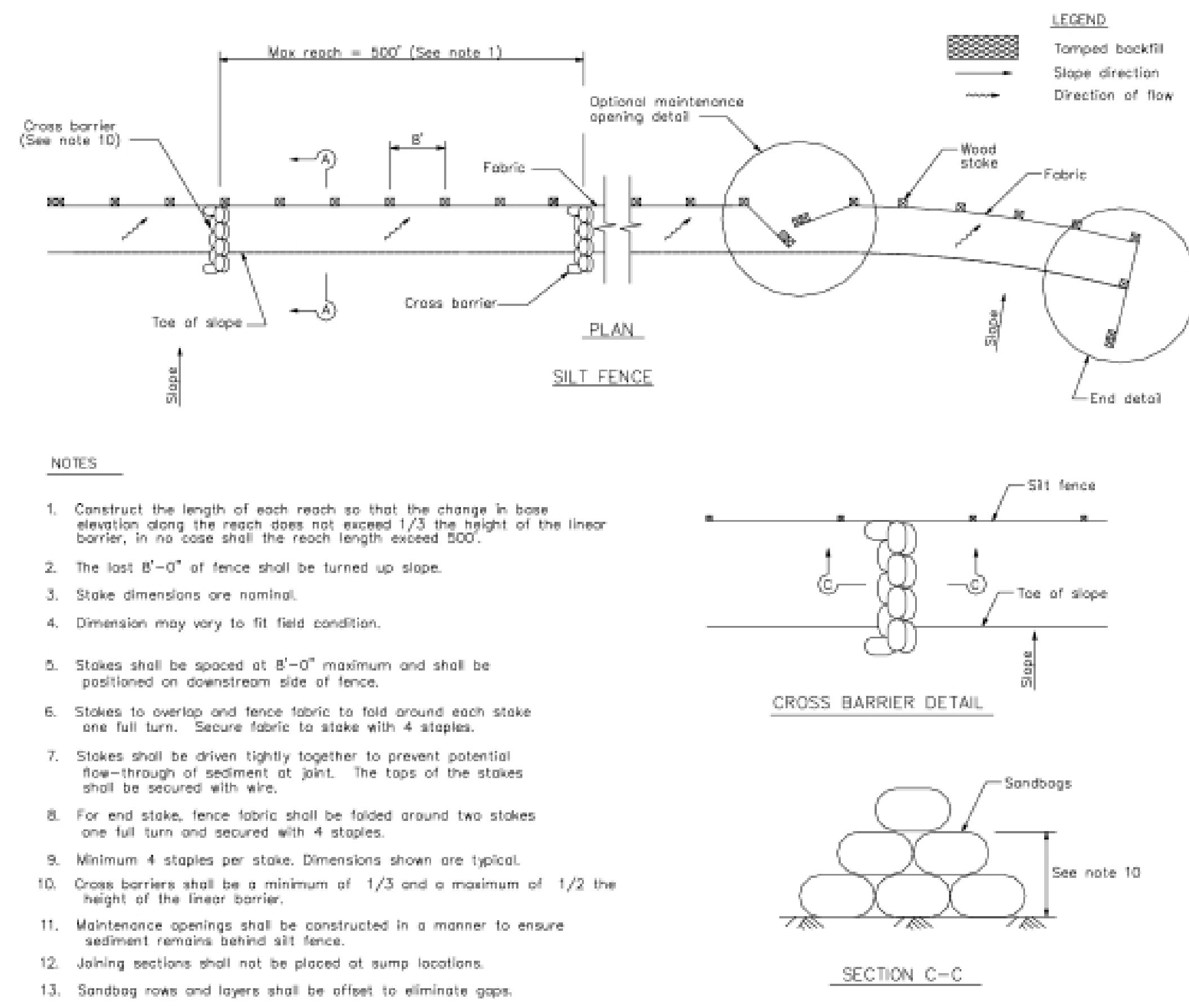
### 4 Velocity Dissipation Devices

CASQA Detail EC-10



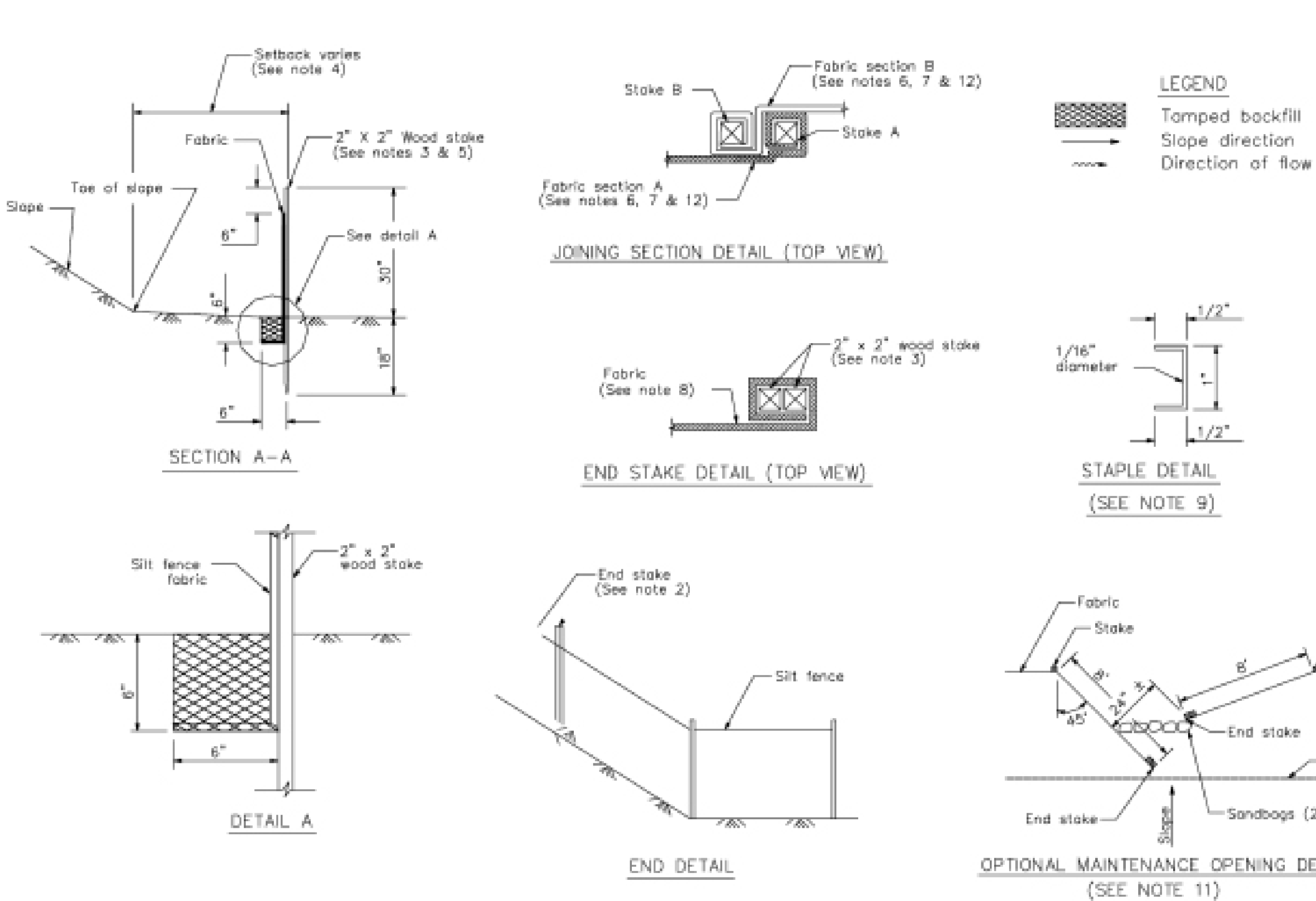
### 1 Silt Fence

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.

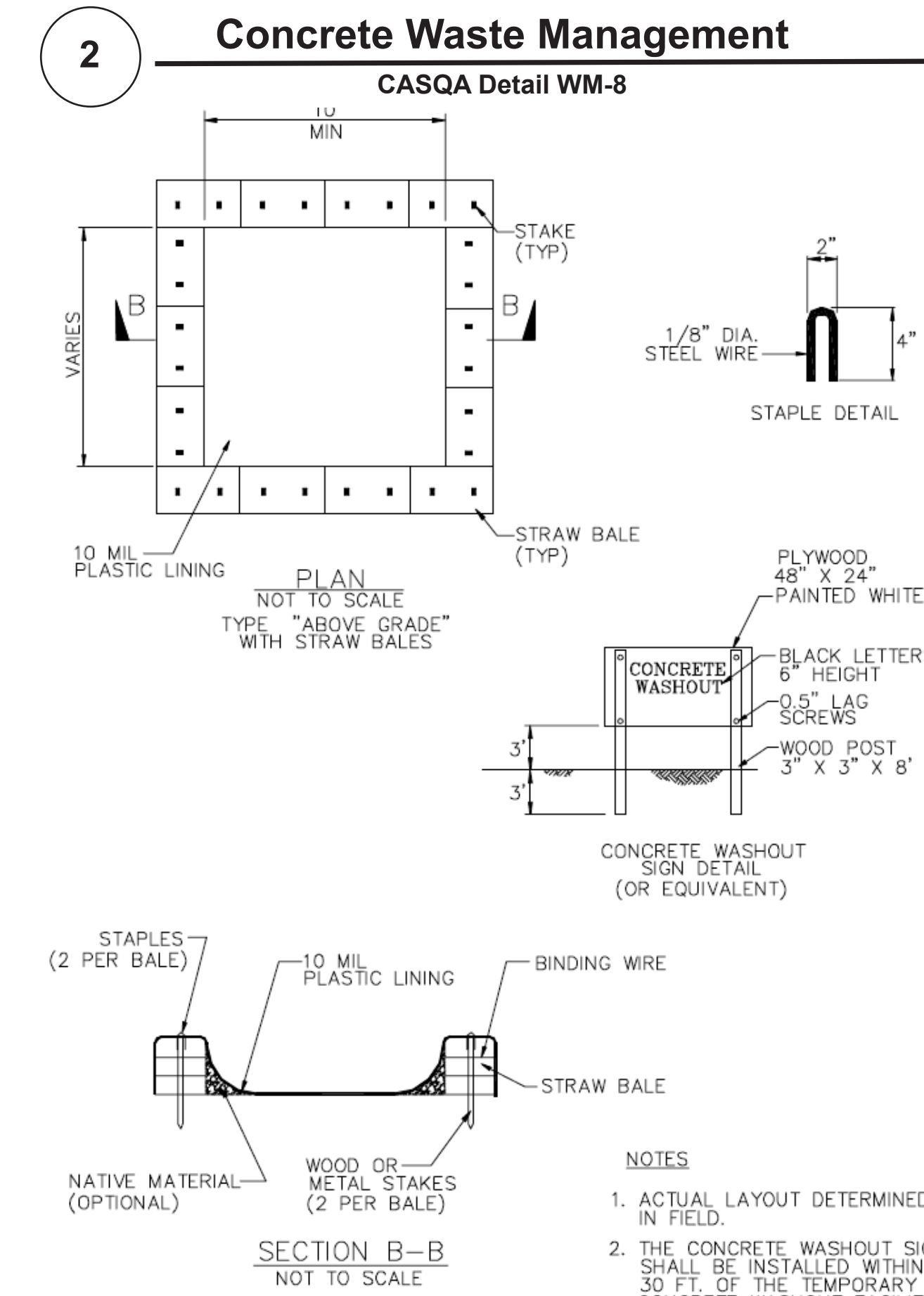
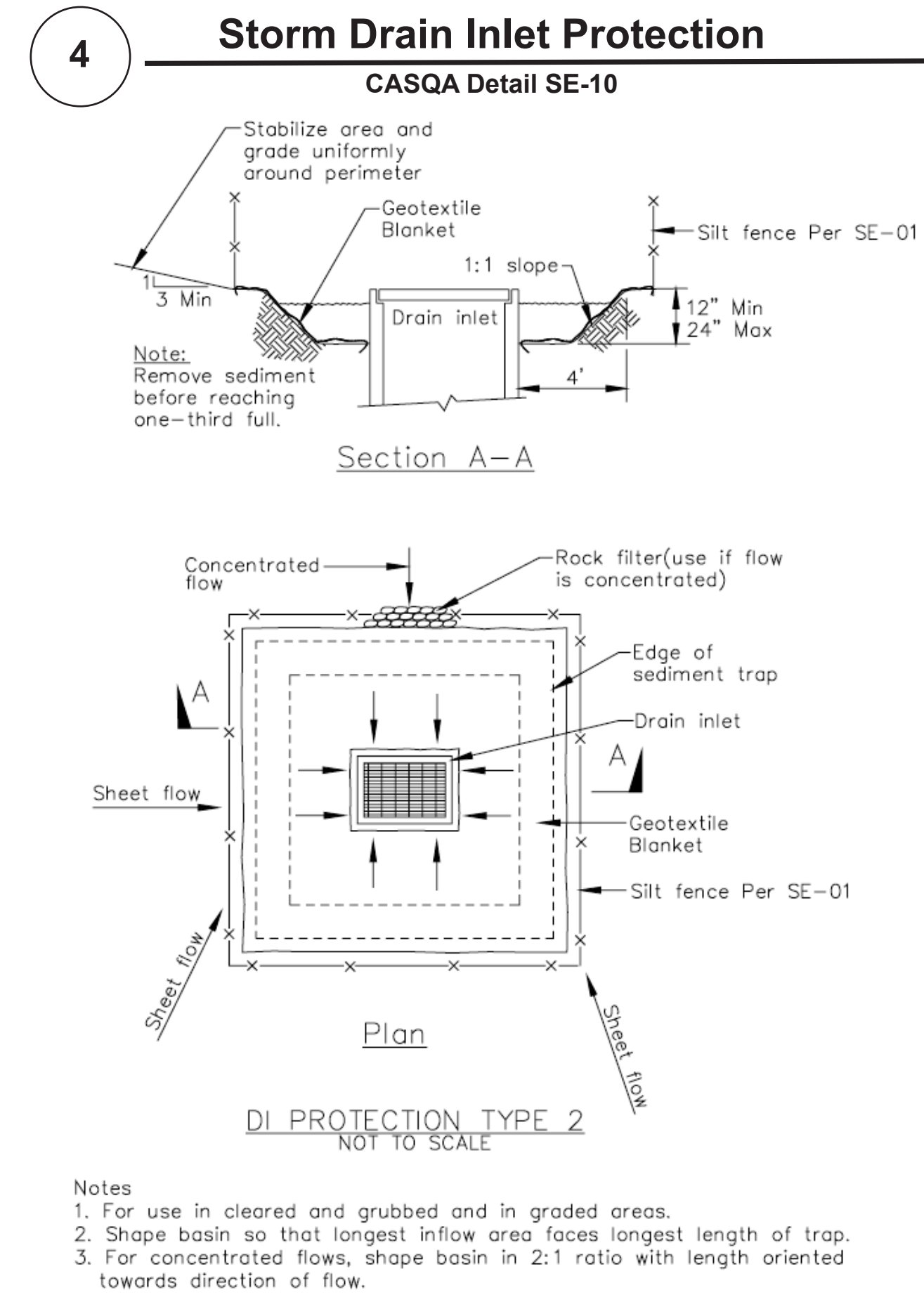
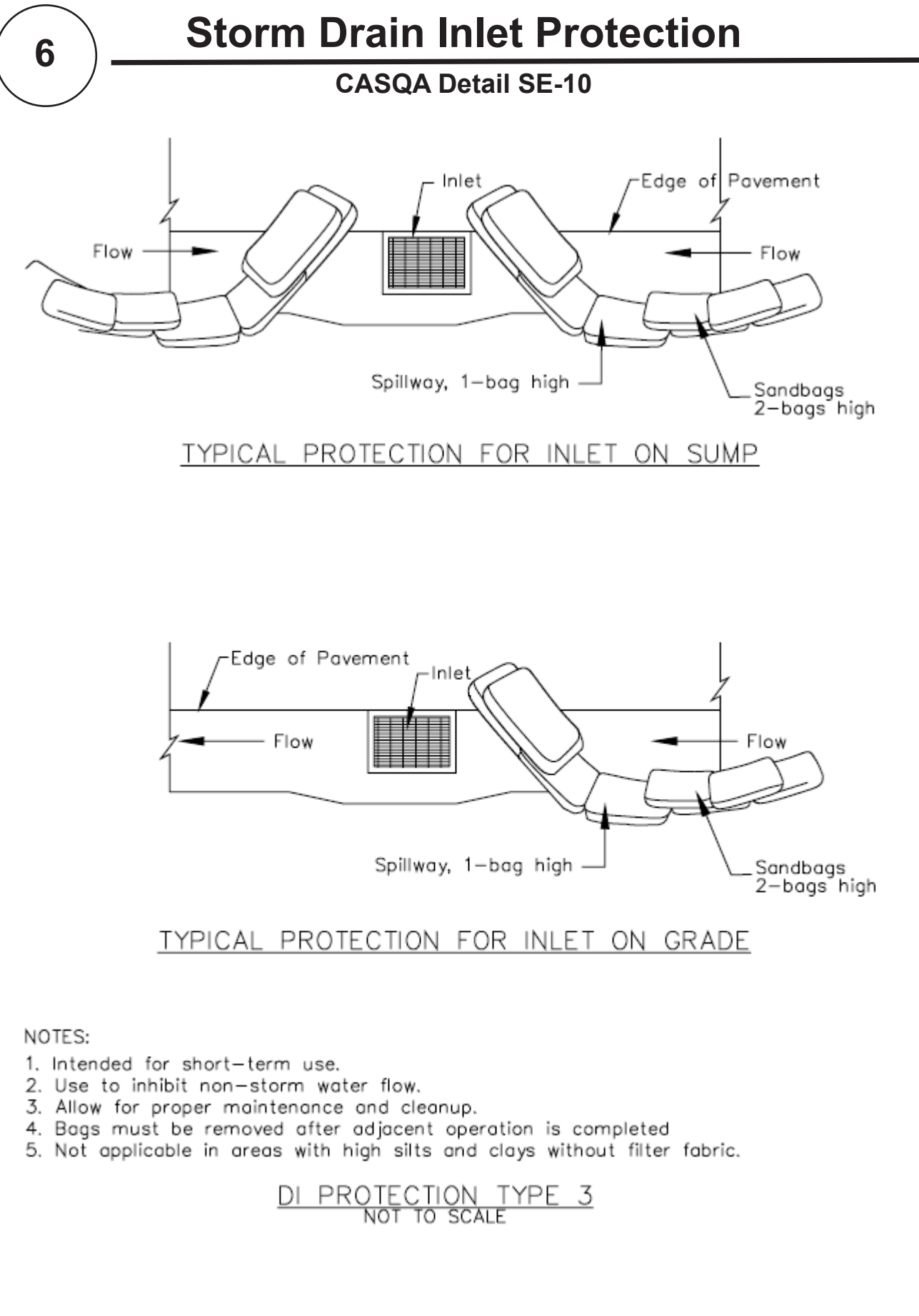
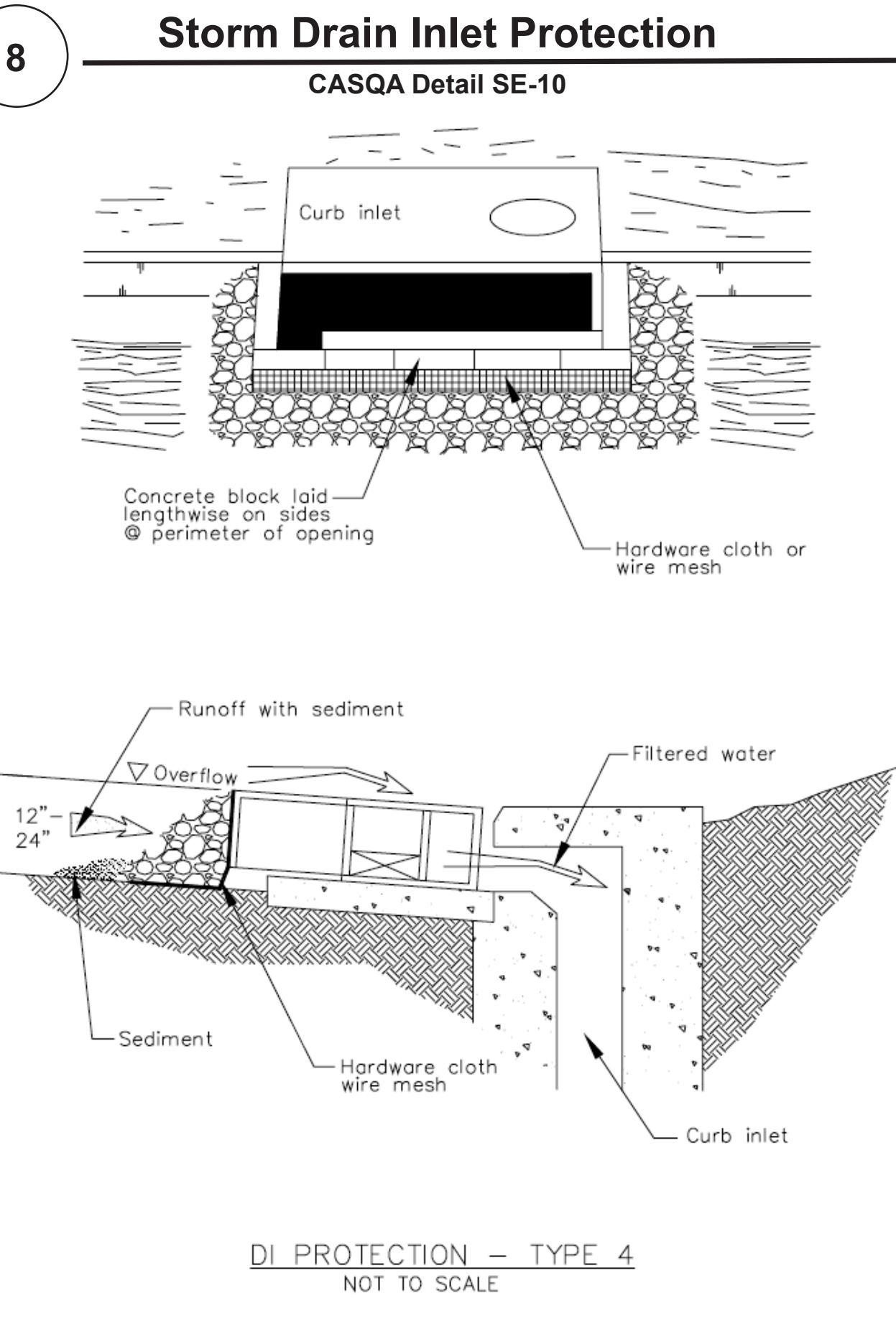
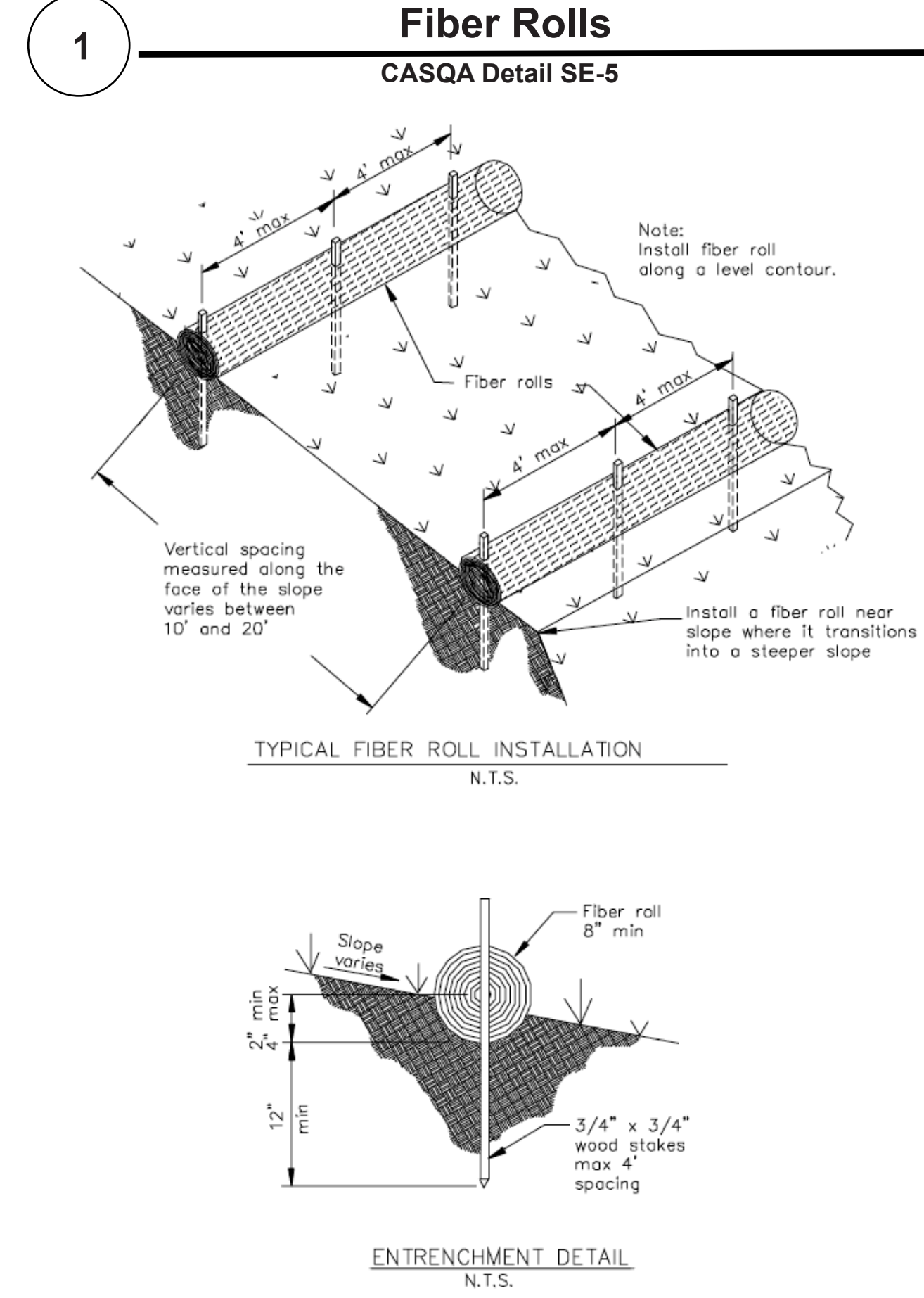
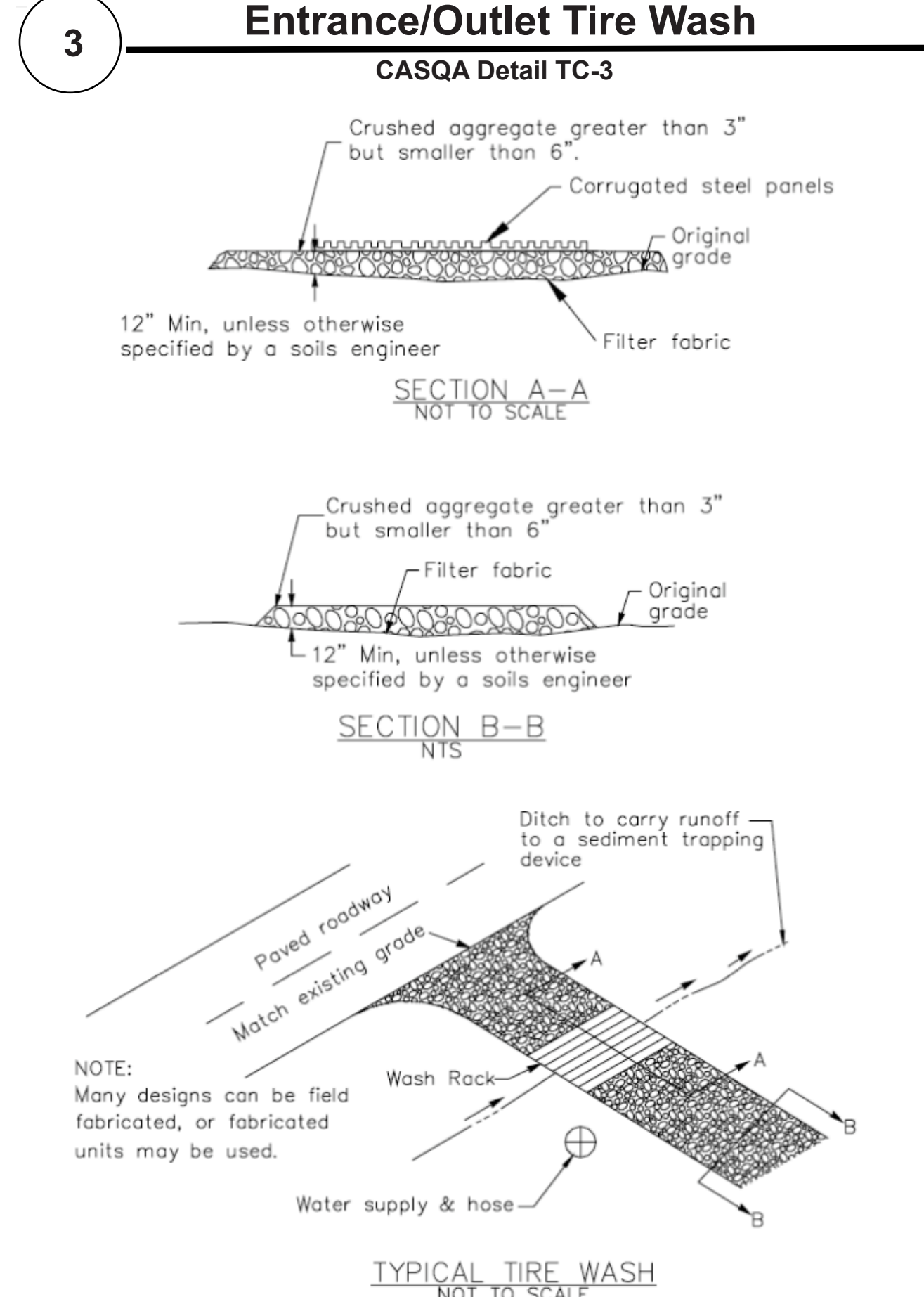
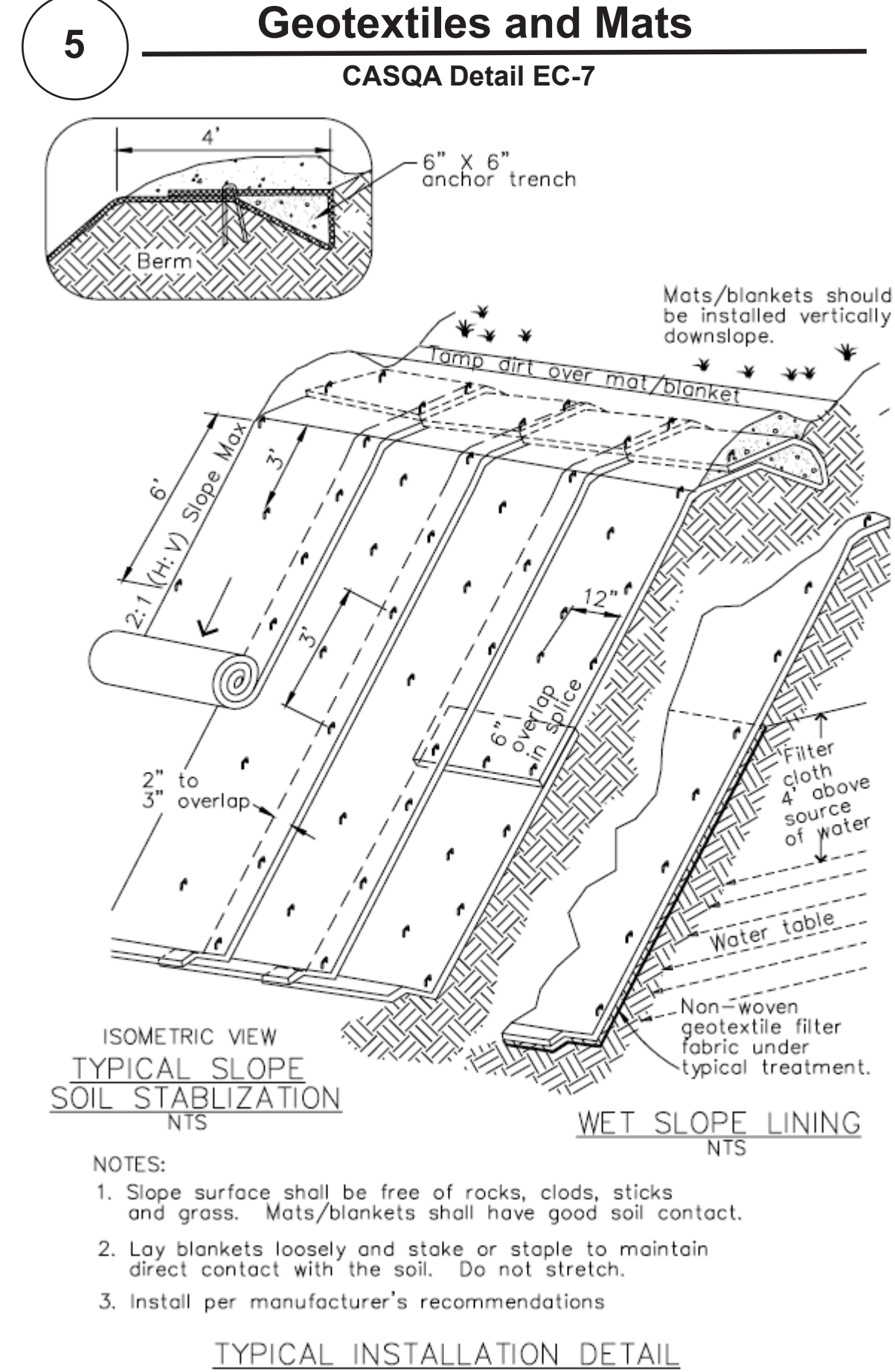
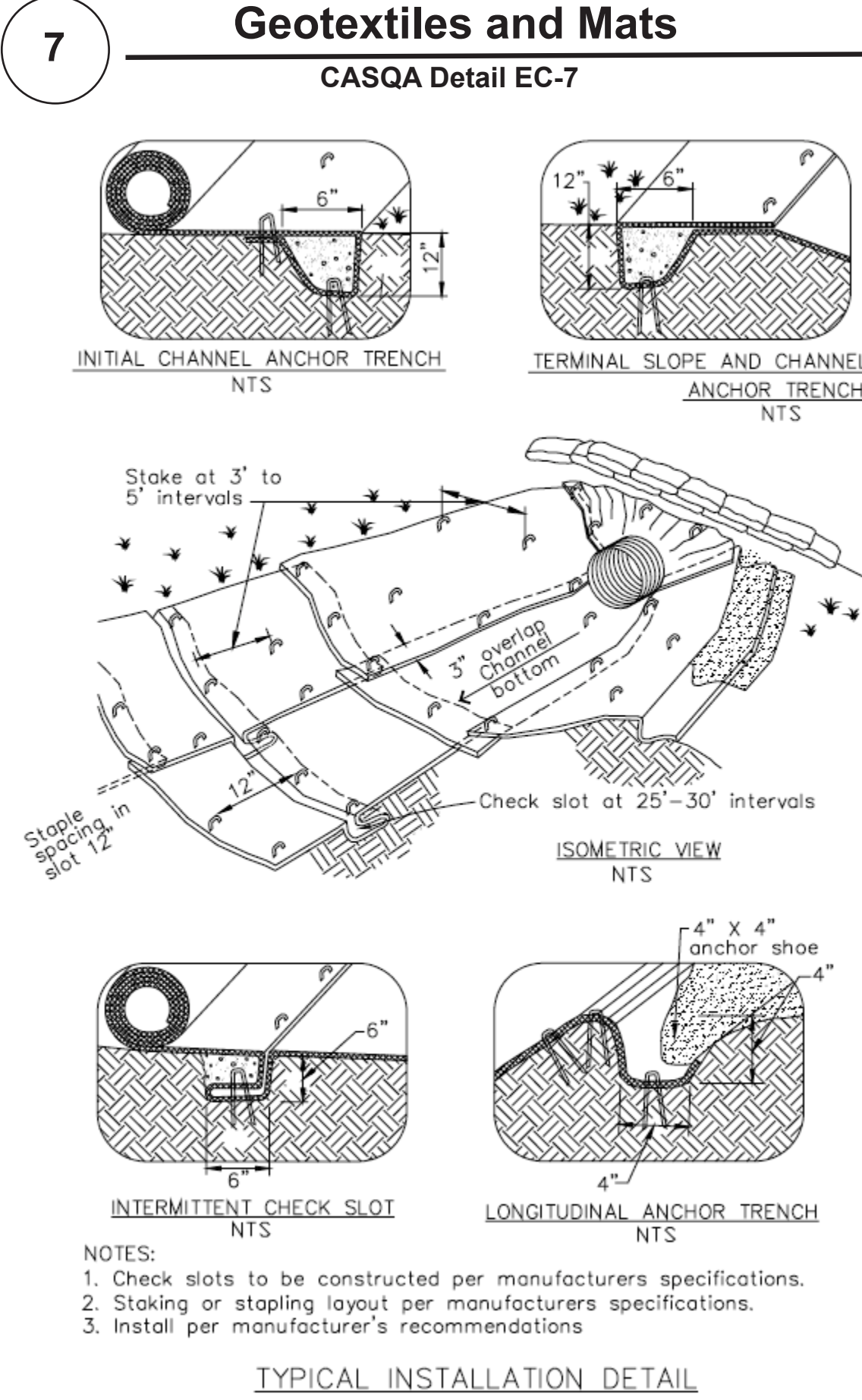
### STANDARD EROSION CONTROL NOTES

- 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.

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

Project Information  
29000 SUMMIT ROAD  
LOS GATOS, CA 95033





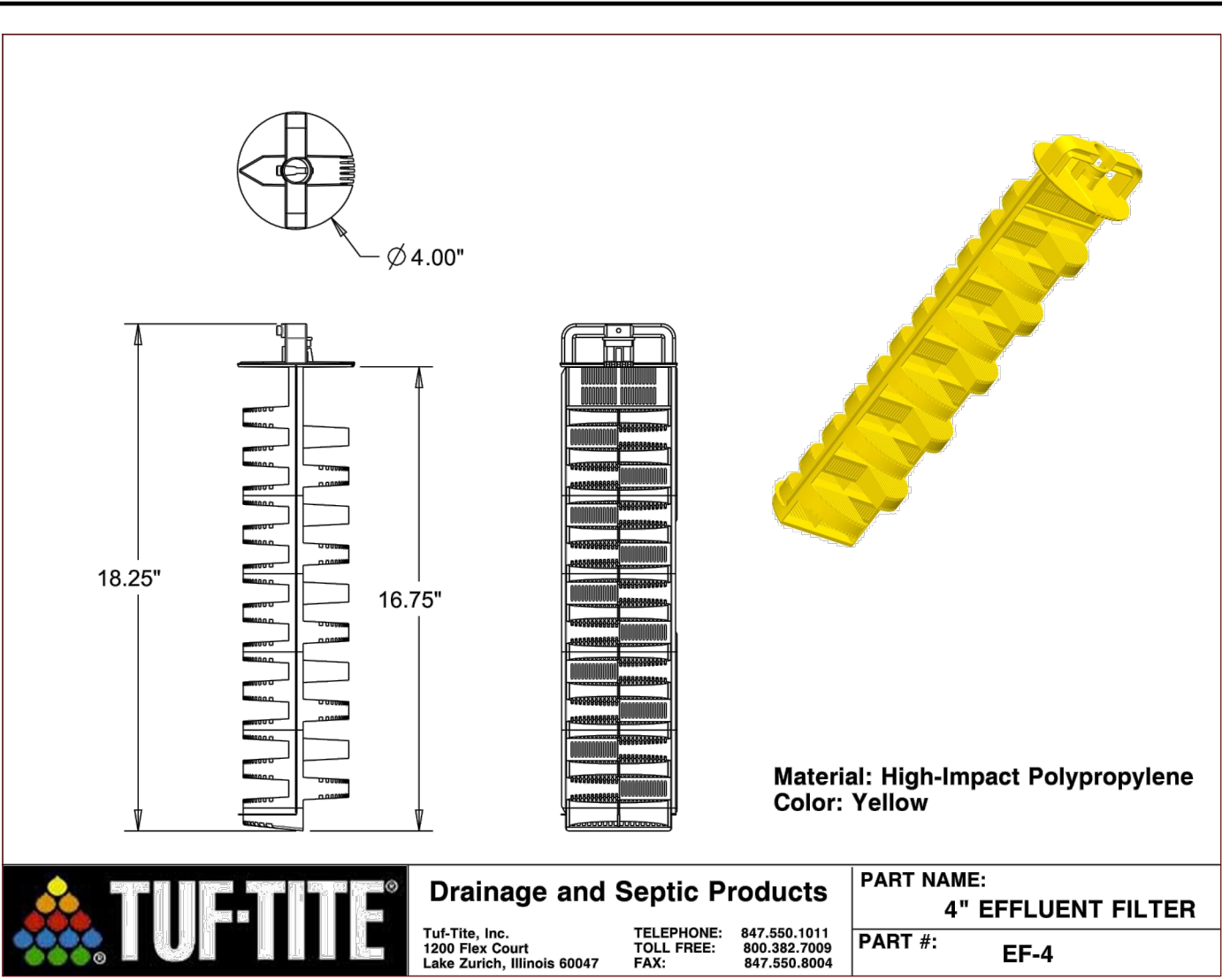
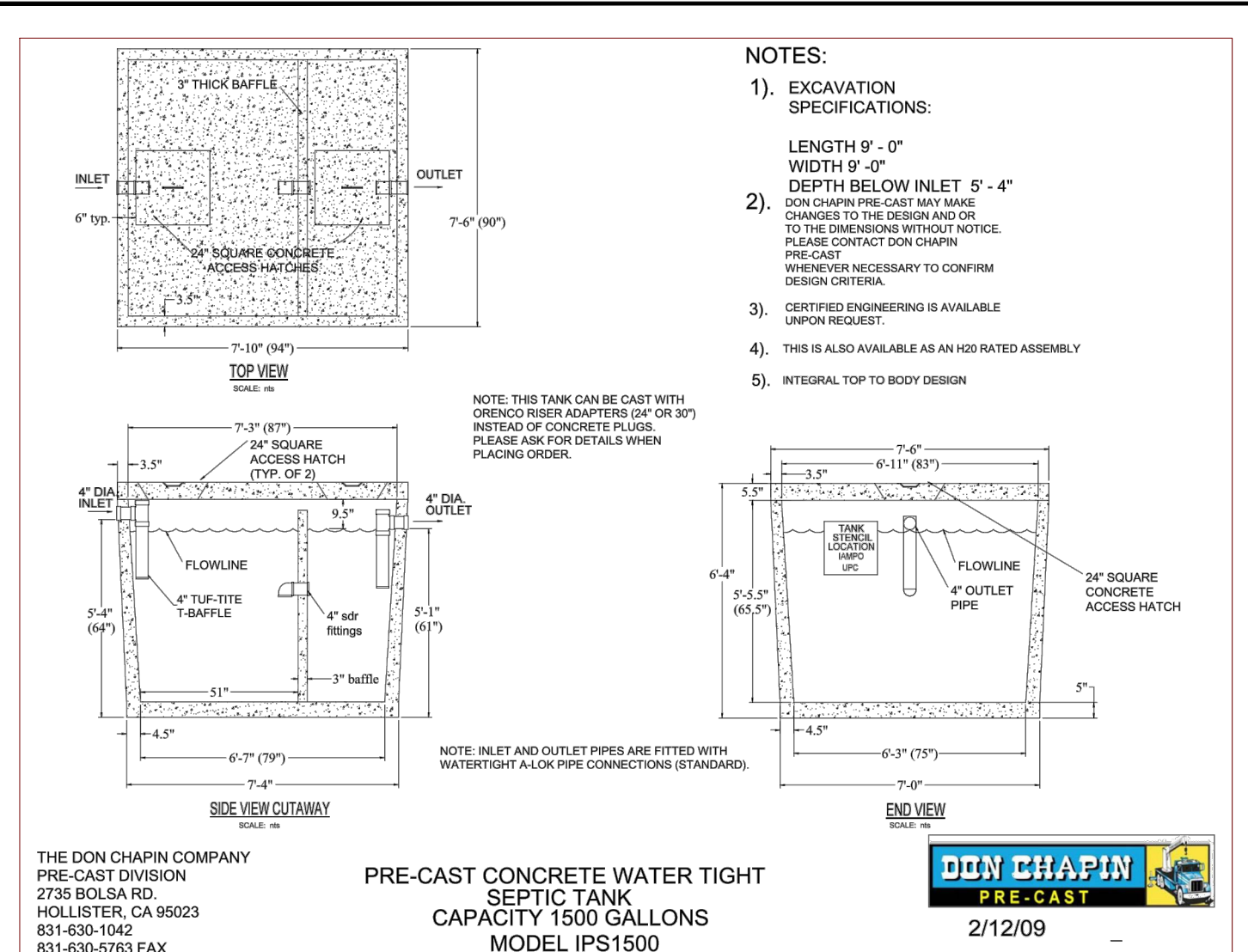
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

Project Information  
29000 SUMMIT ROAD  
LOS GATOS, CA 95033









**PROJECT DISCUSSION**

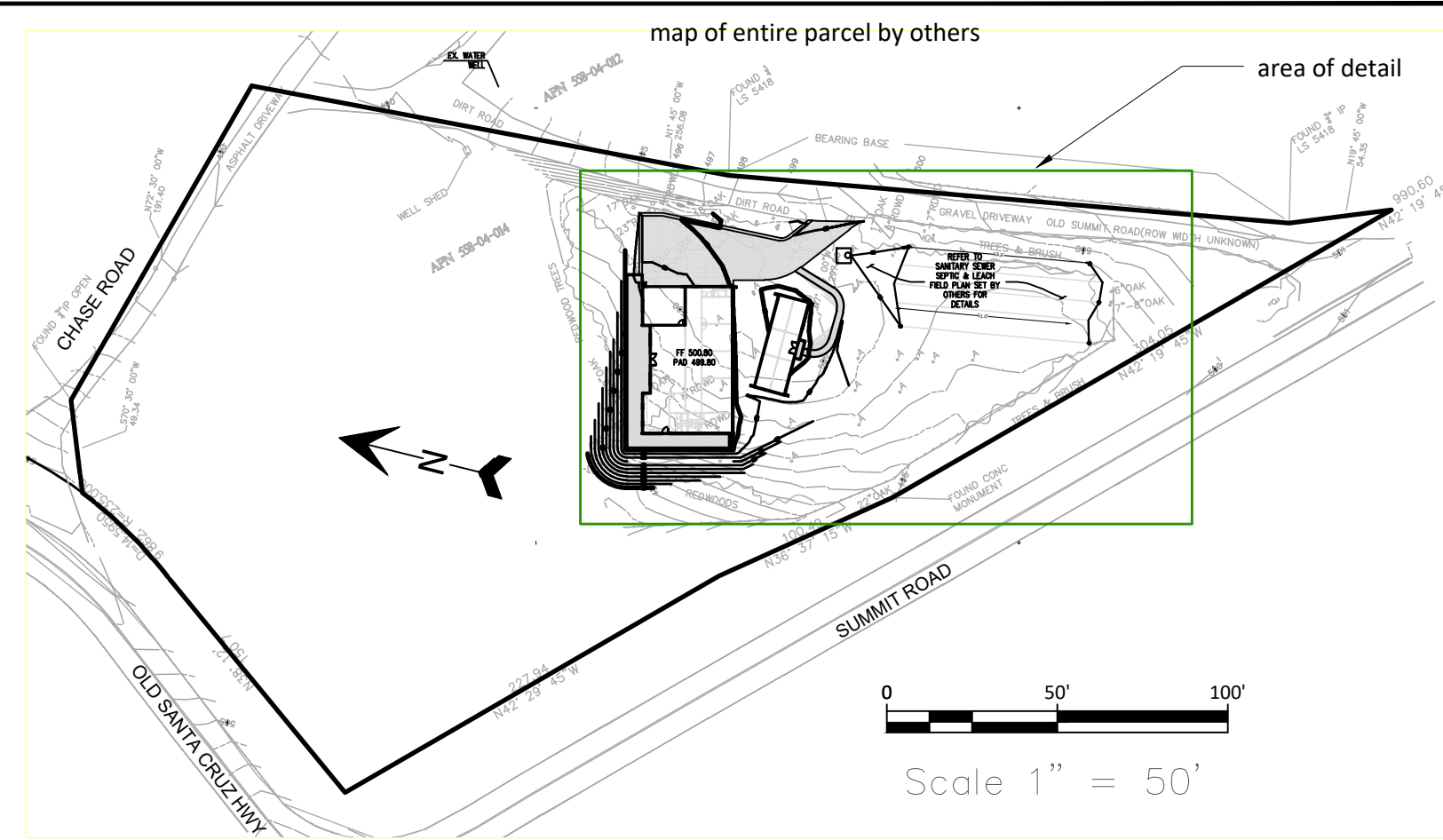
A septic system was approved in 2007 by the County to serve at least 4 bedrooms. This system was never installed. The new owner of this property is Jennifer Zhu.

The County required that a new plan be submitted showing two leach fields each with at least 252 linear feet of leach trench. This plan shows two leach fields each with 253 linear feet of leach trench.

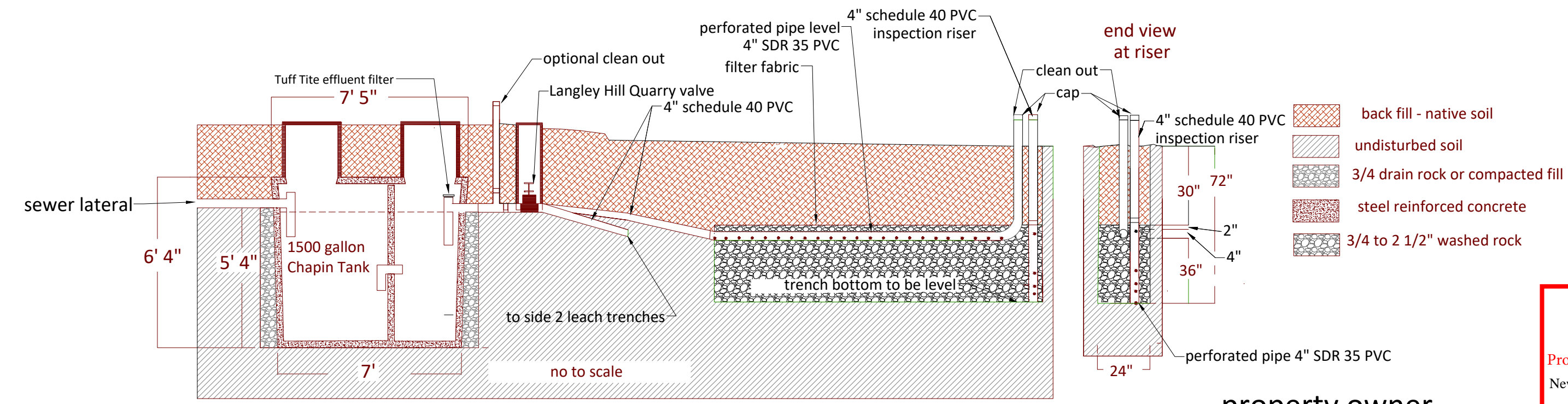
Mr. Kakinami asked that we perform soil profiles on the site which was done on 5-2-2023 (copy attached). This plan shows the soil profiles and their locations as sent to me by Mr. Kakinami.

There was some concern about the setback to the ephemeral pond that has water in it at this time. Mr Kakinami, REHS, of Santa Clara County investigated this issue when soil profiles were done and found the pond was much farther than the 100' set back to the nearest proposed leach trench.

A fifteen hundred gallon septic tank is shown, which was large enough to serve a four bedroom home then and now.



**CROSS SECTION OF SEPTIC TANK AND LEACH TRENCHES**



**SEWAGE SYSTEM REVIEW**  
SANTA CLARA COUNTY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
Project Description: New SFR 4 bedroom max and a accessory building with no plumbing  
SR No.: 869242

**APPROVAL RECOMMENDED**  
With existing System (Existing No. \_\_\_\_\_)  
X Install/modify system per plan (describe below)  
[Obtain a permit from Environmental Health]

New 1500 gallon septic tank connected to 252' + 252' w/ 8 SF per linear feet  
R.E.H.S. Ross [Signature] Date 05/18/2023  
Not A Sewage System Permit. Plan is void if absent signature.

property owner  
ZHU, JENNIFER  
2530 BERRYESSA RD #916  
SAN JOSE, CA 95132

**SOIL PROFILE RESULTS**  
CONVENTIONAL SYSTEMS

SR #: 869242  
APN #: 558-04-014  
APPLICANT: Steve Hartsell  
SITE ADDRESS: 0 Summit Rd  
CONDUCTED BY: [Signature]  
CHECKED BY: [Signature]

DATE OF INSPECTION: 5/2/2023  
OWNER: Zhu

HOLE #	DEPTH	START	FINISH	AMN	SNCH	MP	START	FINISH	AMN	SNCH	MP
5/2	6'	10'	12'	12'	12'	12'	10'	12'	12'	12'	12'
5/2	6'	10'	12'	12'	12'	12'	10'	12'	12'	12'	12'

dark brown silty loam  
sandstone  
12' hit gw. 12'

dark brown silty loam  
sandy clay  
sandstone  
Hard dry

Santa Clara County - Department of Environmental Health  
SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: Steve Hartsell  
LOCATION: 0 Summit Rd  
CONTACT PERSON: Steve Hartsell  
PHONE: 450-885-2111 | DATE: 5/2/2023

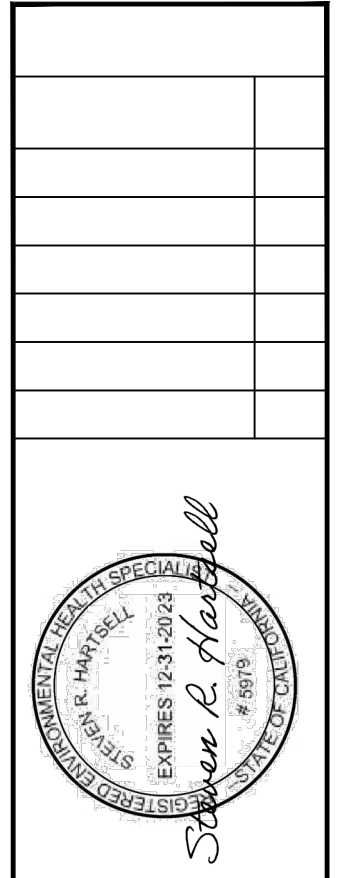
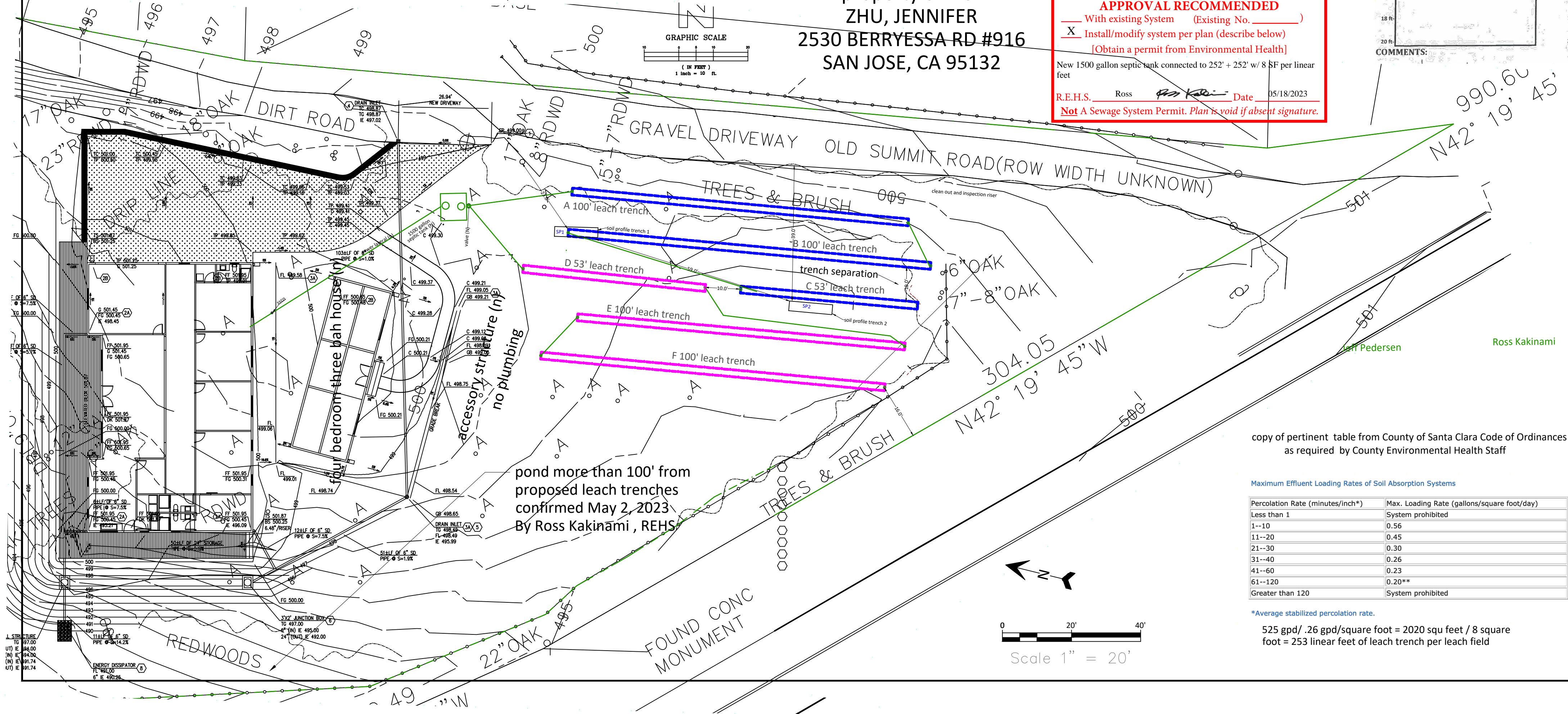
TEST #	DEPTH	START	FINISH	AMN	SNCH	MP	START	FINISH	AMN	SNCH	MP
1	6'	10'	12'	12'	12'	12'	10'	12'	12'	12'	12'
2	6'	10'	12'	12'	12'	12'	10'	12'	12'	12'	12'

SOIL PERCOLATION TEST

TEST #	DEPTH	START	FINISH	AMN	SNCH	MP	START	FINISH	AMN	SNCH	MP
1	6'	10'	12'	12'	12'	12'	10'	12'	12'	12'	12'
2	6'	10'	12'	12'	12'	12'	10'	12'	12'	12'	12'

SOIL  
Stabilized MP: R  
Adjusted Stabilized MP: R-2, 1 x 4  
Average Adjusted Stabilized MP: 2.5, 1.2, 0.5, 2.0, 2.0, 2.0, 2.0, 2.0  
# Bedrooms: 4, 4, 4, 4, 4, 4, 4, 4

- SCOPE OF WORK**
- The following work will be done under permits issued by Santa Clara County.
1. Install new leach trenches as shown.
  2. Install septic tank, effluent filter, and valve as shown.
  3. Connect septic tank to sewer lateral and valve as shown.
  4. Connect valve to leach trenches as shown.
  5. All material and methods shall comply with Santa Clara County regulations and policies. All work must be inspected and approved before covering it.
- Nothing herein is a warranty or guarantee of any kind and the designer liability is hereby limited to \$500 or the fee paid for the design whichever is less.



S.R. HARTSELL, R.E.H.S.  
202 WATERFORD DRIVE  
VACAVILLE, CA 95688  
shartsell@gmail.com (650) 888-2419

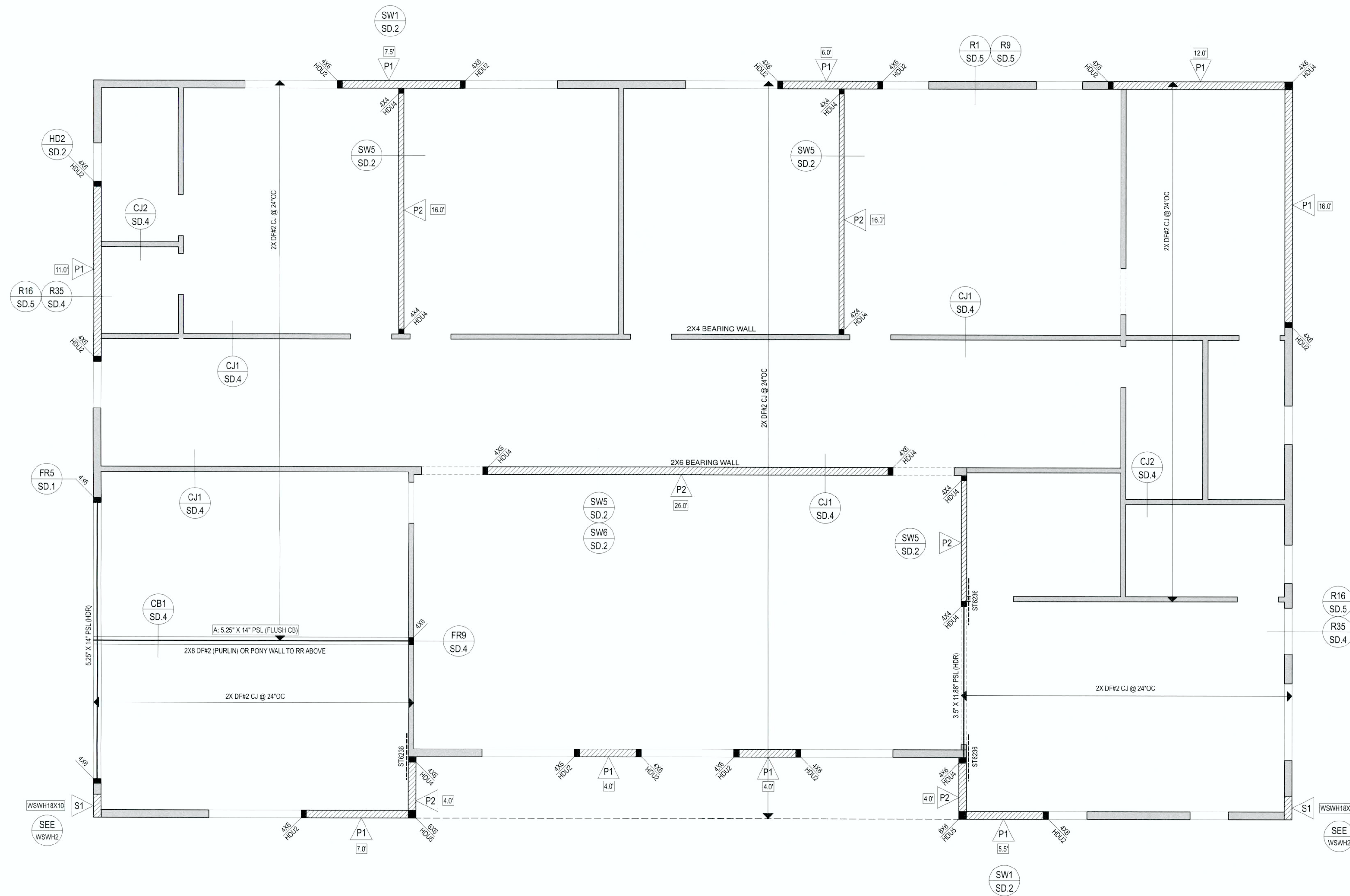
ONSITE WASTEWATER  
TREATMENT AND  
DISPOSAL SYSTEM

SUMMIT ROAD  
LOS GATOS, CA 95033  
APN 55804014

May 12, 2023  
SCALE AS NOTED  
BY SRH  
PAGE  
onsite one







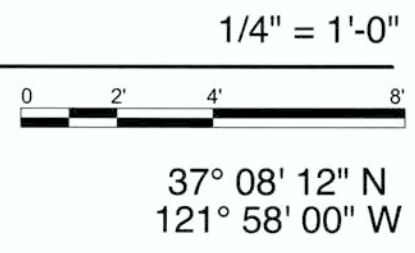
**CEILING FRAMING:**

CEILING JOISTS: 2X DF#2 @ 24"OC TYP. (SEE SHEET SN.2 FOR SPAN TABLE)  
 BLOCKING: 2X DF#2 (MATCH CJ HEIGHT)

- DESIGNATED SHEAR WALL: SEE SW SCHEDULE & DETAILS
- 2X4 WALLS: 4X4 DF#1
- 2X6 WALLS: 4X6 OR 6X6 DF#1

**CEILING FRAMING PLAN - SHEAR PLAN**

1. SEE SHEETS SN.1 & SN.2 FOR ADDITIONAL STRUCTURAL NOTES.
2. SEE SHEET SN.2 FOR TYPICAL CEILING JOIST/HEADER SPAN TABLE FOR HEADERS/BEAMS NOT SPECIFICALLY IDENTIFIED ON THIS PLAN.



SHEAR WALL SCHEDULE							
TYPE	SHEAR MATERIAL	SHEAR WALL NAILING	SHEAR WALL TRANSFER	SOLE PLATE NAILING	ANCHOR BOLTS @ (E) 2X PTFD MUD SILL	ANCHOR BOLTS @ (N) 2X PTFD MUD SILL	HOLD DOWN TYPE
P1	3/8" CDX PLYWD OR 15/32" OSB	8D @ 6"OC (EDGE) 8D @ 12"OC (FIELD)	A35, RBC OR LTP4 CLIPS @ 24"OC	16D @ 6"OC	5/8" DIA. X 12" AB @ 16"OC	5/8" DIA. X 12" AB @ 32"OC	HD02 (LNG) HD04
P2	3/8" CDX PLYWD OR 15/32" OSB	8D @ 3"OC (EDGE) 8D @ 12"OC (FIELD)	A35, RBC OR LTP4 CLIPS @ 12"OC	16D @ 3"OC	5/8" DIA. X 12" AB @ 12"OC	5/8" DIA. X 12" AB @ 16"OC	HD04 (LNG)
S1	SIMP. STRONG WALL WSWH1&10	BOLTS: WSWH AB1" X 30"	SHEAR TRANSFER PER MANUF. CONNECTION KIT PROVIDED WITH PURCHASE OF PRODUCT	INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, SPECIFICATIONS & PRODUCT DETAILS. USE "SIMPSON" PROPRIETARY FOUNDATION TEMPLATES TO LOCATE ALL ANCHOR & HD BOLTS. ICC ESR 2652.			

**SHEAR WALL SCHEDULE NOTES:**

1. SEE FOUNDATION PLAN(S) & FRAMING PLAN(S) FOR LOCATIONS, SIZE & ANCHORAGE OF HOLD DOWNS.
2. ALL HARDWARE SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE COMPANY INC." OR EQUAL (UNO). REVIEW THE LATEST CATALOG PRIOR TO INSTALLATION FOR ANY SPECIAL REQUIREMENTS. INSTALLATION PROCEDURES ALTERNATIVE OPTIONS, ETC. ... USE COMMON NAILS TYP. (BOX NAILS PROHIBITED)
3. INSTALL 5/8" DIA. X 12" ANCHOR BOLTS @ 48"OC MAXIMUM SPACING @ ALL NON-SHEAR WALLS. FOLLOW THIS SCHEDULE FOR ANCHOR BOLT SPACING WHERE SHEAR WALLS ARE DESIGNATED ON FRAMING PLAN(S). ALL ANCHOR BOLTS SHALL HAVE A 7" MIN EMBEDMENT INTO CONCRETE. USE 229" X 3" X 3" SQUARE WASHERS (TYP.) OR SIMPSON EQUIVALENT PROPRIETARY PRODUCT. ALL MUD SILLS SHALL HAVE (2) ANCHOR BOLTS PER PIECE MINIMUM & (1) ANCHOR BOLT WITHIN 12" FROM EACH END & NO CLOSER THAN 6" FROM EACH END OF THE MUD SILL.
4. FOR NEW CONSTRUCTION, ALL ANCHOR BOLTS SHALL BE INSTALLED ON 3X PTFD MUD SILL OR EQUAL.
5. USE "SIMPSON" DESIGNATED ANCHOR/HD BOLTS OR ENGINEER OF RECORD APPROVED ANCHOR/THREADED RODS WITH NUT/WASHER/NUT @ ALL HOLD DOWN LOCATIONS SHOWN ON FOUNDATION & FRAMING PLAN(S).
6. ALL HOLD DOWN AND ANCHOR BOLTS SHALL BE SECURELY TIED IN PLACE PRIOR TO FOUNDATION STEEL INSPECTION. USE "SIMPSON ANCHOR MATE" BOLT HOLDERS OR PROPRIETARY TEMPLATES AS APPLICABLE.
7. ALL ANCHOR BOLTS (WET SET AND RETROFIT) & OTHER HARDWARE IN DIRECT CONTACT WITH PTFD LUMBER SHALL BE HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL (SS).
8. USE 4X6X DF#1 POSTS @ ALL SHEAR WALL ENDS PER FRAMING PLAN(S) & USE (2) 2X (STITCH NAILED PER CBC NAILING TABLE) OR 3X DF STUDS @ ALL INTERMEDIATE ABUTTING SHEAR PANEL VERTICAL JOINTS. STAGGER EDGE NAILING @ JOINT PER WALL TYPE @ SW SCHEDULE.
9. USE (2) 2X (STITCH NAILED PER CBC NAILING TABLE) OR 3X DF STUDS @ 16"OC @ SHEAR WALLS WHERE SHEAR MATERIAL IS APPLIED TO BOTH SIDES OF THE WALL. USE 4X6X DF#1 POSTS @ INTERMEDIATE ABUTTING PANEL VERTICAL JOINTS. STAGGER EDGE NAILING @ JOINT. SPACING PER WALL TYPE @ SW SCHEDULE. STAGGER ABUTTING PANEL EDGES @ MULTI-STORY APPLICATIONS.
10. USE ONE PIECE PLYWOOD PANELS @ SHEAR WALLS 48" WIDE OR LESS IN WIDTH. ALL SHEAR WALLS SHALL BE 24" WIDE MINIMUM. USE FULL HEIGHT SHEAR WALL PANELS WHERE POSSIBLE. WHERE CUT MINIMUM PANEL HEIGHT SHALL BE 12". PROVIDE 3X DF SOLID BLOCKING WEDGE NAILING PER WALL TYPE @ SW SCHEDULE @ ALL HORIZONTAL PANEL JOINTS.
11. ALL INTERIOR SHEAR WALL PANELS SHALL BE EXTENDED TO THE FULL HEIGHT OF THE ROOF. PROVIDE RR & EN (TYP.) SEE APPLICABLE DETAILS AS PROVIDED.
12. KEEP 1/16" CLEAR BETWEEN ALL PLYWOOD PANEL EDGES (TYP.)
13. OSB WALL SHEATHING MAY BE SUBSTITUTED FOR CDX PLYWOOD UPON ENGINEER OF RECORD'S APPROVAL AND/OR SPECIFICATION.
14. SEE APPLICABLE SHEAR WALL DETAILS @ "SD" SHEETS AS PROVIDED.

**BEAM SCHEDULE:**

SYM.	DESCRIPTION	GRADE	SUPPORTS/CONNECTORS			POST BASE
			LEFT/TOP	CENTER	RIGHT/BOTTOM	
A	5.25" X 14" PSL (FLUSH CEILING BEAM)	2.0E	PSL HDR: ST6236		4X6: ST6236	(2) A35
B	3.5" X 14" PSL (RIDGE BEAM)	2.0E	4X6: CC046	4X6XP: ST22	4X6: CC046	(2) A35
C	5.25" X 14" PSL (FLUSH CEILING BEAM) OK TO TRIM @ RR	2.0E	6X6: ST6236		6X6: ST6236	(2) A35

**Notes:**

1. ALL HARDWARE SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE COMPANY INC." OR EQUAL (UNO). REVIEW THE LATEST CATALOG PRIOR TO INSTALLATION FOR ANY SPECIAL REQUIREMENTS. INSTALLATION PROCEDURES ALTERNATIVE OPTIONS, ETC. ...
2. USE ST22 MIN. STRAP @ ALL KING POSTS TO WALL OR BEAMS BELOW.
3. "FH" = FULL HEIGHT POST. USE ST6236 STRAP (HORIZONTAL) ACROSS TOP PLATES WHERE FULL HEIGHT POSTS ARE INSTALLED & CONTINUOUS TOP PLATES ARE INTERRUPTED.
4. SEE SHEET SD.1 FOR TYPICAL POST/HEADER AND POST/FLUSH BEAM FRAMING CONNECTIONS.
5. SEE SHEET SN.2 FOR HEADER SPAN TABLE FOR ALL BEAMS/HEADERS NOT LISTED IN THIS TABLE.
6. "TOP FLUSH HEADER/BEAM" IS DEFINED AS A HEADER/BEAM WHERE THE TOP OF THE MEMBER IS INSTALLED FLUSH WITH THE WALL TOP PLATES.
7. "FLUSH HEADER/BEAM" IS DEFINED AS A HEADER/BEAM WHERE THE BOTTOM OF THE MEMBER IS INSTALLED FLUSH WITH THE WALL TOP PLATES.
8. NOMINAL BEAMS/HEADERS (IE. DF/PTF) MAY BE SUBSTITUTED WITH ENGINEERED LUMBER (PSL, LVL, ETC. ...) OF THE SAME DIMENSION OR GREATER.
9. ANY OTHER BEAM SUBSTITUTION (IE. SIZE, GRADE, ETC. ...) MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD. (S.O.R.)
10. FOR ANY HARDWARE/CONNECTOR/FASTENER SUBSTITUTIONS, PLEASE CONTACT THE STRUCTURAL ENGINEER OF RECORD (S.O.R.) PRIOR TO INSTALLATION.

REVISIONS:	#
7/29/23	

**BRITTT ROWE**  
 108 N. Santa Cruz Ave.  
 Los Gatos, CA 95030  
 408.354.6224 (office)  
 408.354.6514 (fax)  
 www.britt-rowe.com

Britt Rowe shall retain all rights and ownership to all drawings and specifications. The contents of the drawings may not be used in whole, or in part, without expressed written consent given by Britt Rowe. All construction shall comply with all local & national building codes. All contractors shall verify all conditions to assure conformance to these codes.

**Zhu Residence**  
 Summit Road  
 Los Gatos, CA 95033  
 APN: 558-04-014

Drawing:	File Saved:	Scale:	Drawn By:
CEILING FRAMING	7/29/23	Noted	MAR

Professional Stamp

**S.2**

Jurisdiction Stamps and/or Red Line Notes

REVISIONS:	#
7/29/23	

**BR**

**BRITT · ROWE**

108 N. Santa Cruz Ave.  
Los Gatos, CA 95030

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**Zhu Residence**  
Summit Road  
Los Gatos, CA 95033  
APN: 558-04-014

ROOF FRAMING PLAN

7/29/23

Noted

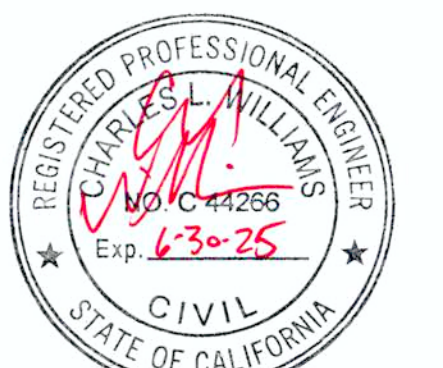
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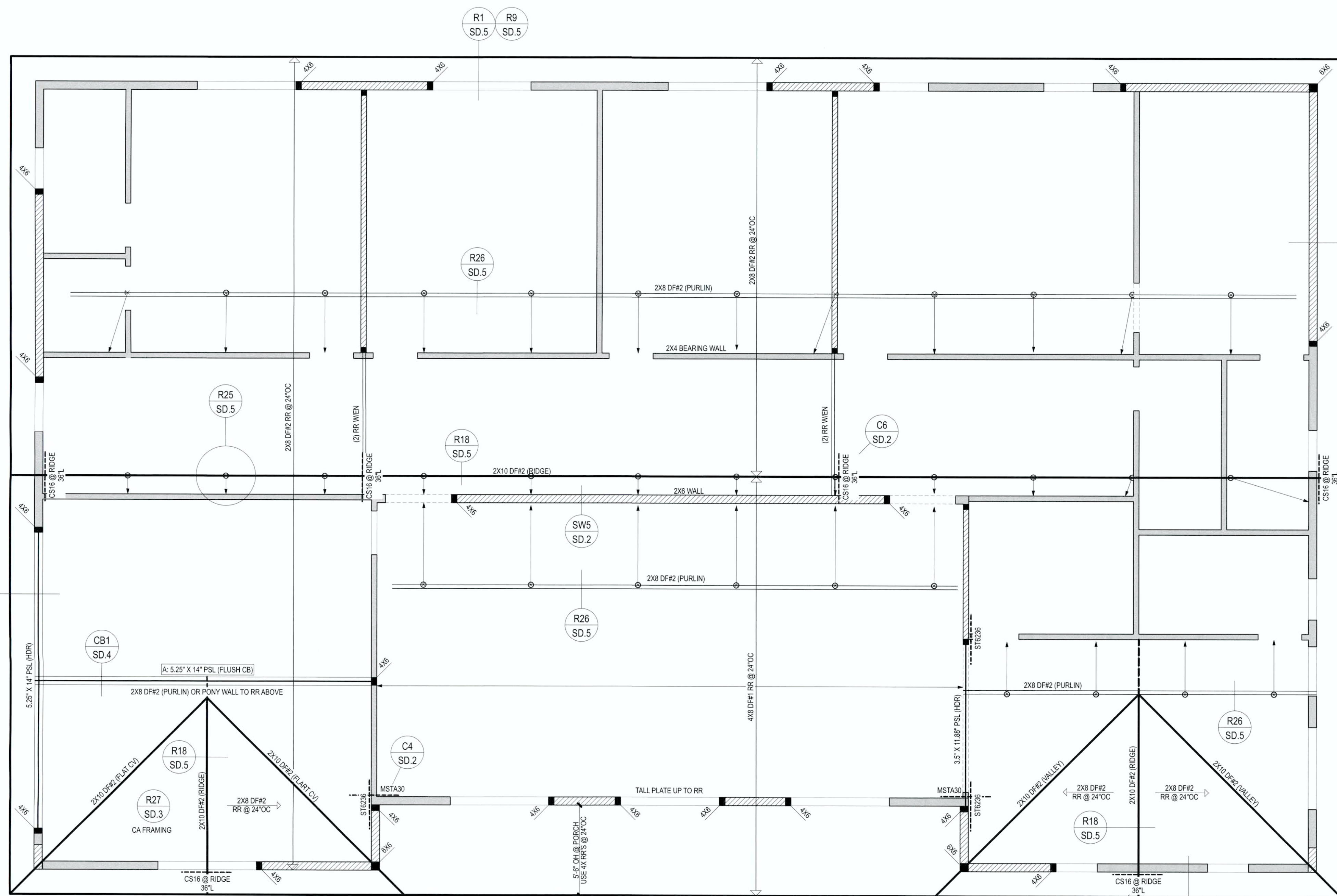
M.



7-31-23  
Professional Stamp

**S.3**

Jurisdiction Stamps and/or Red Line Notes



**ROOF FRAMING:**

ROOF RAFTERS: 2X8 DF#2 @ 24"OC TYP.  
BLOCKING: 2X DF#2 (MATCH RR HEIGHT)  
VALLEYS & RIDGES: SEE PLAN  
PURLIN(S): 2X8 DF#2 AS NOTED

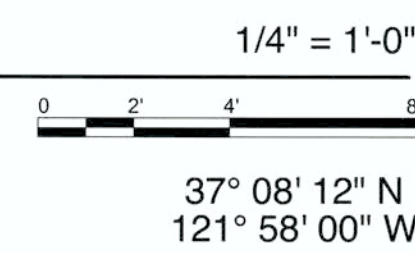
- DESIGNATED SHEAR WALL: SEE SW SCHEDULE & DETAILS (SW1 SD.2)
- 2X4 WALLS: 4X4 DF#1
- 2X6 WALLS: 4X6 OR 6X6 DF#1

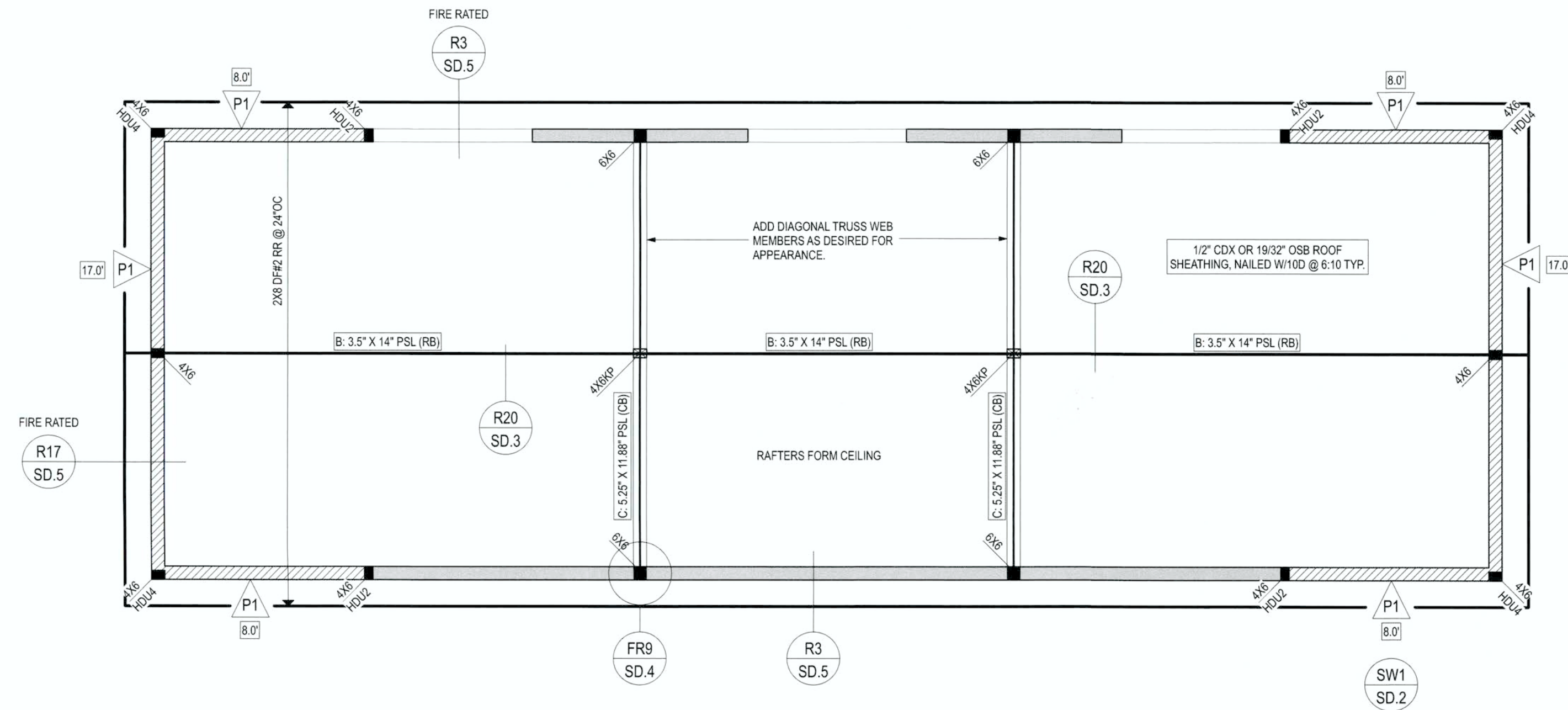
**ROOF FRAMING PLAN**

ROOF SLOPE: 4/12 TYP.  
OVERHANG: 18" TYP.

ROOFING MATERIAL: CLASS A, ASPHALT SHINGLES TYP.

1. SEE SHEETS SN.1 & SN.2 FOR ADDITIONAL STRUCTURAL NOTES.
2. SEE SHEET SN.2 FOR TYPICAL CEILING JOIST/HEADER SPAN TABLE FOR HEADERS/BEAMS NOT SPECIFICALLY IDENTIFIED ON THIS PLAN.
3. SEE SHEET S.2 FOR SHEAR WALL SCHEDULE & BEAM SCHEDULE.





**ROOF FRAMING:**

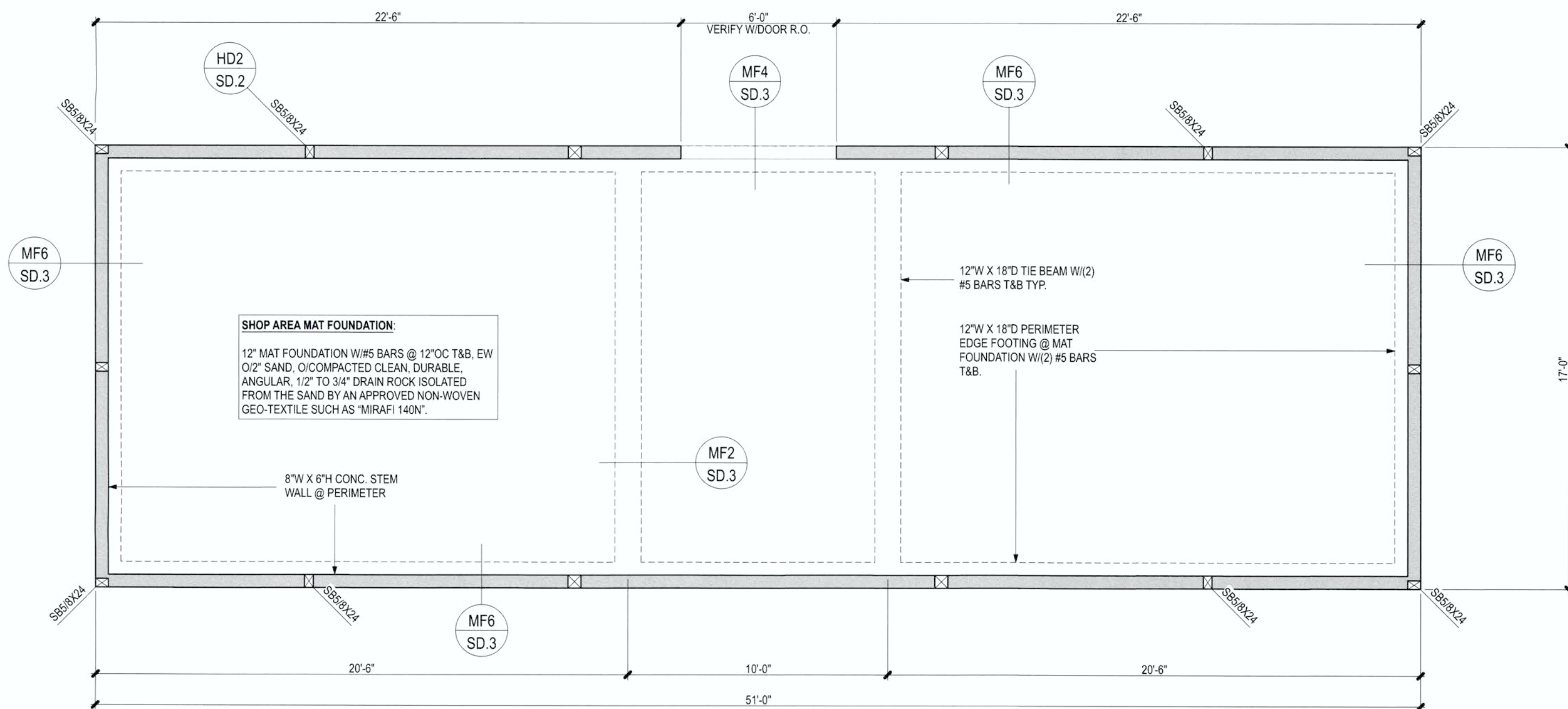
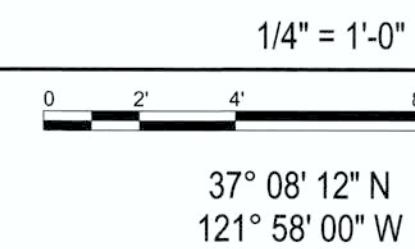
ROOF RAFTERS: 2X8 DF#2 @ 24"OC TYP.  
 BLOCKING: 2X DF#2 (MATCH RR HEIGHT)  
 VALLEYS & RIDGES: SEE PLAN  
 PURLIN(S): 2X8 DF#2 AS NOTED

DESIGNATED SHEAR WALL: SEE SW SCHEDULE & DETAILS  
 2X4 WALLS: 4X4 DF#1  
 2X6 WALLS: 4X6 OR 6X6 DF#1

**ROOF FRAMING PLAN**

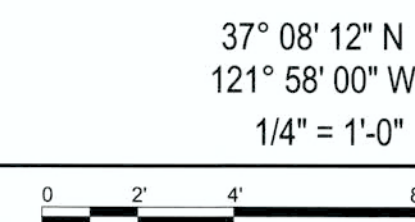
ROOF SLOPE: 4/12 TYP.  
 OVERHANG: 12"-18" TYP. VERIFY W/OWNER  
 ROOFING MATERIAL: CLASS A, ASPHALT SHINGLES

- SEE SHEETS SN.1 & SN.2 FOR ADDITIONAL STRUCTURAL NOTES.
- SEE SHEET SN.2 FOR TYPICAL CEILING JOIST/HEADER SPAN TABLE.
- SEE SHEET A4.1 FOR ROOF & ATTIC NOTES.



**FOUNDATION PLAN**

- SEE SHEETS SN.1 & SN.2 FOR ADDITIONAL FOUNDATION & STRUCTURAL NOTES.
- VERIFY ALL DIMENSIONS W/ARCH. PLAN(S).
- FOLLOW ALL RECOMMENDATIONS CONTAINED WITHIN THE SOIL REPORT PREPARED BY MILSTONE GEOTECHNICAL, (PROJECT #225800), DATED APRIL, 2023



**BEAM SCHEDULE:**

SYM.	DESCRIPTION	GRADE	SUPPORTS/CONNECTORS			POST BASE
			LEFT/TOP	CENTER	RIGHT/BOTTOM	
A	5.25" X 14" PSL (FLUSH CEILING BEAM)	2.0E	PSL HDR: ST6236		4X6: ST6236	(2) A35
B	3.5" X 14" PSL (RIDGE BEAM)	2.0E	4X6: CQ046	4X6KP: ST22	4X6: CQ046	(2) A35
C	5.25 X 14" PSL (FLUSH CEILING BEAM) OK TO TRIM @ RR	2.0E	6X6: ST6236		6X6: ST6236	(2) A35

- Notes:**
- ALL HARDWARE SHALL BE MANUFACTURED BY 'SIMPSON STRONG TIE COMPANY INC.' OR EQUAL (UNO). REVIEW THE LATEST CATALOG PRIOR TO INSTALLATION FOR ANY SPECIAL REQUIREMENTS, INSTALLATION PROCEDURES ALTERNATIVE OPTIONS, ETC....
  - USE ST22 MIN. STRAP @ ALL KING POSTS TO WALL OR BEAMS BELOW.
  - "FH" = FULL HEIGHT POST. USE ST6236 STRAP (HORIZONTAL) ACROSS TOP PLATES WHERE FULL HEIGHT POSTS ARE INSTALLED & CONTINUOUS TOP PLATES ARE INTERRUPTED.
  - SEE SHEET SD.1 FOR TYPICAL POST/HEADER AND POST/FLUSH BEAM FRAMING CONNECTIONS.
  - SEE SHEET SN.2 FOR HEADER SPAN TABLE FOR ALL BEAMS/HEADERS NOT LISTED IN THIS TABLE.
  - "TOP FLUSH HEADER/BREAM" IS DEFINED AS A HEADER/BEAM WHERE THE TOP OF THE MEMBER IS INSTALLED FLUSH WITH THE WALL TOP PLATES.
  - "FLUSH HEADER/BREAM" IS DEFINED AS A HEADER/BEAM WHERE THE BOTTOM OF THE MEMBER IS INSTALLED FLUSH WITH THE WALL TOP PLATES.
  - NOMINAL BEAMS/HEADERS (IE. DPTDF) MAY BE SUBSTITUTED WITH ENGINEERED LUMBER (PSL, LVL, ETC...) OF THE SAME DIMENSION OR GREATER.
  - ANY OTHER BEAM SUBSTITUTION (IE. SIZE, GRADE, ETC...) MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD (S.O.R.)
  - FOR ANY HARDWARE/CONNECTOR/FASTENER SUBSTITUTIONS, PLEASE CONTACT THE STRUCTURAL ENGINEER OF RECORD (S.O.R.) PRIOR TO INSTALLATION.

**SHEAR WALL SCHEDULE**

TYPE	SHEAR MATERIAL	SHEAR WALL NAILING	SHEAR WALL TRANSFER	SOLE PLATE NAILING	ANCHOR BOLTS @ (E) 2X PTD/ MUD SILL	ANCHOR BOLTS @ (N) 3X PTD/ MUD SILL	HOLD DOWN TYPE
P1	3/8" CDX PLYWD. OR 15/32" OSB	8D @ 6"OC (EDGE) 8D @ 12"OC (FIELD)	A35, RBC OR LTP4 CLIPS @ 24"OC	16D @ 6"OC	5/8" DIA. X 12" AB @ 18"OC	5/8" DIA. X 12" AB @ 32"OC	HDU2 (UNO) HDU4
P2	3/8" CDX PLYWD. OR 15/32" OSB	8D @ 3"OC (EDGE) 8D @ 12"OC (FIELD)	A35, RBC OR LTP4 CLIPS @ 12"OC	16D @ 3"OC	5/8" DIA. X 12" AB @ 12"OC	5/8" DIA. X 12" AB @ 16"OC	HDU4 (UNO)
S1	SIMP. STRONG WALL WSWH18x10	BOLTS: WSWH AB 1" X 30"	SHEAR TRANSFER PER MANUF. CONNECTION KIT PROVIDED WITH PURCHASE OF PRODUCT	INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, SPECIFICATIONS & PRODUCT DETAILS. USE "SIMPSON" PROPRIETARY FOUNDATION TEMPLATES TO LOCATE ALL ANCHOR & HD BOLTS. ICC ESR 2652.			

**SHEAR WALL SCHEDULE NOTES:**

- SEE FOUNDATION PLAN(S) & FRAMING PLAN(S) FOR LOCATIONS, SIZE & ANCHORAGE OF HOLD DOWNS.
- ALL HARDWARE SHALL BE MANUFACTURED BY 'SIMPSON STRONG TIE COMPANY INC.' OR EQUAL (UNO). REVIEW THE LATEST CATALOG PRIOR TO INSTALLATION FOR ANY SPECIAL REQUIREMENTS, INSTALLATION PROCEDURES ALTERNATIVE OPTIONS, ETC... USE COMMON NAILS TYP. (BOX NAILS PROHIBITED)
- INSTALL 5/8" DIA. X 12" ANCHOR BOLTS @ 48"OC MAXIMUM SPACING @ ALL NON-SHEAR WALLS. FOLLOW THIS SCHEDULE FOR ANCHOR BOLT SPACING WHERE SHEAR WALLS ARE DESIGNATED ON FRAMING PLAN(S). ALL ANCHOR BOLTS SHALL HAVE A 7" MIN. EMBEDMENT INTO CONCRETE. USE 22# X 3" X 3" SQUARE WASHERS (TYP.) OR SIMPSON EQUIVALENT PROPRIETARY PRODUCT. ALL MUD SILLS SHALL HAVE (2) ANCHOR BOLTS PER PIECE MINIMUM & (1) ANCHOR BOLT WITHIN 12" FROM EACH END & NO CLOSER THAN 6" FROM EACH END OF THE MUD SILL.
- FOR NEW CONSTRUCTION, ALL ANCHOR BOLTS SHALL BE INSTALLED ON 3X PTD/ MUD SILL OR EQUAL.
- USE "SIMPSON" DESIGNATED ANCHOR/HD BOLTS OR ENGINEER OF RECORD APPROVED ANCHORS/THREADED RODS WITH NUT/WASHER/NUT @ ALL HOLD DOWN LOCATIONS SHOWN ON FOUNDATION & FRAMING PLAN(S).
- ALL HOLD DOWN AND ANCHOR BOLTS SHALL BE SECURELY TIED IN PLACE PRIOR TO FOUNDATION STEEL INSPECTION. USE "SIMPSON ANCHOR MATE" BOLT HOLDERS OR PROPRIETARY TEMPLATES AS APPLICABLE.
- ALL ANCHOR BOLTS (WET SET AND RETROFIT) & OTHER HARDWARE IN DIRECT CONTACT WITH PTD/ LUMBER SHALL BE HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL (SS).
- USE 4X6X DF#1 POSTS @ ALL SHEAR WALL ENDS PER FRAMING PLAN(S) & USE (2) 2X (STITCH NAILED PER CBC NAILING TABLE) OR 3X DF STUDS @ ALL INTERMEDIATE ABUTTING SHEAR PANEL VERTICAL JOINTS. STAGGER EDGE NAILING @ JOINT PER WALL TYPE @ SW SCHEDULE.
- USE (2) 2X (STITCH NAILED PER CBC NAILING TABLE) OR 3X DF STUDS @ 16"OC @ SHEAR WALLS WHERE SHEAR MATERIAL IS APPLIED TO BOTH SIDES OF THE WALL. USE 4X6X DF#1 POSTS @ INTERMEDIATE ABUTTING PANEL VERTICAL JOINTS. STAGGER EDGE NAILING @ JOINT, SPACING PER WALL TYPE @ SW SCHEDULE. STAGGER ABUTTING PANEL EDGES @ MULTI-STORY APPLICATIONS.
- USE ONE PIECE PLYWOOD PANELS @ SHEAR WALLS 48" WIDE OR LESS IN WIDTH. ALL SHEAR WALLS SHALL BE 24" WIDE MINIMUM. USE FULL HEIGHT SHEAR WALL PANELS WHERE POSSIBLE. WHERE CUT, MINIMUM PANEL HEIGHT SHALL BE 12". PROVIDE 3X OF SOLID BLOCKING WEDGE NAILING PER WALL TYPE @ SW SCHEDULE @ ALL HORIZONTAL PANEL JOINTS.
- ALL INTERIOR SHEAR WALL PANELS SHALL BE EXTENDED TO THE FULL HEIGHT OF THE ROOF. PROVIDE RR & EN (TYP.) SEE APPLICABLE DETAILS AS PROVIDED.
- KEEP 1/16" CLEAR BETWEEN ALL PLYWOOD PANEL EDGES (TYP).
- OSB WALL SHEATHING MAY BE SUBSTITUTED FOR CDX PLYWOOD UPON ENGINEER OF RECORD'S APPROVAL AND/OR SPECIFICATION.
- SEE APPLICABLE SHEAR WALL DETAILS @ 'SD' SHEETS AS PROVIDED.

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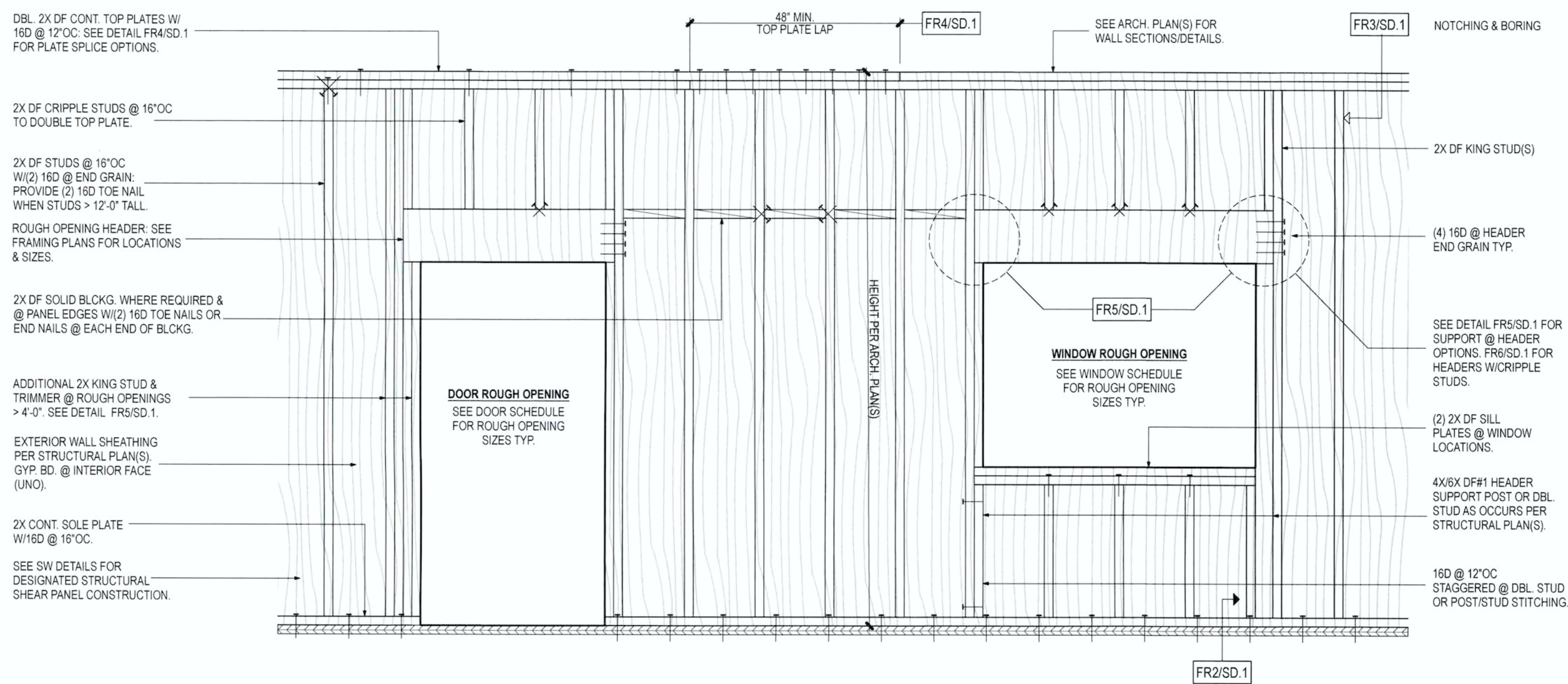
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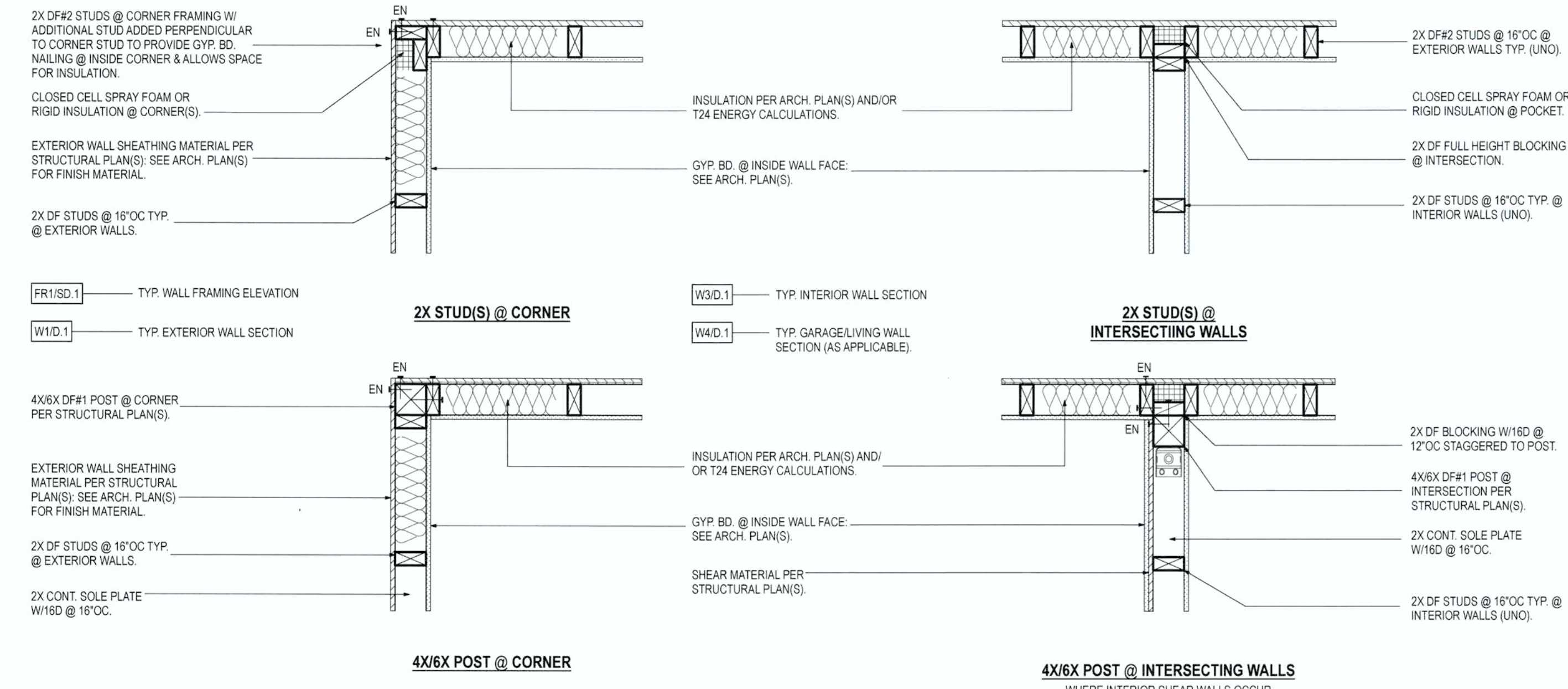
Professional Stamp

**S.4**  
 Jurisdiction Stamps and/or Red Line Notes



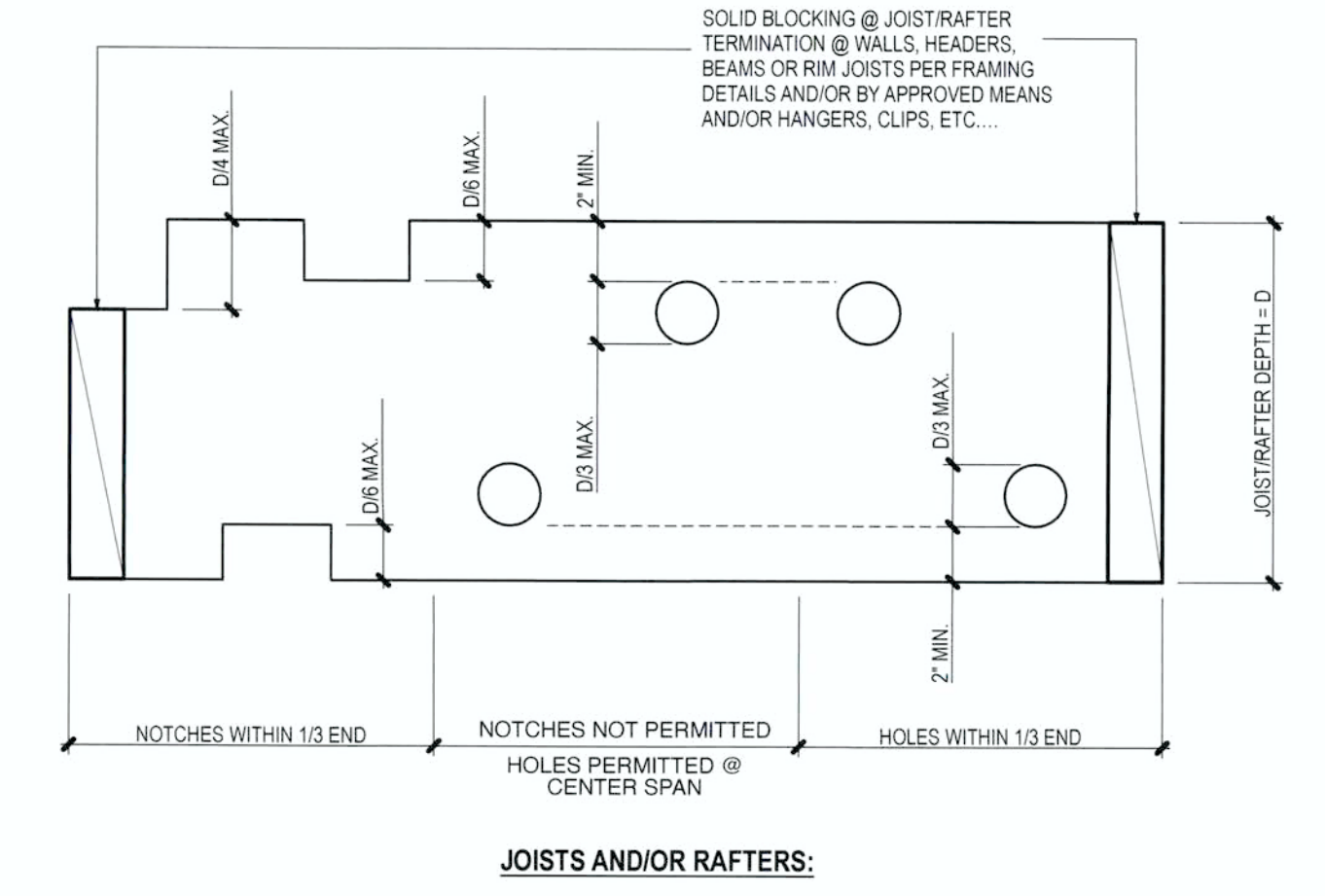
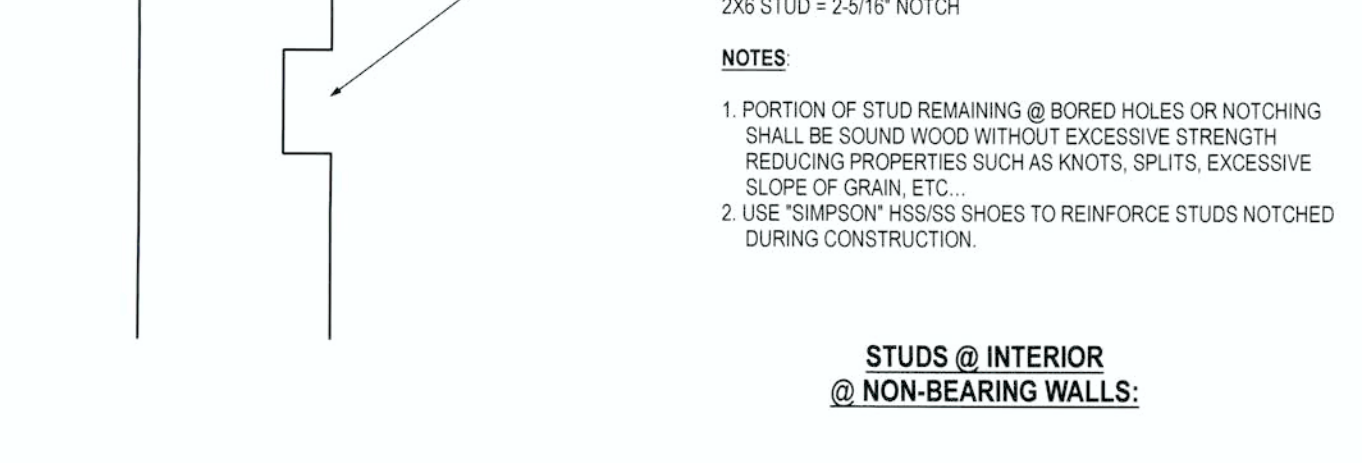
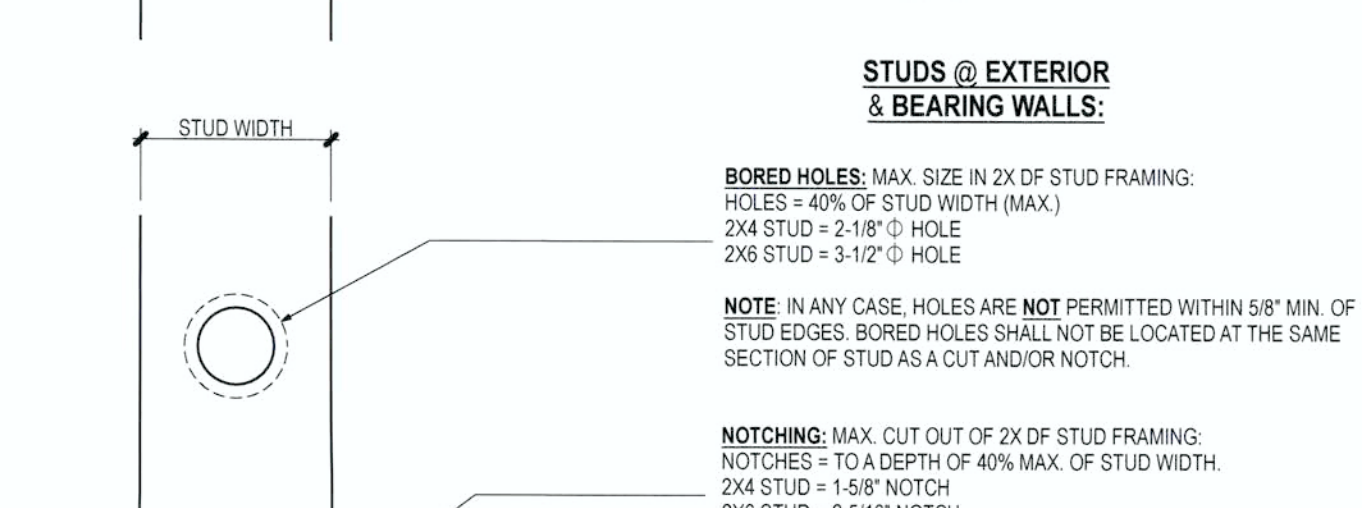
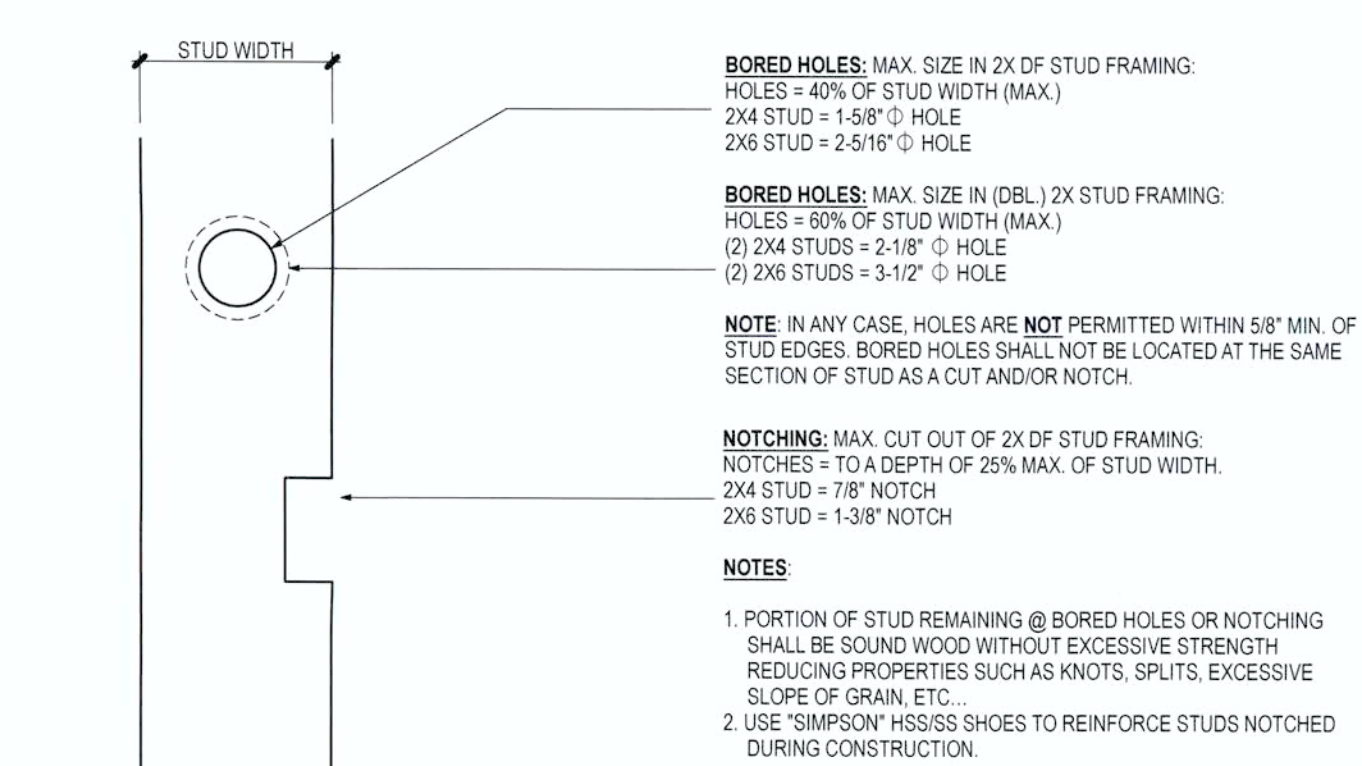
**FR1 TYPICAL WOOD STUD WALL FRAMING - ELEVATION**

SEE CBC TABLE 2304.10.2 FOR NAILING REQUIREMENTS NOT NOTED ON THIS DRAWING.



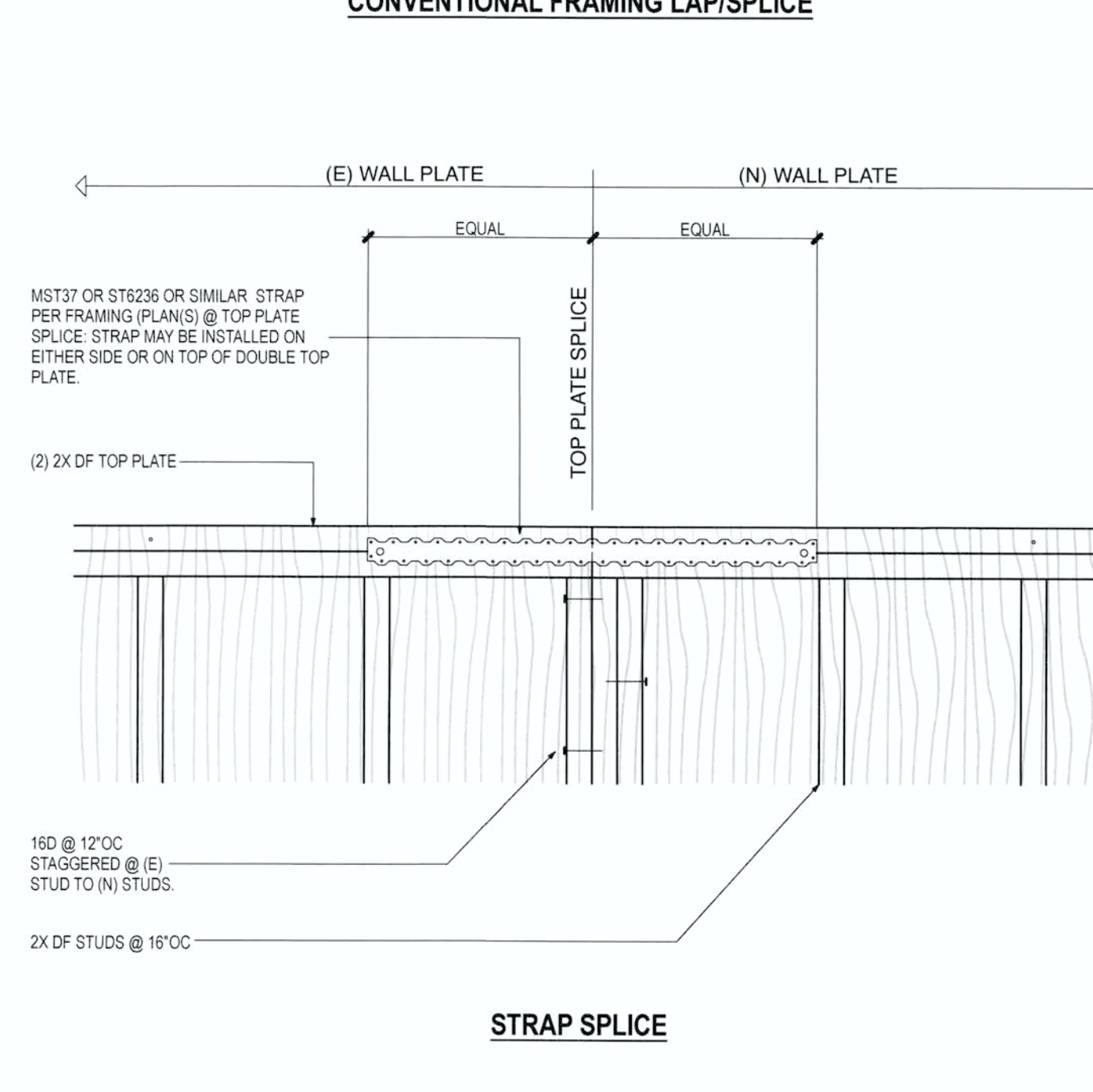
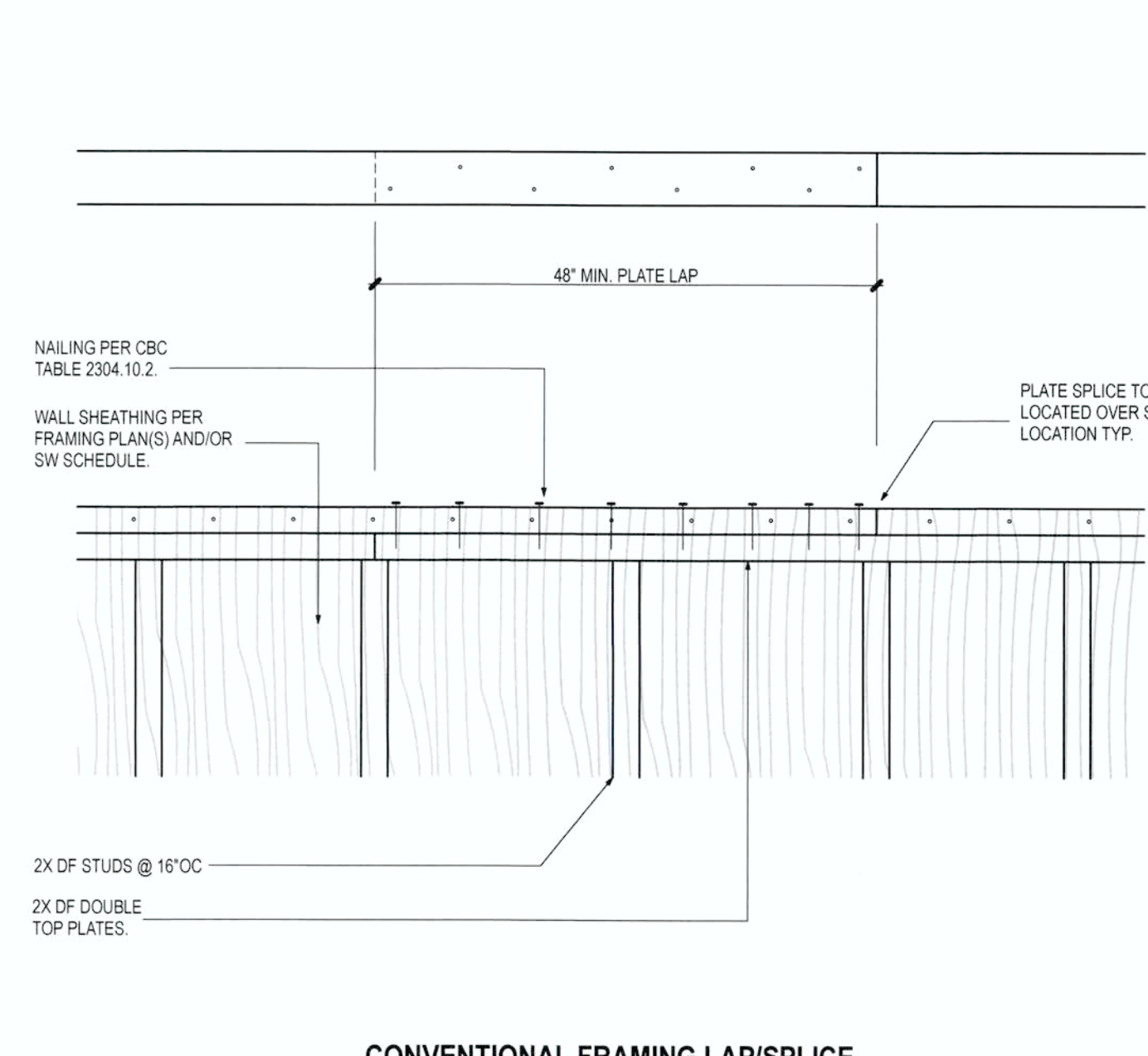
**FR2 TYPICAL STUD WALL FRAMING - PLAN VIEW**

SEE CBC TABLE 2304.10.2 FOR NAILING REQUIREMENT NOT NOTED ON THIS DRAWING.

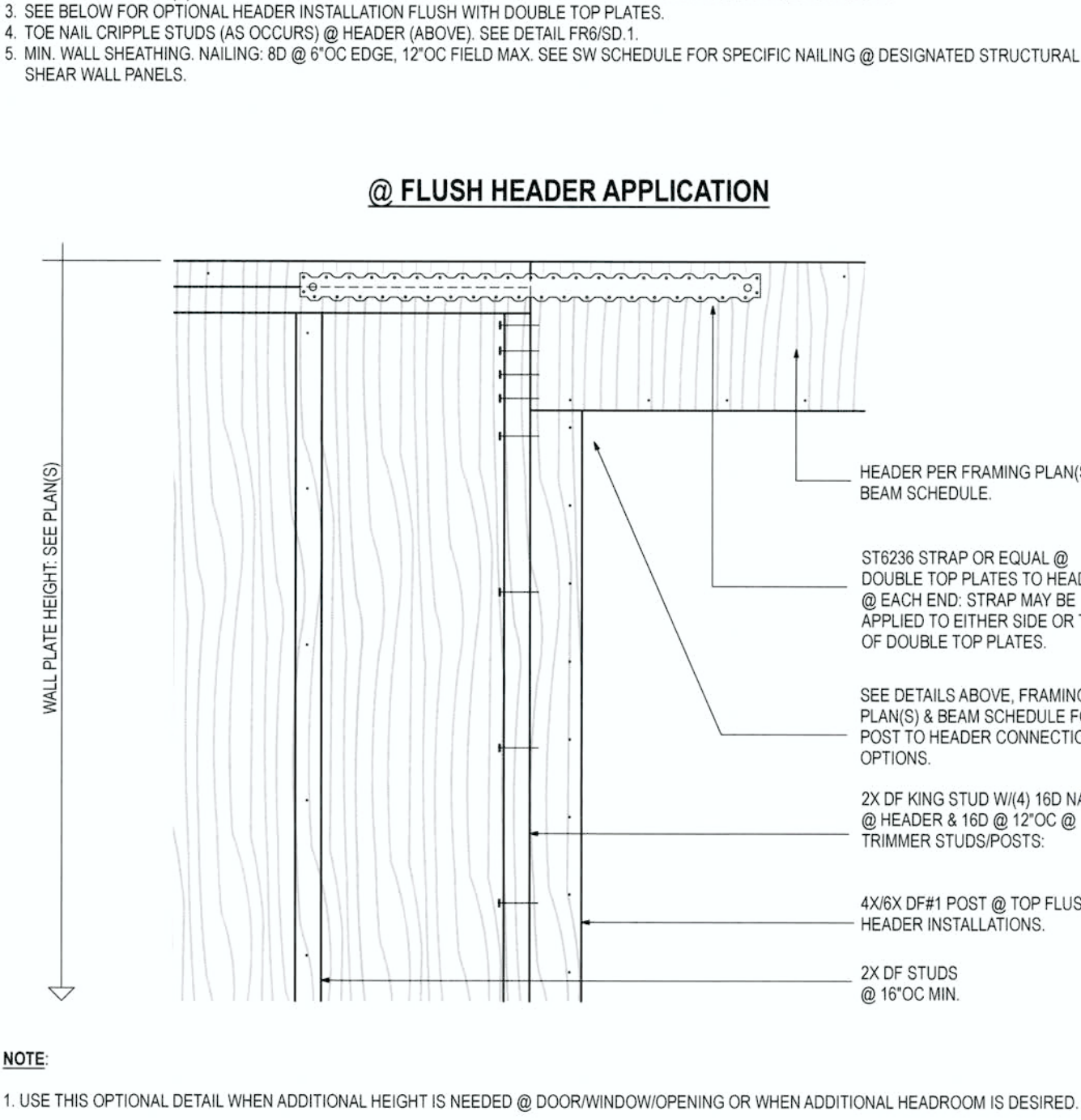
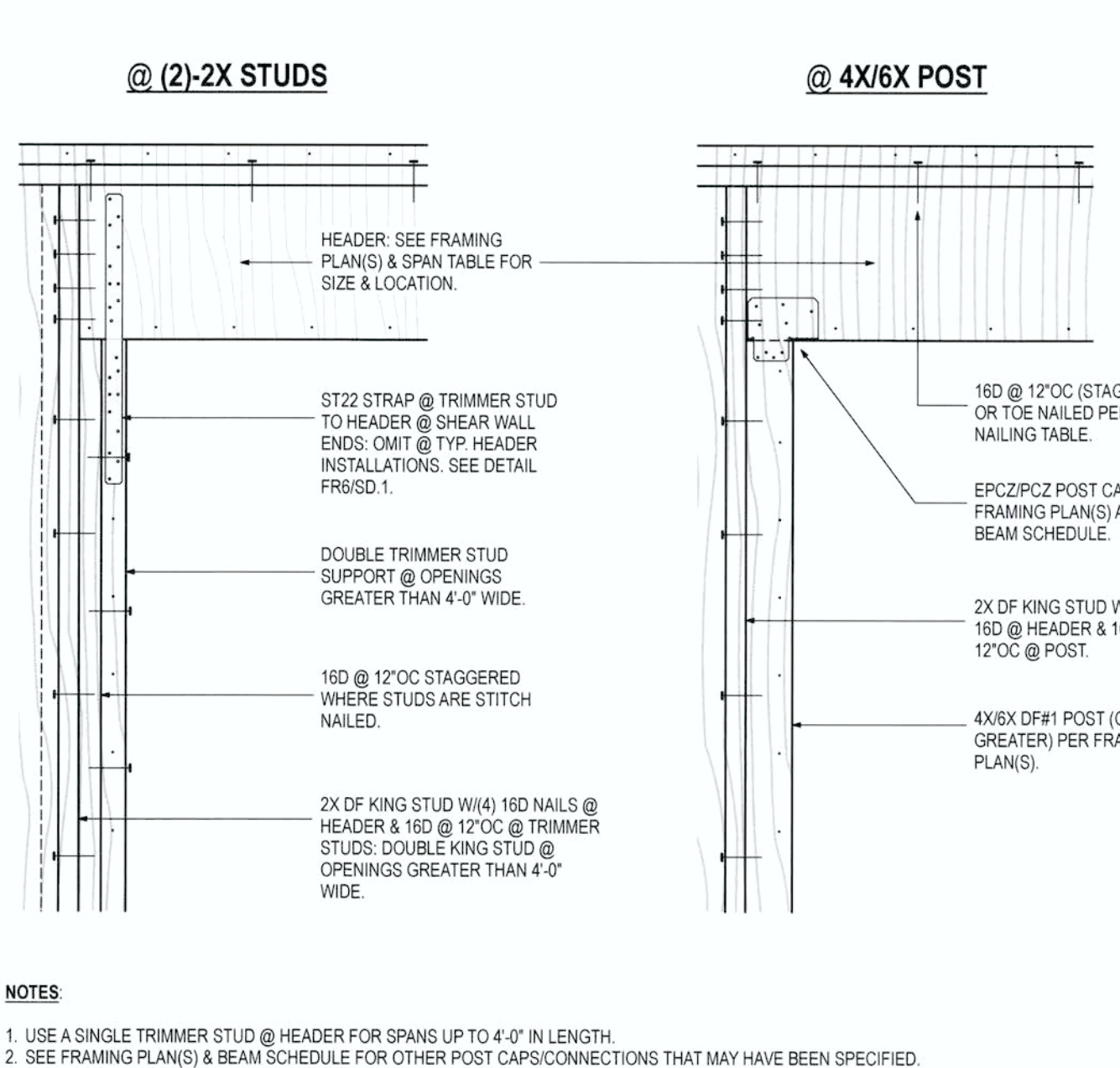


**FR3 NOTCHING & BORING**

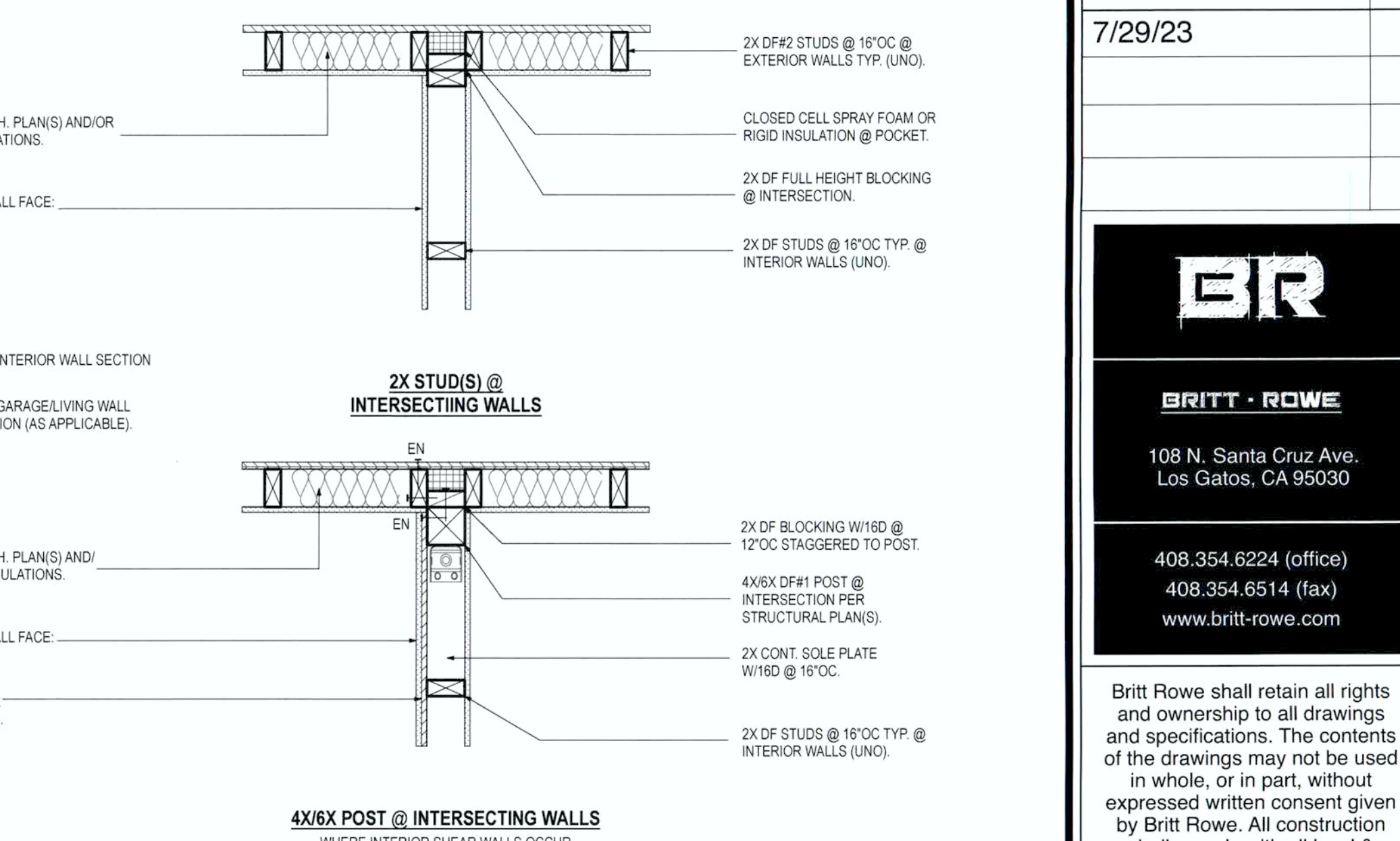
1. VARIATIONS OF NOTED HOLES, CUTS & NOTCHES MAY BE APPROVED BY THE S.O.R.



**FR4 DOUBLE TOP PLATE LAP/SPLICE**

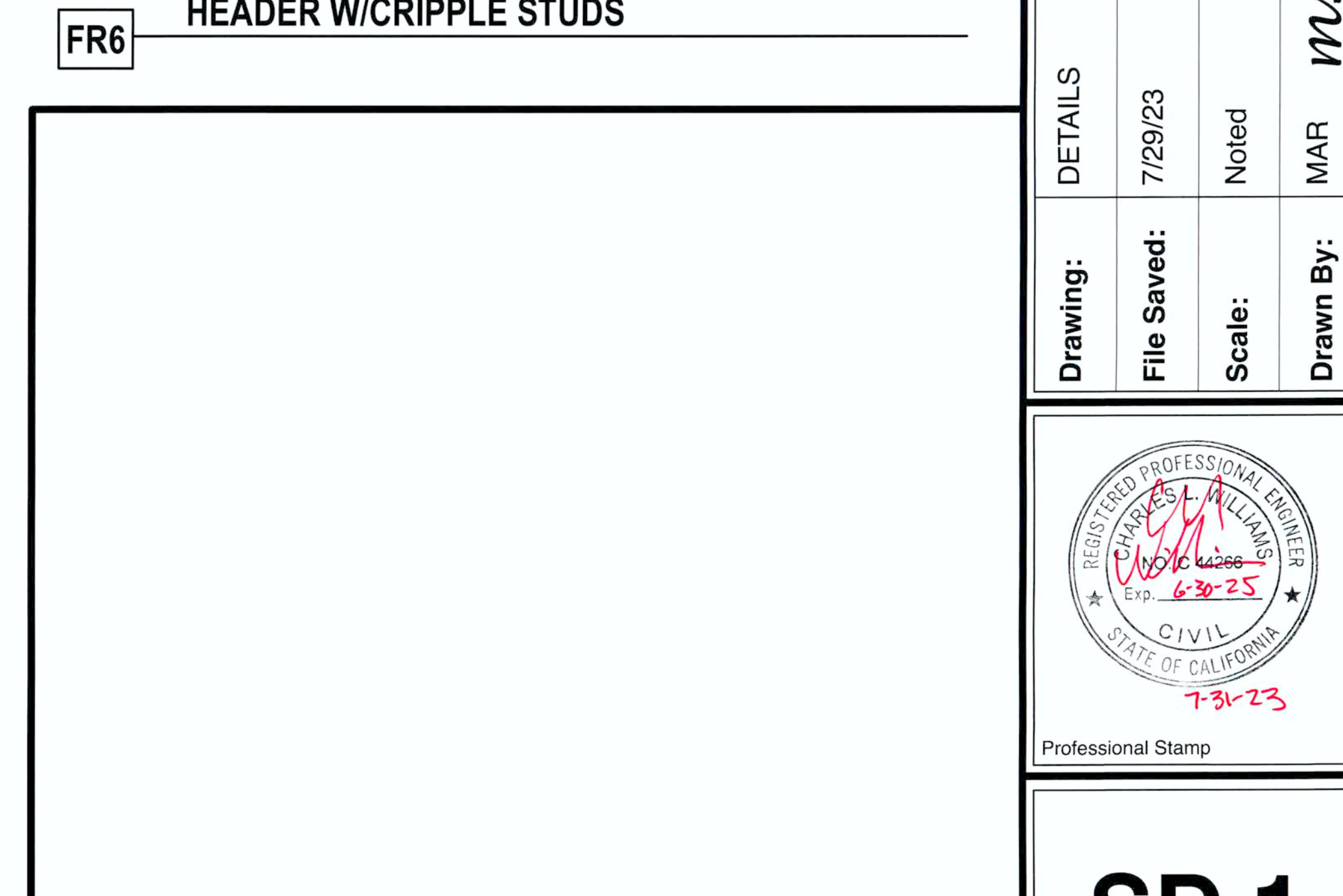
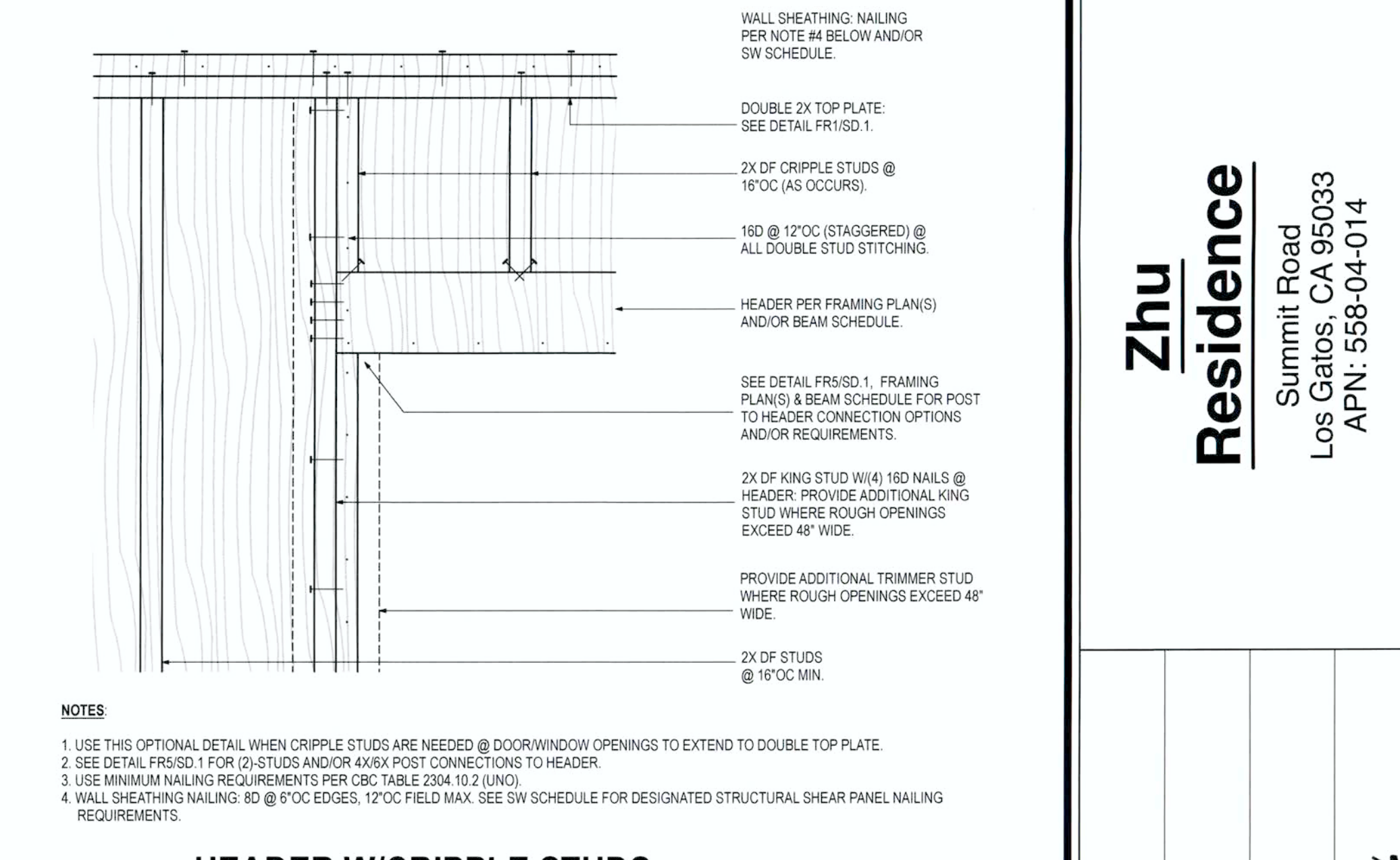


**FR6 HEADER W/CRIPPLE STUDS**



**FR6 HEADER W/CRIPPLE STUDS**

SEE CBC TABLE 2304.10.2 FOR NAILING REQUIREMENT NOT NOTED ON THIS DRAWING.



**FR6 HEADER W/CRIPPLE STUDS**

Jurisdiction Stamps and/or Red Line Notes

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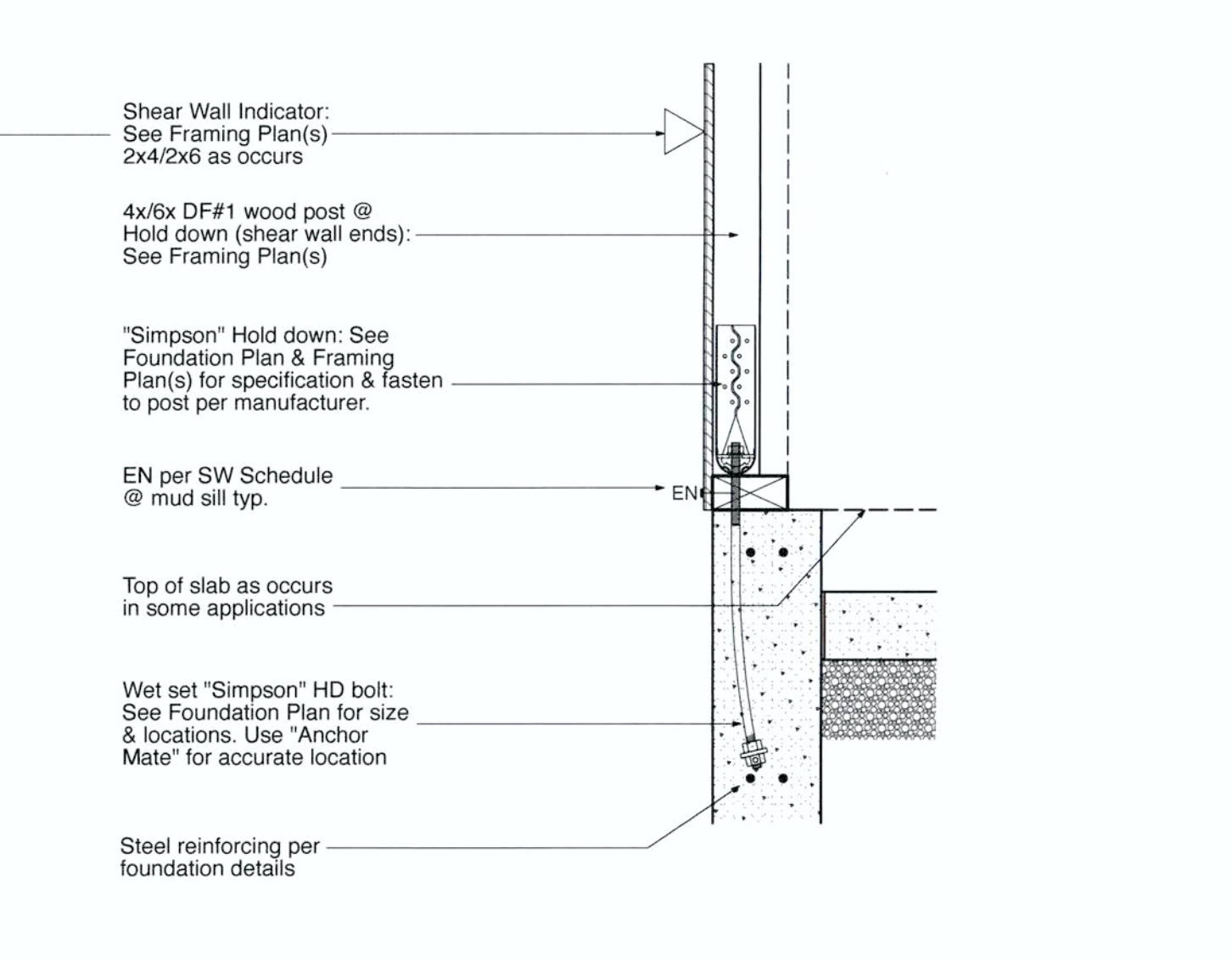
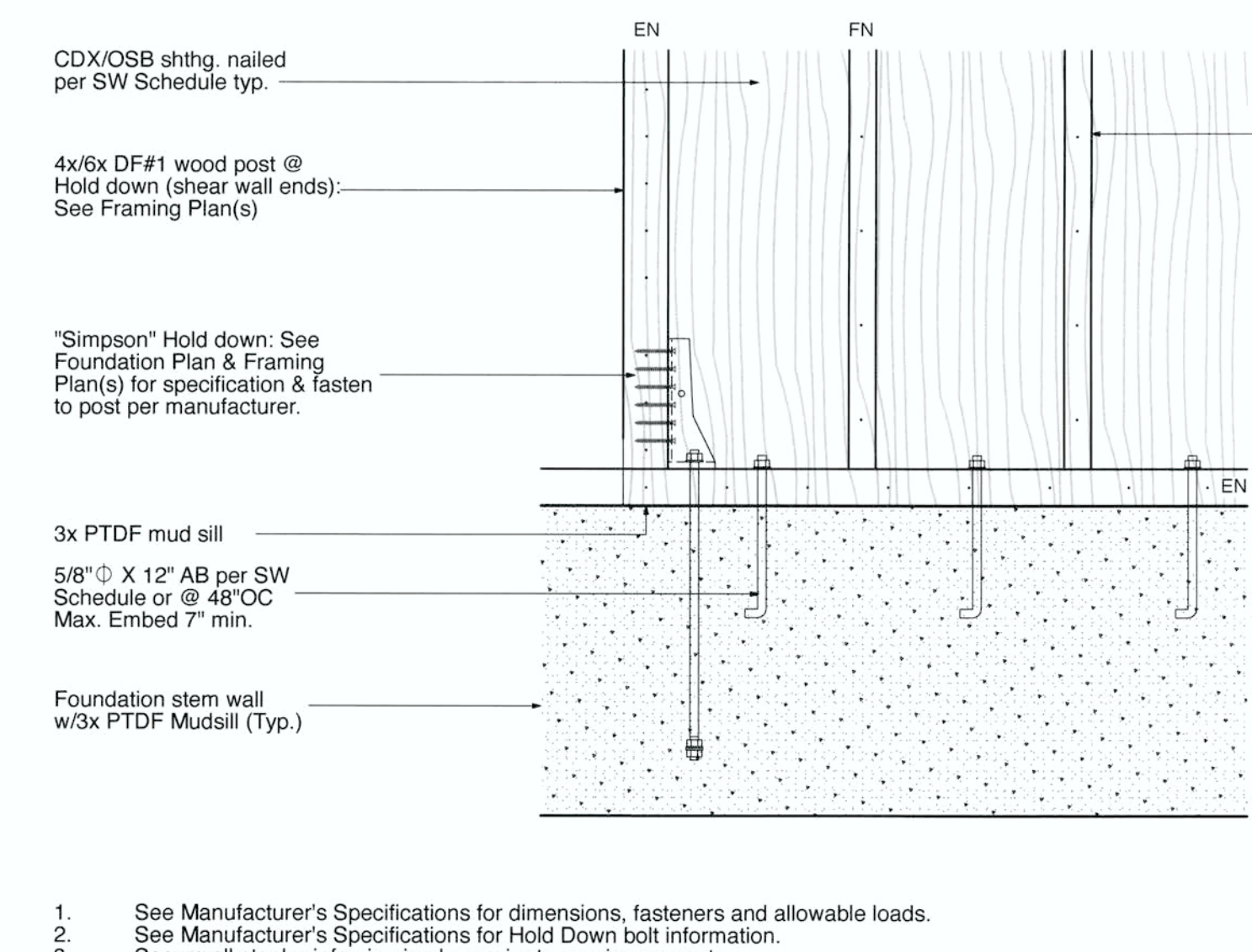
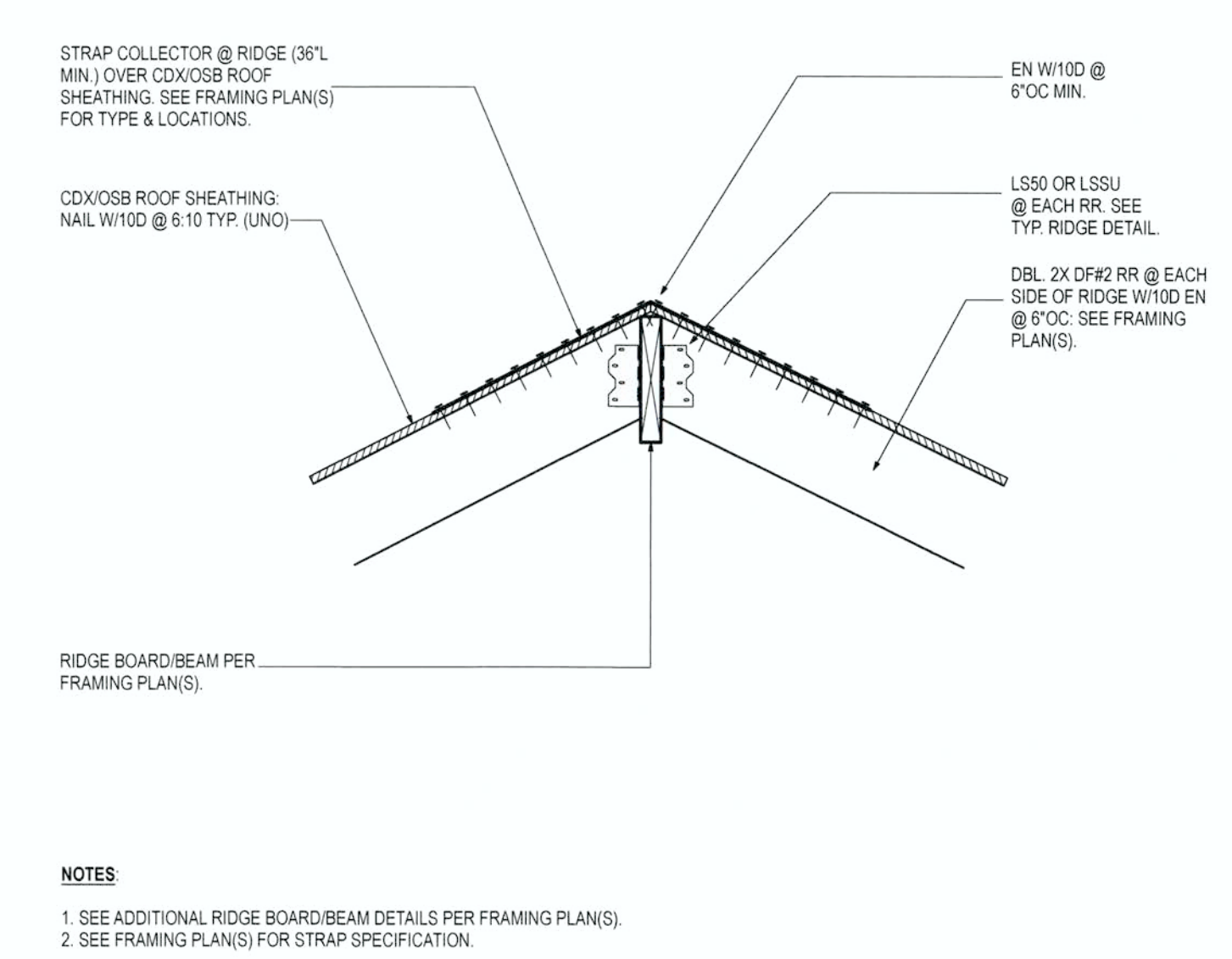
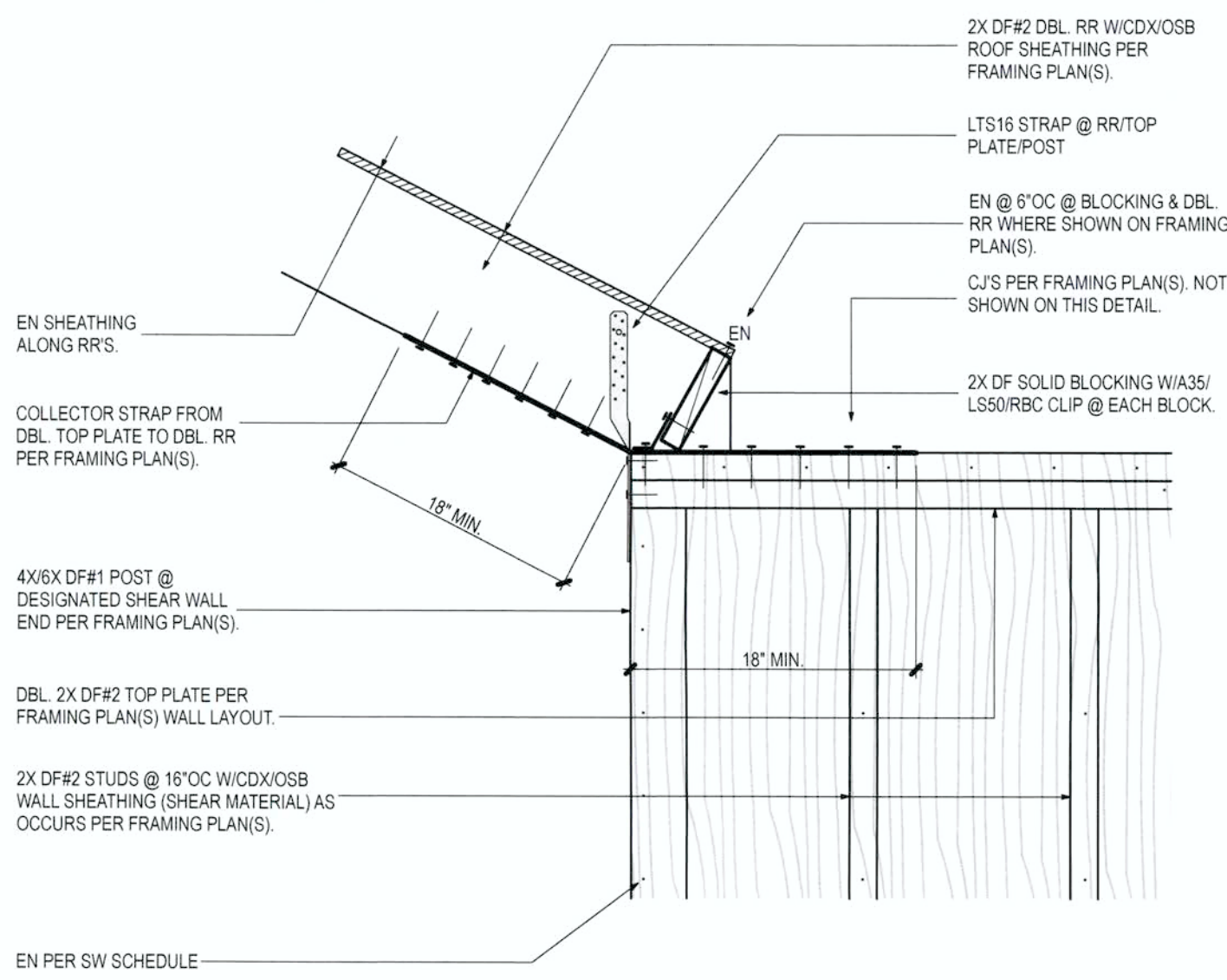
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REGISTERED PROFESSIONAL ENGINEER  
 CHARLES A. WILLIAMS  
 CIVIL  
 STATE OF CALIFORNIA  
 Exp. 6-30-25  
 7-31-23

Professional Stamp  
**SD.1**



**C4** DRAG COLLECTOR @ WALL/RR

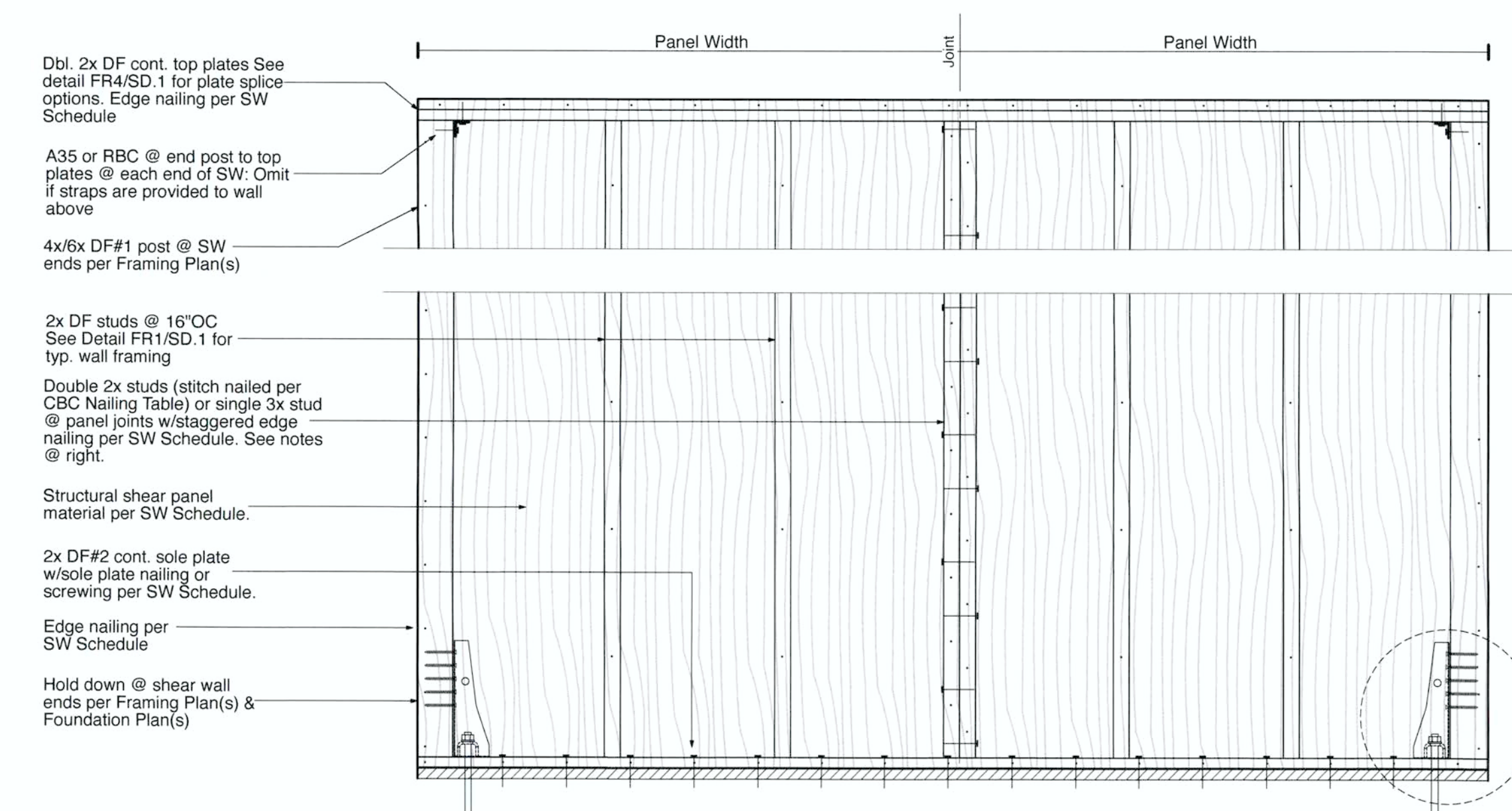
STRAP INSTALLED ON BOTTOM OF RAFTERS(S)

**C6** DRAG COLLECTOR @ RIDGE

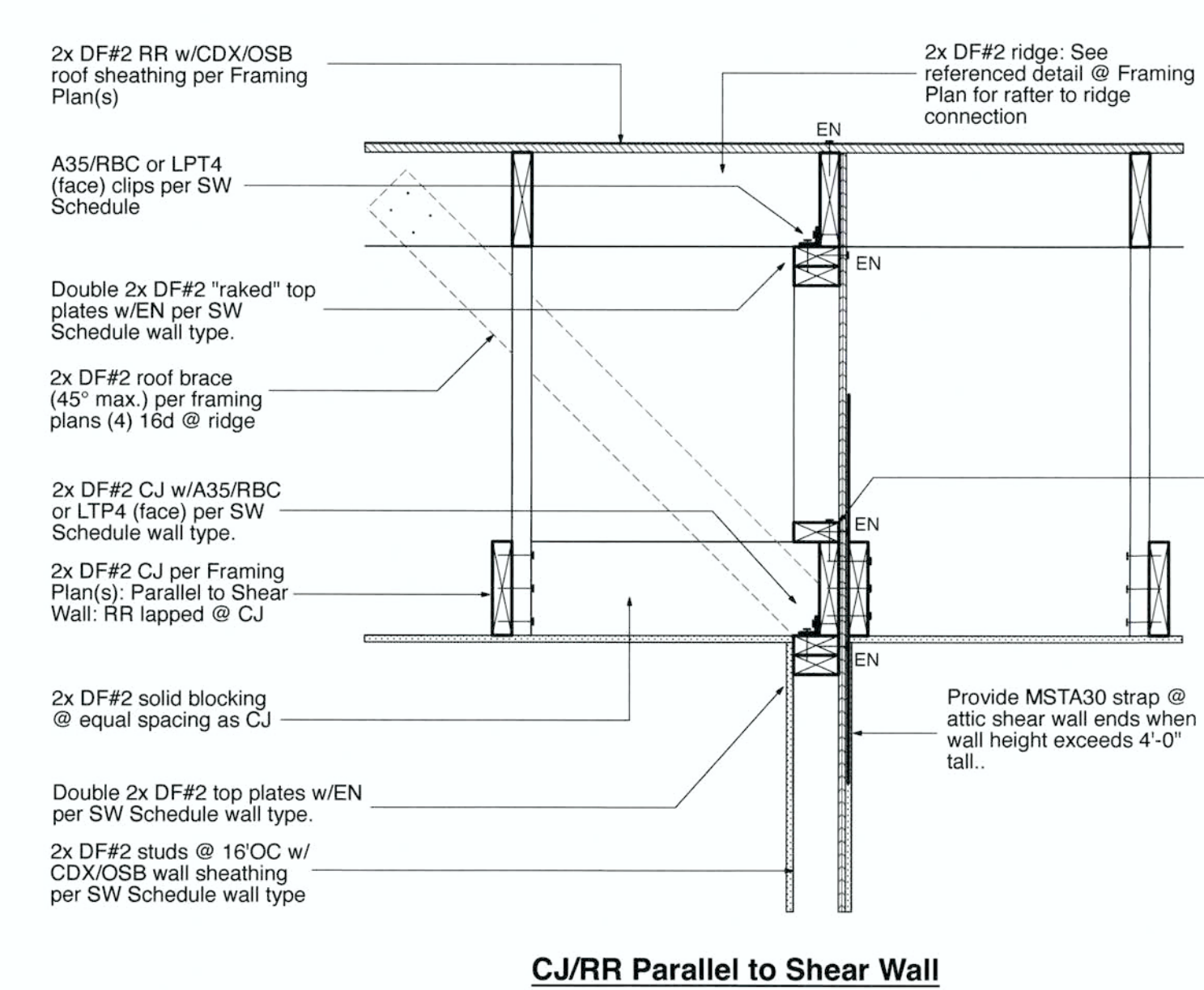
STRAP INSTALLED ON TOP OF ROOF SHEATHING

**HD2** Hold Down @ Concrete Slab/Stem

"Wet-Set" application



- NOTES:**
1. See Framing Plan(s) & Foundation Plan(s) for shear wall locations & hold down types.
  2. See Details HD1/HD2/HD3 (as applicable) for hold down & anchor bolt anchorage/installation.
  3. Shear panels shall be full height where possible. Where cut, minimum panel heights shall be 12" with 3x solid blocking & edge nailing per SW Schedule @ horizontal joints.
  4. Shear Panels shall be one piece @ shear walls 48" wide or less. Minimum shear panels shall 24" wide.
  5. Maintain 1/16" clear between all panel edges.
  6. Provide 4x DF#1 post @ vertical panel joints, where shear material is applied to wall faces.
  7. Field nailing of structural shear panel material per SW Schedule.
  8. See Detail SW2 for 2-Story, stacking shear walls.

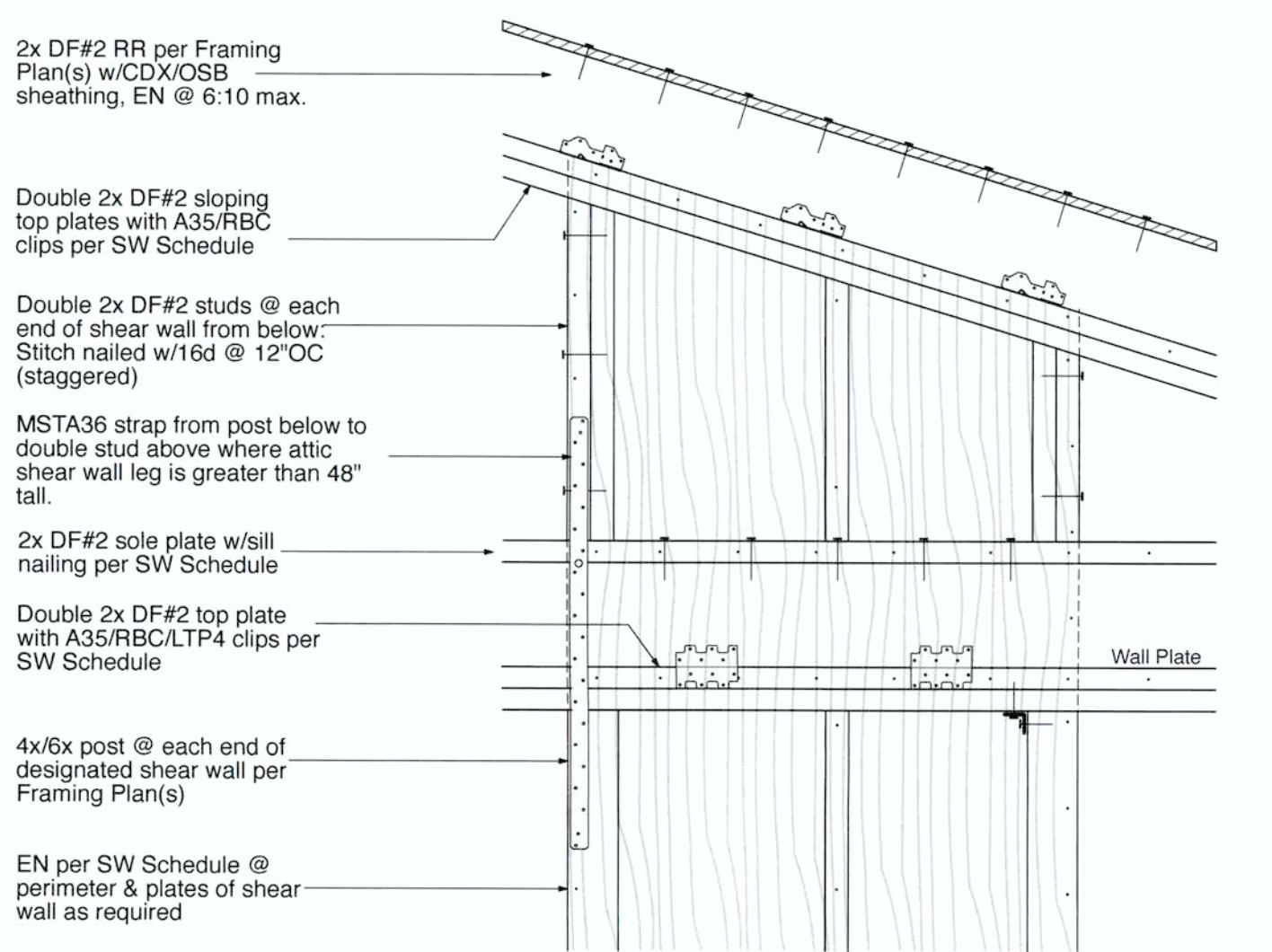


**SW1** Typ. 1-Story Wood Shear Wall

See Shear Wall Schedule for Shear Wall Type, Material, Nailing & Anchorage

**SW5** Interior Shear Wall Above Wall Plate @ Roof Framing

See CBC Table 2304.10.2 for Nailing Requirements not Noted on this Drawing



- NOTES:**
1. See Details SW1, SW2 & SW4 (as applicable) for additional information.
  2. Strap(s) & Clips installed over shear material panels.
  3. See SW Schedule for wall type, material, nailing and clips.

**SW6** Interior Shear Wall @ Roof (Interior or Exterior Rake)

Extension from Ceiling to Roof @ Designated Shear Walls per Framing Plan(s)

Jurisdiction Stamps and/or Red Line Notes

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Exp. 6-30-25

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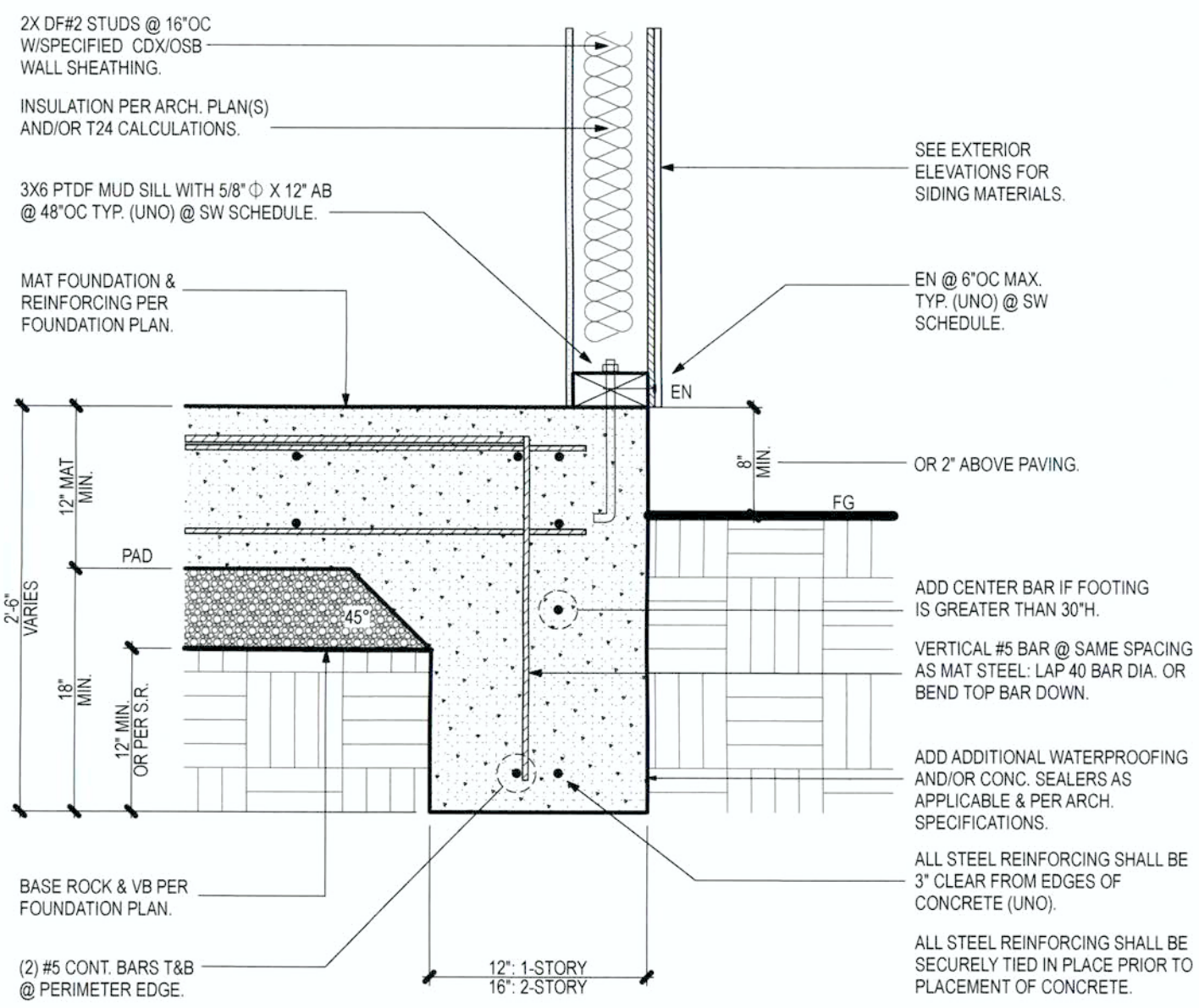
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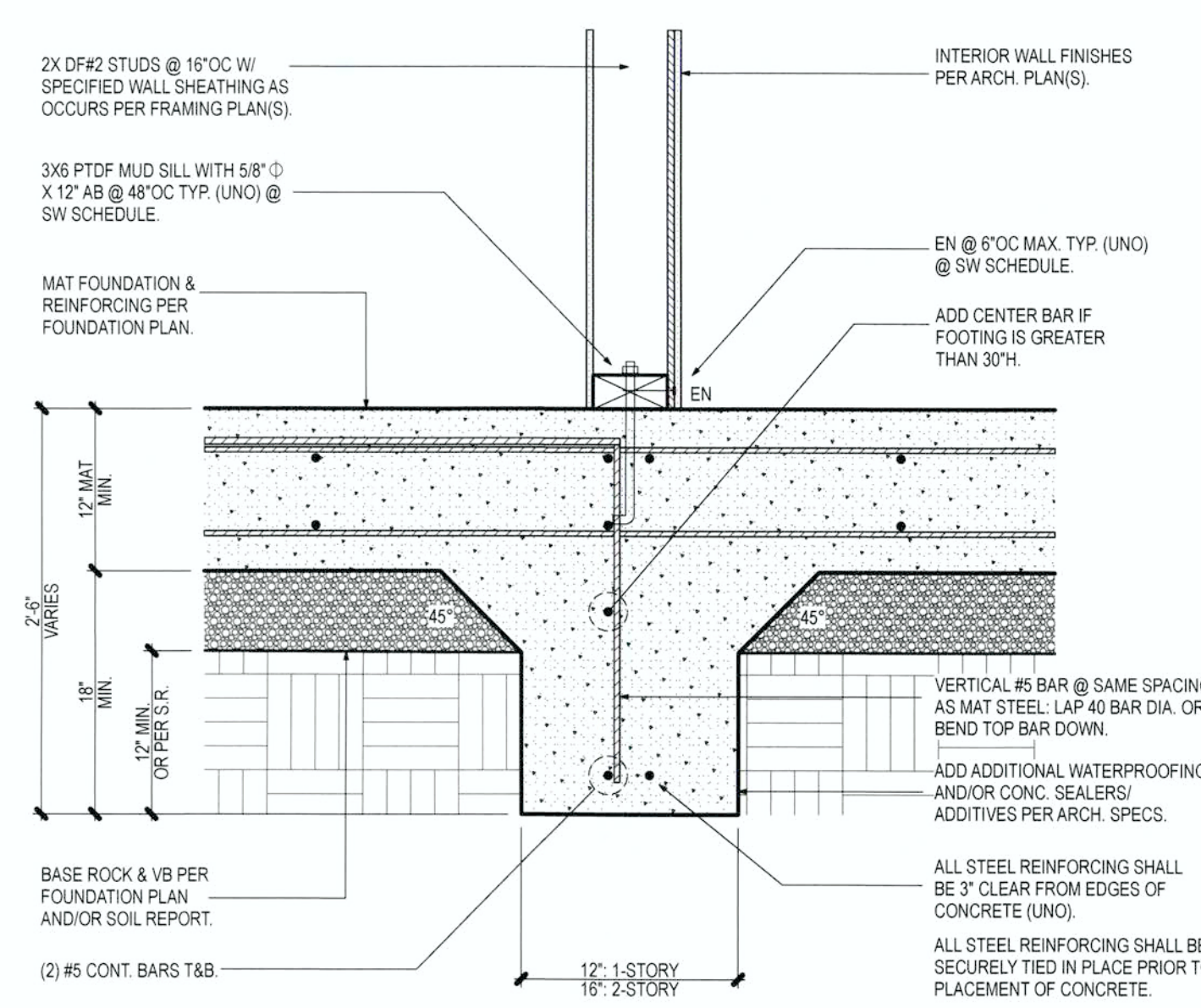
Professional Stamp

**SD.2**

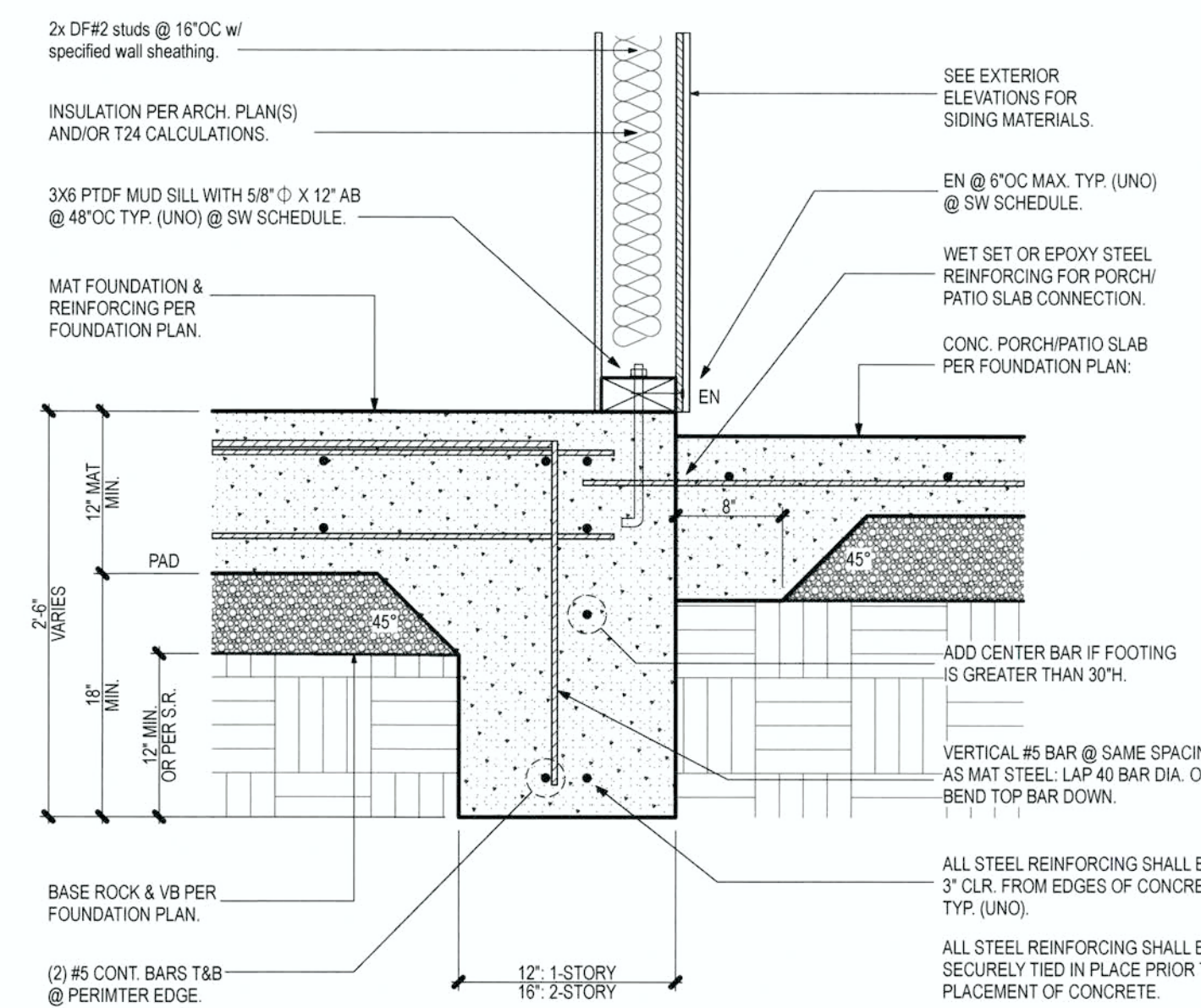




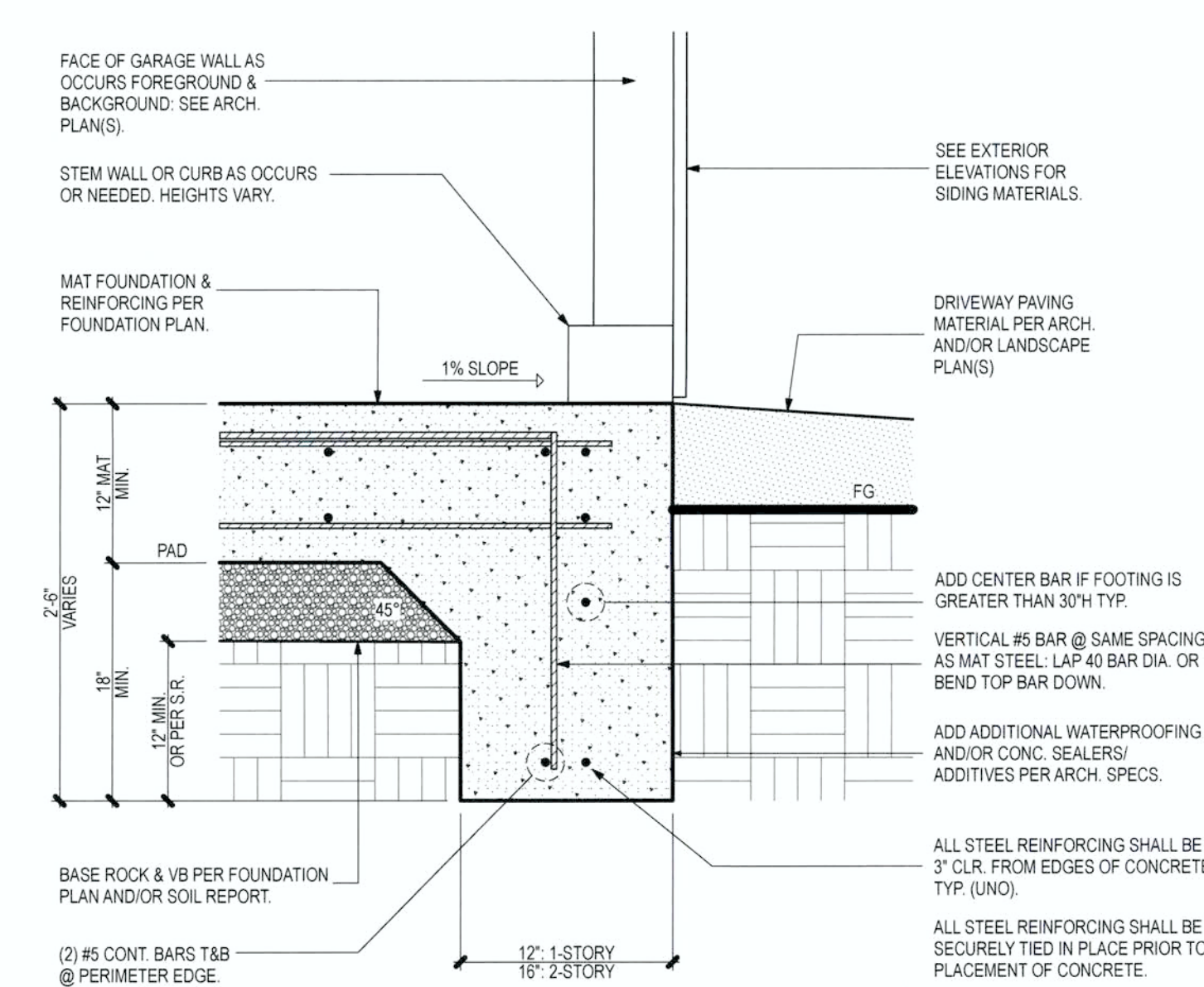
**MF1** **MAT FOUNDATION @ EDGE**  
UNRETAINED PERIMETER OF FOUNDATION



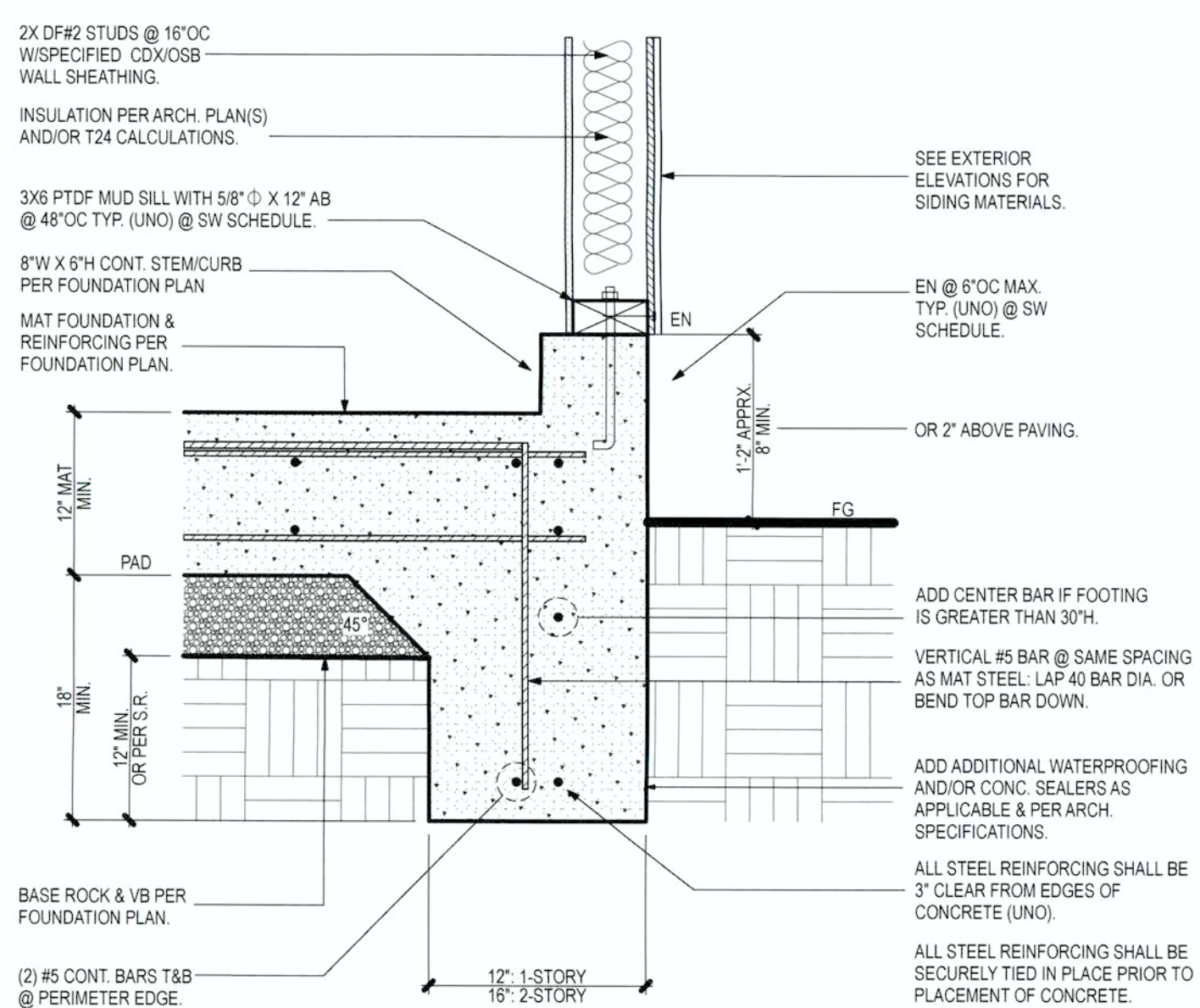
**MF2** **MAT FOUNDATION @ INTERIOR WALL**  
@ DESIGNATED INTERIOR BEARING AND/OR SHEAR WALLS.



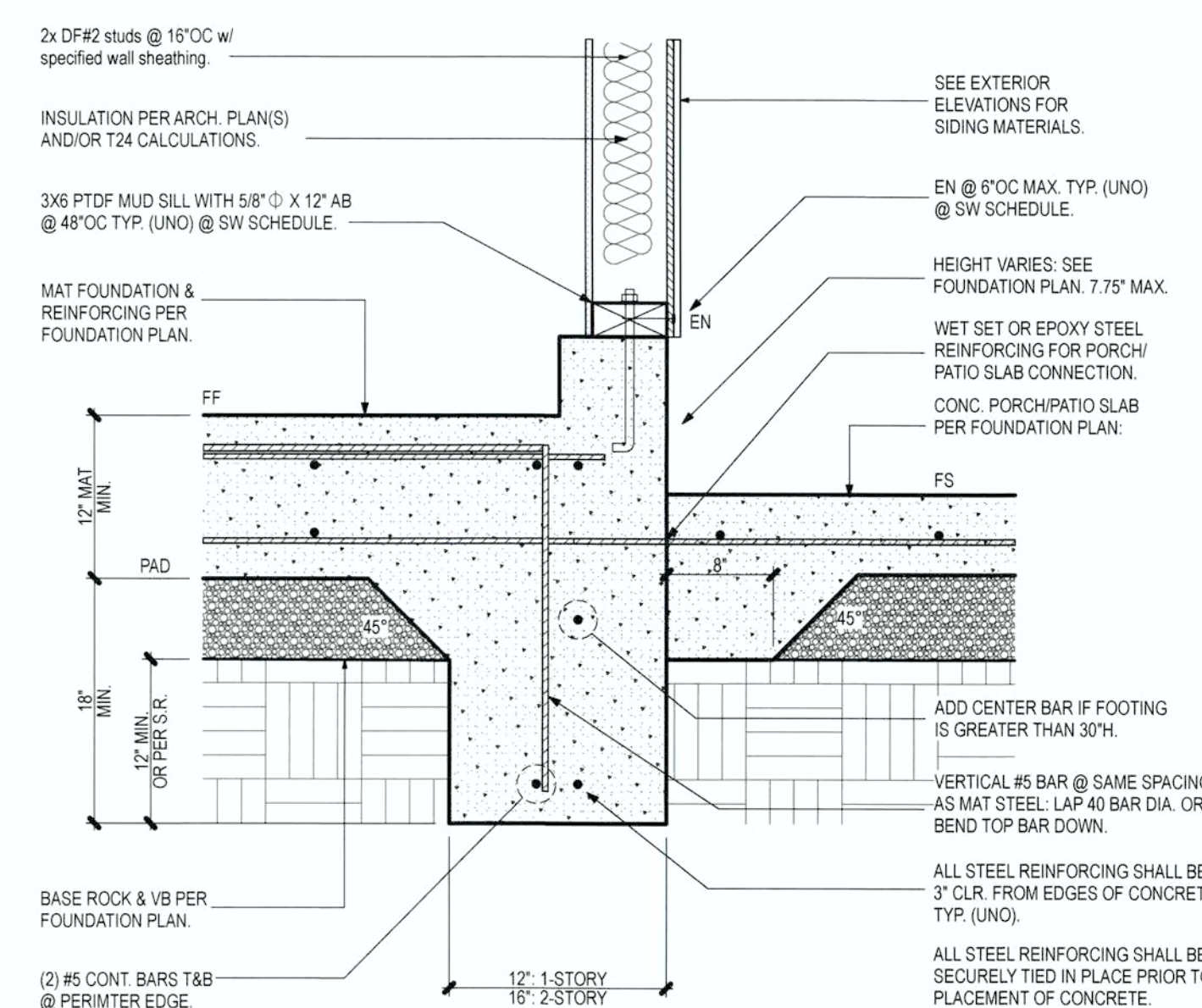
**MF3** **MAT FOUNDATION @ CONCRETE PORCH**  
@ PORCH OR EXTERIOR PATIO



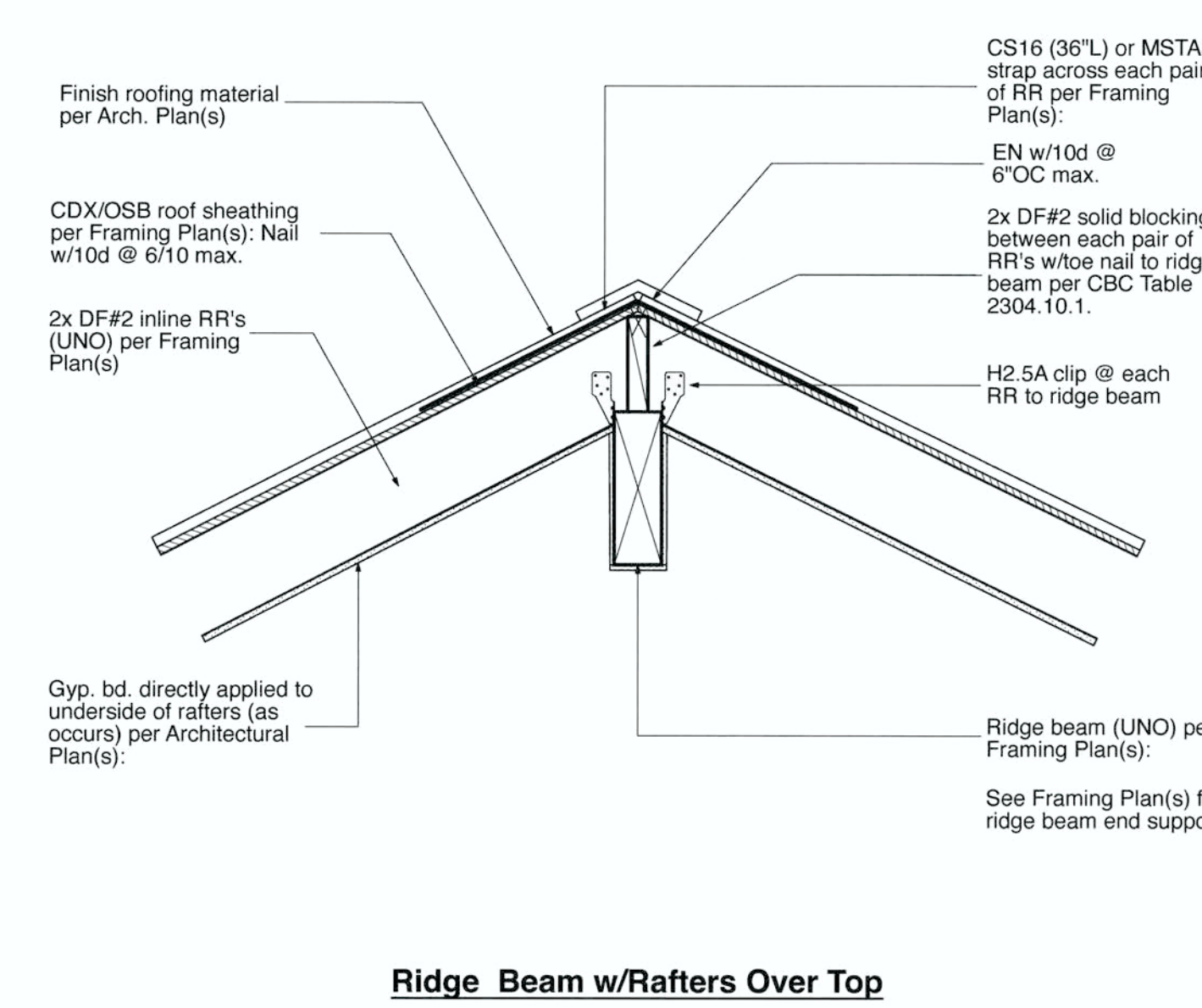
**MF4** **MAT FOUNDATION @ GARAGE**  
UNRETAINED PERIMETER OF FOUNDATION @ GARAGE DOOR



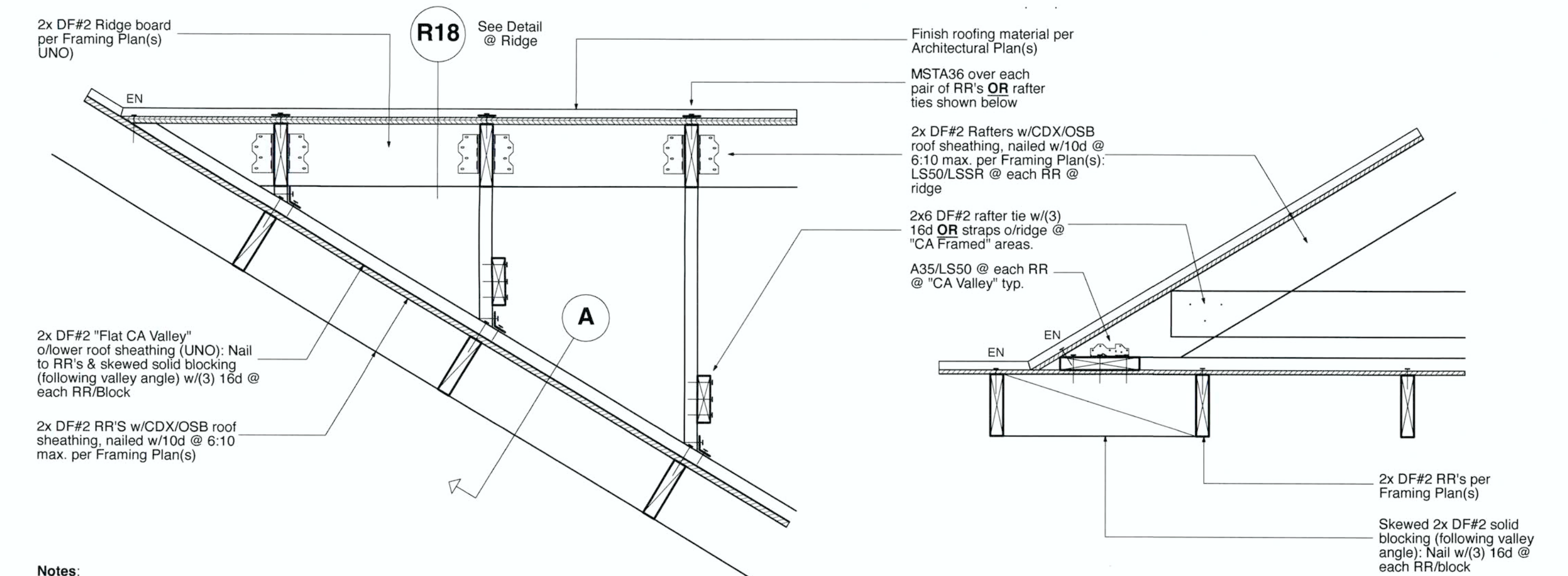
**MF5** **MAT FOUNDATION @ EDGE W/STEM WALL**  
UNRETAINED PERIMETER OF FOUNDATION



**MF6** **MAT FOUNDATION @ GARAGE SLAB**  
@ LIVING AREA/GARAGE SEPARATION



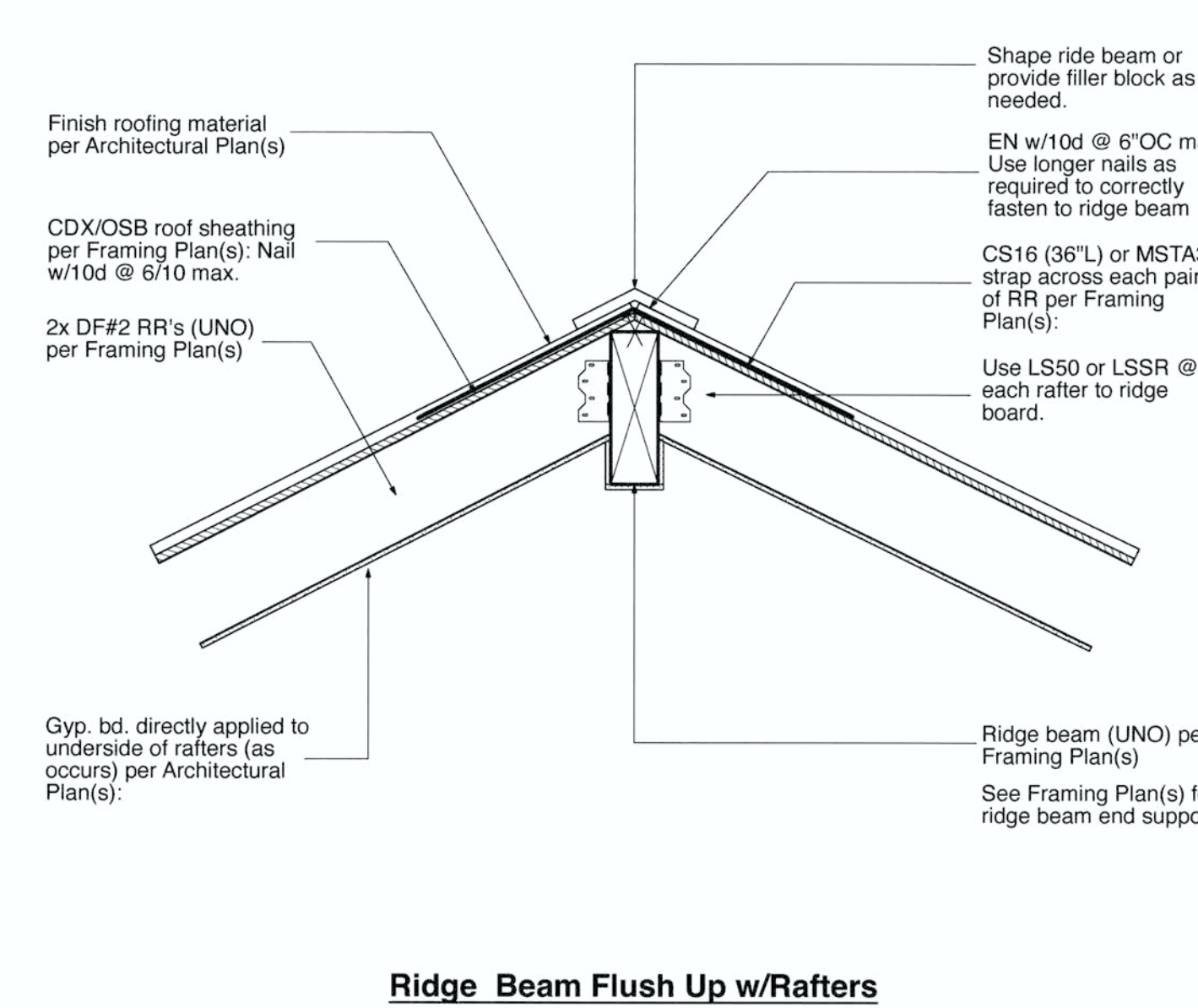
**Ridge Beam w/Rafters Over Top**



**Section A:**

- Notes:**
1. See Framing Plan(s) for locations of "California Framed Roof" sections.
  2. Reverse rafter directions similar. See Framing Plan(s)
  3. Provide MSTA36 strap @ ALL rafters over ridge board @ "CA Framed" section OR rafter ties as shown.

**R27** **"California" Roof Framing**



**Ridge Beam Flush Up w/Rafters**

- NOTES:**
1. See Framing Plan(s) for Ridge/Rafter size(s), orientation & spacing (UNO).
  2. Provide minimum nailing per CBC Table 2304.10.2

**R20** **Rafters @ Ridge Beam**

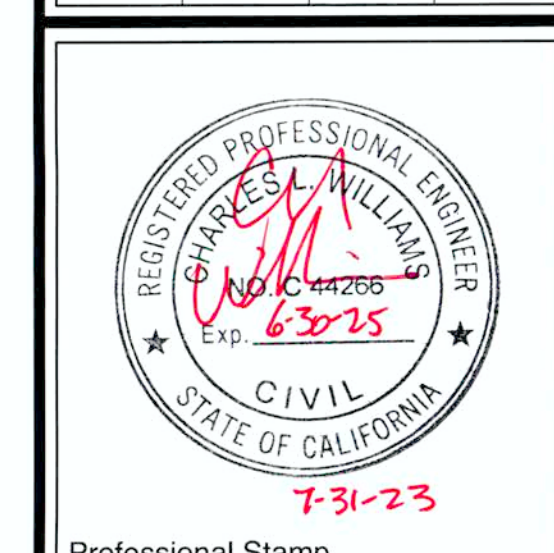
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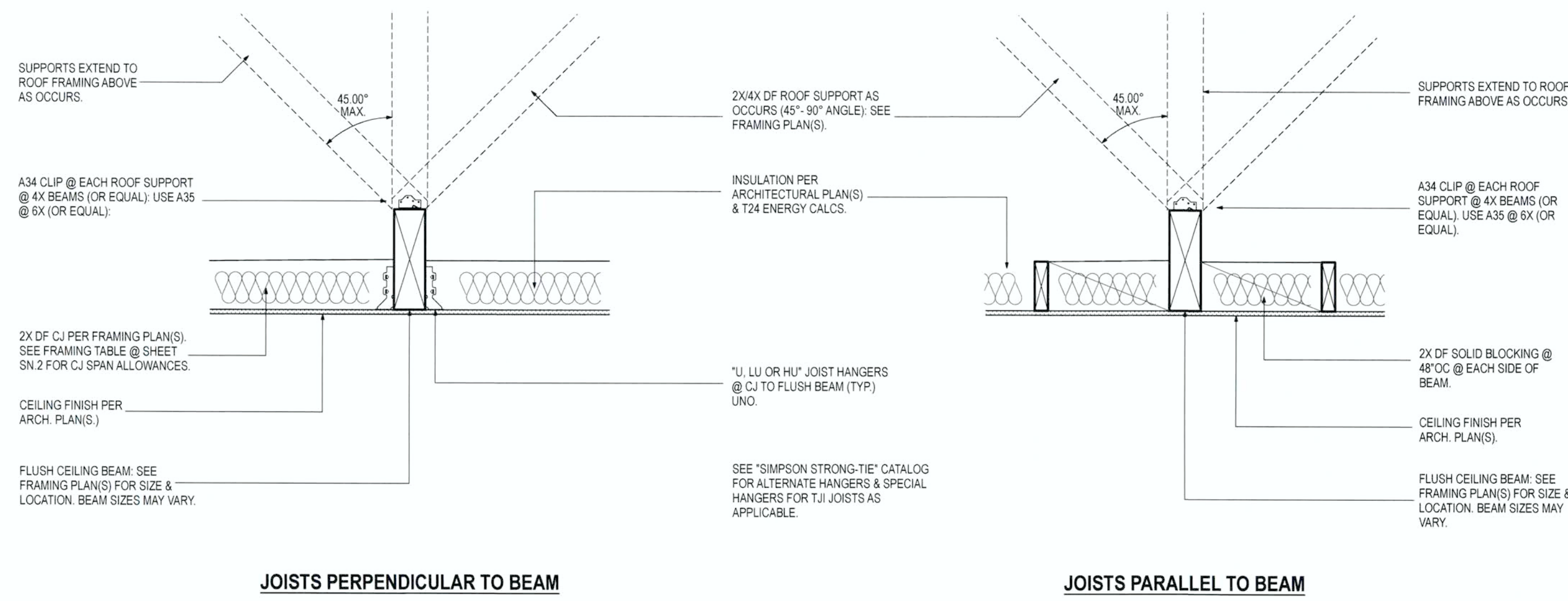
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<b>Drawn By:</b>			

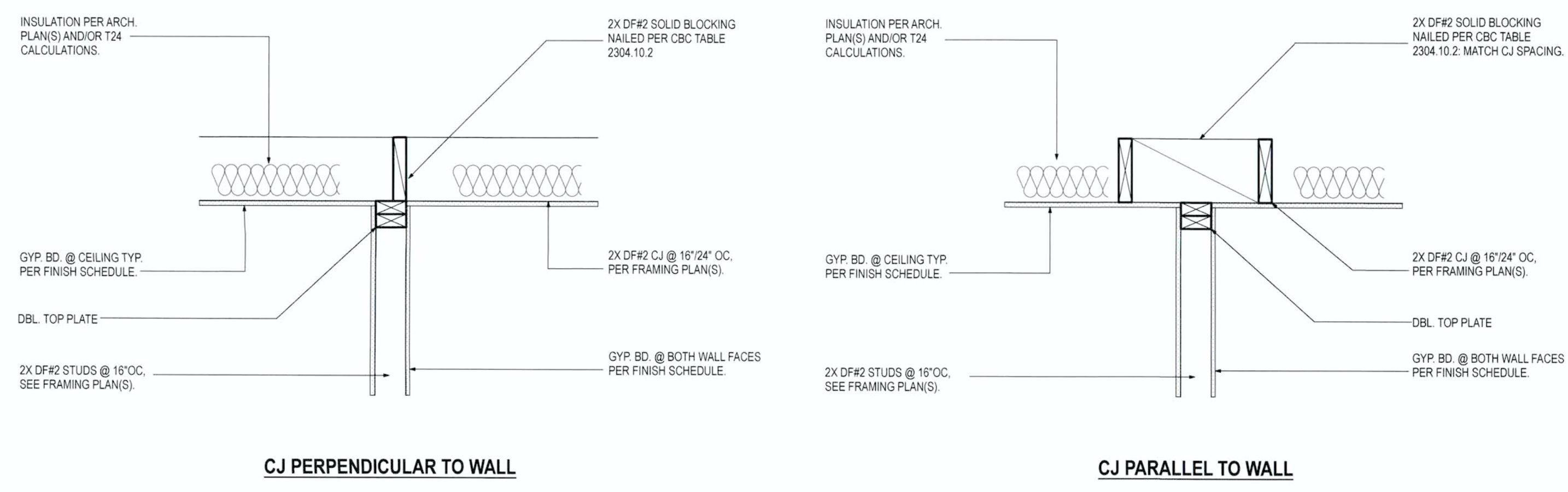


Professional Stamp  
**SD.3**

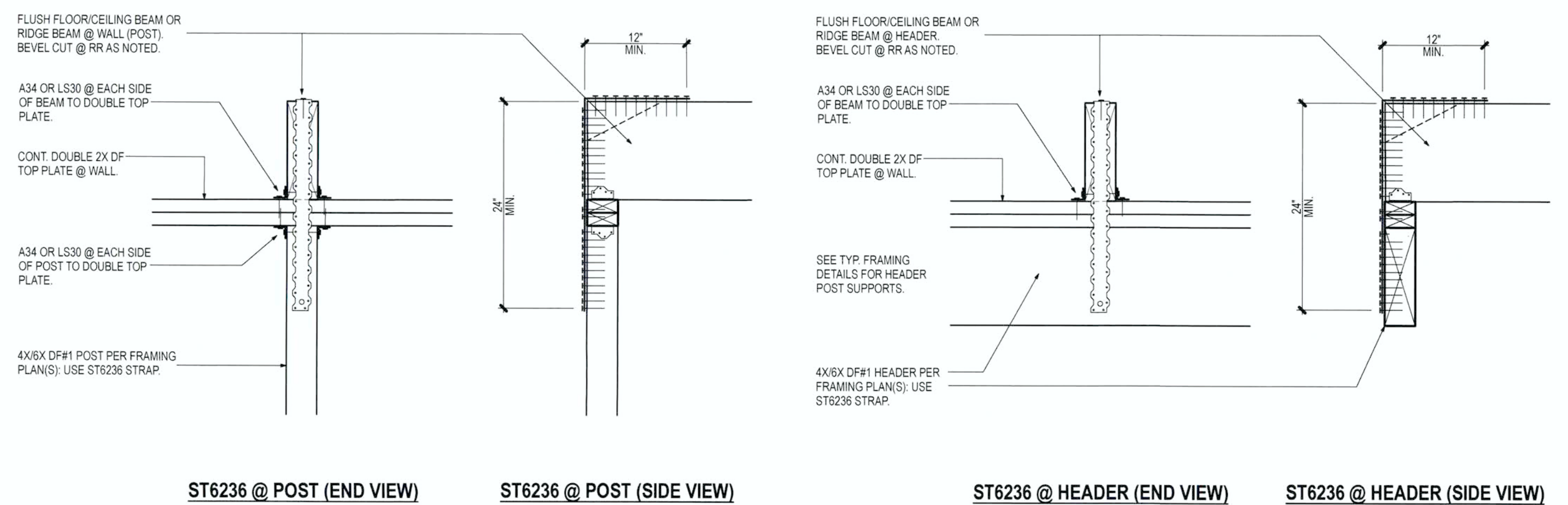
Jurisdiction Stamps and/or Red Line Notes



**CB1 CEILING JOISTS @ FLUSH CEILING BEAM**

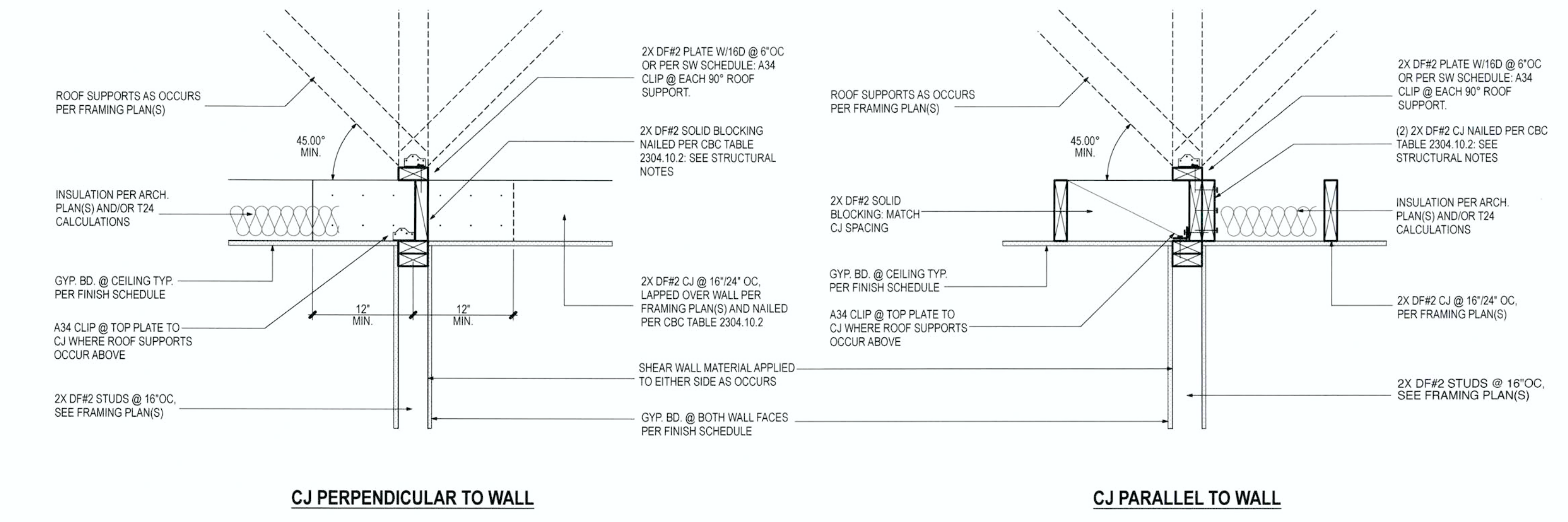


**CJ2 CEILING JOISTS @ INTERIOR NON-BEARING WALL**

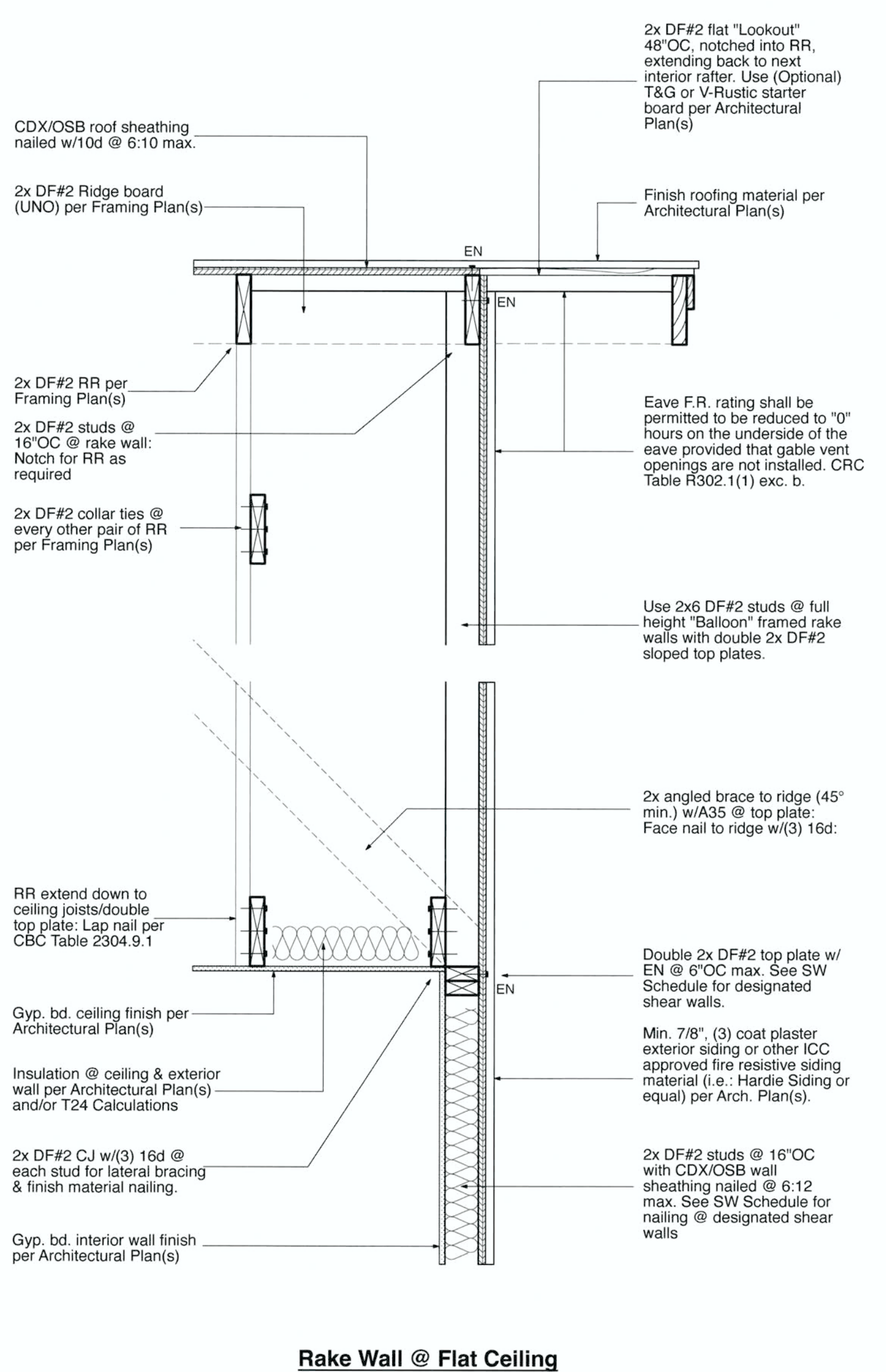


- NOTES:**
1. USE ALL RECOMMENDED FASTENERS PER SIMPSON STRONG TIE.
  2. IN ADDITION TO HARDWARE SPECIFIED, PROVIDE MINIMUM NAILING PER CBC TABLE 2304.10.2.
  3. BEVEL CUT FLUSH BEAM @ RR AS PERMITTED (SIMILAR).
  4. HEADERS MAY BE INSTALLED FLUSH UP TO BEAM: SEE BEAM SCHEDULE FOR INDICATION.

**FR9 FLUSH WOOD BEAM @ POST/HEADER W/ST6236**



**CJ1 CEILING JOISTS @ INTERIOR BEARING WALL**



- NOTES:**
1. See SW Schedule Wall Types for specific panel material, nailing, clips & hold downs @ designated shear walls.
  2. See Framing Plan(s) for ceiling joist, rafter size(s), orientation & spacing (UNO).
  3. "Non-Shear Walls" shall be provided w/minimum nailing per CBC Table 2304.10.2.
  4. See CRC Table 720.1(2) for 1-hour fire rated wall assemblies.
  5. See CRC R302.1(1) exc. b.

**R35 Fire Rated Eave @ Rake Wall**

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REGISTERED PROFESSIONAL ENGINEER

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Exp. 6-30-25

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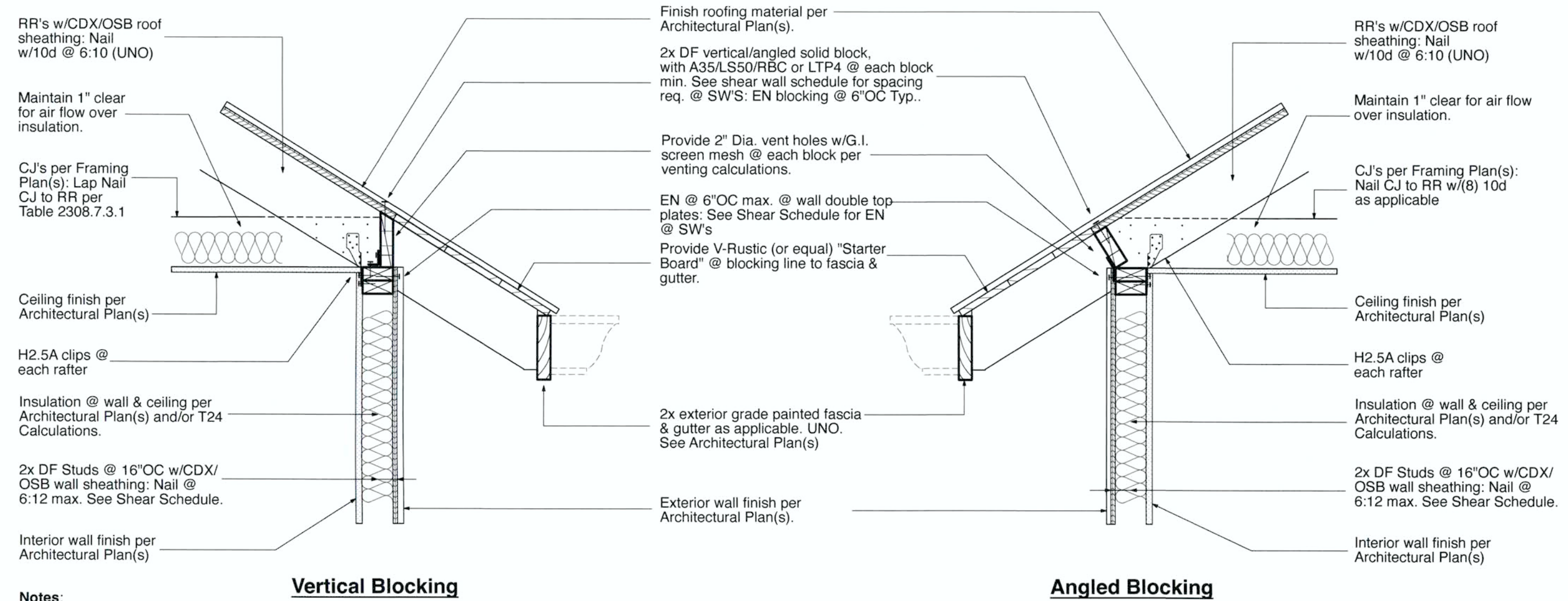
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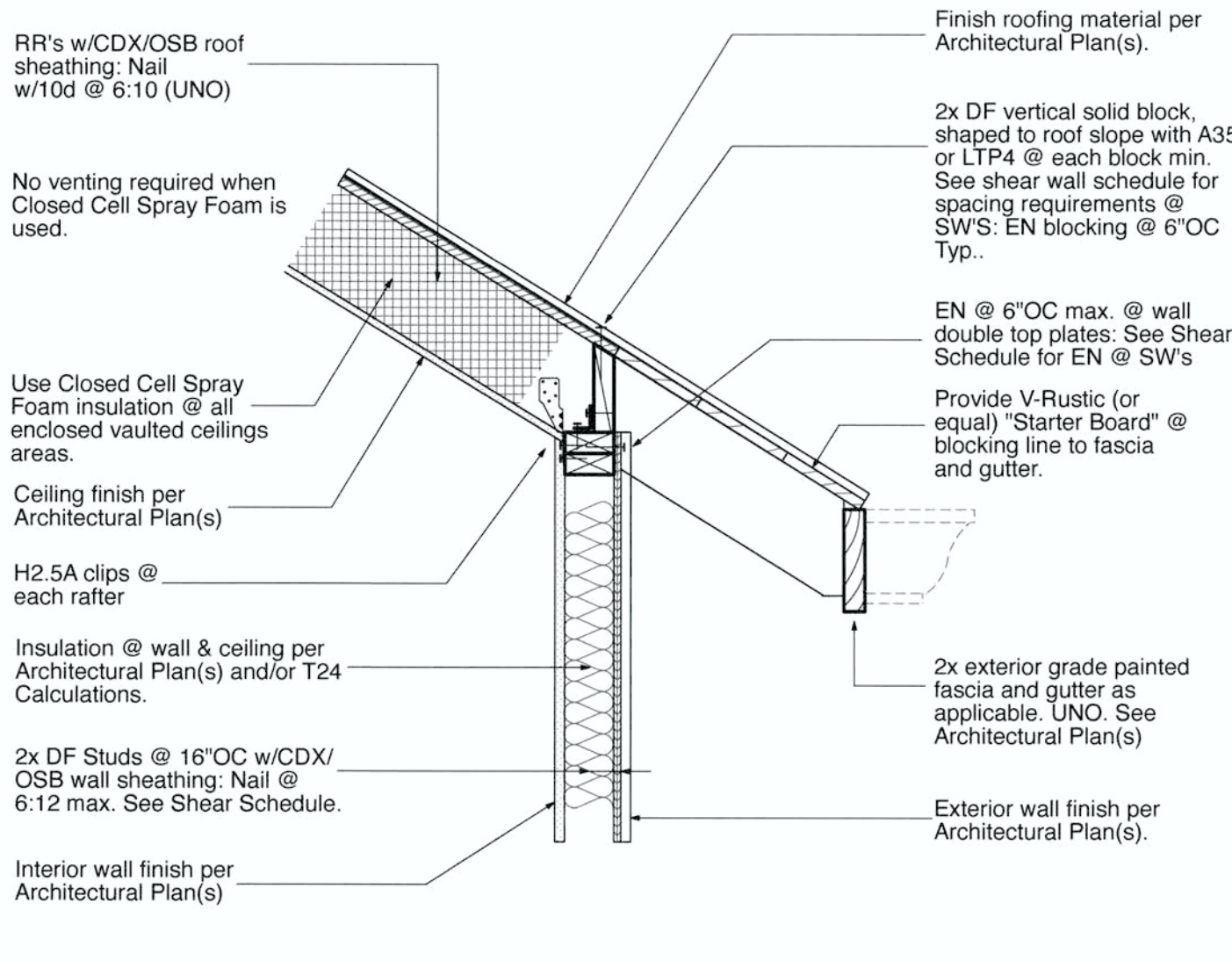
**SD.4**

Jurisdiction Stamps and/or Red Line Notes



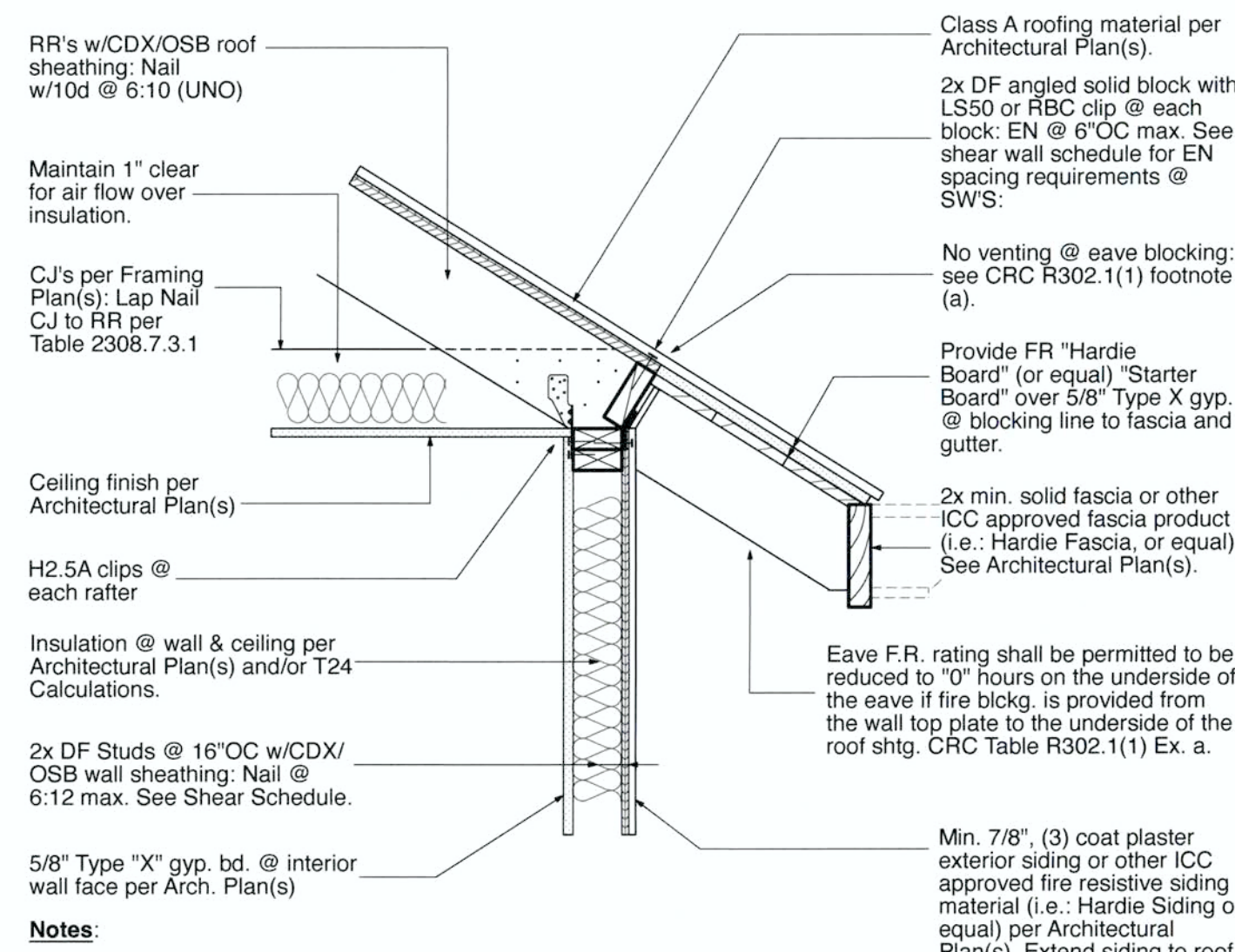
- Notes:**
1. See Roof Framing Plan(s) for roof slope & overhang dimension.
  2. See Detail R2 for eave @ porch beam/header (similar).
  3. Provide minimum nailing per CBC Table 2304.10.2 (UNO).
  4. Provide minimum CJ/RR lap nailing per Table 2308.7.3.1 as it relates to rafter slope, span & spacing.

**R1** **Typ. Eave Detail - Exposed Rafter Tails**  
Vertical & Angled Blocking



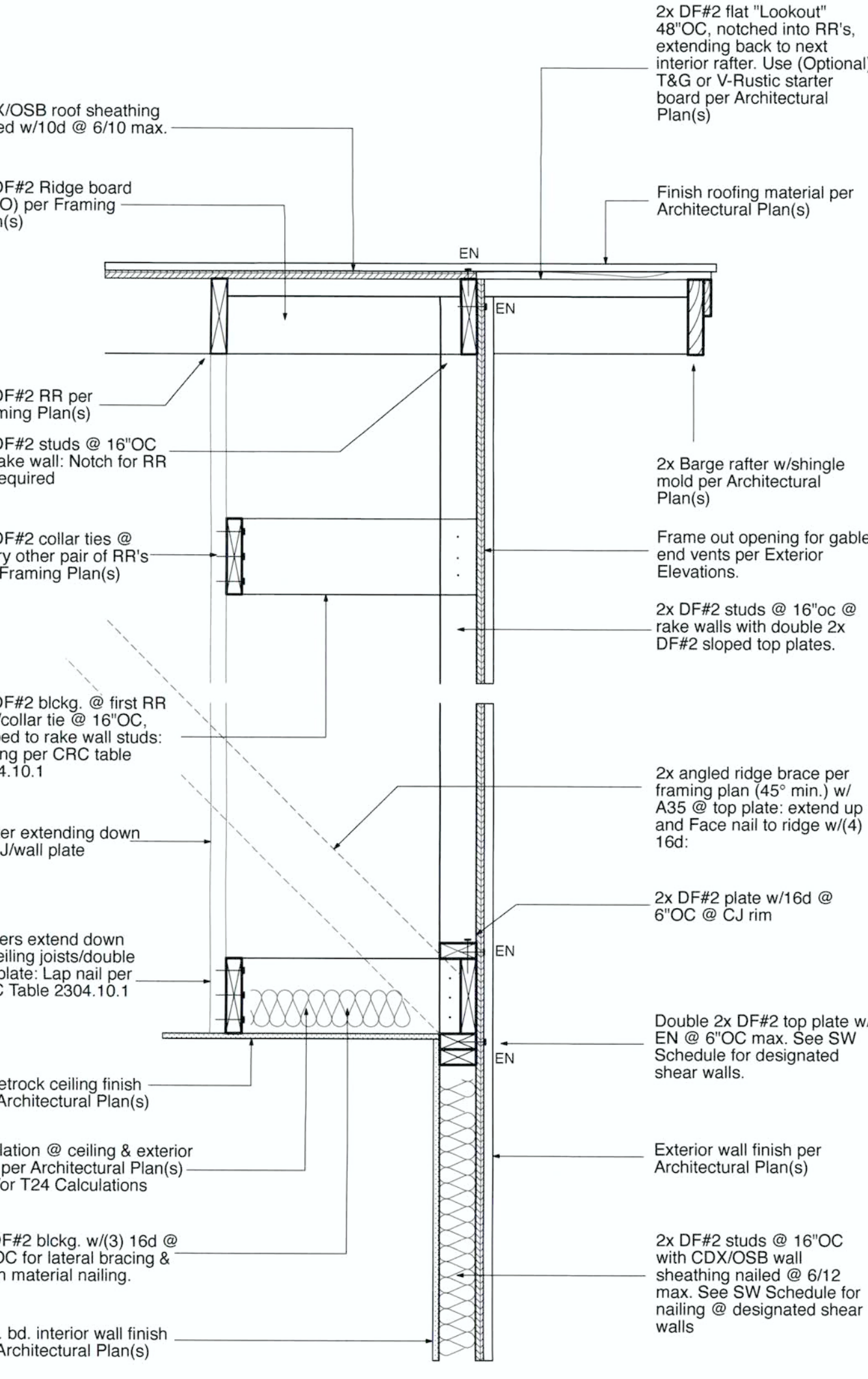
- Notes:**
1. See Roof Framing Plan(s) for roof slope & overhang dimension.
  2. See Detail R1 for optional angled block application.
  3. Provide minimum nailing per CBC Table 2304.10.2 (UNO).

**R3** **Eave @ Vaulted Ceiling**  
No Ceiling Joists



- Notes:**
1. See Roof Framing Plan(s) for roof slope.
  2. Provide minimum nailing per CBC Table 2304.10.2 (UNO).
  3. See CBC Table 721.1(2) for 1-Hour Fire Rated Wall Assemblies.
  4. See CRC R302.1(1), footnote (b) for gable end rake walls sim.
  5. Provide minimum CJ/RR lap nailing per Table 2308.7.3.1 as it relates to rafter slope, span & spacing.

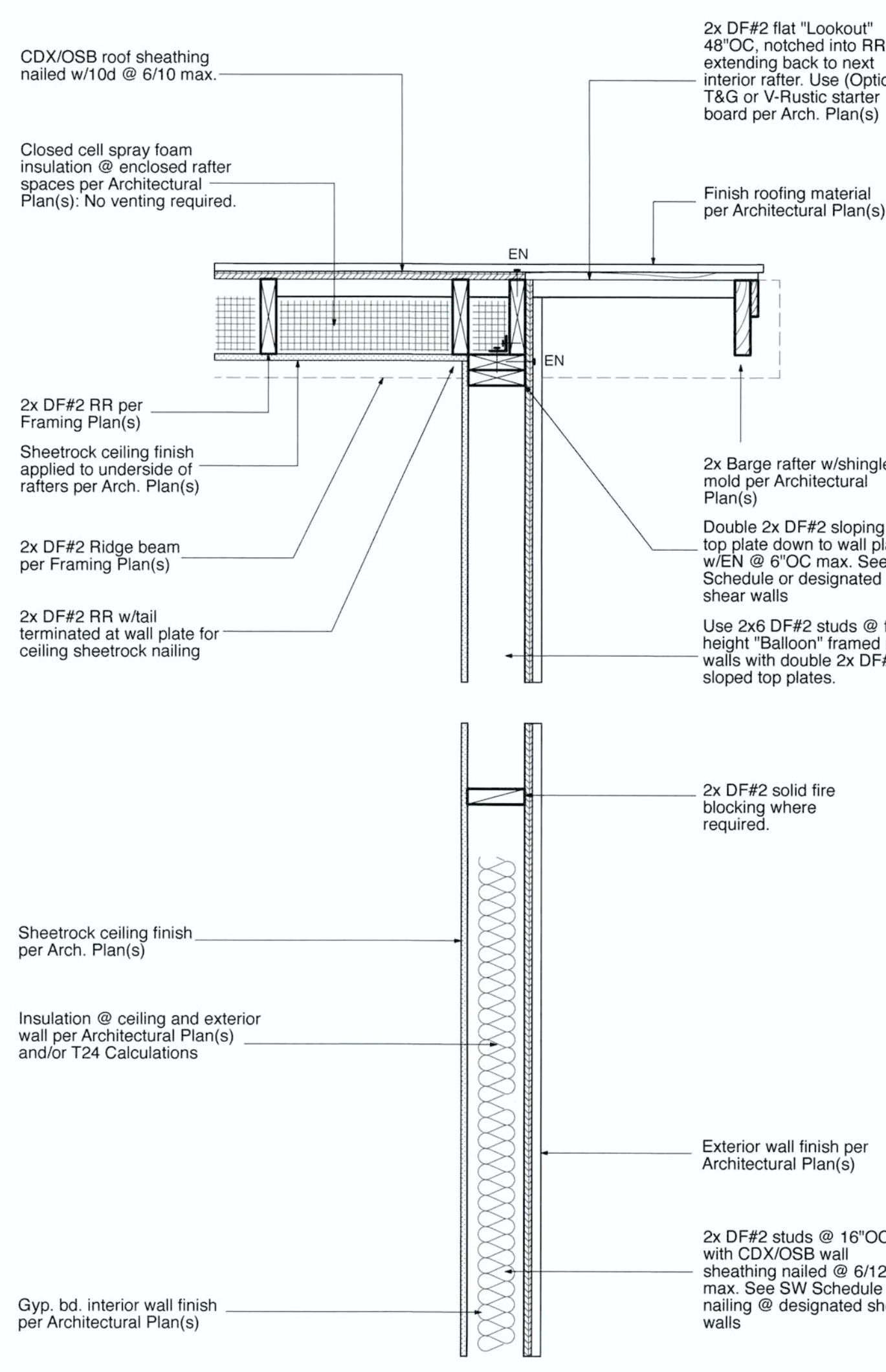
**R9** **FR Eave w/Overhang**  
Fire Rated Assembly - No Soffit



**Rake Wall @ Flat Ceiling**

- Notes:**
1. See SW Schedule Wall Types for specific panel material, nailing, clips & hold downs @ designated shear walls.
  2. See Framing Plan(s) for ceiling joist, rafter size(s), orientation & spacing (UNO).
  3. "Non-Shear Walls" shall be provided w/minimum nailing per CBC Table 2304.10.2

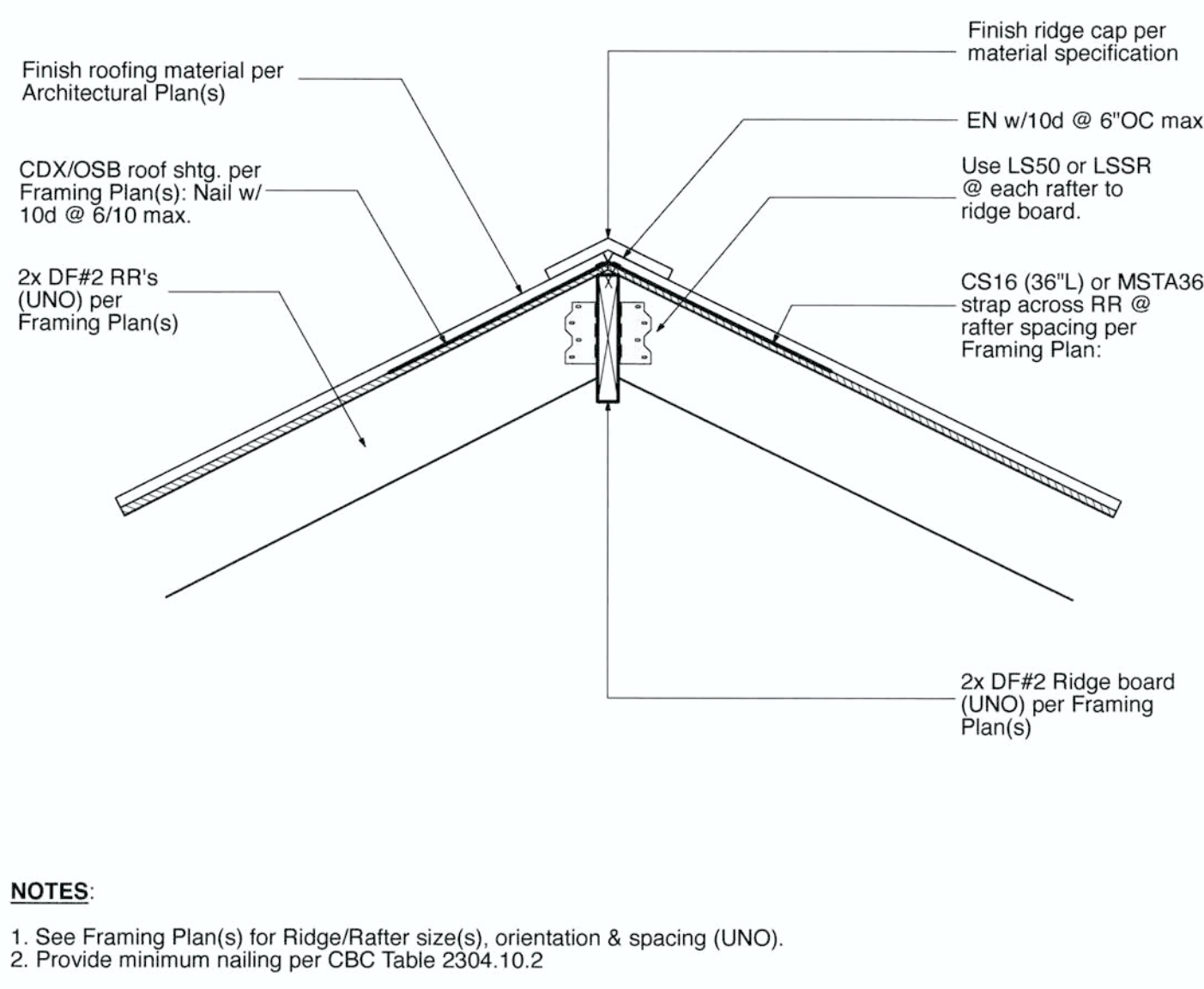
**R16** **Eave @ Rake Wall w/2x Ridge**  
Platform Framing Application



**Rake Wall @ Vaulted Ceiling**

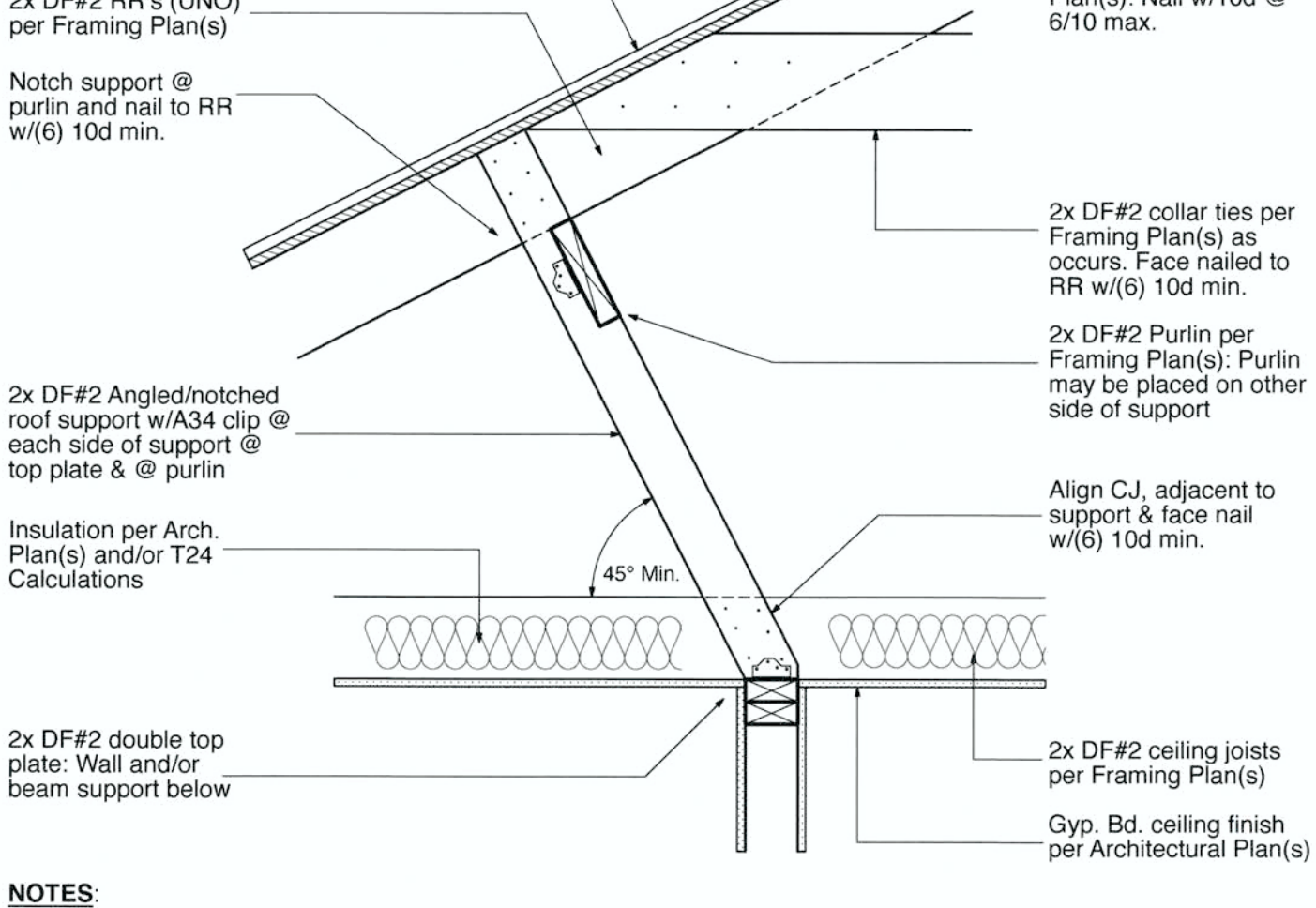
- Notes:**
1. See SW Schedule Wall Types for specific panel material, nailing, clips & hold downs @ designated shear walls.
  2. See Framing Plan(s) for ceiling joist, rafter size(s), orientation & spacing (UNO).
  3. "Non-Shear Walls" shall be provided w/minimum nailing per CBC Table 2304.10.2

**R17** **Eave @ Rake Wall - Balloon Frame**  
Balloon Framing - Vaulted Ceiling



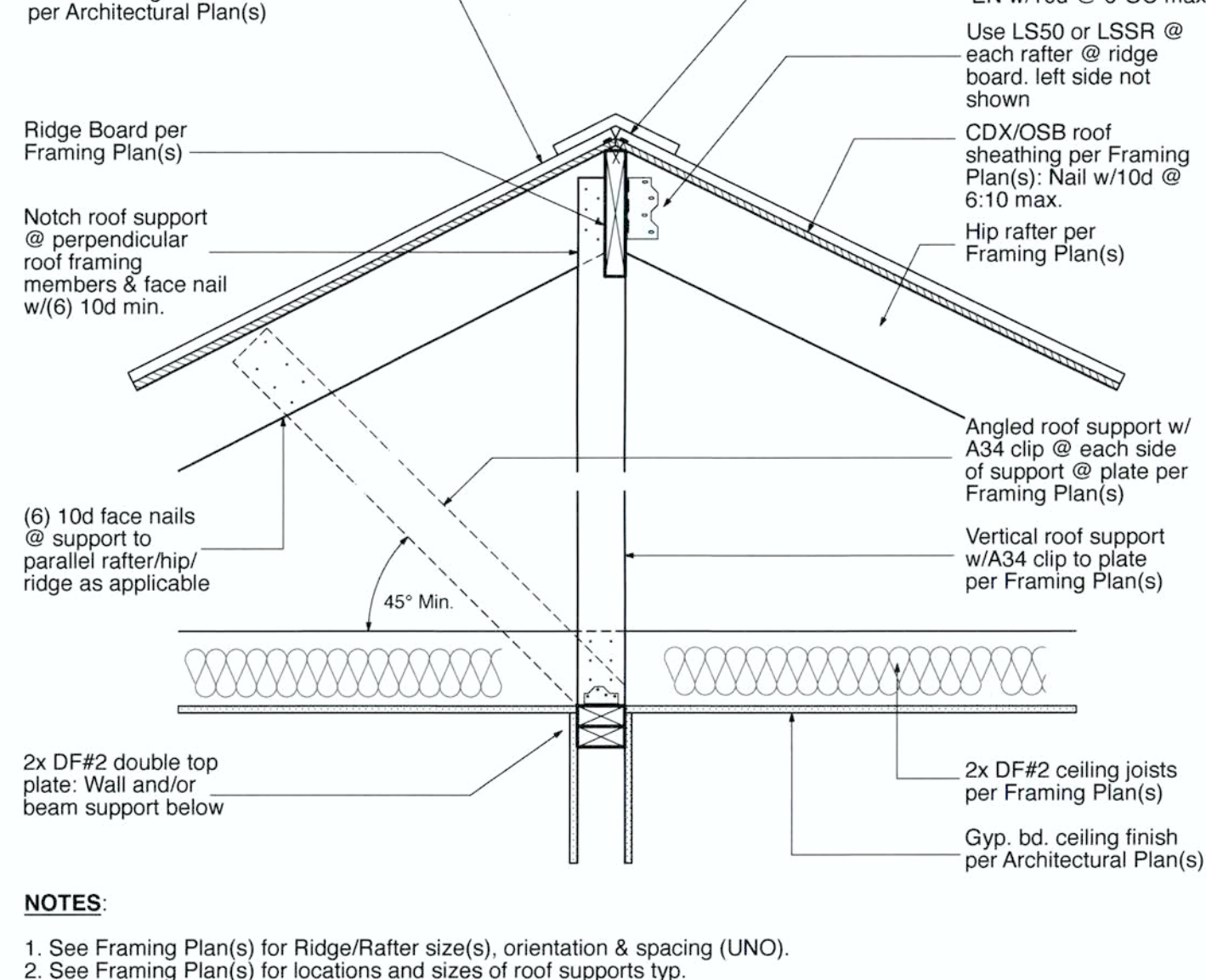
**R18** **Rafters @ 2x Ridge Board**

- Notes:**
1. See Framing Plan(s) for Ridge/Rafter size(s), orientation & spacing (UNO).
  2. Provide minimum nailing per CBC Table 2304.10.2



**R26** **Roof Support @ 2x Purlin**

- Notes:**
1. See Framing Plan(s) for Purlin size(s), orientation & location (UNO).
  2. See Framing Plan(s) for locations, spacing and sizes of roof supports typ.
  3. Provide minimum nailing per CBC Table 2304.10.2



**R25** **Roof Support @ Ridge/Hip**

- Notes:**
1. See Framing Plan(s) for Ridge/Rafter size(s), orientation & spacing (UNO).
  2. See Framing Plan(s) for locations and sizes of roof supports typ.
  3. Provide minimum nailing per CBC Table 2304.10.2 (ie: Ridge @ Support)

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Los Gatos, CA 95033  
APN: 558-04-014

DETAILS	7/29/23	Noted	MAR	M.
Drawing:	File Saved:	Scale:	Drawn By:	

REGISTERED PROFESSIONAL ENGINEER  
CHARLES L. WILLIAMS  
Exp. 6-30-25  
CIVIL  
STATE OF CALIFORNIA  
7-31-23  
Professional Stamp

**SD.5**

Jurisdiction Stamps and/or Red Line Notes





GENERAL INFORMATION	
01	Project Name: Zhu Residence
02	Run Title: Title 24 Analysis
03	Project Location: Summit Rd APN: 558-04-014
04	City: Los Gatos
05	Standards Version: 2022
06	Zip code: 95033
07	Software Version: EnergyPro 9.1
08	Climate Zone: 8
09	Front Orientation (deg Cardinal): 345
10	Building Type: Single Family
11	Number of Dwelling Units: 1
12	Project Scope: Newly Constructed
13	Number of Bedrooms: 4
14	Addition Cond. Floor Area (ft²): 0
15	Number of Stories: 1
16	Existing Cond. Floor Area (ft²): n/a
17	Penetration Average U-factor: 0.35
18	Total Cond. Floor Area (ft²): 3168
19	Glazing Percentage (%): 8.90%
20	ADU Bedroom Count: n/a

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

Registration Number: 223-P01002737A-000-000-000000-0000  
Registration Date/Time: 2023-03-17 13:18:25  
HERS Provider: CaCERTS, Inc.  
CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Report Version: 2022.0.000  
Schema Version: rev 20220901  
Report Generated: 2023-03-17 13:14:02

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EER1)	Efficiency² EDR (EOP/Efficiency)	Total² EDR (EOP/Total)	Source Energy (EER1)	Efficiency² EDR (EOP/Efficiency)	Total² EDR (EOP/Total)
Standard Design	40.2	48.6	32.5			
Proposed Design	32.8	47.5	31.8	7.4	1.1	0.7

Efficiency EDR includes improvements like a better building envelope and more efficient equipment.  
Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.  
Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and summer load hour limits are not exceeded.  
\* Standard Design PV Capacity: 3.14 kWdc  
\* PV System resized to 3.14 kWdc (a factor of 3.14) to achieve "Standard Design PV PV" Value

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ENERGY USE SUMMARY	Standard Design Source Energy (EDR1) (kWh/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Source Energy (EDR1) (kWh/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.16	13.98	2.06	16.02	1.1	-2.04
Space Cooling	0.34	16.07	0.27	16.98	0.07	-0.91
IAQ Ventilation	0.31	3.32	0.31	3.32	0	0
Water Heating	1.05	11.06	0.6	7.1	0.45	3.96
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	4.86	44.43	3.24	43.42	1.62	1.01
Photovoltaics	-0.87	-29.32	-0.87	-29.36		
Battery						
Flexibility						
Insp. & Lighting	0.64	6.35	0.64	6.35		
Appl. & Cooking	1.92	12.33	1.92	12.29		
Plug Loads	2.01	20.93	2.01	20.93		
Outdoor Lighting	0.18	1.65	0.18	1.65		
TOTAL COMPLIANCE	8.74	56.37	7.12	55.28		

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ENERGY USE INTENSITY	Standard Design (kWh/ft²-yr)	Proposed Design (kWh/ft²-yr)	Compliance Margin (kWh/ft²-yr)	Margin Percentage
Gross EUI¹	11.77	9.47	2.3	19.54
Net EUI²	6.41	4.12	2.29	35.73

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Admuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
3.14	NA	Standing (16:17%)	Fixed	none	true	150-170	n/a	n/a	<=7.12	96	98

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BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Water Heating Systems	Number of Water Heating Systems
Zhu Residence	3168	1	4	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	HVAC System1	3168	10	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Admuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	Zone 1	R-19 Wall	345	Front	570	128	90
Left Wall	Zone 1	R-19 Wall	185	Left	290	120	90
Right Wall	Zone 1	R-19 Wall	255	Right	520	58.8	90
Roof	Zone 1	R-38 HP Attic	n/a	n/a	3168	n/a	n/a
Raised Floor	Zone 1	R-19 Floor Crawlspace	n/a	n/a	3168	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	None	No

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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Admuth	Width (ft)	Height (ft)	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Window	Window	Front Wall	Front	345			1	10	0.35	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	Front Wall	Front	345			1	10	0.35	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	Front Wall	Front	345			1	30	0.35	NFRC	0.23	NFRC	Bug Screen
Window 4	Window	Front Wall	Front	345			1	30	0.35	NFRC	0.23	NFRC	Bug Screen
Window 5	Window	Left Wall	Left	75			1	25	0.35	NFRC	0.23	NFRC	Bug Screen
Window 6	Window	Left Wall	Left	75			1	8.75	0.35	NFRC	0.23	NFRC	Bug Screen
Window 7	Window	Rear Wall	Back	165			1	8.75	0.35	NFRC	0.23	NFRC	Bug Screen
Window 8	Window	Rear Wall	Back	165			1	30	0.35	NFRC	0.23	NFRC	Bug Screen
Window 9	Window	Rear Wall	Back	165			1	30	0.35	NFRC	0.23	NFRC	Bug Screen
Window 10	Window	Rear Wall	Back	165			1	15	0.35	NFRC	0.23	NFRC	Bug Screen
Window 11	Window	Rear Wall	Back	165			1	15	0.35	NFRC	0.23	NFRC	Bug Screen
Window 12	Window	Right Wall	Right	255			1	8.75	0.35	NFRC	0.23	NFRC	Bug Screen
Window 13	Window	Right Wall	Right	255			1	8.75	0.35	NFRC	0.23	NFRC	Bug Screen
Door	Window	Right Wall	Right	255			1	21.3	0.35	NFRC	0.23	NFRC	Bug Screen
Window 14	Window	Right Wall	Right	255			1	20	0.35	NFRC	0.23	NFRC	Bug Screen

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DOOR DESCRIPTIONS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door 2	Front Wall	48	0.5

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 x 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
Attic Roof Zone 1	Attic Roof	Wood Framed Ceiling	2x8 @ 24 in. O.C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x4 Around Roof Joist: R-6.0 Insul.
R-19 Floor Crawlspace	Floor Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R-19	None / None	0.049	Floor Surface: Carpeted Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x6 Inside Finish: Gypsum Board
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joist: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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

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WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP								
01	02	03	04	05	06	07	08	09
Name	# of Units	Tank Vol. (gall)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source	
DHW Heater 1	1	80	Abeem	RheemPH08B72R H37515	Outside	Zone 1	Zone 1	

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

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

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HVAC - HEAT PUMPS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Efficiency Type	HSPF / COP	SEER / COP	Cap 17	Cap 17	Efficiency Type	SEER / SEER2	EEER / EER / CEER
Heat Pump System 1	Central Split HP	1	HSPF	9.5	6000	4680	EEERSEER	16	11.7	Not Zonal

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 17	Verified Heating Cap 17
Heat Pump System 1-Heat Pump	Required	350	Not Required	Not Required	No	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	n/a	No Bypass Duct	Sealed and Tested

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HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-Heat Pnt	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.3	HVAC Fan 1-heat-fan

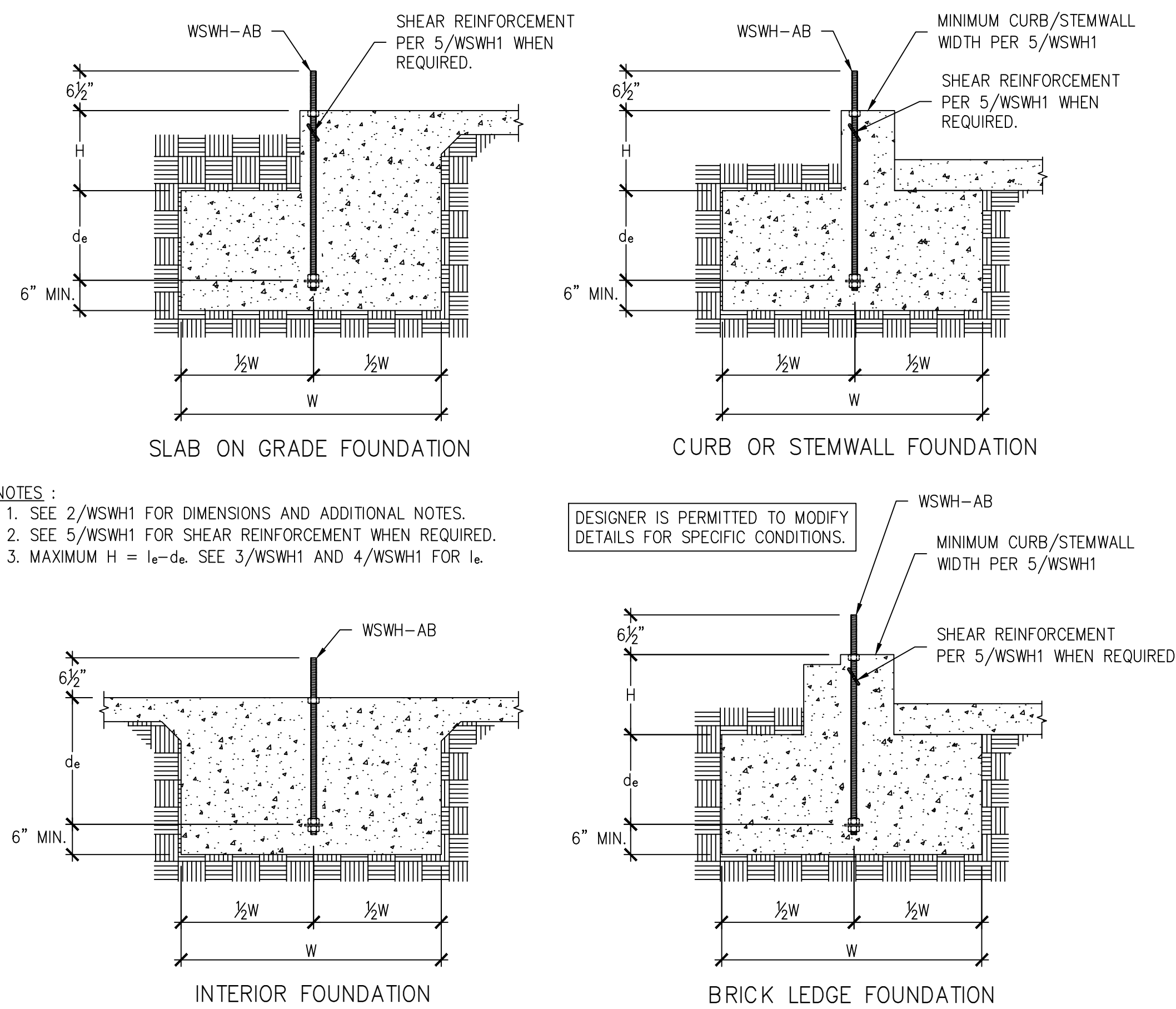
HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-Heat Fan	Required	0.3

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
S/fan IAQventgrt	127	0.35	Exhaust	No	n/a	No	Yes	









NOTES:  
 1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.  
 2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.  
 3. MAXIMUM H = l<sub>e</sub> - d<sub>e</sub>. SEE 3/WSWH1 AND 4/WSWH1 FOR l<sub>e</sub>.

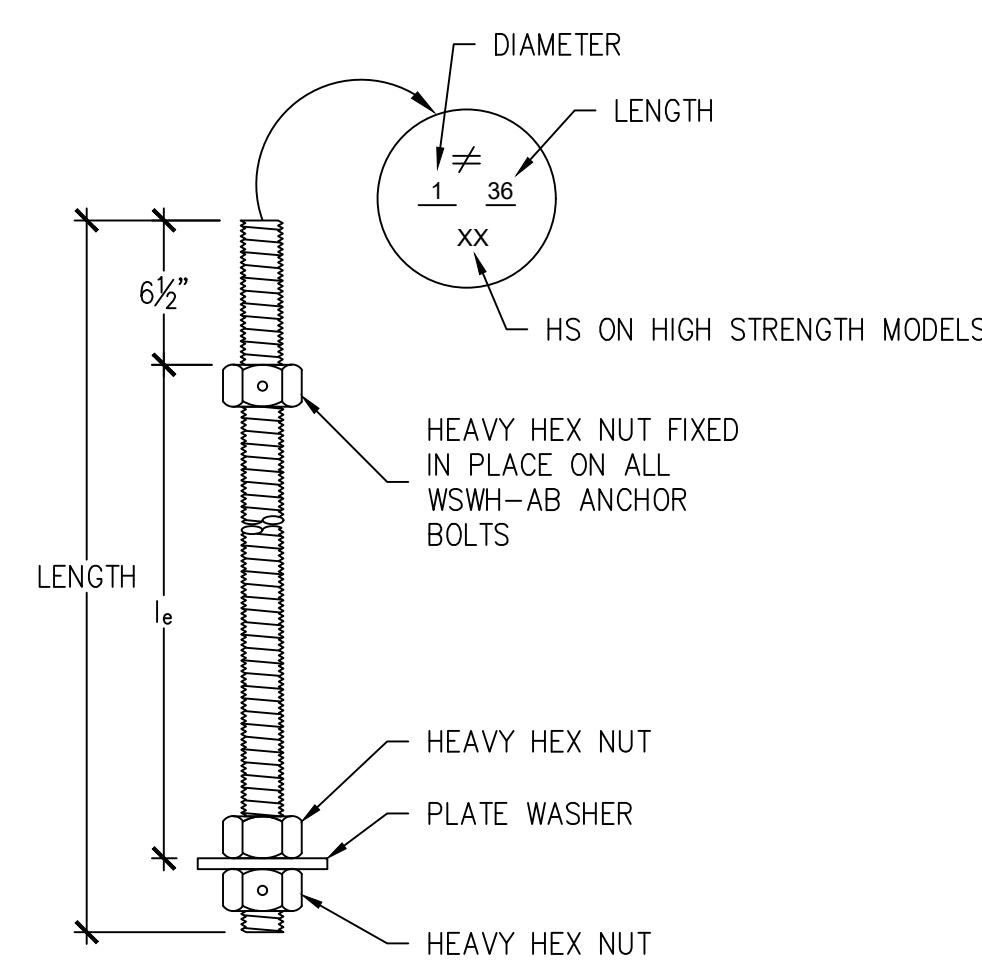
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

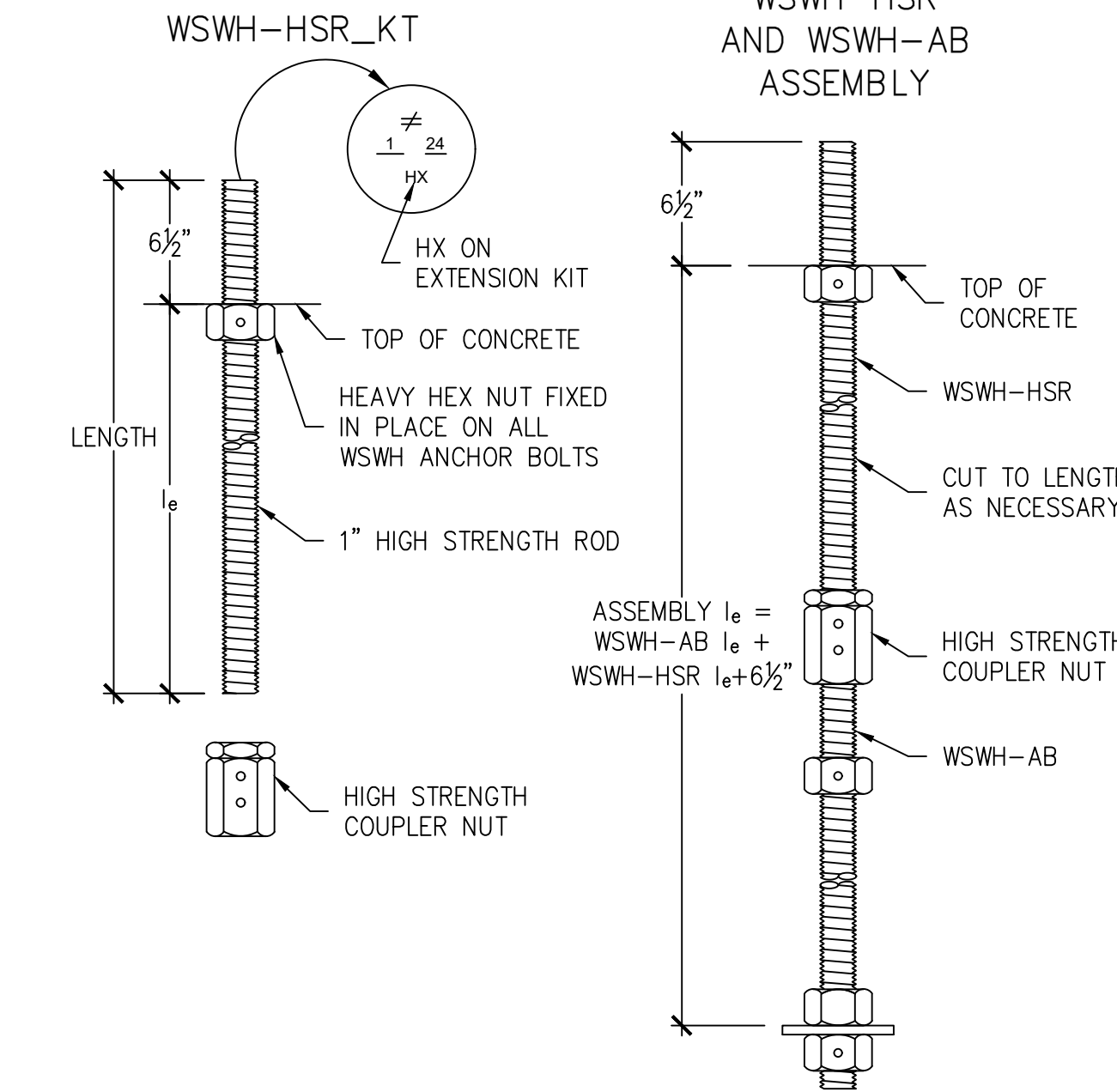
1

WSWH ANCHOR BOLTS

3



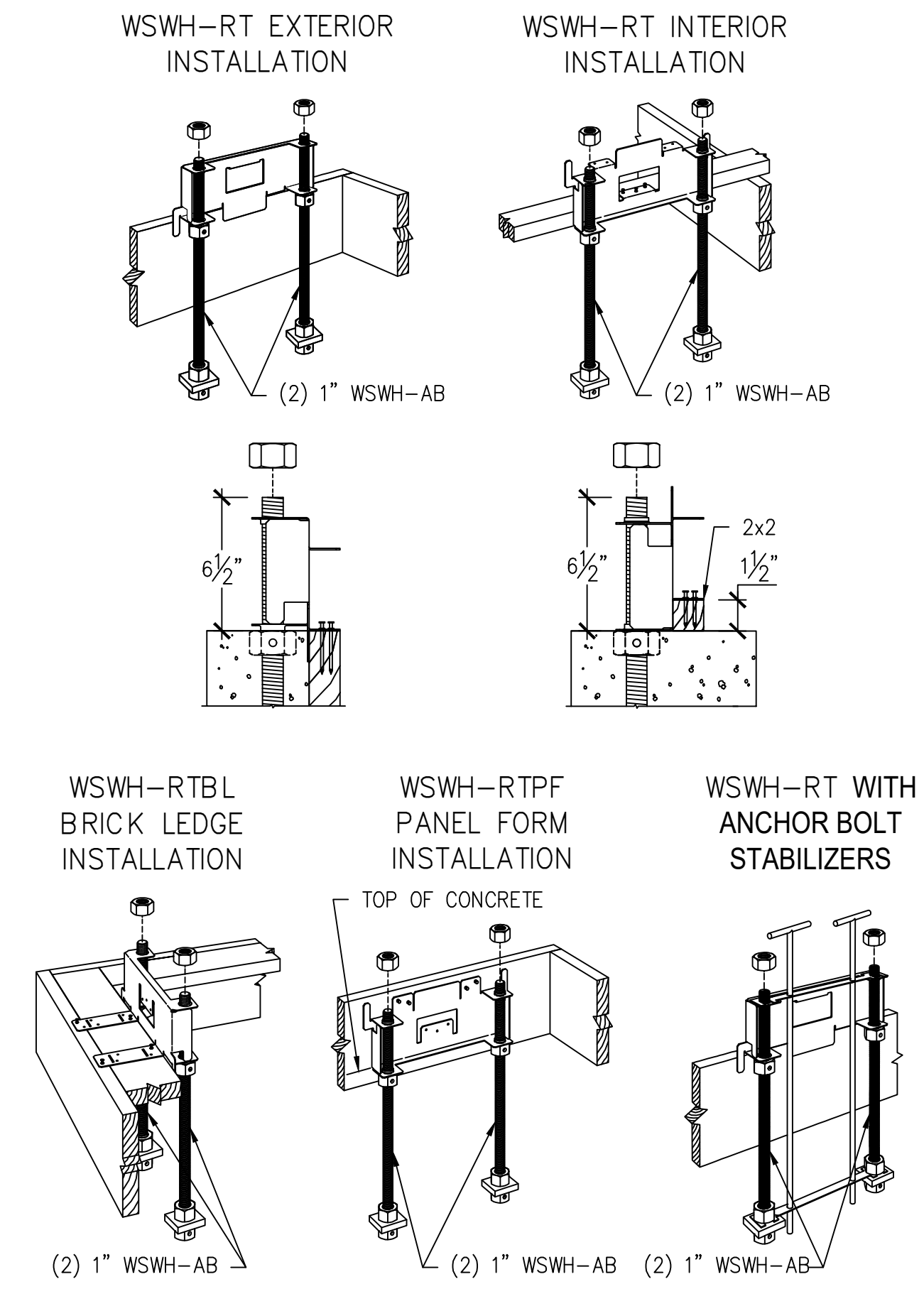
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l <sub>e</sub>
WSWH12, WSWH18 AND WSWH24	WSWH-AB1x24	1"	24"	15½"
	WSWH-AB1x24HS	1"	24"	15½"
	WSWH-AB1x30	1"	30"	21½"
	WSWH-AB1x30HS	1"	30"	21½"
	WSWH-AB1x36	1"	36"	27½"
	WSWH-AB1x36HS	1"	36"	27½"
	WSWH-AB1x42	1"	42"	33½"
	WSWH-AB1x42HS	1"	42"	33½"
	WSWH-AB1x48	1"	48"	39½"
	WSWH-AB1x48HS	1"	48"	39½"



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l <sub>e</sub>
WSWH12, WSWH18 AND WSWH24	WSWH-HSR1x24KT	1"	24"	17½"
	WSWH-HSR1x36KT	1"	36"	29½"

WSWH ANCHOR BOLT EXTENSION

4



WSWH ANCHOR BOLT TEMPLATES

6

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	05-16-2021	2021 IBC REVISIONS
2	04-29-2022	ADDED WSWH-AB MODELS

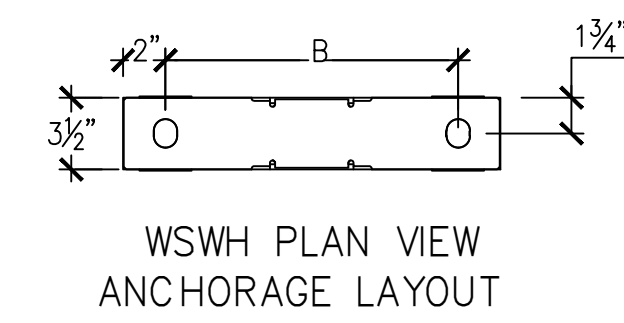
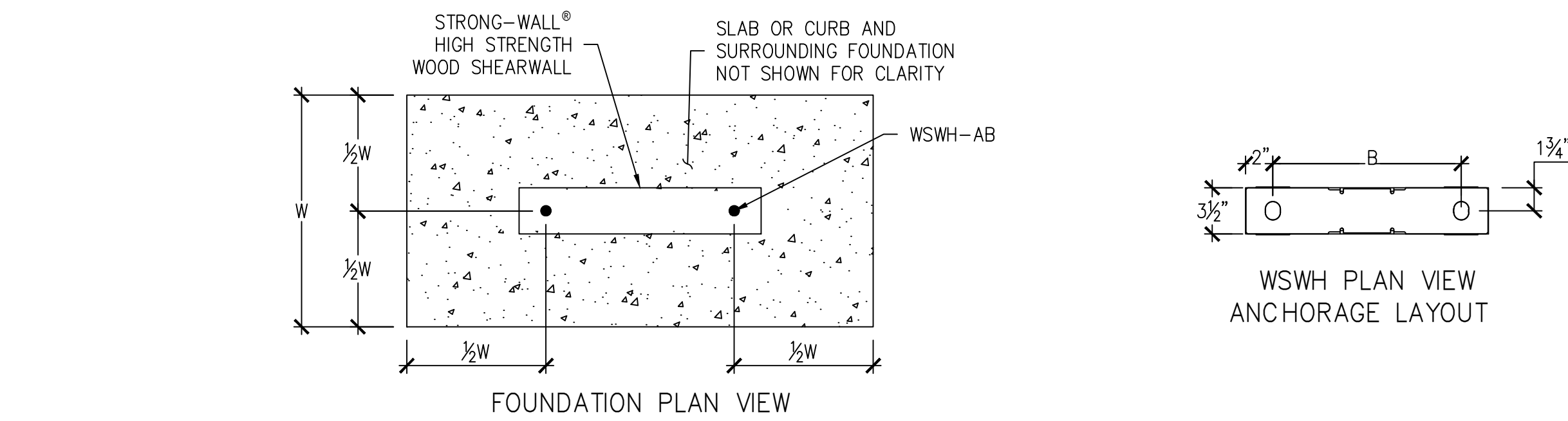
**SIMPSON Strong-Tie Co. Inc.**  
 5956 W. Las Positas Blvd.  
 Pleasanton, CA 94588  
 Tel: (800) 999-5099  
 Website: www.strongtie.com



**STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS**



NAME	
DATE	04-29-2022
SCALE	N.T.S.
CHECKED	
SHEET	WSWH1
OF SHEETS	
JOB NO.	



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER-TO-CENTER OF WSWH-AB, B (in)
WSWH12	8½
WSWH18	14
WSWH24	20

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

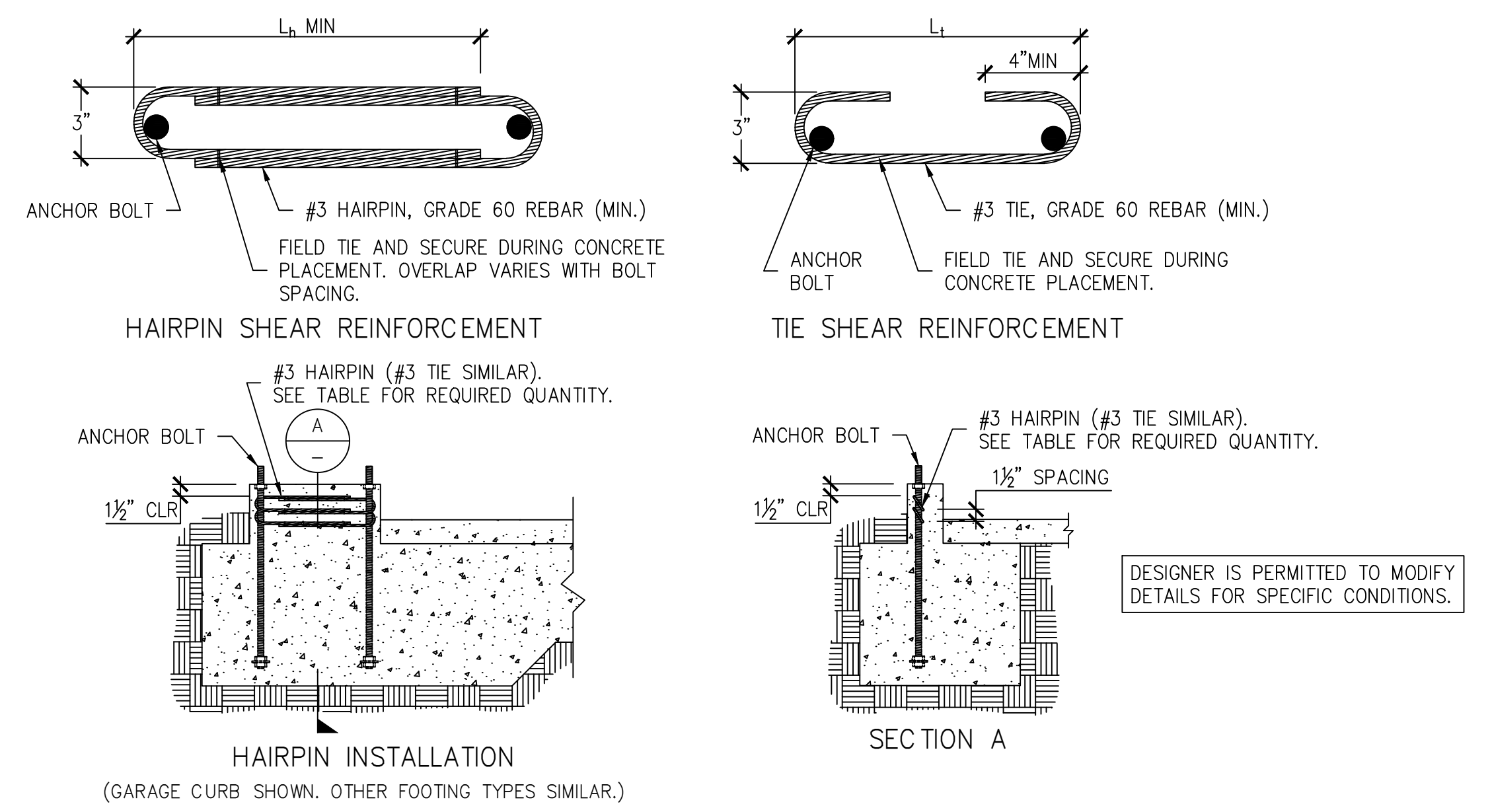
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d <sub>e</sub> (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	34,100	52	18
		HIGH STRENGTH	36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
		HIGH STRENGTH	33,500	45	15
		HIGH STRENGTH	36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	24	8
		HIGH STRENGTH	17,100	32	11
		HIGH STRENGTH	21,100	36	12
		HIGH STRENGTH	27,300	42	14
		HIGH STRENGTH	34,100	48	16
	UNCRACKED	STANDARD	6,400	14	6
		HIGH STRENGTH	12,500	22	8
		HIGH STRENGTH	17,100	28	10
		HIGH STRENGTH	22,900	33	11
		HIGH STRENGTH	26,400	36	12
		HIGH STRENGTH	34,200	42	14

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d <sub>e</sub> (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	17,100	31	11
		HIGH STRENGTH	33,900	49	17
	UNCRACKED	STANDARD	16,300	27	9
		HIGH STRENGTH	17,100	28	10
		HIGH STRENGTH	34,000	43	15
WIND	CRACKED	STANDARD	5,600	14	6
		HIGH STRENGTH	10,200	21	7
		HIGH STRENGTH	17,100	30	10
		HIGH STRENGTH	20,000	33	11
		HIGH STRENGTH	26,500	39	13
		HIGH STRENGTH	33,800	45	15
	UNCRACKED	STANDARD	6,200	13	6
		HIGH STRENGTH	12,800	21	7
		HIGH STRENGTH	17,100	26	9
		HIGH STRENGTH	21,800	30	10
		HIGH STRENGTH	28,900	36	12
		HIGH STRENGTH	33,100	39	13

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d <sub>e</sub> (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	17,100	29	10
		HIGH STRENGTH	34,700	44	15
	UNCRACKED	STANDARD	15,700	23	8
		HIGH STRENGTH	17,100	25	9
		HIGH STRENGTH	33,900	38	13
WIND	CRACKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,800	20	7
		HIGH STRENGTH	17,100	26	9
		HIGH STRENGTH	21,400	30	10
		HIGH STRENGTH	28,400	36	12
		HIGH STRENGTH	32,400	39	13
	UNCRACKED	STANDARD	6,800	12	6
		HIGH STRENGTH	12,400	18	6
		HIGH STRENGTH	17,100	23	8
		HIGH STRENGTH	22,800	27	9
		HIGH STRENGTH	26,700	30	10
		HIGH STRENGTH	30,700	33	11

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

2



MODEL	STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
	L <sub>t</sub> OR L <sub>e</sub> (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRACKED	CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS <sup>5,6</sup>	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS <sup>5</sup>	6	(2) #3 HAIRPINS <sup>5</sup>	6		

NOTES:  
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.  
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.  
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3  
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.  
 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.  
 6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.  
 7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.  
 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.  
 9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.  
 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

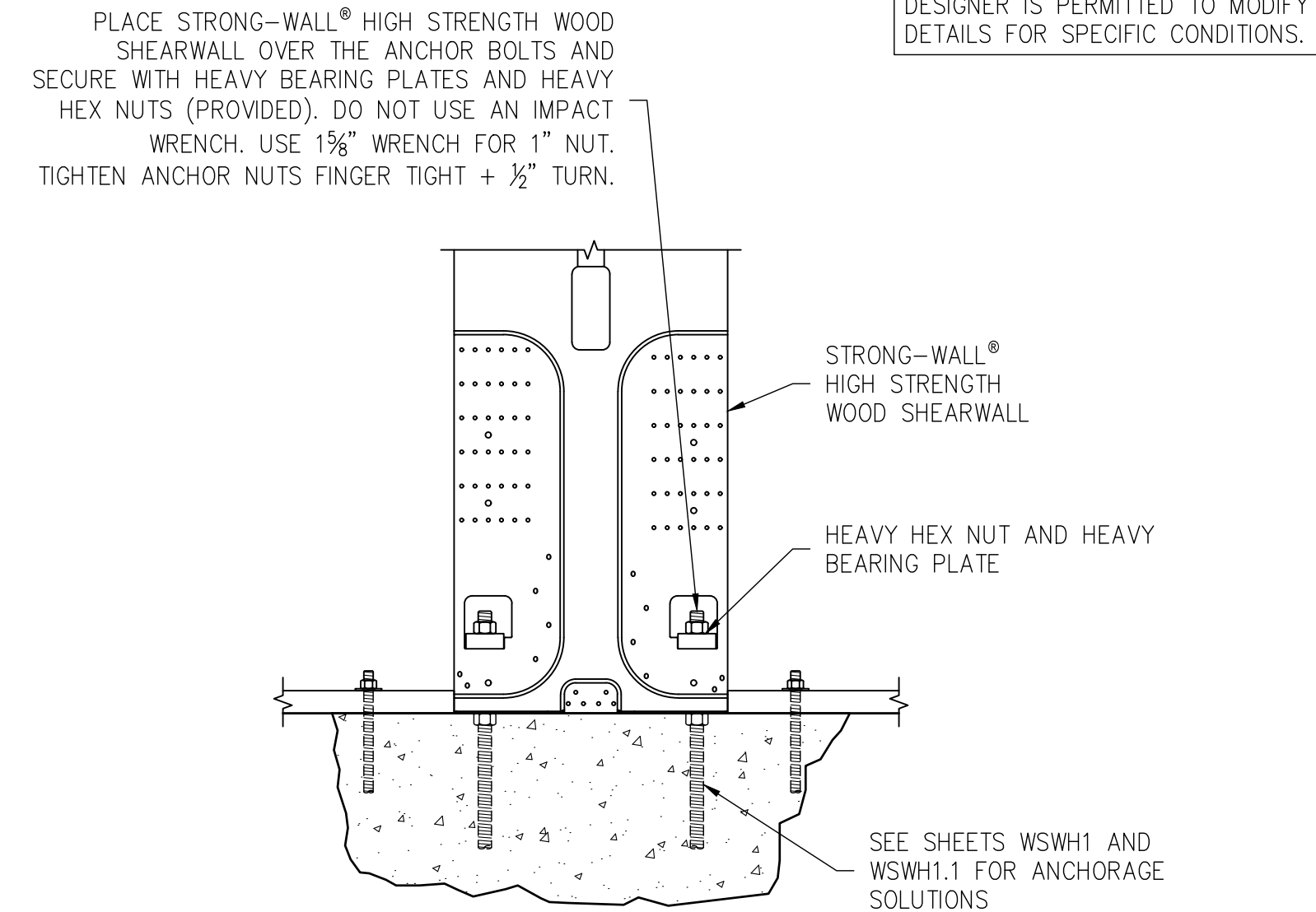
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**STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS**

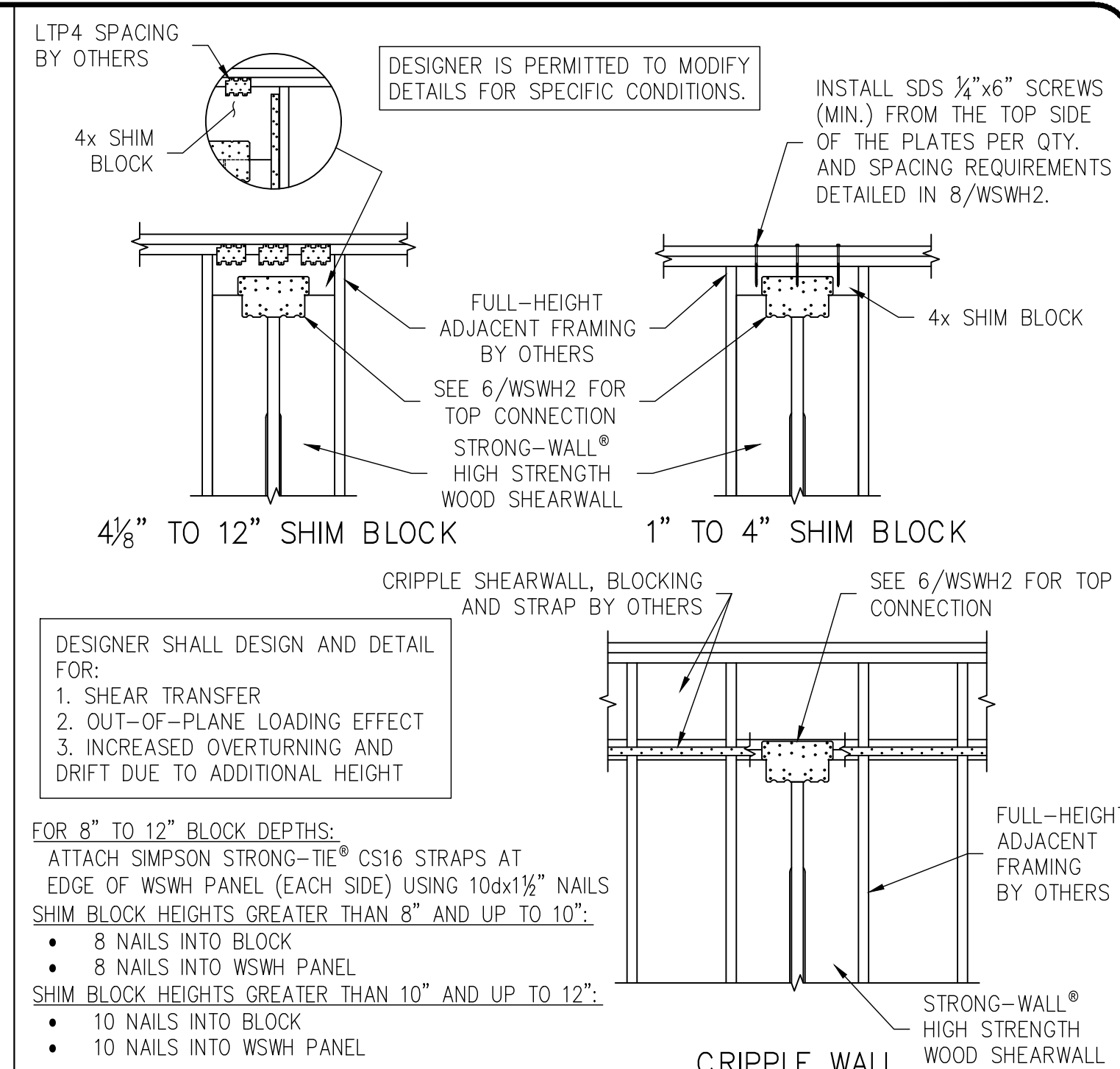
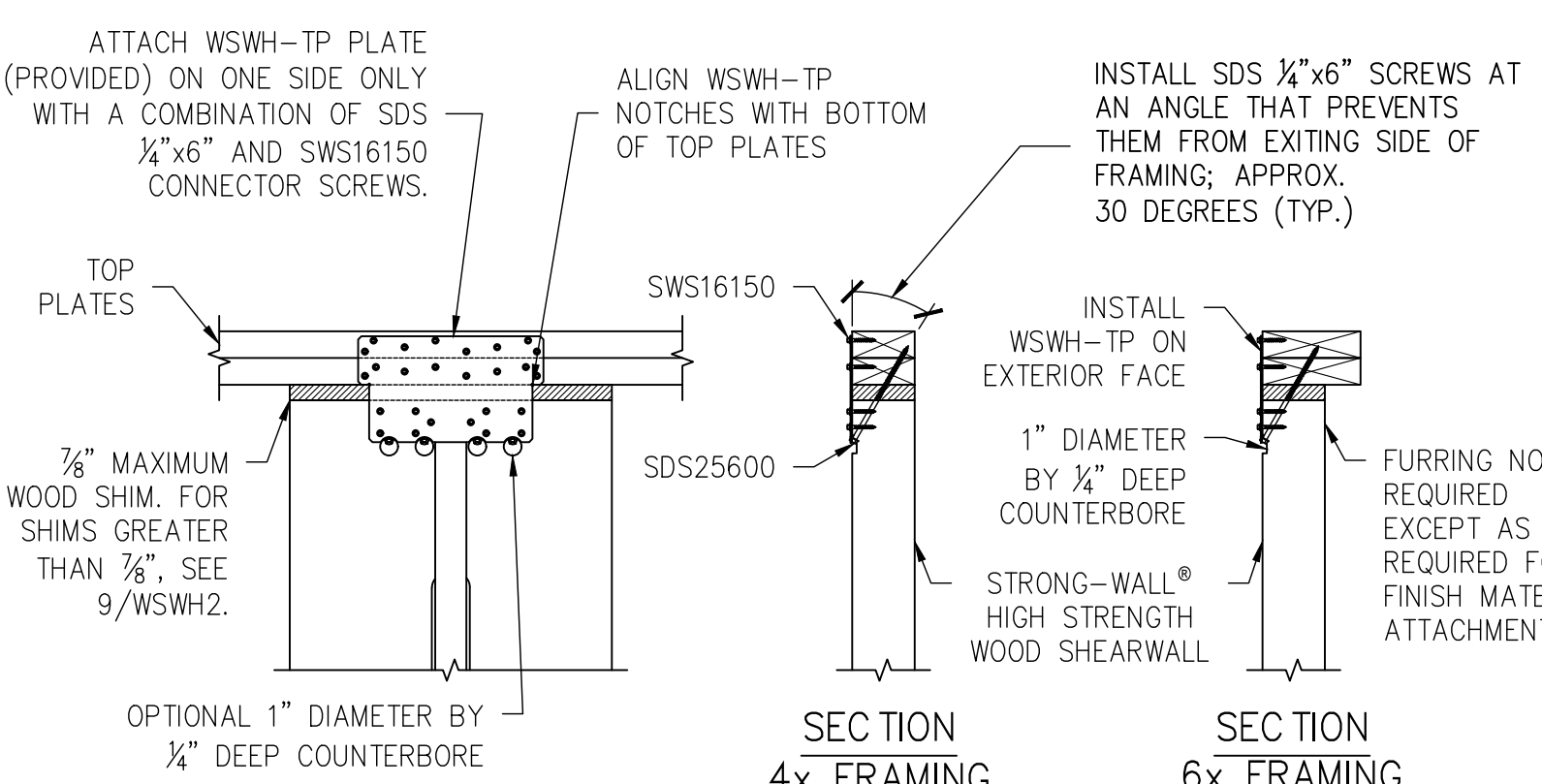
MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10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

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

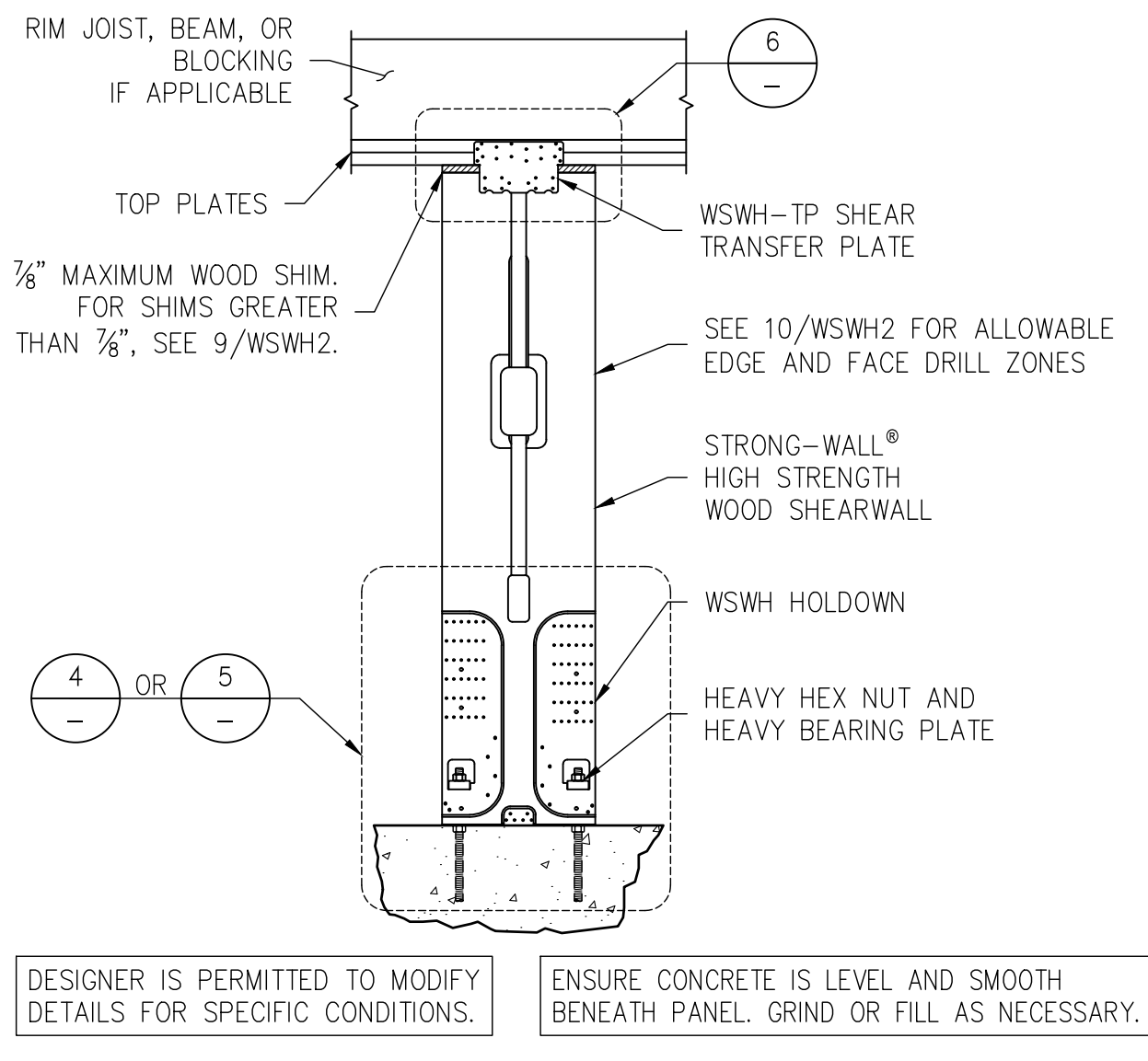
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



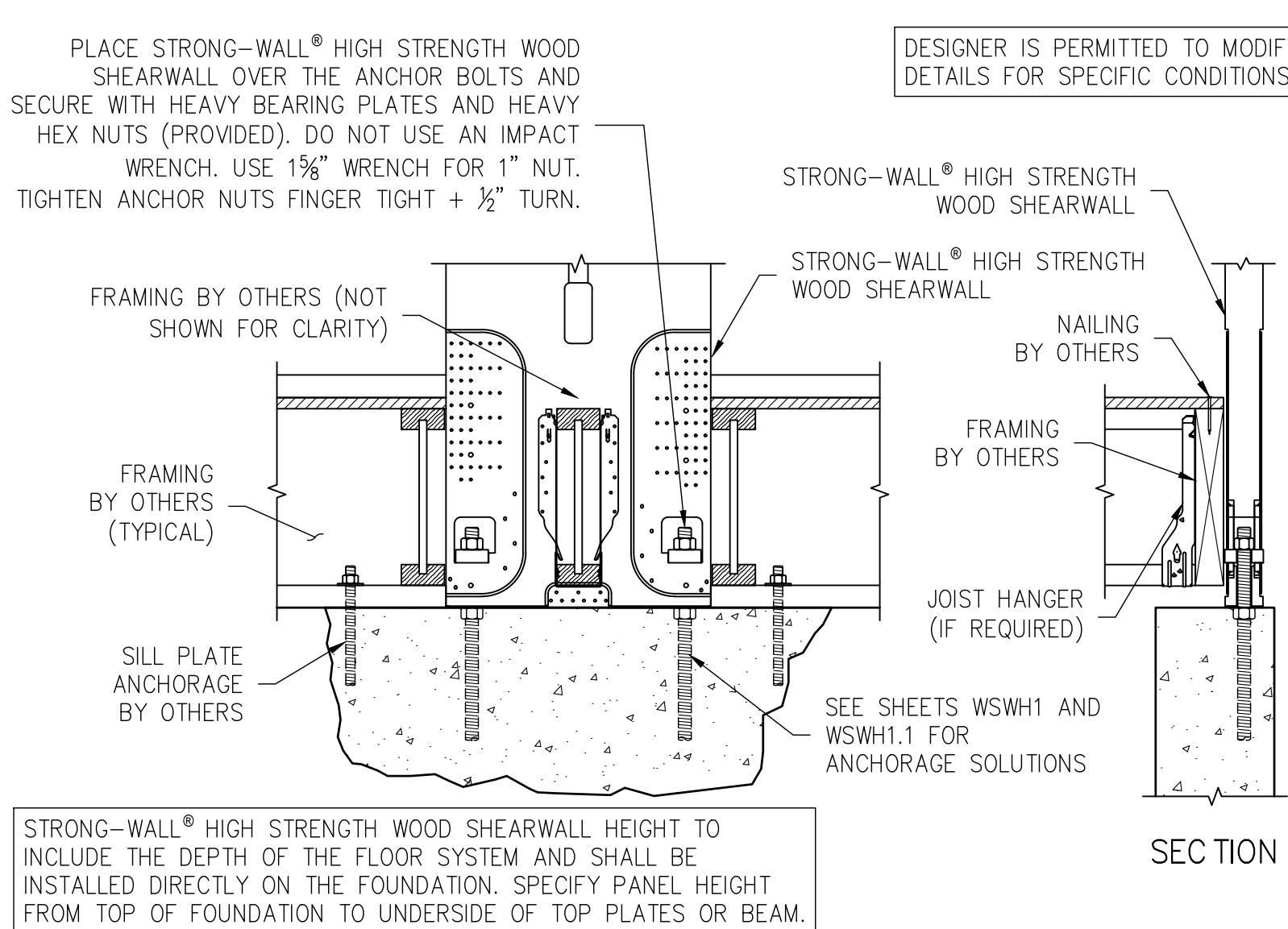
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



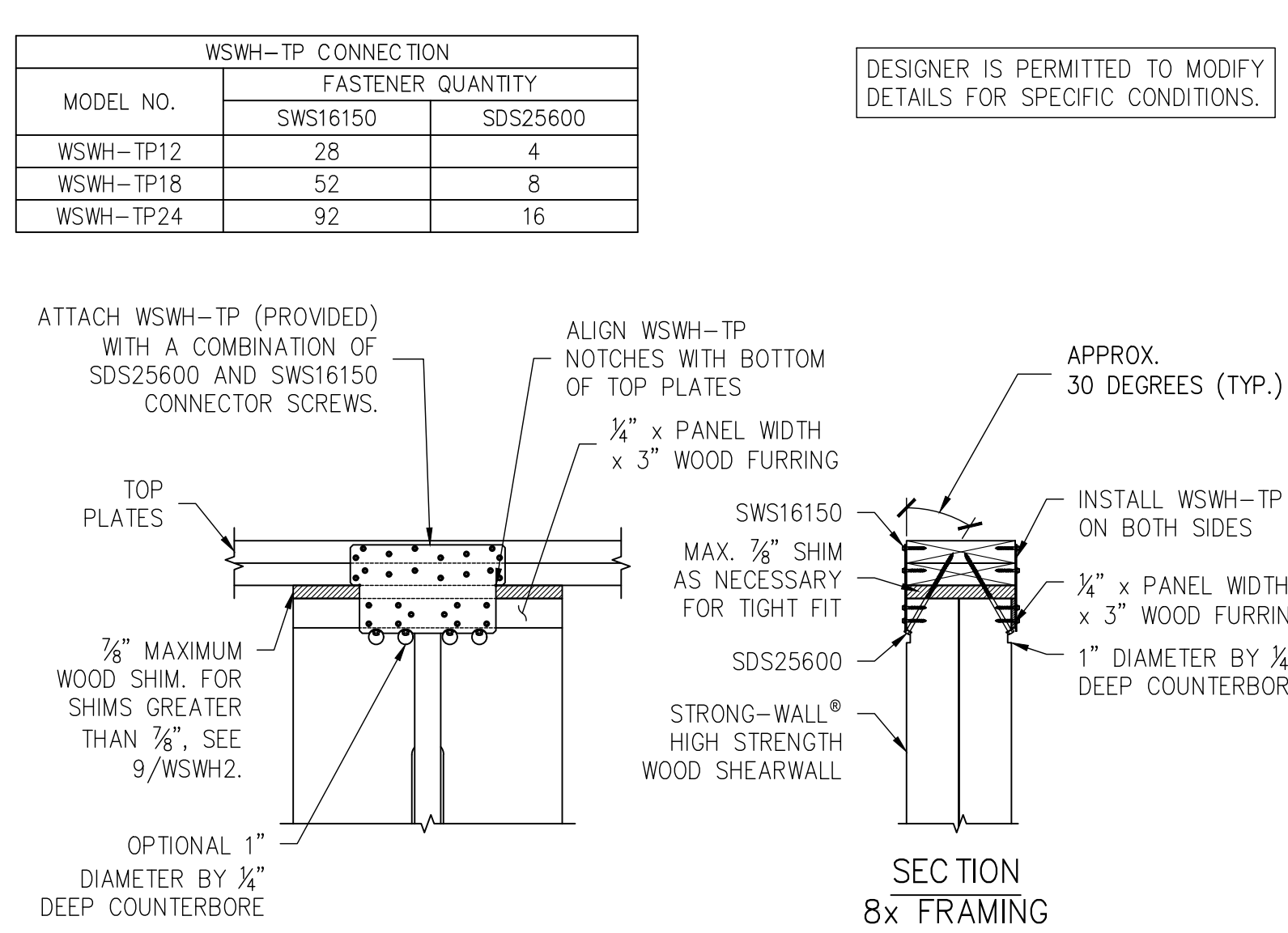
**STRONG-WALL® WSWH MODELS**



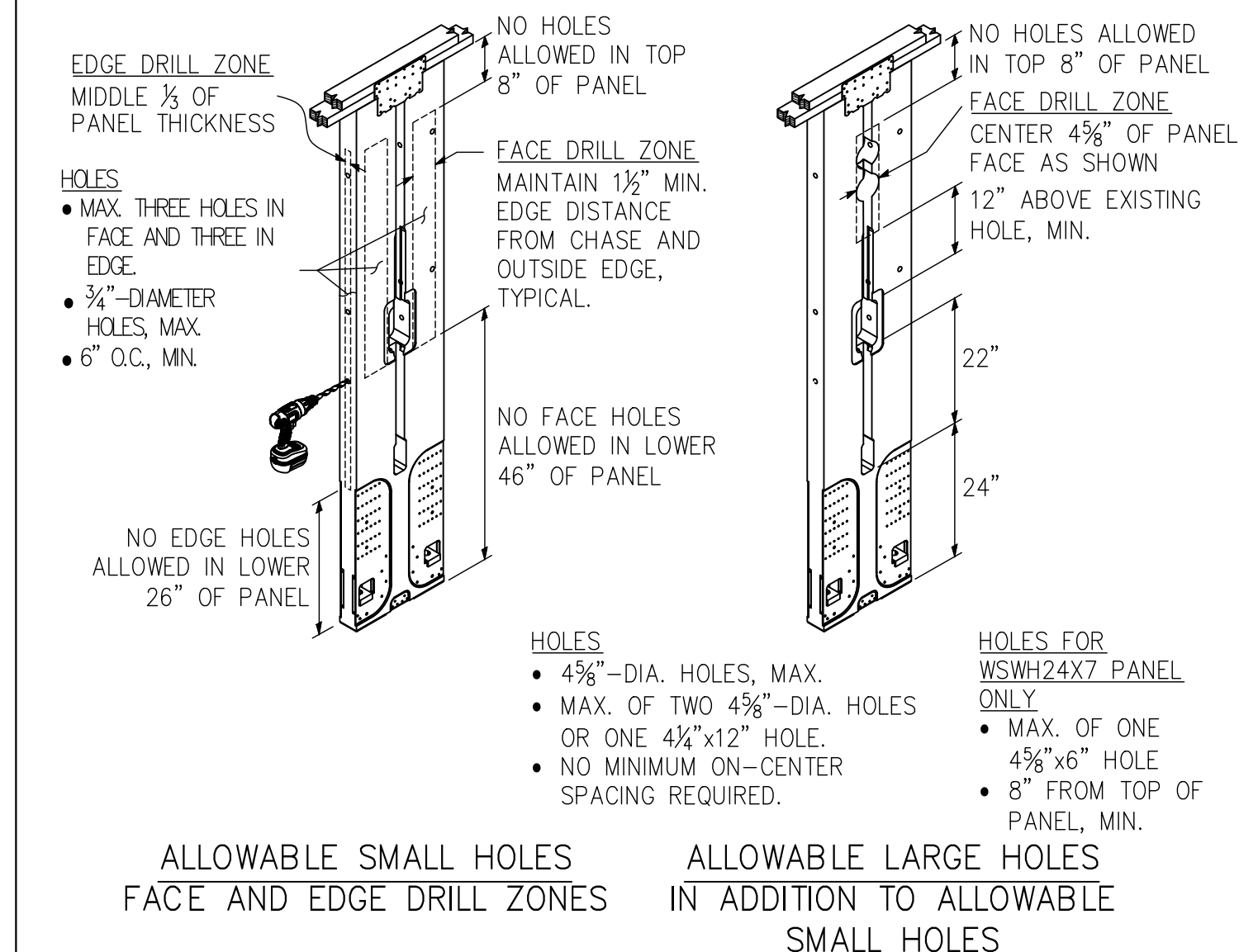
**STANDARD INSTALLATION BASE CONNECTION**



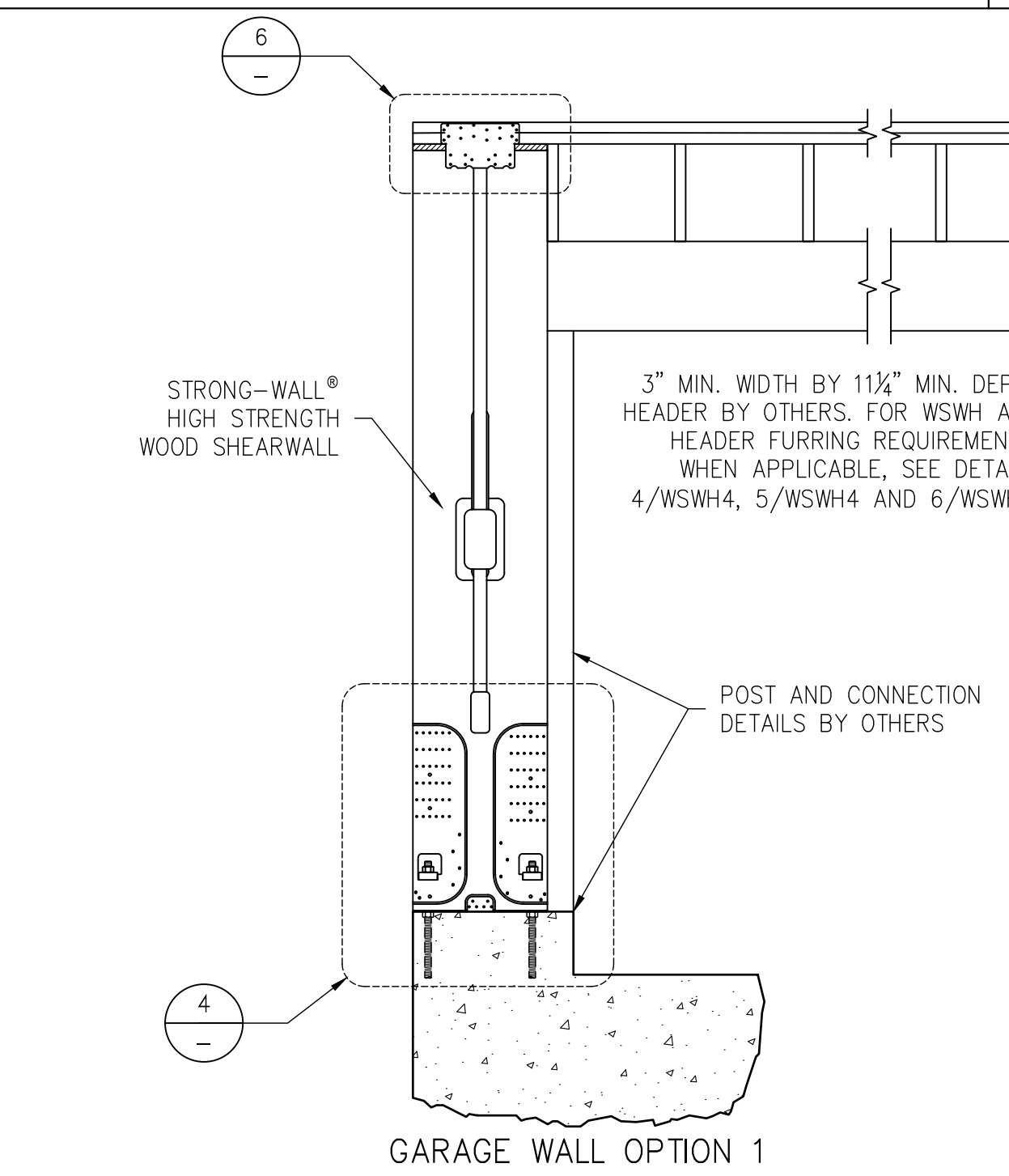
**TOP CONNECTION**



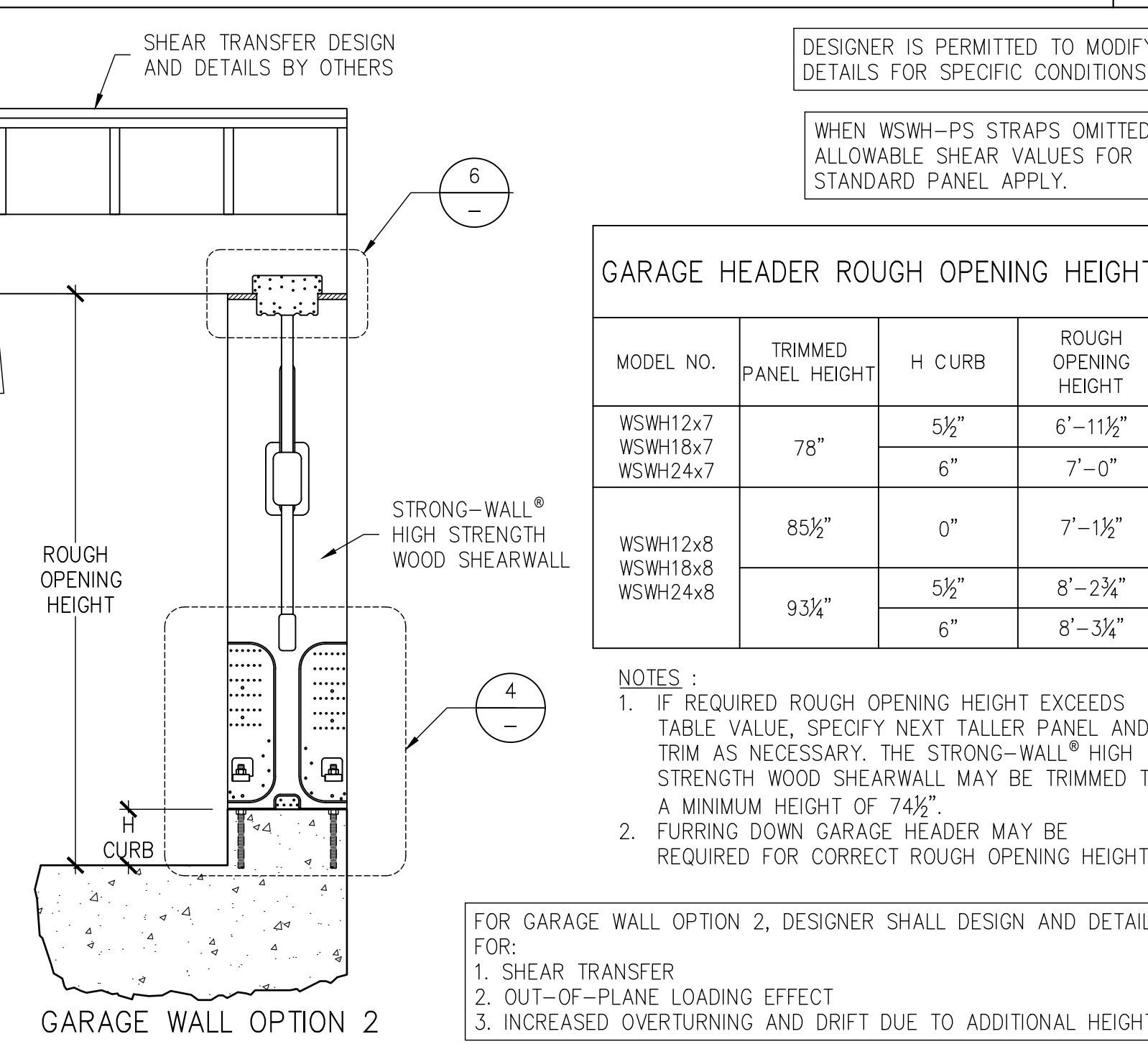
**TOP OF WALL HEIGHT ADJUSTMENTS**



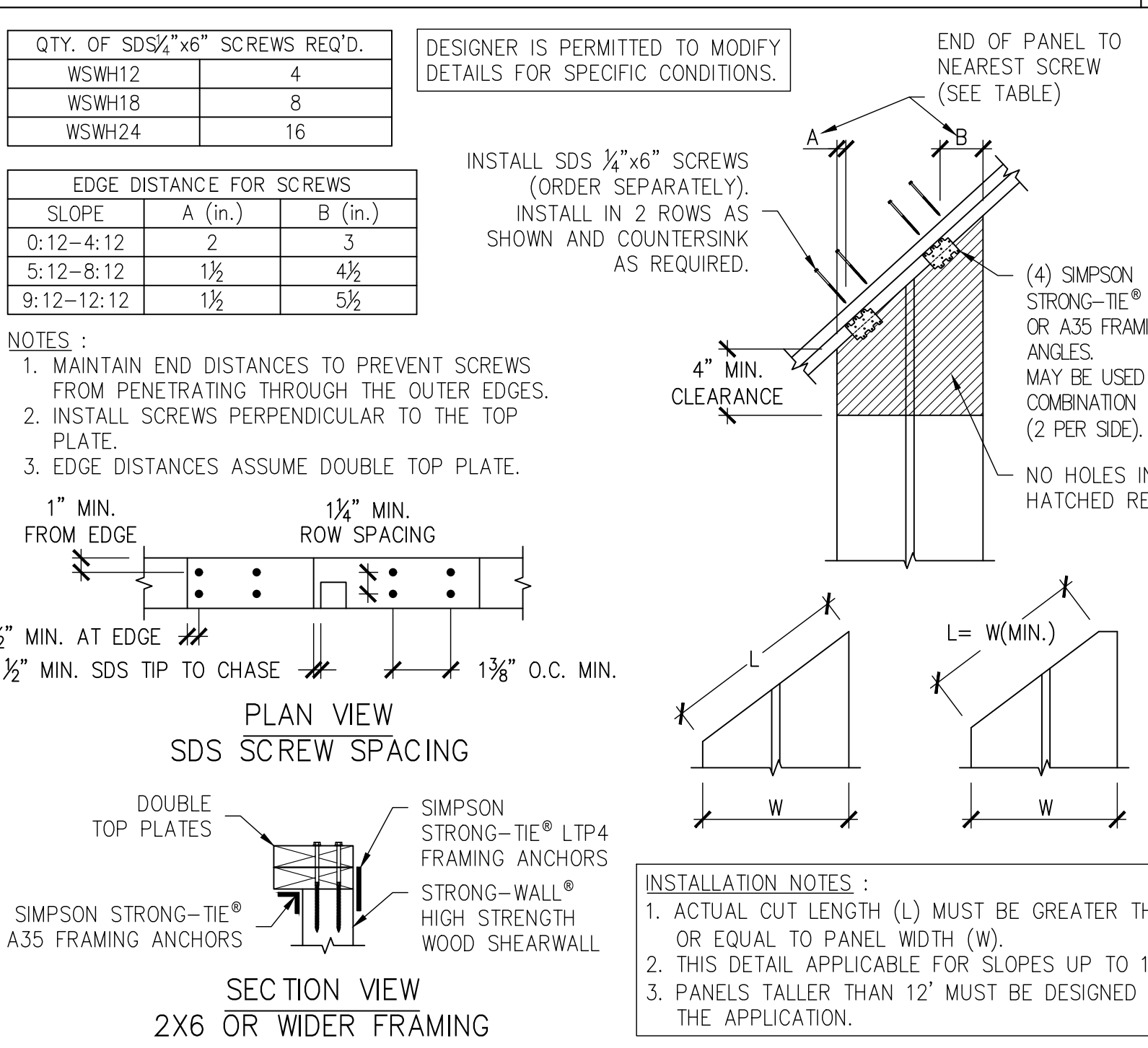
**SINGLE STORY WSWH ON CONCRETE**



**WOOD FLOOR SYSTEM BASE CONNECTION**



**BACK-TO-BACK TOP CONNECTION**



**TRIM ZONE AND ALLOWABLE HOLES**

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

**ALTERNATE WSWH GARAGE FRONT OPTIONS**

**RAKE WALL**

**NOTES**

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

**STRONG-WALL® WSWH**  
 FRAMING DETAILS  
 ENGINEERED DESIGNS

DATE: 03-16-2021  
 SCALE: N.T.S.  
 CHECKED: [Signature]  
 SHEET: WSWH2  
 OF SHEETS: [Blank]  
 JOB NO.: [Blank]