

GENERAL NOTES

1. CONTRACTOR SHALL STUDY THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING WITH THE WORK INVOLVED. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OWNER IN WRITING FOR CORRECTIONS OR CLARIFICATION.

2. PROVIDE SHORING AT ALL TIMES WHEN ALTERING VERTICAL MEMBERS. CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND REPORT IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

3. THE AREA OF GLASS IN WINDOWS LIMITED TO 20% OF THE FLOOR ADDITION PLUS THE AREA OF ANY GLASS THAT WAS ELIMINATED IN THE ORIGINAL RESIDENCE WALL AREA WHERE THE NEW ADDITION IS ATTACHED. ALL NEW WINDOWS SHALL BE DUAL-GLAZED.

4. ALL WINDOWS ARE TO BE WEATHER STRIPPED.

5. SMOKE DETECTORS SHALL BE INSTALLED IN AREAS GIVING ACCESS TO SLEEPING ROOMS ON OR NEAR THE CEILING, IN EACH SLEEPING ROOM (CBC 310.9.1-4).

6. ATTIC VENTILATION, EQUAL TO 1/150 OF SPACE VENTILATED, SHALL BE PROVIDED OR AS REQUIRED FOR FORCED AIR UNIT.

7. UTILITY LINES AND ACCESSORIES FOUND AT THE SITE THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE RELOCATED AS NECESSARY. THE CONTRACTOR SHALL OBTAIN ANY BUILDING PERMIT REQUIRED.

8. ALL WOOD IN CONTACT WITH CONCRETE AND FOUNDATION SILLS SHALL BE PRESSURE TREATED.

9. PROVIDE CORROSION RESISTED WEEP SCREED AT FOUNDATION PLATE LINE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. 4" MINIMUM HEIGHT ABOVE GRADE.

10. WALLS CONTAINING 3" OR 4" DIAMETER DRAIN/WASTE/VENT PIPING SHALL BE SIZED TO ALLOW CUTTING/NOTCHING/BORING (2 X 6 MIN.).

11. CAULK/SEAL ALL PENETRATIONS TO TOP AND BOTTOM PLATES.

12. CAULK/SEAL ALL EXTERIOR BOTTOM PLATES.

13. INSULATION : WALLS R-15 / CEILING R-30 / FLOOR R-19

14. ALL EXTERIOR FINISH MATERIAL TO MATCH EXISTING IN TYPE AND COLOR.

15. ALL NEW ELECTRICAL WIRING SHALL BE COPPER.

16. PROVIDE SEPARATE INSPECTION FOR EACH PHASE OF EXTERIOR OR PLASTER AS FOLLOWS : SCRATCH COAT, BROWN COAT , COLOR COAT [STAPLES ARE NOT PERMITTED FOR ATTACHING WIRE].

17. BUILDING PAPER TO BE USED # 60 FOR STUCCO THAT DOES NOT HAVE PLYWOOD BACKING.

18. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

19. DISTANCE FROM FACE OF THE FOUNDATION TO PROPERTY LINE TO BE ZONING SETBACK PLUS WALL FINISH THICKNESS (MINIMUM).

20. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET. GUTTER OR STORM DRAIN SYSTEM.

21. THE INSULATION INSTALLER AND THE CONTRACTOR SHALL POST A SIGNED CERTIFICATE OF COMPLIANCE IN A CONSPICUOUS LOCATION IN THE BUILDING. THIS CERTIFICATE SHALL STATE THAT THE INSTALLATIONS AND MATERIALS CONFORM TO THE APPROPRIATE SECTIONS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLES 20 AND 24 AND SHALL SPECIFY THE MANUFACTURE'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WHEN LOOSE FILL IS INSTALLED, SHALL STATE THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURE'S LABELED DENSITY FOR THE DESIRED R-VALUE.

22. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O. (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.

23. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR W/ TEMP. GL.

24. CONTRACTOR SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" ABOVE THE FLOOR (C.R.C. R310.1). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.

25. DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 26 GAGE MIN. SHEET METAL AND SHALL HAVE NO OPENING INTO GARAGE -PER SEC R302.5.2

26. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND AN OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES,PULL BOXES,TRANSFORMERS, VAULTS,PUMPS,VALVES,METERS,APPURTENANCE ETC.) OR THE LOCATION OF THE HOOK UPS.

27. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHEATHER OR NOT THE LINES ARE LOCATED IN THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES

28. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION,EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

29. WATER HEATER MUST BE STRAPPED TO WALL (SEC.5013 LAF-C)

30. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS,REPAIRS,OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.4.2)

31. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS,REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000) EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM WITH ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED (R315 .2).

32. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELS OVER THE AREA OF THE ROOM. AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1)

GENERAL REQUIREMENTS

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND HIS JURISDICTION.

2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL,ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.

3. ALL PROPERTY LINES,EASEMENTS,AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.

4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND OR F FOUNDATION TRENCHING.(BMC 9-1-13302.3)

5. WATER SHALL BE PROVIDED ON THE SITE AND USES TO CONTROL DUST.

6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)

7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6" TO A POINT 10 FEET FROM BUILDING FOUNDATION OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%.(CRC R401.3)

8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM 12" OR PLUS 2 % (CRC R403.1.7.3)

FIRE PROTECTION

1. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF A ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL (R314).

2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS,WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNITS SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT (R315)

SCOPE OF WORK

PROPOSED POOL CABANA 469 SQ.FT.

PROPERTY INFORMATION

ASSESSOR'S ID NO: 510-26-022

ADDRESS: 19910 SUNSET DRIVE LOS GATOS, CA 95030

PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL

PROPERTY BOUNDARY DESCRIPTION

TR=

LOT 26

BUILDING DESCRIPTION

EXISTING SQUARE FOOTAGE: 2,863

YEAR BUILD / EFFECTIVE YEAR BUILT: 1924/1964

BEDROOMS / BATHROOMS 3/2

UNITS 1

STORIES 1

SQUARE FOOTAGE

LOT AREA 38,768 SQ.FT.

EXISTING SFD: 2,863 SQ.FT.

Garage/Parking 750 SQ.FT.

POOL CABANA 469 SQ.FT.

RATIO 10.52%

RESIDENTIAL GENERAL REQUIREMENTS CHECK LIST

1. CONCRETE STRENGTH: 2,500 P.S.I. PER 2022 CRC R404.1.2.3.1. @ 28 DAYS. USE TYPE II OR V CEMENT. SPECIAL INSPECTION IS NOT REQ'D.

2. STEEL REINFORCEMENT: GRADE 60, DEFORMED. PER CRC R404.1.2.3.7.1

3. ANCHOR BOLTS: A-307.

4. LUMBER: USE DOUGLAS FIR, LARCH No. 2 OR BETTER UNLESS OTHERWISE NOCOTED ON FRAMING PLANS.

5. USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC. 2501.4.

6. ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS.

RESIDENTIAL GENERAL REQUIREMENTS CHECK LIST

1. THE FOLLOWING IS INTENDED AS AN ATTACHMENT FOR CONSTRUCTION AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE.

2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.

4. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO PROTECTED FROM THE WEATHER. SPILLS MUST BE CLAEINED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO HE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIAN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE

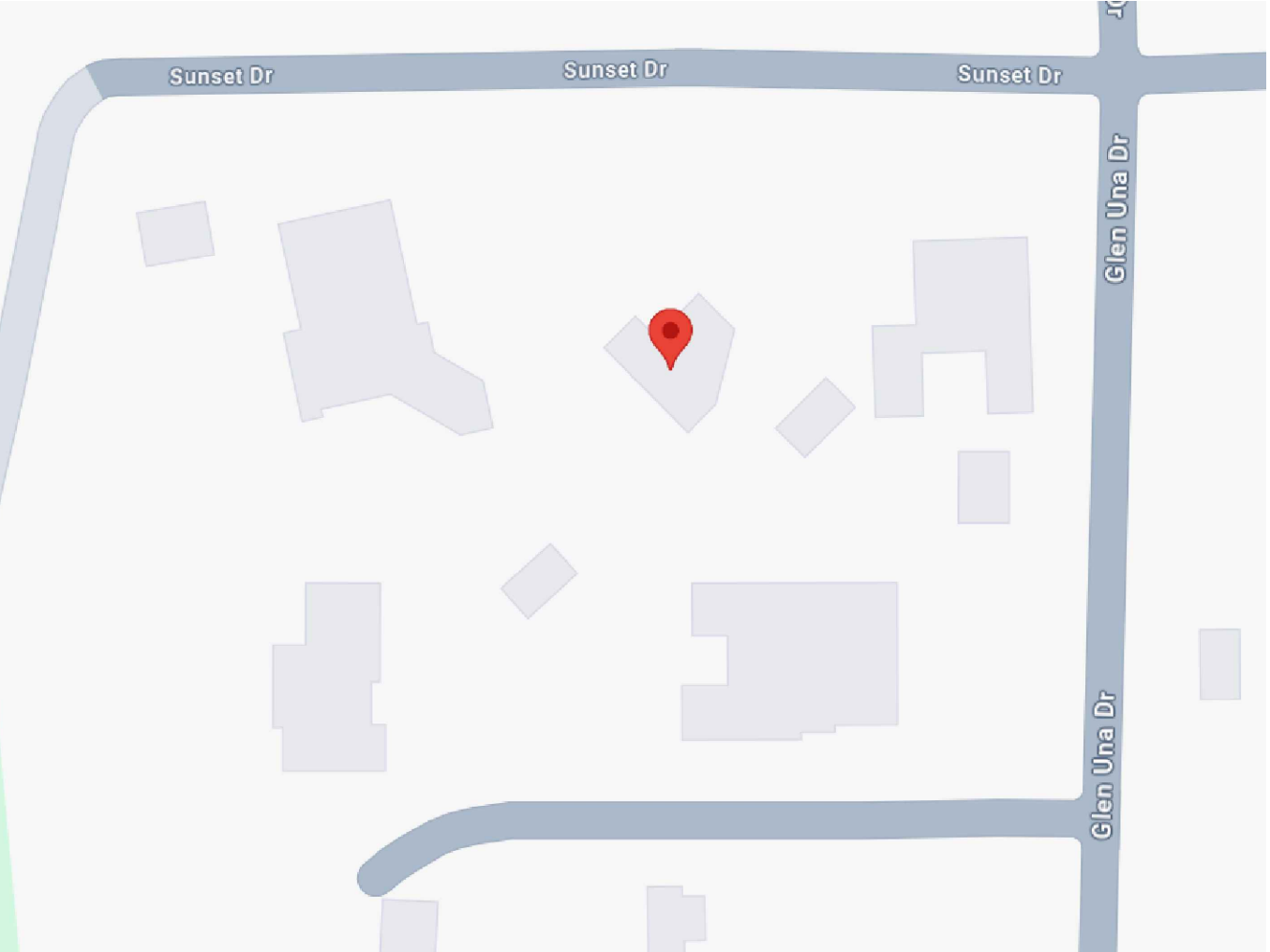
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSIO P EROSION BY WIND AND WATER.

9. AS PER AMC SEC. 18.38.015 ADU LESS THAN 800 SF DO NOT GET INCLUDED IN THE LOT COVERAGE CALCULATIO. THE LOT COVERAGE SHALL BE LIMITED TO MAIN HOME AND ADDITION.

VICINITY MAP



ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE INTERNATIONAL CODE COUNCIL
- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
- 2022 CALIFORNIA BUILDING ENERGY STANDARDS
- 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- 2023 LA FIRE CODE (LAF-C)
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- CITY MUNICIPAL CODE

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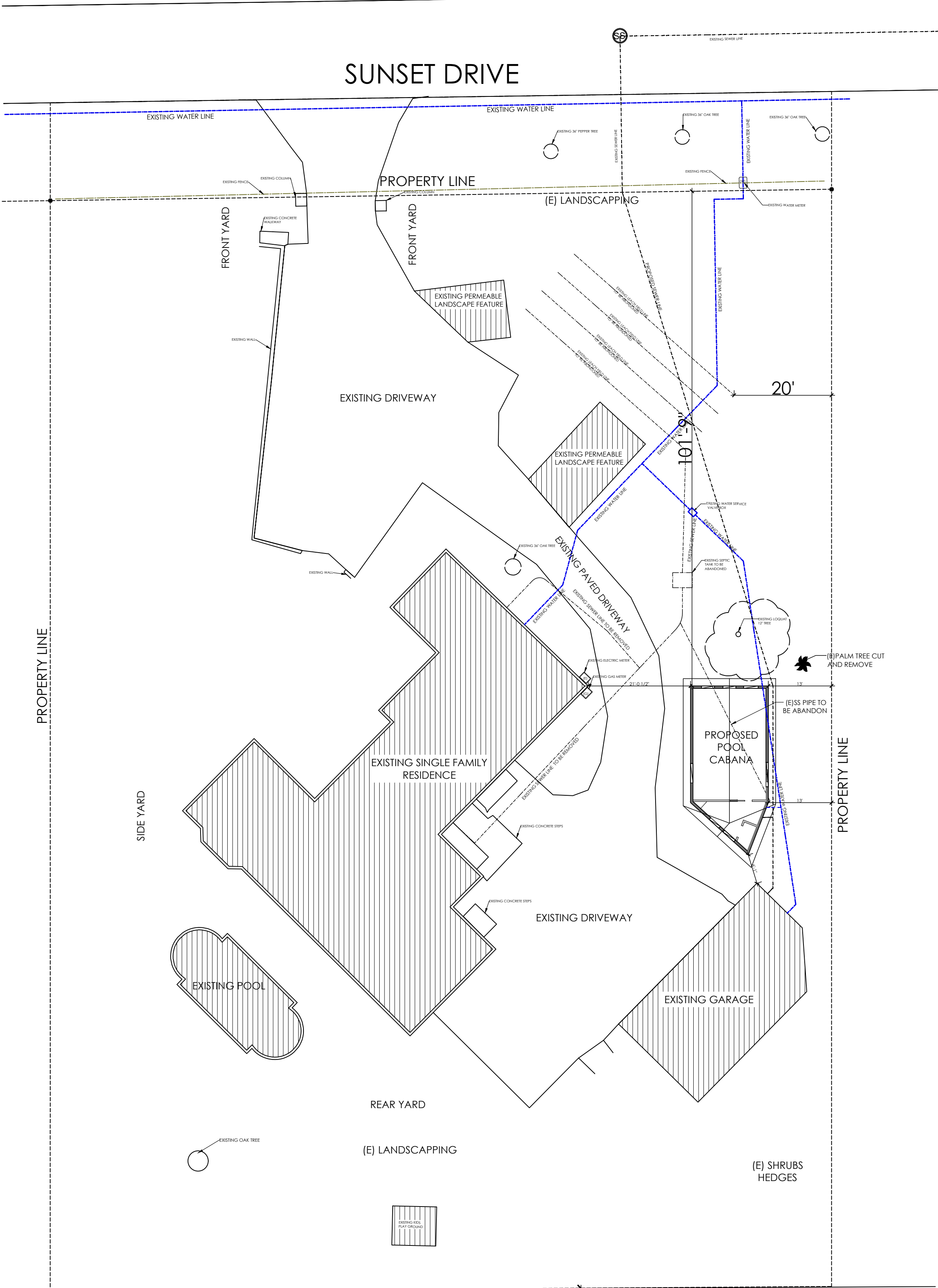
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SUNSET DRIVE



NOTE:
SEE CIVIL DRAWINGS FOR
ADDITIONAL DETAILS

EXISTING UTILITY

SITE PLAN

SCALE : 1/16" = 1'-0"

REVISION

BY

PROJECT:

PROPOSED POOL CABANA

ADDRESS:

19910 SUNSET DRIVE LOS GATOS, CA 95030

DRAWN BY

CHECKED BY

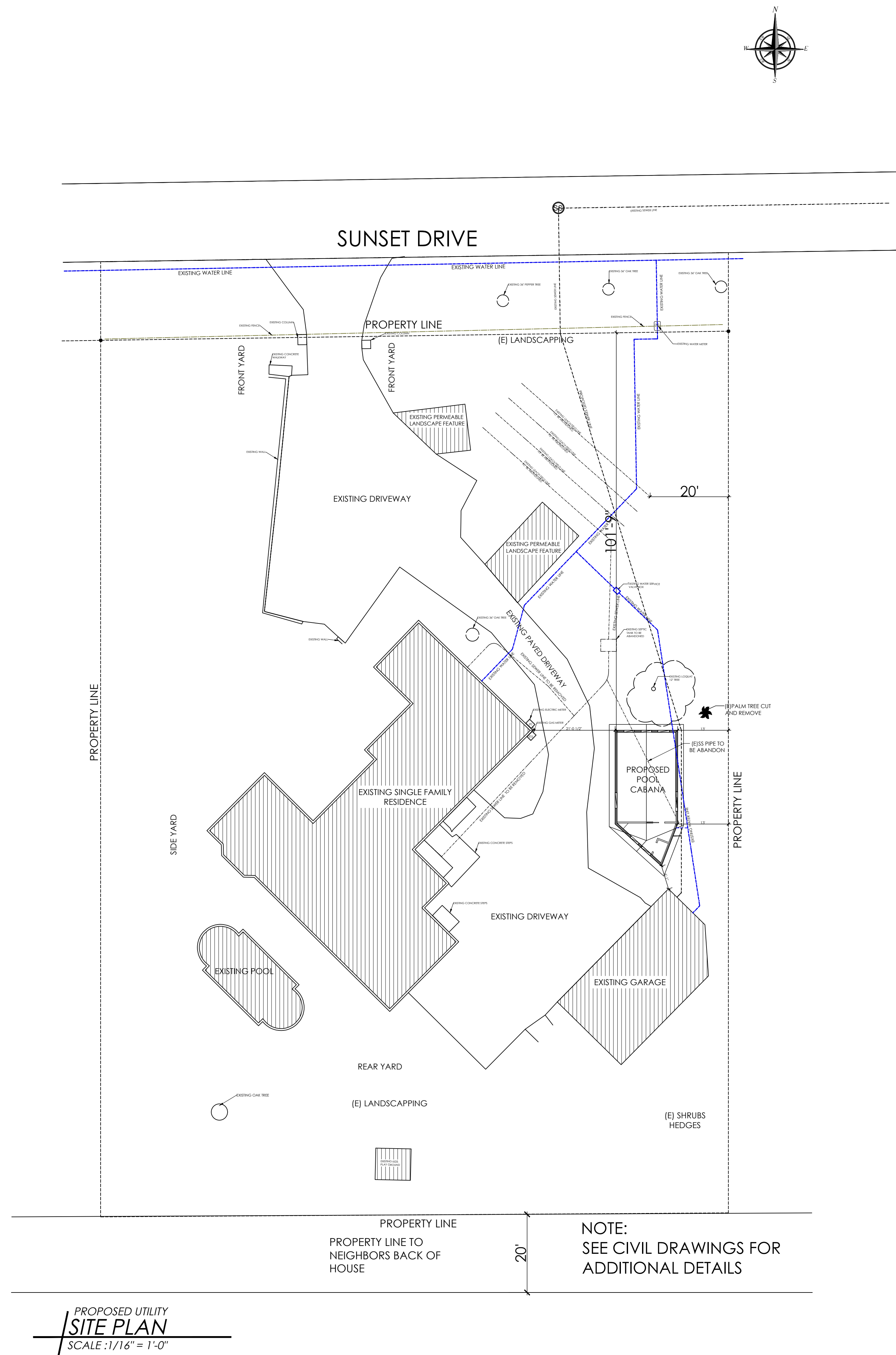
DESIGN BY

JOSE ZAMBRANO

SIGNATURE

PROJECT DATA,
VICINITY MAP &
SITE PLAN

A1



REVISION	BY

PROJECT: **PROPOSED POOL CABANA**
ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

DRAWN BY
CHECKED BY
DESIGN BY
JOSE ZAMBRANO

SIGNATURE

PROJECT DATA,
VICINITY MAP &
SITE PLAN

A1.1

ARCHITECTURAL NOTES

1. PROVIDE 72" HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. SIZE OF SHOWER STALL TO COMPLY WITH CPC 412.7. 1024 SQ. IN. MINIMUM INTERIOR AND ENCOMPASSING 30" CIRCLE. DOOR SHALL SWING TO THE OUTSIDE.
3. LOW FLOW TOILETS (1.28 GALLON/FLUSH) SHOWERHEADS (2.0 GPM @ 80 PSI)-FAUCETS (2.0 GPM @ 60 PSI)
4. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWERS AND TUB SHOWERS.
5. PROVIDE WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
6. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
7. CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2.
8. UNIT SKYLIGHTS SHALL BE LABELED BY LA CITY APPROVED LABELING AGENCY SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.
9. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE UPDATED FOR LOW WATER CONSUMPTION.
10. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
11. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
12. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS.(P.C.510.5) LOW IN EXCESS OF 2.
13. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R304.3).
14. KITCHEN SINK LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R304.4).
15. BATHTUB AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.2).
16. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6' CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (R303.1)
17. A COPY OF THE EVALUATION REPORT AND/ OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
18. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMP OF 68°F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
19. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES. PRODUCT, PRESERVATIVE AND END USE PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
20. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. EXCEPTION MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6304)

ADDITIONAL NOTES

1. HABITABLE SPACES SHALL HAVE CEILING HEIGHT OF NO LESS THAN 7'-6". KITCHENS, LAUNDRY ROOM, CORRIDORS AND BATHROOMS SHALL HAVE CEILING HEIGHT NOT LESS THAN 7'-0".
2. PROVIDE 1 ESCAPE WINDOW IN EACH BEDROOM MEETING ALL OF THE FOLLOWING: AN OPENABLE AREA NOT LESS THAN 5.7 SQ.FT. MIN. CLEAR 24" HEIGHT AND 20" WIDTH AND SILL NOT OVER 44" ABOVE FLOOR
3. SHOWER WALLS MUST BE FINISHED TO A HEIGHT OF 72" ABOVE DRAIN W/ MOISTURE RESISTIVE TILE OR APPROVED EQUIVALENT
4. MAX. FLOW RATE STANDARDS SET BY THE CALIFORNIA ENERGY COMMISSION: WATER CLOSETS 1.28 GPF, SHOWERHEADS 2.0 GPM, LAUNDRY FAUCETS 1.5 GPM, SINK FAUCETS 1.5 GPM, AND KITCHEN FAUCETS 1.8 GPM
5. EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
6. PROJECTIONS: -PROHIBITED WITHIN 2 FEET OF PROPERTY LINE -1 HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS) -1 HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
7. OPENINGS: -PROHIBITED WITHIN 3FT OF PROPERTY LINE -MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
8. PENETRATIONS: -1 HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS) -1 HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

UTILITY NOTES

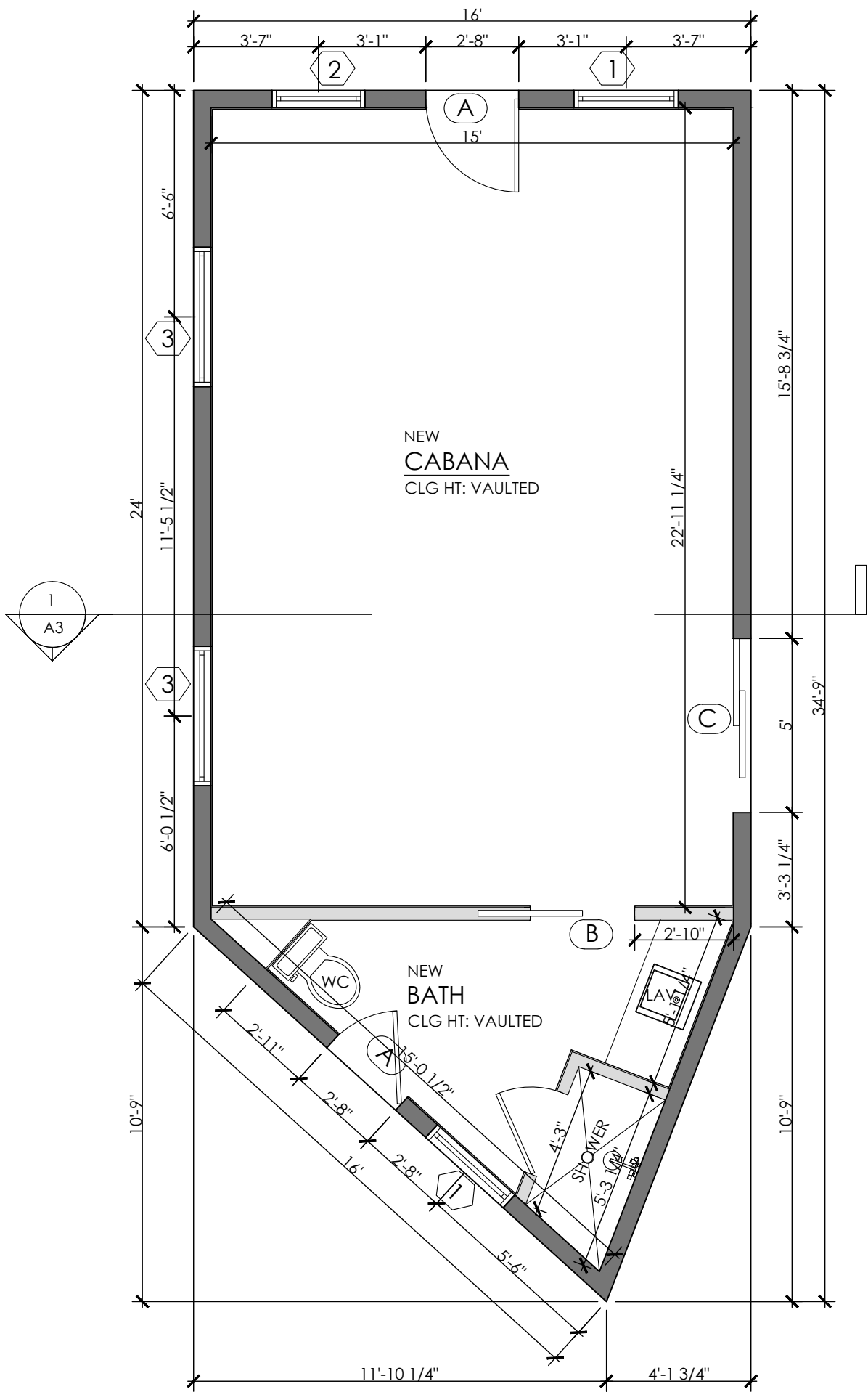
1. ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI)
2. ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUIT SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE AFCI PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1). AT KITCHEN COUNTER SPACE, RECEPTACLES SHALL BE INDICATED AS COMBINATION AFCI/GFCI
3. TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN SECTION 210.52 ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES
4. NEW BOXES USED AT LUMINAIRES OR LAMP HOLDER OUTLETS IN A CEILING SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LB. BOXES USED AT LUMINAIRE OUTLETS IN WALL SHALL BE DESIGNED FOR THE PURPOSE AND SHALL BE MARKED ON THE INTERIOR INDICATING THE MAXIMUM WEIGHT OF LUMINAIRE PERMITTED. IF OTHER THAN 50 LBS. OUTLET BOXES OR SYSTEMS USED AS THE SOLE SUPPORT OF CEILING FANS SHALL BE LISTED AND MARKED BY THE MANUFACTURE AS SUITABLE FOR THIS PURPOSE. (314.27 CEC)
5. ALL LEAD LUMINAIRES ARE REQUIRED TO BE CONTROLLED BY NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL-7A-COMPLIANT DIMMER UNLESS THEY ARE CONTROLLED BY A VACANCY SENSOR OR AN OCCUPANCY SENSOR. THE COMBINED USE OF NEMA SSL-7A-COMPLIANT DIMMER WITH LED LUMINAIRES CANENSURE FLICKER FREE OPERATION WHEN THE LUMINAIRE IS DIMMED. (2019 RESIDENTIAL COMPLIANCE MANUAL 6.3.1(C))
6. IN BATHROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THIS SPACES MUST BE CONTROLLED BY AN OCCUPANT SENSOR OR A VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF A OCCUPANT SENSOR IS INSTALLED, IT MUST BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C.

ADDITIONAL NOTES

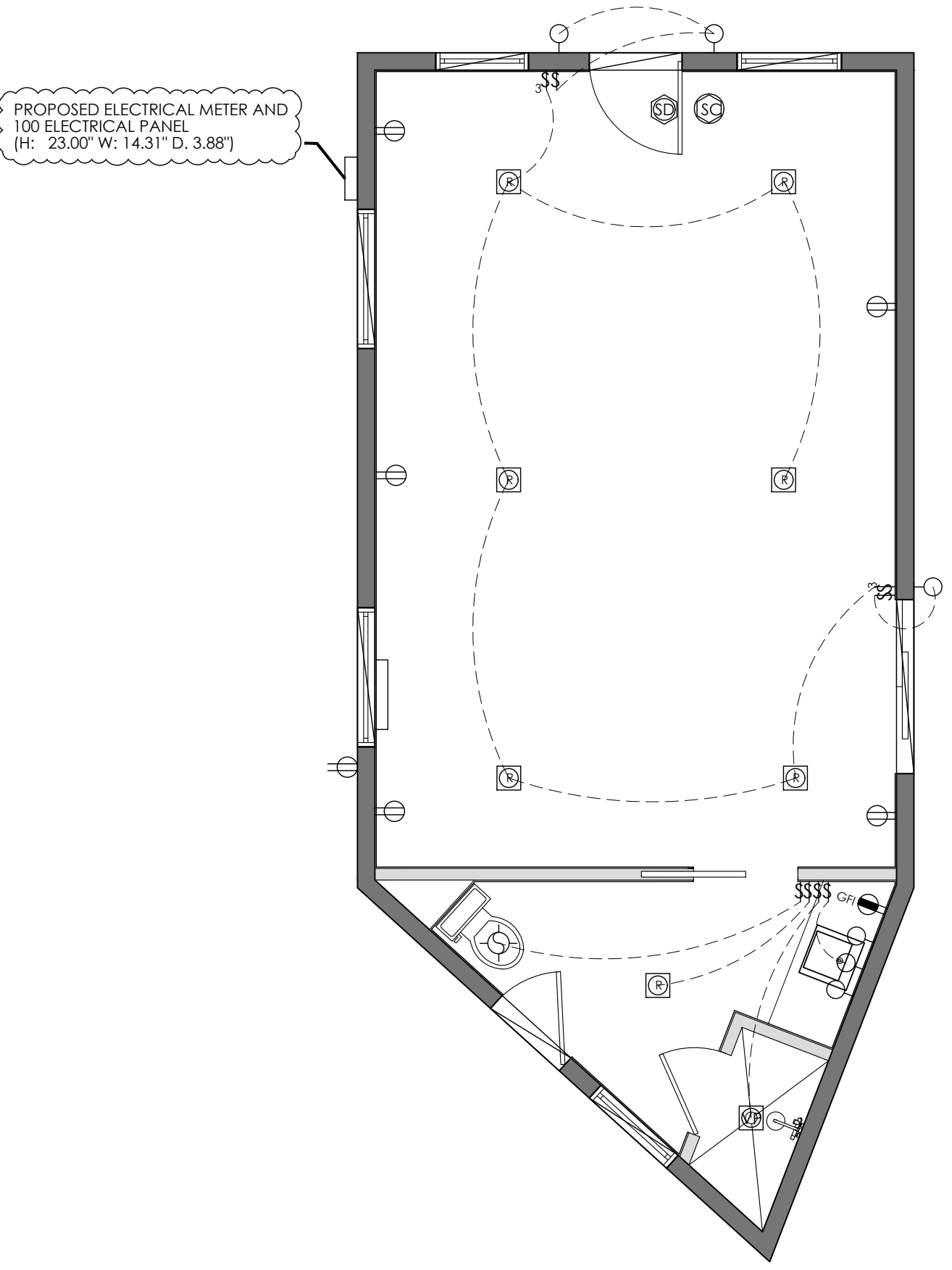
1. PROVIDE A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. CEC 210-52(B) (2)
2. PROVIDE A MINIMUM OF (1) 20 AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(A).
3. A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM CEC 210-23
4. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.
5. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDING ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM 150.0(K)3A1 (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(K)3A1 (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(K)3A11 (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS
6. ALL LUMINAIRES SHALL BE HIGH EFFICACY -PER SECTION 150.0(K)1.A.
7. CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(A).

ELECTRICAL KEY:

- DUPLEX OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- DUPLEX OUTLET BELOW COUNTER
- SPLIT SWITCHED OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- SPLIT SWITCHED FLOOR OUTLET
- 4 GANG FLOOR OUTLET
- GROUND FAULT OUTLET
- WEATHER PROOF OUTLET
- 220v OUTLET
- EXHAUST FAN
- EXHAUST FAN / LIGHT
- RECESSED CAN LIGHT
- RECESSED FLUORESCENT
- EYEBALL LIGHT
- VAPOR PROTECTED LIGHT
- RECESSED WALL OUTLET
- RECESSED MR15
- CEILING LIGHT
- PENDANT LIGHT
- WALL LIGHT
- WALL LIGHT
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- RHOSSTAT
- CABLE T.V. JACK
- HIGH SPEED INTERNET
- BUTTON
- PHONE JACK
- SMOKE DETECTOR
- SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
- INTERCOM
- DISCONNECT SWITCH
- ELECTRIC METER
- DIRECT WIRE
- 1 BULB FLUORESCENT
- 2 BULB FLUORESCENT
- VANITY LIGHTS
- JB FOR CEILING FAN
- CHIMES
- FLOOD LIGHT
- JUNCTION BOX
- SPEAKER HARD WIRE
- CENTRAL VACUUM ACCESS
- GAS STUB
- HOSE BIB
- 1-#5 GROUND FOR ELEC
- CENTRAL VAC
- GAS APP W/H
- 300 AMP ELEC PANEL
- 225 AMP ELEC PANEL
- 100 AMP ELEC PANEL
- CEILING FAN W/LIGHT



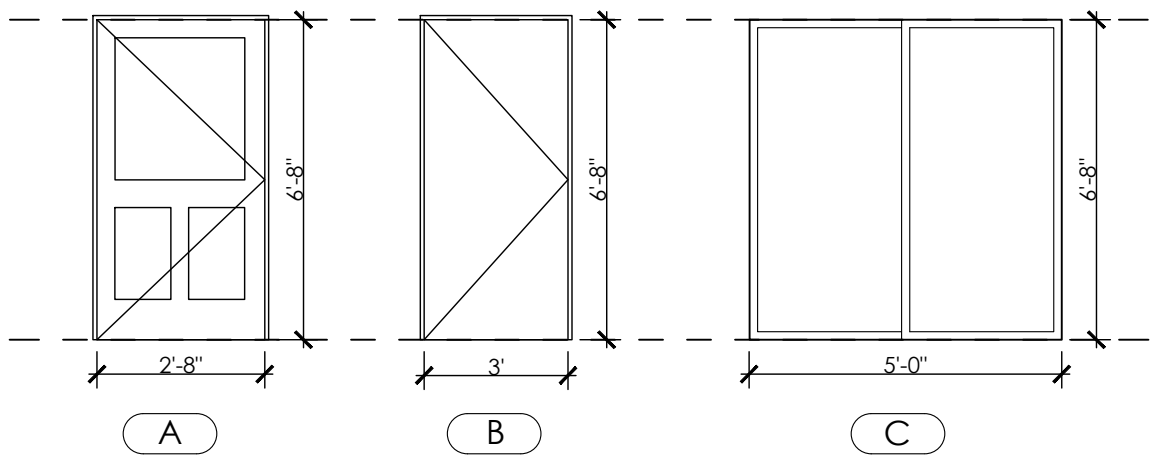
1/PROPOSED
FLOOR PLAN
SCALE : 1/4" = 1'-0"



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

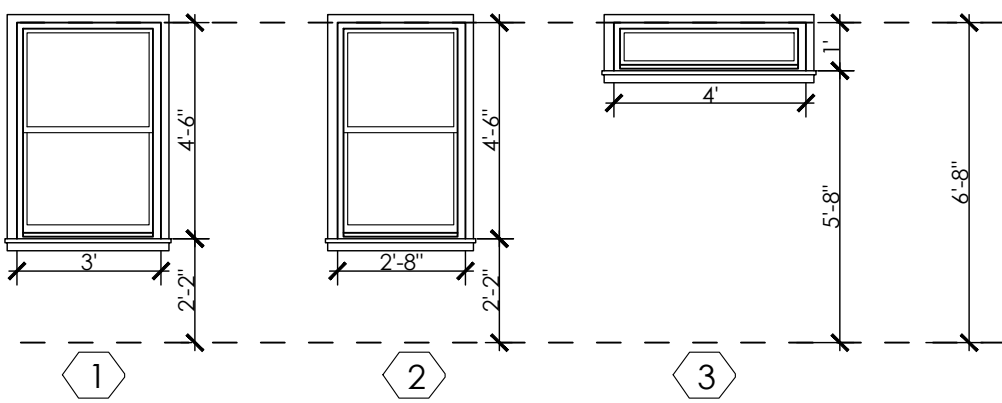
DOOR SCHEDULE

QTY	MARK	OPENING SIZE	TICK	DOOR TYPE	SCREEN	FRAME
2	A	2'-8"W X 6'-8" H	1 3/4"	EXTERIOR DOOR	WOOD	WOOD
1	B	3'-0"W X 6'-8" H	1 3/8"	INT. BATH POCKET DOOR	WOOD	WOOD
1	C	5'-0"W X 6'-8" H	1 3/8"	EXT. SLIDING DOOR	GLASS	ALUMINIUM



WINDOW SCHEDULE

QTY	MARK	SIZE	TYPE	FRAME	SCREEN	SHGC	U-FACTOR
2	1	3'-0"W X 4'-6" H	SINGLE HUNG WINDOW	WOOD	Y	0.23	0.3
1	2	2'-8"W X 4'-6" H	SINGLE HUNG WINDOW	WOOD	Y	0.23	0.3
2	3	4'-0"W X 1'-0" H	SINGLE HUNG WINDOW	WOOD	Y	0.23	0.3



NOTE:

1. BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 SF. ABOVE THE GRADE FLOOR AND 5 SQ.FT. ON THE GRADE FLOOR. A MIN. NET HEIGHT OF 24" AND MIN. NET WIDTH OF 20", AND SILL HEIGHT NOT MORE THAN 44" MAX. ABOVE FINISH FLOOR.
2. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
3. SHOWER AND TUB ENCLOSURES SHALL BE TEMPERED (CBC 2406.4) WINDOWS AT SHOWERS AND TUBS SHALL BE TEMPERED.

WATER FIXTURE

WATER CLOSET	1.28 GALLONS/FLUSH
URINALS	0.5 GALLONS/FLUSH
SINGLE SHOWERHEADS	2 GPM @ 80 PSI
MULTIPLE SHOWERHEADS / COMBINATED SHOWERHEADS	2 GPM @ 80 PSI FOR ALL
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI
LAVATORY FAUCETS, NORESIDENTIAL	0.5 GPM @ 60 PSI
METERING FAUCETS	0.25 GALLONS PER CYCLE
KITCHEN FAUCETS	1.8 GALLONS/FLUSH AT 60 PSI

PROJECT:

PROPOSED POOL CABANA

ADDRESS:

19910 SUNSET DRIVE LOS GATOS, CA 95030

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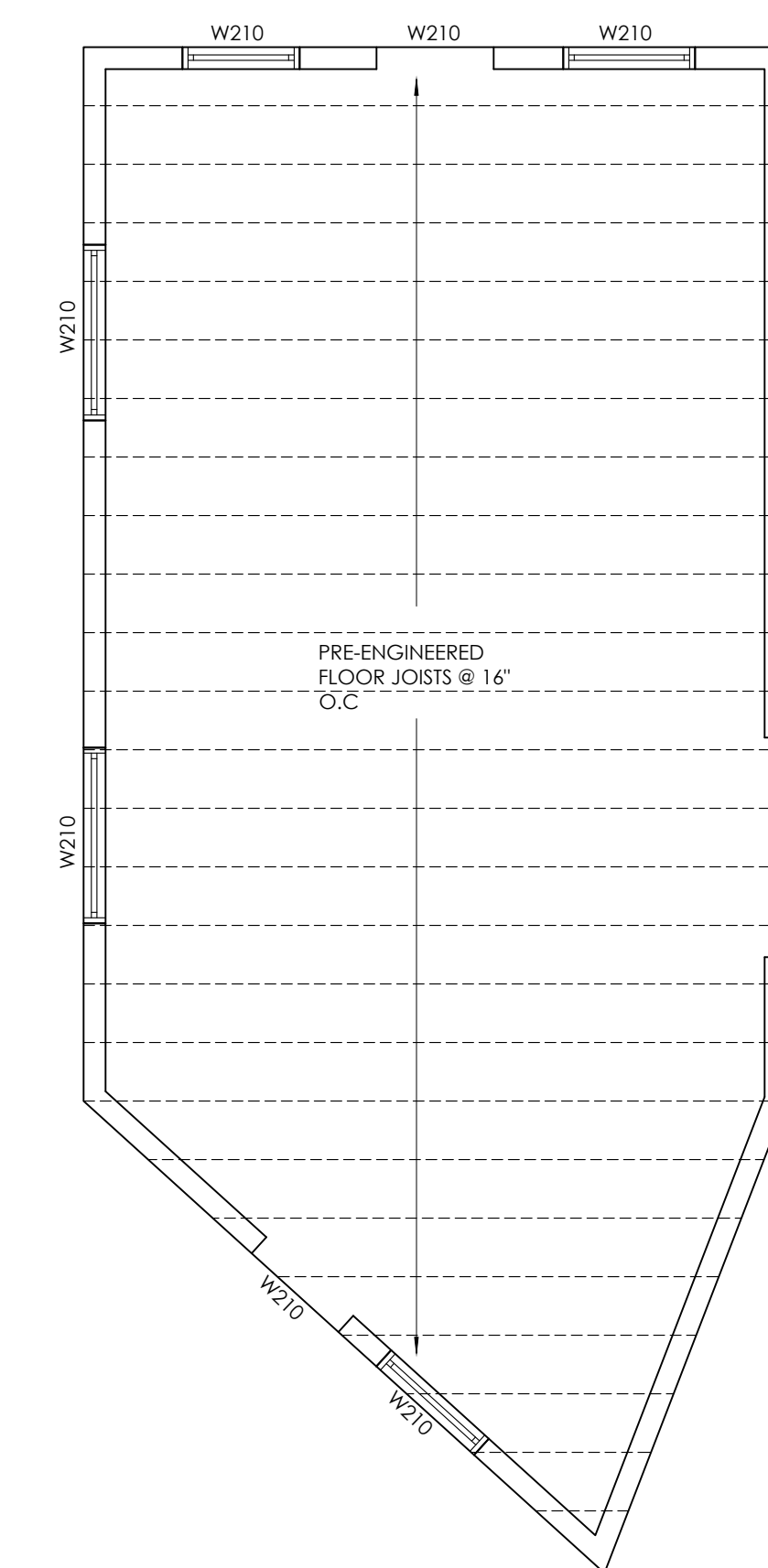
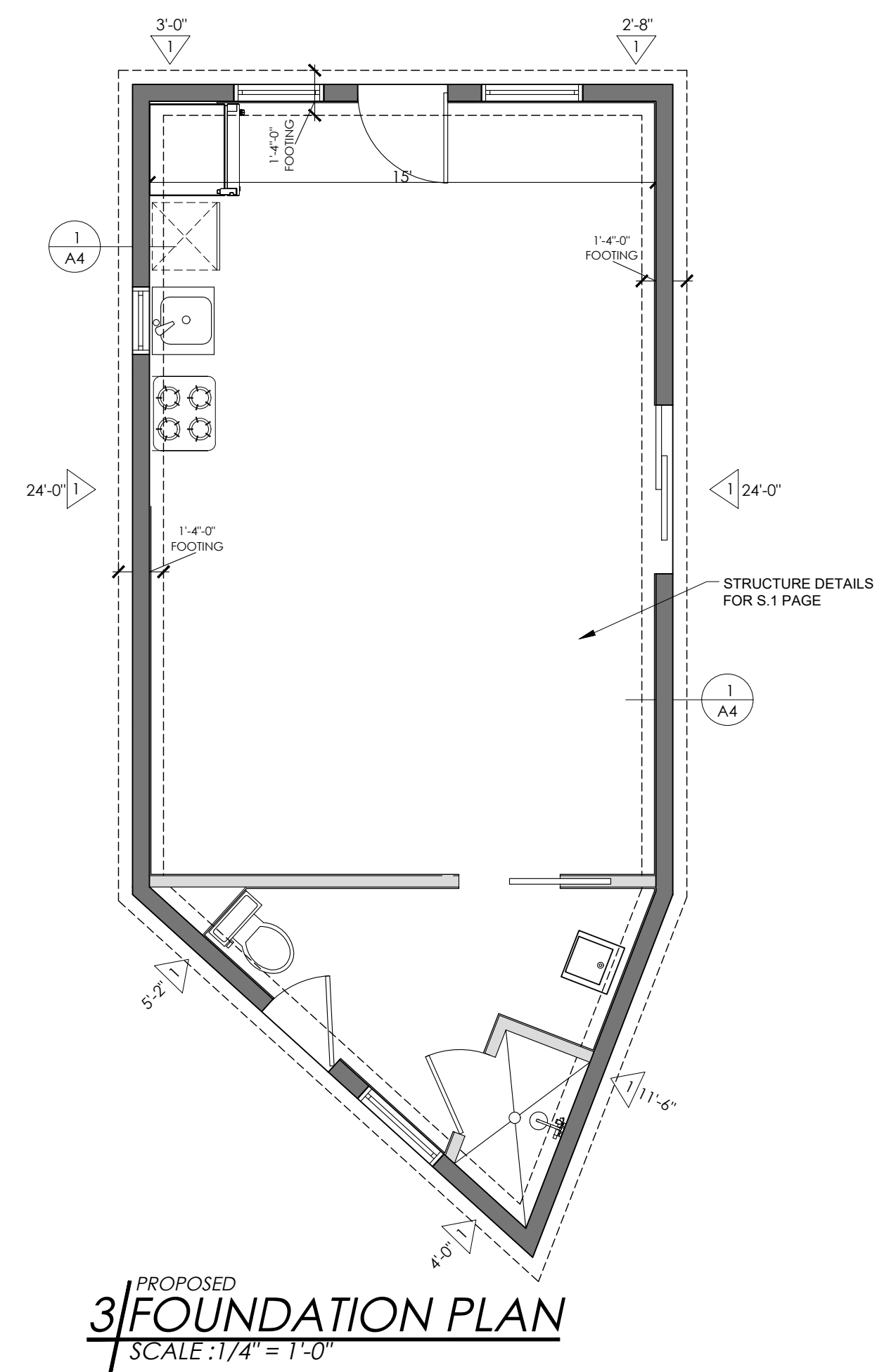
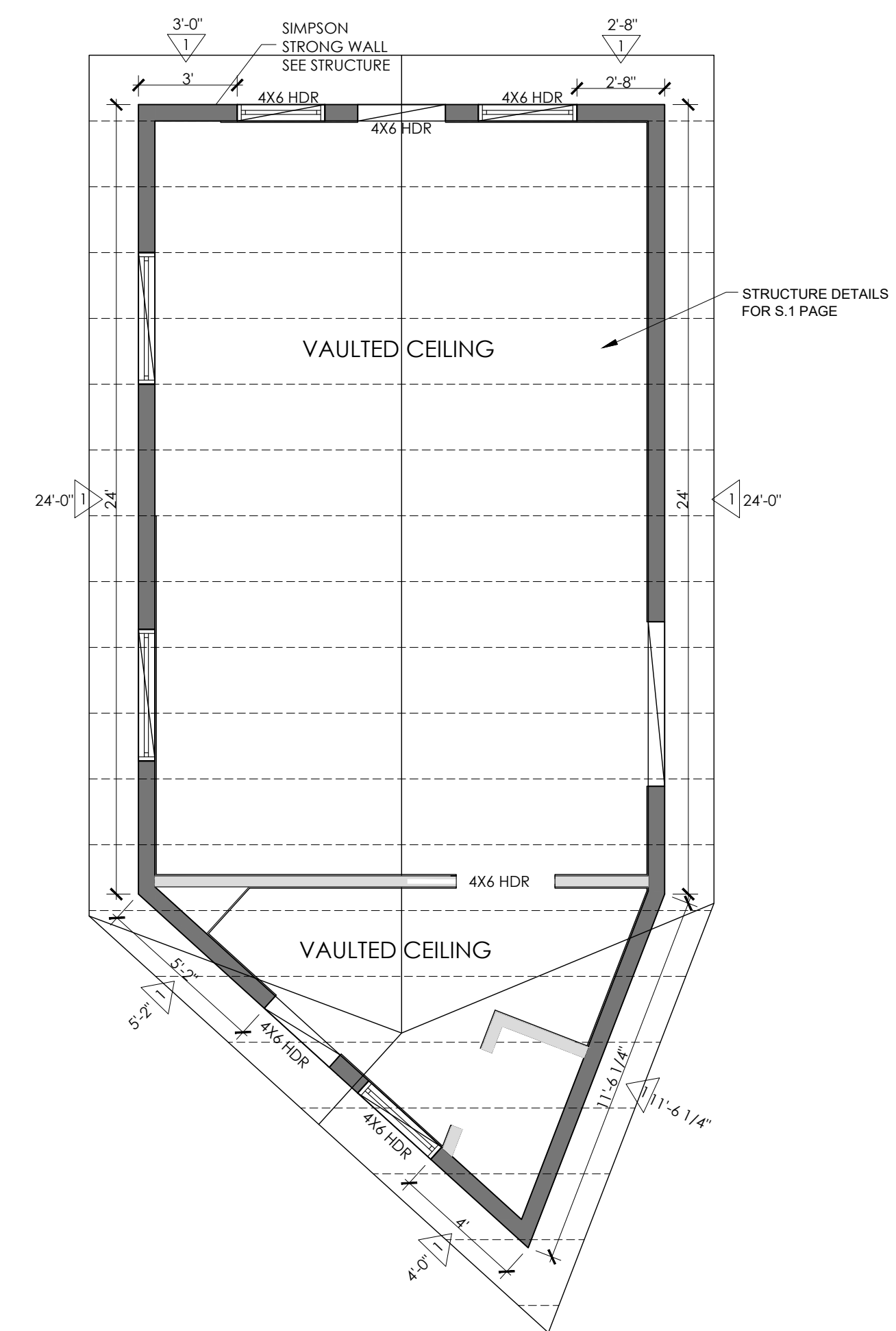
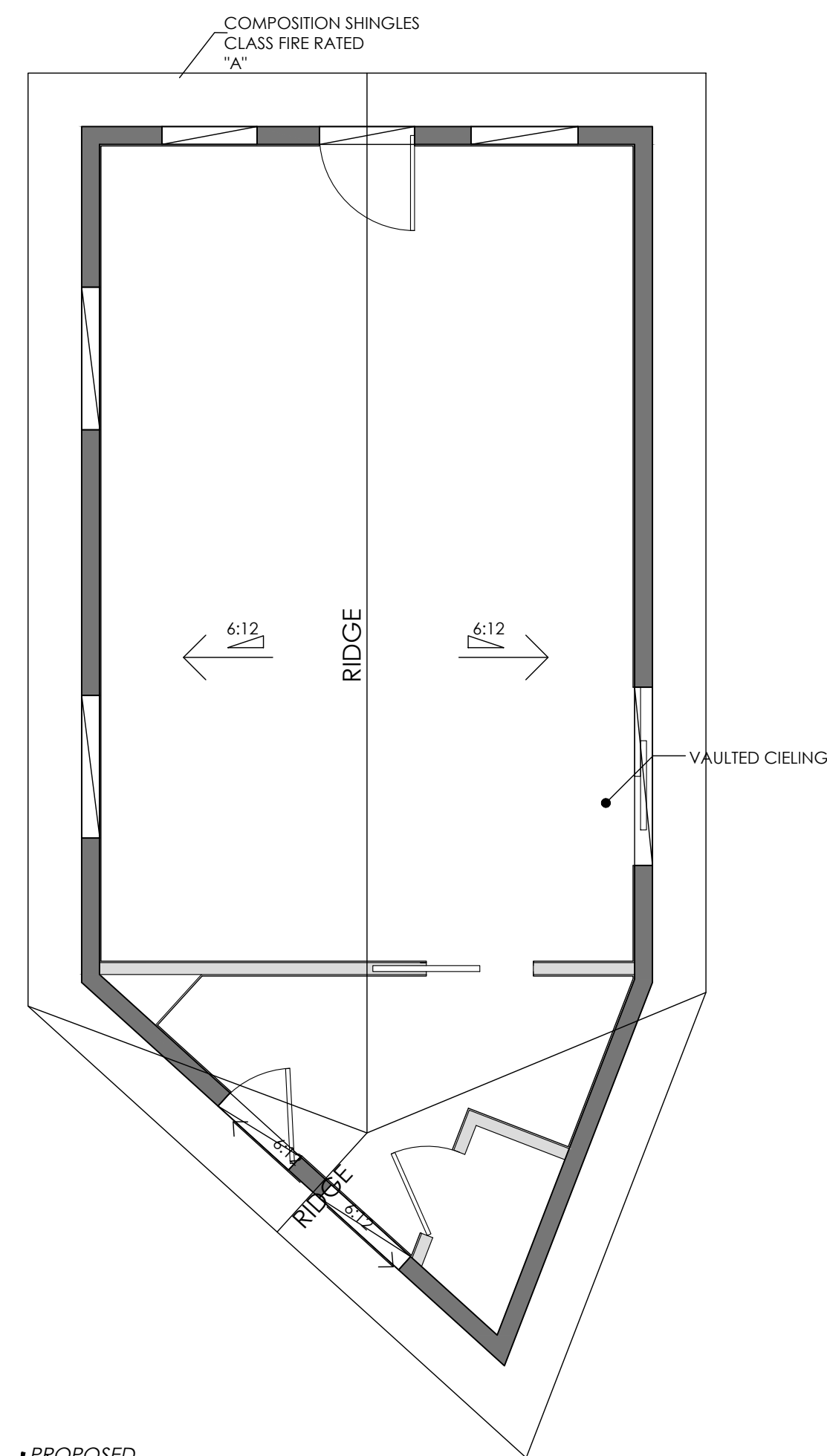
CHECKED BY

DESIGN BY
JOSE ZAMBRANO

SIGNATURE

FLOOR PLANS
& ELECTRICAL PLAN

A2.0



REVISION	BY

PROPOSED POOL CABANA
ADDRESS:
19910 SUNSET DRIVE LOS GATOS, CA 95030

DRAWN BY

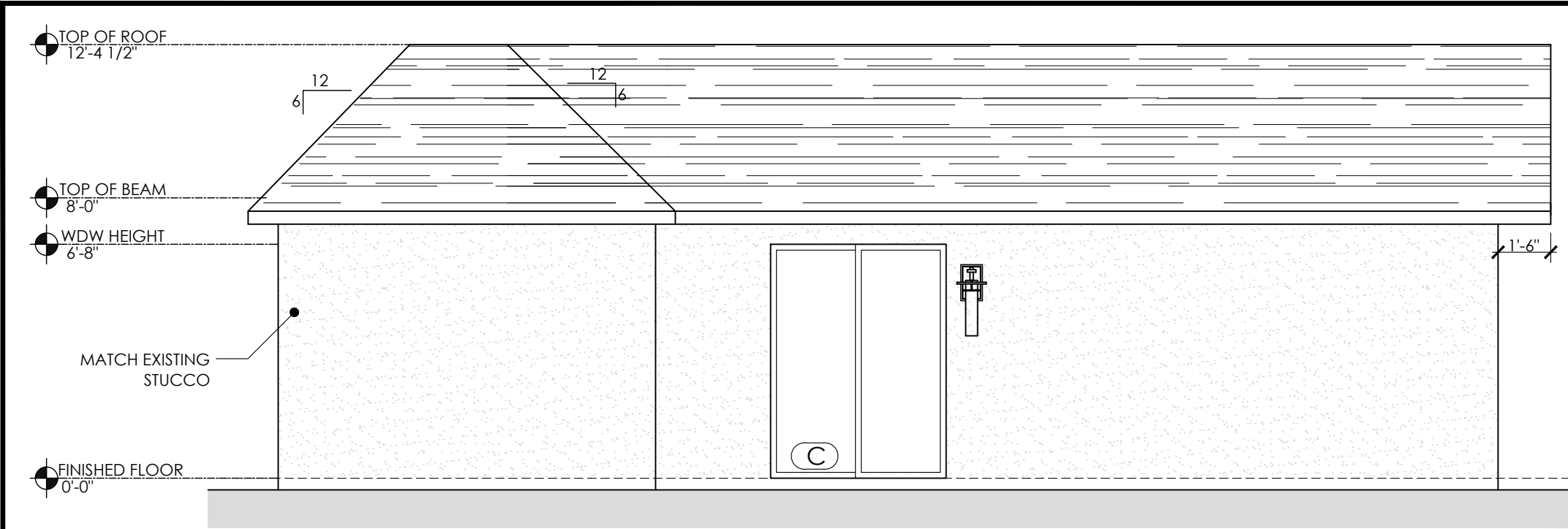
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DESIGN BY
JOSE ZAMBRANO

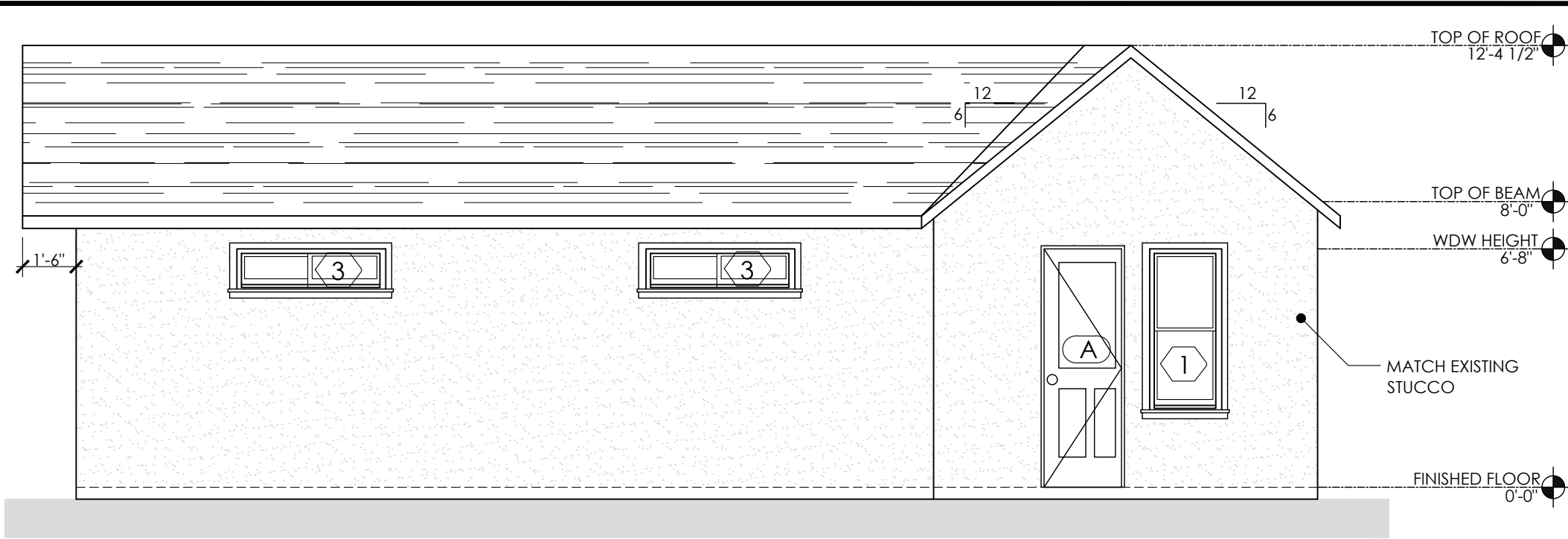
SIGNATURE

FLOOR PLANS
ELECTRICAL PLAN

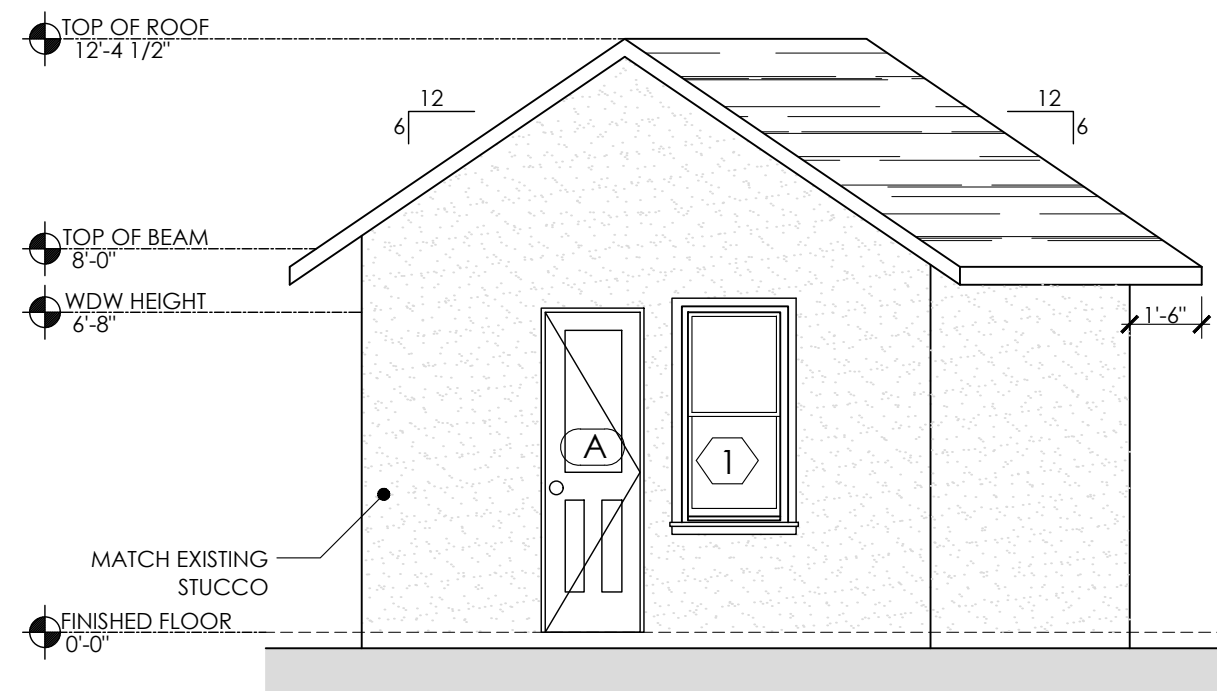
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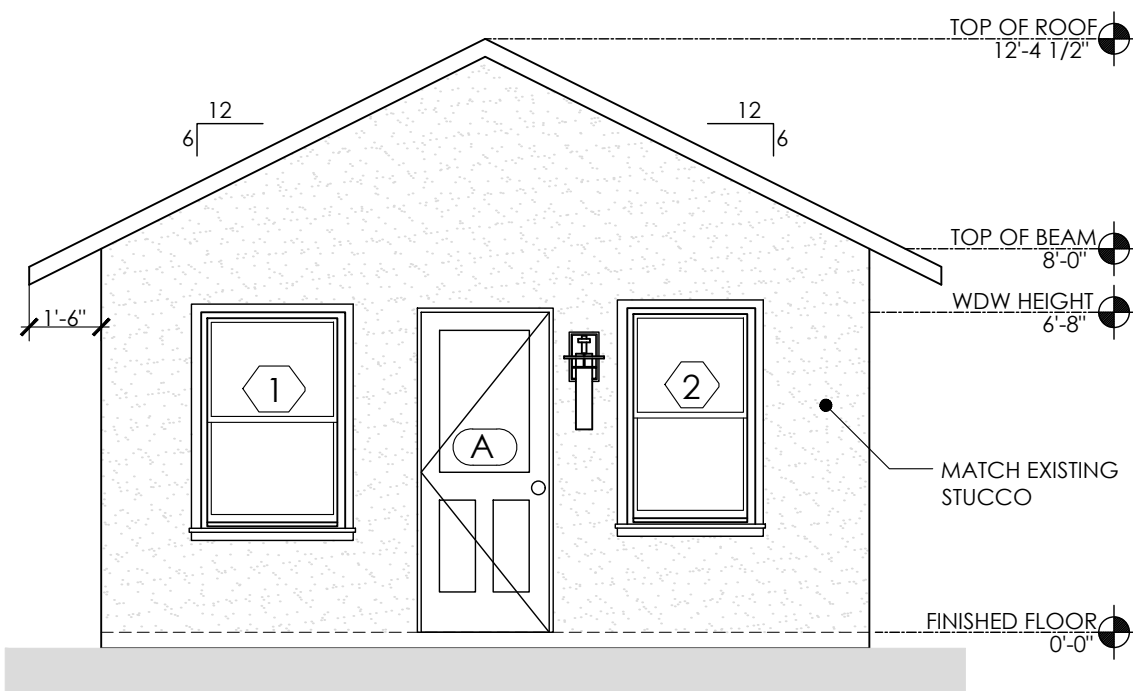
1/EAST ELEVATION
SCALE:1/4" = 1'-0"



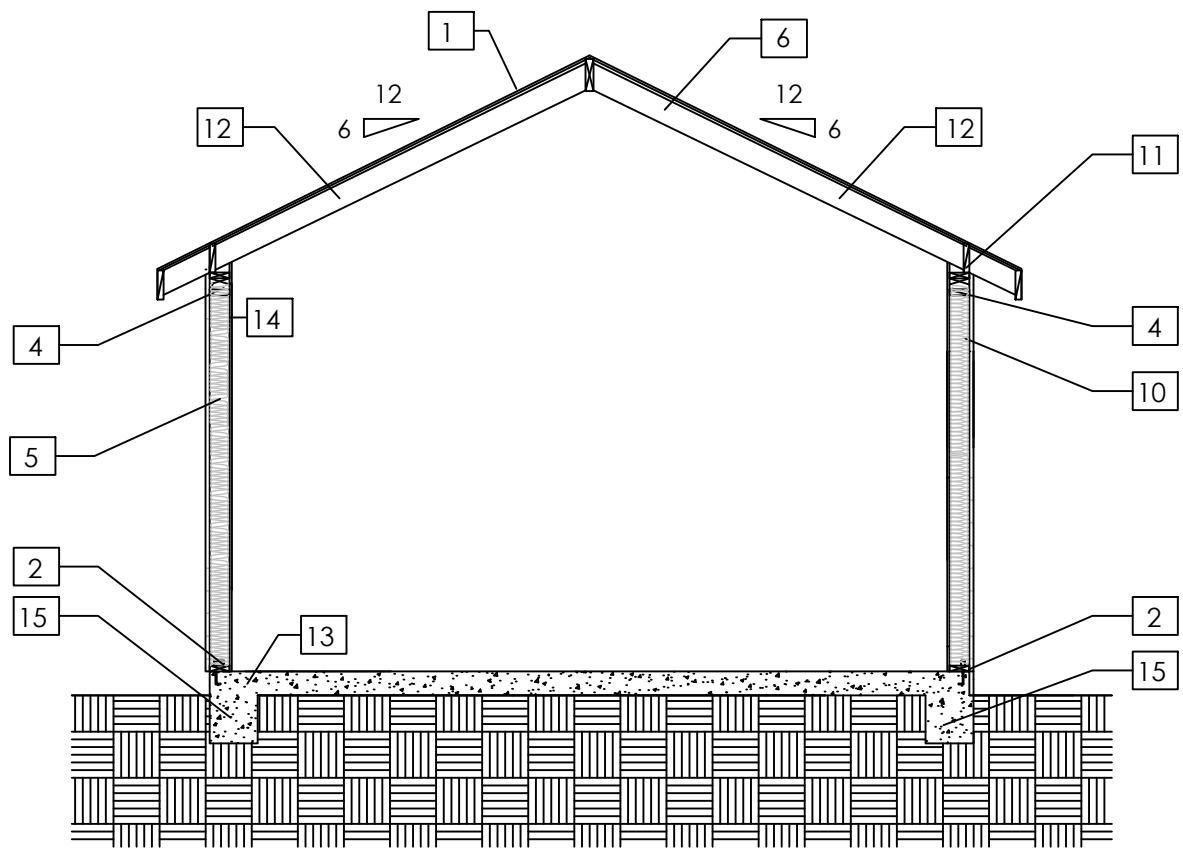
3/WEST ELEVATION
SCALE:1/4" = 1'-0"



2/SOUTH ELEVATION
SCALE:1/4" = 1'-0"



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



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

Section Keynotes	
MARK	DESCRIPTION
1	COMPOSITION SHINGLES OVER #15 FELT CLASS "A" (TYP) CERTAINTED OR SIMILAR ESR-1389, 3537 ICC-ES
2	3"x4" SILL PLATE W/ 5/8" DIA ANCHOR BOLTS
4	DOUBLE 2x4 TOP PLATE AT EXTERIOR & BEARING WALLS TYPE DOUGLAS FIR GRADE #2
5	R-13 FIBERBATT INSULATION SEE ENERGY CALCS
6	R-30 FIBERBATT INSULATION SEE ENERGY CALCS
7	2"x6" R.R. @ 16" O.C. TYPE DOUGLAS FIR GRADE #2
8	2"x8" C.J. @ 16" O.C. TYPE DOUGLAS FIR GRADE #2 SEE STRUCTURAL
10	4"x6" HEADER TYPE DOUGLAS FIR GRADE #1
11	2"X SOLID BLOCK W/ FRAMING ANCHOR EA. BLOCK TYPE DOUGLAS FIR GRADE #2
12	2"X RIDGE TYPE DOUGLAS FIR GRADE #2
13	26 GA. CORROSION- RESISTANT WEEP SCREED
14	1/2" GYP BOARD
15	12" FOOTING

Section Keynotes	
MARK	DESCRIPTION
18	HORIZONTAL GRAB BAR
19	FLIP UP GRAB BAR
20	HAND-HELD SHOWER HEAD
Elevation Keynotes	
MARK	Keynote text
A-1	COMPOSITION SHINGLES OVER #15 FELT CLASS "A"
A-7	MINI SPLIT CONDENSER (SEE T-24)
A-8	WATER HEATER (SEE T-24)
A-9	EXTERIOR WALL LAMP
A-16	WATER GUTTER

ROOF PLAN NOTES	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
	INDICATES STANDARD ROOF PITCH, U.N.O.
	12 (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE
ATTIC VENT CALCULATION	
PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATTIC SPACE.	
PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. R806, (U.B.C. 1505.3).	
AREA-2 PROPOSED ADDITION	
VENTILATION REQUIRED: ATTIC AREA	616 SQFT. /150 = 4.10 SQ FT. 4.10X 144 = 591.36 SQIN.
VENTILATION PROVIDED: HIGH (3) O'HAGIN EXHAUST VENT LOW (3) 14X6 INTAKE VENT SUBTOTAL HIGH VENTILATION: TOTAL VENTILATION PROVIDED:	72 SQIN. EA.= 216 SQ IN. 65 SQIN. EA. = 195 SQ IN. 591.36 SQ IN.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF a,b,c FASTENER	SPACING OF FASTENERS	
ROOF				
1	Blocking between joist or rafters to top plate, toe nail	3-8d (2 1/2"x0.113")	-	
2	Ceiling joists to plate, toe nail	3-8d (2 1/2"x0.113")	-	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-	
4	Collar tie rafter, face nail or 1 1/4"x20 gage ridge strap	3-10d (3"x0.128")	-	
5	Rafter to plate, toe nail	2-16d(3 1/2"x 0.135")	-	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d(3 1/2"x0.135") 3-16d(3 1/2"x0.135")	-	
WALL				
7	Built-up corner studs	10d (3"x0.128")	24" o.c.	
8	Built-up header, two pieces with 1/2" spacer	1-6d (3 1/2"x0.135")	16" o.c. along each edge	
9	Continued header, two pieces	1-6d (3 1/2"x0.135")	16" o.c. along each edge	
10	Continued header to stud, toe nail	4-8d (2 1/2"x0.113")	-	
11	Double studs, face nail	10d (3"x0.128")	24" o.c.	
12	Double top plate, face nail	10d (3"x0.128")	24" o.c.	
13	Double top plate, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3 1/2"x0.135")	-	
14	Sole plate to joist or blocking, face nail	1-6d (3 1/2"x0.135")	16" o.c.	
15	Sole plate to joist or blocking at boxed wall panels	3-16d (3 1/2"x0.135")	16" o.c.	
16	stud to sole plate, toe nail	3-8d (2 1/2"x0.113")	-	
17	Top or sole plate to stud, end nail	2-16d (3 1/2"x0.135")	-	
18	Top plates, laps at corners and intersections, face nail	2-10d (3"x0.128")	-	
19	1" brace to each stud and plate, face nail	2-8d (2 1/2"x0.113") 2 staples 1 3/4"	-	
20	1"x6" sheathing to each bearing, face nail	2-8d (2 1/2"x0.113") 2 staples 1 3/4"	-	
21	1"x8" sheathing to each bearing, face nail	2-8d (2 1/2"x0.113") 3 staples 1 3/4"	-	
22	Wider than 1"x8" sheathing to each bearing, face nail	3-8d (2 1/2"x0.113") 4 staples 1 3/4"	-	
FLOOR				
23	Joist to sill or girder, toe nail	3-8d (2 1/2"x0.113")	-	
24	1"x6" subfloor or less to each joist, face nail	2-8d (2 1/2"x0.113") 2 staples 1 3/4"	-	
25	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2"x0.135")	-	
26	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2"x0.113")	6" o.c.	
27	2" planks (planks & beam-floor & roof)	2-16d (3 1/2"x0.135")	at each bearing	
28	Built-up girders and beams, 2-inch lumber layers	10d (3"x0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
29	Ledger strip supporting joists or rafters	3-16d (3 1/2"x0.135")	At each joist or rafter	
TABLE R602.3(1) _____ continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS				
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b,c,e	SPACING OF FASTENERS EDGES (INCHES)	
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2"x0.113") nail (subfloor wall) 8d common (2"x0.131") nail (roof)	6	12 9
31	5/16" - 1/2"	6d common (2"x0.113") nail (subfloor wall) 8d common (2"x0.131") nail (roof)	6	12 9
32	19/32" - 1"	8d common (2"x0.131")	6	12 9
33	1 1/8" - 1 1/4"	10d common (3"x0.148") nail or 8d (2 1/2"x0.131") deformed nail	6	12
Other wall sheathing				
34	1/2" structural cellulose fiberboard sheathing	1/2" galvanized roofing nail. 7/16" crown or 1" crown staple 16 ga. 1 1/4" long	3	6
35	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail. 7/16" crown or 1" crown staple 16 ga. 1 1/2" long	3	6
36	1/2" gypsum sheathing d	1 1/2" galvanized roofing nail : staple galvanized, 1 1/2" long; 1 5/8" screws. Type W or S	7	7
37	5/8" gypsum sheathing d	1 3/4" galvanized roofing nail ; staple galvanized, 1 5/8" long; 1 5/8" screws. Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2"x0.120") nail or 8d common (2 1/2"x 0.131") nail	6	12
39	7/8" - 1"	8d deformed (2 1/2"x0.131") nail or 8d deformed (2 1/2"x 0.120") nail	6	12
40	1 1/8" - 1"	10d common (3"x0.148") nail or 8d deformed (2 1/2"x 0.120") nail	6	12

PROJECT: PROPOSED POOL CABANA
ADDRESS: 19910 SUNSET DRIVE LOS GATOS, CA 95030

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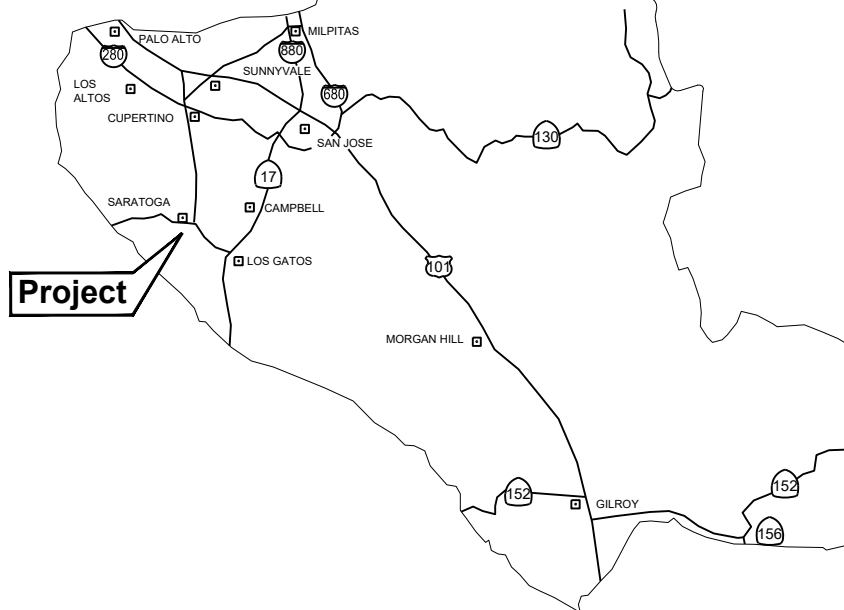
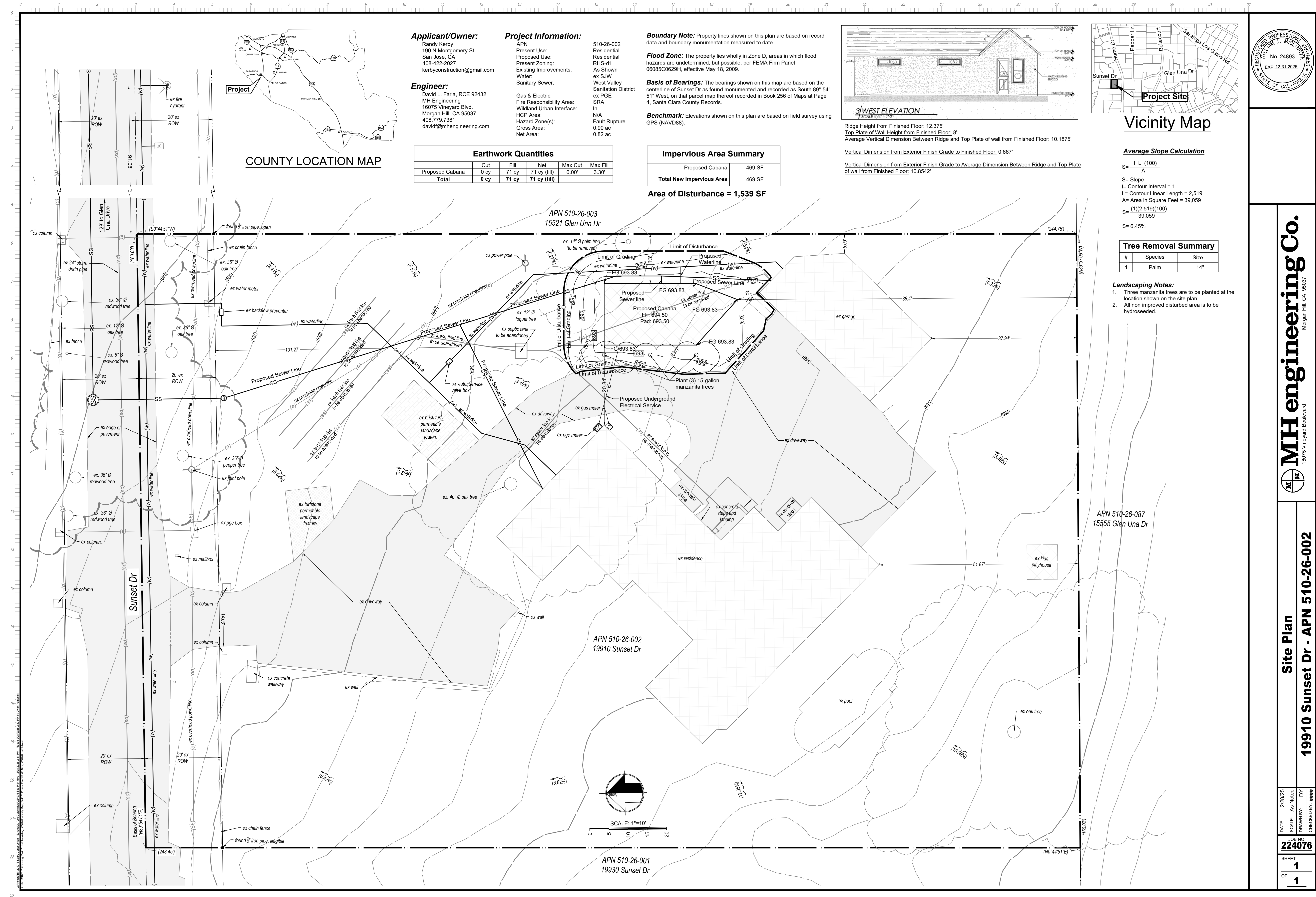
CHECKED BY

DESIGN BY
JOSE ZAMBRANO

SIGNATURE

ELEVATIONS AND
SECTIONS

A3



COUNTY LOCATION MAP

Applicant/Owner:
Randy Kerby
190 N Montgomery St
San Jose, CA
408-422-2027
kerbyconstruction@gmail.com

Engineer:
David L. Faria, RCE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidf@mhengineering.com

Project Information:
APN
Present Use:
Proposed Use:
Present Zoning:
Existing Improvements:
Water:
Sanitary Sewer:
Gas & Electric:
Fire Responsibility Area:
Wildland Urban Interface:
HCP Area:
Hazard Zone(s):
Gross Area:
Net Area:

510-26-002
Residential
Residential
RH-S-41
As Shown
ex SJW
West Valley
Sanitation District
ex PGE
SRA
In
N/A
Fault Rupture
0.90 ac
0.82 ac

Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
Proposed Cabana	0 cy	71 cy	71 cy (fill)	0.00'	3.30'
Total	0 cy	71 cy	71 cy (fill)		

Impervious Area Summary	
Proposed Cabana	469 SF
Total New Impervious Area	469 SF

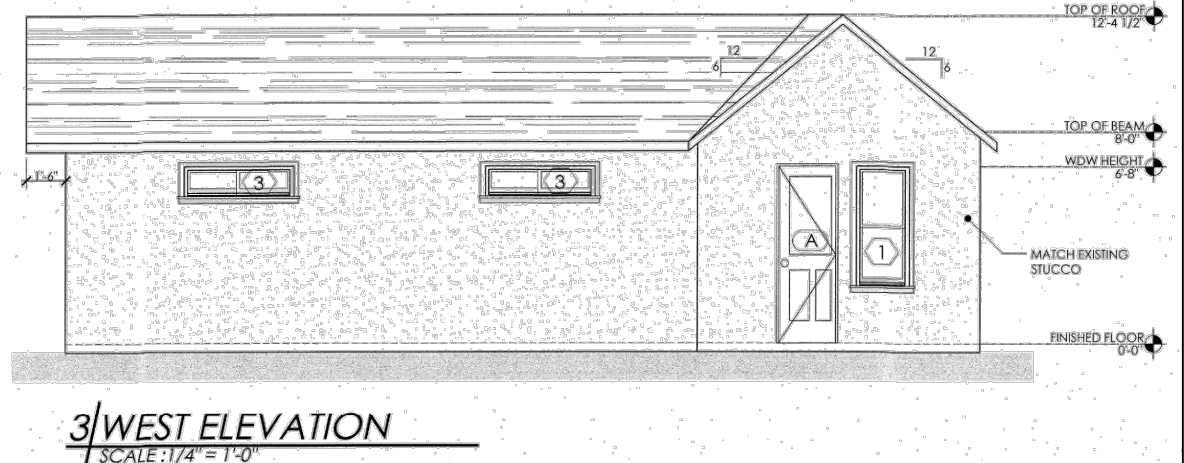
Area of Disturbance = 1,539 SF

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0629H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the centerline of Sunset Dr as found monumented and recorded as South 89° 54' 51" West, on that parcel map thereof recorded in Book 256 of Maps at Page 4, Santa Clara County Records.

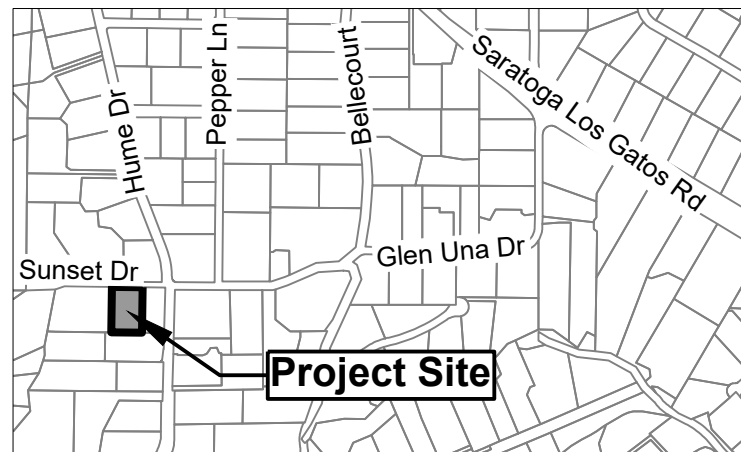
Benchmark: Elevations shown on this plan are based on field survey using GPS (NAVD88).



Ridge Height from Finished Floor: 12.375'
Top Plate of Wall Height from Finished Floor: 8'
Average Vertical Dimension Between Ridge and Top Plate of wall from Finished Floor: 10.1875'

Vertical Dimension from Exterior Finish Grade to Finished Floor: 0.667'

Vertical Dimension from Exterior Finish Grade to Average Dimension Between Ridge and Top Plate of wall from Finished Floor: 10.8542'



Vicinity Map

Average Slope Calculation

$S = \frac{L}{A}$
S= Slope
L= Contour Interval = 1
L= Contour Linear Length = 2,519
A= Area in Square Feet = 39,059
S= $\frac{1}{39,059}$
S= 6.45%

Tree Removal Summary

#	Species	Size
1	Palm	14"

Landscaping Notes:

- Three manzanita trees are to be planted at the location shown on the site plan.
- All non improved disturbed area is to be hydroseeded.



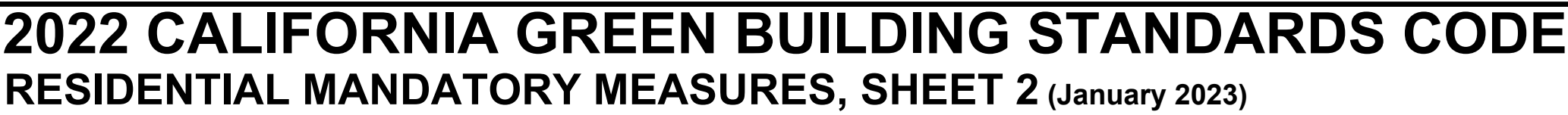
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Site Plan
19910 Sunset Dr - APN 510-26-002

DATE:	2/28/25
SCALE:	As Noted
DRAWN BY:	DY
CHECKED BY:	###
JOB NO	224076
SHEET	1
OF	1



REVISION		BY
PROJECT: PROPOSED POOL CABANA ADDRESS: 19910 SUNSET DRIVE LOS GATOS, CA 95030		
DRAWN BY		
CHECKED BY		
DESIGN BY JOSE ZAMBRANO		
SIGNATURE		
GREEN CODE		
G1		



Y	N/A	RESPONDENT PARTY
---	-----	------------------

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

[illegible]

PROJECT: **PROPOSED POOL CABANA**
ADDRESS: **19910 SUNSET DRIVE LOS GATOS, CA 95030**

GENERAL NOTES

1. THE BUILDING PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE OWNER AND / OR THE DESIGNER OR ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
2. ALL INFORMATION PERTAINING TO THE SITE SHALL REMAIN THE OWNERS RESPONSIBILITY. SITE INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEYS, STREET AND UTILITY IMPROVEMENTS. GEOTECHNICAL INVESTIGATIONS AND REPORTS, GRADING AND EXCAVATION, LANDSCAPING, DRAINAGE, AND ALL RELATED DATA.
3. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH BUILDING CODE: THE CITY HAS ADOPTED THE: 2022
- 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
- CODES (I.E., 2021 IBC, IFC, IRC, UMC, UPC, AND 2019 NEC AS AMENDED BY THE STATE OF CALIFORNIA)
- 2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER AND/OR ENGINEER FOR ANY UNUSUAL OR UNFORESEEN STRUCTURAL CONDITIONS. DISCREPANCIES OR OMISSIONS WITHIN THE CONSTRUCTION DOCUMENTS OR ANY DEVIATIONS OR CHANGES FROM THE DOCUMENTS BEFORE PROCEEDING WITH THE WORK INVOLVED; OTHERWISE, THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT.
5. ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE OWNER SHALL BE RESPONSIBLE TO INSURE THAT THIS INSPECTION AND SUPERVISION ARE PROVIDED BY QUALIFIED PERSONS.
6. THE GENERAL CONTRACTOR AND EACH SUPERVISOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND MEASUREMENTS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE DESIGNER AND OWNER'S ATTENTION PRIOR TO COMMENCING ANY WORK. IN THE EVENT WORK COMMENCED WITH FAILURE TO NOTIFY BOTH THE DESIGNER AND OWNER, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL, CORRECTIVE MEASURES OR ERRORS.
7. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS AND THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CONSTRUCTION DEFICIENCIES.
8. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER AND ENGINEER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAYBE BEYOND THE CONTROL OF THE DESIGNER OR ENGINEER.
9. THESE DOCUMENTS ARE INTENDED FOR USE IN NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND / OR MANUFACTURERS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAMPLES AS REQUIRED, TO ASSIST THE OWNER IN MAKING MATERIAL OR EQUIPMENT SELECTIONS OR COMPARISON. FOR THE PURPOSE OF ESTIMATING, THE GENERAL CONTRACTOR SHALL USE MATERIALS SELECTED BY THE OWNER. OR IN THE ABSENCE OF OWNER, HE SHALL PROVIDE AN ALLOWANCE AMOUNT. AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL BE INCLUDED IN ANY ESTIMATES.
10. THE GENERAL CONTRACTOR SHALL REVIEW AND RECORD ALL EXISTING CONDITIONS. INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE PROPOSED CONSTRUCTION. ALL EXISTING ITEMS AND CONDITIONS IN GOOD CONDITION SHALL BE MAINTAINED IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED. EXAMINATION OF SITE: THE GENERAL CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED.
11. THE GENERAL CONTRACTOR SHALL VERIFY AT THESE SITE. ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY EXPENSES DUE TO NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
12. EXAMINATION OF EXISTING PLUMBING AND ELECTRICAL; IN ANY CASE WHERE A NEW LINE MAY TIE INTO AN EXISTING LINE WITHIN THE LIMITS OF THE RENOVATION WORK. THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR SHALL EXAMINE THE ENTIRE EXISTING LINE, AND DETERMINE WHETHER THE NEW WORK WILL ADVERSELY BE AFFECTED BY IT. AND NOTIFY THE OWNER AND THE DESIGNER OF ANY SUCH DEFECT BEFORE COMMENCING WORK.
13. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR PERMITS OF ANY KIND. THE DESIGNER'S AND ENGINEER'S LIABILITY IS LIMITED TO THE CORRECTION OF THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF HIS PERSONNEL. PUBLIC SAFETY AND COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL AGENCY.
- THESE PLAN SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN

PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE	
2022 CALIFORNIA BUILDING CODE	
GENERAL PARAMETERS	
NUMBER OF STORIES	1
MAX HEIGHT (ABV. GRADE)	12.5'
ROOF	DL / LL 12 / 20 PSF
FLOOR	DL / LL 15 / 40 PSF
WALLS (INTERIOR)	DL 8 PSF
WALLS (EXTERIOR)	DL 17 PSF
GEOTECHNICAL PARAMETERS	
GEOTECHNICAL REPORT	NO
SOIL BEARING PRESSURE	1500 PSF
WIND DESIGN PARAMETERS	
DESIGN PROCEDURE	SIMPLIFIED, ASD
BASIC WIND SPEED	92 MPH
EXPOSURE	C
IMPORTANCE FACTOR	1.00
INTERNAL PRESSURE COEFF.	0.18
DESIGN WIND PRESSURE	11.53 PSF 00 TO 15 FEET 12.25 PSF 15 TO 20 FEET 12.84 PSF 20 TO 25 FEET
SEISMIC DESIGN PARAMETERS	
DESIGN PROCEDURE	EQUIV. FORCE
SITE CLASS	D
IMPORTANCE FACTOR	1.00
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE	SS = 2.567 S1 = 0.889
SPECTRAL RESPONSE COEFFICIENT	SDS = 2.1 SD1= 0.9
SEISMIC DESIGN CATEGORY	SDC = D
SEISMIC FORCE RESISTING SYSTEM	WOOD SHEAR WALL
RESPONSE MODIFICATION FACTOR	R = 6.5
SEISMIC RESPONSE COEFFICIENT:	Cs= 0.316
ANALYSIS PROCEDURE USED	ASD

STRUCTURAL SHEET INDEX

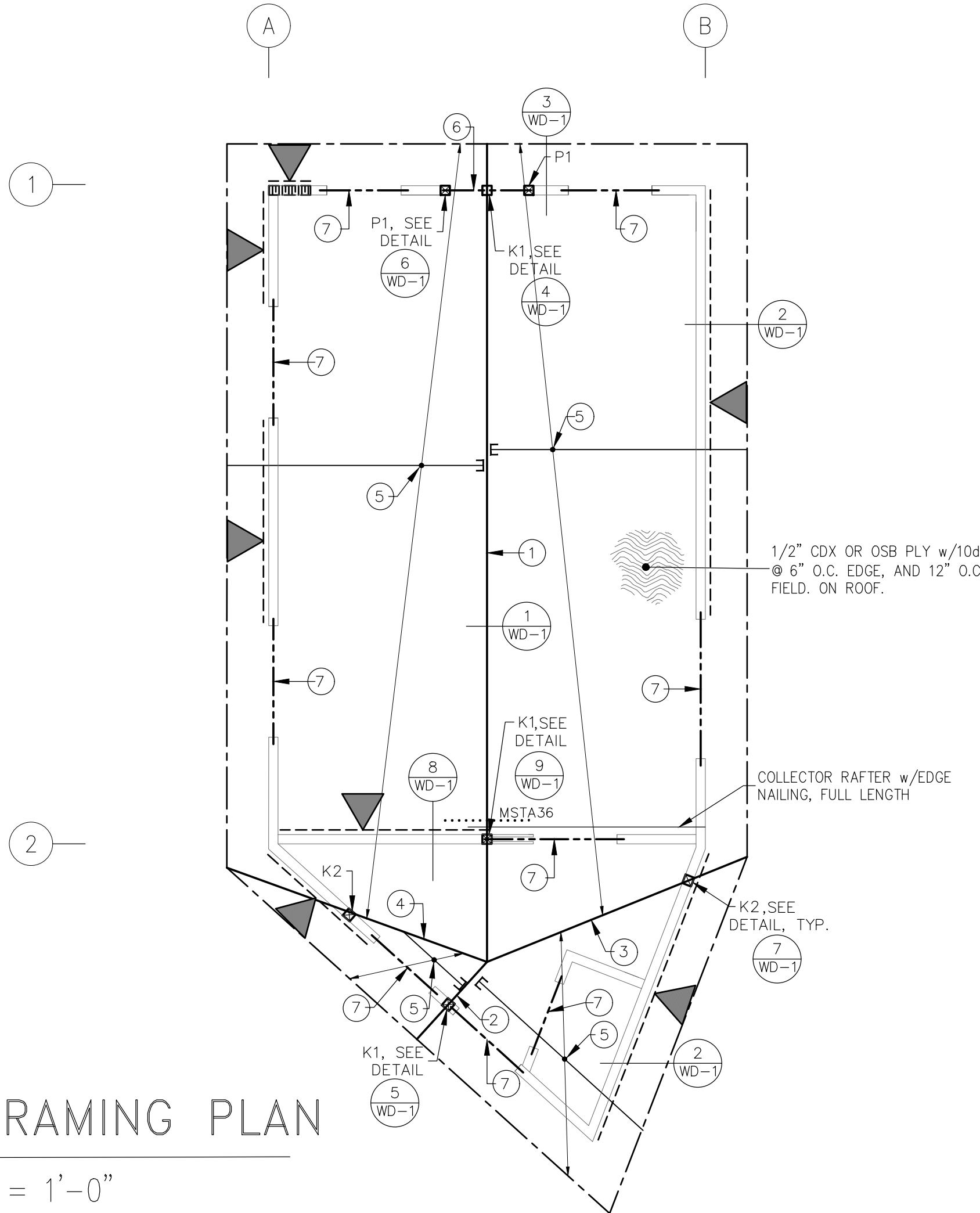
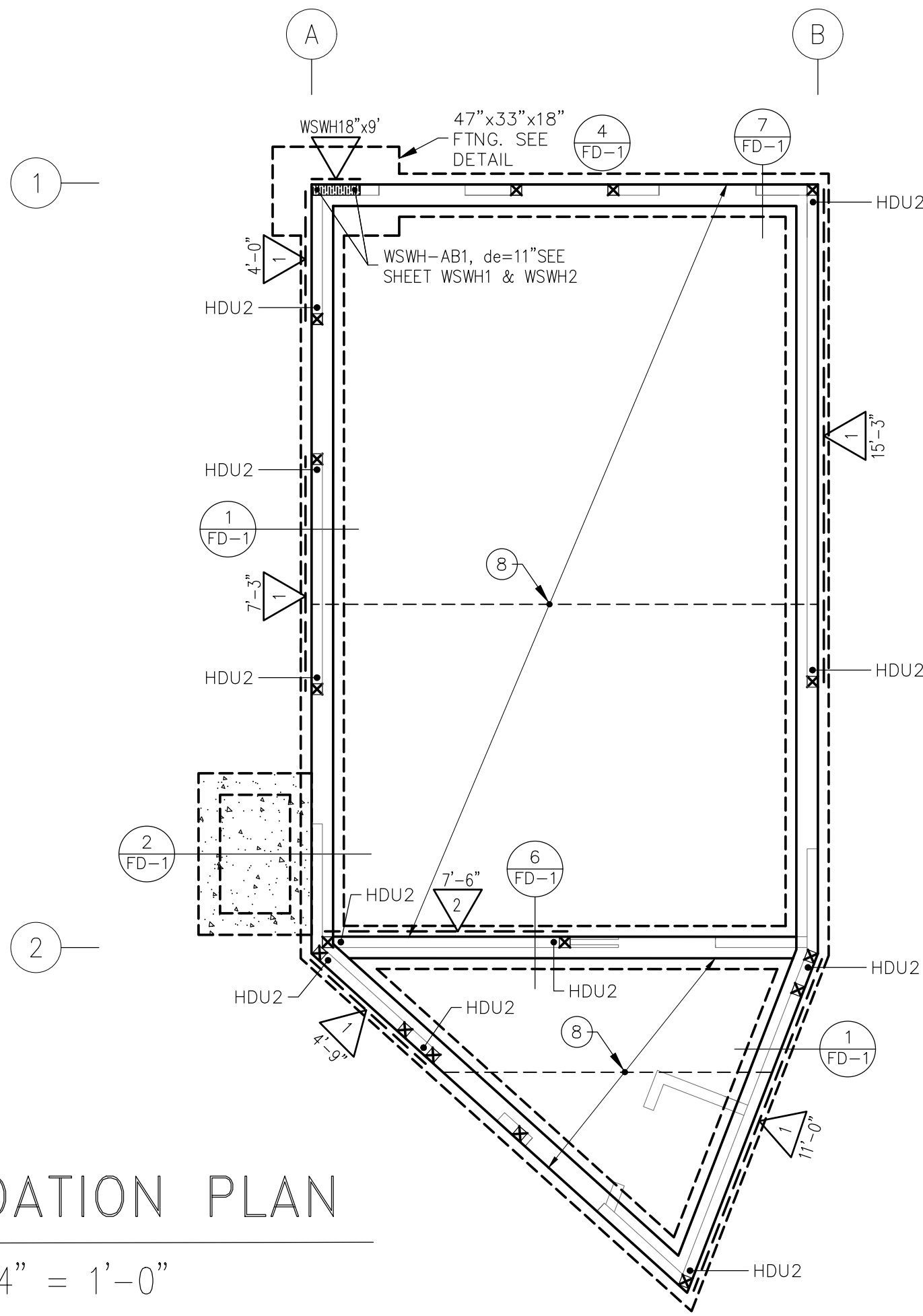
S-1	FOUNDATION & ROOF FRAMING PLAN
SD-1	STANDARD DETAILS
SD-2	STANDARD DETAILS
SD-3	STANDARD DETAILS
FD-1	FOUNDATION DETAILS
WD-1	WOOD DETAILS
WSWH1	WOOD STRONG-WALL DETAILS
WSWH2	WOOD STRONG-WALL DETAILS

SPECIAL INSPECTION

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

FOUNDATION PLAN

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



ROOF FRAMING PLAN

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

STRUCTURAL SYMBOLS

	NEW HIPS, VALLEYS, RIDGE
	NEW BEAM OR HEADER
	DENOTES STUD WALL BELLOW FRAMING
	COLLECTOR STRAP-BEAM TO BEAM, BEAM TOP PLATE OR TIE TOP PLATE.
	NEW CONTINUOUS FOOTING
	DENOTES SIMPSON HANGER, SEE PLAN
	DIAGRAMMATIC EXTENT OF FRAMING
	SIMPSON STRONG WALL (WSW) ICC ESR-1679 FIELD VERIFY ALL FIELD DIMENSIONS AGAINST PANEL DIMENSIONS AND DETAIL INSTALLATION PRIOR TO POURING THE FOUNDATION AND ORDERING PANELS.
	SIMPSON STRONG WALL (WSW) BELOW FRAMING, SEE ROOF & CEILING PLAN
	POST ABOVE FRAMING
	POST BELOW FRAMING
	SHEAR WALL ABOVE. # DENOTES EDGE NAILING. IN ADDITION TO THE SPECIFIC LOCATIONS SHOWN ON THE PLANS, ALL THE EXTERIOR WALLS SHALL BE SHEATHED WITH PLYWOOD INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND INCLUDING GABLE WALLS. #-# = MIN. CALCULATED SHEAR WALL LENGTH
	SHEAR WALL BELOW SEE FLOOR PLAN BELOW FOR NAILING INFORMATION
	DETAIL NUMBER SHEET NUMBER
	HDU# DENOTES SIMPSON'S HDU HOLDOWNS, ANCHOR INTO NEW FOOTING, SEE DETAIL

STRUCTURAL MEMBERS

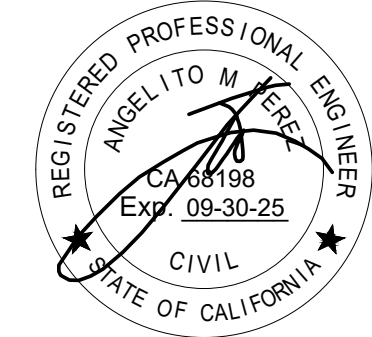
1	RIDGE BEAM	3 1/2"x14" 2.2E PSL
2	RIDGE BEAM	2"x12" D.F.L.#2
3	HIP BEAM	2"x12" D.F.L.#2
4	VALLEY BEAM	2"x12" D.F.L.#2
5	ROOF RAFTER	2"x10" D.F.L.#2 @ 24" O.C.
6	HEADER BEAM	4"x10" D.F.L.#2
7	HEADER BEAM	4"x6" D.F.L.#2
8	FLOOR JOIST	11 7/8" TJI @ 110 @ 16" O.C.
P1	4"x4" POST D.F.L.#2 w/LPCZ	
K1	4"x4" POST D.F.L.#2 w/PCZ TOP	
K2	4"x4" POST D.F.L.#2 w/HCP	

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MORGAN HILL, CA 95037
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TEL: (408) 659 5580

New Pool Cabana

19910 Sunset Dr, Los Gatos, CA 95030.

STAMP:



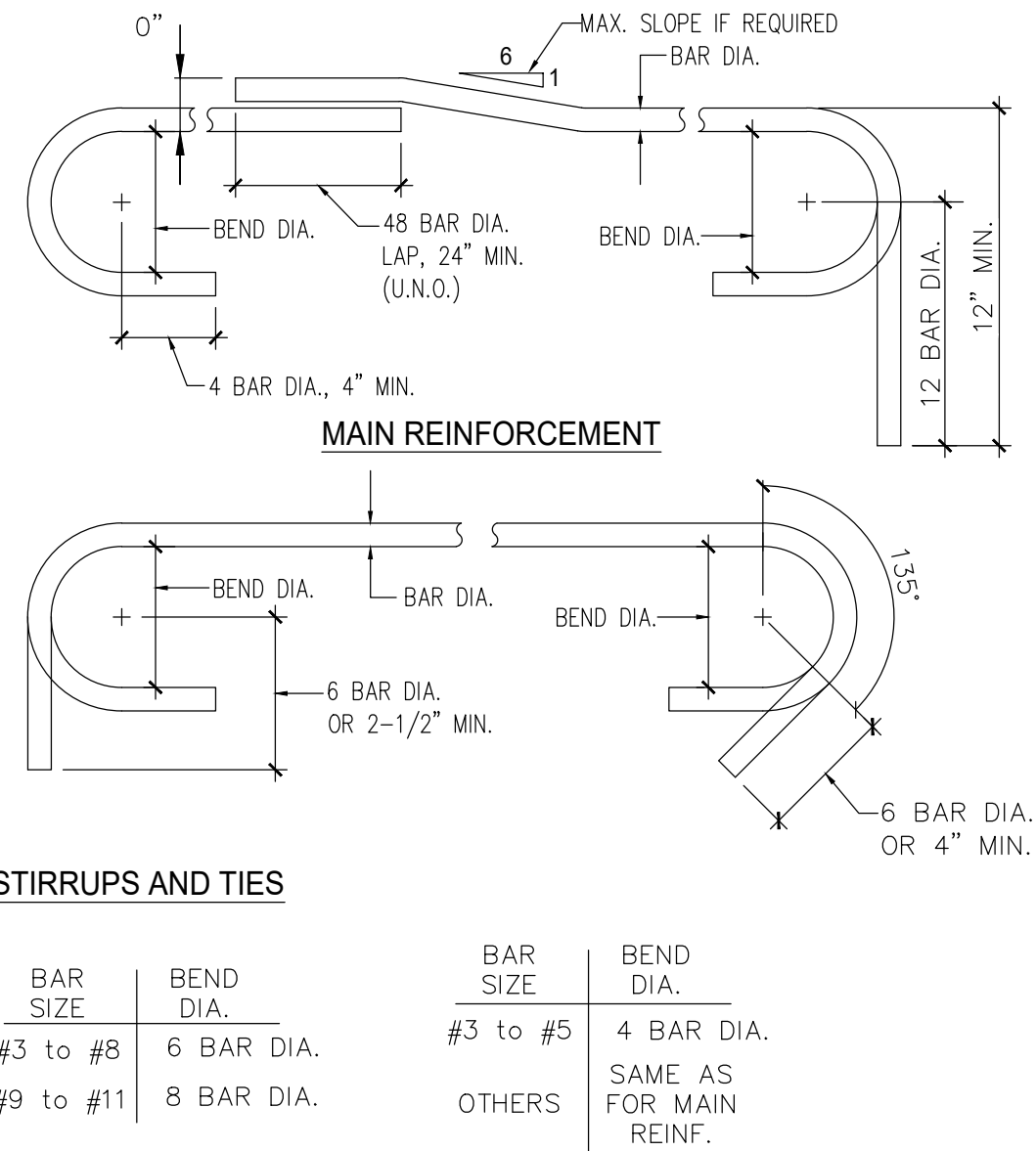
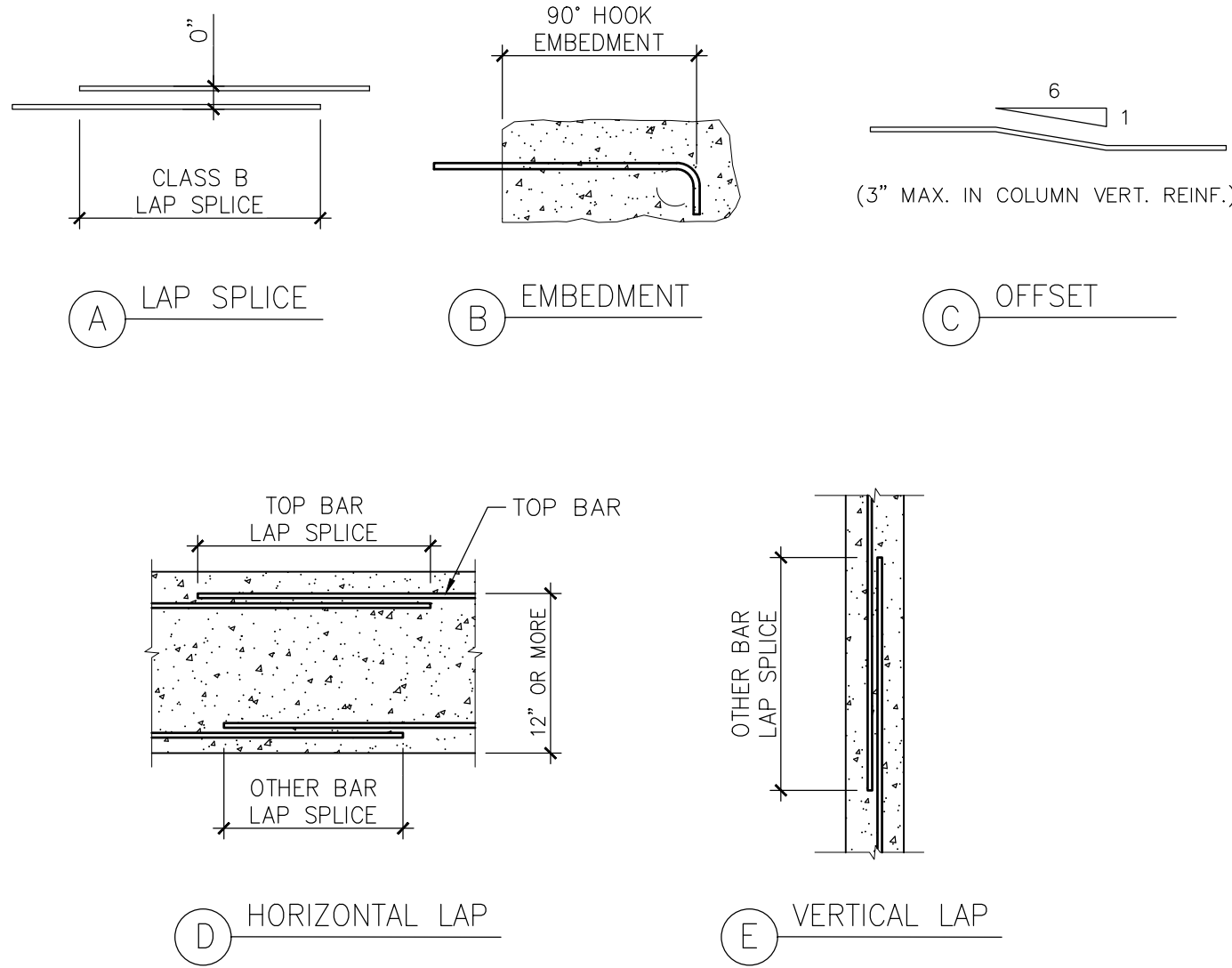
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	02/17/2024	BUILDING SUBMITTAL

DATE: 02/17/2024
DRAWN BY: JCGC
DESIGNER BY: JCGC
SCALE: AS SHOW
JOB NO: GDSE_23023

FOUNDATION &
ROOF FRAMING
PLAN

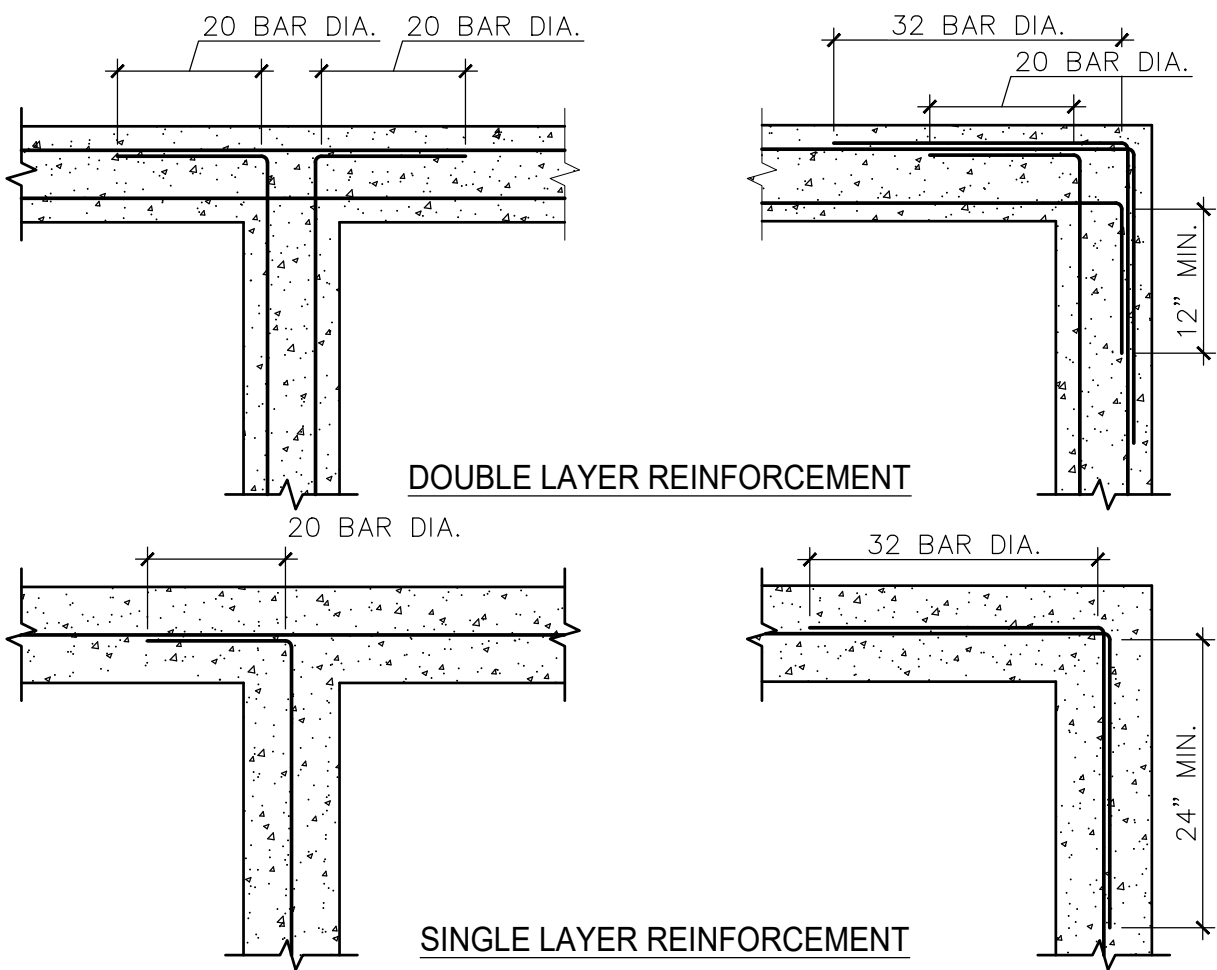
SHEET NO.

S-1



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

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

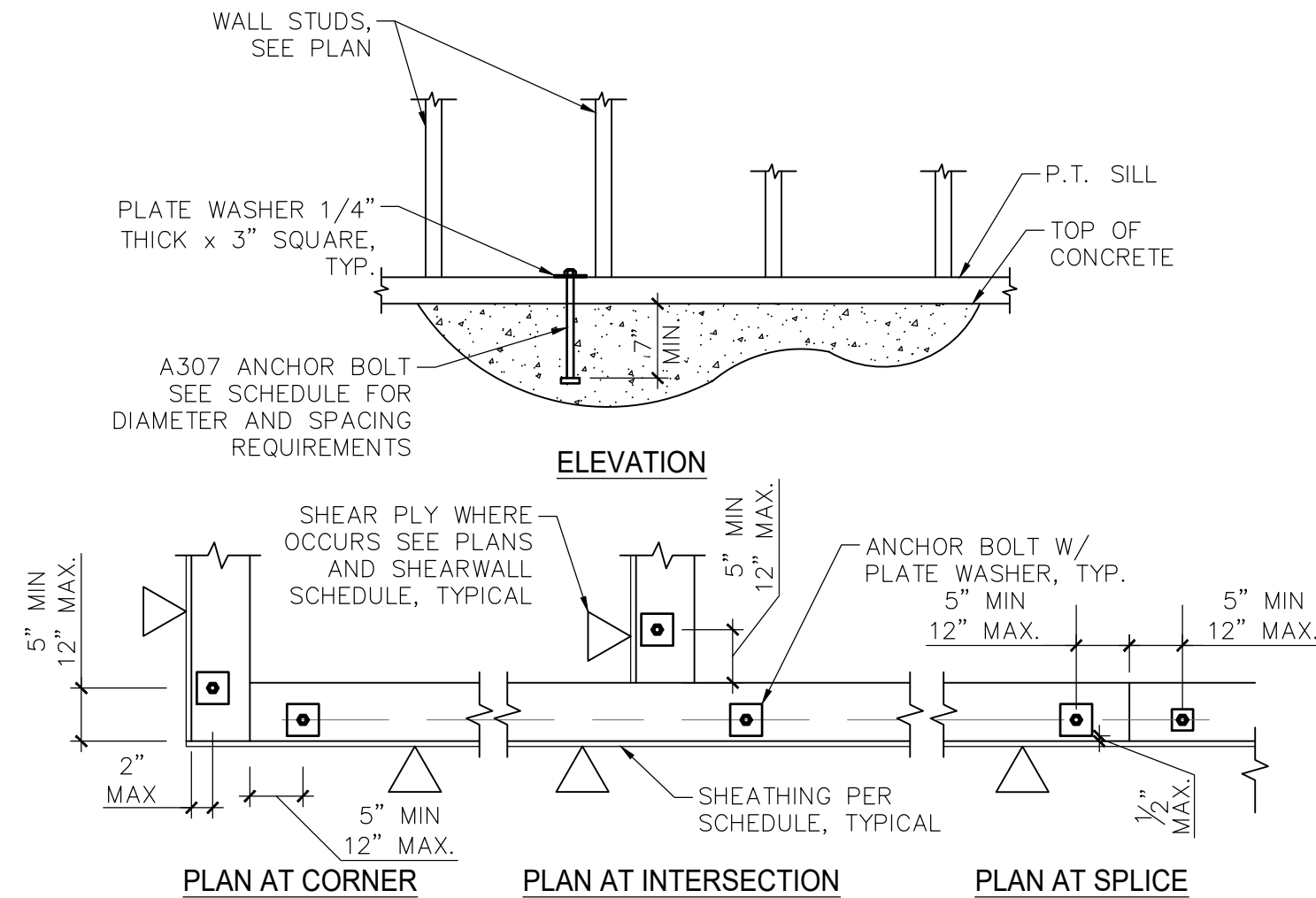


1 TYPICAL REINFORCEMENT EMBED, LAP SPLICE AND OFFSET
SCALE: 3/4" = 1'-0"

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

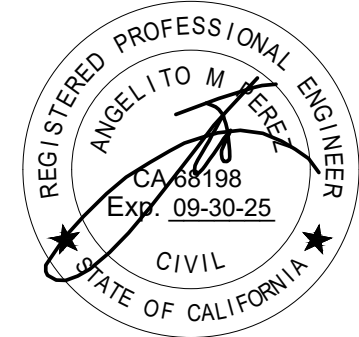
3 TYPICAL LAP SPLICE SCHEDULE
SCALE: 3/4" = 1'-0"

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



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

STAMP:



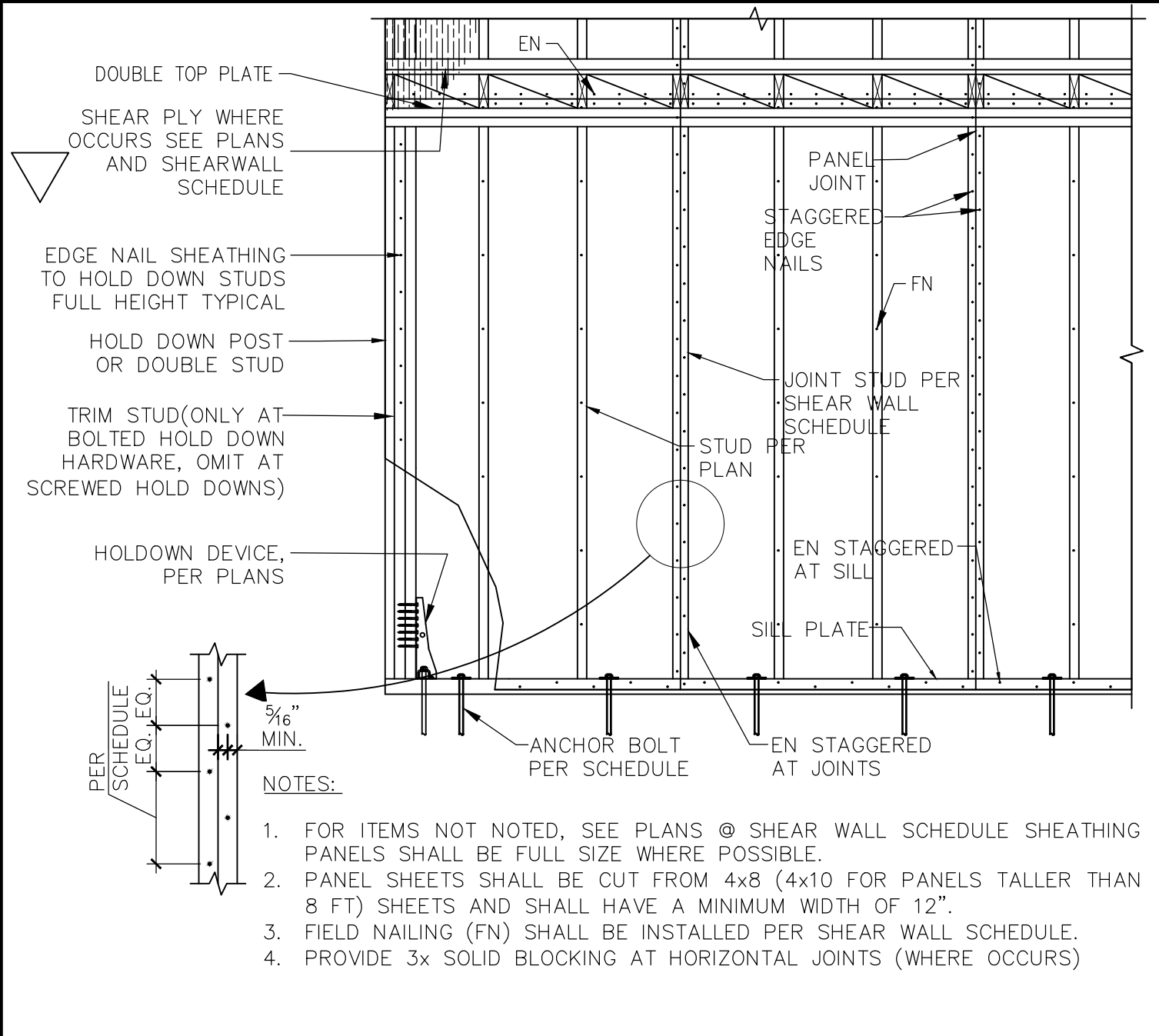
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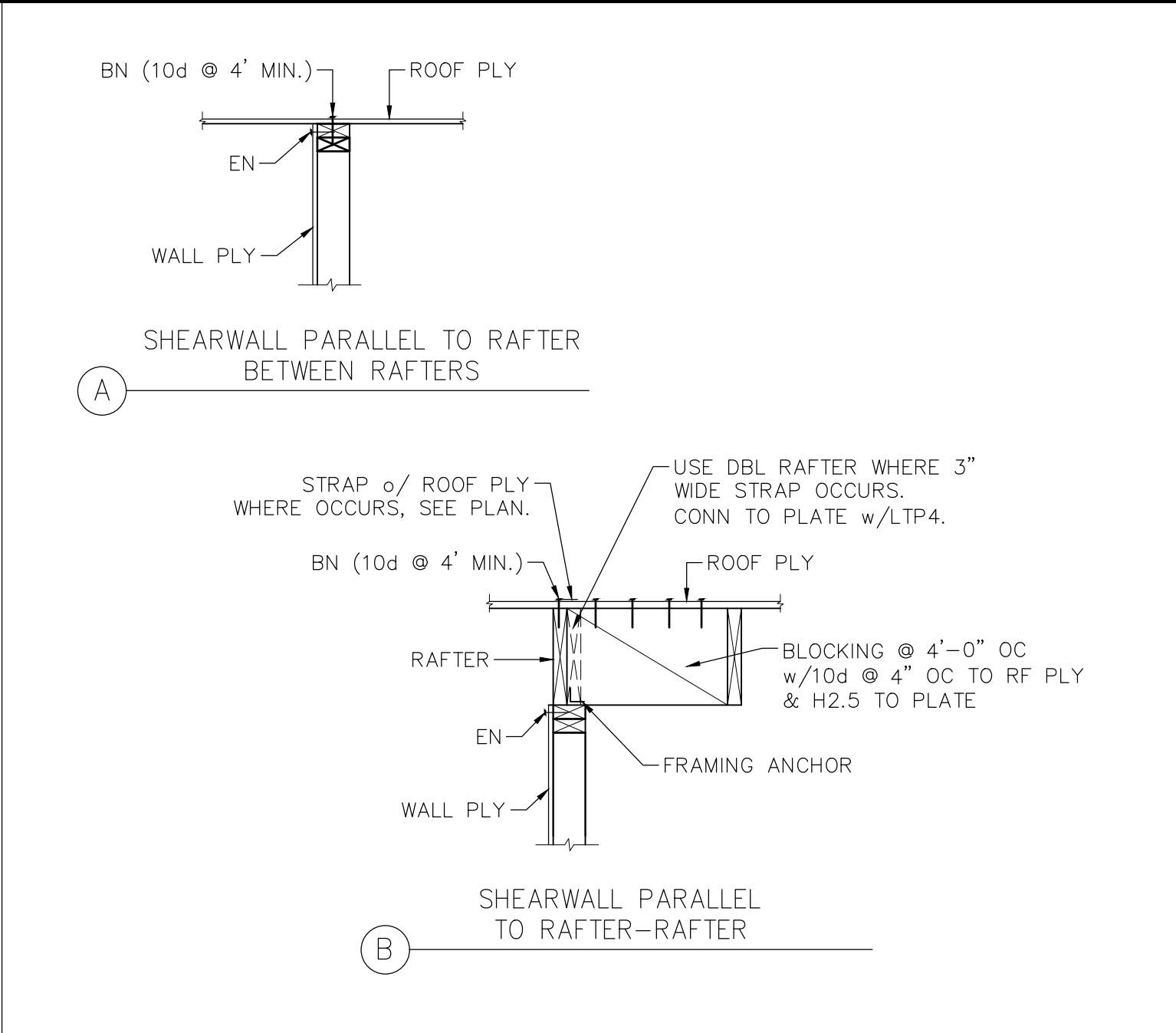
STANDARD
DETAILS

SHEET NO.

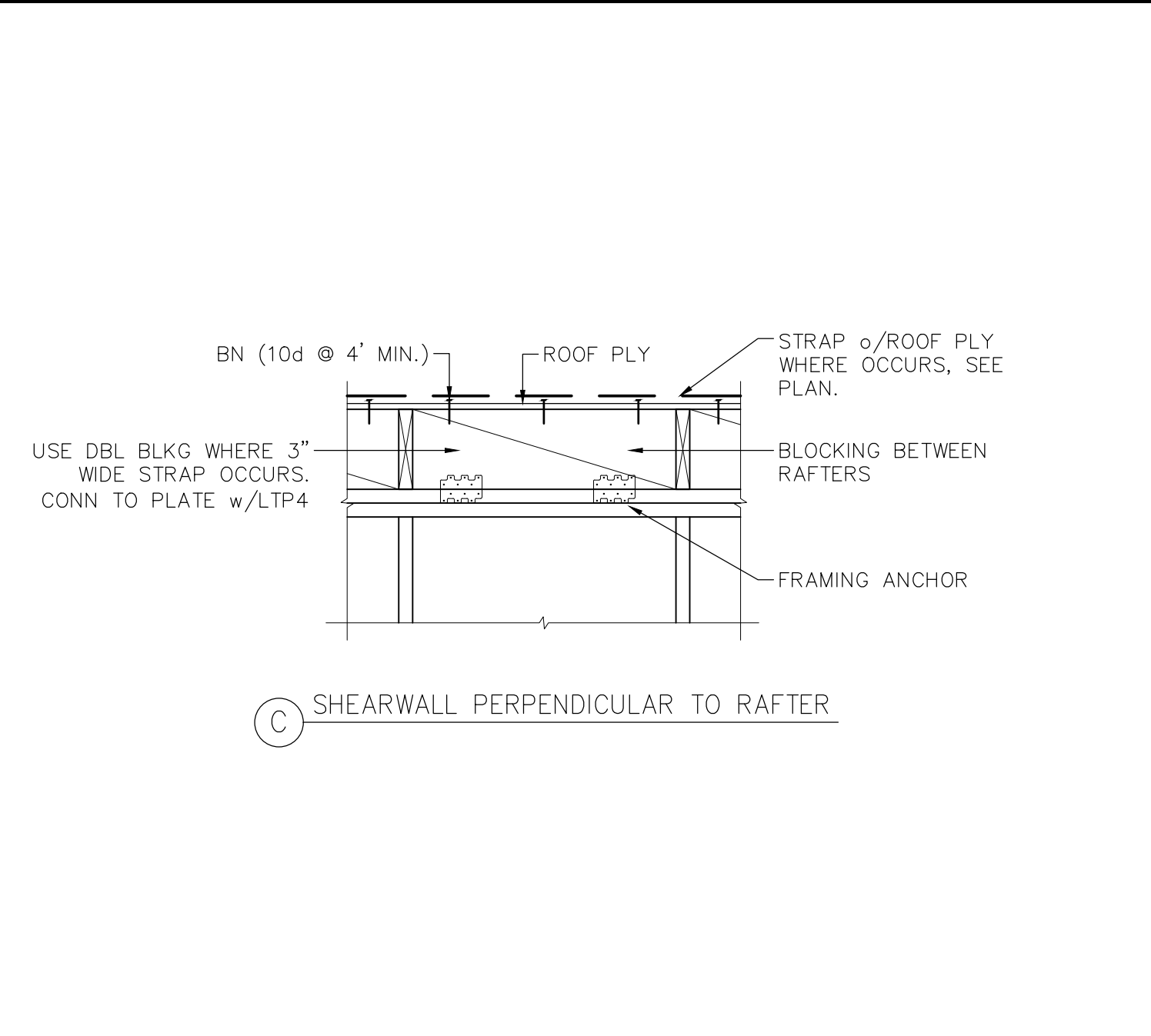
SD-1



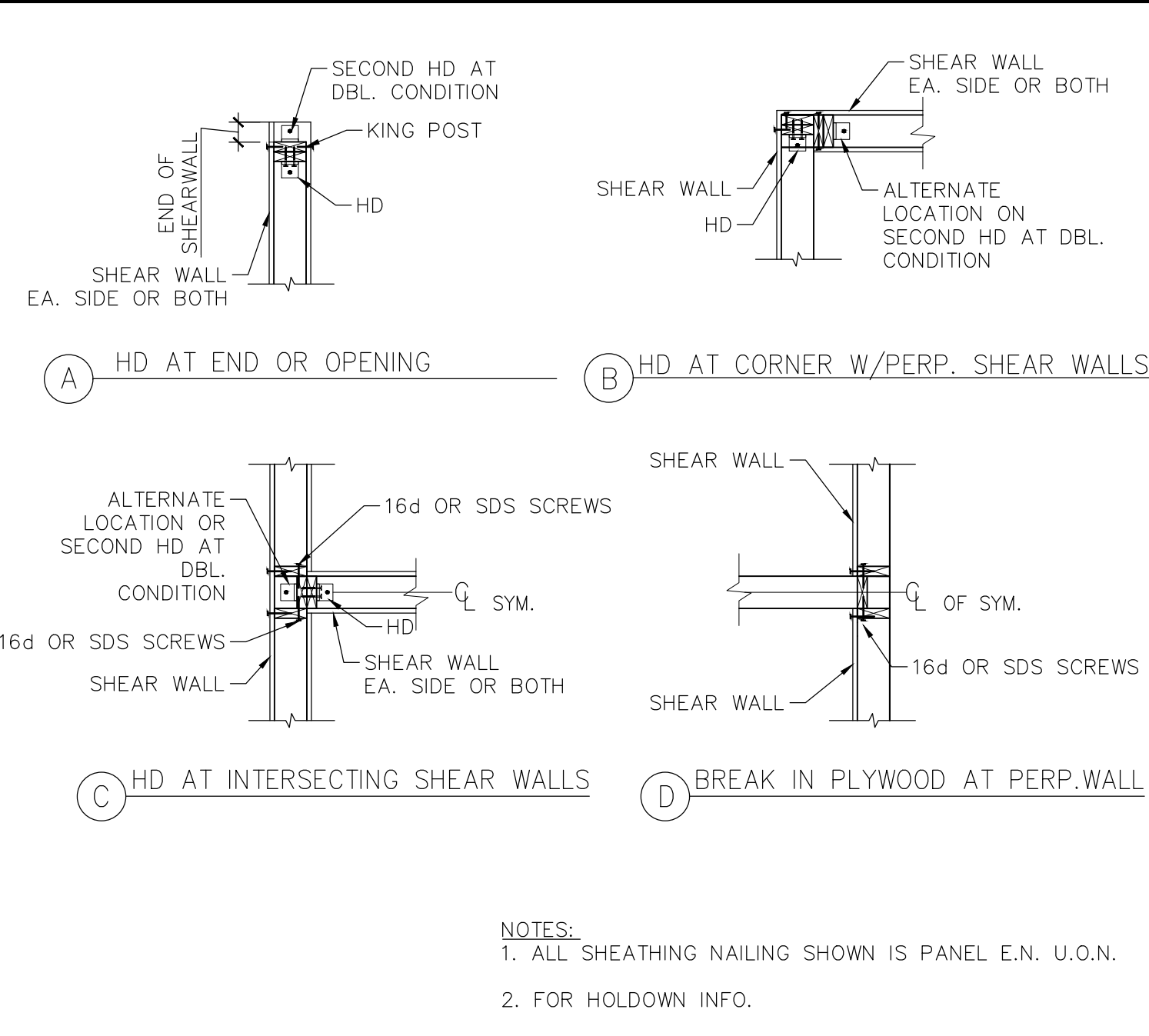
1 TYPICAL SHEAR WALL FRAMING SCALE: 3/4" = 1'-0"



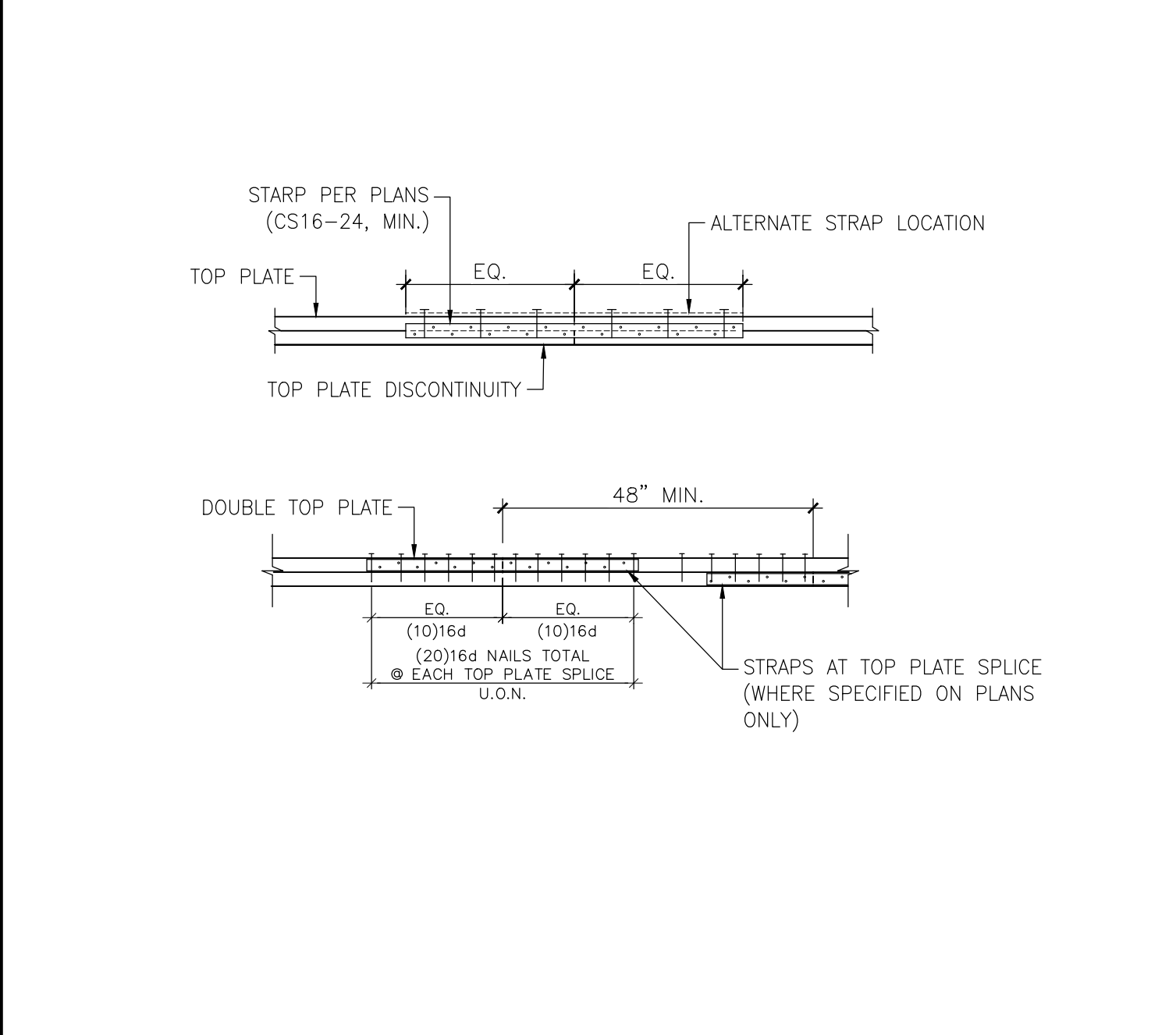
2 SHEARWALL PARALLEL TO RAFTER-RAFTER SCALE: 3/4" = 1'-0"



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



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



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



SHEAR WALL NOTES:

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

NOTES:(U.N.O. ON PLANS)

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

7 SHEAR WALL NOTES & SCHEDULE

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

USE 3x P.T.D.F. MUDSILL AT FOUNDATION FOR SHEAR WALL TYPE BELOW: (OTHER-WISE USE 2x P.T.D.F. MUDSILL W/ REDUCED A.B.'S SPACING BY HALF (1/2") AS SHOWN ON SHEAR WALL SCHEDULE W/ 3" SQ. x 1/4" THK. WASHER PLATE)

USE 3x P.T.D.F. MUDSILL AT FOUNDATION FOR SHEAR WALL TYPE BELOW:

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

8 SHEAR WALL NOTES CONNECTIONS

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EMAIL: ADMIN@GD-SE.COM
TEL: (408) 659 5580

New Pool Cabana

19910 Sunset Dr, Los Gatos, CA 95030.

STAMP:

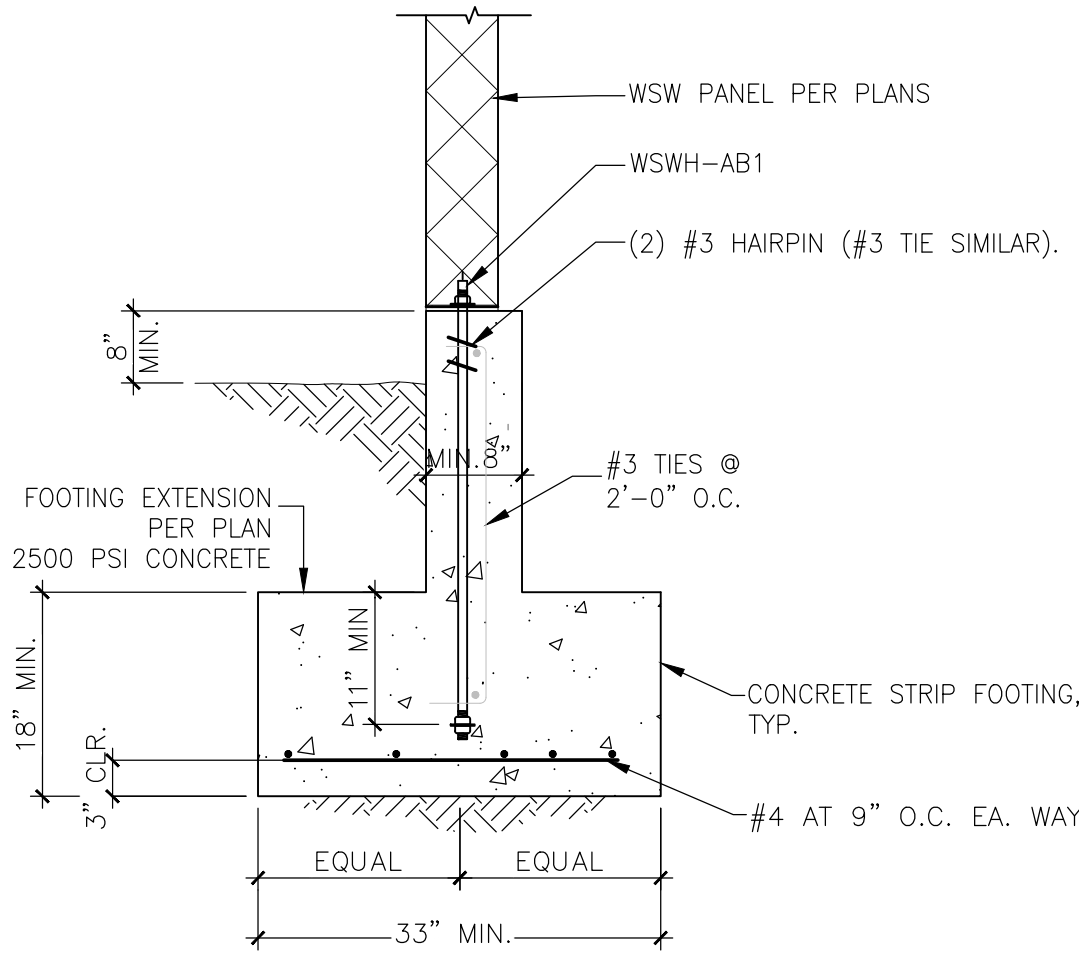
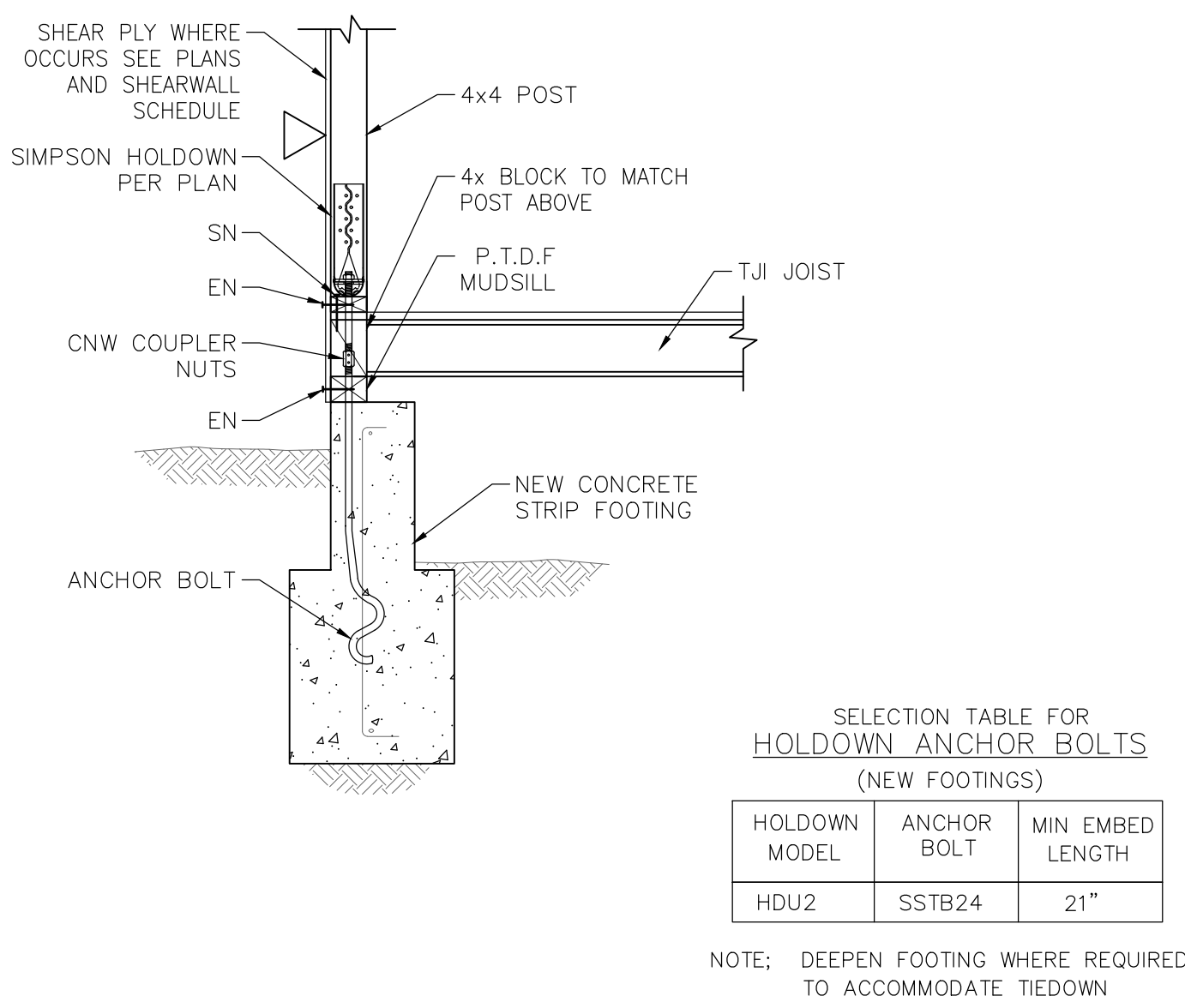
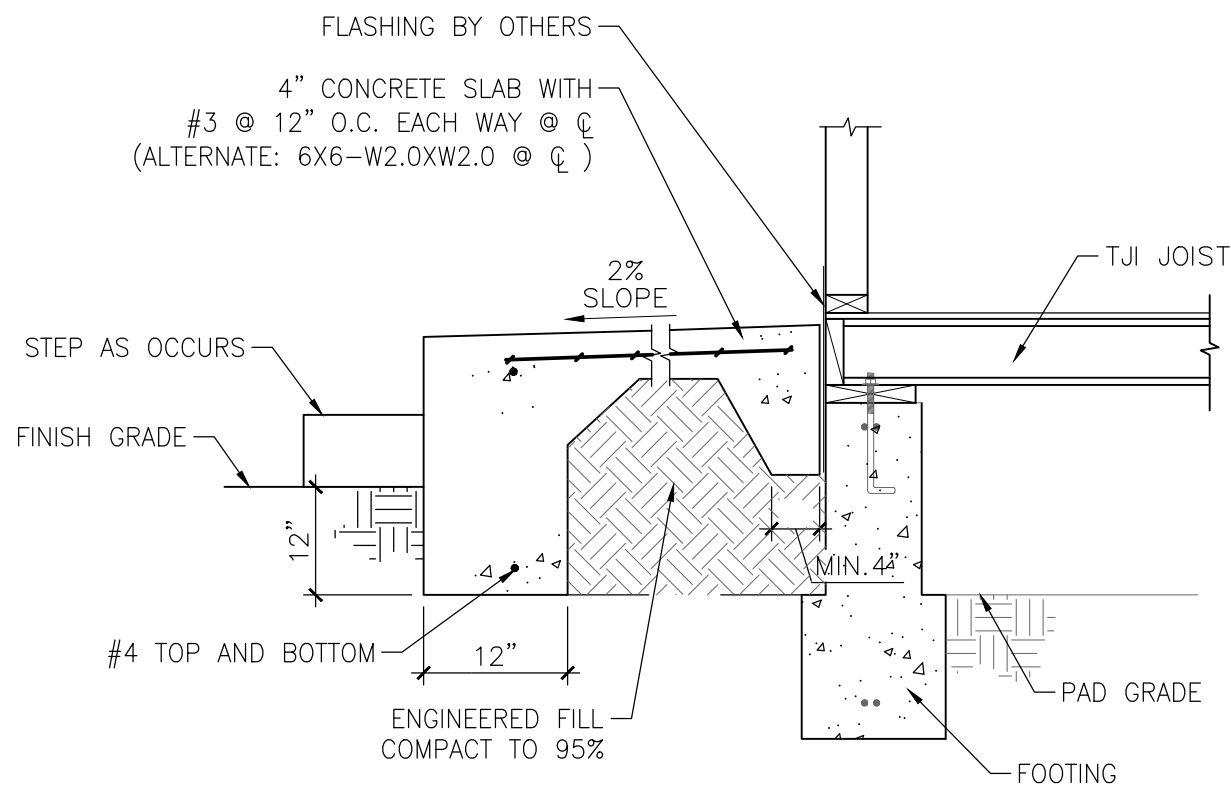
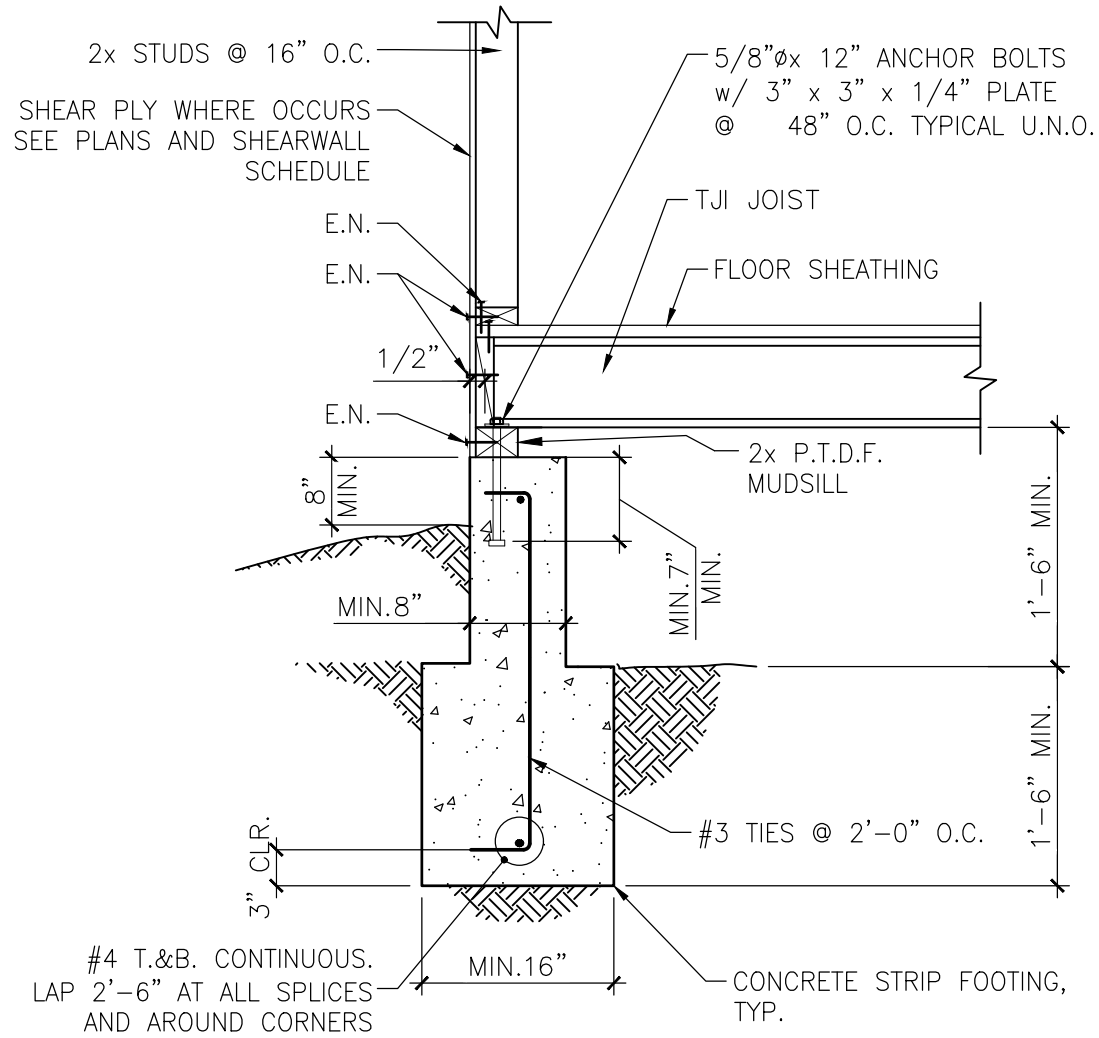
REVISION	DATE	DESCRIPTION
	02/17/2024	BUILDING SUBMITTAL

DATE: 02/17/2024
DRAWN BY: JCGC
DESIGNER BY: JCGC
SCALE: AS SHOW
JOB NO.: GDSE_23023

STANDARD
DETAILS

SHEET NO.
SD-2



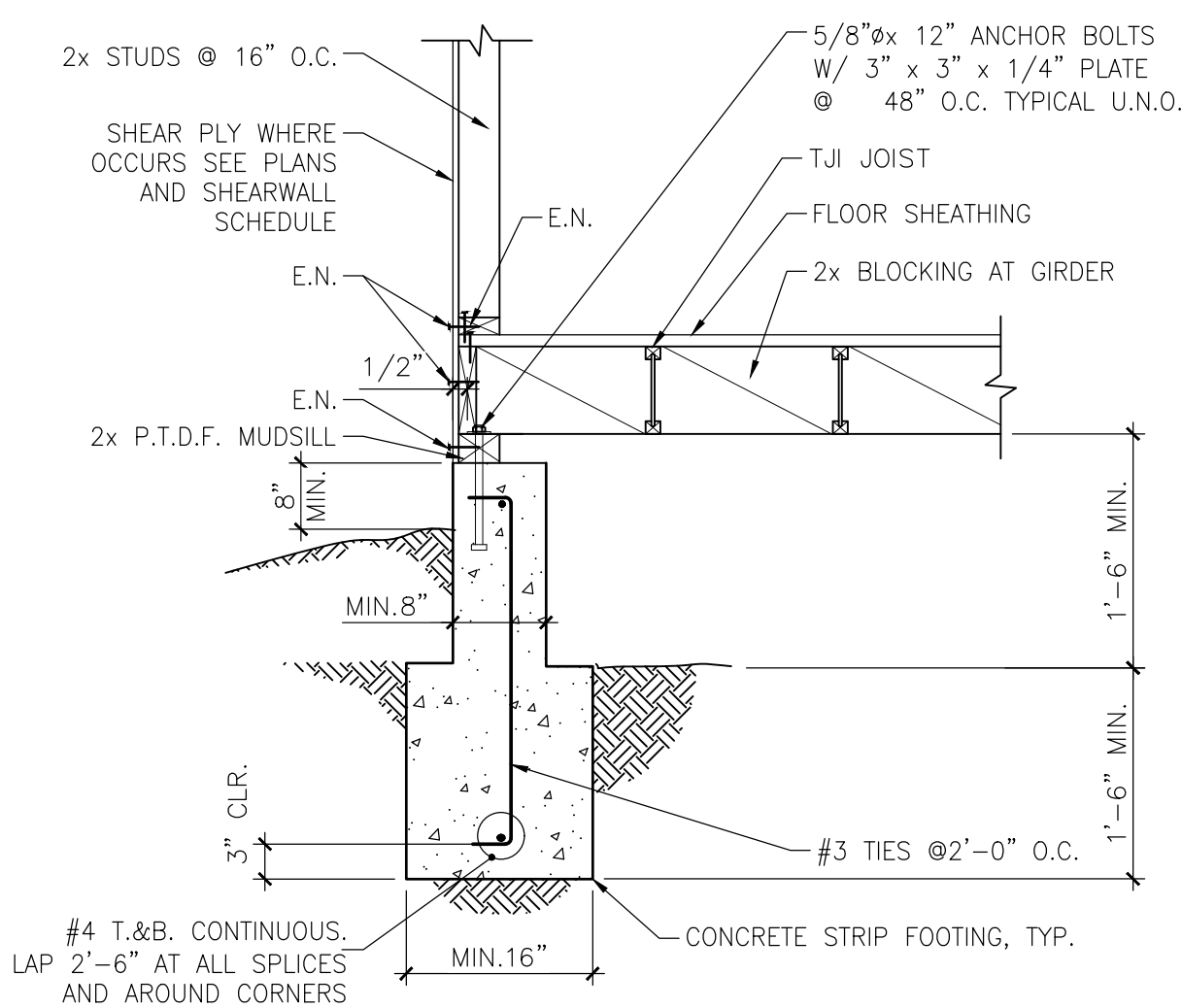
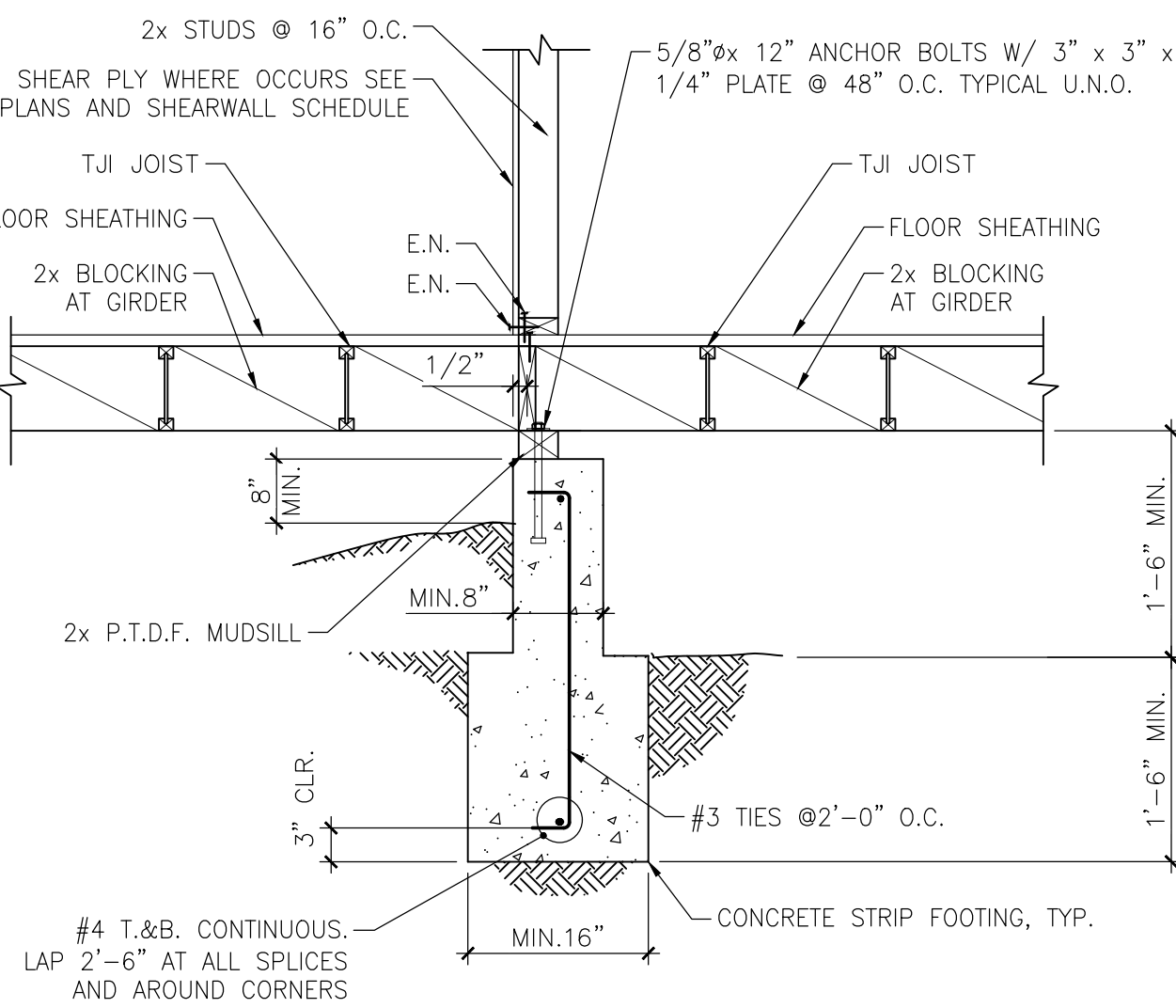
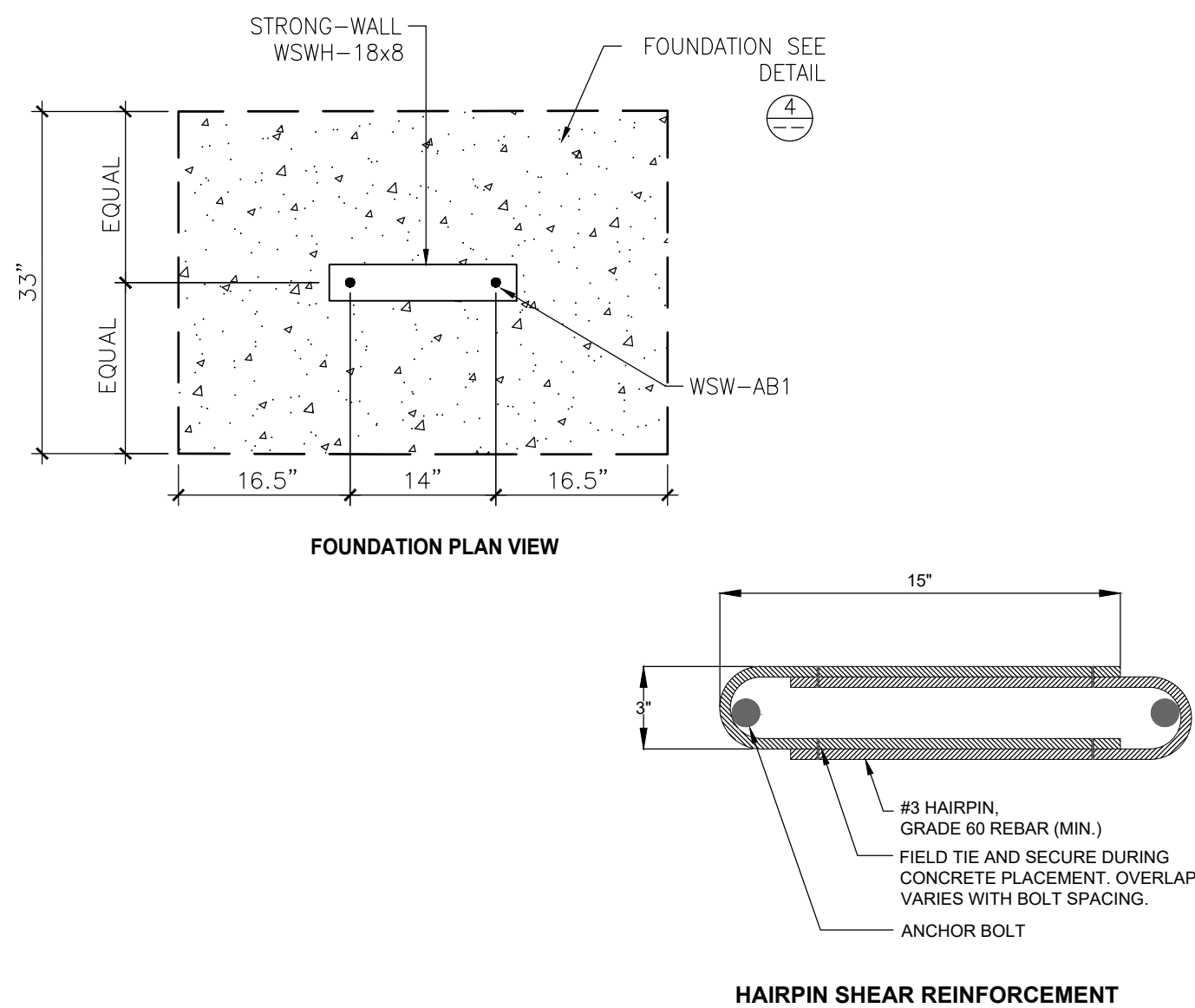


1 EXTERIOR CONTINUOUS FOOTING SCALE: 3/4" = 1'-0"

2 EXTERIOR SLAB FOOTING FOR DECK SCALE: 3/4" = 1'-0"

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

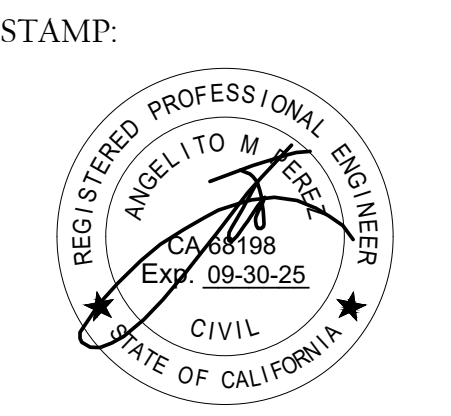
4 FOOTING FOR WOOD STRONG WALL SCALE: 3/4" = 1'-0"



5 FOOTING FOR WOOD STRONG WALL SCALE: 3/4" = 1'-0"

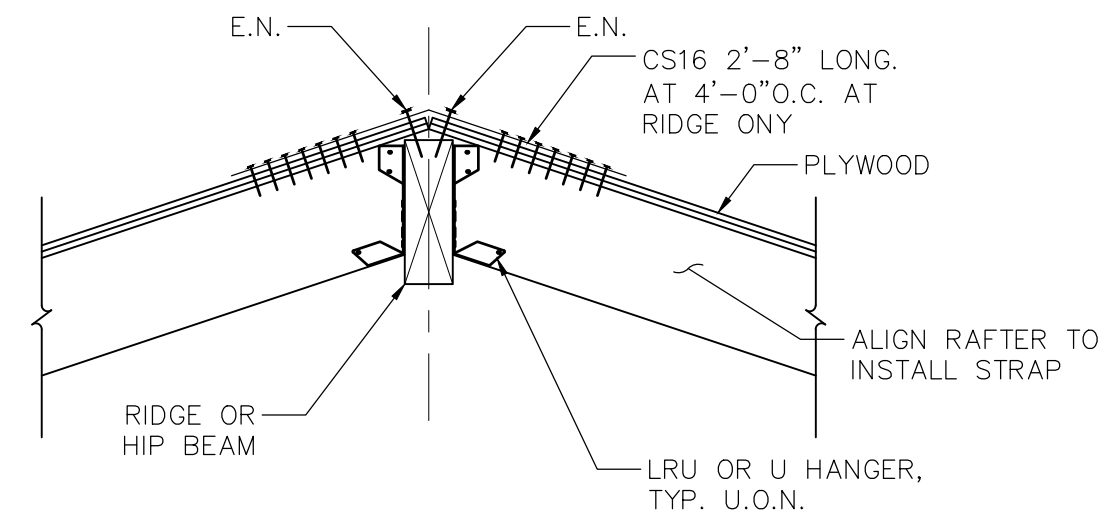
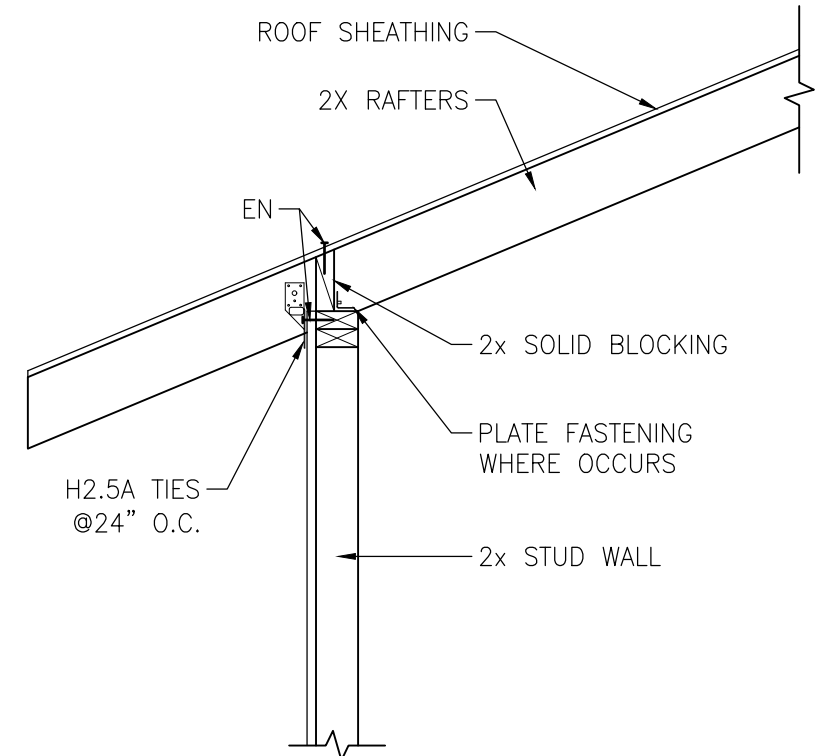
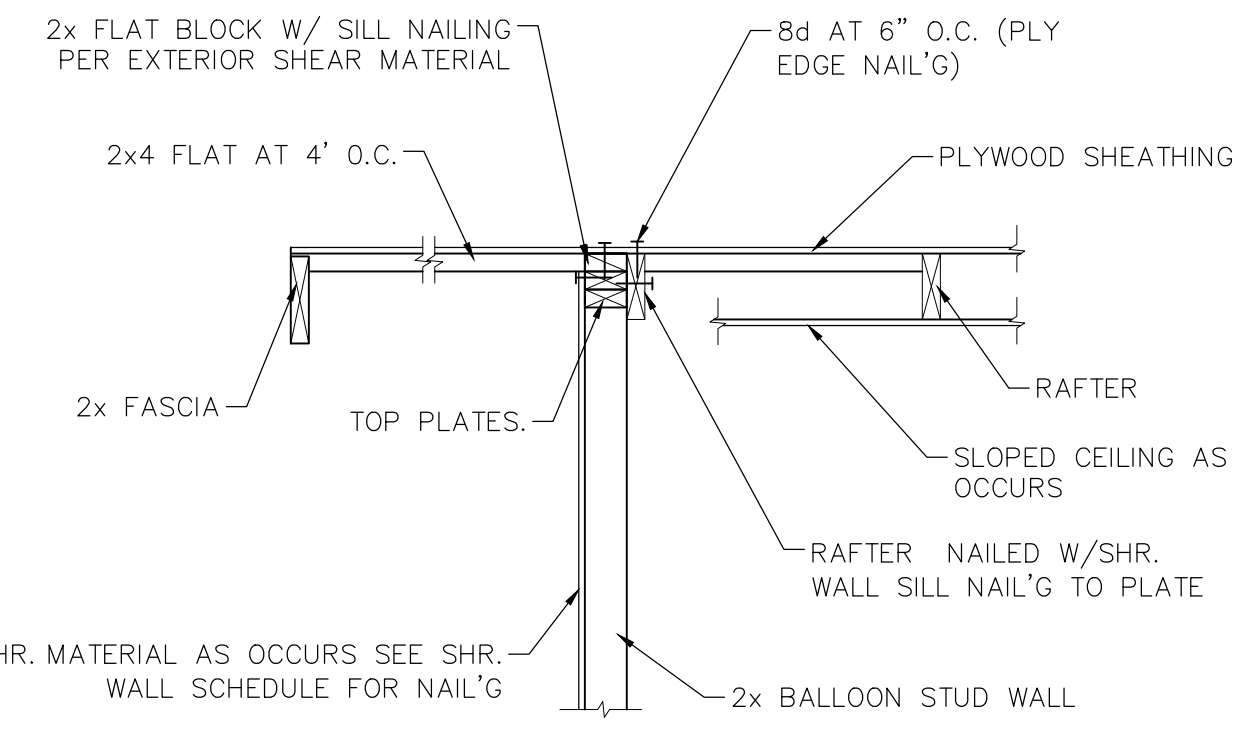
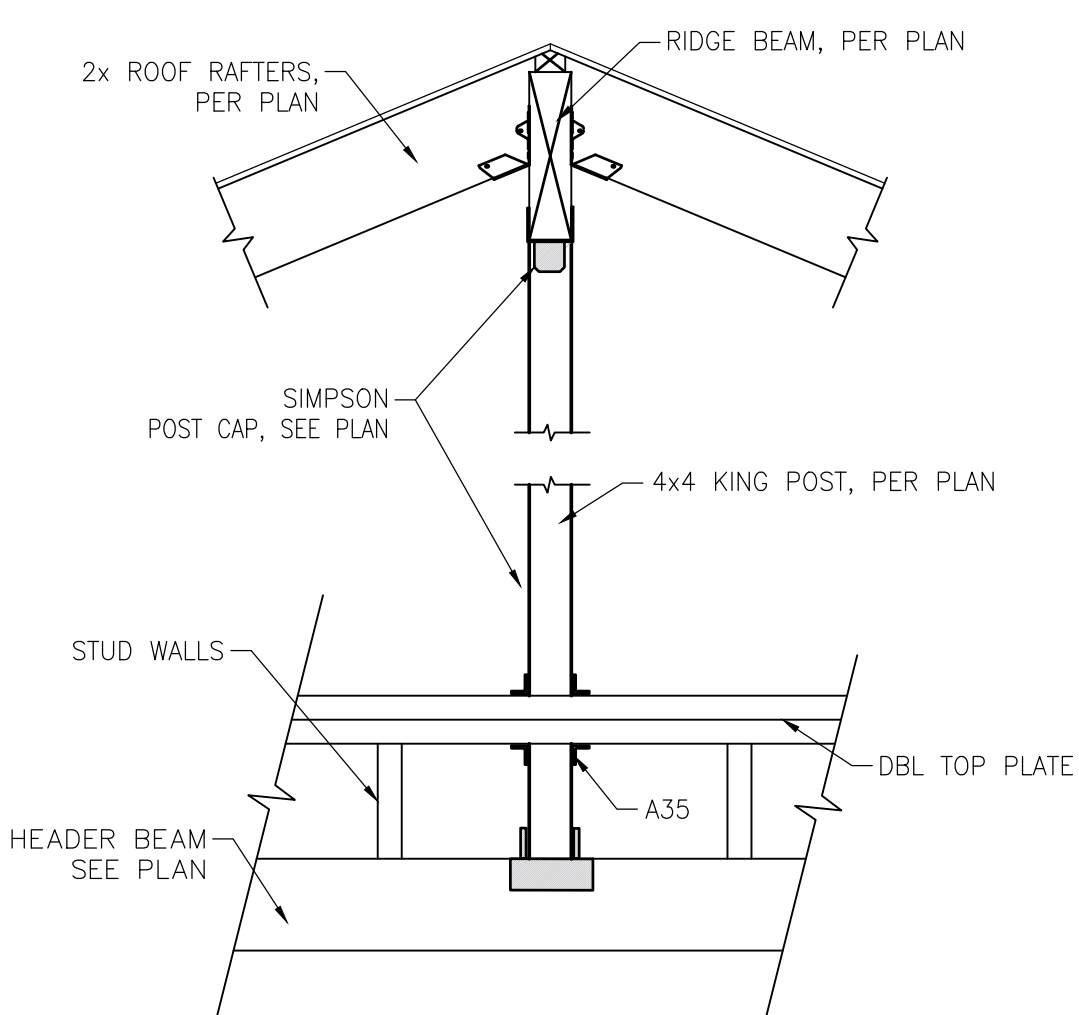
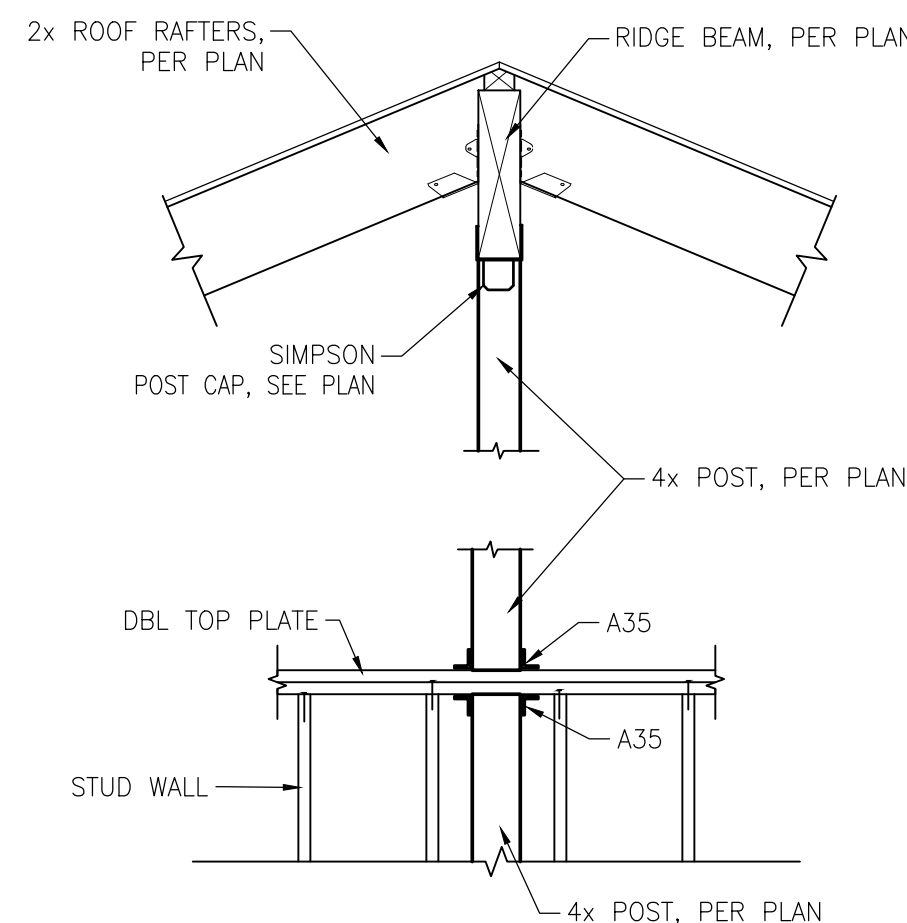
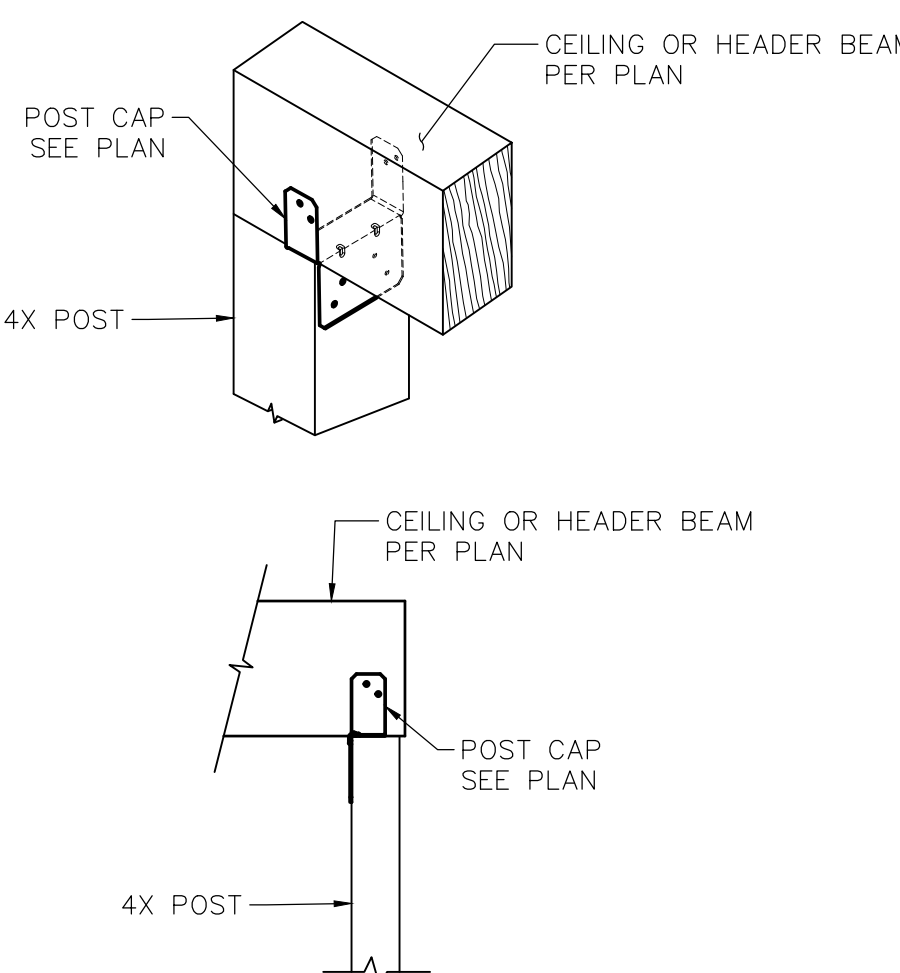
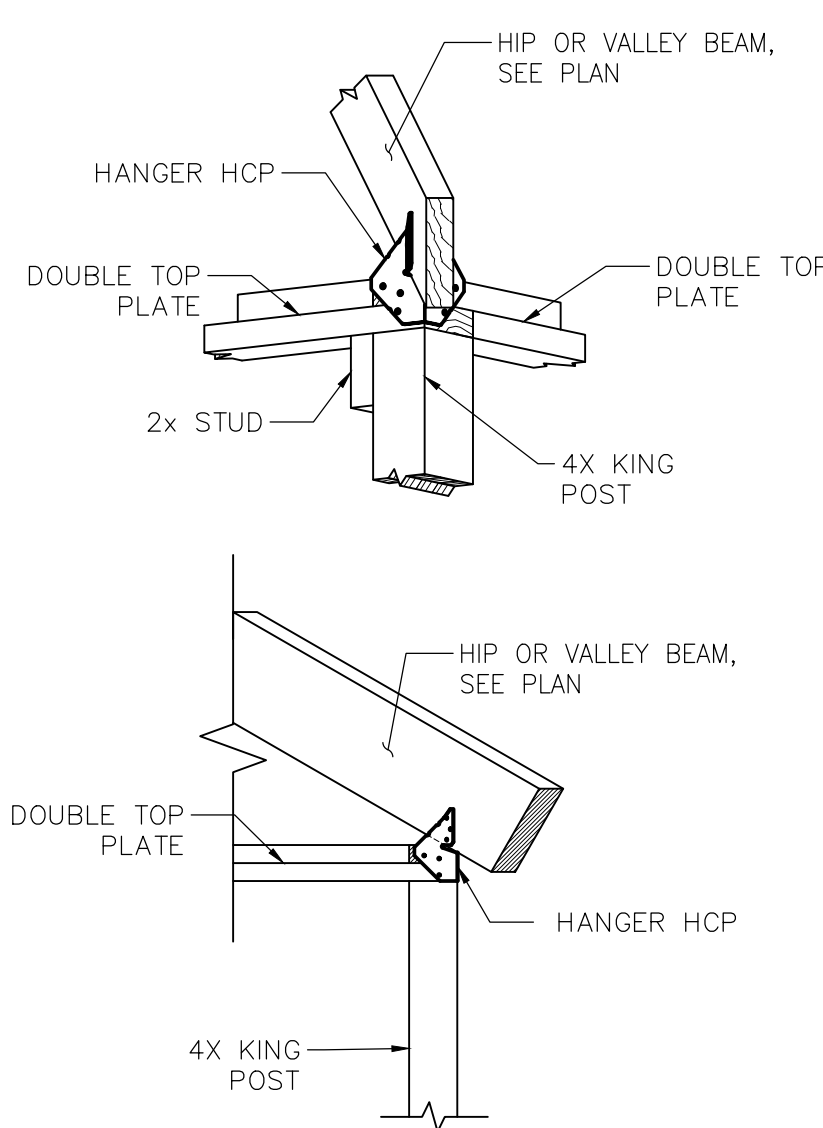
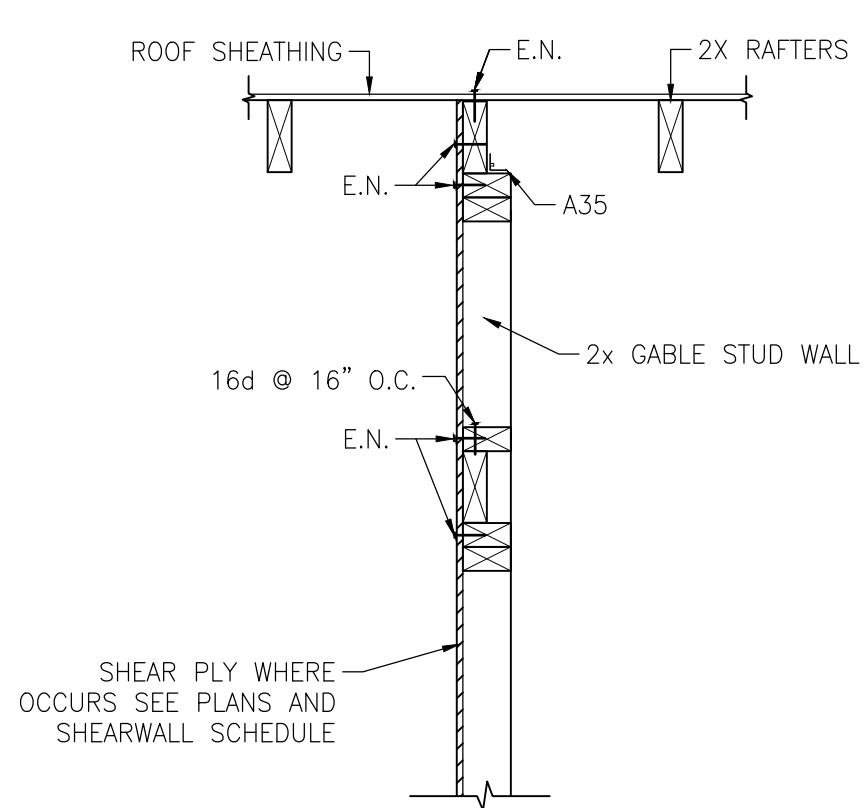
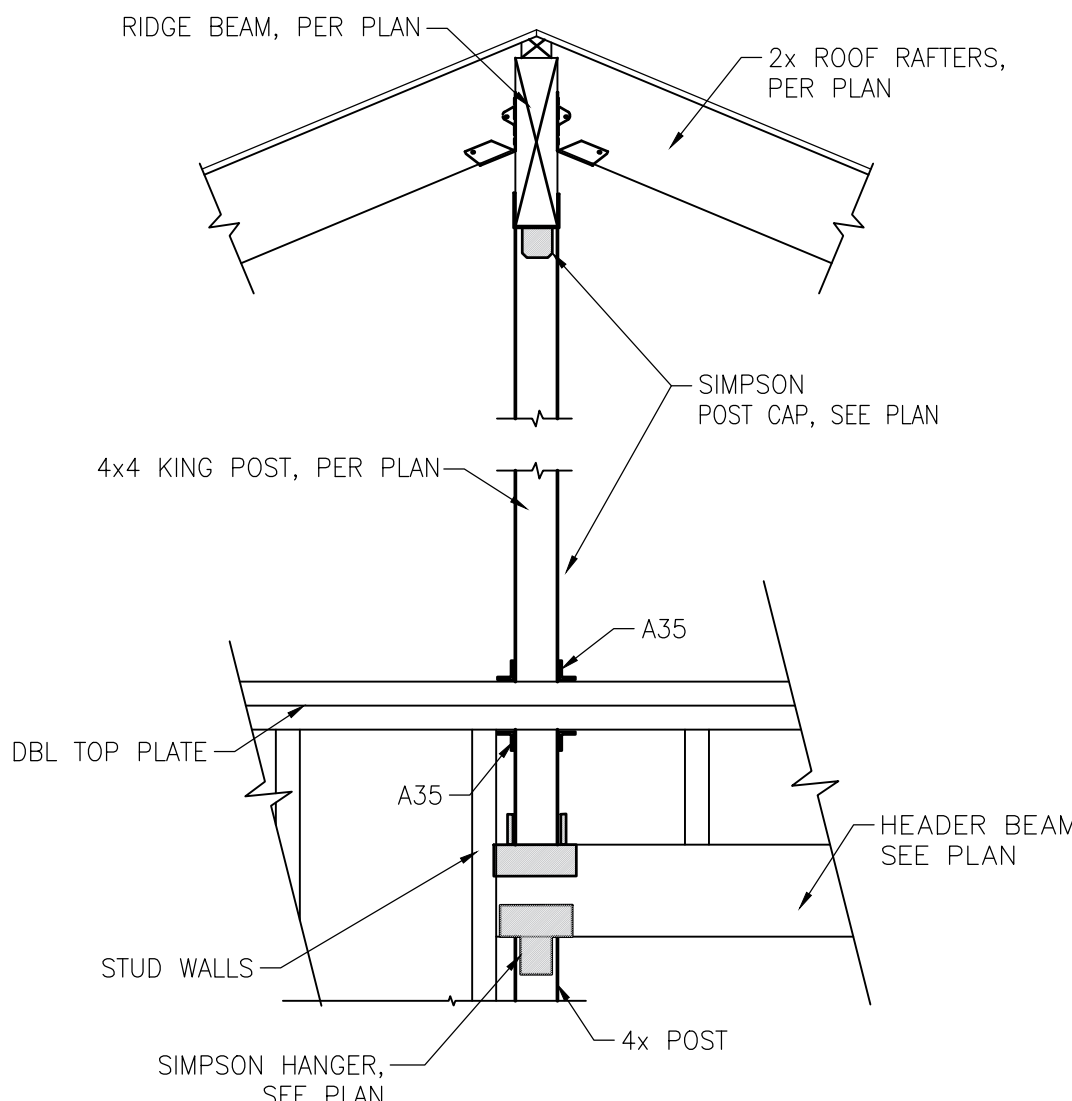
6 CONTINUOUS INTERIOR FOOTING SCALE: 3/4" = 1'-0"

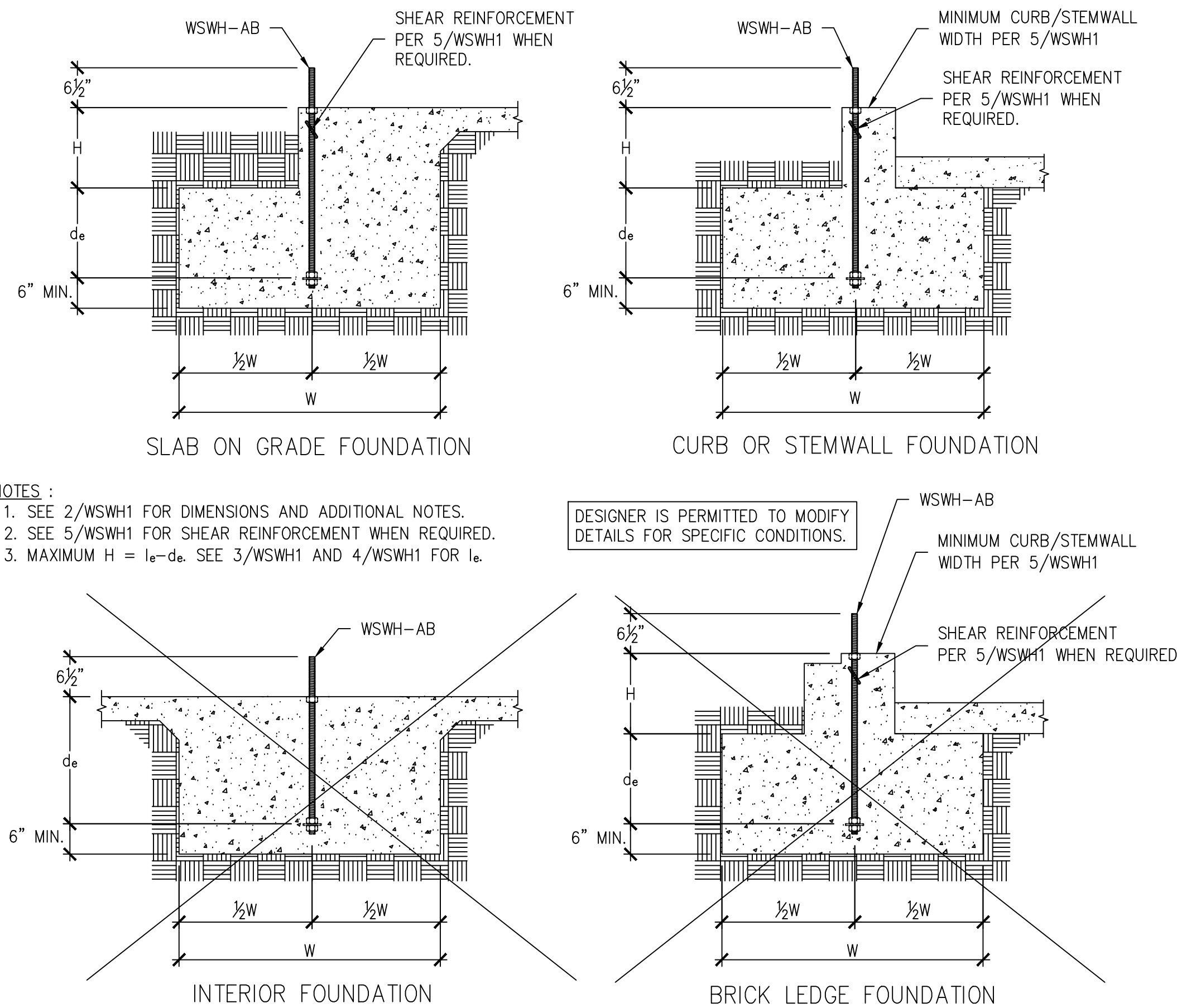
7 EXTERIOR CONTINUOUS FOOTING SCALE: 3/4" = 1'-0"



REVISION	DATE	DESCRIPTION
	02/17/2024	BUILDING SUBMITTAL

DATE: 02/17/2024
DRAWN BY: JCGC
DESIGNER BY: JCGC
SCALE: AS SHOW
JOB NO.: GDSE_23023

								 450 CALLE VIENTO, MORGAN HILL, CA 95037 EMAIL: ADMIN@GD-SE.COM TEL: (408) 659 5580 New Pool Cabana 19910 Sunset Dr, Los Gatos, CA 95030.				
1	TYPICAL RIDGE	SCALE: 3/4" = 1'-0"	2	ROOF AT EAVE	SCALE: 3/4" = 1'-0"	3	BALLOON FRAMED WALL TO RAKE	SCALE: 3/4" = 1'-0"	4	TYPICAL HEADER TO KING POST CONNECTION	SCALE: 3/4" = 1'-0"	
												
5	TYPICAL WALL TO KING POST CONNECTION	SCALE: 3/4" = 1'-0"	6	TYPICAL BEAM TO POST CONNECTION	SCALE: 3/4" = 1'-0"	7	POST TO HIP OR VALLEY BEAM	SCALE: 3/4" = 1'-0"	8	SHEARWALL PARALLEL TO (E) RAFTER	SCALE: 3/4" = 1'-0"	
												DATE: 02/17/2024 DRAWN BY: JCGC DESIGNER BY: JCGC SCALE: AS SHOW JOB NO.: GDSE_23023 WOOD DETAILS SHEET NO. WD-1
9	TYPICAL WALL TO KING POST CONNECTION	SCALE: 3/4" = 1'-0"										



STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS

1

WSWH ANCHOR BOLTS

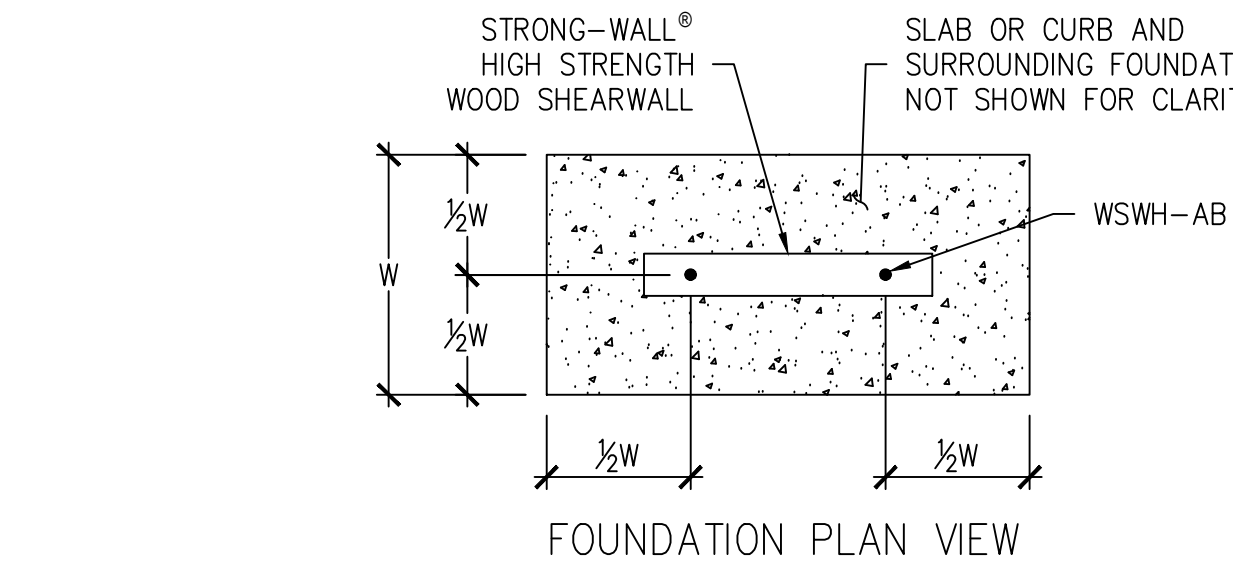
3

WSWH ANCHOR BOLT EXTENSION

4

WSWH ANCHOR BOLT TEMPLATES

6



- NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
 2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F. DETACHED 1 AND 2 FAMILY DWELLINGS IN 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_e .

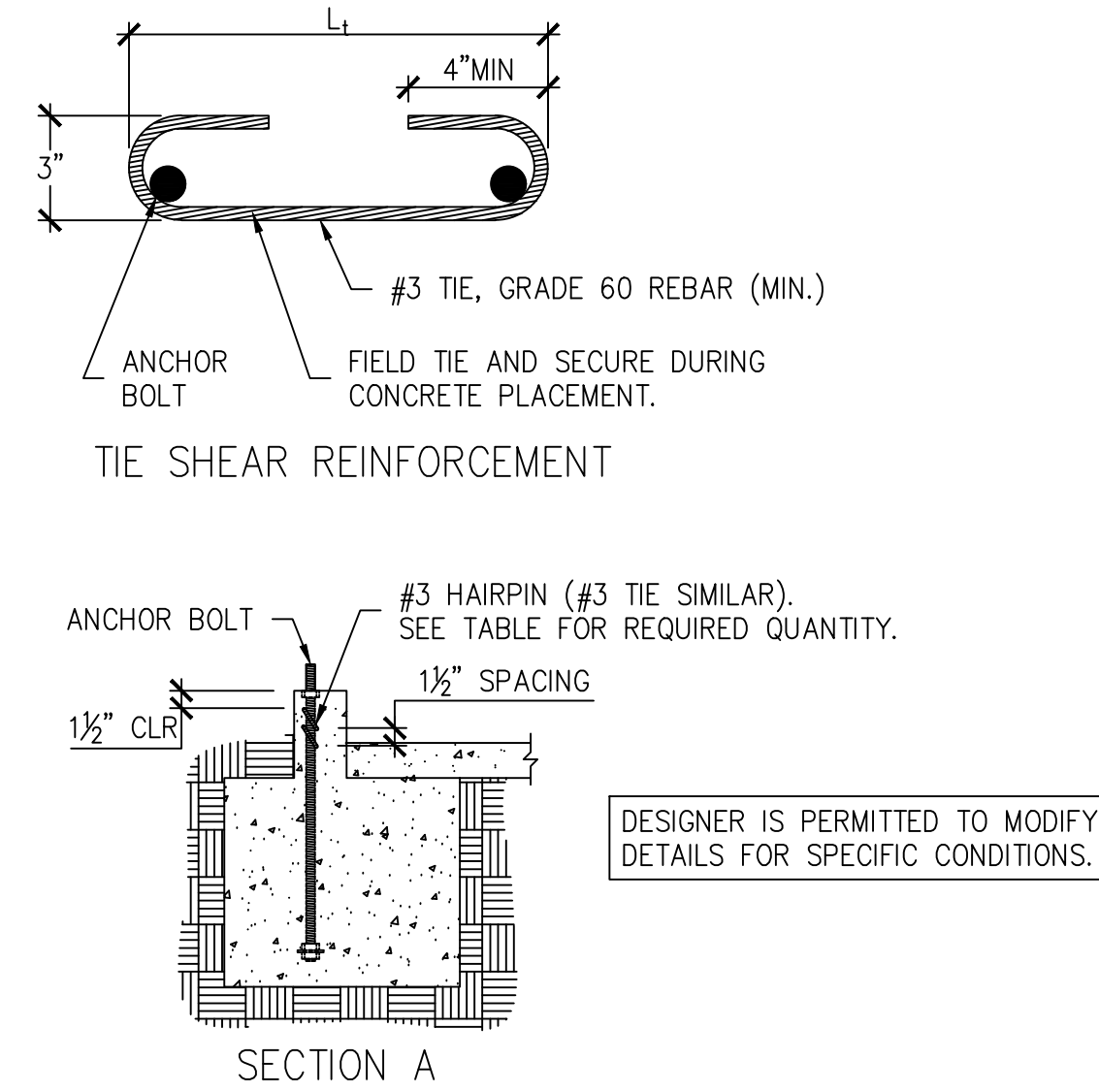
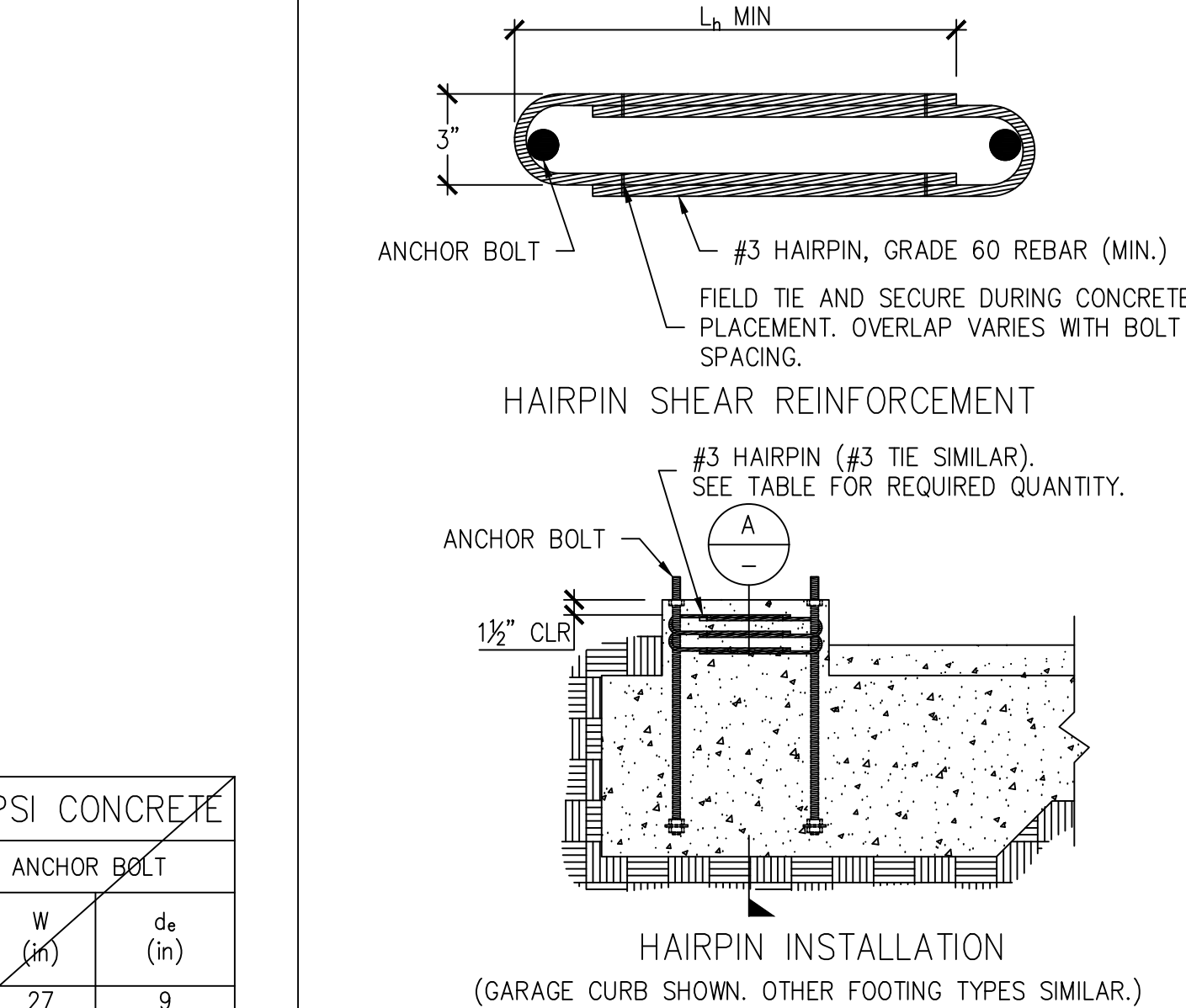
WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	34,100	52	18
		HIGH STRENGTH	36,800	55	19
	UNCRAKED	STANDARD	15,700	28	10
		HIGH STRENGTH	33,900	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
	UNCRAKED	STANDARD	36,800	51	17
		HIGH STRENGTH	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

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	33,900	49	17
		HIGH STRENGTH	36,800	52	18
	UNCRAKED	STANDARD	16,300	27	9
		HIGH STRENGTH	34,000	43	15
		HIGH STRENGTH	36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
		HIGH STRENGTH	10,200	21	7
		HIGH STRENGTH	17,100	30	10
		HIGH STRENGTH	26,000	39	13
		HIGH STRENGTH	33,600	45	15
		HIGH STRENGTH	36,800	48	16
	UNCRAKED	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

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d _e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
		HIGH STRENGTH	34,700	44	15
		HIGH STRENGTH	36,800	46	16
	UNCRAKED	STANDARD	15,700	23	8
		HIGH STRENGTH	33,900	38	13
		HIGH STRENGTH	36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	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
	UNCRAKED	STANDARD	36,800	43	15
		HIGH STRENGTH	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

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

2



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE							
MODEL	SEISMIC ³			WIND ⁴			
	L _t OR L _h (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRAKED	CRACKED
WSWH12	10½	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6		

- NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 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

5

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



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

SIMPSON Strong-Tie
THERE IS NO EQUAL

STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

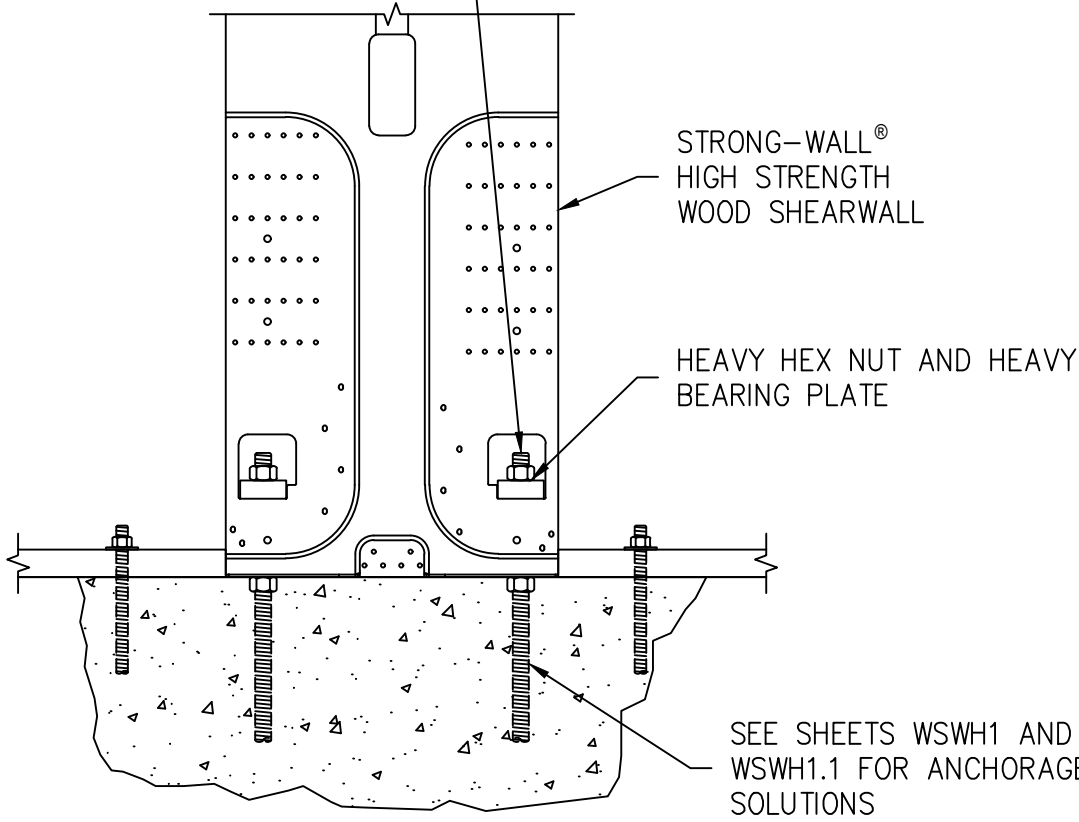
NAME	DATE
SCALE	03-16-2021
CHECKED	N.T.S.
SHEET	
WSWH1	
OF SHEETS	
JOB NO.	

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		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 1/2" THICK.

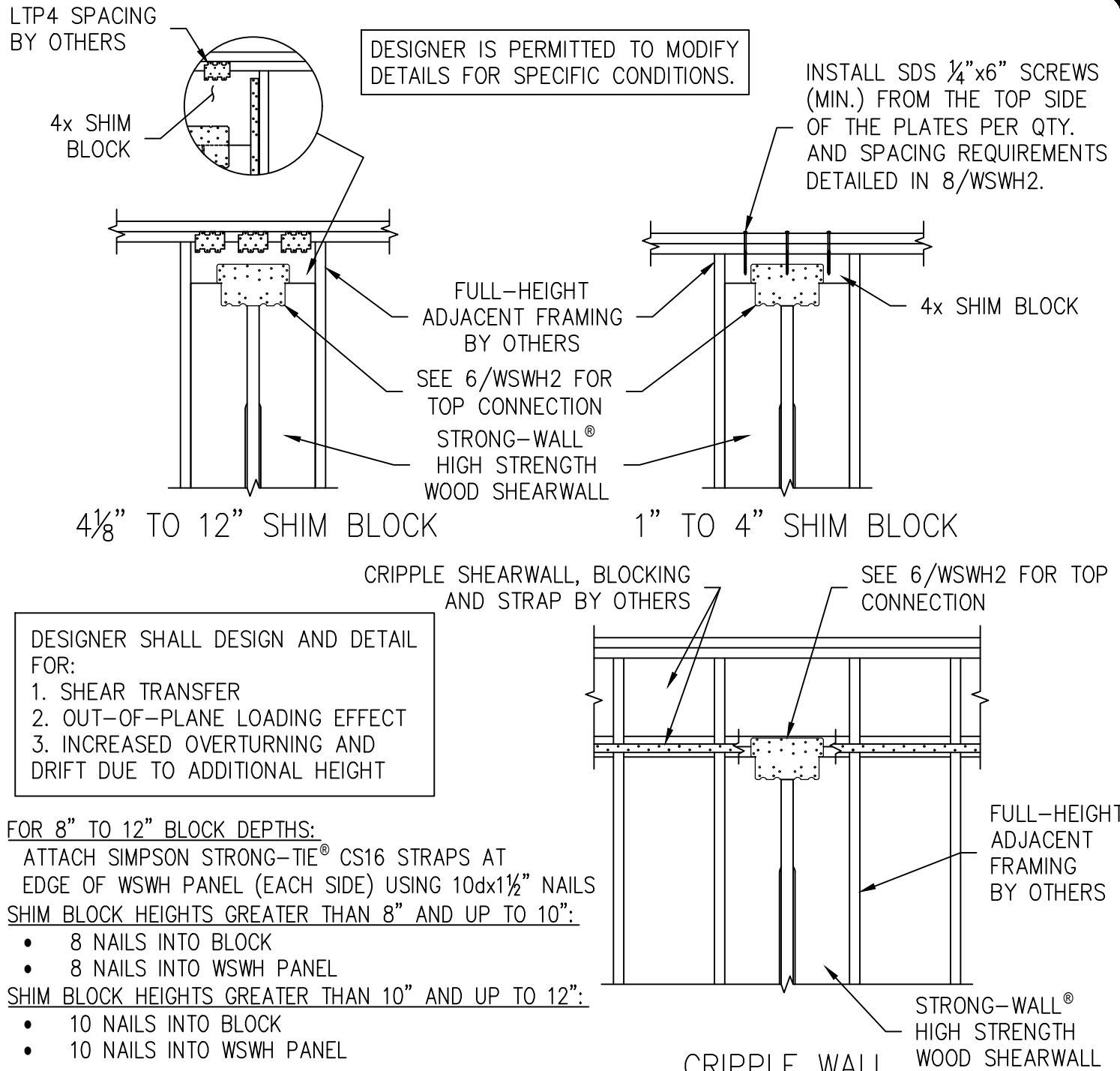
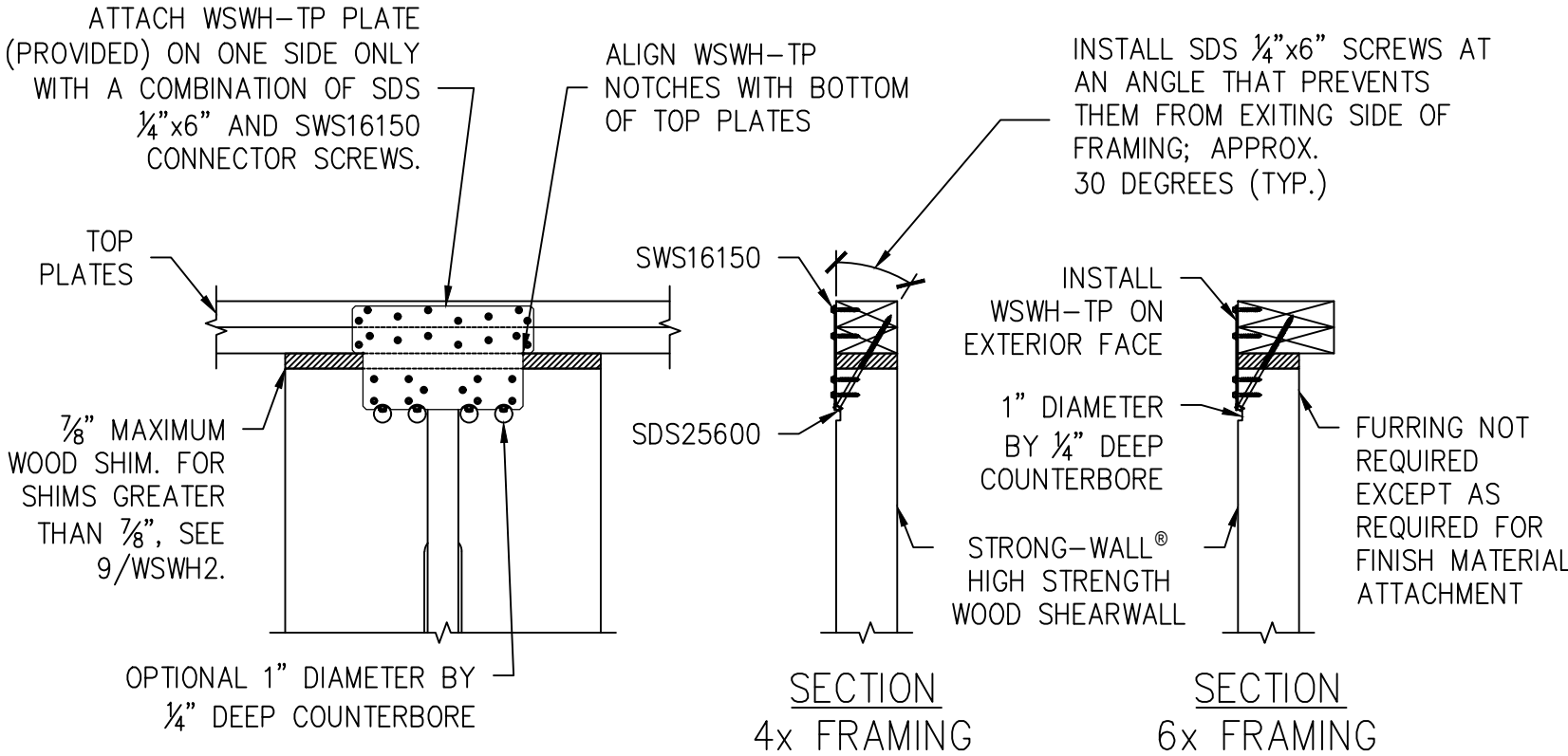
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 3/8" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



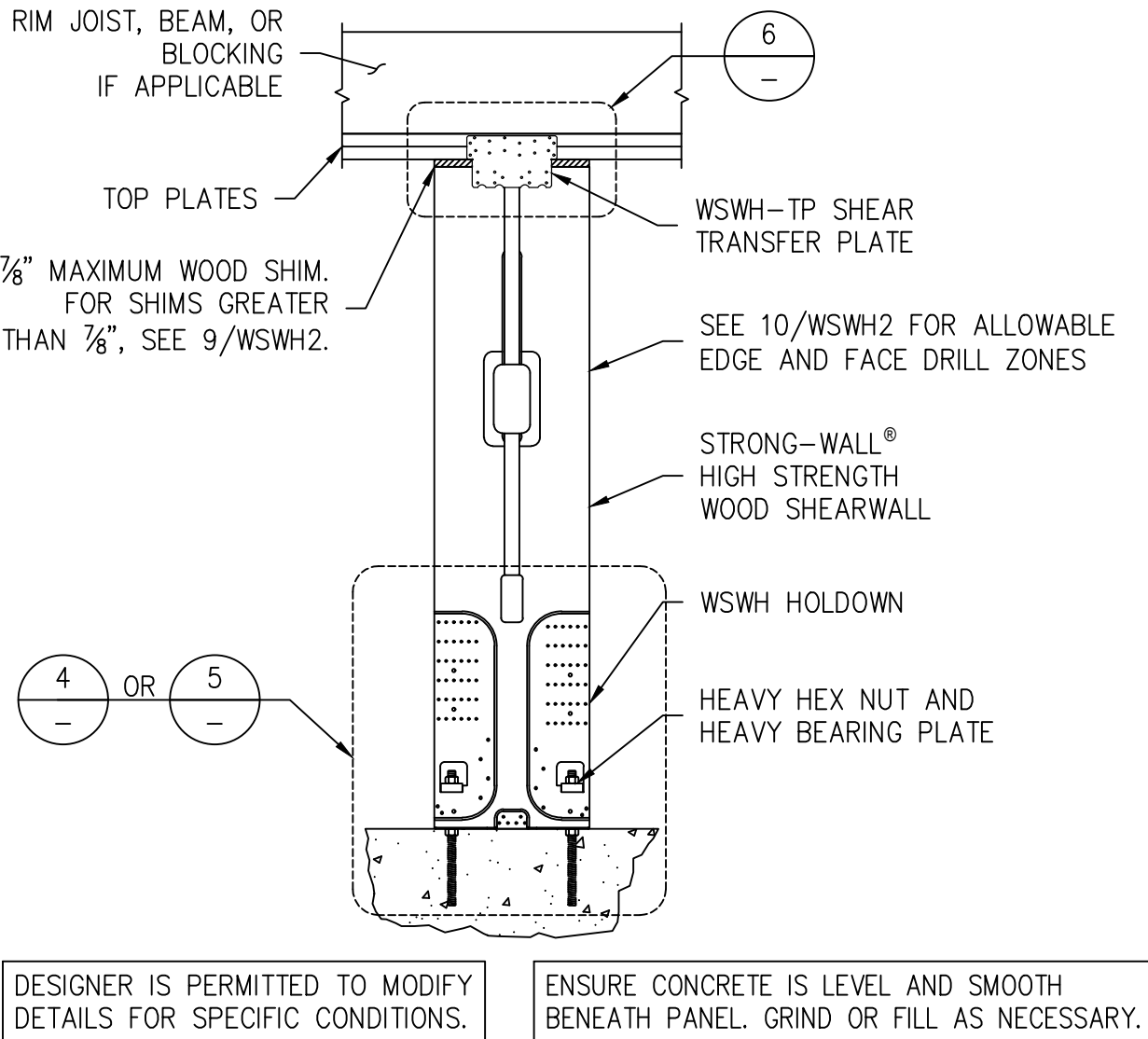
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

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

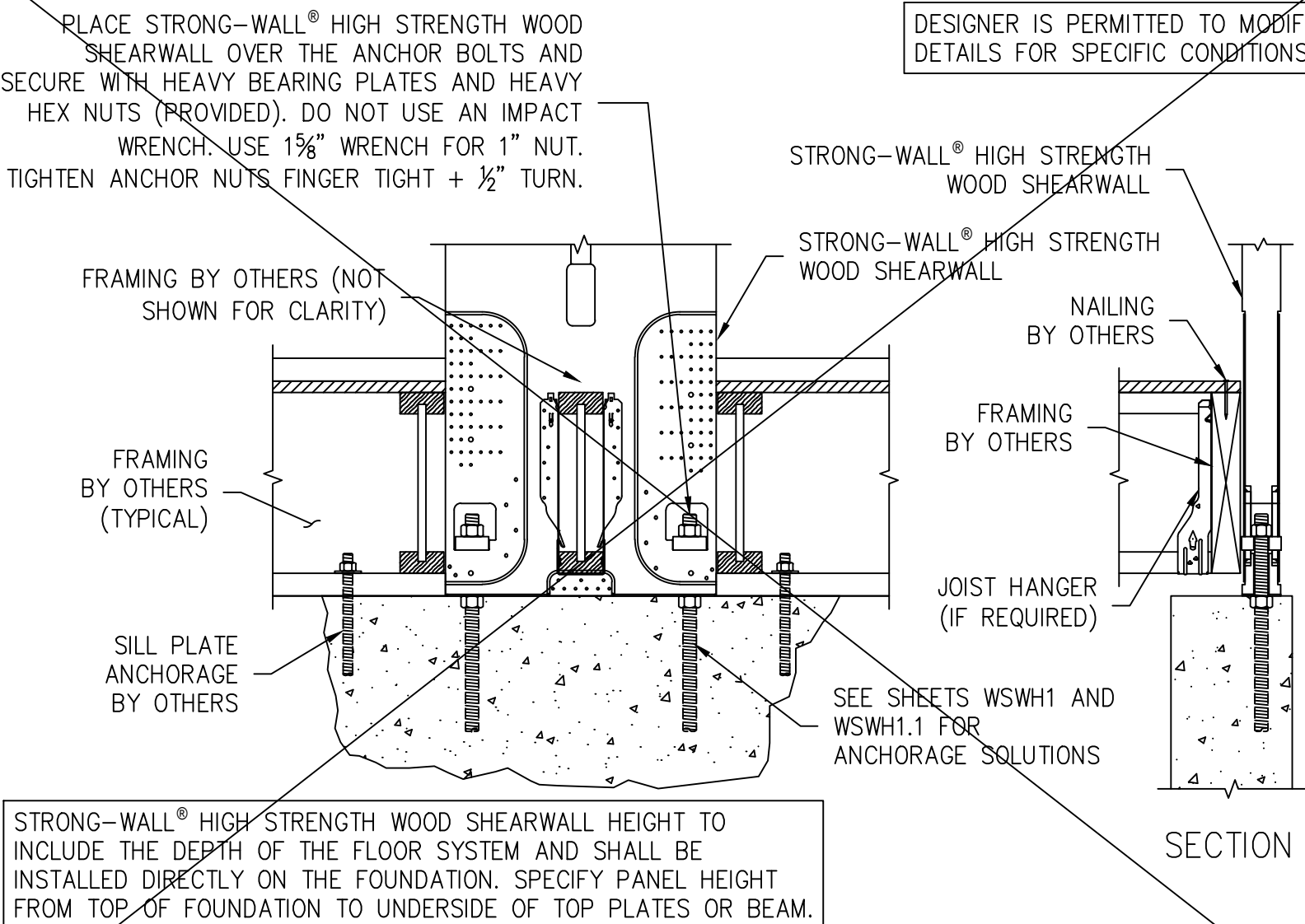
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



STRONG-WALL® WSWH MODELS



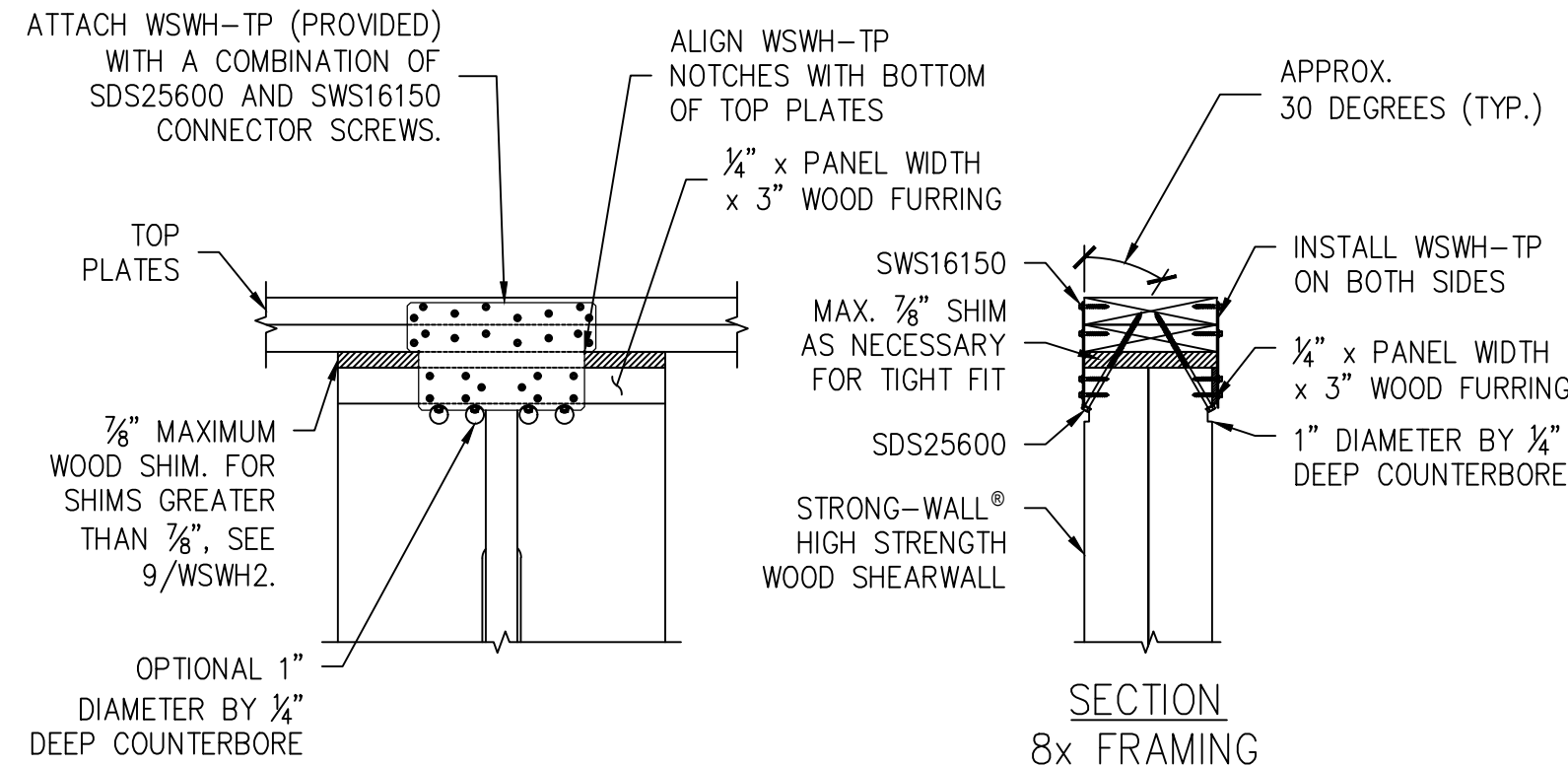
STANDARD INSTALLATION BASE CONNECTION



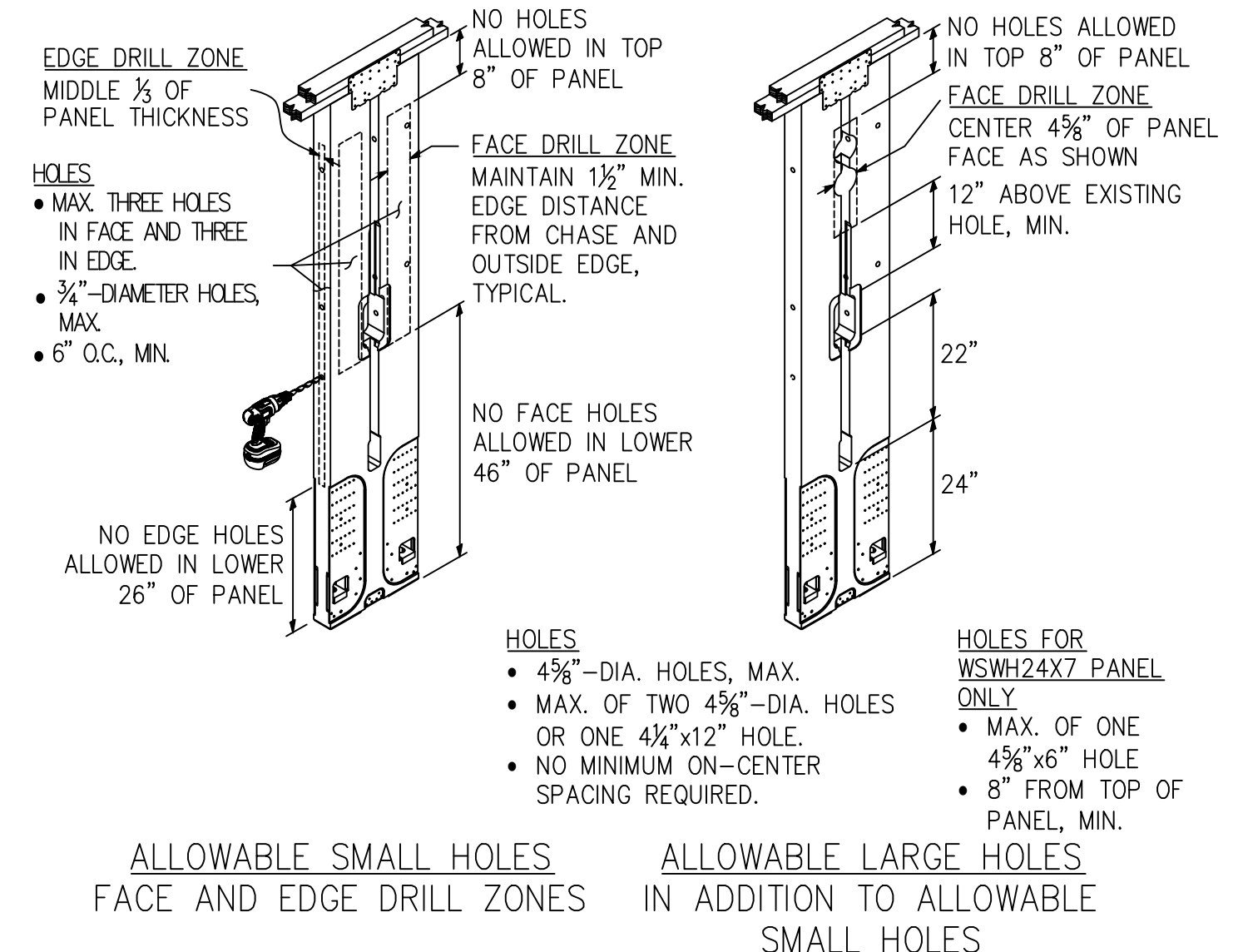
TOP CONNECTION

MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

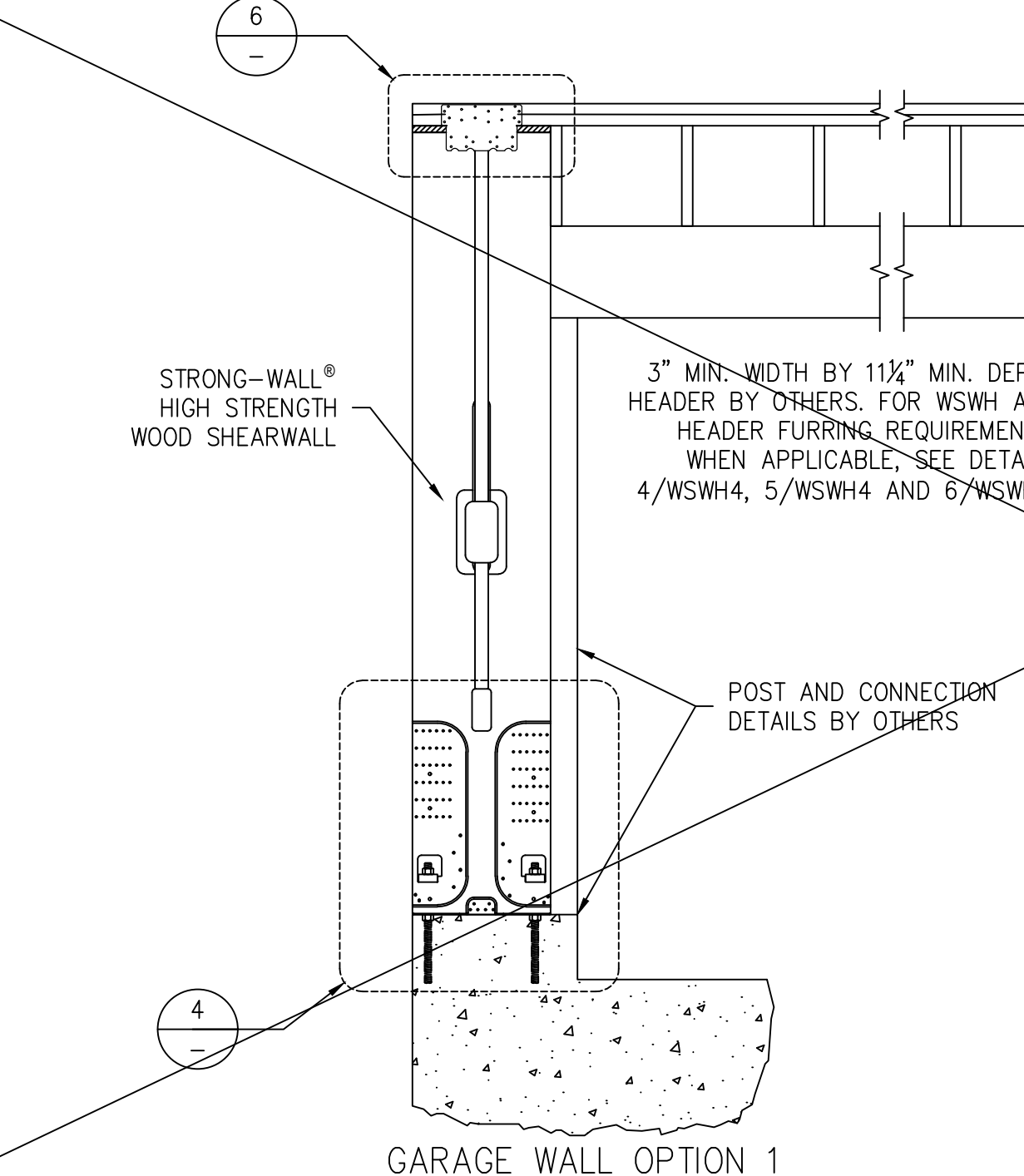
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



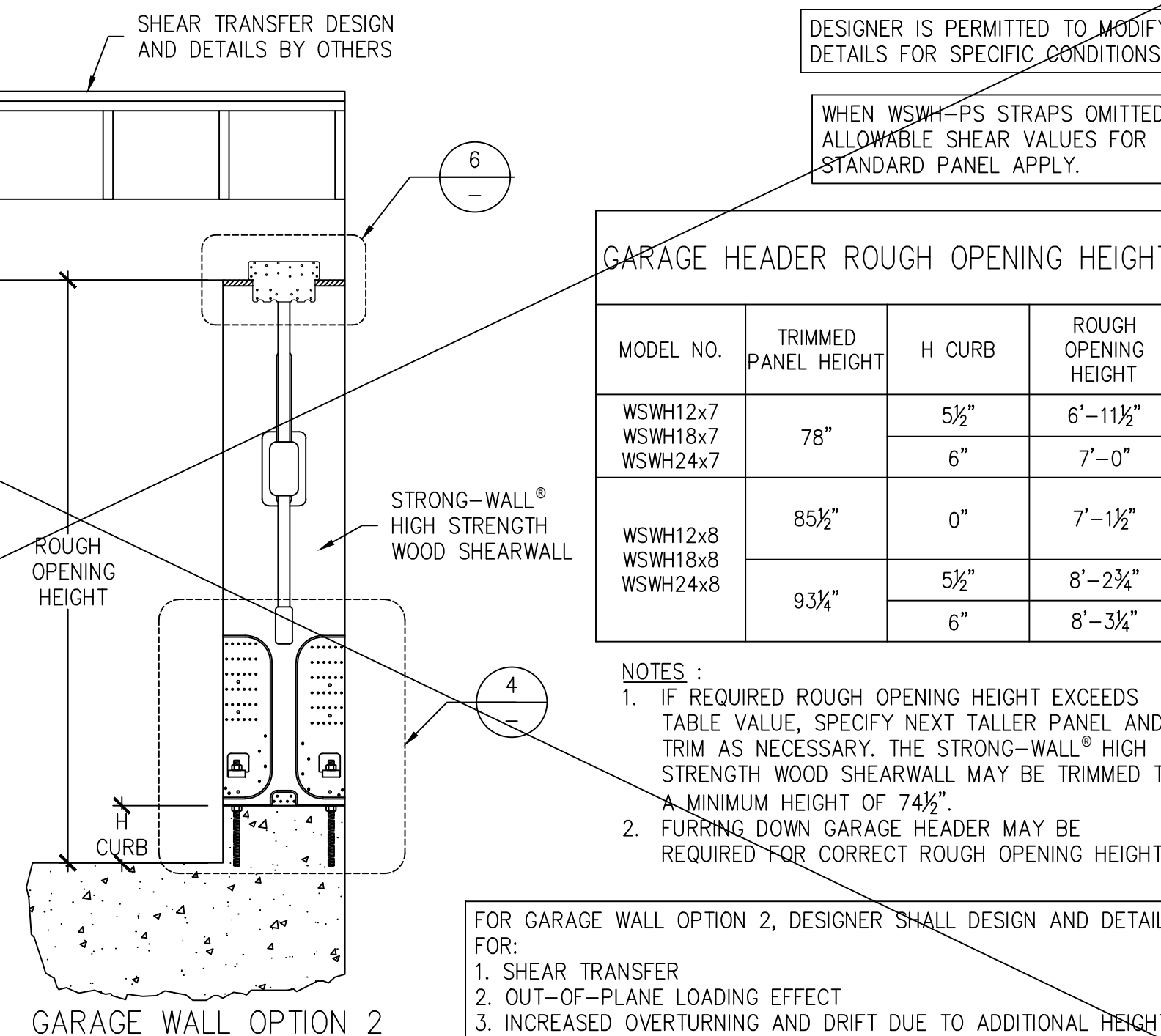
TOP OF WALL HEIGHT ADJUSTMENTS



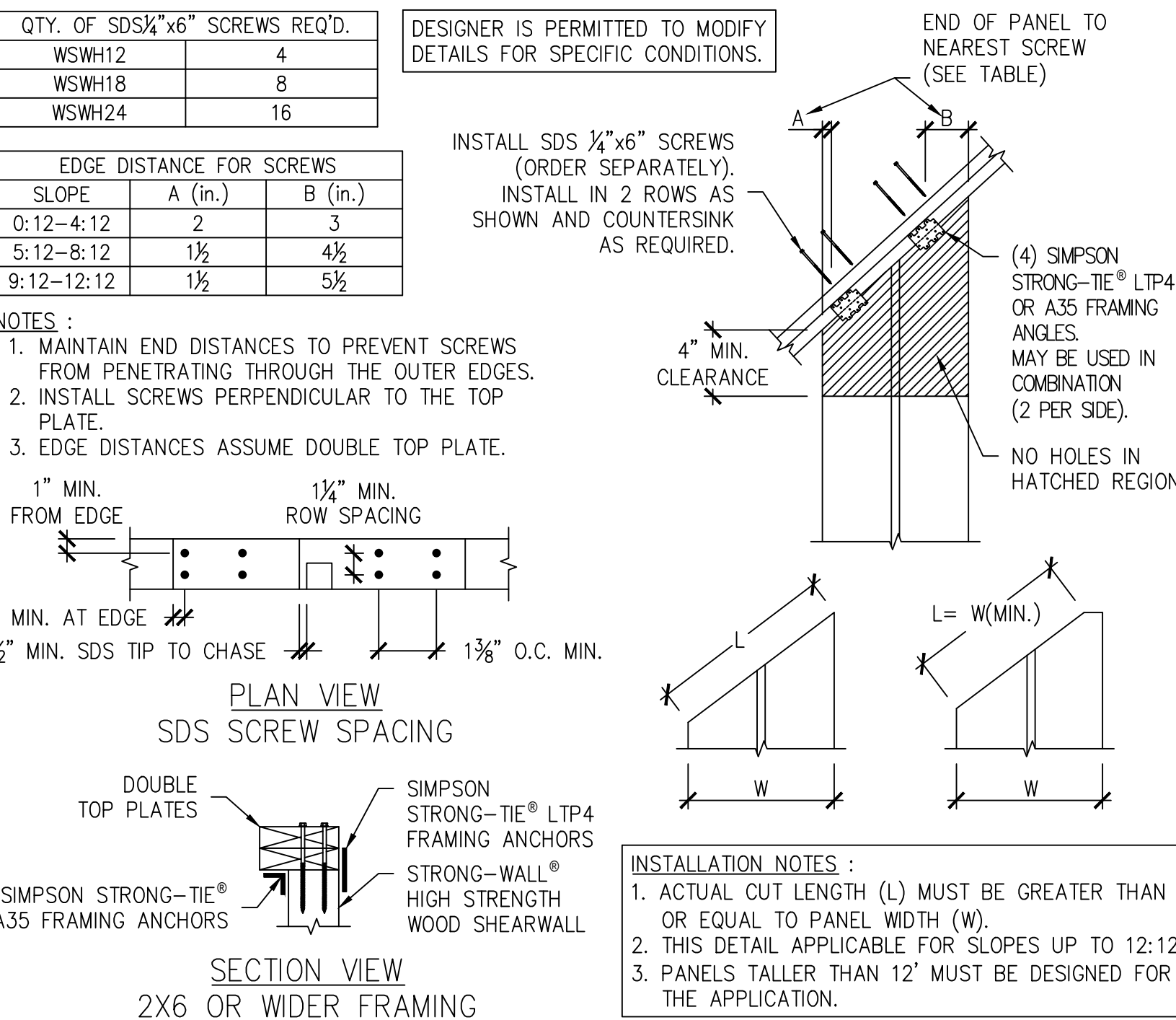
SINGLE STORY WSWH ON CONCRETE



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.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

ALTERNATE WSWH GARAGE FRONT OPTIONS

RAKE WALL

NOTES

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



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



STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS



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



450 Calle Viento, Morgan Hill, CA 95037
Phone: (408) 659 5580
Email: jose@gd-se.com

Structural Calculations

For:
New Pool Cabana
Into a 1-Story Structure
At:
Residence: 19910 Sunset Dr, Los Gatos, CA 95030

Prepared for
Jose

02/17/25

Job Number: GDSE_23023



Angelito Perez P.E.
Professional Engineer, C 68198



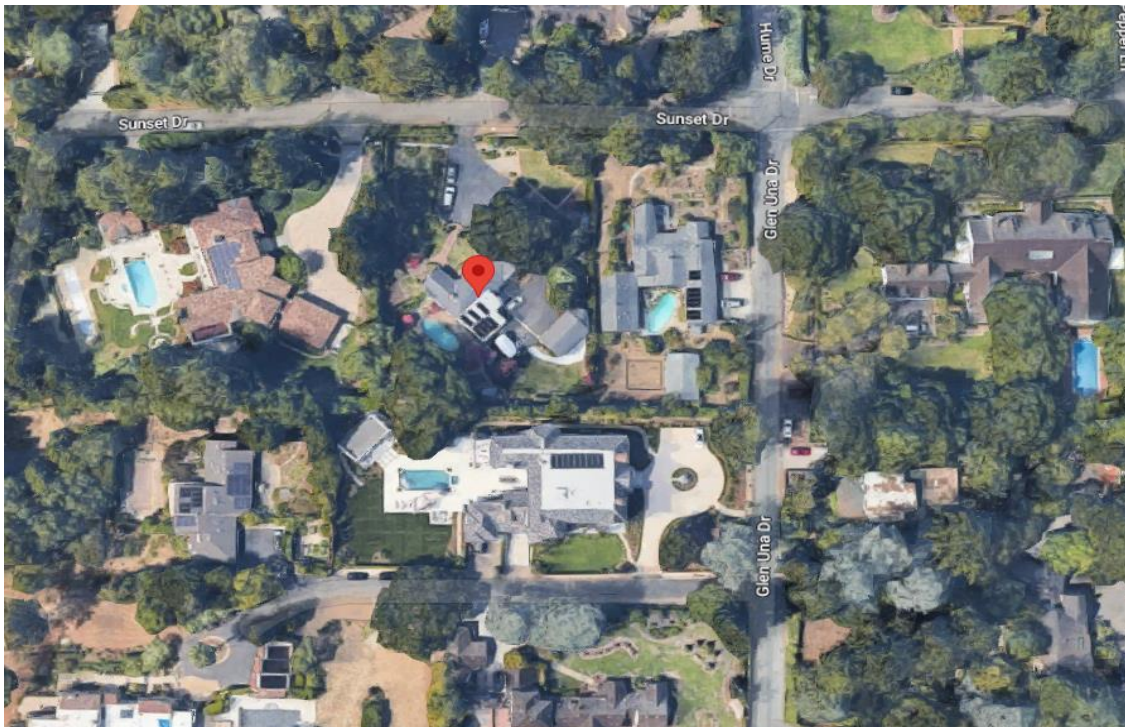
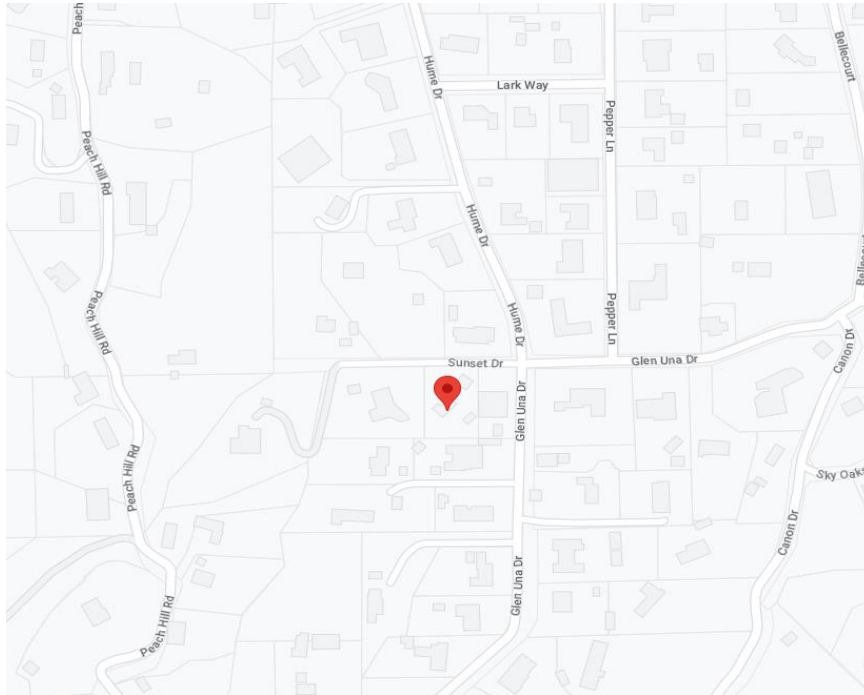
New Pool Cabana

Residence: **19910 Sunset Dr, Los Gatos, CA 95030**

Date: *February 17, 2025*

Project No.: *GDSE_23023*

Vecinity Maps and streetview Images





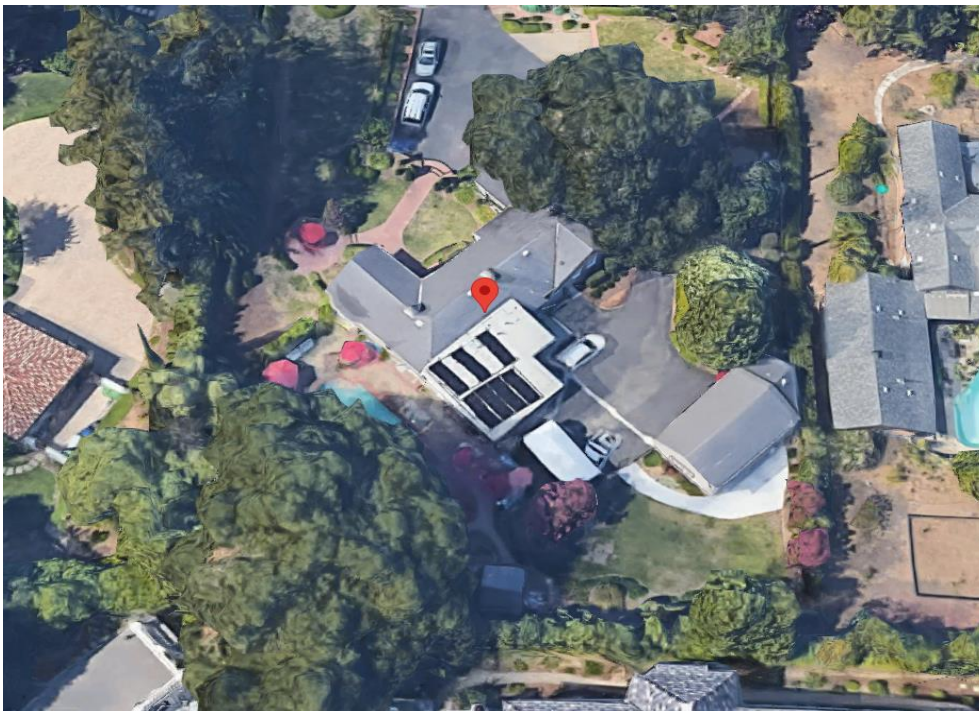
New Pool Cabana

Residence: **19910 Sunset Dr, Los Gatos, CA 95030**

Date: *February 17, 2025*

Projet No.: *GDSE_23023*

Vecinity Maps and streetview Images





New Pool Cabana

Residence: **19910 Sunset Dr, Los Gatos, CA 95030**

Date: *February 17, 2025*

Projet No.: *GDSE_23023*

Vecinity Maps and streetview Images





New Pool Cabana
Residence: **19910 Sunset Dr, Los Gatos, CA 95030**

Date: *February 17, 2025*
Project No.: *GDSE_23023*

VERTICAL LOADING

ROOFING

A. Roof Dead Load:

Typical Roof Slope **6** :12

Roofing - Asphalt	5.50	psf
Plywood/Sheathing	1.50	psf
Rafters 2x @ 16 oc	1.50	psf
Insulation	1.00	psf
Misc.	0.50	psf
	10.00	psf
Adj. for slope	12.00	psf

B. Roof Live Load: **20.00** psf per IBC

EXTERIOR WALL

Gypsum	2.50	psf
Studs	1.00	psf
Insulation	1.00	psf
Plywood & Misc.	2.50	psf
Stucco	10.00	psf
	17.00	psf

INTERIOR WALL

Gypsum	2.50	psf
Studs	1.00	psf
Insulation	1.00	psf
Misc.	1.00	psf
Gypsum	2.50	psf
	8.00	psf

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.



19910 Sunset Dr, Los Gatos, CA 95030, EE. UU.

Latitude, Longitude: 37.2426057, -122.0210196



Date	17/2/2025, 6:02:51 p.m.
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S_S	2.567	MCE_R ground motion. (for 0.2 second period)
S_1	0.889	MCE_R ground motion. (for 1.0s period)
S_{MS}	3.08	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	2.054	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	1.051	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	1.261	Site modified peak ground acceleration
T_L	12	Long-period transition period in seconds
$SsRT$	2.665	Probabilistic risk-targeted ground motion. (0.2 second)
$SsUH$	2.965	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.567	Factored deterministic acceleration value. (0.2 second)
$S1RT$	1.084	Probabilistic risk-targeted ground motion. (1.0 second)
$S1UH$	1.225	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
$S1D$	0.889	Factored deterministic acceleration value. (1.0 second)
$PGAd$	1.051	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	1.173	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.899	Mapped value of the risk coefficient at short periods
C_{R1}	0.885	Mapped value of the risk coefficient at a period of 1 s
C_v	1.5	Vertical coefficient

Project No.: **GDSE_23023**

Address: 19910 Sunset Dr, Los Gatos, CA 95030

Designer: Jose

Checked:

Date: 02/17/25

Bldg Story: **1**
 Latitude: **37.2426086**
 Longitude: **-122.0209838**
 Type of Framing System: Bearing Wall
 Type of Occupancy: Category II

Site Class: **Class D**
 Height, h: **12.5**
 R: **6.5**
 I: **1.0**

11.4.1 Mapped Acceleration Parameters

SS **2.567 g = spectral response acceleration parameter at short periods**
 S1 **0.889 g = spectral response acceleration parameter at short periods**

11.4.3 Site Coefficients and Adjusted MCE Spectral Resoponse Acceleration Parameters

SMS $F_a \cdot S_S$
 Fa **1.2 = short-period site coefficient (at 0.2 s-period) from Table 11.4-1**
 SMS 3.1 = spectral response acceleration at short periods adjusted for site class effects
 SM1 $F_v \cdot S_1$
 Fv **1.5 = short-period site coefficient (at 0.2 s-period) from Table 11.4-1**
 SM1 1.3 = spectral response acceleration at short periods adjusted for site class effects

11.4.4 Design Spectral Acceleration Parameters

SDS $(2/3) \cdot S_{MS}$
 SDS 2.1 = spectral response acceleration at short periods adjusted for site class effects
 SD1 $(2/3) \cdot S_{M1}$
 SD1 0.9 = spectral response acceleration at short periods adjusted for site class effects

11.4.5 Design Response Spectrum

$T = T_c (C_t) \cdot (h)^x$
 Ct 0.02 = building period coefficient
 x 0.75 = building period coefficient
 Ta 0.13 s = approximate fundamental period of the building

12.8.1.1 Calculation of Seismic Response Coefficient

Cs $S_{DS} / (R / I)$ (Equation 12.8-2)
 Cs 0.316 = seismic response coefficient

Check Cs not exceeding the following values:

- 1.) Cs1 $S_{D1} / T (R / I)$ for $T < T_L$ (Equation 12.8-3)
 Cs 1.03
- 2.) Cs2 0.01 = seismic response coefficient (equation 12.8-5)
- 3.) Cs3 $0.5 S_1 / (R / I)$ (Equation 12.8-6)
 Cs 0.068

Okay

Okay

Seismic Coefficient, Cs **0.316 = seismic response coefficient**

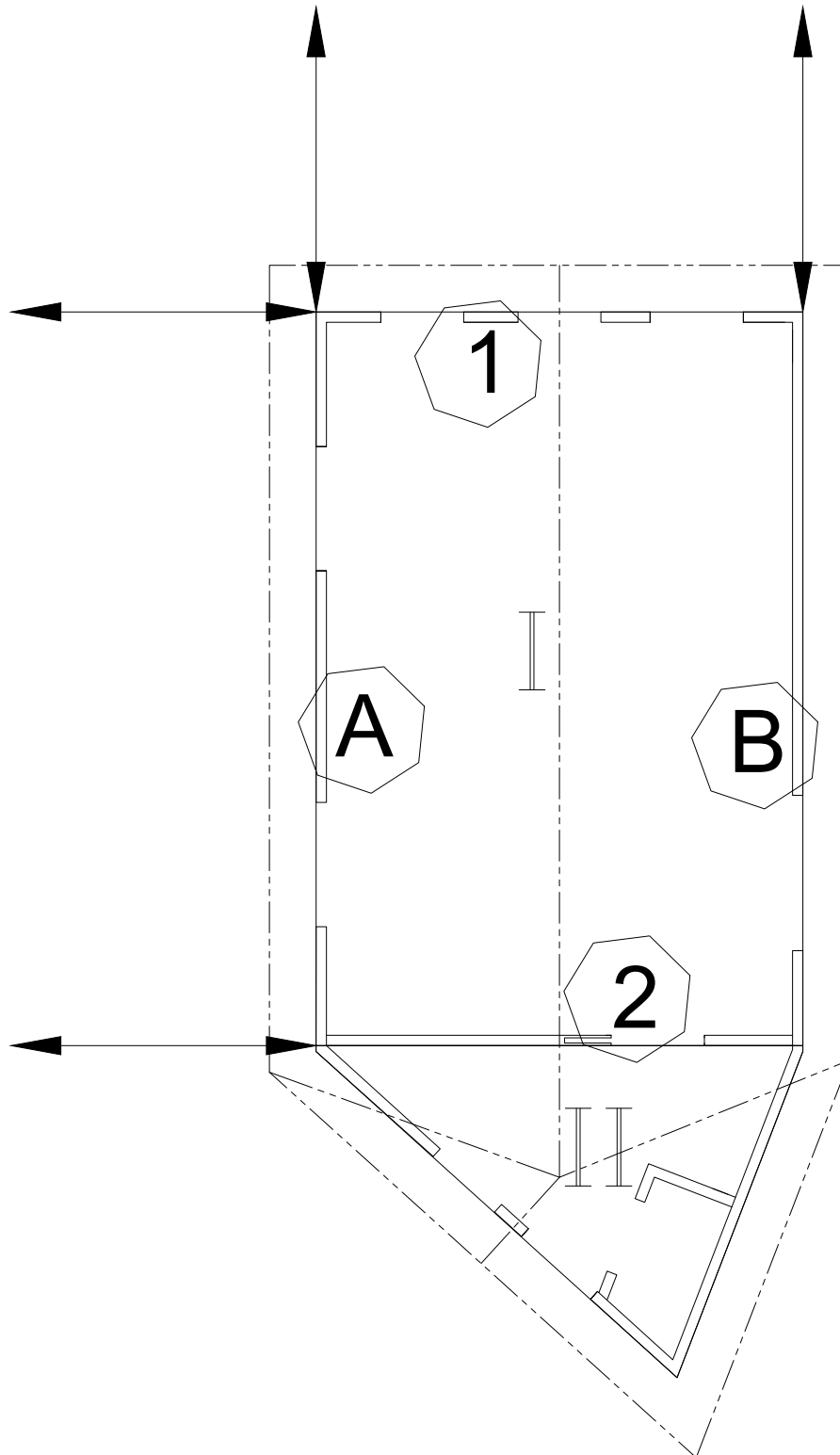
W the total dead load of the building (on following page)
 V $C_s W$



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EMAIL: ADMIN@GD-SE.COM
TEL: (408) 659 5580

Project: 19910 Sunset Dr, Los Gatos, CA 95030
Date: 02/17/25

LATERAL ANALYSIS





New Pool Cabana
Residence: **19910 Sunset Dr, Los Gatos, CA 95030**

Date: **February 17, 2025**
Projet No.: **GDSE_23023**

Transverse & Longitudinal Lateral Loadings

Tributary Building Weights:

Weight of Roof:	12 psf	600 sf	7196 lbs
Weight of Ceiling:	8 psf	455 sf	3641 lbs
Weight of Exterior Walls:	17 psf	90.0 ft 8 ft 0.5	6120 lbs
Total Weight			16957 lbs

Seismic Base Shear: $V = C_s * W$ (Per ASCE 7, Eq. 12.8-1)

C_s (Per ASCE 7, Sec. 12.8-1.1)

$C_s =$	0.7	0.316
$V =$	3750 lbs	

$W =$	16957 lbs
-------------------------	------------------

AREAS FOR GRID LINES

AREA I 370 sf

AREA II 85 sf

$\Sigma =$ **455 sf**

Transverse Loading

$V_{\text{East-West}} =$ 3750 lbs / 455 sf

$V_{\text{East-West}} =$ 8.2 psf

				SW Length	Nailing	Sched	Factor (33%)
Line 1:	8.2 psf	185 sf	1524 lbs	1.50 ft	(1) WSWH18x9	1016 plf	
Line 2:	8.2 psf	270 sf	2226 lbs	7.50 ft	4 in 2	297 plf	
$\Sigma =$	455 sf		3750 lbs				

Longitudinal Loading

$V_{\text{North-South}} =$ 3750 lbs / 455 sf

$V_{\text{North-South}} =$ 8.2 psf

				SW Length	Nailing	Sched	Factor (33%)
Line A:	8.2 psf	228 sf	1875 lbs	16.00 ft	6 in 1	117 plf	
Line B:	8.2 psf	228 sf	1875 lbs	26.25 ft	6 in 1	71 plf	
$\Sigma =$	455 sf		3750 lbs				

Shearwall Stability:

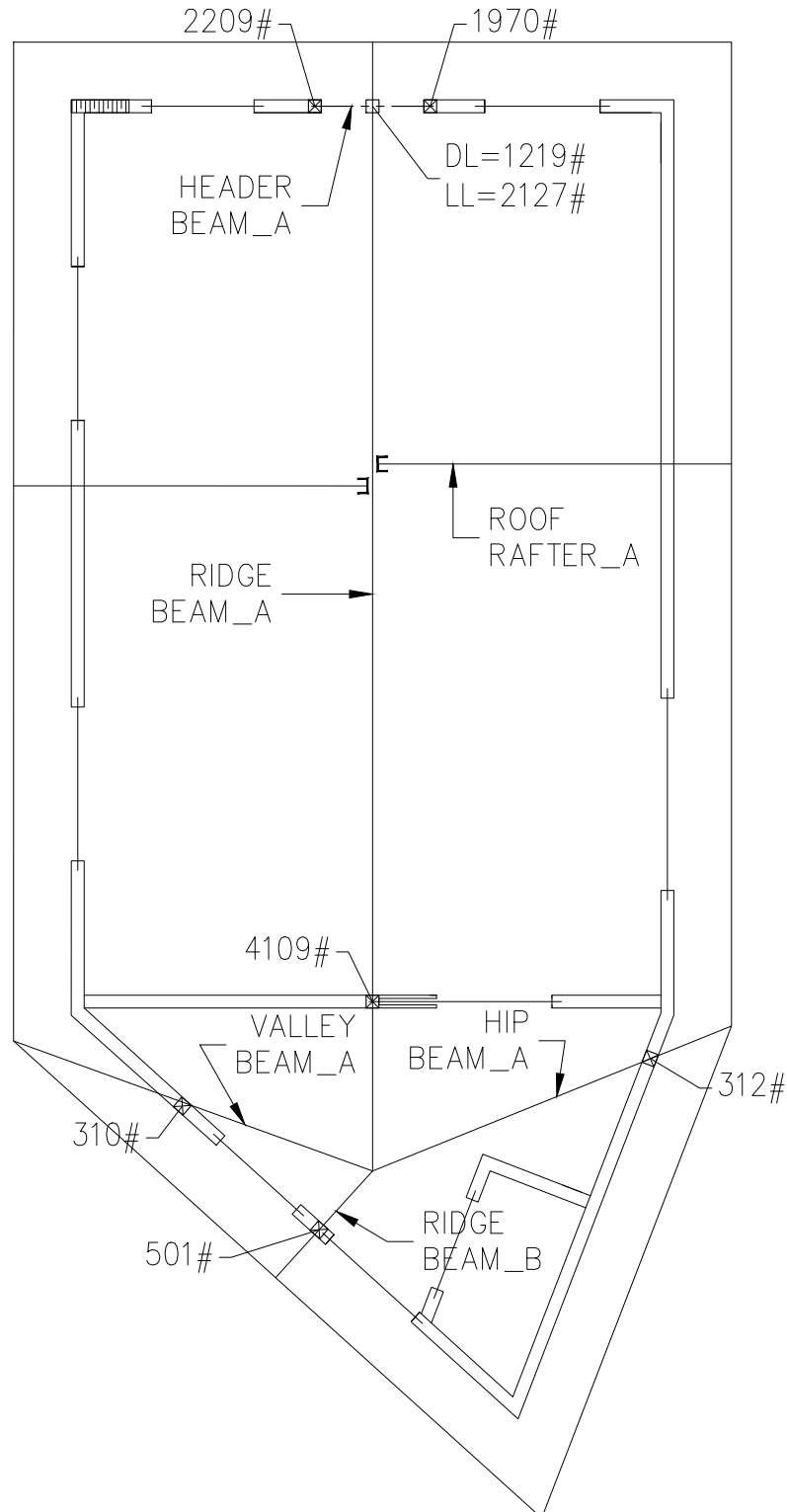
		SW Ht.		
Line 1:	1016 plf	8.0 ft	8128 lbs	Use WSW-AB1 Anchor Bolt ; Cap. = 16,000 lbs.
Line 2:	297 plf	8.0 ft	2374 lbs	Use Simpson HDU2, w/4x4" Post ; Cap. = 3,075 lbs.
Line A:	117 plf	8.0 ft	938 lbs	Use Simpson HDU2, w/4x4" Post ; Cap. = 3,075 lbs.
Line B:	71 plf	8.0 ft	571 lbs	Use Simpson HDU2, w/4x4" Post ; Cap. = 3,075 lbs.



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Project: 19910 Sunset Dr, Los Gatos, CA 95030

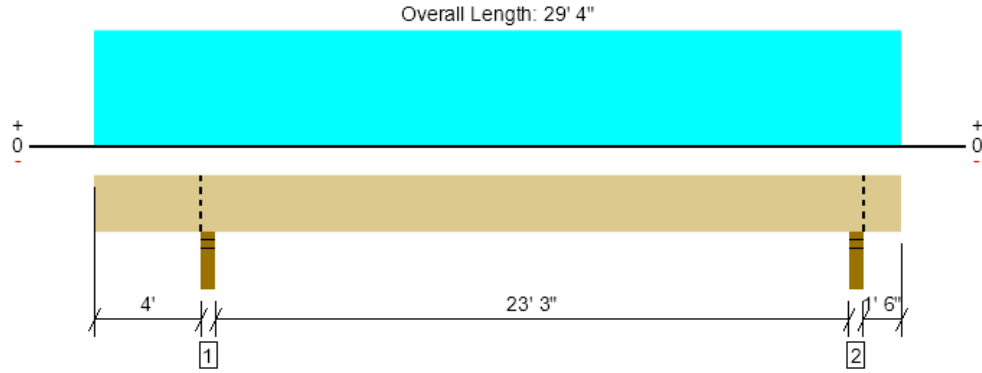
Date: 02/17/25



*STRUCTURAL MEMBERS (CHECK LIST)

*LOADS TO SUPPORTS (CHECK LIST)

Roof Members, Ridge Beam_A
1 piece(s) 3 1/2" x 14" 2.2E Parallam® PSL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4406 @ 4' 1 3/4"	7656 (3.50")	Passed (58%)	--	1.0 D + 1.0 Lr (Adj Spans)
Shear (lbs)	2926 @ 5' 5 1/2"	11842	Passed (25%)	1.25	1.0 D + 1.0 Lr (Adj Spans)
Moment (Ft-lbs)	17850 @ 16' 1 5/8"	33952	Passed (53%)	1.25	1.0 D + 1.0 Lr (Alt Spans)
Live Load Defl. (in)	0.625 @ 15' 11 5/8"	1.177	Passed (L/452)	--	1.0 D + 1.0 Lr (Alt Spans)
Total Load Defl. (in)	1.040 @ 15' 11 7/8"	1.569	Passed (L/272)	--	1.0 D + 1.0 Lr (Alt Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Upward deflection on right cantilever exceeds overhang deflection criteria.
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Upward deflection on left cantilever exceeds 0.4".

Member Length : 29' 4"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD
Member Pitch : 0/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Stud wall - DF	3.50"	3.50"	2.01"	1806	2600	4406	Blocking
2 - Stud wall - DF	3.50"	3.50"	1.64"	1459	2127	3586	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	26' 5" o/c	
Bottom Edge (Lu)	29' 4" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 29' 4"	N/A	15.3	--	
1 - Uniform (PSF)	0 to 29' 4" (Front)	8'	12.0	20.0	Roof Load

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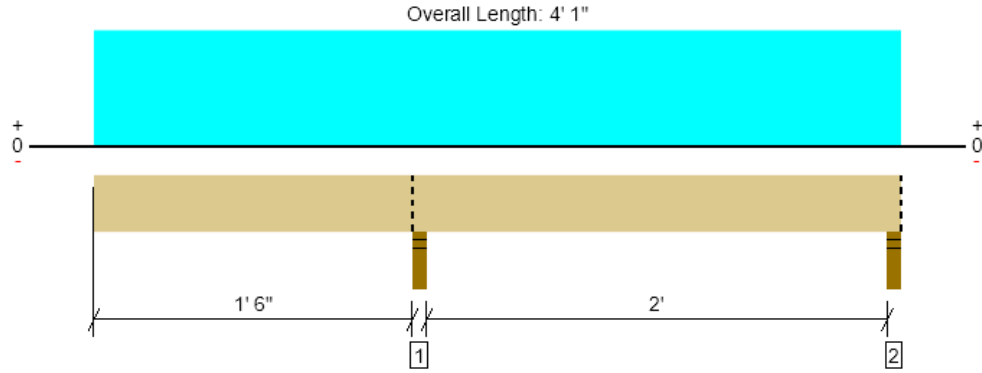
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Name: 19910 Sunset Dr, Los Gatos, CA 95030

Roof Members, Ridge Beam_B
1 piece(s) 2 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	501 @ 1' 7 3/4"	3281 (3.50")	Passed (15%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	96 @ 2' 8 3/4"	2531	Passed (4%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	-201 @ 1' 7 3/4"	2966	Passed (7%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.001 @ 0	0.200	Passed (2L/999+)	--	1.0 D + 1.0 Lr (Alt Spans)
Total Load Defl. (in)	0.002 @ 0	0.219	Passed (2L/999+)	--	1.0 D + 1.0 Lr (Alt Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (0.2") and TL (2L/180).
- Left cantilever length exceeds 1/3 member length or 1/2 back span length. Additional bracing should be considered.
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 4' 1"
System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD
Member Pitch : 0/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	197	304	501	Blocking
2 - Stud wall - DF	3.50"	3.50"	1.50"	41	90	131	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	4' 1" o/c	
Bottom Edge (Lu)	4' 1" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 4' 1"	N/A	4.3	--	
1 - Uniform (PSF)	0 to 4' 1" (Front)	4' 6"	12.0	20.0	Roof Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

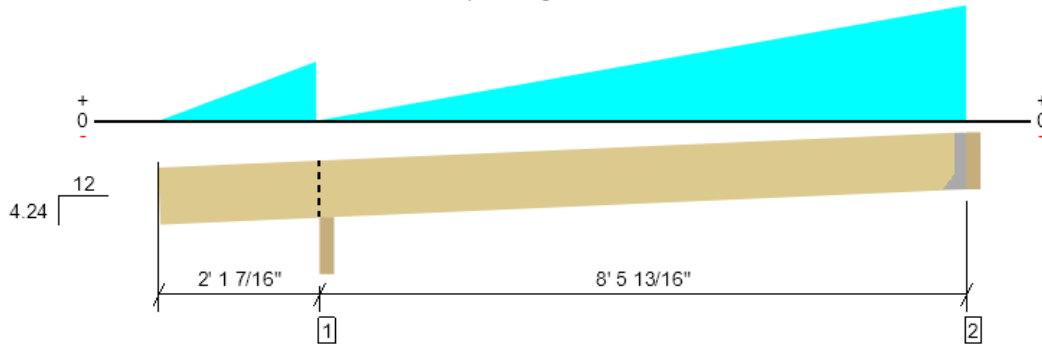
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Name: 19910 Sunset Dr, Los Gatos, CA 95030

Roof Members, Hip Beam_A
1 piece(s) 2 x 12 DF No.2

Sloped Length: 11' 6 11/16"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	400 @ 10' 7 1/4"	1406 (1.50")	Passed (28%)	--	1.0 D + 1.0 Lr (Alt Spans)
Shear (lbs)	280 @ 9' 8 11/16"	2531	Passed (11%)	1.25	1.0 D + 1.0 Lr (Alt Spans)
Moment (Ft-lbs)	641 @ 7' 1 5/16"	2966	Passed (22%)	1.25	1.0 D + 1.0 Lr (Alt Spans)
Live Load Defl. (in)	0.018 @ 6' 7 1/16"	0.442	Passed (L/999+)	--	1.0 D + 1.0 Lr (Alt Spans)
Total Load Defl. (in)	0.031 @ 6' 7 1/8"	0.590	Passed (L/999+)	--	1.0 D + 1.0 Lr (Alt Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 11' 6 15/16"
System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD
Member Pitch : 4.24/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Beveled Plate - SPF	3.50"	3.50"	1.50"	141	172	312	Blocking
2 - Hanger on 11 1/4" SPF beam	3.50"	Hanger ¹	1.50"	164	236	400	See note ¹

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	11' 3" o/c	
Bottom Edge (Lu)	11' 3" o/c	

- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	LRU28Z	1.94"	N/A	6-10dx1.5	5-10d	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 10' 7 1/4"	N/A	4.3	--	
1 - Tapered (PLF)	0 to 2' 1 7/16"	N/A	0.0 to 26.8	0.0 to 42.4	Generated from Roof Geometry
2 - Tapered (PLF)	2' 1 7/16" to 10' 7 1/4"	N/A	0.0 to 50.3	0.0 to 84.9	Generated from Roof Geometry

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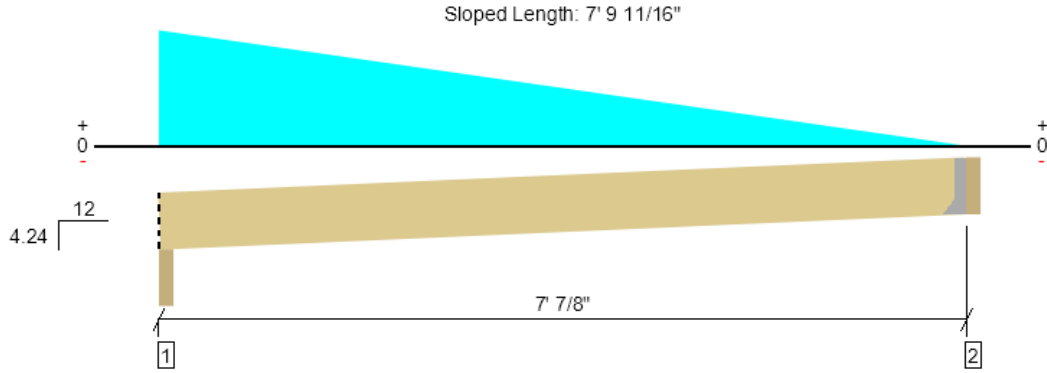
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Roof Members, Valley Beam_A
1 piece(s) 2 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	301 @ 2"	2231 (3.50")	Passed (14%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	169 @ 1' 2 1/8"	2531	Passed (7%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	379 @ 3' 1 7/16"	2966	Passed (13%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.007 @ 3' 6 1/16"	0.366	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.013 @ 3' 6 3/16"	0.488	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 7' 10"
System : Roof
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD
Member Pitch : 4.24/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Beveled Plate - SPF	3.50"	3.50"	1.50"	131	171	301	Blocking
2 - Hanger on 11 1/4" SPF beam	3.50"	Hanger ¹	1.50"	69	79	148	See note ¹

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 6" o/c	
Bottom Edge (Lu)	7' 6" o/c	

- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	LRU28Z	1.94"	N/A	6-10dx1.5	5-10d	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 7' 7/8"	N/A	4.3	--	
1 - Tapered (PLF)	0 to 7' 7/8"	N/A	44.7 to 0.0	70.7 to 0.0	Generated from Roof Geometry

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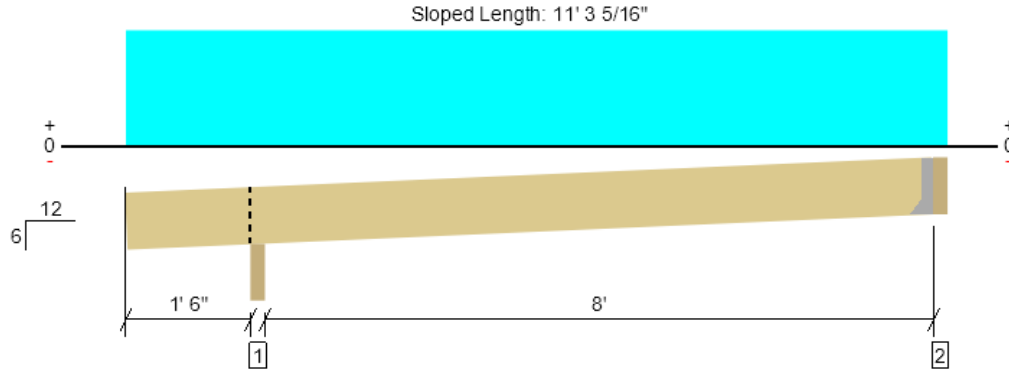
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Roof Members, Roof Rafter_A
1 piece(s) 2 x 10 DF No.2 @ 24" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	264 @ 9' 9 1/2"	1406 (1.50")	Passed (19%)	--	1.0 D + 1.0 Lr (Alt Spans)
Shear (lbs)	227 @ 2' 5 3/4"	2081	Passed (11%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	523 @ 5' 10"	2537	Passed (21%)	1.25	1.0 D + 1.0 Lr (Alt Spans)
Live Load Defl. (in)	0.030 @ 5' 9"	0.455	Passed (L/999+)	--	1.0 D + 1.0 Lr (Alt Spans)
Total Load Defl. (in)	0.049 @ 5' 9 1/8"	0.607	Passed (L/999+)	--	1.0 D + 1.0 Lr (Alt Spans)

- Deflection criteria: LL (L/240) and TL (L/180).
- Overhang deflection criteria: LL (2L/240) and TL (2L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Member Length : 11' 4"
System : Roof
Member Type : Joist
Building Use : Residential
Building Code : IBC 2018
Design Methodology : ASD
Member Pitch : 6/12

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Beveled Plate - DF	3.50"	3.50"	1.50"	158	235	393	Blocking
2 - Hanger on 9 1/4" DF beam	3.50"	Hanger ¹	1.50"	112	171	283	See note ¹

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- ¹ See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 11" o/c	
Bottom Edge (Lu)	10' 11" o/c	

- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
2 - Face Mount Hanger	LRU28Z	1.94"	N/A	6-10dx1.5	5-10d	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Roof Live (1.25)	Comments
1 - Uniform (PSF)	0 to 10' 1"	24"	12.0	20.0	Roof Load

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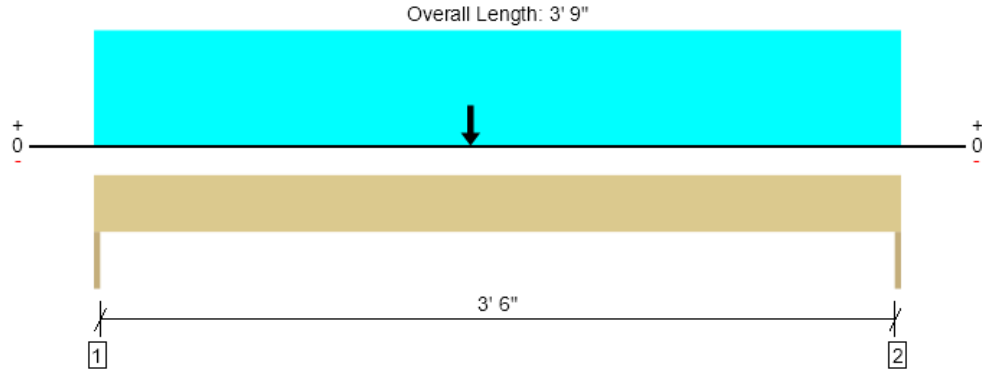
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Ceiling Members, Header Bema_A
1 piece(s) 4 x 10 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2209 @ 0	3281 (1.50")	Passed (67%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	2067 @ 10 3/4"	4856	Passed (43%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	3624 @ 1' 9"	5615	Passed (65%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.011 @ 1' 10 3/8"	0.125	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.020 @ 1' 10 3/8"	0.188	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Member Length : 3' 9"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	981	1228	2209	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	884	1086	1970	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 9" o/c	
Bottom Edge (Lu)	3' 9" o/c	

Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (1.25)	Comments
0 - Self Weight (PLF)	0 to 3' 9"	N/A	8.2	--	
1 - Uniform (PSF)	0 to 3' 9"	2' 6"	12.0	20.0	Roof Load
2 - Uniform (PLF)	0 to 3' 9"	N/A	70.0	-	Ext. Wall
3 - Point (lb)	1' 9"	N/A	1459	2127	Linked from: Ridge Beam_A, Support 2

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New Pool Cabana
Residence: **19910 Sunset Dr, Los Gatos, CA 95030**

Date: February 17, 2025
Project No.: GDSE_23023

Allowable Point Loads on Doug Fir Wood Posts / Columns

Post Size	Height	L_e / d	F_{CE}	C_P	$F_{C p^{erp}}$	$F_{C p^{rll}}$	Area of post	P_{ALLOW}
(inches)	(feet)	(in / in)	(psi)		(psi)	(psi)	(in ²)	(lbs)

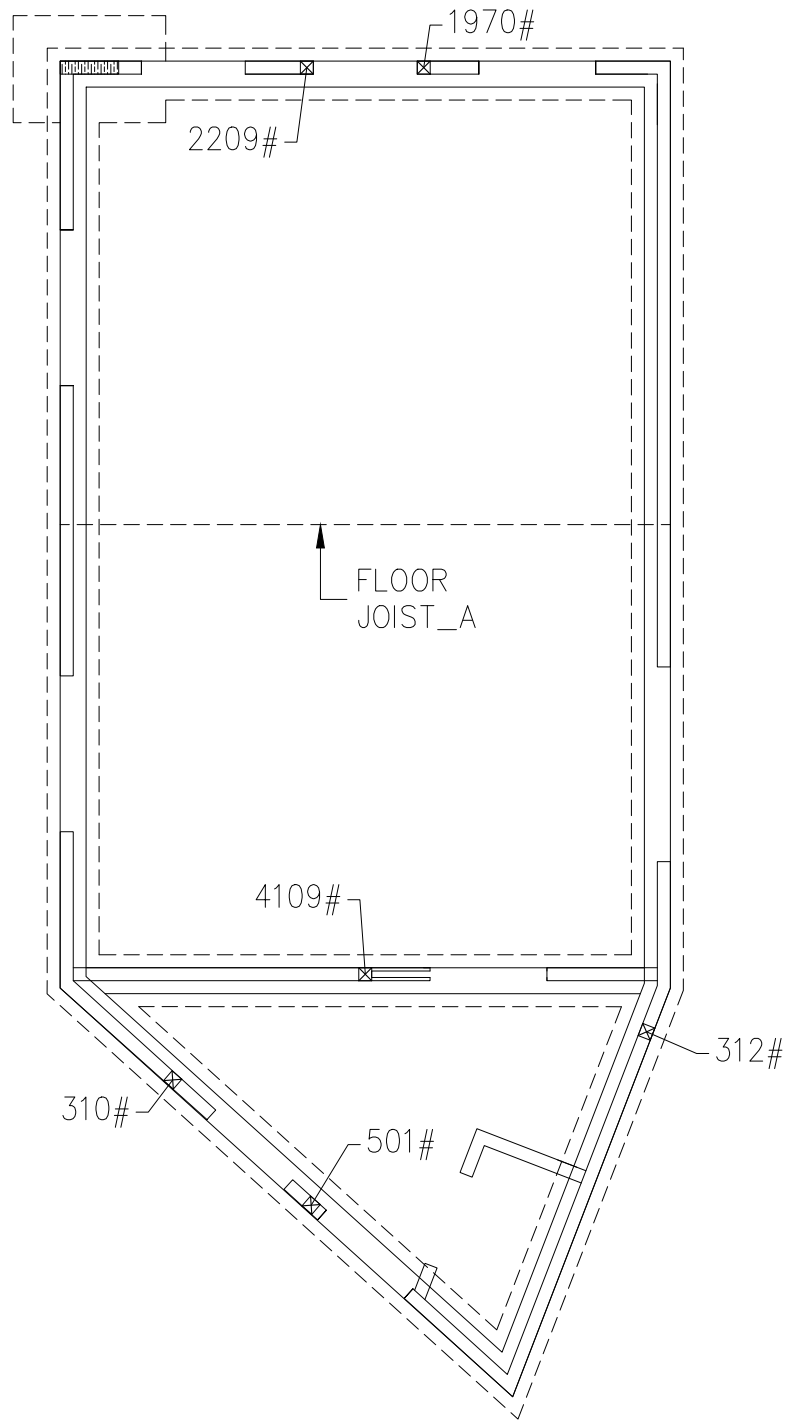
4 x 4	8	27.4	634	0.41	625	1350	12.25	6810
	9	30.9	501	0.34	625	1350	12.25	5568
	10	34.3	406	0.28	625	1350	12.25	4612
	11	37.7	335	0.23	625	1350	12.25	3870
	12	41.1	282	0.20	625	1350	12.25	3287
	13	44.6	240	0.17	625	1350	12.25	2824
	14	48.0	207	0.15	625	1350	12.25	2450



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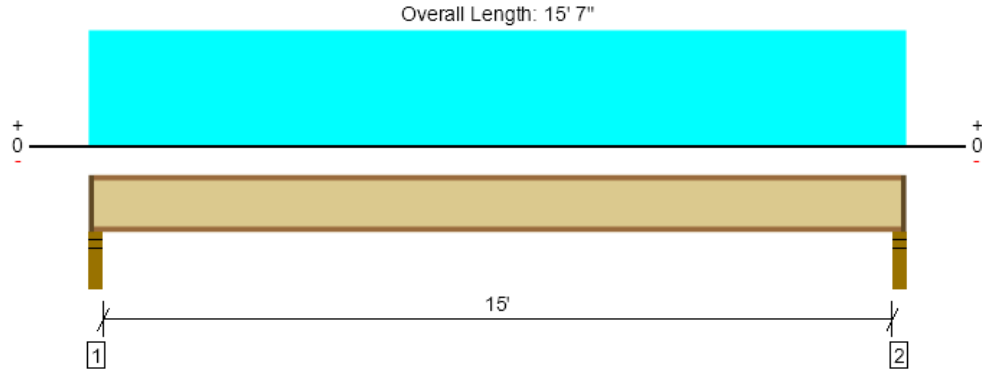
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Date: 02/17/25



***STRUCTURAL MEMBERS (CHECK LIST)**
***LOADS TO SUPPORTS (CHECK LIST)**

Floor Members, Floor Joist_A
1 piece(s) 11 7/8" TJI® 110 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	564 @ 2 1/2"	1041 (2.25")	Passed (54%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	550 @ 3 1/2"	1560	Passed (35%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2109 @ 7' 9 1/2"	3160	Passed (67%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.217 @ 7' 9 1/2"	0.379	Passed (L/840)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.298 @ 7' 9 1/2"	0.758	Passed (L/611)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	46	40	Passed	--	--

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 23/32" Weyerhaeuser Edge™ Panel (24" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Member Length : 15' 4 1/2"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2021
Design Methodology : ASD

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	3.50"	2.25"	1.75"	156	416	571	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	1.75"	156	416	571	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 10" o/c	
Bottom Edge (Lu)	15' 5" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 15' 7"	16"	15.0	40.0	Floor Load

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