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IVERSEN RESIDENCE

LOS GATOS, CALIFORNIA

COUNTY OF SANTA CLARA
PROJECT NO. DEV20-1928
SR NO. SR0866607



- REQUIRED SPECIAL FEATURES**
- INSULATION BELOW ROOF DECK
 - DUCTS IN CRAWL SPACE
 - NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED
- HERS FEATURE SUMMARY**
- INDOOR AIR QUALITY VENTILATION
 - KITCHEN RANGE HOOD
 - MINIMUM AIRFLOW
 - VERIFIED EER/EER2
 - VERIFIED SEER/SEER2
 - VERIFIED REFRIGERANT CHARGE
 - FAN EFFICACY WATTS/CFM
 - VERIFIED HSPF2
 - VERIFIED HEAT PUMP RATED HEATING CAPACITY
 - DUCT LEAKAGE TESTING

SCOPE:
FIRE REBUILD TO A NEW TWO-STORY RESIDENCE WITH PARTIAL BASEMENT AND J.A.D.U.

APN#: 510 - 31 - 011
OWNER: SARAH KENSLE & ERIK IVERSEN

PROJECT ADDRESS: 19115 OVERLOOK ROAD, LOS GATOS, CA 95030

BUILDING OCCUPANCY: R-3/ U
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: YES
ZONING: HR-1
FIRE AND WUI ZONE: YES
LOT SIZE: 73,783.4 sf (1.7 ACRE)
HISTORIC STATUS: NO
STORIES: 2-STORY w/ PARTIAL BASEMENT A.D.U. BELOW
ACCESSORY STRUCTURE: YES

FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 25'
HEIGHT LIMIT: 35'
PROPOSED BUILDING HEIGHT: 26'-8 1/4"

AREA CALCULATION:

PROPOSED MAIN HOUSE LOWER LEVEL (UNCONDITIONED): 1,228.5 sf
PROPOSED LOWER LEVEL J.A.D.U. (CONDITIONED): 491.2 sf
PROPOSED MAIN HOUSE MAIN LEVEL (CONDITIONED): 3,660.2 sf
PROPOSED MAIN HOUSE UPPER LEVEL (CONDITIONED): 1,062.5 sf

TOTAL PROPOSED FLOOR AREA: 4,722.7 sf

PROPOSED COVERED PATIO: 1,294.6 sf
PROPOSED MAIN LEVEL DECK: 3,274.7 sf

EXISTING DETACHED A.D.U. (CONDITIONED): 701.8 sf
EXISTING DETACHED GARAGE (UNCONDITIONED): 765.3 sf

TOTAL PROPOSED LOT COVERAGE: 6,421.9 sf

SEE SHEET A0.6 FOR DETAILED AREA CALCULATIONS

PROJECT DESIGN DATA:

2022 CALIFORNIA BUILDING CODE - VOL. 1&2
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2022 CALIFORNIA ENERGY CODE
2022 CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 ASCE 7 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS
2021 SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC

ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

DEFERRED SUBMITTALS:

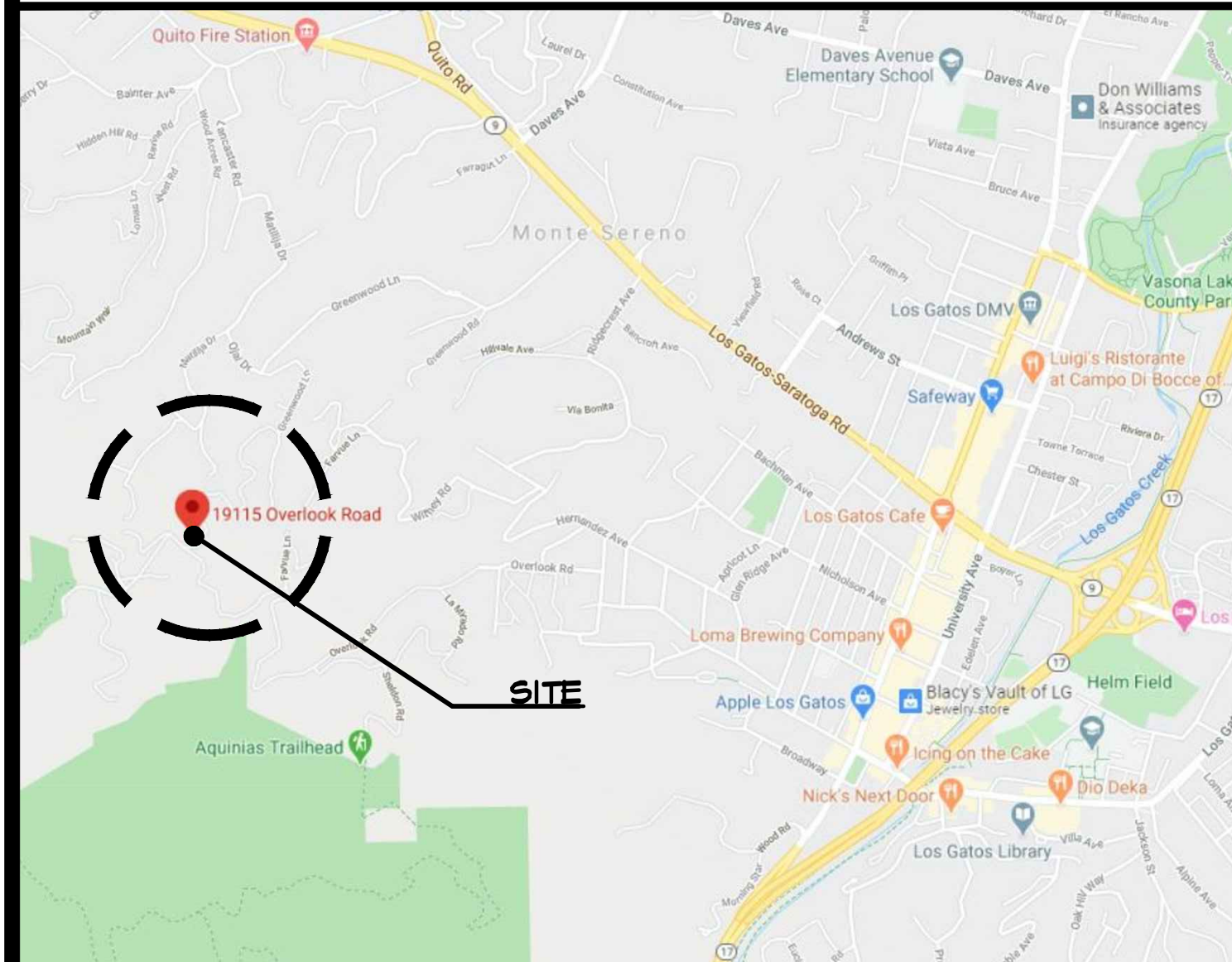
- SOLAR PV PANELS
- FIRE SPRINKLERS PER NFPA 13D

NOTE: ALL GRADING AND EARTHWORK SHOULD BE PERFORMED UNDER THE OBSERVATION OF ARA ENGINEERING COMPANY REPRESENTATIVE TO ASSURE PROPER SITE PREPARATION, SELECTION OF SATISFACTORY FILL MATERIALS, AS WELL AS PLACEMENT AND COMPACTION OF THE FILL. SUFFICIENT NOTIFICATION PRIOR TO EARTHWORK OPERATIONS IS ESSENTIAL TO MAKE CERTAIN THAT THE WORK WILL BE PROPERLY OBSERVED. ALL EARTHWORKS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONSTRUCTION CONSIDERATIONS PRESENTED IN THE GEOTECHNICAL REPORT BY ARA ENGINEERING COMPANY, DATED JUNE 14, 2022.

TO ENSURE THAT FOOTINGS ARE FOUNDED IN MATERIALS OF ADEQUATE BEARING CAPACITY, IT IS ESSENTIAL THAT ARA ENGINEERING COMPANY REPRESENTATIVE OBSERVE THE FOOTING EXCAVATIONS PRIOR TO PLACING REINFORCING STEEL AND CONCRETE, SEE ADDENDUM TO THE GEOTECHNICAL REPORT BY ARA ENGINEERING COMPANY, DATED OCTOBER 31, 2024.

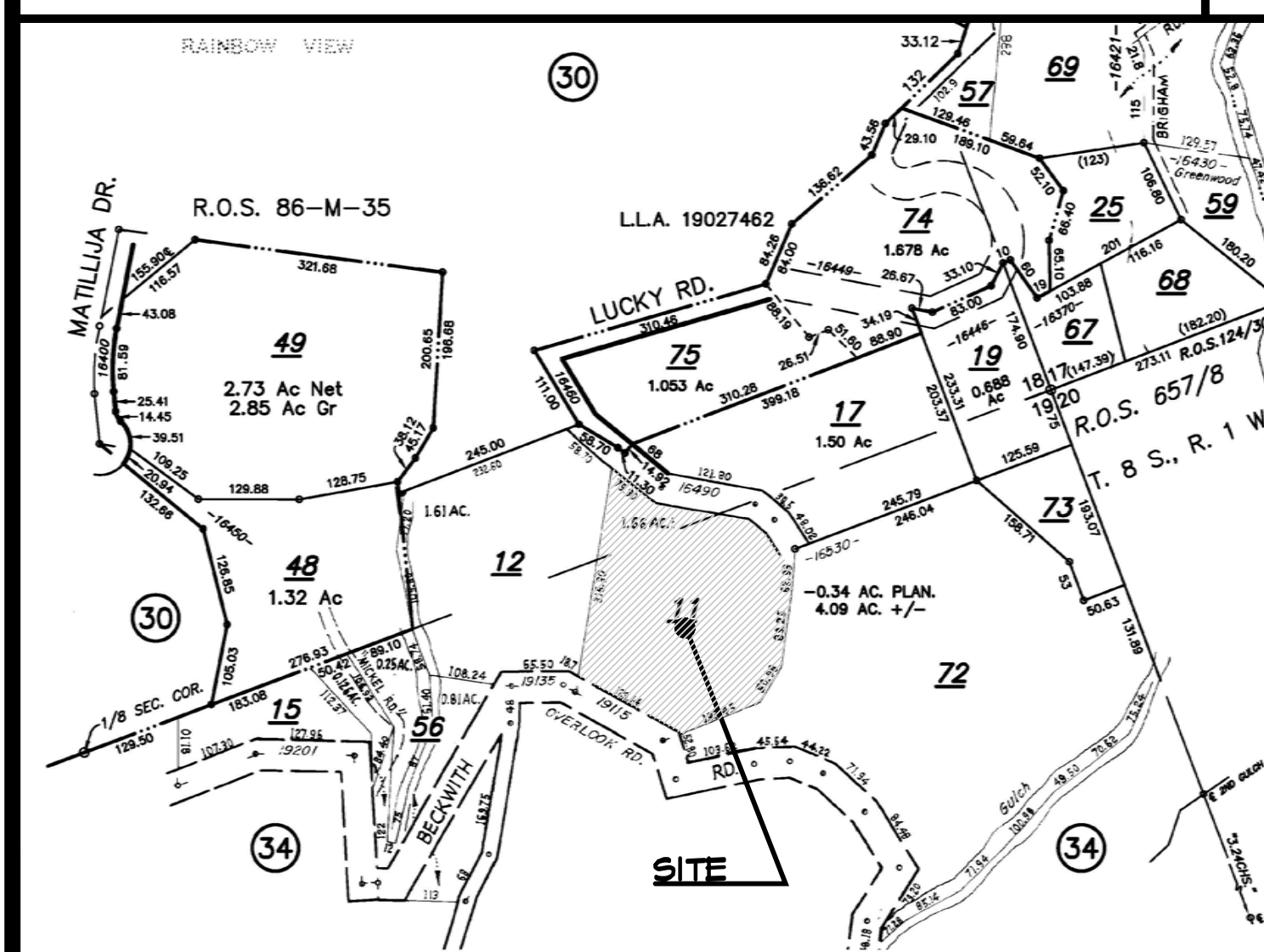
PROPOSED FRONT ELEVATION

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VICINITY MAP

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PARCEL MAP

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markj@demattei.com

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE. I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS

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- ARCHITECTURAL**
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 - A0.2.1 GENERAL NOTES
 - A0.3.1 COUNTY OF SANTA CLARA CALGREEN CHECKLIST
 - A0.3.2 COUNTY OF SANTA CLARA CALGREEN CHECKLIST
 - A0.4 EXISTING SITE PLAN
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 - A0.6 AREA CALCULATIONS
 - A2.0.1 PROPOSED LOWER LEVEL FLOOR PLAN
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 - A2.2.1 PROPOSED SECOND LEVEL FLOOR PLAN
 - A2.2.2 PROPOSED SECOND LEVEL DIMENSION PLAN
 - A2.3 ROOF PLAN
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 - A3.1 PROPOSED FRONT & REAR ELEVATIONS
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 - A4.1 PROPOSED SECTION
 - A4.2 PROPOSED SECTION
 - A8.0 ARCHITECTURAL DETAILS
 - A8.1 ARCHITECTURAL DETAILS
 - A8.2 SPECIFICATIONS CUT SHEETS
 - A9.1 DOOR & WINDOW SCHEDULE
 - MEP1.0 MEP PLAN DETAILS & GENERAL NOTES
 - MP2.0 LOWER LEVEL MECH./ PLUMBING PLAN
 - MP2.1 MAIN LEVEL MECH. / PLUMBING PLAN
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 - E2.0 LOWER LEVEL ELECTRICAL PLAN
 - E2.1 MAIN LEVEL ELECTRICAL PLAN
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 - LS2.0 LOWER LEVEL LIGHTING/ SWITCH PLAN
 - LS2.1 MAIN LEVEL LIGHTING/ SWITCH PLAN
 - LS2.2 SECOND LEVEL LIGHTING/ SWITCH PLAN

- ENERGY & GREEN**
- T24-01 TITLE 24 INFORMATION
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- STRUCTURAL**
- S-1 STRUCTURAL NOTES
 - S-2 STRUCTURAL NOTES
 - S-3 LOWER FLOOR AND MAIN FLOOR FRAMING PLAN
 - S-4 MAIN FLOOR AND SECOND FLOOR FRAMING PLAN
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 - S-7 STRUCTURAL DETAILS
 - S-8 STRUCTURAL DETAILS
 - S-9 STRUCTURAL DETAILS

SHEET INDEX

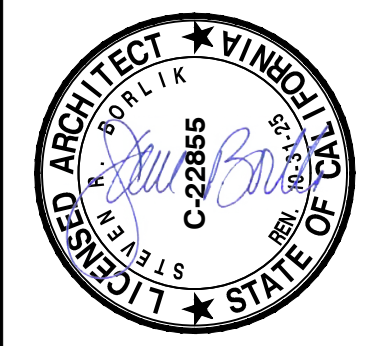
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PROJECT SUMMARY

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ISSUE LOG

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LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com



REMODE/ADDITION FOR:
IVERSEN
19115 OVERLOOK ROAD
LOS GATOS, CA 95030

APN: 510-31-011
CHECKED: SRB
DRAWN: CS, DT
DATE: MAY 28, 2020
JOB #: IVERSEN

A0.1

Copyright 2024 YOUNG AND BORLIK ARCHITECTS INC. All designs, drawings, and written materials appearing herein are protected and constitute original and unpublished work of the Architect and may not be re-used, copied, or disclosed without the written consent of the Architect. Drawings and specifications are instruments of architectural service, and shall remain the property of the architect. Use is restricted to the site for which they are prepared. Equipment manufactured by others is excluded. Drawings and specifications are instruments of architectural service, and shall remain the property of the architect. Use is restricted to the site for which they are prepared.

00. ARCHITECT/OWNER/CONTRACTOR AGREEMENT:

00.01 Contractor is responsible for thorough review of these documents including all plans, notes, details, elevations and information provided by owner prior to the commencement of any work.

00.02 The contractor is responsible for thorough review of compliance with the soils investigation report, the structural calculations report, Title-24 energy report, and any other consultant reports listed. All reports and recommendations are to be considered part of these construction documents.

00.03 The contractor shall notify the architect immediately of any discrepancies or conflicts found in these drawings.

00.04 The contractor shall give the architect adequate notice (min. 3 business days) for any necessary site visits or drawing revisions.

00.05 Should the contractor or owner disagree with any of the requirements of this set he/she shall notify the architect in writing prior to signing of the contract for construction and the architect shall be contracted to provide additional or alternative information needed or requested.

00.06 By using these documents for the construction, the Contractor and Owner warrant that they have read, do understand, and agree to these conditions.

1.0 GENERAL NOTES:

1.01 All work depicted on these drawings is required to comply with the California Building Standards Commission (CBCS) Title 24 Code of Regulations, 2022 California Residential Code. Construction is to comply with all volumes, sections and subsections of that code. It is the Contractor's responsibility to be familiar with the standard requirements for construction, and to maintain a copy of the 2022 California Residential Code at all times. The code(s) is/are to be considered a part of this set.

1.02 The contractor is to provide all work and materials in accordance with or as required by the 2022 California Building Code (CBC) Volume 1 & 2, 2022 California Residential Code (CRC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Fire Code (CFC), 2022 California Energy Code, 2022 California Reference Standards Code, and all other applicable state, federal and local codes.

1.03 These drawings and specifications are the property and copyright of the Architect and shall not be used on any other work or project except by written agreement with the Architect.

1.04 CONTRACTOR IS RESPONSIBLE FOR THOROUGH REVIEW OF, AND FAMILIARITY WITH, THESE DOCUMENTS, INCLUDING PLANS, ELEVATIONS, NOTES, DETAILS, CONSULTANT REPORTS, AND SUPPORTING DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. Any discrepancy in this set of construction documents is to be brought to the immediate attention of the Architect.

1.05 If specifications vary within this set, the most stringent is said to apply unless clarified in writing by the Architect.

1.06 If any details are noted to be missing or incomplete, written questions are to be directed to the Architect for clarification prior to the signing of any contract for construction.

1.07 The General Contractor is required to notify Architect in writing of any substitution, revision or proposed alternate at least two weeks prior to the expected date of order or installation of said alternate in order to allow adequate time of coordination and approvals by Architect, any professional consultants as well as the local code enforcement agency. A two week response is not guaranteed, so the greater the notice period, the better.

1.08 The General Contractor shall be responsible for scheduling and being present for all required inspections.

1.09 Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. Where appropriate, alignments to existing walls and finishes should govern. Any discrepancy shall be immediately brought to the attention of the Architect prior to the commencement of any work. The General Contractor shall verify all dimensions and site/grade conditions prior to commencing any work. The general contractor shall keep a set of these plans and specifications on the job site as reference at all times. The general contractor and framing contractor are responsible for working to coordinate shear wall lengths and hold-down locations with plumbing and mechanical infrastructure. Furring and soffits should be framed as required with verification of owner or Architect.

1.10 The construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, the construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety and security of all persons and property. This requirement shall be made to apply continuously and not limited to normal working hours, and the construction contractor and his subcontractors further agree to defend, indemnify and hold the Architect harmless from any and all liability, real or alleged, in connection with the performance of the work on the project, except liability arising from the sole negligence of the Architect.

1.11 The General Contractor is required to designate a contact person for the project to receive all information related to job site information. The contact's name and phone number are to be given to the Owner and the Architect. Unless specified by the Owner, the General Contractor is to provide responsible, appropriate supervision on the job site for the duration of the project. General Contractor is to provide and maintain a job site phone number, e-mail or fax. Contractor is responsible for adequate supervision of all sub-trades.

1.12 The Contractor shall confine operations to the site areas permitted by law, ordinances, permits, and the contract documents and shall not unreasonably encumber the site with any materials or equipment.

1.13 No portion of the work requiring a shop drawing or sample submission (per the request of the owner, General Contractor, or Architect) shall be commenced until the submission has been reviewed and acted upon by the said party. All such portions of the work shall be in accordance with the approved shop drawings and samples.

1.14 General Contractor is responsible for visiting the job site prior to bidding and conducting reasonable inspection of existing conditions for purpose of accurately assessing the scope of work, site conditions and overall project intent. Questions arising from this site visit are to be directed to Young and Borlik Architects for clarification prior to bid.

1.15 These drawings are intended to illustrate a complete job. Unless specified, work is to include all common and necessary accessories (i.e. toilet roll holders, towel bars, mirrors, etc.), as well as all components required to meet current code requirements in the jurisdiction where work is being performed. Contractor is responsible for including sub-structure furring including floor, wall or ceiling padding to assure surfaces are plumb, level, and aligned within 1/2" on an 8' measure. Concealment of Steel structural brackets, beams, tabs, bolts and protruding elements are to be considered at the time of rough frame bidding and are to be included in the construction. Furring, notching, alternative welding, and other means may be considered pending approval of the structural engineer.

1.16 Certain items, materials, and features represented within this set may not be approved as part of the building permit. Questions regarding the specifics of approvals shall be directed to local jurisdiction.

1.17 Notice: This set has been produced for the purpose of obtaining a building permit. These drawings are not intended to be accurate "as-builts," nor inclusive of all details, drawings, material specifications, etc. needed to address all possible construction issues.

1.18 These working drawings are not to be used in any construction for which building permits have not been obtained. Additionally, Young and Borlik Architects, Inc. is not responsible for the correctness of any work undertaken prematurely if it is based on plans that have not been reviewed and approved by the building department. This stipulation applies to original submittal drawings, and revisions. All drawings are preliminary until a permit is issued. Revisions and substitutions are to be submitted to the building department and must be approved prior to continuing work.

1.19 A BUILDING OPERATIONS MANUAL must be provided to the owner per Green Building Code section 4.410.1

2.0 DEMOLITION NOTES:

2.01 General Contractor to verify any existing features and finishes to remain prior to demolition. Materials, fixtures, hardware, appliances, etc which are to be re-used shall be stored and protected from damage until they are to be re-installed.

2.02 Verify with owners whether removed or unused doors, windows, fixtures, hardware, and miscellaneous materials should be saved for possible future reuse or discarded. Owner shall mark or list such items prior to demolition.

2.03 General Contractor is responsible for replacement of items damaged by demolition or removed in error.

2.04 No asbestos removal is to be undertaken by any party except as allowed by law.

2.05 General Contractor to provide Visqueen or equivalent dust screening during demolition to protect existing residence, appliances and furnishings. As appropriate, positive ventilation is to be provided for dust control.

2.06 Per 2022 CRC R408.5, General Contractor is to be responsible for removal of all construction debris and other organic materials from the structure and the site. Framed areas to be free of debris prior to sheetrocking. Underfloor and attic areas must be left clean and free of debris, cut-offs, scrap, sawdust, associated garbage, etc.

2.07 Design and installation of all temporary shoring is the sole responsibility of the general contractor. All existing framing and load transfer is to be field verified prior to shoring of any portion of the structure.

2.08 All unused and demolished electrical is to be removed back to the nearest utilized junction. No dead-hots to remain after construction. Temporary power for the duration of construction is the responsibility of the electrical contractor.

3.0 SITE DEVELOPMENT NOTES:

3.01 Verify locations of all underground utilities and services prior to excavation.

3.02 Contractor shall confirm the locations of all property boundaries for the site and verify all setback and easement locations prior to construction. Owner is responsible for providing a licensed surveyor and title report for contractor use, or as required by the local jurisdiction. Any discrepancies should be brought to the attention of the architect before further commencement of work.

3.03 Contractor is responsible for notifying and scheduling the project Geotechnical Engineer for site inspections and observations of excavations, drilling, drainage, backfill, etc.

3.04 Soil compaction for grading or backfilling shall be placed in accordance with the soils engineers recommendations. If there is no soils engineer, use 6" lifts to 90% compaction.

3.05 Temporary earth shoring is the responsibility of the contractor.

4.0 FOUNDATION AND CONCRETE NOTES:

4.01 For general reference see 2022 CRC, Chapter 4.

4.02 Foundation Vents - Per 2022 CRC Section R408.1 Provide vent openings of not less than 1 sf. for each 150 sf. of crawl space area. Openings shall be covered with corrosion resistant wire mesh with the least dimension being 1/8 inch thick and not exceed 1/4 inch (or per R408.2). Where moisture due to climate and groundwater conditions is not considered excessive, and the ground surface is covered by a Class 1 vapor retarder material, the required net area of vent openings may be reduced to 1 s.f. per 1,500 s.f. provided vent openings are located within 3' of each corner of the building, or as approved to provide cross ventilation of the crawl per 2022 CRC R408.1. Unvented Crawl Spaces are to comply with R408.3

4.03 Crawl Space Access - Per 2022 CRC Section R408.4, Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches. Through wall access openings shall not be located under a door to the residence. Pipes, ducts and other non-structural construction shall not interfere with accessible clearances to or within under-floor areas.

4.04 Decay Protection - Per 2022 CRC, Section R317.1, wood framing less than 8" from exposed earth shall be of naturally durable or preservative treated wood. Provide 8" wood framing separation from exposed earth, or, if less than 8", use naturally durable or preservative treated wood. If earth is paved at least 18" wide w/ asphalt or concrete and draining away from building, bottom sills may be 6" above such slab.

4.05 All concrete rough opening sizes, elevations, etc. are to be verified prior to foundation pour. Locations of hold-downs, curbs, steps, curtains, plumbing and mechanical, etc. are to be coordinated by the General Contractor. Should additional clarifications to these drawings be required, the contractor should contact the Architect as early as possible. Owner is responsible for providing finish thickness information or allowances, general contractor to verify prior to pour.

4.06 All cold joints to be chipped for rough surface, sandblasted clean and free of soil or debris. Dampen surface immediately prior to concrete pour. Cold joints must be approved by the structural engineer.

4.07 Special inspection will be required for water proofing below grade. Special inspections are required per the structural engineering drawings, and as per any jurisdictional approval checklist.

4.08 Should contractor elect to use shotcrete, special inspection will be required and structural engineer must be given opportunity to revise re-bar schedule.

5.0 FLOOR PLAN NOTES:

5.01 All work is to comply with 2022 CRC, with respect to 2022 CBC, Group R occupancies.

5.02 Flame spread - Flame spread and smoke index for wall and ceiling finishes shall be in accordance with Sections R302.9.1 Through R302.9.4. Flame spread and smoke index for insulation shall be in accordance with Sections R302.10.1 Through R302.10.5.

5.03 Fireblocking - All pipe, wire, and duct penetrations in walls are to be caulked or blocked with approved materials to resist passage of flame per CRC R302.11.

5.04 Draftstopping - Per 2022 CRC, Section R302.12, Draft stops shall be installed in the following locations: horizontal floor/ceiling assemblies - where there is a usable space above and below the concealed space of a floor/ceiling assembly, including soffits and inter-floor plenum spaces. Draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet and is divided into approximately equal areas. Draft stops are required in floor/ceiling assemblies of buildings having more than one dwelling unit and shall be installed in line with walls separating sleeping units and dwelling units.

5.05 Ventilation & Lighting - Per 2022 CRC, Section R303, All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated. See R303.1 Exceptions for allowed whole house mechanical ventilation systems and provided artificial light capability. Adjoining rooms and exception per Section R303.2, Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated per CMC. Minimum exhaust rates shall be as specified by CMC Table 403.7. See, also door & window requirement notes, Section 8.

5.06 Egress door - Per 2022 CRC, Section R311.2, At least one egress door shall be provided for each dwelling unit. The egress door shall be sidehinged, And shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

5.07 Floors and Landings at Exterior Doors - per 2022 CRC, Section R311.3, There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent). Landings or finished floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold, R311.3.1 Exception: the landing or floor on the exterior side shall not be more than 7 3/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor. Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196 mm) below the top of the threshold, R311.3.2 Exception: a top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided the door does not swing over the stairway.

5.08 Hallways - Per 2022 CRC, Section R311.6, The minimum width of a hallway shall be not less than 3 feet.

5.09 Fire Sprinklers - Per 2022 CRC, Section R313, Verify applicable fire sprinkler requirements for remodel and new construction projects with the local building and fire departments prior to construction. Fire sprinkler design drawings are to be a deferred submittal by the fire sprinkler contractor to be approved by the fire department and designed for local flow rates and monitoring as required.

5.10 Smoke Detectors - Install per 2022 CRC, Sections R314, Detectors shall be installed in accordance with approved manufacturer's instructions, comply with UL 217 and NFPA 72. Detectors shall be mounted on the ceiling or high on wall in each sleeping area and at a point located adjacent in the corridor or area giving access to each separate sleeping area, and at least one on each level of the building as required by the above section and all other applicable codes. Smoke detectors shall receive their primary power from the building wiring (110 V hard-wired) with battery back-up power. Smoke and fire alarms shall be interconnected in such a manner as activation of one alarm will activate all the alarms.

5.11 Carbon Monoxide Alarms- Install per 2022 CRC, Sections R315, For new construction, 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 alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

5.12 Per 2022 CGBSC, Section 4.504 Pollutant Control. All finishes are to comply with V.O.C. and formaldehyde limits set forth in Tables 4.504, (1, 2, 3, and 5). Verification shall be required as requested by the enforcement agency.

5.13 All joints and openings between conditioned and unconditioned space are to be closed or sealed.

6.0 ROOF PLAN NOTES:

6.01 Roof Ventilation - Per 2022 CRC, Section R806.2, The minimum net free ventilating area shall be 1/150 of the area of the vented space. However this may be reduced to 1/300 when provided in accordance with exception listed in R806.2. There shall be a minimum of 1" of clear space for venting between roof sheathing and insulation and at the location of the vent, R806.3. Unvented attic and unvented enclosed rafter assemblies are permitted when all conditions of CRC Section R806.5 are met.

6.02 Attic Access - Per 2022 CRC, Section R807.1, Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m2) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location.

6.03 Conventional light wood framing per 2022 CRC, Chapter 8

6.04 Roof Assemblies - Per 2022 CRC, Chapter 9, Roofs shall be covered with materials as set forth in Sections R904 and R905, and shall be tested in accordance with UL790 or ASTM E108. Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provision of chapter 9

7.0 GENERAL STRUCTURAL NOTES:

7.01 Shear Components - General Contractor is responsible for having a general understanding of shear resisting elements and components within this design. Shear transfer and hardware is to be installed per manufacturer's requirements.

7.02 Note that structural detailing within the Structural sheets may indicate hardware, brackets, bolted connections and metal fasteners which protrude from the plane of the rough framing. It is the Framing contractors responsibility to include furring strips, taper strips, fill weldings and blocking as required to bring finish surfaces past the plane of rough structural components. Alternative detailing, such as welded rods in place of bolted connections may be substituted only as approved by the Structural Engineer.

7.03 Lumber Quality - Contractor is responsible for reviewing lumber quality at the time of each delivery. Excessively wet, visually cupped, warped, or knotty material is not to be accepted on the job site. Contractor is responsible for storing materials in a neat, dry, level environment where damage will not occur.

7.04 Structural drawings, and detailing by others are included as a part of this contract for construction.

7.05 All components shall be fastened or nailed per 2022 CRC Table R602.3(1) unless provided otherwise by Structural Drawings. It is the responsibility of the General Contractor to coordinate requirements for Notching and Boring per 2022 CRC, Section R602.6 Drilling and Notching of Studs, Top Plate R602.6.1, Figure R602.6(2) and Figure R602.6.1 with any associated sub-trades. Verify furring and blocking, up-size framing where required.

8.0 DOOR, WINDOW AND SKYLIGHT NOTES: Per 2022 CRC, Section R609.

8.01 Unless otherwise requested by the owner, the contractor shall be responsible for the verification of all door and window units, rough openings, operation characteristics, egress conditions, etc. prior to final order of doors and windows. The owner, contractor, architect, and window supplier should be given the opportunity to walk through the entire job, review shop drawings and verify each unit prior to order.

8.02 Safety Glazing - Per 2022 CRC, Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in Section R308.4 (R308.4.1 through R308.4.7) shall be provided with safety glazing. Safety/tempered glass or plastic is required at all glazed doors, glazing within 24" of doors, within 18" of any floor, and within 60" of floors in bathtubs, showers hot tubs, whirlpools, saunas, steam rooms and stairs / ramps. Each unit of safety glazing shall be permanently identified by manufacturer, or for other than tempered glass, the building inspector, at their discretion, may approve a certificate. Site built windows per Section R308.5.

8.03 Egress Windows - Per 2022 CRC, Section R310.2.1, all escape or rescue openings shall have a net clear opening of not less than 5.7 square feet. The minimum net clear height dimension shall be 24 inches and the net clear width shall be not less than 20 inches. When windows are provided as a means of egress, escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor per CRC R310.2.2. See CRC R312.1.3 for opening limiting device and window fall protection requirements and egress operation. Where a window sill is located within 24" of the finish floor, the window must be equipped with a limiting device to prevent the passage of a 4" sphere.

8.04 Skylights - shall comply with 2022 CRC, Section R308.6. Contractor shall provide ICC numbers for prefabricated skylights and assemblies to Building Inspector for approval prior to purchase and installation. Include glazing type. Refer to Section R308.6.3 Through R308.6.7 for screens.

9.0 STAIRWAYS: Per 2022 CRC, Section R311.7

9.01 Width - Per 2022 CRC, Section R311.7.1, stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. Exception per R311.7.1.0.1.

9.02 Headroom - Per 2022 CRC, Section R311.7.2, The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

9.03 Vertical Rise - Per 2022 CRC, Section R311.7.3, A flight of stairs shall not have a vertical rise larger than 151 inches between floor levels or landings.

9.04 Walkline - Per 2022 CRC, Section R311.7.4, the walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches from the side where the winders are narrower. The 12-inch dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

9.05 Risers - Per 2022 CRC, Section R311.7.5.1, The maximum riser height shall be not more than 7 3/4 inches.

9.06 Treads - Per 2022 CRC, Section R311.7.5.2, The minimum tread depth shall be not less than 10 inches. Winder treads per R311.7.5.2.1, shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches at any point within the clear width of the stair.

9.07 Nosing - Per 2022 CRC, Section R311.7.5.3, The radius of curvature at the nosing shall be no greater than 9/16 inch. A nosing not less than 3/4 inch but not more than 1-1/4 inches shall be provided on Stairways with solid risers.

9.08 Landings for Stairways - Per 2022 CRC, Section R311.7.6, There shall be a floor or landing at the top and bottom of each stairway. The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the minimum depth in the direction of travel shall be not less than 36 inches. Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

9.09 Stairway Walking Surface - Per 2022 CRC, Section R311.7.7, the walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

9.10 Handrails Height and Continuity - Per 2022 CRC, Section R311.7.8.1-2, Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. handrails adjacent to a wall shall have a space of not less than 1-1/2 inch between the wall and the handrails.

9.11 Grip Size - Per 2022 CRC, Section R311.7.8.5, All required handrails shall be either Type I circular with diameter minimum 1-1/4 inch maximum 2 inch ; noncircular handrails must have a perimeter of minimum 4 inch maximum 6-1/4 inch with a maximum cross dimension of 2-1/4"; or type II or provide equivalent graspability.

9.12 Illumination - Per 2022 CRC, Section R311.7.9, All stairs shall be provided with illumination in accordance with Section R303.7 and R303.8.

9.13 Special Stairways - Per 2022 CRC, Section R311.7.10.

9.14 Guards - Per 2022 CRC, Section R312.1, Guard rail be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Required guard at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches high.

9.15 Opening Limitations - Per 2022 CRC, Section R312.1.3, Required guards shall not have opening from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

9.16 Handrails and Guardrails shall resist a single concentrated load of 200 pounds.

9.17 Under Stair Fire Protection - Walls and soffits of enclosed closet or storage space under stairs shall be protected on the enclosed side with minimum one-hour fire protection, or use 5/8" type "x" gypsum board.

10.0 FIREPLACE NOTES: Per 2022 CRC, Chapter10

10.01 New fireplace to be EPA approved direct vent, sealed-combustion type gas fireplaces. Effective November 1, 2016, wood-burning devices shall not be installed in new building construction.

10.02 Factory-built Fireplaces - Per 2022 CRC, Section R1004, Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127, R1004.1, Hearth extensions of approved factory-built fireplaces shall be installed in accordance with the listing of the fireplace and shall comply with UL 1618, R1004.2. Decorative shrouds per R1004.3. Contractor shall provide ICC numbers for prefabricated metal insert fireplaces and assemblies to building inspector for approval prior to purchase and installation.

10.03 Exterior Air Supply - Per 2022 CRC, Section R1006, All fireplace units shall be equipped with an exterior air supply to assure proper fuel combustion unless the room is mechanically ventilated and controlled so that the indoor pressure is neutral or positive.

10.04 Masonry fireplaces shall be constructed in accordance with 2022 CRC section R1001.1 and the applicable provisions of chapters 3 and 4.

10.04 Masonry chimneys shall be constructed with 2022 CRC section R1003.1 with respect to foundations, seismic anchorage and reinforcement, dimensions, termination caps, clearances, materials, and all other applicable components.

11.0 MECHANICAL NOTES:

11.01 All work shall comply with the 2022 California Mechanical Code (CMC) and all applicable federal, state, and local codes. Mechanical work is to be bid design/build and provided complete per code.

11.03 Mechanical System Design - Mechanical contractor to accept sole responsibility for proper design and installation of mechanical system. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution system per Title 24. See sheet index for location of Title 24 conformance worksheets and energy compliance notes within this set.

11.04 Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 manual D-2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 manual S-2014 or equivalent.

11.05 HVAC system installers required to be trained and certified in the proper installation of HVAC systems.

11.06 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

12.0 ELECTRICAL NOTES:

12.01 All work shall comply with the 2022 California Electrical Code (CEC) and all applicable federal, state, and local states and ordinances. Electrical work is to be bid design/build and provided complete per code.

12.02 All electrical load sheets and calculations required by the building department shall be the responsibility of the Electrical Subcontractor.

12.03 Verify all fixture locations with owner prior to installation. All recessed fixtures to be approved by owner. Coordinate locations of recessed fixtures with framing, provide owner an opportunity to walk at "box-out" and include relocations as requested. Decorative fixtures are to be supplied by owner.

12.04 Electrical subcontractor is to determine service requirements for the new work prior to bid. Verify that existing service is sufficient to handle increased loads. Locate new sub-panels as directed by owner. All circuit panels are to be labeled.

13.00 PLUMBING NOTES:

13.01 All work shall comply with the 2022 California Plumbing Code (CPC) and

CALGREEN 2022 NOTES – MANDATORY REQUIREMENTS:

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

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

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

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

LEVEL 1 EV READY SPACE IS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH A MINIMUM OF 110/120 VOLT, 20-AMPERE CAPACITY, INCLUDING ELECTRICAL PANEL CAPACITY; AN OVERPROTECTION DEVICE; A MINIMUM 1" DIAMETER RACEWAY THAT MAY INCLUDE MULTIPLE CIRCUITS AS ALLOWED BY THE COUNTY ELECTRICAL CODE; PROPERLY SIZED CONDUCTORS; GROUNDING AND BONDING; AND EITHER (A) A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2" FONT ADJACENT TO THE PARKING SPACE, OR (B) LABELED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

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

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

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

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

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

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

8. Not used.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350)

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

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

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

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

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

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

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

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

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

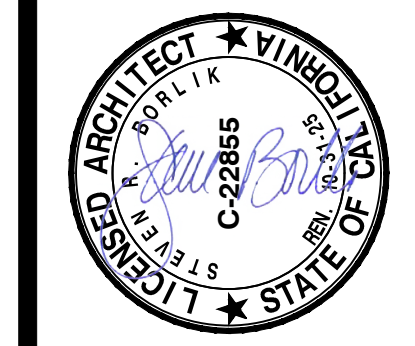
- A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER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

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

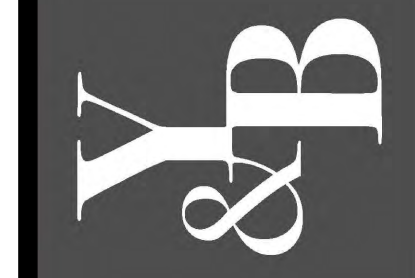
28. IF REQUIRED BY THE COUNTY OF SANTA CLARA, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION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

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

ISSUE LOG	
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REBUILD CLAR	APR 09 2024 / 6
BLDG PLAN CHECK REVS	OCT 29 2024 / 7
BSA PLANNING SUBMITTAL	NOV 14 2024 / 8



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REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

A.P.N. 510-31-011	
CHECKED SRB	DRAWN CS, DT
DATE MAY 28, 2020	
JOB # IVERSEN	

A0.3.2

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BEFORE EXCAVATION CALL U.S.A. OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT 800-642-2444, PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION & CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. YOUNG & BORLIK ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC. PLEASE REFER TO PG SOILS REPORT PRIOR TO DEVELOPMENT.

EXCAVATION NOTES:
(EXCAVATION UNDER SEPARATE PERMIT)

EN-1. CONTRACTOR SHALL REVIEW ENTIRE SOILS REPORT, INCORPORATE ALL REQ'TS. VERIFY ALL REQUIREMENTS IN THE FIELD WITH THE SOILS ENGINEER.

EN-2. (E) UTILITIES (ELECTRIC, GAS, WATER, SEWER) SHOWN ON CIVIL SURVEY. EXACT LOCATION OF UNDERGROUND UNKNOWN & ASSUMED BASED ON METER LOCATIONS. CONTRACTOR TO CONTACT U.S.A. FOR EXACT LOCATIONS PRIOR TO DEMO.

EN-3. CONTRACTORS TO COORDINATE ALL TRENCHING ACTIVITY AND CONSOLIDATE ALL (GAS, ELECTRIC, WATER, SEWER, CABLE, ETC.) INTO COMMON TRENCHES W/ MULTIPLE CONDUITS. VERIFY ALL TRENCHING & UTILITY REQUIREMENTS W/ P.G.#E, SAN JOSE WATER, & COUNTY OF SANTA CLARA (PLUMBING, ELECTRICAL, SUBCONTRACTORS, ETC.).

EN-4. CONTRACTOR TO VERIFY LOCATION OF BASEMENT EXCAVATION BASED ON CIVIL SURVEY DRAWINGS.

WHERE POSSIBLE, IDENTIFY HARDSCAPE FEATURES TO BE RETAINED WITH OWNER PRIOR TO DEMOLITION. DISCONNECT, PROTECT AND MARK AS APPROPRIATE. EXISTING CONCRETE DRIVEWAY CURB AND BRICK LIGHTING TO BE REVIEWED AND DISCUSSED. NOTE SITE ACCESS MAY REQUIRE REMOVAL OF PORTIONS OF EXISTING CONCRETE CURB, OR ALTERNATIVELY, CONSIDER WOOD BLOCKING AND PLYWOOD RAMPING.

CONTRACTOR TO REGULARLY REVIEW AND MAINTAIN AS NEEDED THE FUNCTIONAL CONDITION OF SITE PROTECTION INCLUDING TREE FENCING, LANDSCAPE MULCHING, AND OTHER MEASURES TAKEN TO MINIMIZE THE IMPACTS OF THE CONSTRUCTION ON EXISTING FEATURES OF THE SITE.

WHERE ACCESSIBLE, CLEAN OUT AREA DRAINS, FLUSH AND REMOVE DEBRIS AS REQUIRED. PROTECT EXISTING DRAINS FROM SEEPAGE AND DEBRIS DURING CONSTRUCTION.

AT COMPLETION, CONNECT EXISTING AND NEW DOWNSPOUTS TO EXISTING SUB-DRAINS. OPERATE SYSTEM AND CHECK FOR COMPONENTS IN NEED OF REPAIR OR REPLACEMENT. THE EXISTING DRAINAGE SYSTEM MUST BE CHECKED TO ENSURE THAT THE PIPES ARE OPEN AND FREE-FLOWING. PRIOR TO CONNECTING THE NEW DOWNSPOUTS INTO THESE PIPE LINES.

(E) SHED TO REMAIN (NO WORK)

(E) ADU AND GARAGE TO REMAIN (NO WORK)

EXISTING WATER SERVICE TO DETACHED A.D.U. TO REMAIN

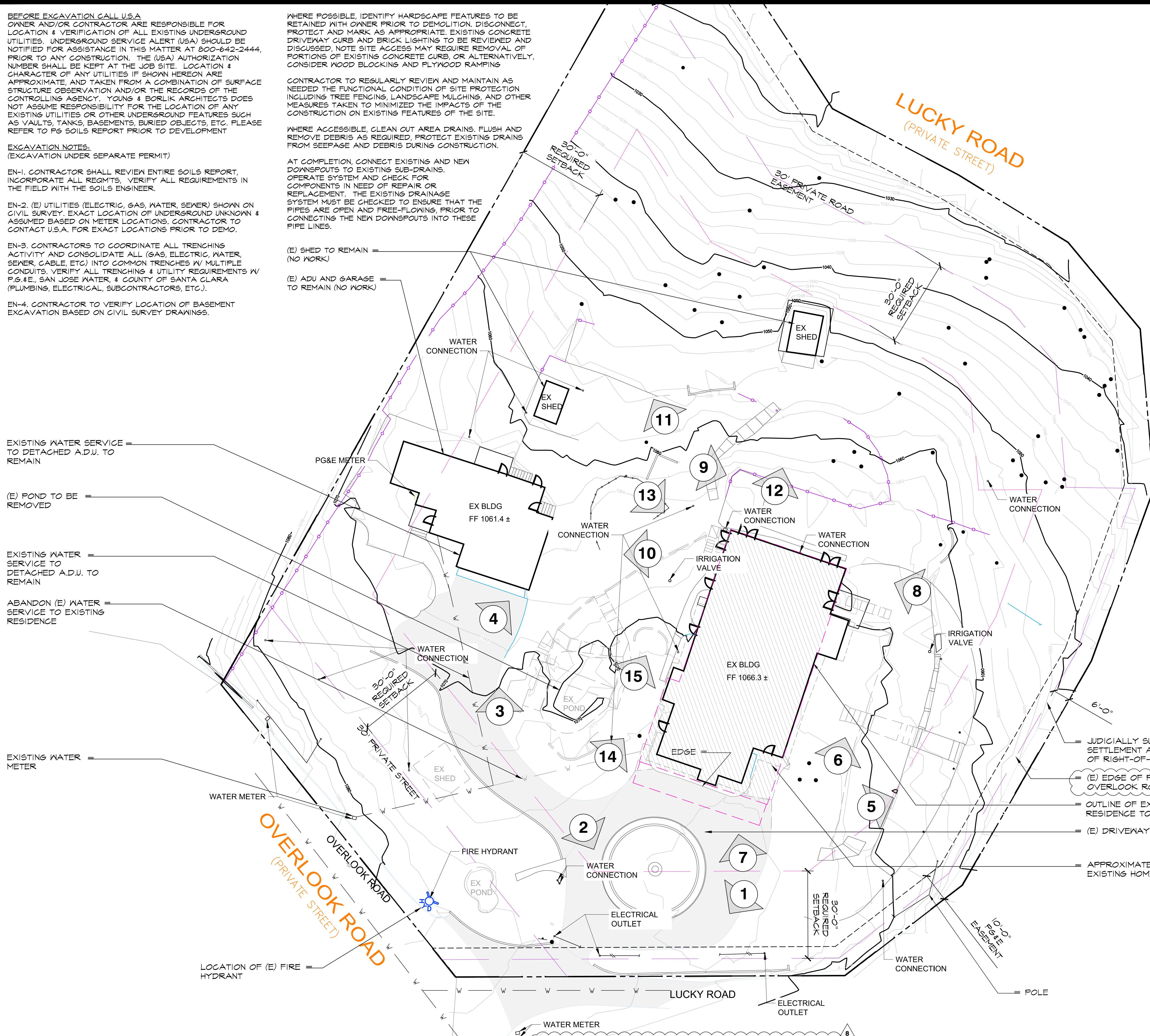
(E) POND TO BE REMOVED

EXISTING WATER SERVICE TO DETACHED A.D.U. TO REMAIN

ABANDON (E) WATER SERVICE TO EXISTING RESIDENCE

EXISTING WATER METER

LOCATION OF (E) FIRE HYDRANT



PER 2022 CALGREEN SECTION 4.106.2, MANDATORY MEASURES, DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION (i.e. OPTION TO CONTAIN EARTHWORK WITHIN STRAW ROLL PERIMETER. VERIFY IN FIELD TO ENCOMPASS ALL AREAS OF FOUNDATION AND SITE IMPROVEMENT).

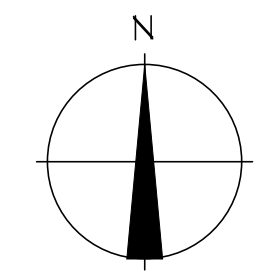
4.106.3 SURFACE DRAINAGE.
THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

LEGEND:

- (N) HOUSE FOOT PRINT PRINTED IN PINK
- (E) FENCE IN PURPLE
- TREE PROTECTION FENCE
- TREE TO REMAIN
- TREE TO BE REMOVED
- PHOTO KEY OF EXISTING SITE REFER TO SHEET A0.4.I FOR

- JUDICIALLY SUPERVISED SETTLEMENT AND DECLARATION OF RIGHT-OF-WAY EASEMENT
- (E) EDGE OF PAVEMENT - OVERLOOK ROAD
- OUTLINE OF EXISTING MAIN RESIDENCE TO BE DEMOD
- (E) DRIVEWAY TO REMAIN
- APPROXIMATE FOOTPRINT OF EXISTING HOME

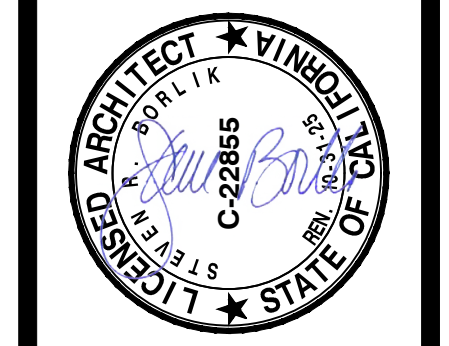


EXISTING SITE PLAN AND PHOTO KEY

1/8" = 1'-0" 1

ISSUE LOG

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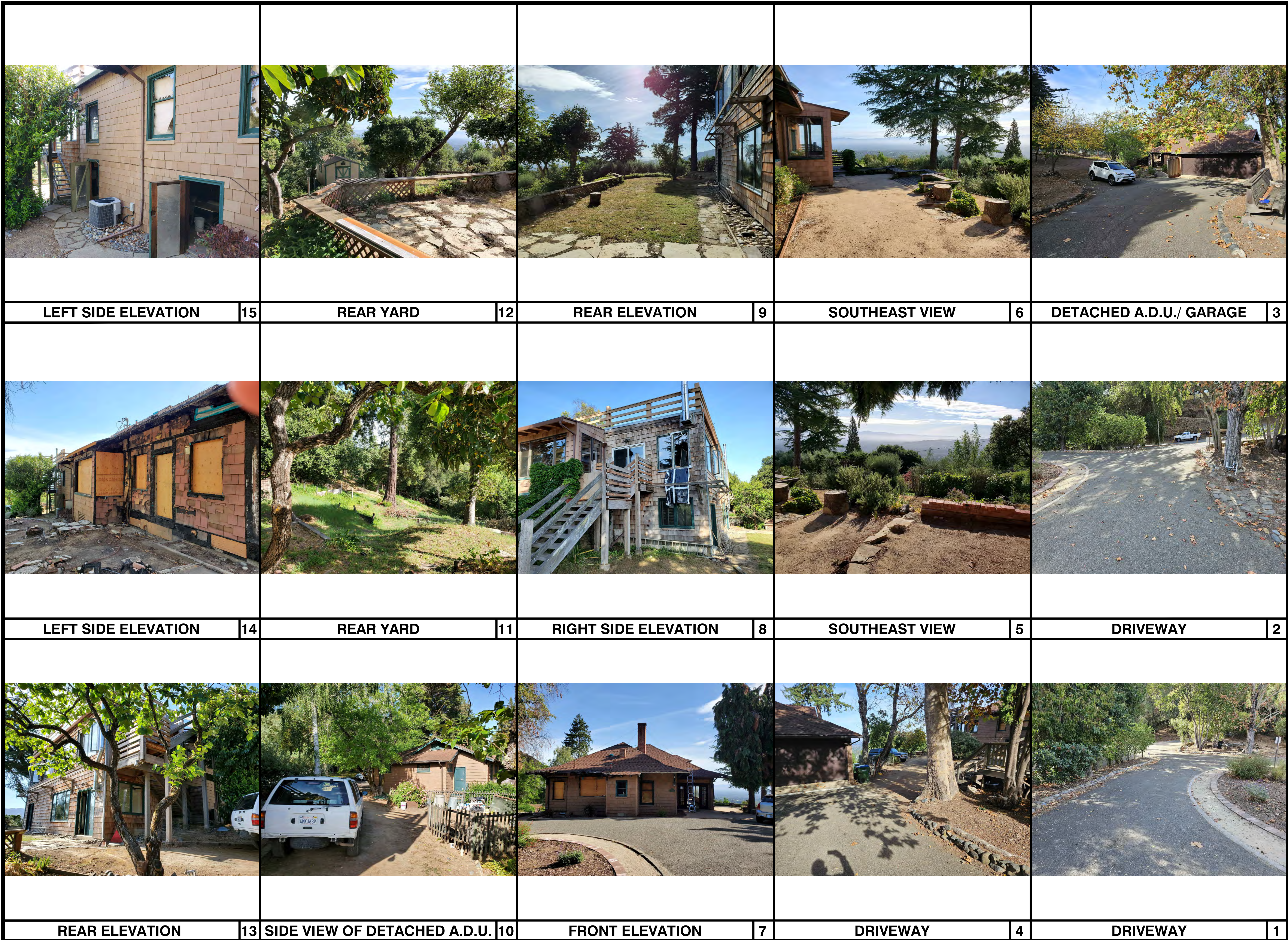


REMODE/ADDITION FOR:
IVERSEN
19115 OVERLOOK ROAD
LOS GATOS, CA 95030

AP.N. 510-31-011	
CHECKED: SRB	DRAWN: CS, DT
DATE: MAY 28, 2020	
JOB #: IVERSEN	

A0.4

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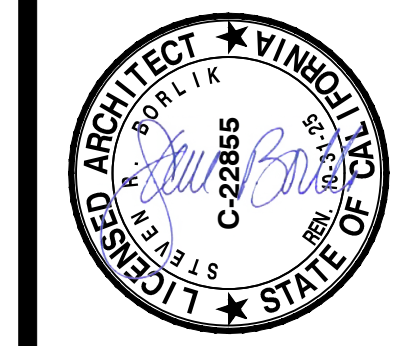


LEFT SIDE ELEVATION	15	REAR YARD	12	REAR ELEVATION	9	SOUTHEAST VIEW	6	DETACHED A.D.U./ GARAGE	3
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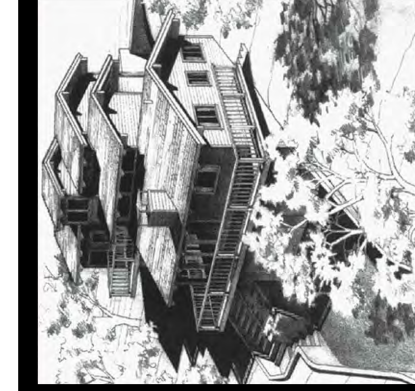
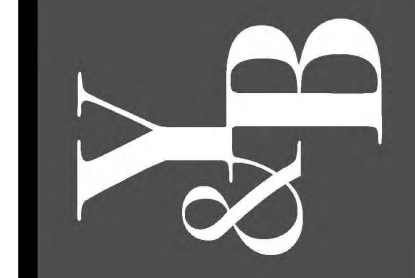
LEFT SIDE ELEVATION	14	REAR YARD	11	RIGHT SIDE ELEVATION	8	SOUTHEAST VIEW	5	DRIVEWAY	2
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REAR ELEVATION	13	SIDE VIEW OF DETACHED A.D.U.	10	FRONT ELEVATION	7	DRIVEWAY	4	DRIVEWAY	1
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ISSUE LOG	
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PROPOSED LOWER FLOOR LEVEL (0.0) CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
B2	15.8	10.5	166.9
B3	17.3	41.6	718.7
B4	11.6	22.7	262.1
B5	8.6	9.4	80.8
LOWER LEVEL FLOOR AREA - UNCONDITIONED (SF)			1,228.5

PROPOSED LOWER LEVEL J.A.D.U. (0.0) CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
B1	15.8	31.0	491.2
J.A.D.U. FLOOR AREA - CONDITIONED (SF)			491.2

PROPOSED MAIN FLOOR LEVEL (1.0) CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
A	55.3	41.6	2,296.3
B	29.8	41.6	1,237.4
C	29.8	4.3	126.5
MAIN FLOOR AREA - CONDITIONED (SF)			3,660.2

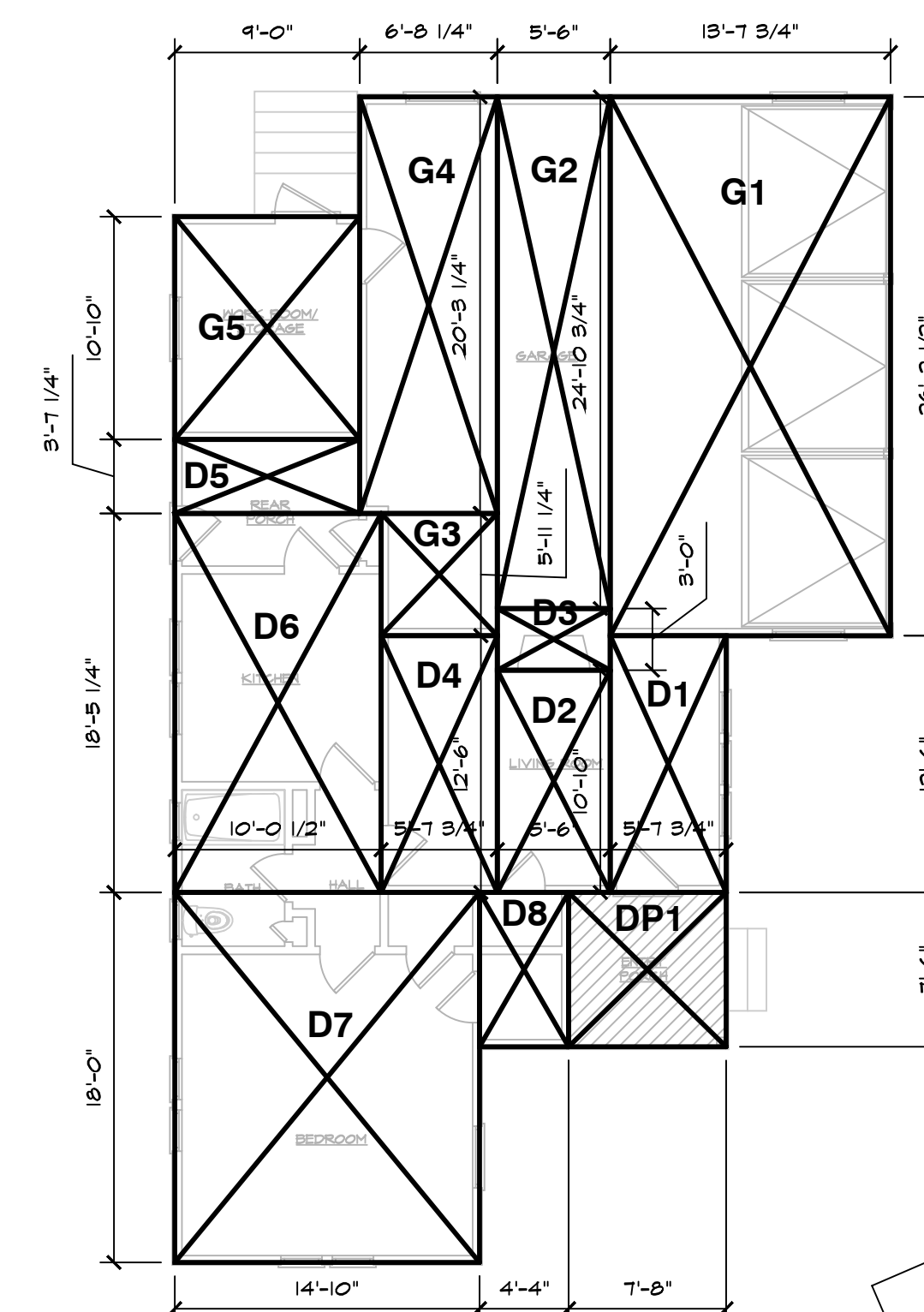
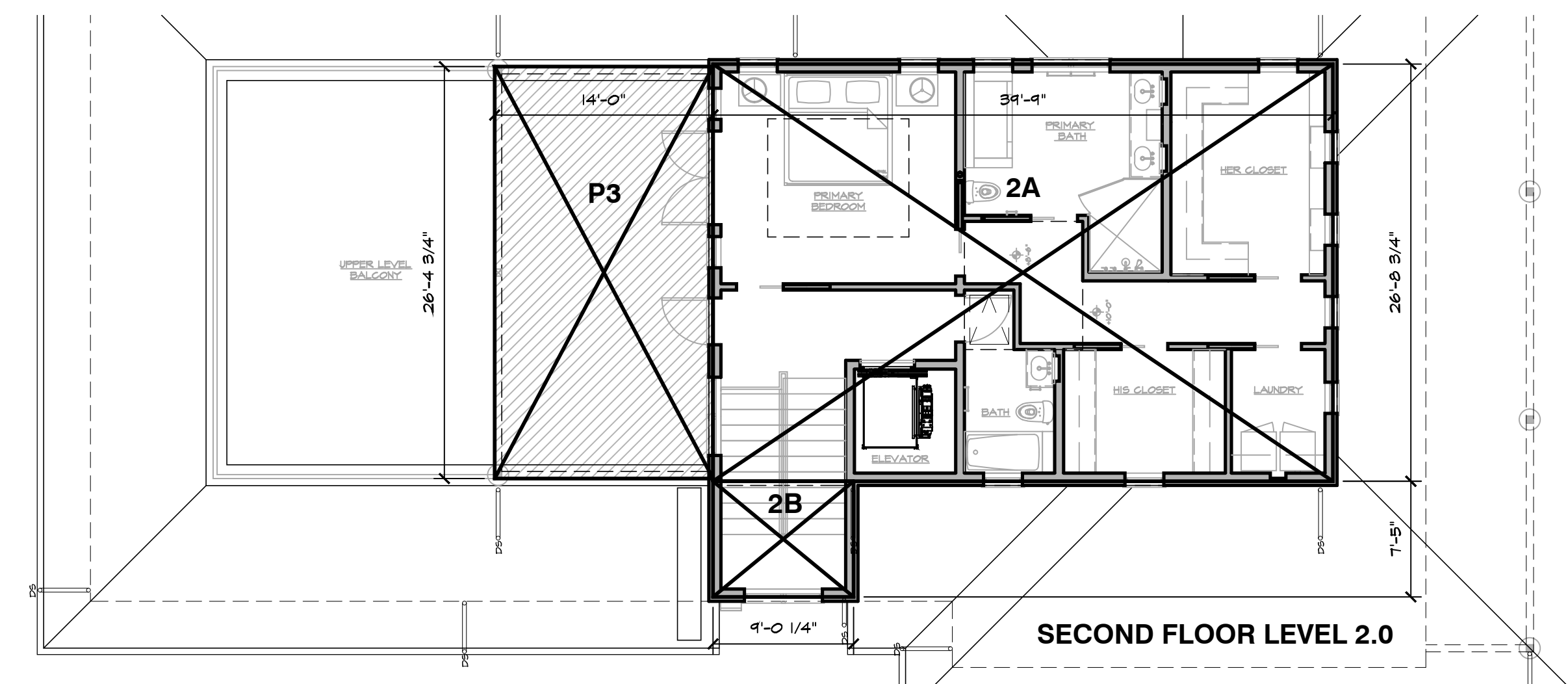
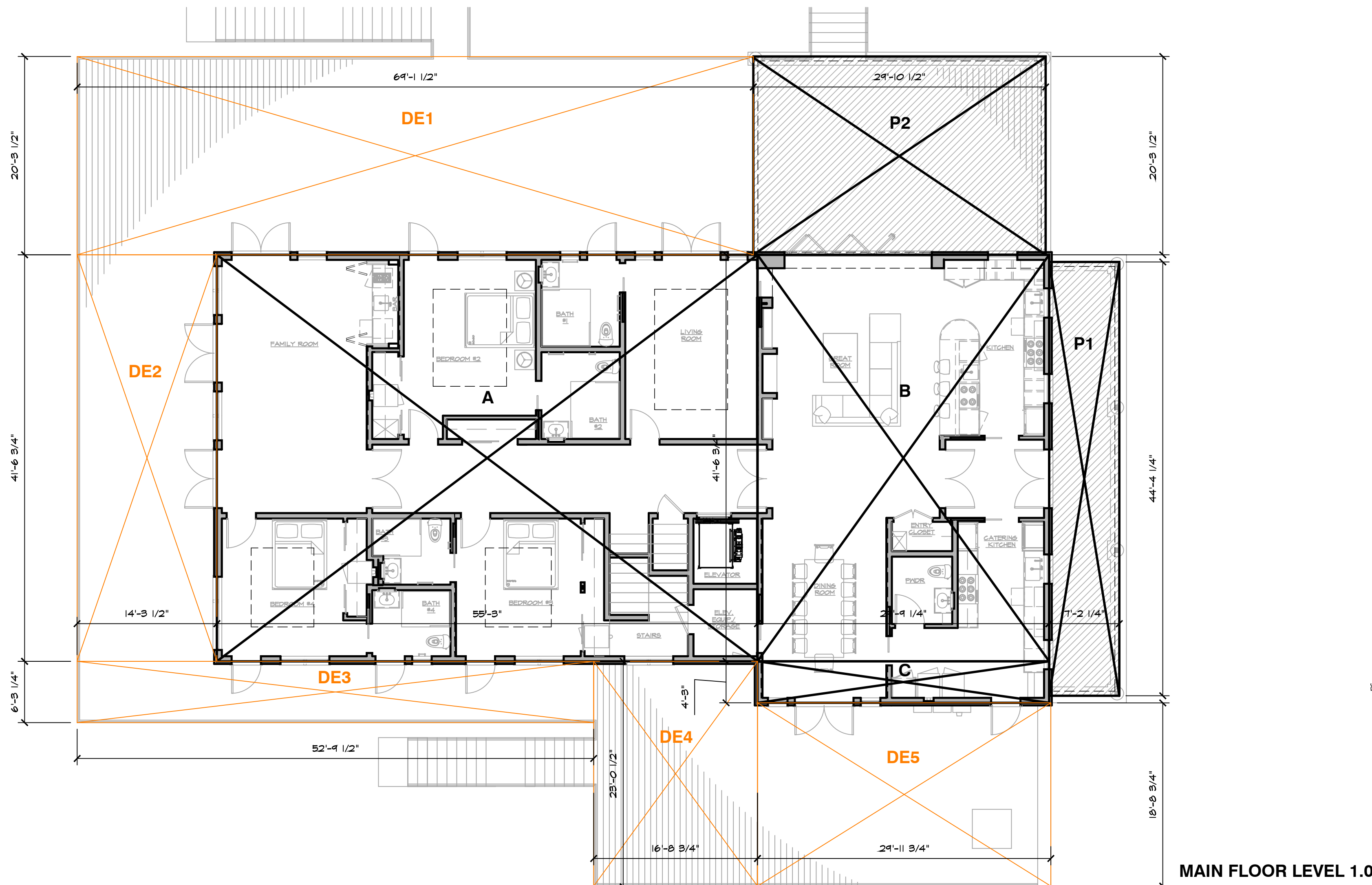
PROPOSED SECOND FLOOR LEVEL (2.0) CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
2A	39.8	26.7	1,062.5
2B	9.0	7.4	66.9
SECOND FLOOR AREA - CONDITIONED (SF)			1,062.5

PROPOSED COVERED PATIO CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
P1	7.2	44.4	318.8
P2	29.9	20.3	606.2
P3	14.0	26.4	369.5
COVERED PATIO AREA - UNCONDITIONED (SF)			1,294.6

PROPOSED MAIN LEVEL DECK CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
DE1	69.1	20.3	1,402.7
DE2	14.3	41.6	594.0
DE3	52.8	6.3	331.0
DE4	16.7	23.0	385.5
DE5	30.0	18.7	561.5
BALCONY - UNCONDITIONED (SF)			3,274.7

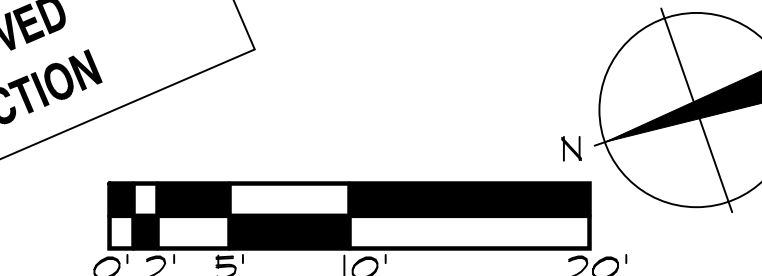
EXISTING DETACHED A.D.U. CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
D1	12.5	5.6	70.6
D2	10.8	5.5	59.6
D3	3.0	5.5	16.5
D4	12.5	5.6	70.6
D5	3.6	9.0	32.4
D6	18.4	10.0	185.1
D7	18.0	14.8	267.0
DETACHED A.D.U. FLOOR AREA - UNCONDITIONED (SF)			701.8

EXISTING DETACHED A.D.U. CALCULATIONS			
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)
G1	26.2	13.6	357.6
G2	24.9	5.5	136.9
G3	5.9	5.6	33.5
G4	20.9	6.7	139.7
G5	10.8	9.0	97.5
DETACHED GARAGE FLOOR AREA - UNCONDITIONED (SF)			765.3



LEGEND
 COVERED PORCH OR LIGHTWELL

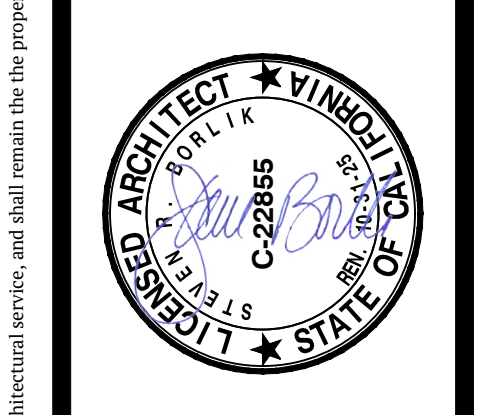
PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION



1/8" = 1'-0" 1

AREA CALCULATIONS

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 CHECKED SRB DRAWN CS, DT
 DATE MAY. 28, 2020
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A0.6

ROOFING GENERAL NOTES:

ROOFING: CLASS "A" ASPHALT COMPOSITION SHINGLES OVER UNDERLAYMENT MEMBRANE OVER PLYWD. SHEATHING (PER STRUCTURAL) SEE CRC R405.2 REQMS FOR INSTALLATION, UNDERLAYMENT, FLASHING, ETC.

ON ROOF SECTIONS OF 4:12 PITCH AND GREATER, ONE-LAYER 15# ROOFING FELT (OR APPROVED EQUIVALENT) OF 36" WIDTH SHEETS W/ 2" OVERLAP, PER TABLE R405.1.(2)

ON ROOF SLOPES AT LEAST 2:12 AND UP TO 4:12, PROVIDE TWO-LAYERS OF UNDERLAYMENT, OF 36" WIDTH SHEETS W/ 1" OVERLAP OVER 1" STARTING STRIP, PER TABLE R405.1.(2)

ON ROOF SLOPES LESS THAN 2:12 BUT AT LEAST 1:12, PROVIDE APPROVED BUILT-UP ROOFING, MODIFIED BITUMIDE, OR THERMOSET SINGLE-PLY MEMBRANE SYSTEM.

ALL ROOFING FASTENERS SHALL BE CORROSION-RESISTANT PER CRC R405.2.5

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCHES (0.483 MM) (E.G. NO. 26 GALVANIZED SHEET) AND SHALL BE PRIMED AND PAINTED. [PAMC 16.06.253]

SHEET METAL AT CHIMNEY CRICKET AND FLASHING CONDITIONS SHALL BE PAINTED TO MATCH ROOF, TYP.

PAINTED 6:1. SHEET METAL GUTTERS W/ DOWNSPOUTS TO MATCH EXISTING, VERIFY IN FIELD W/ OWNER

GUTTERS W/ GUTTER GUARD TO PREVENT ACCUMULATION OF LEAVES & DEBRIS, VERIFY SELECTION W/ OWNER. GUTTERS ARE TO BE OF NON-COMBUSTIBLE MATERIAL. (I.E. SHEET METAL) WITH RAL DISCHARGE TO SUB-DRAIN TIGHT LINE OR TO SPLASH CONCRETE BLOCK PER CIVIL.

ALL NEW SKYLIGHTS BY "VELUX", (NDMA TESTING REPORT UES-194) IN ACCORDANCE WITH AAMA/NDMA/CSA 101/5.2/A440-08 & -09 SEE SKYLIGHT SCHEDULE A9.1 FOR MODEL #.

SANITARY SEWER VENTS SHALL TERMINATE AT LEAST 10'-0" AWAY HORIZONTALLY OR AT LEAST 3'-0" ABOVE VERTICALLY FROM ANY OPERABLE SKYLIGHT.

DIRECT ROOF JACKS, VENTS, AND OTHER PENETRATIONS TO THE REAR FACING ROOF PLANE WHERE POSSIBLE.

NO EAVES ALLOWED WHEN LOCATED LESS THAN 2 FT. FROM THE PROPERTY LINE, CBC 704.2

SEE ALSO STRUCTURAL DETAILS.

2022 CRC R206.5 UN-VENTED ATTIC AND UN-VENTED ENCLOSED RAFTER ASSEMBLIES

UN-VENTED ATTICS AND UN-VENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILING THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UN-VENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.

2. INTERIOR CLASS I VAPOR RETARDERS ARE NOT INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UN-VENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UN-VENTED ENCLOSED ROOF FRAMING ASSEMBLY.

3. NOT USED.

4. IN CALIFORNIA CLIMATE ZONES 14 AND 16, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.

4.1 A CLASS I OR CLASS II VAPOR RETARDER SHALL BE INSTALLED ON THE INDIRECTLY CONDITIONED SPACE SIDE OF ALL INSULATION IN AN UNVENTED ATTIC WITH AIR-PERMEABLE INSULATION FOR CONDENSATION CONTROL. SEE THE CALIFORNIA ENERGY CODE, FIGURE 100.1-A CALIFORNIA CLIMATE ZONES.

5. INSULATION SHALL COMPLY WITH ITEM 5.3 AND EITHER ITEM 5.1 OR 5.2.

2022 CRC R206.5 UN-VENTED ATTIC AND UN-VENTED ENCLOSED RAFTER ASSEMBLIES (CONT'D)

5.1 ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDER-LAYMENT IS INSTALLED. A CONTINUOUS UNDER LAYMENT SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER HAVING A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD IS PRESENT.

5.1.1 WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

5.1.2. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R206.5 OF THE CRC FOR CONDENSATION CONTROL.

5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R206.5 OF THE CRC FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 69°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

5.2. IN CLIMATE ZONES 3-15, AIR-PERMEABLE INSULATION INSTALLED IN UNVENTED ATTICS SHALL MEET THE FOLLOWING REQUIREMENTS:

5.2.1. AN APPROVED VAPOR DIFFUSION PORT SHALL BE INSTALLED NOT MORE THAN 12 IN. (305 mm) FROM THE HIGHEST POINT OF THE ROOF, MEASURED VERTICALLY FROM THE HIGHEST POINT OF THE ROOF TO THE LOWEST EDGE OF THE PORT.

5.2.2. THE PORT AREA SHALL BE GREATER THAN OR EQUAL TO 1:600 OF THE CEILING AREA, WHERE THERE ARE MULTIPLE PORTS IN THE ATTIC, THE SUM OF THE PORT AREAS SHALL BE GREATER THAN OR EQUAL TO THE AREA REQUIREMENT.

5.2.3. THE VAPOR-PERMEABLE MEMBRANE IN THE VAPOR DIFFUSION PORT SHALL HAVE A VAPOR PERMEANCE RATING OF GREATER THAN OR EQUAL TO 20 PERMS WHEN TESTED IN ACCORDANCE WITH PROCEDURE A OF ASTM E96

5.2.4. THE VAPOR DIFFUSION PORT SHALL SERVE AS AN AIR BARRIER BETWEEN THE ATTIC AND THE EXTERIOR OF THE BUILDING.

5.2.5. THE VAPOR DIFFUSION PORT SHALL PROTECT AGAINST THE ENTRANCE OF RAIN AND SNOW.

5.2.6. FRAMING MEMBERS AND BLOCKING SHALL NOT BLOCK THE FREE FLOW OF WATER VAPOR TO THE PORT. NOT LESS THAN A 2-INCH (51 mm) SPACE SHALL BE PROVIDED BETWEEN ANY BLOCKING AND THE ROOF SHEATHING. AIR-PERMEABLE INSULATION SHALL BE PERMITTED WITHIN THAT SPACE.

5.2.7. THE ROOF SLOPE SHALL BE GREATER THAN OR EQUAL TO 3:12 (VERTICAL/HORIZONTAL)

5.2.8. WHERE ONLY AIR-PERMEABLE INSULATION IS USED, IT SHALL BE INSTALLED DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING.

5.2.9 AIR-IMPERMEABLE INSULATION, IF ANY, SHALL BE DIRECTLY ABOVE OR BELOW THE STRUCTURAL ROOF SHEATHING AND IS NOT REQUIRED TO MEET THE R-VALUE IN TABLE 206.5 OF THE CRC. WHERE DIRECTLY BELOW THE STRUCTURAL ROOF SHEATHING, THERE SHALL BE NO SPACE BETWEEN THE AIR-IMPERMEABLE INSULATION AND AIR-PERMEABLE INSULATION.

5.2.10. THE AIR SHALL BE SUPPLIED AT A FLOW RATE GREATER THAN OR EQUAL TO 50 CFM (23.6 /s) PER 1,000 SQUARE FEET (93 m²) OF CEILING. THE AIR SHALL BE SUPPLIED FROM DUCTWORK PROVIDING SUPPLY AIR TO THE OCCUPIABLE SPACE WHEN THE CONDITIONING SYSTEM IS OPERATING. ALTERNATIVELY, THE AIR SHALL BE SUPPLIED BY A SUPPLY FAN WHEN THE CONDITIONING SYSTEM IS OPERATING.

5.3 WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES:

4.106.2. DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION.

4.106.3. PLAN AND DEVELOP GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDINGS.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING: FOR NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1 OR 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625

4.303.1.1. ALL TOILETS ARE MAXIMUM 1.28 GPF OR DUAL-FLUSH.

4.303.1.3.1. SHOWERHEADS HAVE MAX FLOW RATE OF 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECS.

4.303.1.3.2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

4.303.1.4.1. MAX FLOW RATE FOR ALL LAVATORY FAUCETS IS 1.2 GPM AT 60 PSI. MIN FLOW RATE SHALL NOT BE LESS THAN 0.8 GPM AT 60 PSI.

4.303.1.4.4. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI.

4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH CA PLUMBING CODE.

GENERAL NOTES:

VERIFY ALL HARDSCAPE, DRIVEWAY AND LANDSCAPE LAYOUTS AND FINISHES WITH OWNER.

ALL NEW WALLS SHOWN SHADED, TYPICAL.

EXTERIOR WALLS- STUCCO CEMENT PLASTER (3-COAT APPLICATION W/ CONTINUOUS 6:1. WEEP SCREED AT MUDSILL), OVER METAL LATHE, OVER 2-LAYERS GRADE "D" BLDG. PAPER (OR EQUIVALENT HOME WRAP MEMBRANE) OVER EXTERIOR SHEAR PLYWD., OVER 2X FRAMING @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLDDOWN LOCATIONS & NAILING. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF EACH MATERIAL.

INTERIOR WALLS - 1/2" OR 5/8" GYP. BD. ON 2X STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLDDOWN LOCATIONS & NAILING. (2X6 MIN. OR PLUMBING WALLS). 5/8" TYPE 'X' GYPSUM BOARD @ ALL SEPARATION WALLS & CEILING IN GARAGE AND AT ENCLOSED SPACE UNDER STAIRS. LEVEL/PLUMB CEILING AT KITCHENS AND OTHER AREAS WITH FULL HEIGHT CABINETRY. VERIFY WITH OWNER OPTIONS & EXTENT FOR ACOUSTICAL BATTS INSULATION AT INTERIOR WALLS OR FLOORS.

SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLDDOWN LOCATIONS. SEE BUILDING SECTIONS FOR TYPICAL WALL INSULATION LOCATIONS & R-VALUES.

ALL NEW WINDOWS TO BE DOUBLE PANE ALUMINUM CLAD WOOD WINDOW. SEE SHEET A9.1 FOR WINDOW/DOOR SCHEDULE, ELEVATION SHEETS FOR GRIPS PATTERN, PROVIDE TEMPERED GLAZING AT WINDOWS AT SHOWERS, ABOVE BATHTUBS AND IN THE STAIR WELL.

VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS W/ OWNER AND ARCHITECT IN FIELD. PROVIDE BLOCKING AS NECESSARY FOR BATHROOM AND OTHER ACCESSORIES, WINDOW TREATMENTS, ETC.

VERIFY ALL FLOOR FINISH SELECTIONS W/ OWNER PRIOR TO CONSTRUCTION. CONTRACTOR AND FLOOR SUBCONTRACTORS TO DETERMINE FINISH HEIGHTS OF SLABS FOR DIFFERENT FLOOR FINISHES PRIOR TO CONCRETE FORMING.

MECHANICAL/ELECTRICAL/PLUMBING - FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ DOORS, ALIGN CHUTES & CHASES, ETC. VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. SEE MEP AND LE PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICIAN, OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH BLOCKING, ETC. MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING.

REFER TO SHEET A0.2.1, A0.3.1, AND A0.2.3.2 FOR CALGREEN MANDATORY CHECKLIST AND NOTES.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES (CONT'D):

4.304.1 ALL DEVELOPMENT SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPT OF WATER RESOURCES' MNELO. REFER TO https://www.water.ca.gov/

4.406.1. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.

4.408.1. DIVERT A MINIMUM OF 65% OF CONSTRUCTION WASTE.

4.408.2. SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN OR IN ACCORDANCE WITH THE LOCAL ORDINANCE.

4.408.3 UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

4.410.1. AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10.

4.503.1 ANY INDOOR GAS FIREPLACES INSTALLED SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES

4.504.1. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION.

4.504.2. ADHESIVES, SEALANTS, CAULKS AND OTHER TOXIC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES (CONT'D):

4.504.2.2. PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.2.3. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND TOXIC COMPOUNDS.

4.504.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.4. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS.

4.504.5. COMPOSITE WOOD PRODUCTS, PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

4.505.2. INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.

4.505.3. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.

4.507.2. DUCT SYSTEMS ARE SIZED & DESIGNED WITH EQUIPMENT SELECTED PER SECTION. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

CALGREEN RESIDENTIAL MANDATORY MEASURE NOTES

2

BATHROOM NOTES:

BN-1. (N) BATH CABINETS W/ GRANITE COUNTERTOPS, HANSGRÖHE, TOTO, KOHLER OR EQUAL PLUMBING FIXTURES, TILE OR STONE FLOORING. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER. VERIFY ALL ROUGH PLUMBING REQUIREMENTS/ DIMENSIONS PRIOR TO CONCRETE AND FRAMING.

BN-2. SHOWERS OR TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.

BN-3. AT ALL SHOWERS AND TUB/SHOWER COMBINATIONS, A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 12" ABOVE THE DRAIN INLET. CRC R307.2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN BATH TUBS OR SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. PROVIDE BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER OR EQUIVALENT. VERIFY FINISH MATERIALS W/OWNER.

BN-4. WHERE SHOWER IS PROPOSED, INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN. VERIFY DRAIN LOCATION W/OWNER.

BN-5. TEMPERED GLASS FRAMELESS SHOWER ENCLOSURE. MIN. 3/8" THICK GLASS, AND 22" WIDE DOOR SWING OUT.

BN-6. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 10.24 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, PER CPC 408.6.

BN-7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24".

BN-8. INSTALL BATHROOM ACCESSORIES, I.E. MIRRORS, MEDICINE CABINETS, TOWEL BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC. SELECTED BY OWNER. VERIFY SIZES AND MOUNTING LOCATIONS, PROVIDE PROPER BLOCKING.

BN-9. INSTALL EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.

BN-10. REFER TO "INDOOR AIR QUALITY" ON MP SHEETS FOR REQUIRED SINGLE FAN EXHAUST SYSTEM MIN. DUCT SIZE.

BN-11. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2

BN-12. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R102.3.7.

NEW STAIR NOTES PER 2022 CRC R311.7

SN-1. STAIRWAY WIDTH. STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SN-2. HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW. ONE TREAD DEPTH BEYOND THE BOTTOM RISER, THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

SN-3. WALKLINE. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH.

SN-4. STAIR TREADS AND RISERS. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES. AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES. A NOSING NOT LESS THAN 3/4 INCHES BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. EXCEPTION 2019 CRC R311.7.5.3.

SN-5. DIMENSIONAL UNIFORMITY. MAINTAIN REQUIRED RISE AND RUN DIMENSIONAL UNIFORMITY NOT TO EXCEED 3/8".

SN-6. ALL TREADS & RISERS TO BE HARDWOOD OR EQUAL. VERIFY W/OWNER. SHIP DESIGN & LAYOUT BY STAIR MANUFACTURER. PROVIDE STAIR DRAWINGS, FOR APPROVAL W/ARCHITECT & COMPLIANCE W/ C.R.C. IN FIELD PRIOR TO CONSTRUCTION.

SN-7. ENCLOSURE UNDER STAIRWAYS. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. 2019 CBC SECTION 1011.7.3. EXCEPTION. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

SN-8. HANDRAILS. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. REFER TO CRC SECTION R311.7.5.5 FOR HANDRAIL GRASPABILITY, TYPE I & II PROFILE.

SN-9. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42" IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH, UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL THEN THE HEIGHT SHALL NOT BE LESS THAN 34" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH (CRC R312.1.2 & R312.1.3). MUST RESIST A CONCENTRATED LOAD OF 200LB APPLIED ANY WHERE ALONG THE TOP RAILING, PER CBC 1607.8.1.

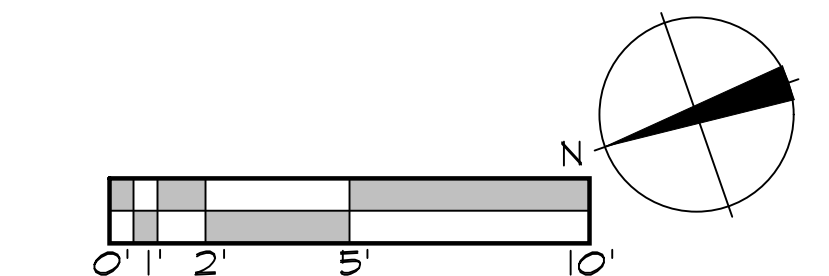
SN-10. HANDRAIL GRASPABILITY (2019 CBC 1014.3): ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION R311.7.5.5 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

ROOFING GENERAL & UN-VENTED ATTIC NOTES

3

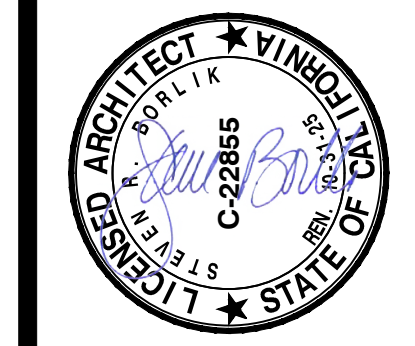
FLOOR PLAN GENERAL NOTES

1

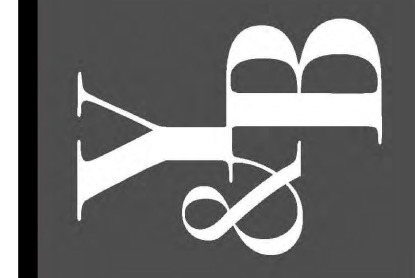


ISSUE LOG: PLAN CHECK REV. 4 MAR 19 2024 / 4, STRUC. SUBMITTAL MAR 19 2024 / 5, REBUILD CLAR APR 09 2024 / 6, BLDG PLAN CHECK REVS OCT 29 2024 / 7, BSA PLANNING SUBMITTAL NOV. 14, 2024 / 8. ARCHITECT: YOUNG & BORLIK ARCHITECTS INC. 4962 EL CAMINO REAL, STE 218 LOS ALTOS, CALIFORNIA 94022 650-688-1950 | YBarchitects.com. 19115 OVERLOOK ROAD LOS GATOS, CA 95030. REMODEL/ADDITION FOR: IVERSEN. APN. 510-31-011. CHECKED: SRB, DRAWN: CS, DT. DATE: MAY. 28. 2020. JOB #: IVERSEN. A2.0

ISSUE LOG	
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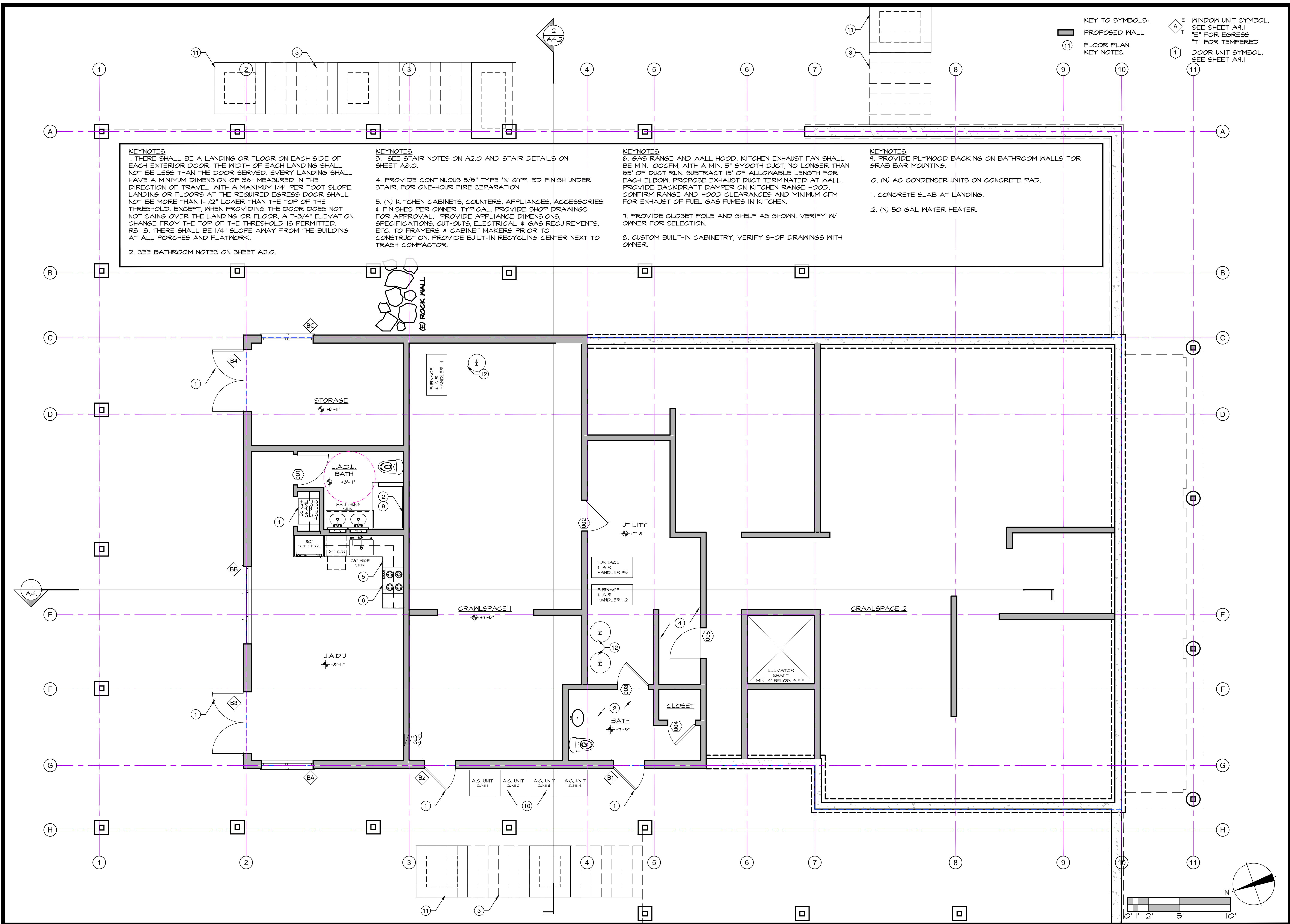


REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

A.P.N. 510-31-011	
CHECKED SRB	DRAWN CS, DT
DATE MAY. 28, 2020	
JOB # IVERSEN	

A2.0.1

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KEYNOTES
 1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.
 2. SEE BATHROOM NOTES ON SHEET A2.0.

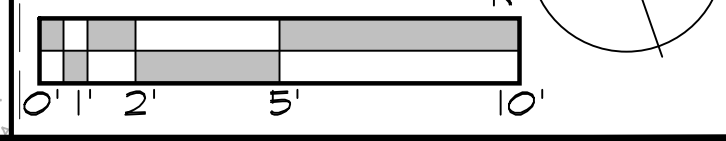
KEYNOTES
 3. SEE STAIR NOTES ON A2.0 AND STAIR DETAILS ON SHEET A8.0.
 4. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD FINISH UNDER STAIR, FOR ONE-HOUR FIRE SEPARATION
 5. (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL, PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION. PROVIDE BUILT-IN RECYCLING CENTER NEXT TO TRASH COMPACTOR.

KEYNOTES
 6. GAS RANGE AND WALL HOOD. KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM, WITH A MIN. 5" SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. CONFIRM RANGE AND HOOD CLEARANCES AND MINIMUM CFM FOR EXHAUST OF FUEL GAS FUMES IN KITCHEN.
 7. PROVIDE CLOSET POLE AND SHELF AS SHOWN. VERIFY W/ OWNER FOR SELECTION.
 8. CUSTOM BUILT-IN CABINETRY, VERIFY SHOP DRAWINGS WITH OWNER.

KEYNOTES
 9. PROVIDE PLYWOOD BACKING ON BATHROOM WALLS FOR GRAB BAR MOUNTING.
 10. (N) A/C CONDENSER UNITS ON CONCRETE PAD.
 11. CONCRETE SLAB AT LANDING.
 12. (N) 50 GAL WATER HEATER.

- KEY TO SYMBOLS:**
- PROPOSED WALL
 - FLOOR PLAN KEY NOTES
 - WINDOW UNIT SYMBOL, SEE SHEET A4.1
 - "E" FOR EGRESS
 - "T" FOR TEMPERED
 - DOOR UNIT SYMBOL, SEE SHEET A4.1

PROPOSED LOWER FLOOR PLAN



1/4" = 1'-0" 1

FIRE BLOCKING NOTES:
FIRE BLOCKING SHALL BE PROVIDED AS:

FB-1. IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

FB-2. AT ALL INTER CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILINGS.

FB-3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN THE STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

FB-4. IN OPENINGS AROUND VENTS, PIPES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

FB-5. AT OPENING BETWEEN ATTIC SPACES AND CHASES FOR FACTORY BUILT APPLIANCES.

NOTE TO FRAMER AND GENERAL CONTRACTOR:
FR-1. GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS FOR SIZES, LOCATIONS AND CLEARANCE AT ALL STRUCTURAL ITEMS INCLUDING FOUNDATION BLOCK-OUTS FOR VENTING AND HVAC, ELECTRICAL PANEL AND JUNCTION BOX SIZE AND LOCATIONS, BLOCKING REQUIRED FOR FIXTURES AND EQUIPMENT MOUNTING, ETC.

FR-2. FRAMING CONTRACTOR IS RESPONSIBLE FOR ALL PICK-UP FRAMING, BLOCKING FOR ACCESSORIES AS SHOWN ON THE ARCHITECTURAL PLANS, AND FOR ALL RIPS AND SHIMMING TO ALIGN FINISHES AT STRUCTURAL CONNECTORS, STRING LINE EACH SURFACE AND DETERMINE NECESSARY PADDING OF WALLS PRIOR TO SHEETROCK. ALLOWANCE FOR PROVIDING SHIM STRIPS, BLOCKS, ETC. AS REQUIRED TO PROVIDE STRAIGHT / LEVEL WALL SURFACES IS TO BE INCLUDED IN THE FRAMERS BID FOR THE SCOPE OF WORK SHOWN ON THESE DRAWINGS.

NOTE TO FRAMER AND GENERAL CONTRACTOR (CONT'D):
FR-3. ALL EXTERIOR WALLS TO BE 2X STUDS @ 16" O.C., INTERIOR WALLS TO BE 2X STUDS @ 16" O.C., EXCEPT 2X6 MIN. @ PLUMBING WALLS, INTERIOR LOAD BEARING WALLS. SEE STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND LOCATION. VERIFY HVAC & PLUMBING FOR MEP CHASE LOCATION AND SIZE. GENERAL CONTRACTOR TO VERIFY W/ SUBTRADES.

FR-4. VERIFY ROUGH & CUT-IN AT ALL CABINETS.

FR-5. VERIFY CENTERLINE ALIGNMENTS IN FIELD.

FR-6. LEVEL AND PLUMB CEILINGS AT KITCHEN AND OTHER AREAS WHERE FULL HEIGHT CABINETS IS TO BE INSTALLED.

FRAMING NOTES:
ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, DOORS, COLUMNS UNLESS OTHERWISE NOTED.

FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANNS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.

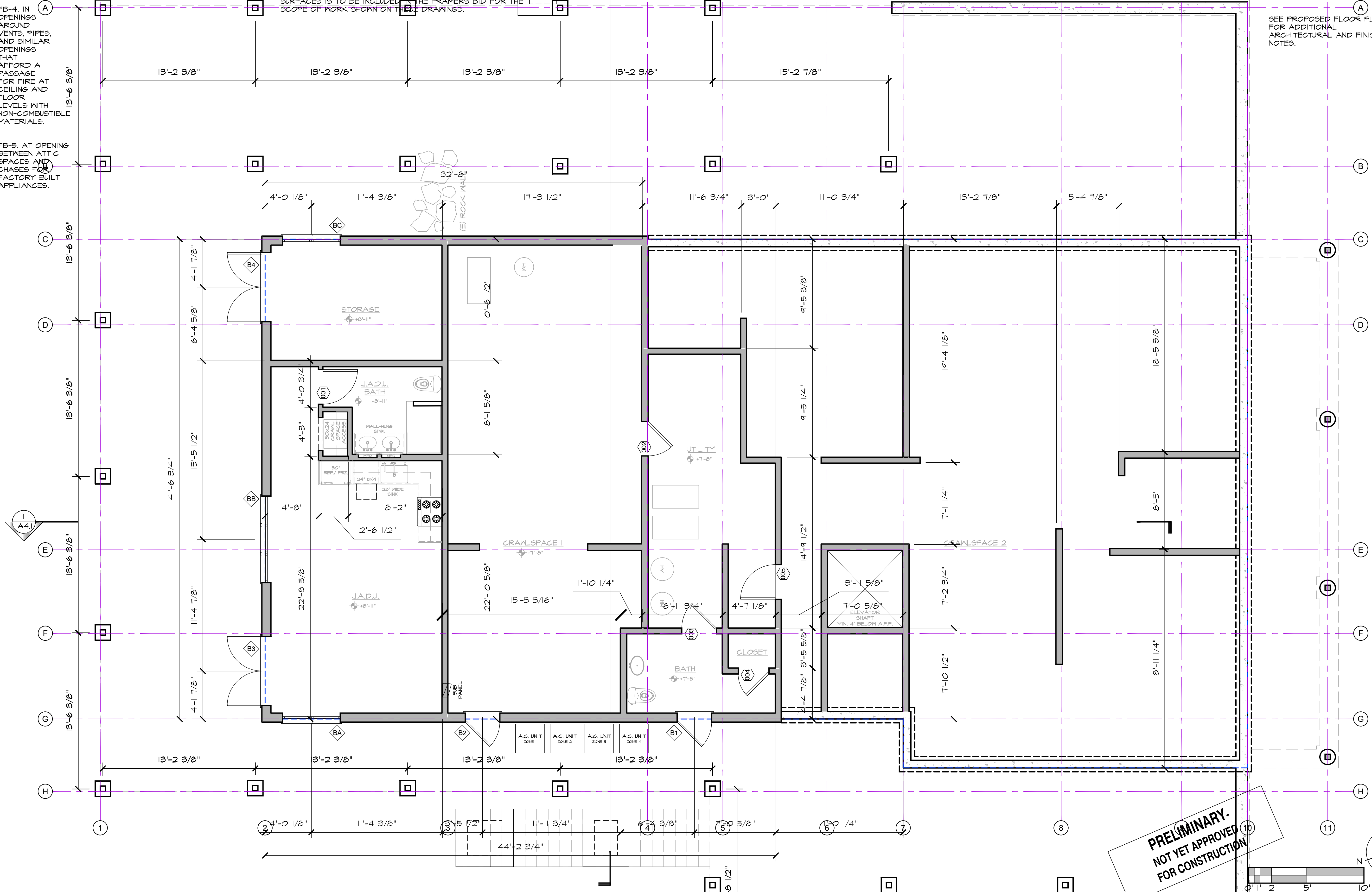
SEE DOOR & WINDOW SCHEDULE A9.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION.

FRAMING NOTES (CONT'D):
VERIFY ALL PLUMBING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. W/ OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.

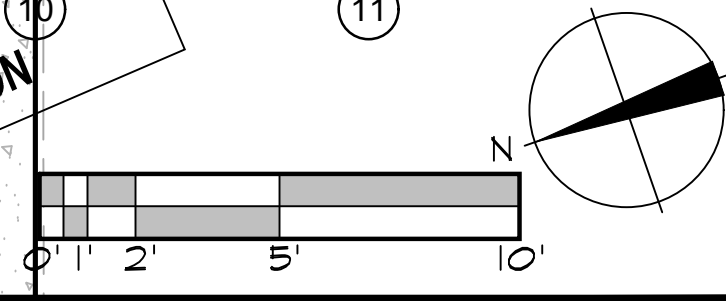
SEE ELECTRICAL PLANS E2.0-E.2.2 & LS2.0-LS2.2 FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICAL OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH, BLOCKING, ETC.

MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.]

SEE PROPOSED FLOOR PLANS FOR ADDITIONAL ARCHITECTURAL AND FINISH NOTES.



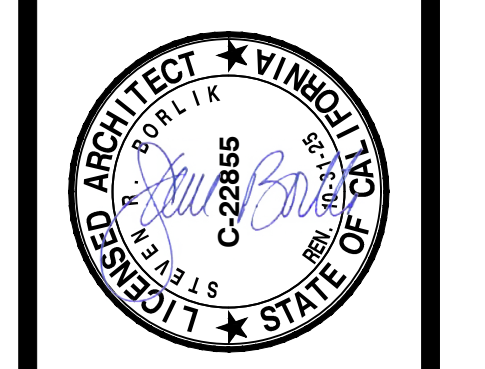
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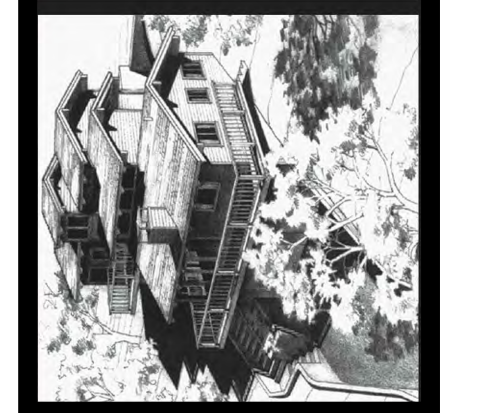
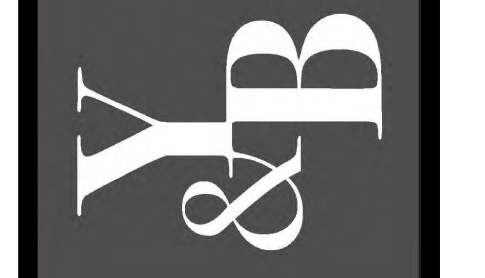
PROPOSED LOWER LEVEL DIMENSION PLAN

ISSUE LOG

PLAN CHECK REV. 4	MAR. 19, 2024	4
STRUC. SUBMITTAL	MAR. 19, 2024	5
REBUILD CLAR.	APR. 09, 2024	6
BLDG PLAN CHECK REVS.	OCT. 29, 2024	7
BSA PLANNING SUBMITTAL	NOV. 14, 2024	8



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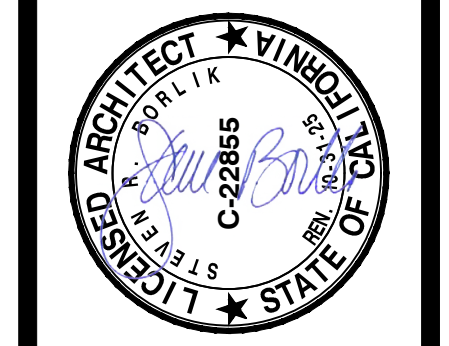
REMODE/ADDITION FOR:
IVERSEN
19115 OVERLOOK ROAD
LOS GATOS, CA 95030

A.P.N. 510-51-011
CHECKED: SRB DRAWN: CS, DT
DATE: MAY. 28, 2020
JOB #: IVERSEN

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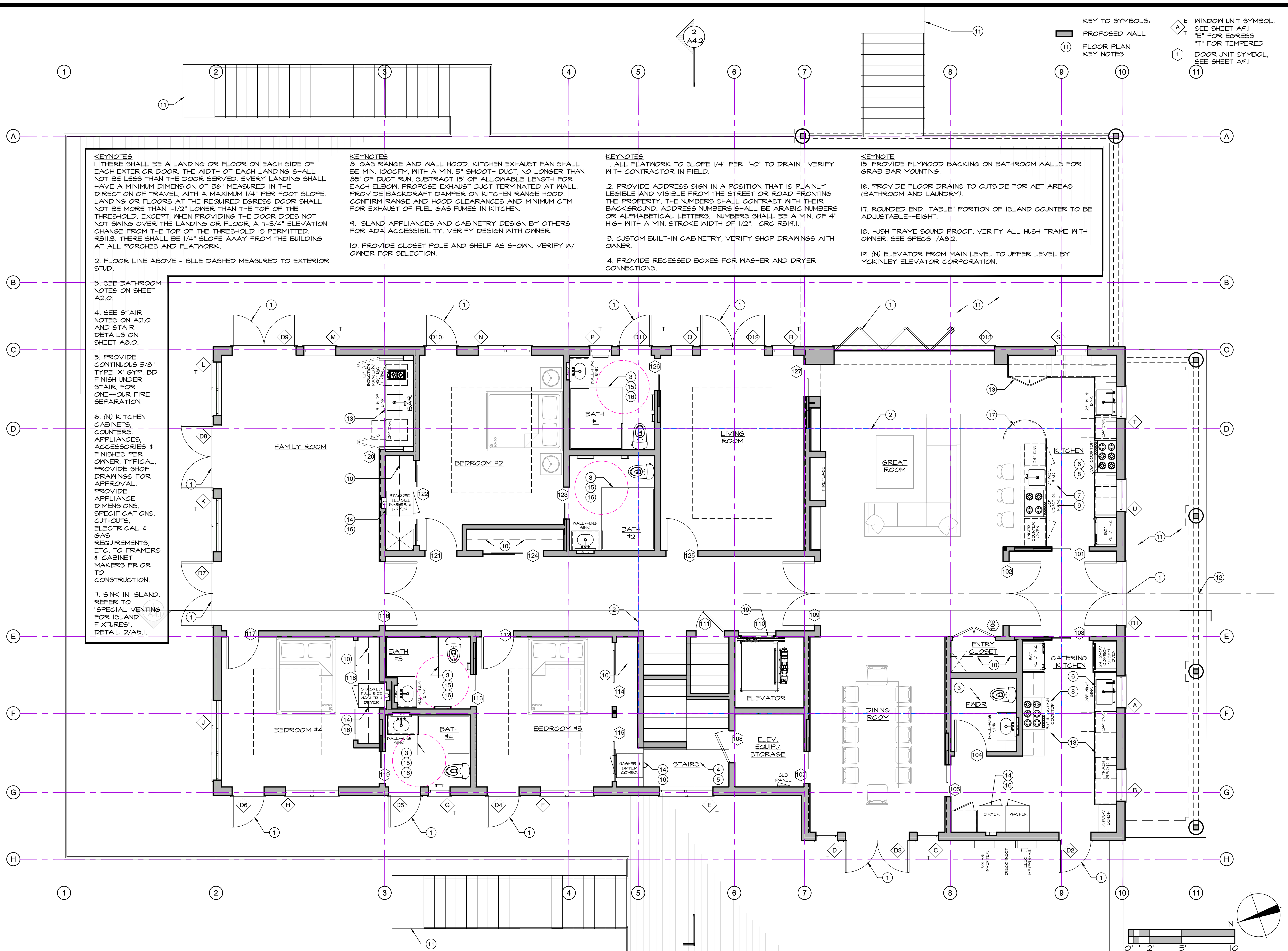


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KEYNOTES

1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R310.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.

2. FLOOR LINE ABOVE - BLUE DASHED MEASURED TO EXTERIOR STUD.

3. SEE BATHROOM NOTES ON SHEET A2.0.

4. SEE STAIR NOTES ON A2.0 AND STAIR DETAILS ON SHEET A8.0.

5. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD FINISH UNDER STAIR FOR ONE-HOUR FIRE SEPARATION

6. (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL. PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION.

7. SINK IN ISLAND. REFER TO "SPECIAL VENTING FOR ISLAND FIXTURES", DETAIL 2/A8.1.

8. GAS RANGE AND WALL HOOD. KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM WITH A MIN. 5" SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROPOSE EXHAUST DUCT TERMINATED AT WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD. CONFIRM RANGE AND HOOD CLEARANCES AND MINIMUM CFM FOR EXHAUST OF FUEL GAS FUMES IN KITCHEN.

9. ISLAND APPLIANCES AND CABINETS DESIGN BY OTHERS FOR ADA ACCESSIBILITY. VERIFY DESIGN WITH OWNER.

10. PROVIDE CLOSET POLE AND SHELF AS SHOWN. VERIFY W/ OWNER FOR SELECTION.

11. ALL FLATWORK TO SLOPE 1/4" PER 1'-0" TO DRAIN. VERIFY WITH CONTRACTOR IN FIELD.

12. PROVIDE ADDRESS SIGN IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". CRC R31.1.

13. CUSTOM BUILT-IN CABINETS, VERIFY SHOP DRAWINGS WITH OWNER.

14. PROVIDE RECESSED BOXES FOR WASHER AND DRYER CONNECTIONS.

15. PROVIDE PLYWOOD BACKING ON BATHROOM WALLS FOR GRAB BAR MOUNTING.

16. PROVIDE FLOOR DRAINS TO OUTSIDE FOR WET AREAS (BATHROOM AND LAUNDRY).

17. ROUNDED END "TABLE" PORTION OF ISLAND COUNTER TO BE ADJUSTABLE-HEIGHT.

18. HUSH FRAME SOUND PROOF. VERIFY ALL HUSH FRAME WITH OWNER. SEE SPECS 1/A8.2.

19. (N) ELEVATOR FROM MAIN LEVEL TO UPPER LEVEL BY MCKINLEY ELEVATOR CORPORATION.

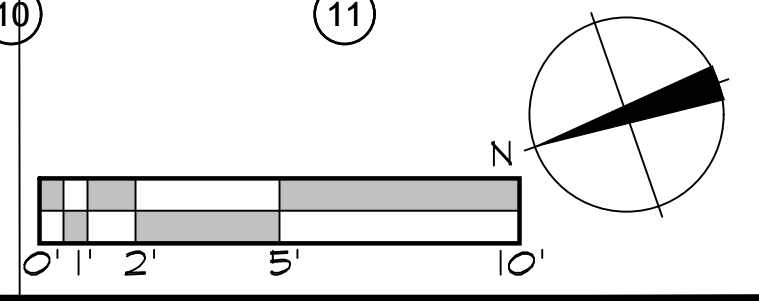
KEY TO SYMBOLS:

PROPOSED WALL

FLOOR PLAN KEY NOTES

WINDOW UNIT SYMBOL, SEE SHEET A4.1
 "E" FOR EGRESS
 "T" FOR TEMPERED

DOOR UNIT SYMBOL, SEE SHEET A4.1



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0" **1**

FIRE BLOCKING NOTES:
FIRE BLOCKING SHALL BE PROVIDED AS:

FB-1. IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED SPACES, THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

FB-2. AT ALL INTER CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING AND COVE CEILINGS.

FB-3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN THE STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

FB-4. IN OPENINGS AROUND VENTS, PIPES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

FB-5. AT OPENING BETWEEN ATTIC SPACES AND CHASES FOR FACTORY BUILT APPLIANCES.

NOTE TO FRAMER AND GENERAL CONTRACTOR:
FR-1. GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS FOR SIZES, LOCATIONS AND CLEARANCE AT ALL STRUCTURAL ITEMS INCLUDING FOUNDATION BLOCK-OUTS FOR VENTING AND HVAC, ELECTRICAL PANEL AND JUNCTION BOX SIZE AND LOCATIONS, BLOCKING REQUIRED FOR FIXTURES AND EQUIPMENT MOUNTING, ETC.

FR-2. FRAMING CONTRACTOR IS RESPONSIBLE FOR ALL PICK-UP FRAMING, BLOCKING FOR ACCESSORIES AS SHOWN ON THE ARCHITECTURAL PLANS, AND FOR ALL RIPS AND SHIMMING TO ALIGN FINISHES AT STRUCTURAL CONNECTORS, STRING LINE EACH SURFACE AND DETERMINE NECESSARY PADDING OF WALLS PRIOR TO SHEETROCK. ALLOWANCE FOR PROVIDING SHIM STRIPS, BLOCKS, ETC. AS REQUIRED TO PROVIDE STRAIGHT / LEVEL WALL SURFACES IS TO BE INCLUDED IN THE FRAMERS BID FOR THE SCOPE OF WORK SHOWN ON THESE DRAWINGS.

NOTE TO FRAMER AND GENERAL CONTRACTOR (CONT'D):
FR-3. ALL EXTERIOR WALLS TO BE 2X STUDS @ 16" O.C., INTERIOR WALLS TO BE 2X STUDS @ 16" O.C., EXCEPT 2X6 MIN. @ PLUMBING WALLS. INTERIOR LOAD BEARING WALLS. SEE STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND LOCATION. VERIFY HVAC & PLUMBING FOR MEP CHASE LOCATION AND SIZE. GENERAL CONTRACTOR TO VERIFY W/ SUBTRADES.

FR-4. VERIFY ROUGH & CUT-IN AT ALL CABINETS.

FR-5. VERIFY CENTERLINE ALIGNMENTS IN FIELD.

FR-6. LEVEL AND PLUMB CEILINGS AT KITCHEN AND OTHER AREAS WHERE FULL HEIGHT CABINETS IS TO BE INSTALLED.

FRAMING NOTES:
ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, DOORS, COLUMNS UNLESS OTHERWISE NOTED.

FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT FIXTURES, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS W/ WINDOWS, ALIGN CHUTES & CHASES, ETC.

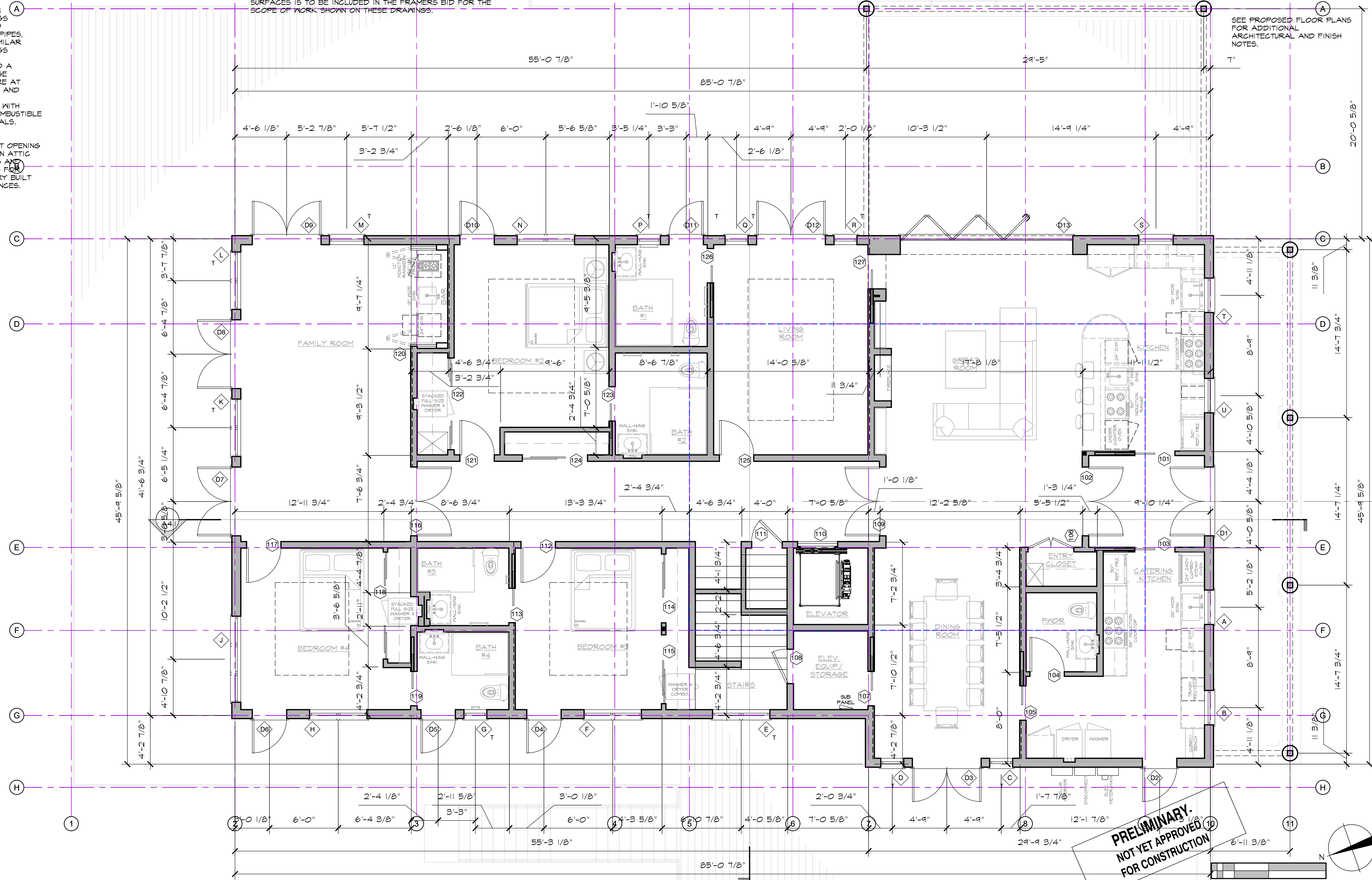
SEE DOOR & WINDOW SCHEDULE A9.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION.

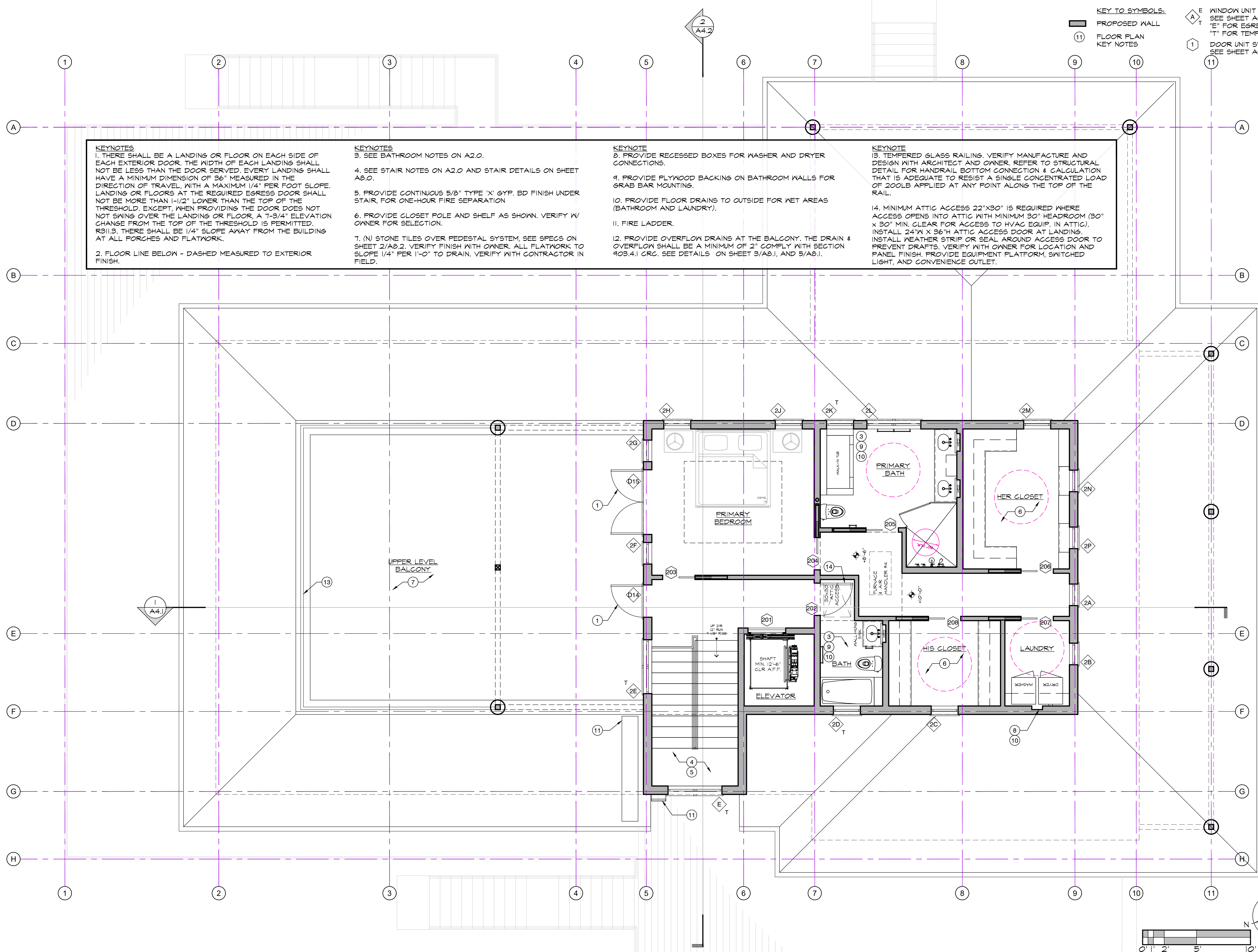
FRAMING NOTES (CONT'D):
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SEE ELECTRICAL PLANS E2.0-E.2.2 & LS2.0-LS2.2 FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY W/ ELECTRICAL OWNER DURING FRAMING. COORDINATE ALIGNMENT W/ TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH, BLOCKING, ETC.

MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. W/ FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACE, ETC.]

SEE PROPOSED FLOOR PLANS FOR ADDITIONAL ARCHITECTURAL AND FINISH NOTES.





KEYNOTES
 1. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL, WITH A MAXIMUM 1/4" PER FOOT SLOPE. LANDING OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT, WHEN PROVIDING THE DOOR DOES NOT NOT SWING OVER THE LANDING OR FLOOR, A 7-3/4" ELEVATION CHANGE FROM THE TOP OF THE THRESHOLD IS PERMITTED. R311.3. THERE SHALL BE 1/4" SLOPE AWAY FROM THE BUILDING AT ALL PORCHES AND FLATWORK.
 2. FLOOR LINE BELOW - DASHED MEASURED TO EXTERIOR FINISH.

KEYNOTES
 3. SEE BATHROOM NOTES ON A2.0.
 4. SEE STAIR NOTES ON A2.0 AND STAIR DETAILS ON SHEET A8.0.
 5. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD FINISH UNDER STAIR, FOR ONE-HOUR FIRE SEPARATION
 6. PROVIDE CLOSET POLE AND SHELF AS SHOWN. VERIFY W/ OWNER FOR SELECTION.
 7. (N) STONE TILES OVER PEDESTAL SYSTEM, SEE SPECS ON SHEET 2/A8.2. VERIFY FINISH WITH OWNER. ALL FLATWORK TO SLOPE 1/4" PER 1'-0" TO DRAIN. VERIFY WITH CONTRACTOR IN FIELD.

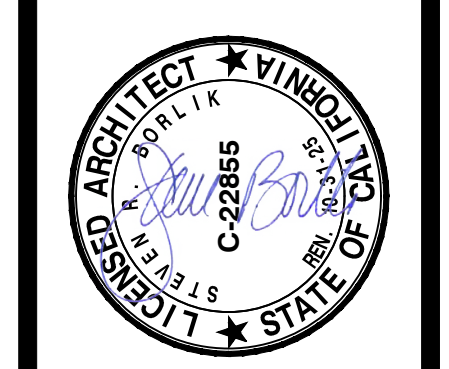
KEYNOTE
 8. PROVIDE RECESSED BOXES FOR WASHER AND DRYER CONNECTIONS.
 9. PROVIDE PLYWOOD BACKING ON BATHROOM WALLS FOR GRAB BAR MOUNTING.
 10. PROVIDE FLOOR DRAINS TO OUTSIDE FOR WET AREAS (BATHROOM AND LAUNDRY).
 11. FIRE LADDER.
 12. PROVIDE OVERFLOW DRAINS AT THE BALCONY. THE DRAIN & OVERFLOW SHALL BE A MINIMUM OF 2" COMPLY WITH SECTION 903.4.1 CRC. SEE DETAILS ON SHEET 3/A8.1, AND 3/A8.1.

KEYNOTE
 13. TEMPERED GLASS RAILING. VERIFY MANUFACTURE AND DESIGN WITH ARCHITECT AND OWNER. REFER TO STRUCTURAL DETAIL FOR HANDRAIL BOTTOM CONNECTION & CALCULATION THAT IS ADEQUATE TO RESIST A SINGLE CONCENTRATED LOAD OF 200LB APPLIED AT ANY POINT ALONG THE TOP OF THE RAIL.
 14. MINIMUM ATTIC ACCESS 22"x30" IS REQUIRED WHERE ACCESS OPENS INTO ATTIC WITH MINIMUM 30" HEADROOM (30" x 30" MIN. CLEAR FOR ACCESS TO HVAC EQUIP. IN ATTIC). INSTALL 24" X 36" H ATTIC ACCESS DOOR AT LANDING. INSTALL WEATHER STRIP OR SEAL AROUND ACCESS DOOR TO PREVENT DRAFTS. VERIFY WITH OWNER FOR LOCATION AND PANEL FINISH. PROVIDE EQUIPMENT PLATFORM, SWITCHED LIGHT, AND CONVENIENCE OUTLET.

KEY TO SYMBOLS:
 [Symbol] PROPOSED WALL
 [Symbol] FLOOR PLAN KEY NOTES
 [Symbol] WINDOW UNIT SYMBOL, SEE SHEET A4.1
 [Symbol] "E" FOR EGRESS
 [Symbol] "T" FOR TEMPERED
 [Symbol] DOOR UNIT SYMBOL, SEE SHEET A4.1

ISSUE LOG

PLAN CHECK REV. 4	MAR 19, 2024	4
STRUC. SUBMITTAL	MAR 19, 2024	5
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BSA PLANNING SUBMITTAL	NOV. 14, 2024	8



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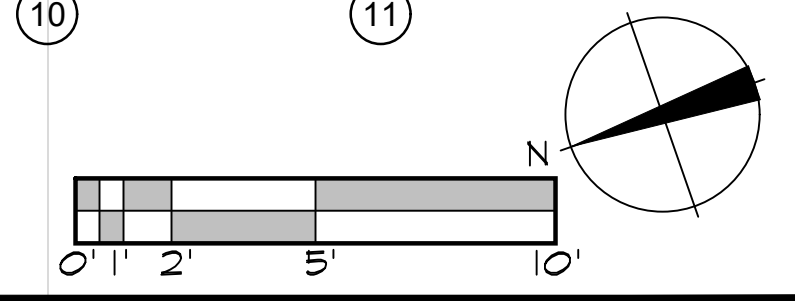


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 LOS GATOS, CA 95030

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A2.2.1

PROPOSED UPPER FLOOR PLAN



1/4" = 1'-0" 1

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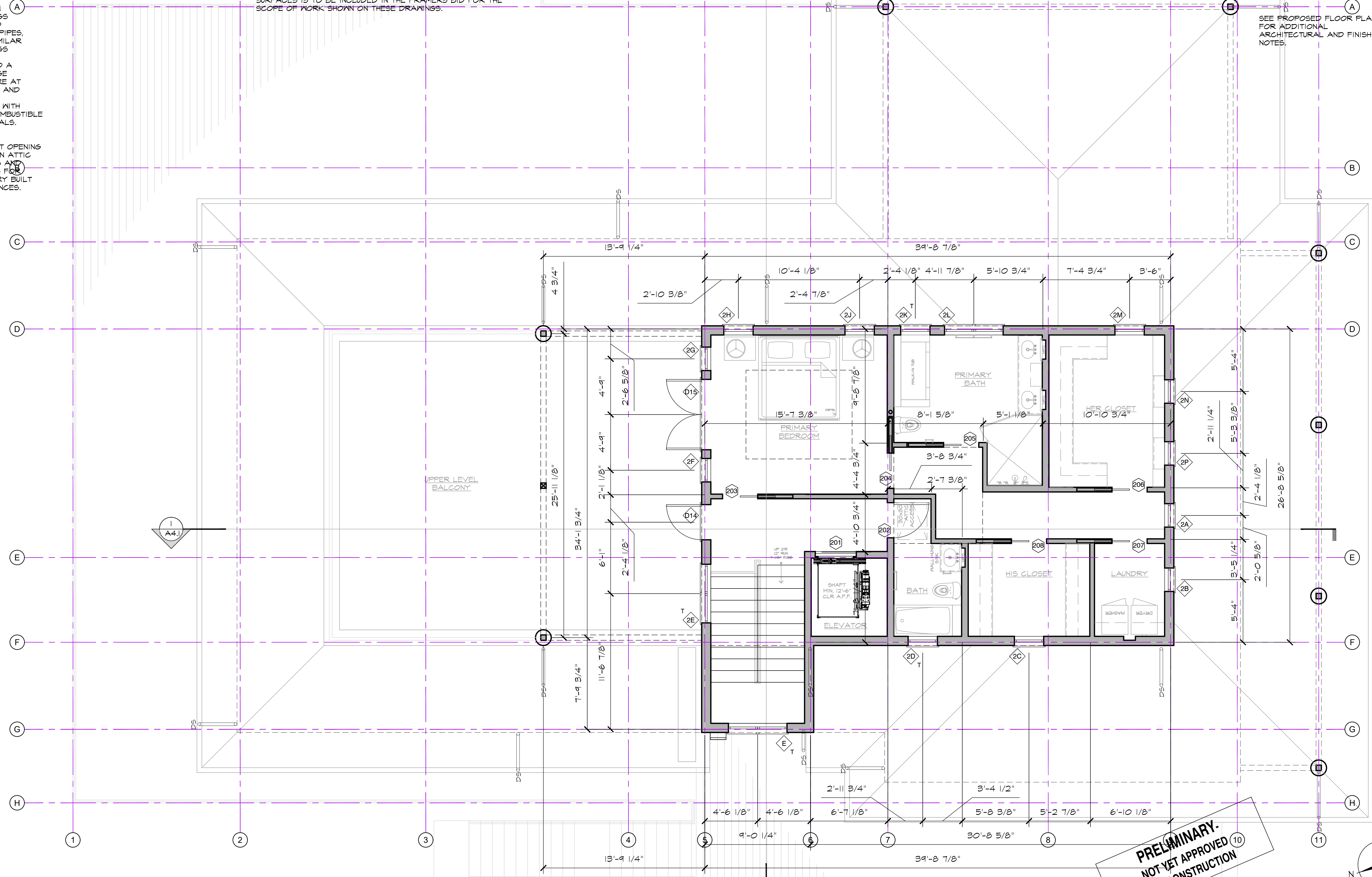
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FRAMING NOTES (CONT'D):
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SEE PROPOSED FLOOR PLANS FOR ADDITIONAL ARCHITECTURAL AND FINISH NOTES.

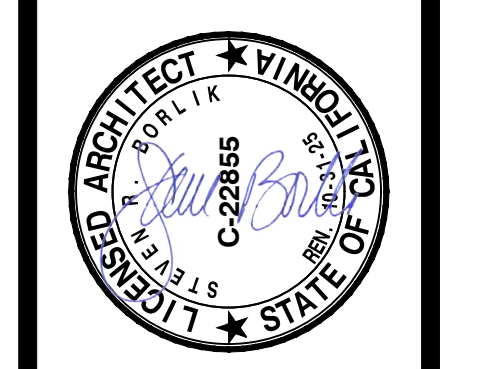


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PROPOSED UPPER LEVEL DIMENSION PLAN

1/4" = 1'-0" **1**

ISSUE LOG	
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STRUC. SUBMITTAL	MAR. 19, 2024 5
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BLDG PLAN CHECK REVS.	OCT. 29, 2024 7
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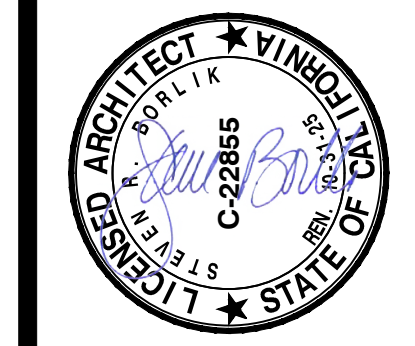
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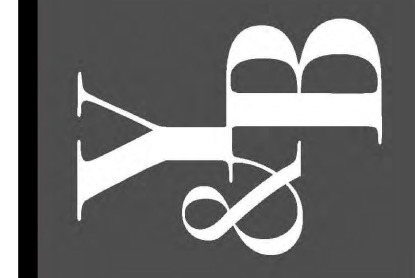
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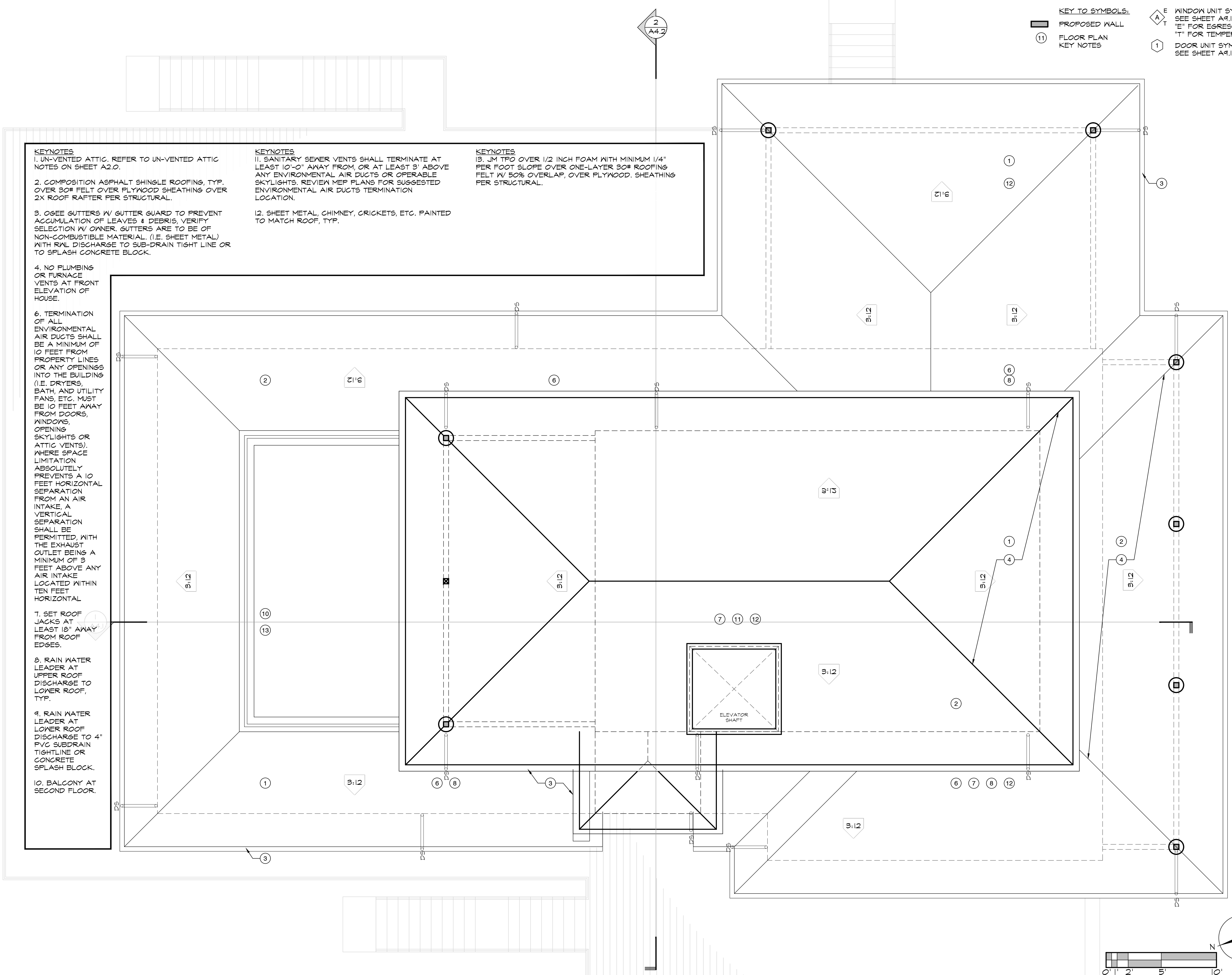
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- KEY TO SYMBOLS:**
- ▬ PROPOSED WALL
 - ⑪ FLOOR PLAN KEY NOTES
 - ◊ WINDOW UNIT SYMBOL, SEE SHEET A4.1
 - ⬆️ "E" FOR EGRESS
 - ⬆️ "T" FOR TEMPERED
 - ⬆️ DOOR UNIT SYMBOL, SEE SHEET A4.1

- KEYNOTES**
- UN-VENTED ATTIC, REFER TO UN-VENTED ATTIC NOTES ON SHEET A2.0.
 - COMPOSITION ASPHALT SHINGLE ROOFING, TYP. OVER 30# FELT OVER PLYWOOD SHEATHING OVER 2X ROOF RAFTER PER STRUCTURAL.
 - OGEE GUTTERS W/ GUTTER GUARD TO PREVENT ACCUMULATION OF LEAVES & DEBRIS, VERIFY SELECTION W/ OWNER. GUTTERS ARE TO BE OF NON-COMBUSTIBLE MATERIAL. (I.E. SHEET METAL) WITH RAIL DISCHARGE TO SUB-DRAIN TIGHT LINE OR TO SPLASH CONCRETE BLOCK.
 - NO PLUMBING OR FURNACE VENTS AT FRONT ELEVATION OF HOUSE.
 - TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 10 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH, AND UTILITY FANS, ETC. MUST BE 10 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). WHERE SPACE LIMITATION ABSOLUTELY PREVENTS A 10 FEET HORIZONTAL SEPARATION FROM AN AIR INTAKE, A VERTICAL SEPARATION SHALL BE PERMITTED, WITH THE EXHAUST OUTLET BEING A MINIMUM OF 3 FEET ABOVE ANY AIR INTAKE LOCATED WITHIN TEN FEET HORIZONTAL.
 - SET ROOF JACKS AT LEAST 18" AWAY FROM ROOF EDGES.
 - RAIN WATER LEADER AT UPPER ROOF DISCHARGE TO LOWER ROOF, TYP.
 - RAIN WATER LEADER AT LOWER ROOF DISCHARGE TO 4" PVC SUBDRAIN TIGHTLINE OR CONCRETE SPLASH BLOCK.
 - BALCONY AT SECOND FLOOR.
- KEYNOTES**
- SANITARY SEWER VENTS SHALL TERMINATE AT LEAST 10'-0" AWAY FROM, OR AT LEAST 3' ABOVE ANY ENVIRONMENTAL AIR DUCTS OR OPERABLE SKYLIGHTS. REVIEW MEP PLANS FOR SUGGESTED ENVIRONMENTAL AIR DUCTS TERMINATION LOCATION.
 - SHEET METAL, CHIMNEY, CRICKETS, ETC. PAINTED TO MATCH ROOF, TYP.
- KEYNOTES**
- JM TPO OVER 1/2 INCH FOAM WITH MINIMUM 1/4" PER FOOT SLOPE OVER ONE-LAYER 30# ROOFING FELT W/ 50% OVERLAP, OVER PLYWOOD. SHEATHING PER STRUCTURAL.



PROPOSED ROOF PLAN

1/4" = 1'-0" 1



PROPOSED WEATHERED WOOD ASPHALT SHINGLES IN AGED CEDAR BY DAYINGI OR EQUIVALENT



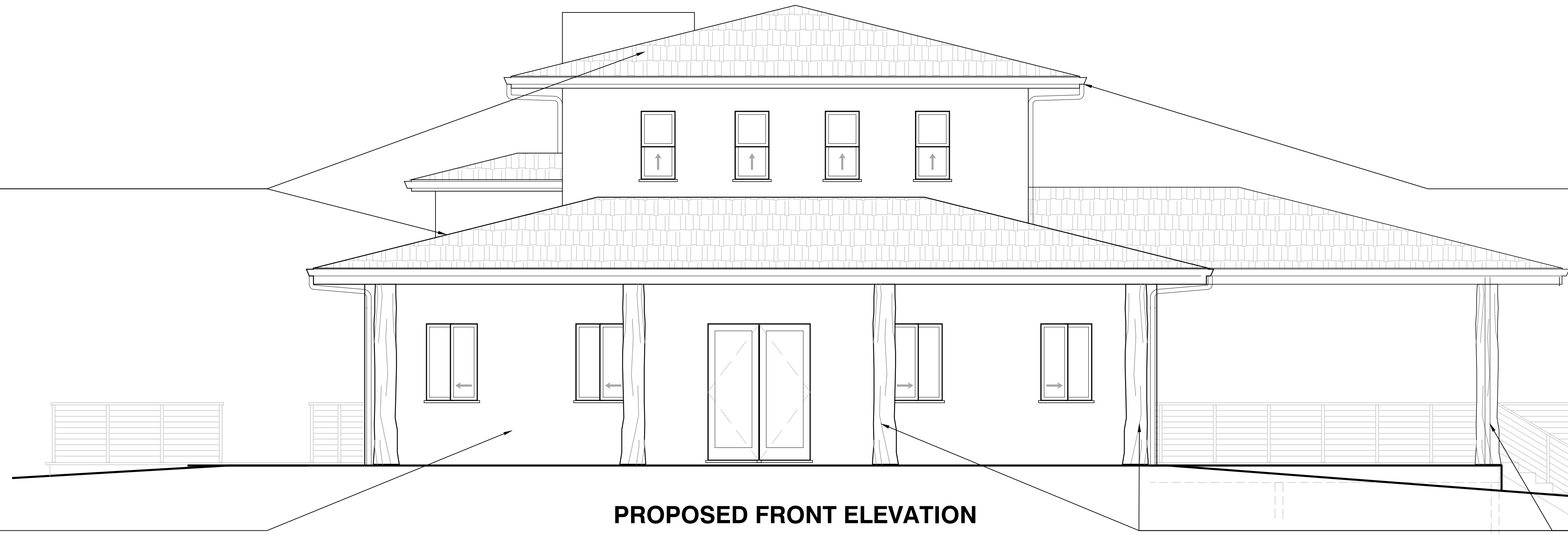
PAINTED ALUMINUM GUTTERS TO MATCH ROOF



CEMENT PLASTER STUCCO FINISH PAINTED STONE GUARDIANS BY SHERWIN-WILLIAMS



CHIA LOG POST OR EQUIVALENT



PROPOSED FRONT ELEVATION



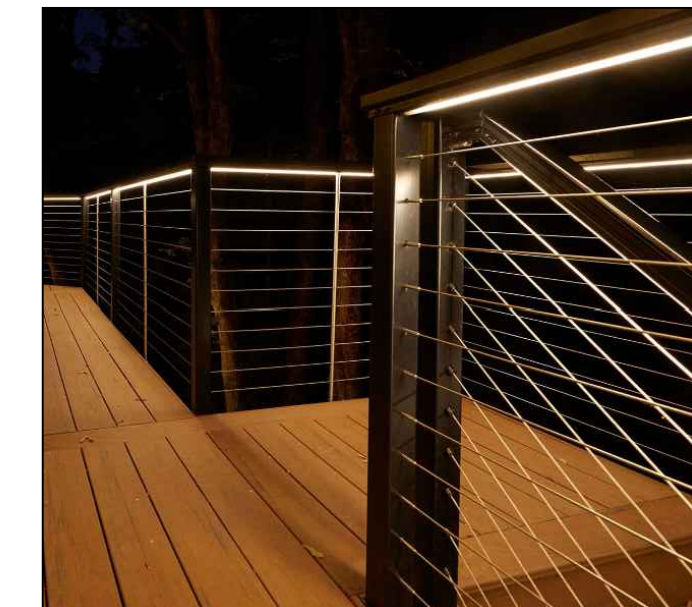
PROPOSED ALUMINUM FRAME WINDOWS AND DOORS BY MARVIN OR EQUIVALENT; RECESSED STUCCO WITH CAST/STONE SILL



CRL GLASS RAILING SYSTEM OR EQUIVALENT



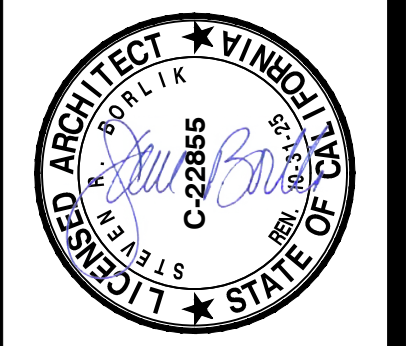
PROPOSED REAR ELEVATION



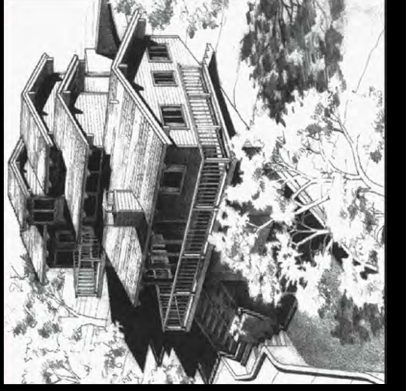
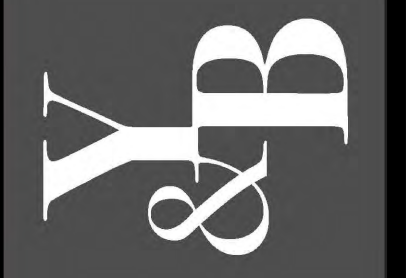
CABLE RAILING BY FEENEY OR EQUIVALENT

COLOR AND MATERIALS BOARD

ISSUE LOG	
PLAN CHECK REV. 4	MAR 19, 2024 / 4
STRUC. SUBMITTAL	MAR 19, 2024 / 5
REBUILD CLAR.	APR 09, 2024 / 6
BLDG PLAN CHECK REVS.	OCT 29, 2024 / 7
BSA PLANNING SUBMITTAL	NOV 14, 2024 / 8



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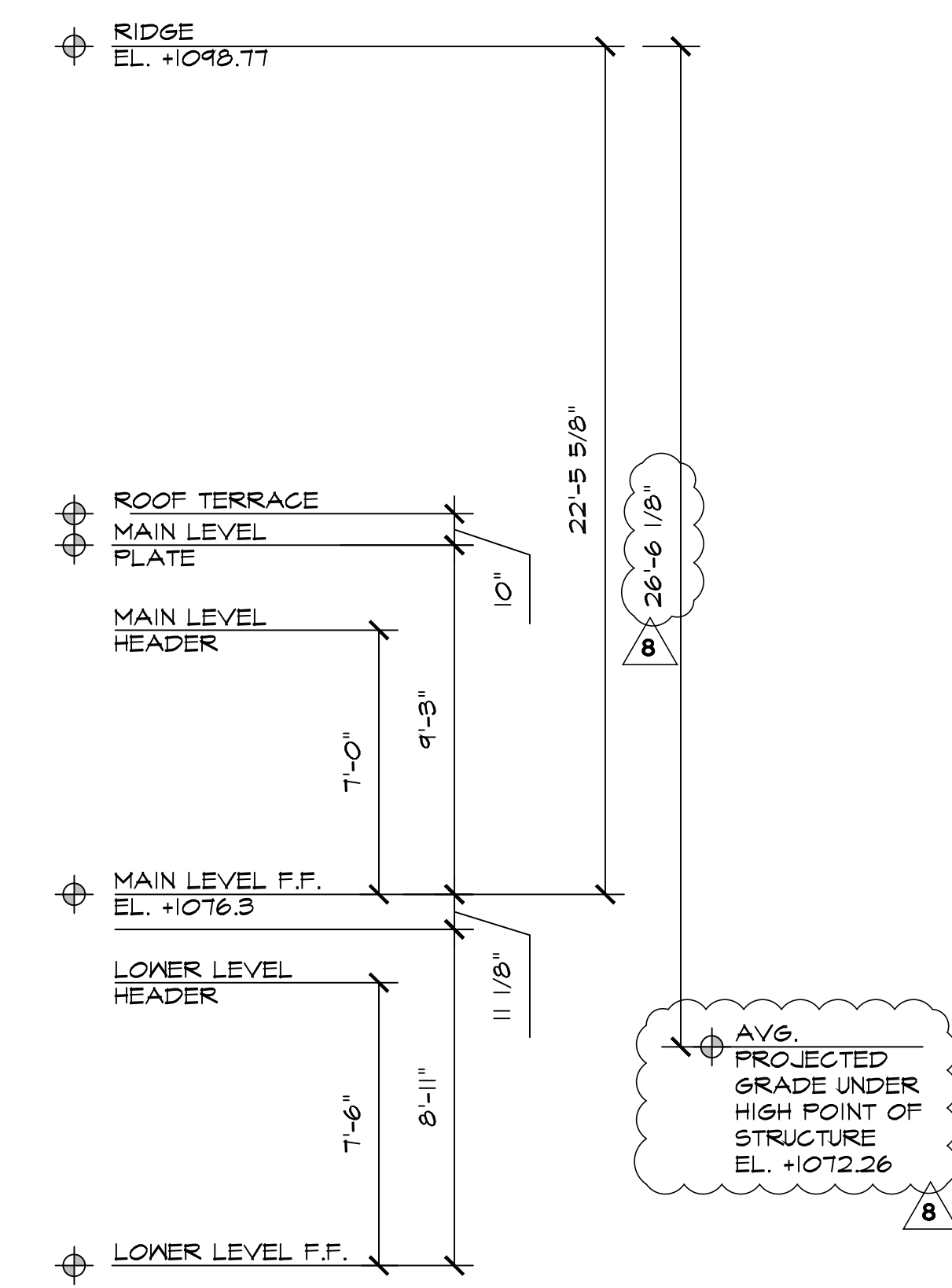
REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

A.P.N. 510-31-011	
CHECKED SRB	DRAWN CS, DT
DATE MAY 28, 2020	
JOB # IVERSEN	

A3.0

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1102.0
1100.0
1098.0
1096.0
1094.0
1092.0
1090.0
1088.0
1086.0
1084.0
1082.0
1080.0
1078.0
1076.0
1074.0
1072.0
1070.0
1068.0
1066.0
1064.0



EXISTING FRONT ELEVATION

1/4" = 1'-0" 2

1106.0
1104.0
1102.0
1100.0
1098.0
1096.0
1094.0
1092.0
1090.0
1088.0
1086.0
1084.0
1082.0
1080.0
1078.0
1076.0
1074.0
1072.0
1070.0
1068.0
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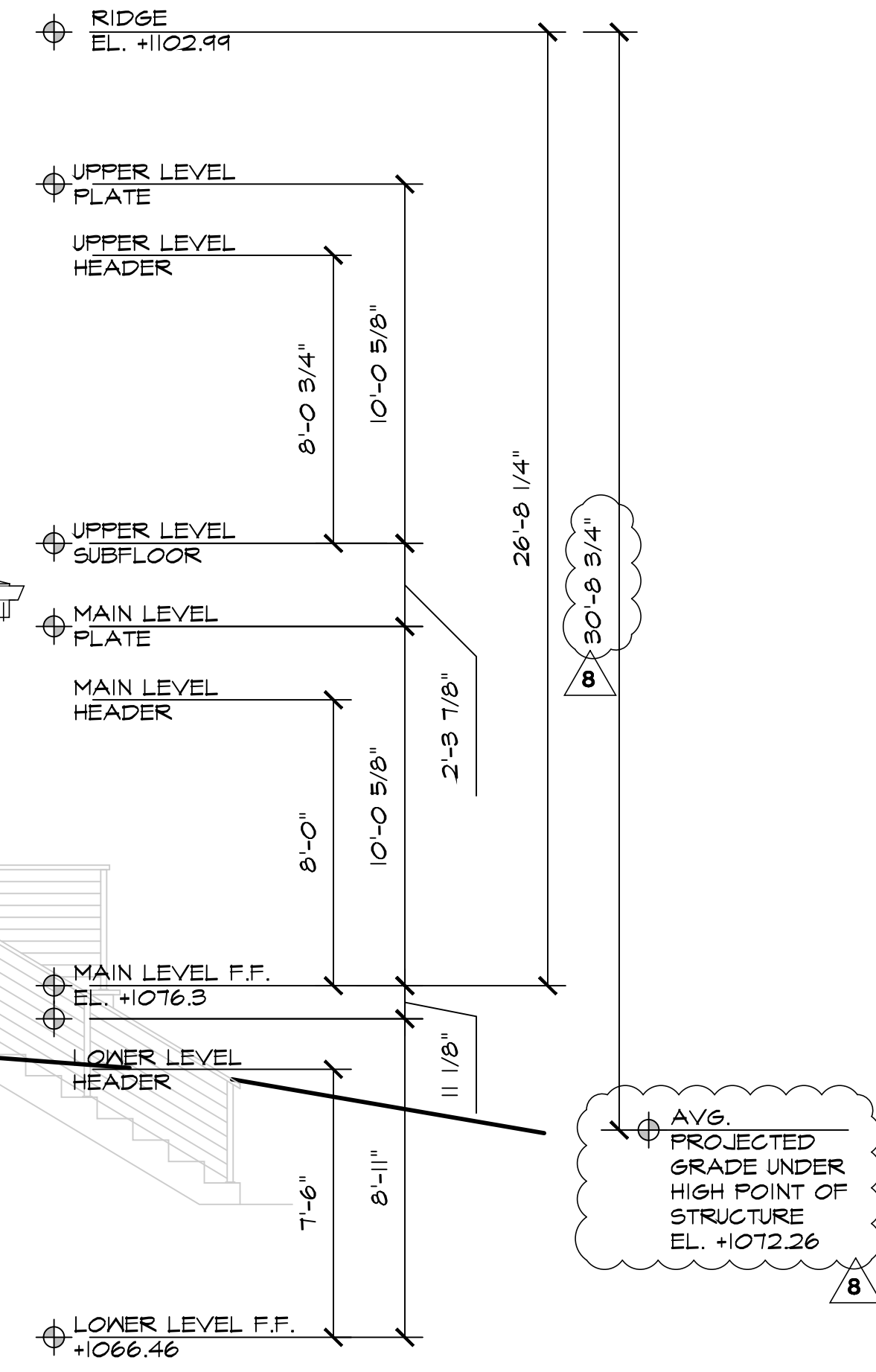
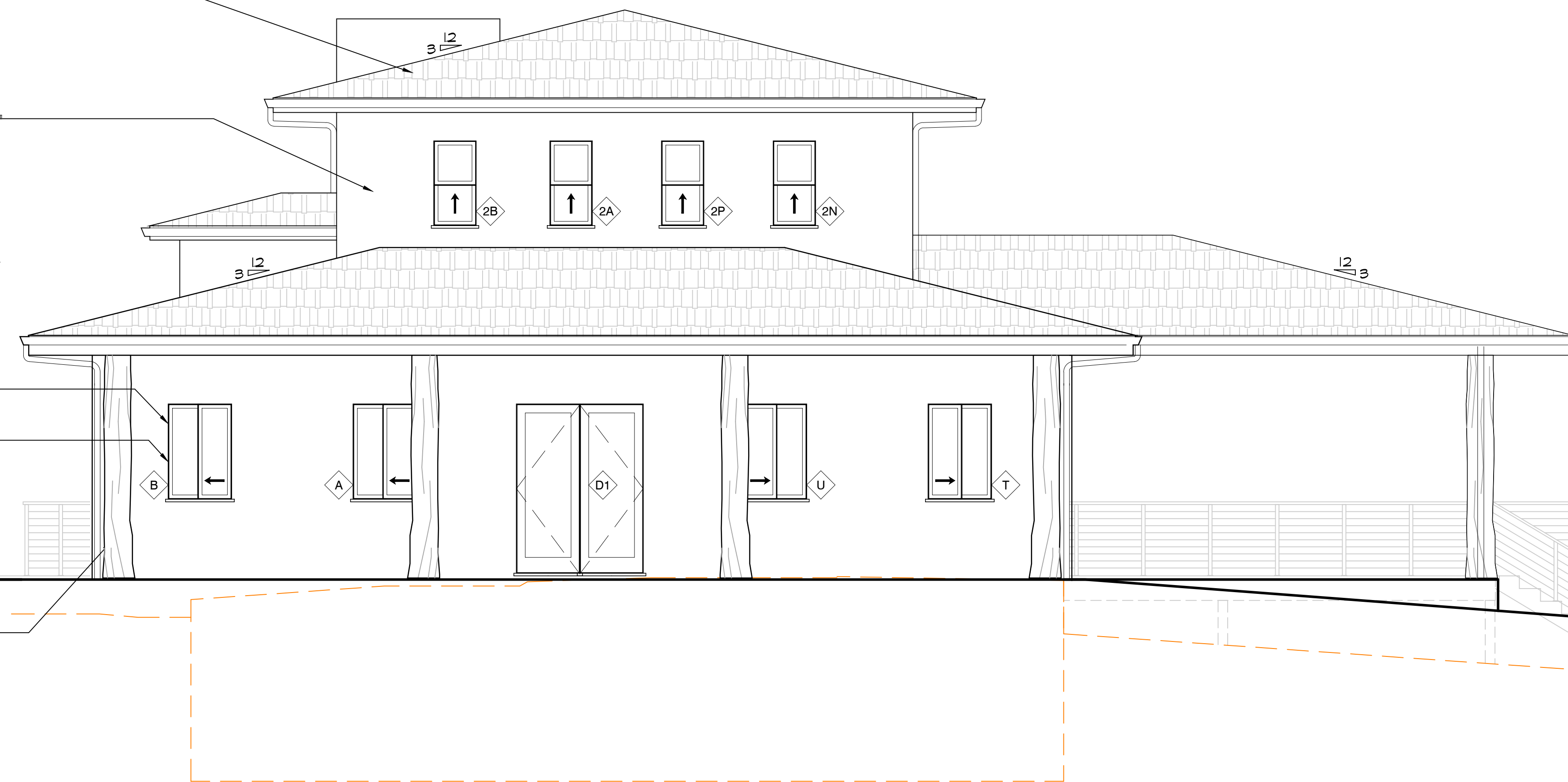
CLASS A COMPOSITION ASPHALT SHINGLES ROOF OVER 30# FELT OVER PLYWOOD SHEATHING, OVER 2x RAFTER PER STRUCTURAL; DAVINCI "AGED CEDAR"

STUCCO 7/8" OF (3) COAT FINISH OVER EXPANDED METAL LATH OR 1" WOVEN WIRE STUCCO NETTING OVER 2 LAYERS OF GRADE "D" BUILDING PAPER OVER PLYWOOD SHEATHING. INSTALL KEEP SCREED MIN. 2" FROM HARDSCAPE AND 4" FORM FINISH GRADE & BELOW. PRESSURE TREATED SILL PLATE TYPE. CONTRACTOR TO DISCUSS EXPANSION JOINS AND CRACKING WITH OWNER SUCH THAT OWNER ACCEPTS FINISHED PRODUCT

DOUBLE PANE ALUMINUM CLAD WINDOWS WITH NEAT GLASS

RECESSED STUCCO OPENING WITH STONE SILL, TYP. REFER TO DETAIL 2/A4.1

OHIA LOG COLUMN

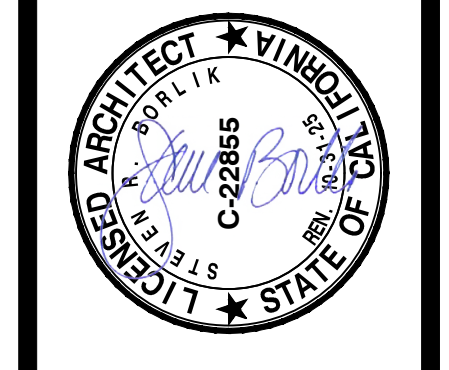


PROPOSED FRONT ELEVATION

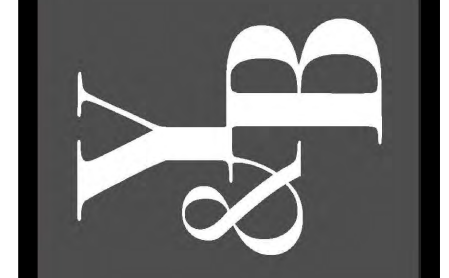
1/4" = 1'-0" 1

ISSUE LOG

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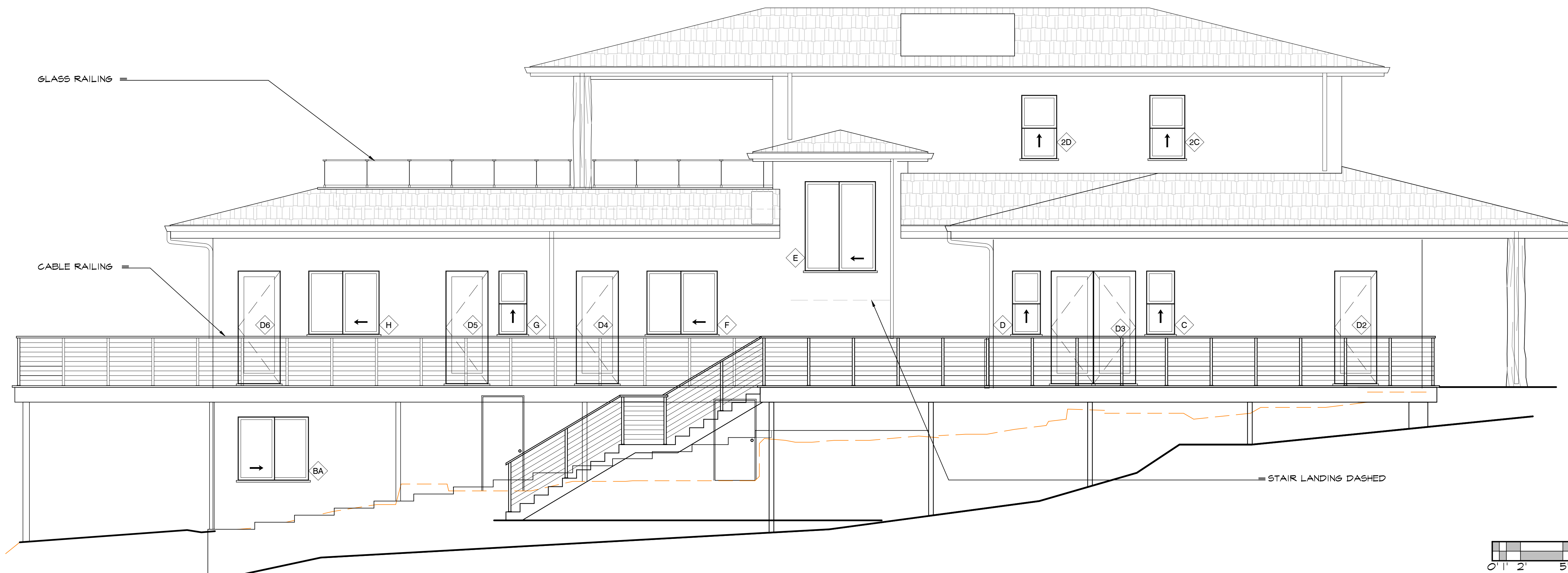
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EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

2



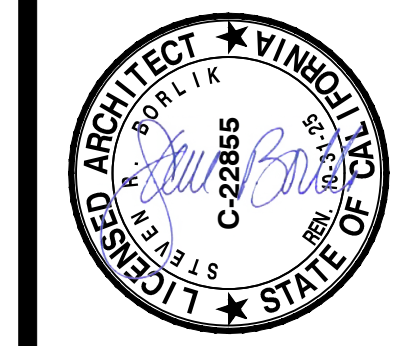
PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

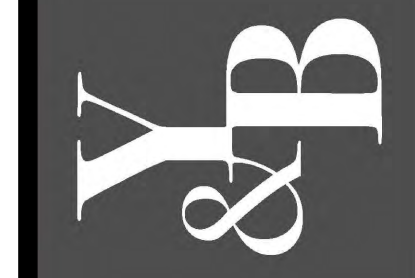
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ISSUE LOG

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NORTH

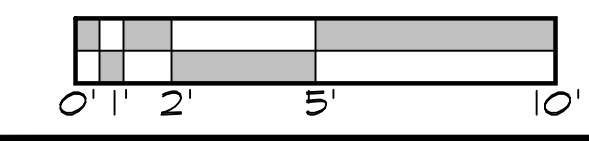
EXISTING REAR ELEVATION

1/4" = 1'-0"

2



PROPOSED REAR ELEVATION

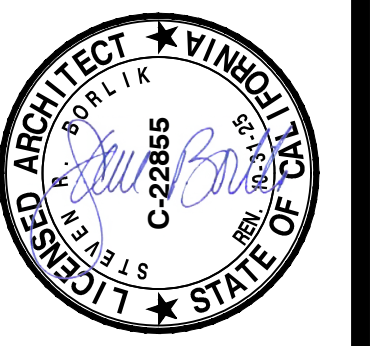


1/4" = 1'-0"

1

ISSUE LOG

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 DATE: MAY 28, 2020
 JOB #: IVERSEN

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EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0" 2

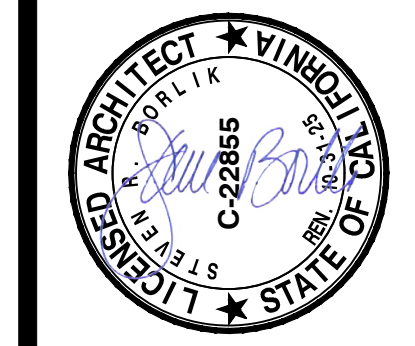


PROPOSED RIGHT SIDE ELEVATION

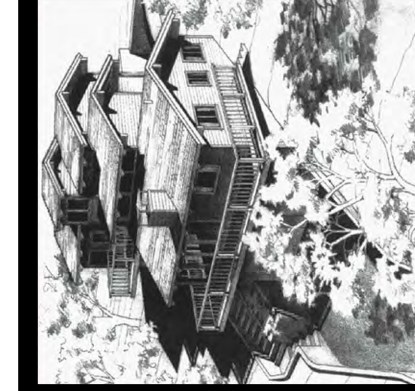
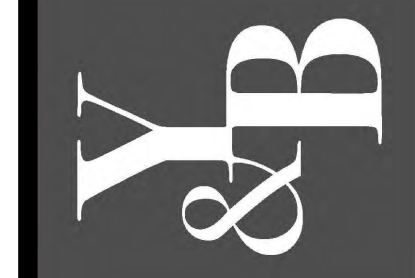
1/4" = 1'-0" 1

ISSUE LOG

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NEW STAIR NOTES PER 2022 CRC R311.1
 SN-1. STAIRWAY WIDTH. STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SN-2. HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

SN-3. WALKLINE. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH.

SN-4. STAIR TREADS AND RISERS. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES; THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES; AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES. A NOSING NOT LESS THAN 3/4 INCHES BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. EXCEPTION 2019 CRC R311.7.5.3.

SN-5. DIMENSIONAL UNIFORMITY. MAINTAIN REQUIRED RISE AND RUN DIMENSIONAL UNIFORMITY NOT TO EXCEED 3/8".

SN-6. ALL TREADS & RISERS TO BE HARDWOOD OR EQUAL. VERIFY W/OWNER. STAIR DESIGN & LAYOUT BY STAIR MANUFACTURER. PROVIDE SHOP DRAWINGS, FOR APPROVAL, W/ARCHITECT & COMPLIANCE W/ C.R.C. IN FIELD PRIOR TO CONSTRUCTION.

SN-7. ENCLOSURE UNDER STAIRWAYS. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. 2019 CBC SECTION 1011.7.3, EXCEPTION. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

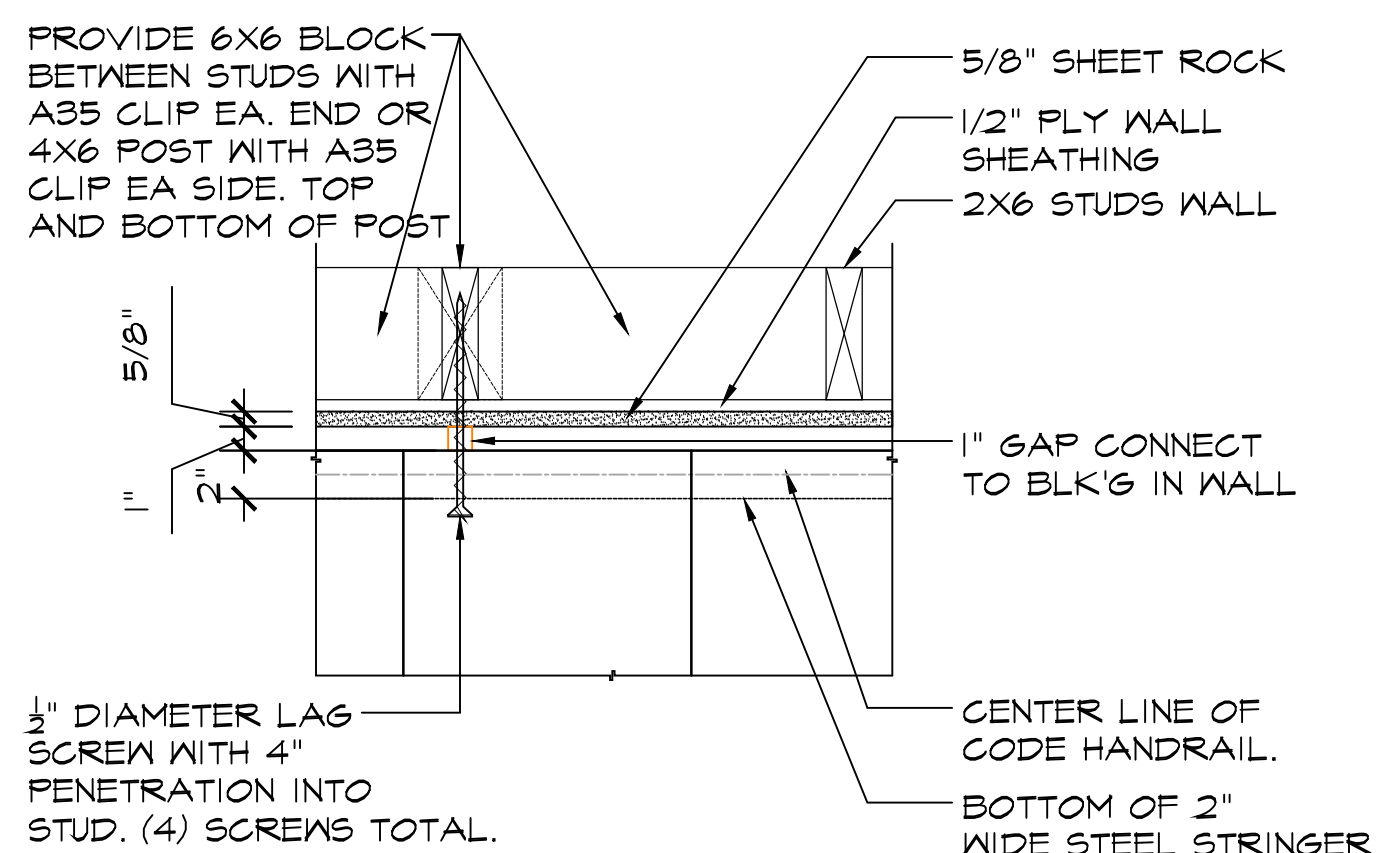
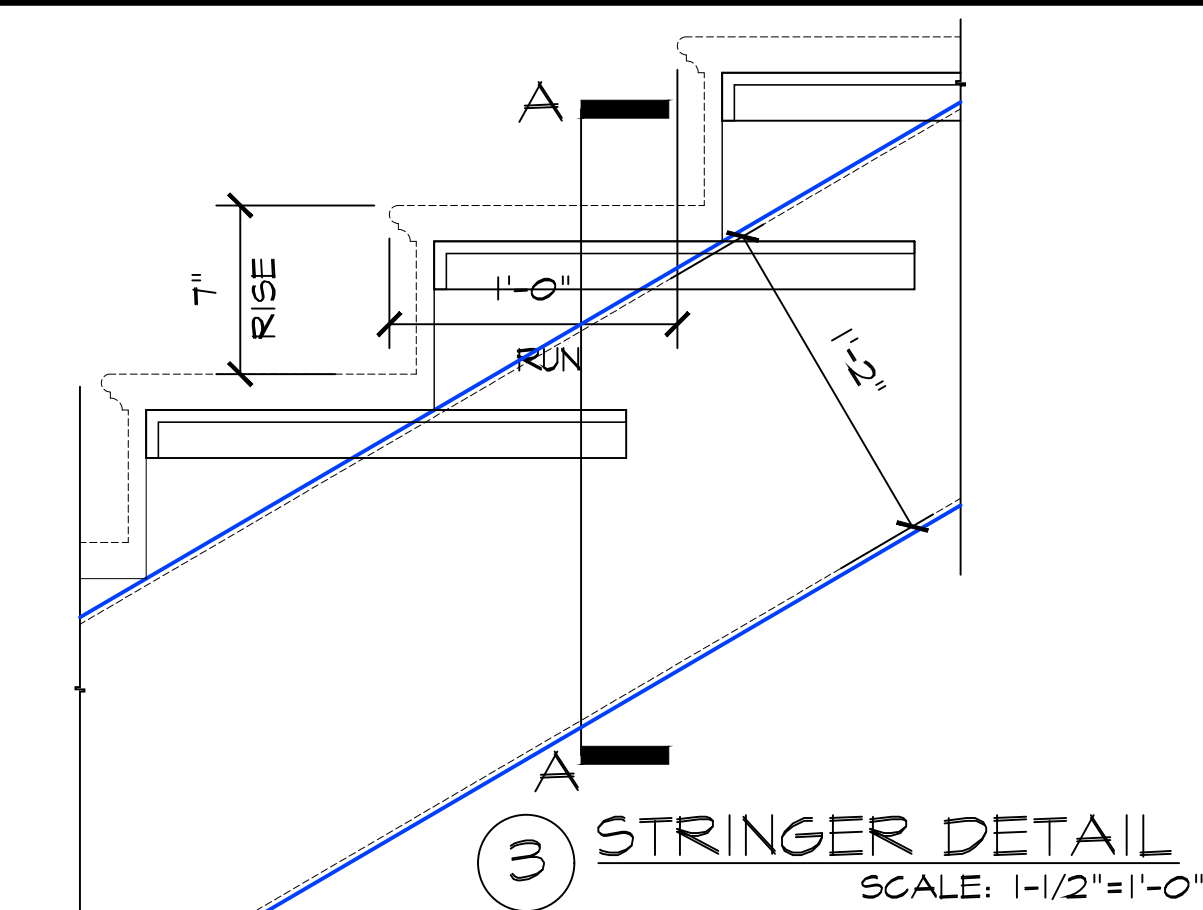
SN-8. HANDRAILS. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. REFER TO CRC SECTION R311.7.8.5 FOR HANDRAIL GRASPABILITY, TYPE I & II PROFILE.

SN-9. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42" IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH, UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL THEN THE HEIGHT SHALL NOT BE LESS THAN 34" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH (CRC R312.1.2 & R312.1.3). MUST RESIST A CONCENTRATED LOAD OF 200LB APPLIED ANY WHERE ALONG THE TOP RAILING, PER CBC 1607.8.1.

SN-10. HANDRAIL GRASPABILITY (2019 CBC 1014.3). ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION R311.7.8.5 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

STAIR NOTES

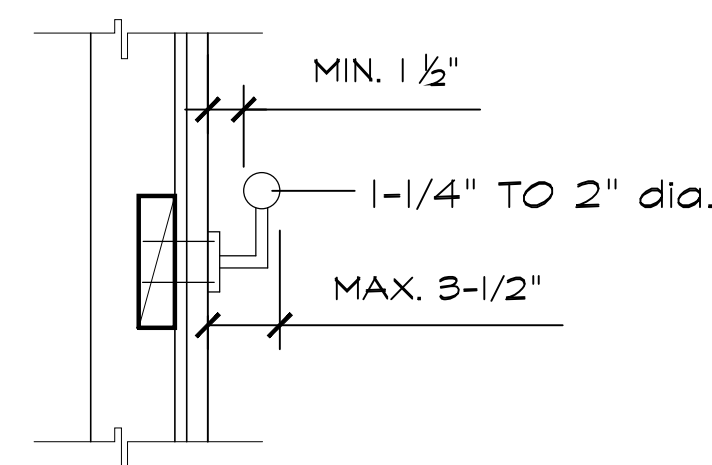
N.T.S. 7



2 MIDDLE CONNECTION
SCALE: 1-1/2"=1'-0"

STAIR DETAILS

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

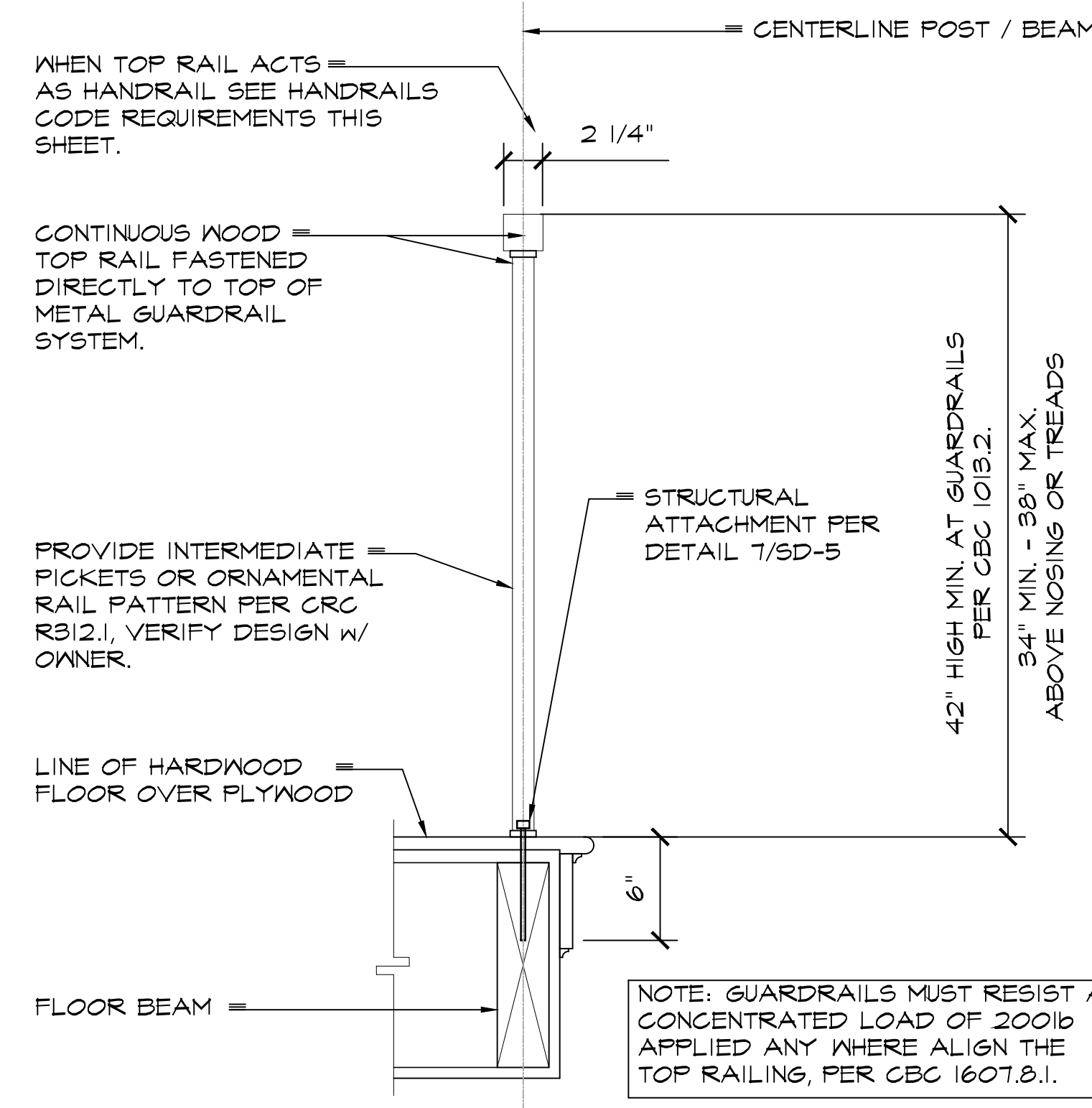


HANDRAILS HAVE A 1-1/4" TO 2" GRASPABILITY CROSS SECTION, NO SHARP CORNERS, HEIGHT OF 34" TO 38" ABOVE NOSING, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEWEL POSTS OR RETURN TO WALLS.

SOLID 2X6 BLOCKING AT HANDRAIL SUPPORT POINTS, ATTACHMENTS FOR FASTENERS & SPACING PER MANUFACT. SPECIFICATIONS.

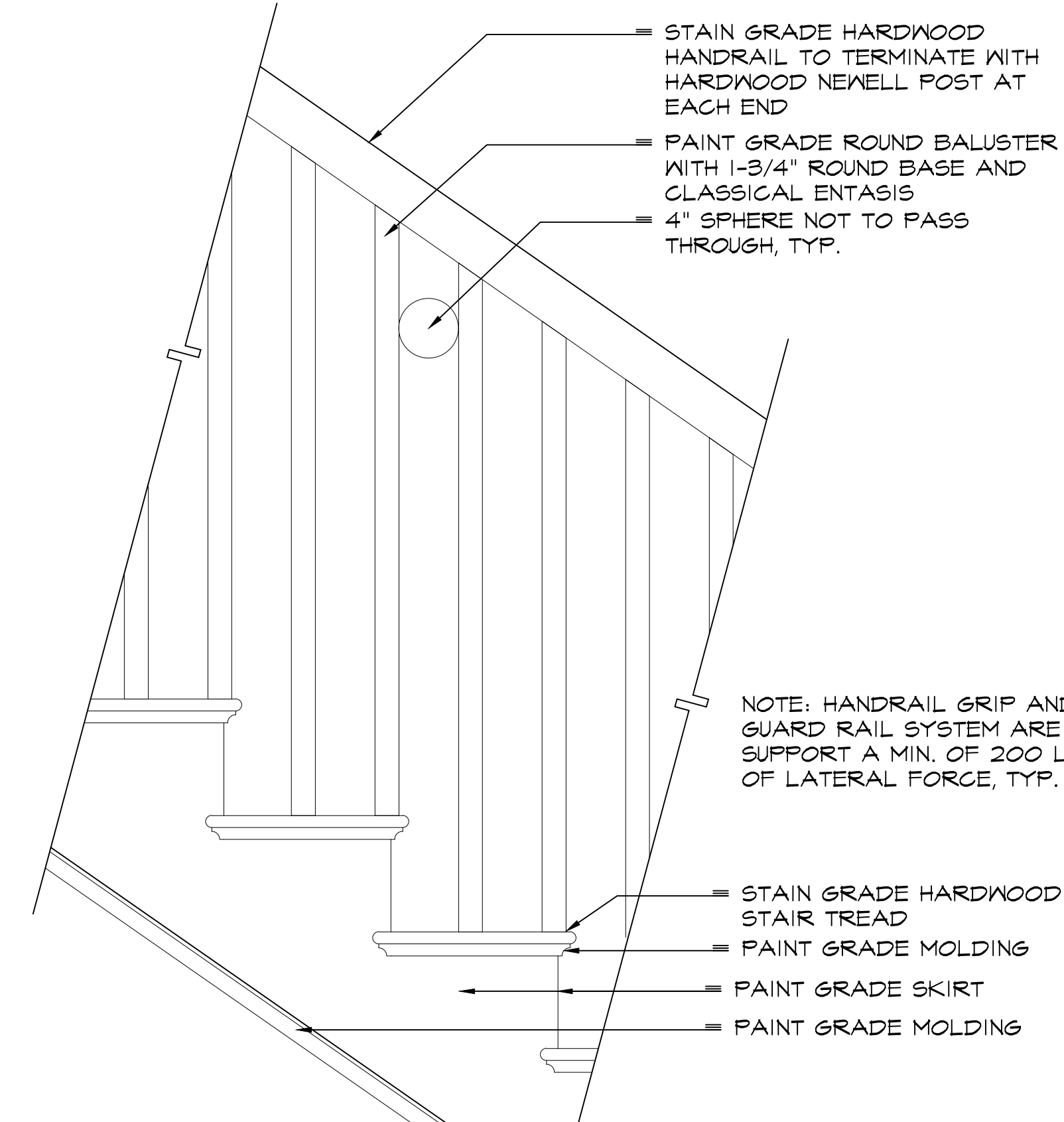
HANDRAIL DETAIL

1-1/2"=1'-0" 6



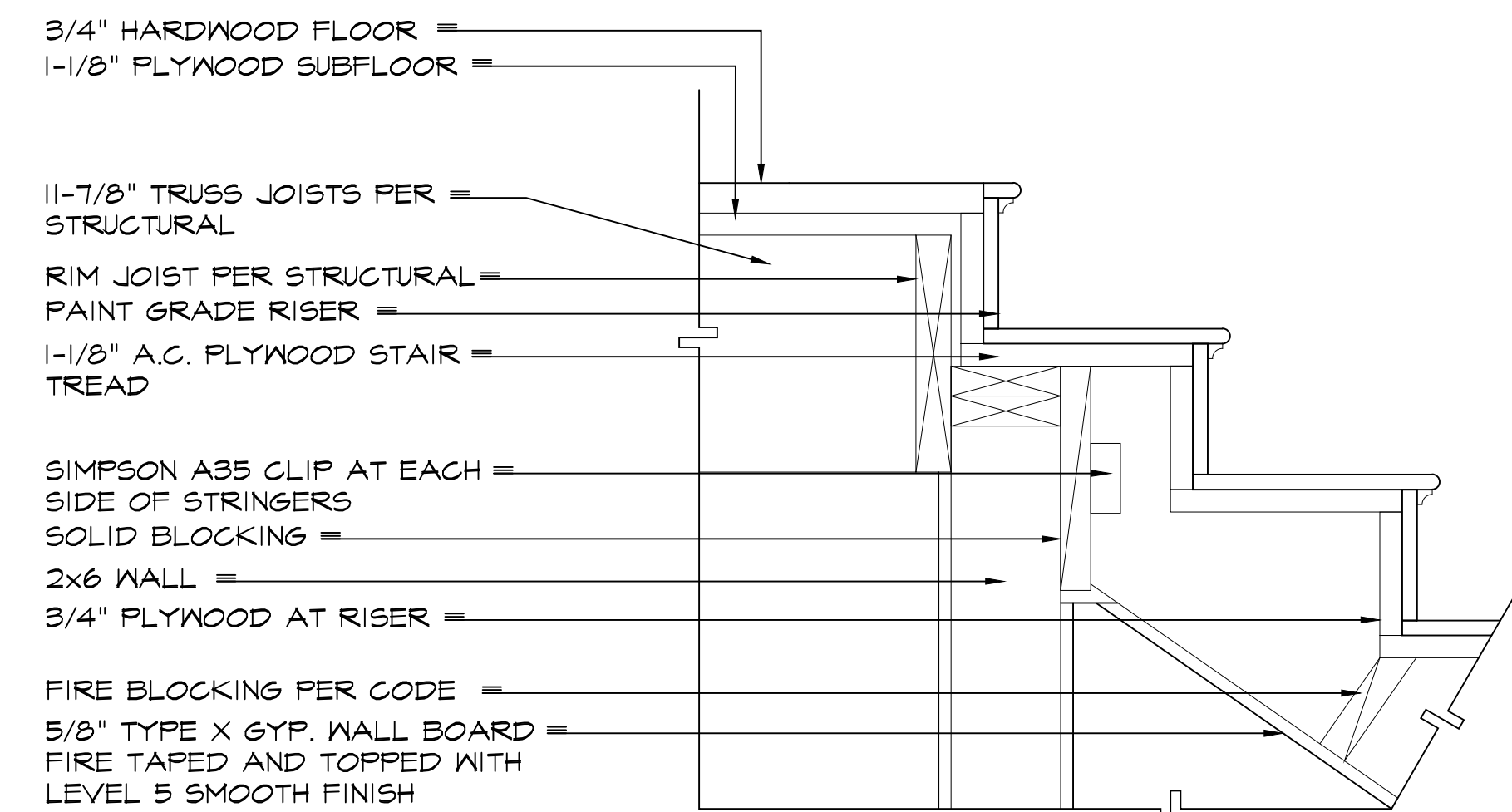
GUARDRAIL DETAIL

1-1/2"=1'-0" 5



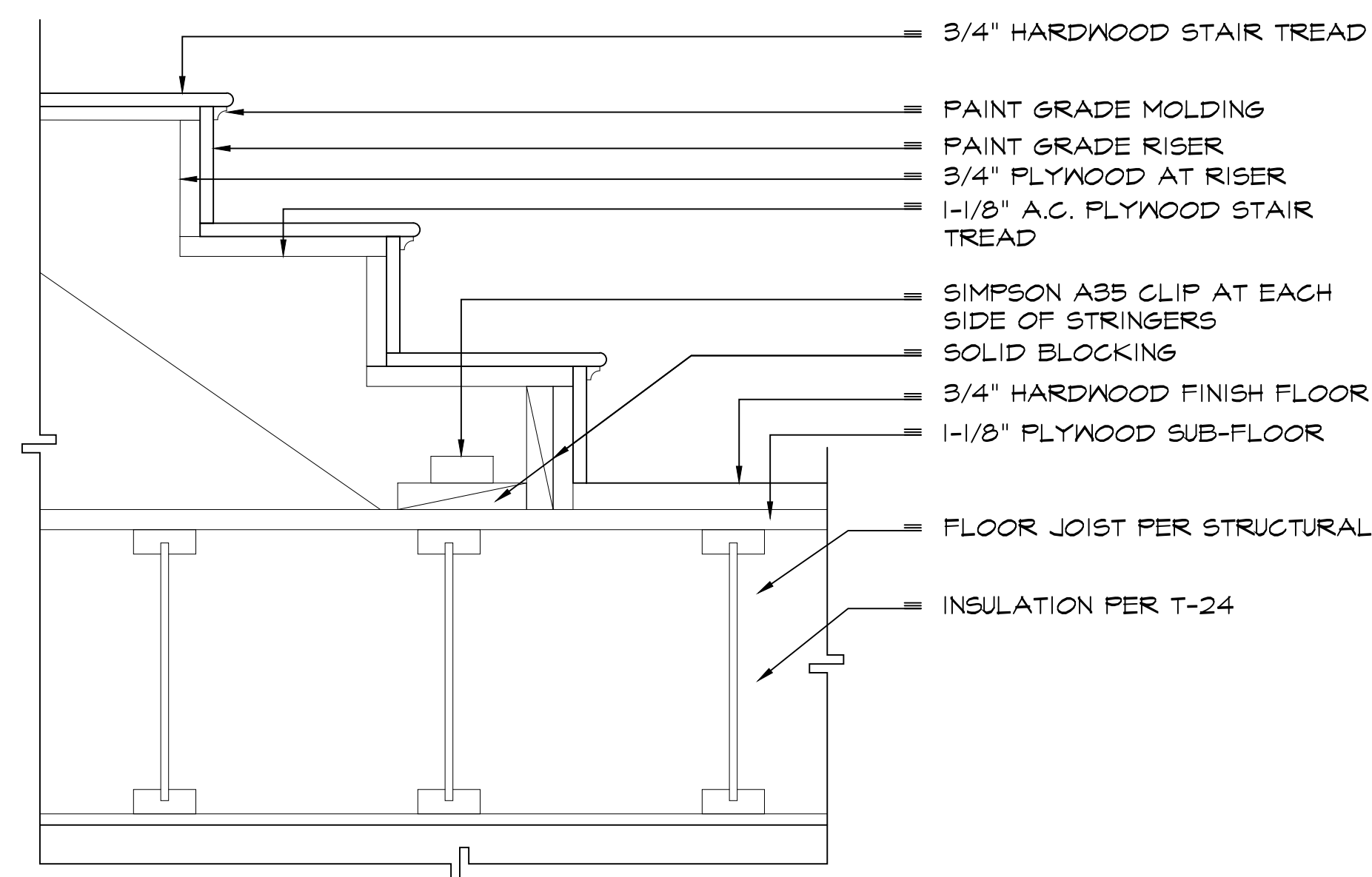
RAILING DETAIL

1-1/2"=1'-0" 3



WALL TO STRINGER CONNECTION DETAIL

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

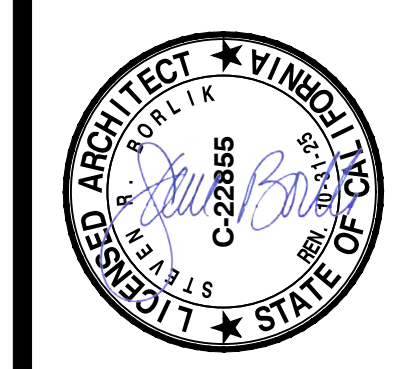


STAIR TO FLOOR CONNECTION DETAIL

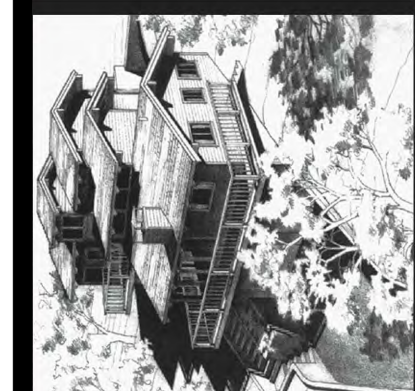
1-1/2"=1'-0" 1

ISSUE LOG

PLAN CHECK REV. 4	MAR. 19, 2024	4
STRUC SUBMITTAL	MAR. 19, 2024	5
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B5A PLANNING SUBMITTAL	NOV. 14, 2024	8



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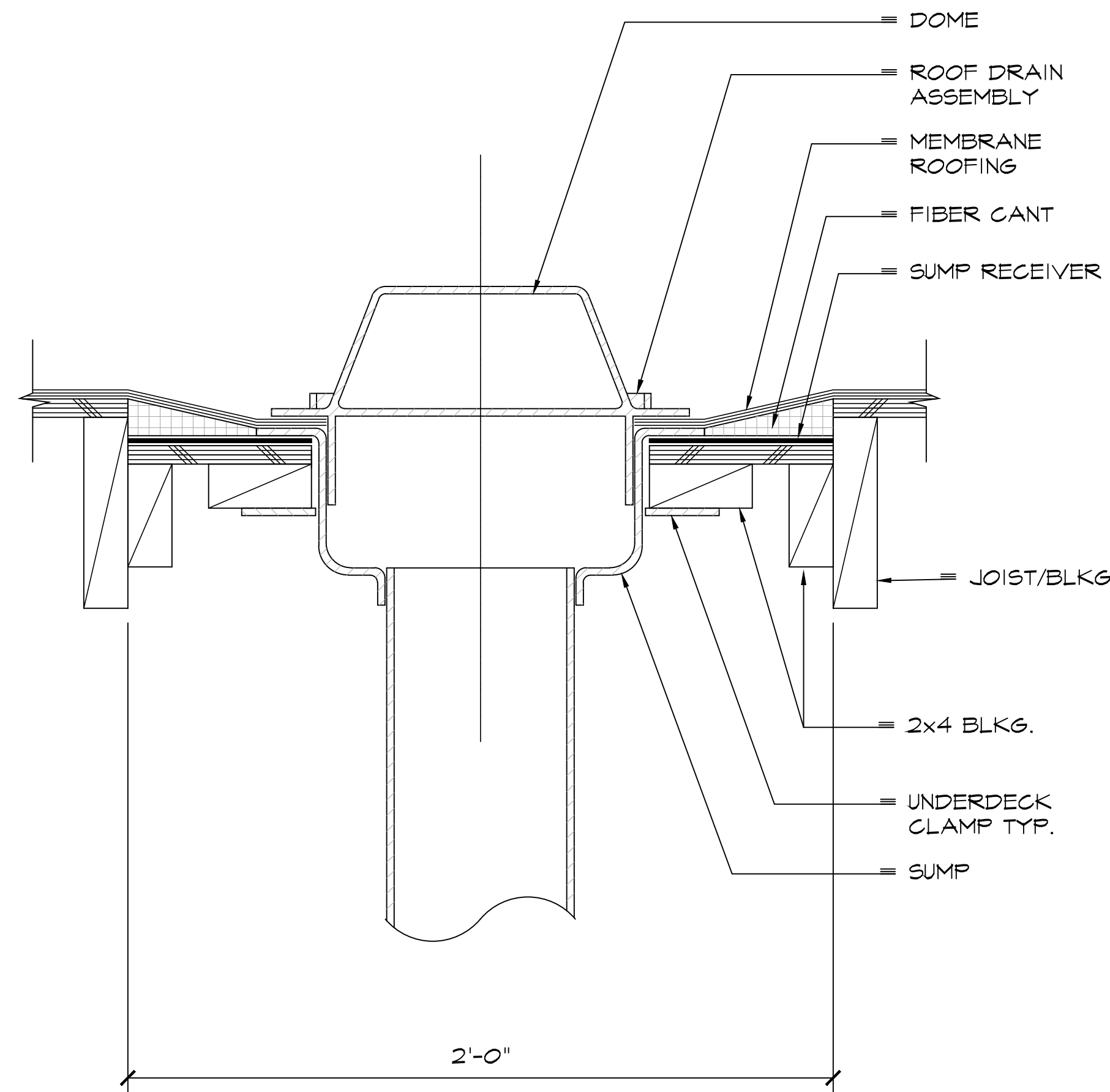


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 LOS GATOS, CA 95030

A.P.N. 510-31-011	CHECKED SRB	DRAWN CS, DT
DATE MAY. 28, 2020	JOB # IVERSEN	

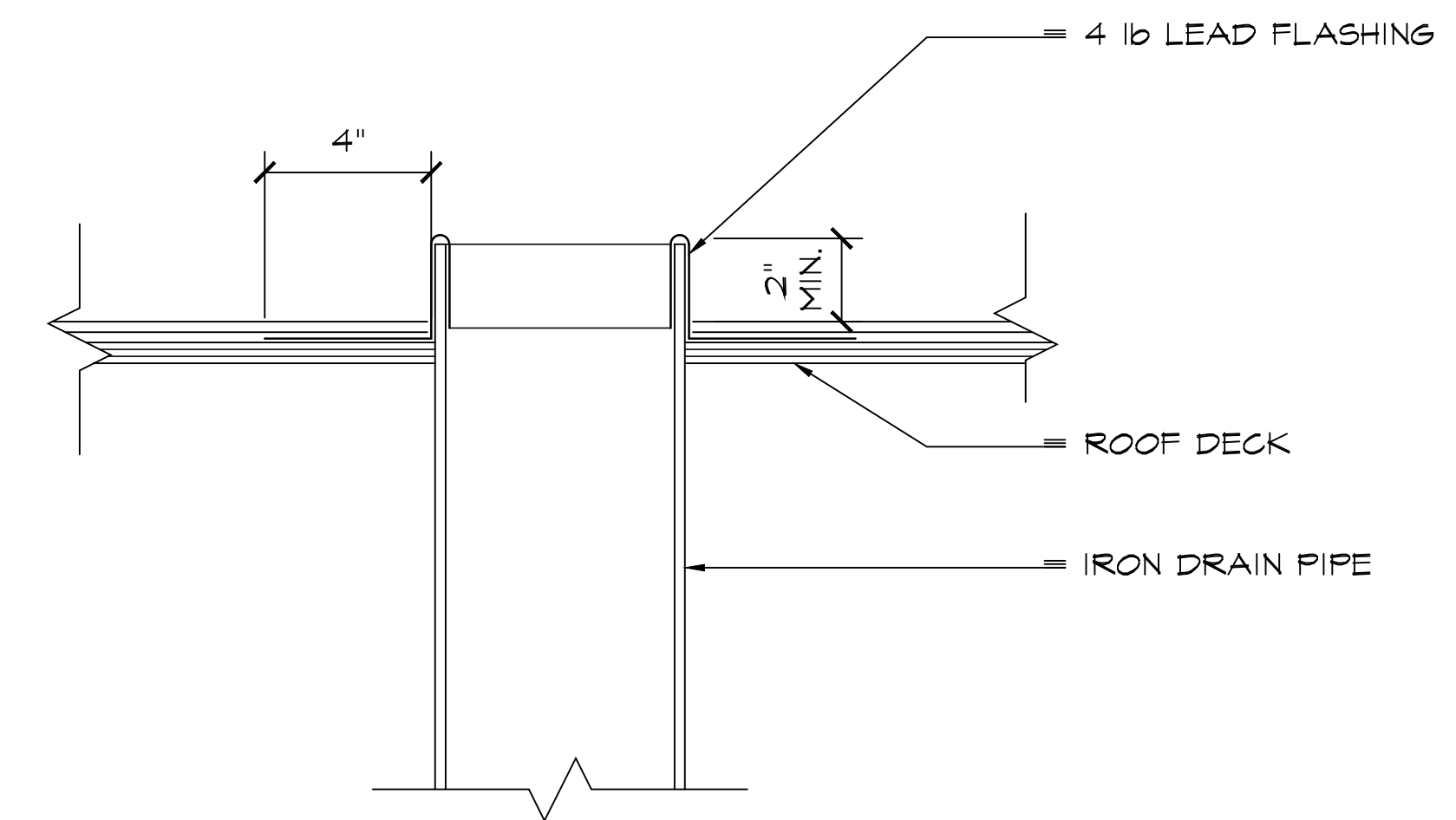
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OVERFLOW DRAIN DETAIL

3" = 1'-0" 5



ROOF DRAIN DETAIL

3" = 1'-0" 3

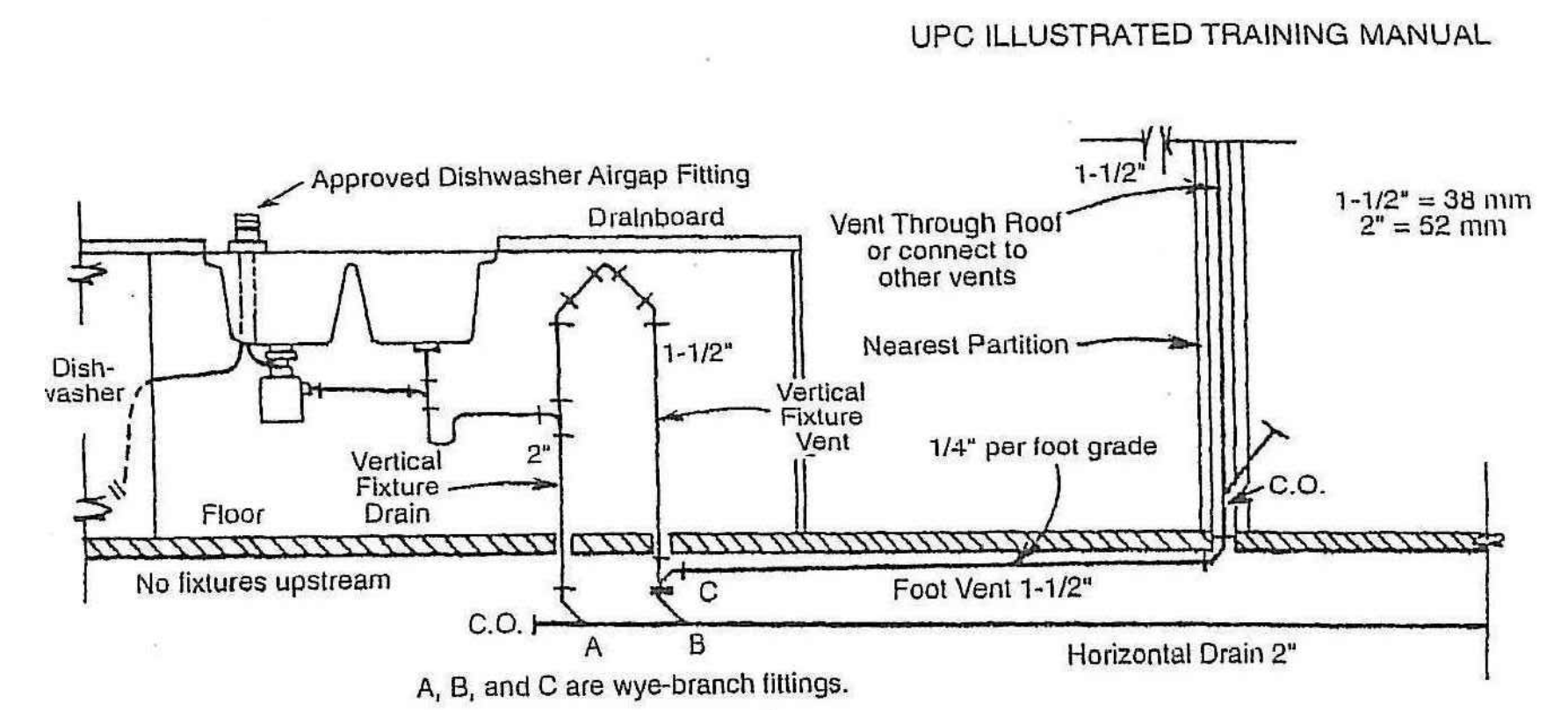


Figure 9-25
Special Venting for Island Fixtures

SPECIAL VENTING FOR ISLAND FIXTURES

N.T.S. 2

MULTIDIRECTIONAL DECELERATIONS
PANASONIC ADVANCED VENTILATION SERIES



CEILING MOUNTED VENTILATION FANS

FV-05-11VK1 WhisperGreen Select™ – 50-80-110 CFM Fan, Ceiling Mount, Single Speed
Customizable Ventilation Fan shall be ceiling mount, ENERGY STAR® rated type with built-in speed selector. Select from 50/80/110 CFM and no more than $C.O.3$ score as certified by the Home Ventilating Institute (HVI) at 0.1 w.g. with no less than 53/82/113 CFM and no more than 0.3/0.4/0.8 sones at .25 w.g. Power Consumption shall be no greater than 3.5/5.5/9.8 watts at 0.1 w.g. and 15.1/15.3/11.5 watts at 0.25 w.g. ENERGY STAR® rated with efficiency of no less than 15.1/15.3/11.5 CFM/watt at 0.1 w.g. and then 8.1/8.4/7.2 CFM/watt at 0.25 w.g. The motor shall be enclosed with brushless DC motor engineered to run continuously. DC motor speed shall automatically increase when the fan senses static pressure to maintain selected CFM. Power rating shall be 120V/60Hz. Duct diameter shall be no less than 4", inclusive of an integrated dual 4" or 6" duct adapter. **Plug 'N Play™** modules provide up to three additional features. Select from Multi-Speed with Time Delay, Condensation Sensor, LED Night Light and Motion Sensor. Fan shall be UL and cUL listed for tub/shower enclosure when used with a GFCI protected circuit. Fan can be used to comply with ASHRAE 62.2, LEED, ENERGY STAR® IAP, Earthcraft, California Title-24 and WA Ventilation Code.

FV-05-11VK31 WhisperGreen Select™ – 50-80-110 CFM Fan, Ceiling Mount, Built-in Multi-Speed control
Customizable Ventilation Fan shall be ceiling mount, ENERGY STAR® rated type with **Multi-speed control** (0, 30-100 CFM, in 10 CFM increments) that shall be **built-in** with a high/low adjustable delay timer and activated by a wall switch, Motion Sensor Plug 'N Play™ module or Condensation Sensor Plug 'N Play™ module. Features a built-in speed selector. Select from 50/80/110 CFM and no more than $C.O.3$ score as certified by the Home Ventilating Institute (HVI) at 0.1 w.g. with no less than 53/82/113 CFM and no more than 0.3/0.4/0.8 sones at .25 w.g. Power Consumption shall be no greater than 3.5/5.5/9.8 watts at 0.1 w.g. and 7.0/10.2/16.1 watts at 0.25 w.g. ENERGY STAR® rated with efficiency of no less than 15.1/15.3/11.5 CFM/watt at 0.1 w.g. and then 8.1/8.4/7.2 CFM/watt at 0.25 w.g. The motor shall be enclosed with brushless DC motor engineered to run continuously. DC motor speed shall automatically increase when the fan senses static pressure to maintain selected CFM. Power rating shall be 120V/60Hz. Duct diameter shall be no less than 4", inclusive of an integrated dual 4" or 6" duct adapter. **Plug 'N Play™** modules provide up to **two** additional features. Select from Condensation Sensor, LED Night Light and Motion Sensor. Fan shall be UL and cUL listed for tub/shower enclosure when used with a GFCI protected circuit. Fan can be used to comply with ASHRAE 62.2, LEED, ENERGY STAR®, IAP, Earthcraft, California Title-24 and WA Ventilation Code.

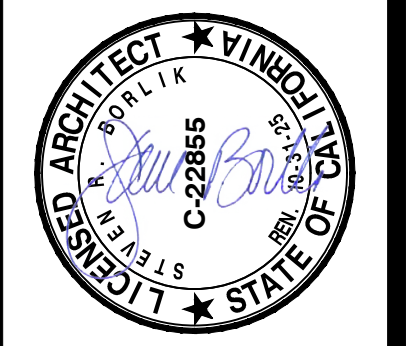
FAN FOR IN-DOOR AIR QUALITY

3" = 1'-0" 4

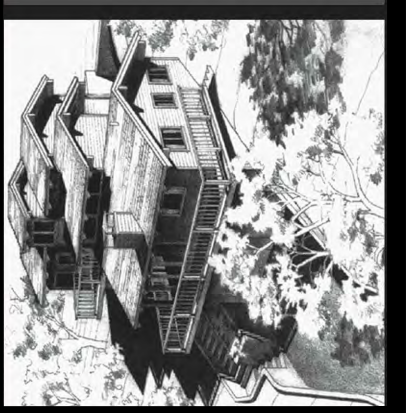
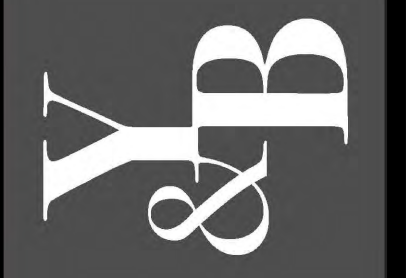
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ISSUE LOG

PLAN CHECK REV. 4	MAR 19, 2024	4
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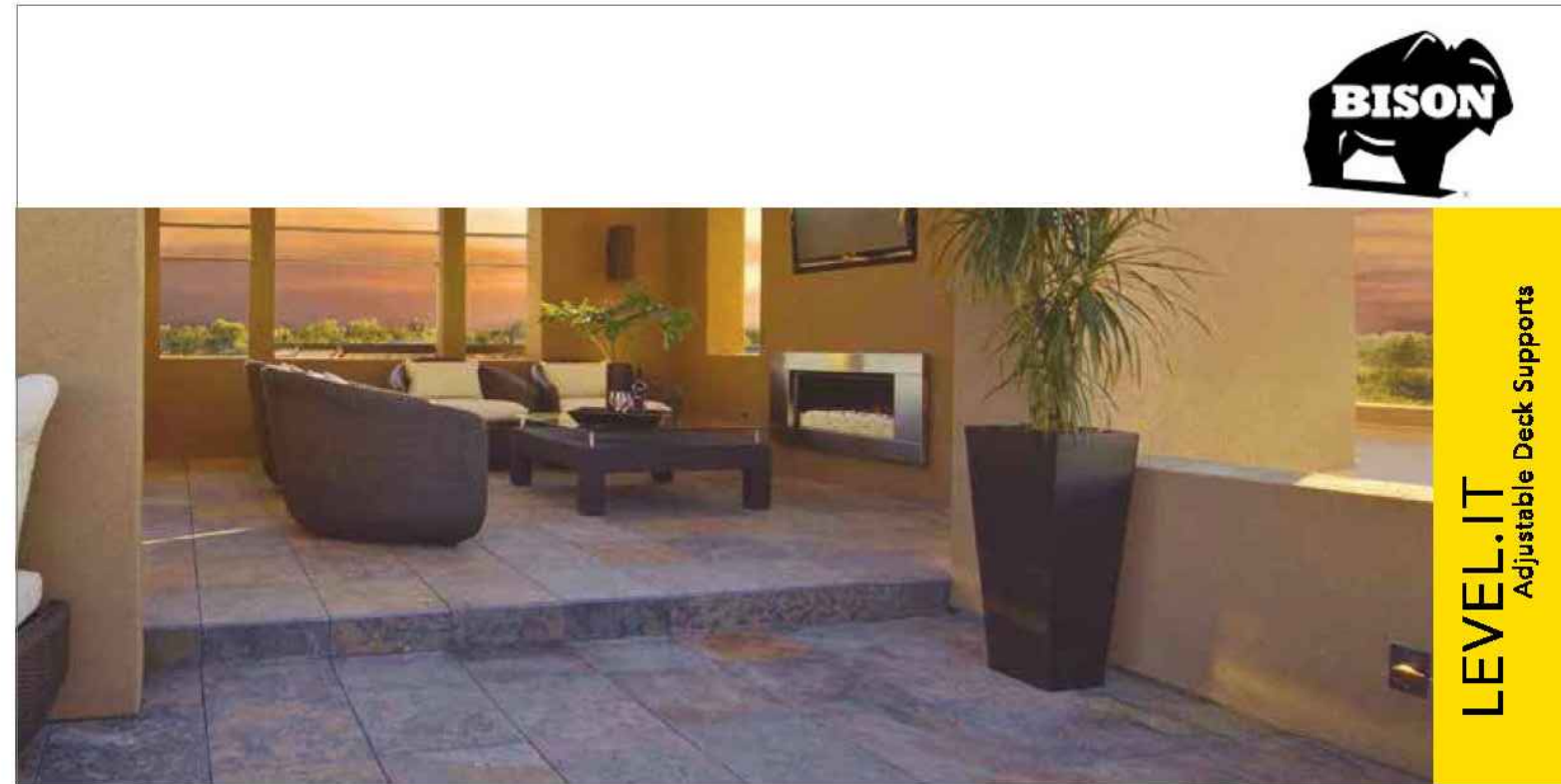
REMODE/ADDITION FOR:
IVERSEN
19115 OVERLOOK ROAD
LOS GATOS, CA 95030

AP.N. 510-31-011

CHECKED SRB	DRAWN CS, DT
DATE MAY 28, 2020	
JOB # IVERSEN	

A8.1

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SIMPLE INGENUITY
LEVEL.IT ADJUSTABLE DECK SUPPORTS

- Simple, extended height range pedestal
- Patented design - features exclusive internal coupler
- Commercial quality and durable
- Fast and easy installation - promotes labor savings
- Screw-to-adjust pedestals assures perfectly level decks
- No maintenance and long lasting
- **Made in the U.S.A.**



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SPECIFICATIONS		Model No.	Description	Height Range	Max Height
<ul style="list-style-type: none"> • Supports 750 lbs per pedestal (FS-3) • Level.it adjustable system height range is 2 inches to 12 inches • Accessories for heights from 1/8 inch to 2 inches • Pedestals made of High Density Copolymer Polypropylene • Contains 20% Post-Industrial Recycled Material • Impervious to water, mold and freeze/thaw • Usually ships in 1 - 2 business days • Made in the U.S.A. 					
Tables		LC-316 LC-18	Adjustable Pedestal (Select 1/8" or 3/16" Tab Size)	2" - 4 3/4"	4 3/4"
		C1	Gray Coupler	Adds up to 1 1/2"	
		C4	Black Coupler	Adds up to 4" each	12"
		LC18 LC316	Tab	3/16" wide 1/8" wide	
		VT18 VT316	Use for Ultra Low Height	1/8" high	1/8"
		HD25-18 HD50-18 HD75-18	Fixed Height Stackable Pedestals (Select 1/8" or 3/16" Tab Size)	1/4" 1/2" 3/4"	Stack up to 4
		LO-18 LO-316	Low Height Adjustable Pedestal (Select 1/8" or 3/16" Tab Size)	1 1/4" - 2"	2"
		B11	Flexible Shim	1/16"	1/16"
		PS1	Plastic Shim	1/8"	1/8"
		LD4	Base Leveler	0" - 1" per foot slope Stack up to 4	3/8" center thickness
Accessories		FS1	Wood Tile Fastening Kit	Secure Bison Wood Tiles to pedestal system.	
		BB Wedge	Bison Wedge Spacers	adds 3/16" in width nominal	
		JT	Joint Top (Works with 2"x4" and 4"x6" Lumber)	adds 3/16"	
		FIB	Floating Insulation Base	12" x 12" x 11/16" For use over roofing systems with 20 psi and less than 50 psi insulation.	
		FFB	Floating Foundation Base	12" x 12" x 1/4" For use on grade (soil) under each pedestal.	

US Patent 7,921,412 and Patent Pending. Copyright © 2013 United Construction Products, Inc. All Rights Reserved.

1/4" Model HD25
3/4" Model HD75
1 1/4" - 2" Model LD
2" - 4 3/4" Model LC Top Item Yellow Coupler
4 3/4" - 11 1/4" Model LC Bottom Coupler
6 1/4" - 8 3/4" Model C1 Gray Coupler
8 3/4" - 12" Model C4 Black Coupler
Base Leveler Model LD4
Stack up to 4
Bison Wedge Model BB
Joint Top Model JT
Works with 2"x4" and 4"x6" Lumber

IMPORTANT! Refer to Level.IT product specifications to ensure proper use and installation. Find specifications at www.bisonip.com.

BISON INNOVATIVE PRODUCTS | 2395 WEST 4TH AVENUE, DENVER, CO 80223 USA | 800-333-4234 | info@bisonip.com | BISONIP.COM

HushFrame - Silence the Noise



The only decoupling device that works with:
- Wood Furring -
 The only UL one-hour fire-rated floor/ceiling assembly that allows wood furring - UL M565

Raft dimensions: 4-7/8" x 1-7/8" x 2-1/2"

Raft@Connectors
 Noise and Vibration Isolating Structural Decoupling Connectors

For controlling the movement of sound through walls, floor/ceiling assemblies, and associated components.
 HushFrame's unique side-mount design allows for varying depth alignment adjustment.



Typical raft spacing 24"x32" or 24"x48" grid

Adds 14-21 STC points to typical wall
 Adds 14-18 IIC points to typical floor / ceiling

Recommended connected load limits:
 50 lbs. shear - 1.5 mm max. deflection
 80 lbs. tension - 1 mm max. deflection

HUSHFRAME'S UNIQUE TWO STEP INSTALLATION:

- The rafts are fastened to studs and joists with two 1 5/8" coarse-thread bugle-head screws or 8P ring nails.
- Then 1x3 wood furring is attached to the rafts with one 2" coarse-thread bugle-head screw.

UL ONE-HOUR FIRE RESISTANCE RATED DESIGNS:

- UL- M565 floor/ceiling with wood furring
- UL- M548 floor/ceiling with metal hat channel
- UL- U311 single wood-stud wall
- UL- U340 staggered wood-stud bearing wall
- UL- U344 single wood-stud shear wall
- UL- W307 single-stud bearing exterior wall
- UL- W473 metal-stud interior wall

BCD, LLC dba/ Building Component Development
 55 WOODROCK RD., BAY 9, WEYMOUTH, MA, 02189
 800-809-4874
 sales@hushframe.com
 www.hushframe.com

HushFrame - Silence the Noise

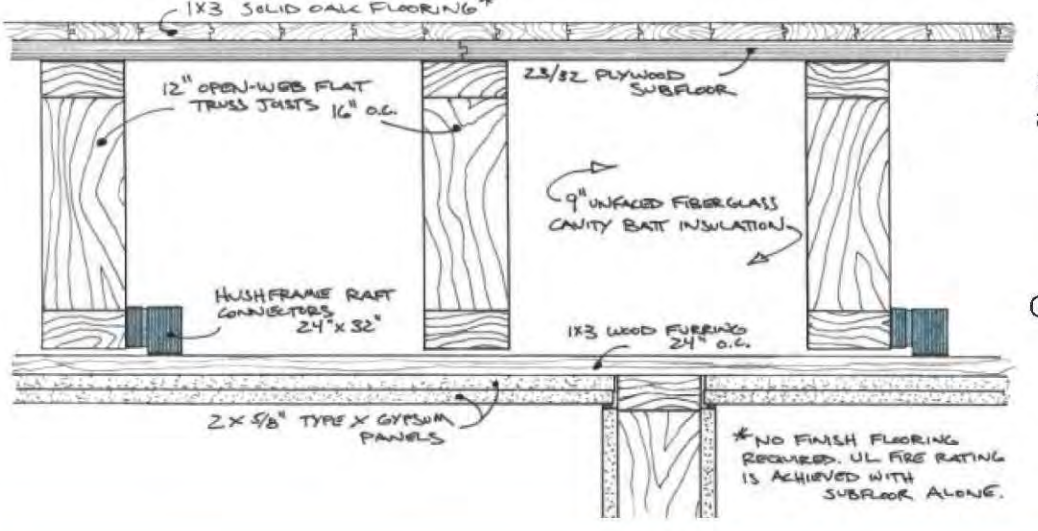
HOW DOES HUSHFRAME WORK?

Decoupling is the most effective strategy to defeat noise transmission through walls and floor/ceiling assemblies. Waves of noise vibrational energy travel easily through dense building materials such as wood framing.

The soft Shore A Durometer 25 hardness of the pure silicone HushFrame cores consumes noise vibration through the scientific phenomenon known as the "Viscous Drag Method of Absorption".

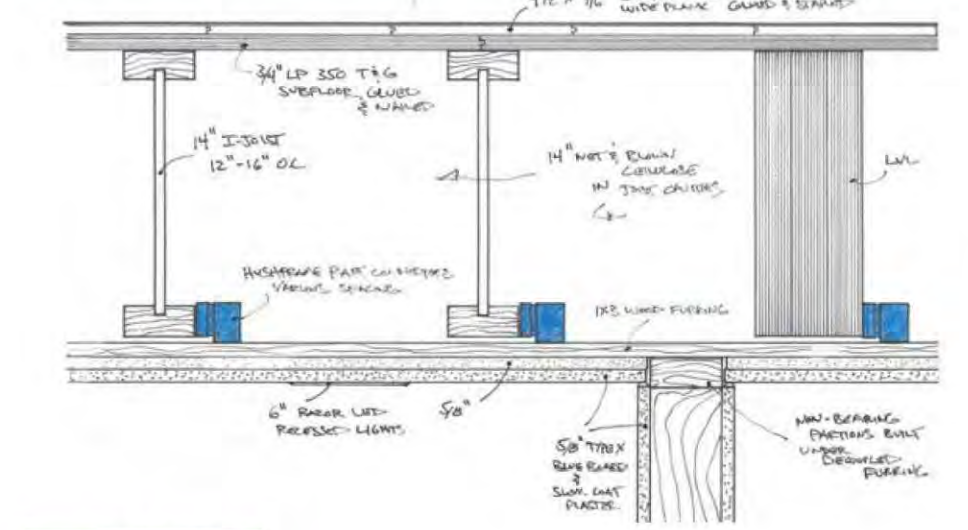
HOW LONG WILL HUSHFRAME LAST?

Metal decoupling clips are manufactured with various polymers that start to break down in as little as 15 years. Our pure silicone will stay the course for 100+ years.



This simple floor/ceiling assembly conforms to UL M565 and obtained an STC 54 and IIC 53 in acoustic field testing where STC 45 and IIC 45 are mandated by code, thereby exceeding the ICC Acoustics Grade B criterion field allowance of NNIC 52 and NISR 52.

No Gypcrete, no resilient underlayment pad, just exceptional performance.



This simple floor/ceiling assembly conforms to UL M565 and obtained an STC 60 and IIC 59 in acoustic field testing where STC 45 and IIC 45 are mandated by code, thereby exceeding the ICC Acoustics Grade A criterion field allowance of NNIC 57.

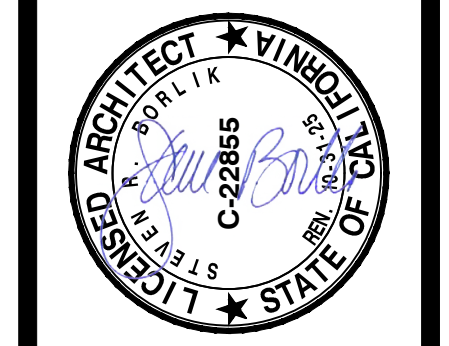
No Gypcrete, no resilient underlayment pad, just exceptional performance.



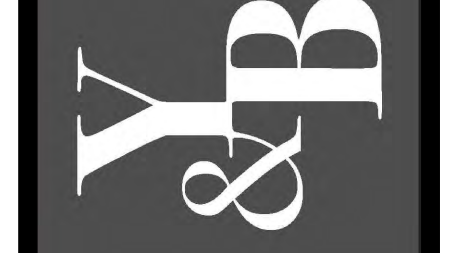
BCD, LLC dba/ Building Component Development
 55 WOODROCK RD., BAY 9, WEYMOUTH, MA, 02189
 800-809-4874
 sales@hushframe.com
 www.hushframe.com

ISSUE LOG

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Young & Borlik Architects
 4962 EL CAMINO REAL, STE 218
 LOS ALTOS, CALIFORNIA 94022
 650-688-1950 | YBarchitects.com



REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

A.P.N. 510-31-011
 CHECKED SRB DRAWN CS, DT
 DATE MAY 28, 2020
 JOB # IVERSEN

A8.2

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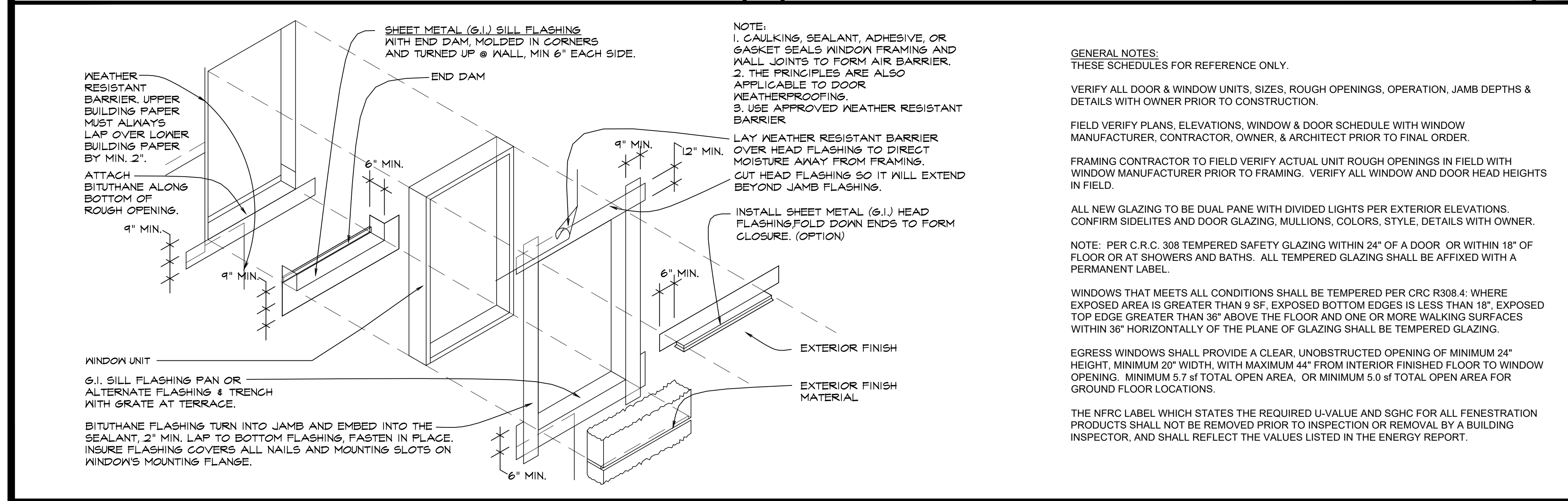
SYMBOL	SPACE	DESCRIPTION	SIZE	MANUF. R.O.	GLASS TYPE	HARD WARE	NOTES
LOWER LEVEL INTERIOR DOORS							
001	J.A.D.U. BATH	SOLID CORE DOOR	3'-0" x 7'-6"			PRIVACY	
002	CRAWLSPACE/ UTILITY	SOLID CORE DOOR	3'-0" x 6'-8"			PASSAGE	
003	BATH/ UTILITY	SOLID CORE DOOR	3'-0" x 6'-8"			PRIVACY	
004	CLOSET	SOLID CORE DOOR	2'-8" x 6'-8"			PASSAGE	
005	CRAWLSPACE/ UTILITY	SOLID CORE DOOR	3'-0" x 3'-0"			PASSAGE	CRAWLSPACE ACCESS, VERIFY SIZE IN FIELD
MAIN LEVEL INTERIOR DOORS							
101	FOYER/ KITCHEN	SOLID CORE POCKET DOOR	3'-6" x 8'-0"			PASSAGE	
102	FOYER/ GREAT ROOM	FRENCH SOLID CORE DOOR	6'-0" x 8'-0"			PASSAGE	
103	FOYER/ CATERING KITCHEN	SOLID CORE POCKET DOOR	3'-6" x 8'-0"			PASSAGE	
104	POWDER	SOLID CORE DOOR	3'-0" x 8'-0"			PRIVACY	
105	CATERING KITCHEN/ DINING	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PASSAGE	
106	ENTRY CLOSET	FRENCH SOLID CORE DOOR	4'-0" x 8'-0"			PASSAGE	
107	ELEV./ EQUIP. STORAGE	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PASSAGE	
108	EQUIP. STORAGE/ UNDER STAIRS	SOLID CORE DOOR	3'-0" x 4'-0"			PASSAGE	VERIFY SIZE IN FIELD
109	GREAT ROOM/ HALLWAY	FRENCH SOLID CORE DOOR	6'-0" x 8'-0"			PASSAGE	
110	HALLWAY/ ELEVATOR	SOLID CORE DOOR	3'-0" x 8'-0"			CUSTOM	
111	UNDER STAIRS STORAGE	SOLID CORE DOOR	2'-8" x 8'-0"			PASSAGE	
112	BEDROOM #3	SOLID CORE DOOR	3'-0" x 8'-0"			PRIVACY	
113	BATH #3	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
114	CLOSET	SOLID CORE SLIDERS	6'-0" x 8'-0"			PASSAGE	
115	CLOSET	SOLID CORE SLIDERS	6'-0" x 8'-0"			PASSAGE	
116	HALLWAY/ FAMILY ROOM	FRENCH SOLID CORE DOOR	6'-0" x 8'-0"			PASSAGE	
117	BEDROOM #4	SOLID CORE DOOR	3'-0" x 8'-0"			PRIVACY	
118	CLOSET	DOUBLE SOLID CORE SLIDERS	(2) 4'-8" x 8'-0"			PASSAGE	
119	BATH #4	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
120	BAR	CUSTOM ACCORDION/ POCKET DOORS	9'-0" x 8'-0"			CUSTOM	VERIFY SIZE IN FIELD
121	BEDROOM #2	SOLID CORE DOOR	3'-0" x 8'-0"			PRIVACY	
122	CLOSET	DOUBLE SOLID CORE SLIDERS	(2) 4'-0" x 8'-0"			PASSAGE	
123	BATH #2	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
124	HALLWAY CLOSET	SOLID CORE SLIDERS	6'-0" x 8'-0"			PASSAGE	
125	LIVING ROOM	SOLID CORE DOOR	3'-0" x 8'-0"			PRIVACY	
126	BATH #1	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
127	LIVING ROOM/ GREAT ROOM	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	

SYMBOL	SPACE	DESCRIPTION	SIZE	MANUF. R.O.	GLASS TYPE	HARD WARE	NOTES
UPPER LEVEL EXTERIOR DOORS							
D14	HALLWAY	OUTSWING GLASS DOORS	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D15	PRIMARY BEDROOM	OUTSWING FRENCH DOORS	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
UPPER LEVEL EXTERIOR WINDOWS							
2A	PRIMARY HALLWAY	DOUBLE HUNG WINDOW	2'-0" x 4'-0"			DBL.	
2B	LAUNDRY	DOUBLE HUNG WINDOW	2'-0" x 4'-0"			DBL.	
2C	HIS CLOSET	DOUBLE HUNG WINDOW	2'-0" x 4'-0"			DBL.	
2D	BATH	DOUBLE HUNG WINDOW	2'-0" x 4'-0"			DBL.	
2E	STAIRS/HALLWAY	SLIDER	5'-0" x 4'-6"			DBL.	TEMPERED
2F	PRIMARY BEDROOM	DOUBLE HUNG OR FULL HT SIDELITE?	2'-0" x 8'-0"			DBL.	TEMPERED
2G	PRIMARY BEDROOM	DOUBLE HUNG OR FULL HT SIDELITE?	2'-0" x 8'-0"			DBL.	
2H	PRIMARY BEDROOM	DOUBLE HUNG WINDOW	2'-6" x 4'-6"			DBL.	
2J	PRIMARY BEDROOM	DOUBLE HUNG WINDOW	2'-6" x 4'-6"			DBL.	
2K	PRIMARY BATH	DOUBLE HUNG WINDOW	2'-6" x 4'-6"			DBL.	
2L	PRIMARY BATH	SLIDER	5'-0" x 4'-6"			DBL.	
2M	HER CLOSET	DOUBLE HUNG WINDOW	2'-6" x 4'-6"			DBL.	
2N	HER CLOSET	DOUBLE HUNG WINDOW	2'-0" x 4'-0"			DBL.	
2P	HER CLOSET	DOUBLE HUNG WINDOW	2'-0" x 4'-0"			DBL.	
UPPER LEVEL DOOR/ WINDOW SCHEDULE 4							
SYMBOL	SPACE	DESCRIPTION	SIZE	MANUF. R.O.	GLASS TYPE	HARD WARE	NOTES
UPPER LEVEL INTERIOR DOORS							
201	HALL/ELEVATOR	SOLID CORE DOOR	3'-0" x 8'-0"			CUSTOM	
202	BATH	SOLID CORE DOOR	3'-0" x 8'-0"			PRIVACY	
203	PRIMARY BEDROOM	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
204	PRIMARY HALLWAY	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PASSAGE	
205	PRIMARY BATH	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
206	HER CLOSET	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
207	LAUNDRY	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PASSAGE	
208	HIS CLOSET	SOLID CORE POCKET DOOR	3'-0" x 8'-0"			PRIVACY	
UPPER LEVEL INTERIOR WINDOWS							

SYMBOL	SPACE	DESCRIPTION	SIZE	MANUF. R.O.	GLASS TYPE	HARD WARE	NOTES
LOWER LEVEL EXTERIOR DOORS							
B1	BATH	SOLID CORE DOOR	3'-0" x 6'-8"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
B2	CRAWLSPACE	SOLID CORE DOOR	3'-0" x 6'-8"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
B3	J.A.D.U.	FRENCH GLASS DOOR	6'-0" x 7'-6"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
B4	STORAGE	FRENCH GLASS DOOR	6'-0" x 7'-6"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
LOWER LEVEL EXTERIOR WINDOWS							
BA	J.A.D.U.	SLIDERS	5'-0" x 4'-6"			DBL.	
BB	J.A.D.U.	OXO (SLIDER/FIXED/SLIDER)	7'-6" x 4'-6"			DBL.	
BC	STORAGE	SLIDERS	5'-0" x 4'-6"			DBL.	
MAIN LEVEL EXTERIOR DOORS							
D1	FOYER	INSWING ALUMINUM FRENCH DOOR	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D2	CATERING KITCHEN	OUTSWING ALUMINUM DOOR	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D3	DINING ROOM	OUTSWING ALUMINUM FRENCH DOOR	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D4	BEDROOM #3	OUTSWING ALUMINUM DOOR	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D5	BATH #4	OUTSWING ALUMINUM DOOR	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D6	BEDROOM #4	OUTSWING ALUMINUM DOOR	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D7	FAMILY ROOM	OUTSWING ALUMINUM FRENCH DOOR	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D8	FAMILY ROOM	OUTSWING ALUMINUM FRENCH DOOR	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D9	FAMILY ROOM	OUTSWING ALUMINUM FRENCH DOOR	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D10	BEDROOM #2	OUTSWING ALUMINUM DOOR	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D11	BATH #1	OUTSWING ALUMINUM DOOR	3'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D12	LIVING ROOM	OUTSWING ALUMINUM FRENCH DOOR	6'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
D13	GREAT ROOM	5-PANEL LA CANTINA FOLDING DOOR	15'-0" x 8'-0"			LOCKSET	TEMPERED, WEATHER STRIP, SEE ELEVATION
MAIN LEVEL EXTERIOR WINDOWS							
A	CATERING KITCHEN	SLIDER	3'-0" x 4'-6"			DBL.	
B	CATERING KITCHEN	SLIDER	3'-0" x 4'-6"			DBL.	
C	DINING ROOM	DOUBLE HUNG WINDOW	2'-0" x 4'-6"			DBL.	TEMPERED
D	DINING ROOM	DOUBLE HUNG WINDOW	2'-0" x 4'-6"			DBL.	TEMPERED
E	STAIRS	SLIDER	5'-0" x 6'-0"			DBL.	TEMPERED
F	BEDROOM #3	SLIDER	5'-0" x 4'-6"			DBL.	
G	BATH #4	DOUBLE HUNG WINDOW	2'-0" x 4'-6"			DBL.	TEMPERED
H	BEDROOM #4	SLIDER	5'-0" x 4'-6"			DBL.	
J	BEDROOM #4	OXO (SLIDER/FIXED/SLIDER)	7'-6" x 4'-6"			DBL.	
K	FAMILY ROOM	SLIDER	5'-0" x 4'-6"			DBL.	TEMPERED
L	FAMILY ROOM	SLIDER	5'-0" x 4'-6"			DBL.	TEMPERED
M	FAMILY ROOM	SLIDER	3'-0" x 4'-6"			DBL.	TEMPERED
N	BEDROOM #2	SLIDER	5'-0" x 4'-6"			DBL.	
P	BATH #1	DOUBLE HUNG WINDOW	2'-0" x 4'-6"			DBL.	TEMPERED
Q	LIVING ROOM	DOUBLE HUNG WINDOW	2'-0" x 4'-6"			DBL.	TEMPERED
R	LIVING ROOM	DOUBLE HUNG WINDOW	2'-0" x 4'-6"			DBL.	TEMPERED
S	KITCHEN	SLIDER	3'-0" x 4'-6"			DBL.	
T	KITCHEN	SLIDER	3'-0" x 4'-6"			DBL.	
U	KITCHEN	SLIDER	3'-0" x 4'-6"			DBL.	

INTERIOR DOOR SCHEDULE 5

UPPER LEVEL INTERIOR DOOR SCHEDULE 3



DOOR WINDOW WEATHERPROOFING DETAIL, TYP.

1" = 1'-0" 2

SYMBOL	SPACE	DESCRIPTION	SIZE	MANUF. R.O.	GLASS TYPE	HARD WARE	NOTES
LOWER & MAIN LEVEL DOOR/ WINDOW SCHEDULE 1							

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

FOR OFFICIAL CITY USE, STAMPING

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REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

AP.N. 510-31-011	
CHECKED: SRB	DRAWN: CS, DT
DATE: MAY. 28. 2020	
JOB #: IVERSEN	

A9.1

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FORCED AIR FURNACE:

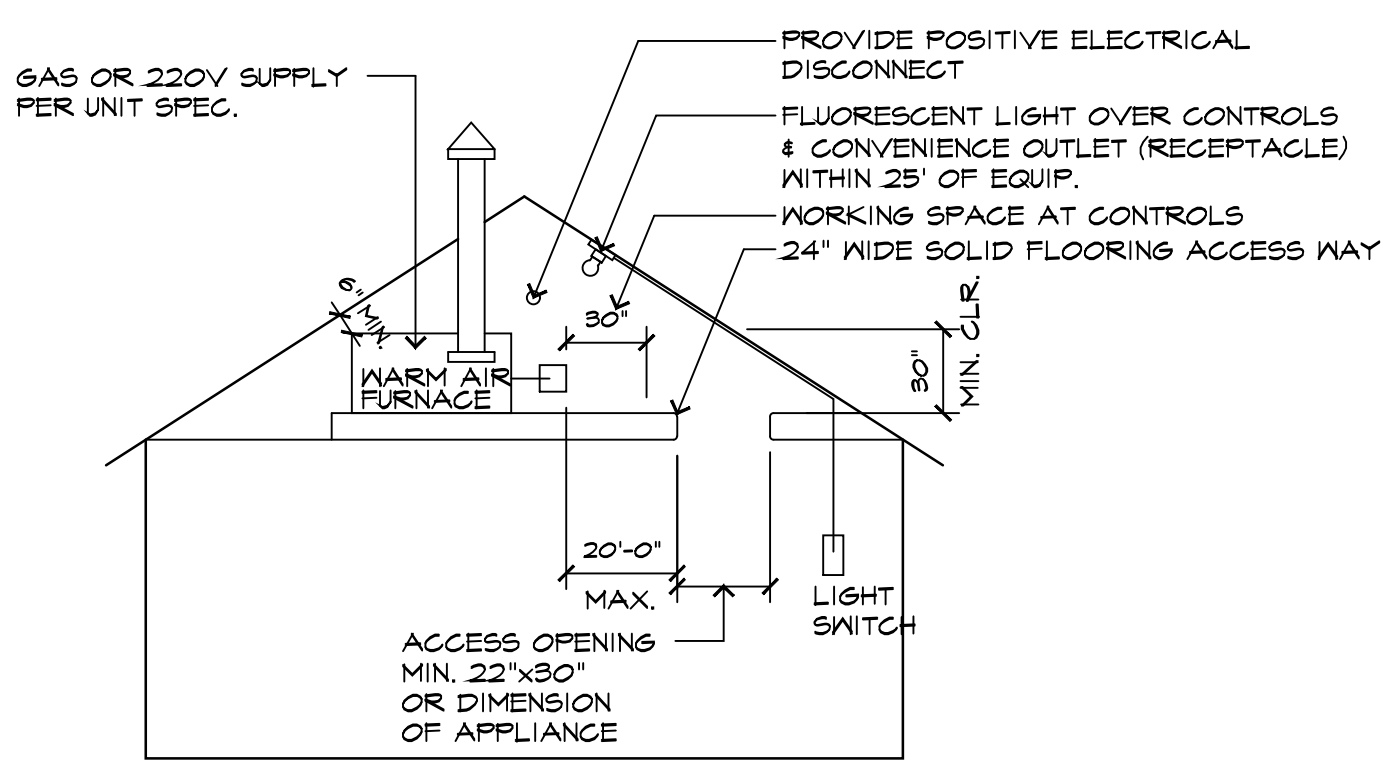
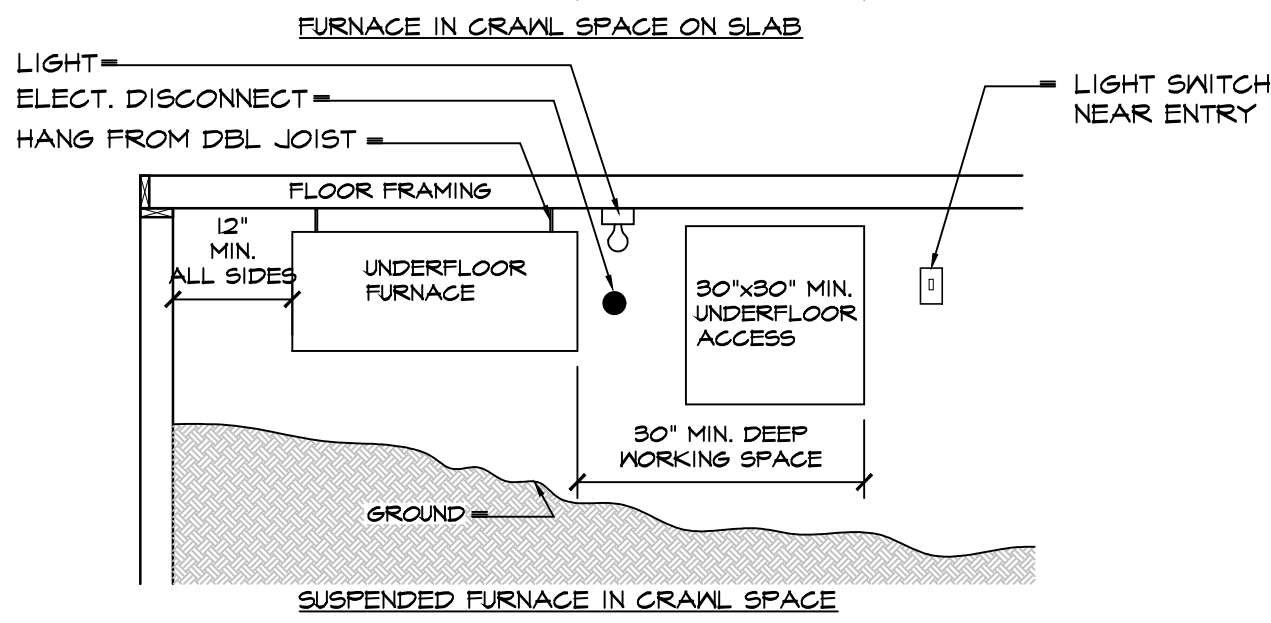
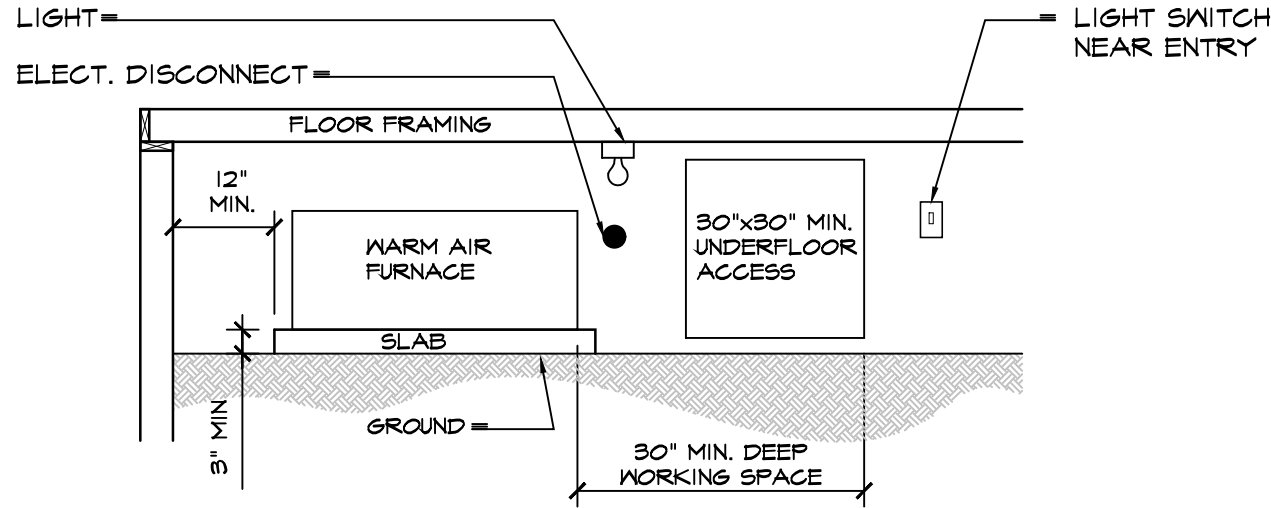
1. COMPARTMENT DIMENSION SHALL HAVE 3" MINIMUM CLEARANCE ON SIDE AND BACK, 8" MINIMUM CLEAR FROM FRONT OF EQUIPMENT TO COMBUSTION AIR INTAKE, THE MINIMUM WIDTH PERMITTED IS 12" GREATER THAN THE EQUIPMENT.
2. FURNACE LOCATED IN COMPARTMENTS WITH RETURN AIR AT BOTTOM SHALL HAVE TIGHT FITTING DOORS TO MAINTAIN POSITIVE SEPARATION FROM THE RETURN AIR GRILL.
3. INSTALL AUTOMATIC NIGHT SETBACK THERMOSTATS ON ALL HVAC EQUIPMENT.
4. AN UNOBSTRUCTED WORKING SPACE NOT LESS THAN 30" IN DEPTH AND THE HEIGHT OF THE FURNACE, BUT NOT LESS THAN 30", SHALL BE PROVIDED ALONG THE ENTIRE FRONT OF EVERY WARM-AIR FURNACE WHEN THE DOOR OF THE FURNACE ENCLOSURE IS OPEN.
5. AREA OF COMBUSTION AIR OPENINGS OF 1 SQUARE INCH PER 1000 BTU (100 SQUARE INCH MINIMUM) IS REQUIRED INTO COMPARTMENT, HALF OF AREA WITHIN 12" OF CEILING AND HALF WITHIN 12" OF FLOOR.
6. COMBUSTION AIR FROM EXTERIOR TO BE PROVIDED THROUGH 26 GA. GALVANIZED SLEEVE EXTENDING 6" MINIMUM ABOVE CEILING JOISTS AND NOT THROUGH A SCREEN, ATTIC TO HAVE ADEQUATE VENTILATION.
7. COMBUSTION AIR FROM OUTSIDE SHALL HAVE AN 1/8 TO 1/16 INCH SCREEN AT OUTSIDE OPENING TO MEET WJI REQUIREMENTS.
8. SEPARATE DUCTS FOR UPPER AND LOWER COMBUSTION AIR SUPPLY OPENINGS

ADDITIONAL REQUIREMENTS FOR FURNACE IN ATTIC:

1. SCUTTLE 30"x30" NOT OVER 20 FEET FROM THE EQUIPMENT
2. UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM SCUTTLE TO EQUIPMENT AND ITS CONTROL
3. LIGHT OVER EQUIPMENT WITH SWITCH AT SCUTTLE
4. VENT THROUGH ROOF A MINIMUM OF 5' ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
5. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCE, NOT LINE CONTACT PERMITTED. FURNACE IS NOT ALLOWED IN ATTIC AREA OF TRUSSED ROOFS.

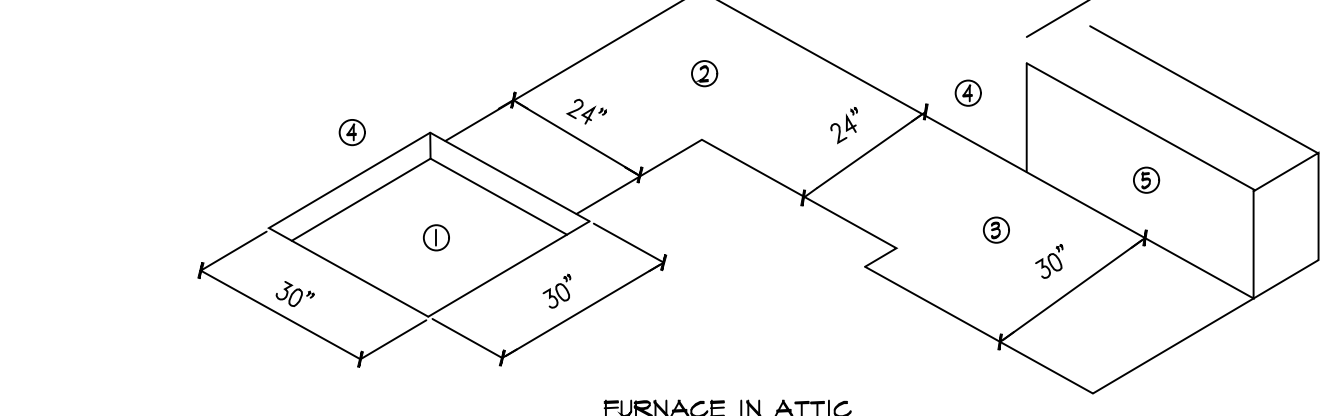
ADDITIONAL REQUIREMENTS FOR FURNACE IN CRAWL SPACE:

1. 30" WORKING SPACE AT CONTROLS
2. OUTLET AND LIGHT AT UNIT CONTROL SIDE
3. SWITCH TO LIGHT AT UNDER FLOOR ACCESS ENTRANCE
4. AFFLIANCE ON 3" MINIMUM CONCRETE SLAB ABOVE GRADE
5. IF SUSPENDED, MINIMUM 6" FROM GROUND
6. ACCESS DOOR TO BE MINIMUM 30"x30"; MAXIMUM DISTANCE TO AFFLIANCE IS 20'
7. 4" THICK CONCRETE BED IF EXCAVATION GREATER THAN 12" BELOW GRADE.
8. 12" SIDE CLEARANCE TO SOIL OR COMBUSTIBLES.



CENTRAL WARM-AIR FURNACES INSTALLED IN THE ATTIC MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER, OCCUPANT AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSIONS AND RE-TIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ENABLE RAPID EGRESS IN AN EMERGENCY.

- WARM AIR FURNACES INSTALLED IN ATTICS OR FURRED SPACES SHALL BE INSTALLED AS FOLLOWING:
1. A MINIMUM 30"x30" ACCESS (20 FEET MAXIMUM FROM FURNACE)
 2. CONTINUOUS SOLID FLOORING (5/8" CDX OR EQ.) 24" MIN. WIDE FROM ACCESS TO FURNACE
 3. A LEVEL WORKING PLATFORM 30" MIN. IN DEPTH ALONG THE ENTIRE FIREBOX SIDE OF FURNACE
 4. A PERMANENT 10V ELECTRICAL OUTLET AND LIGHTING FIXTURE LOCATED AT OR NEAR FURNACE LIGHTING FIXTURE TO BE CONTROLLED BY A SWITCH LOCATED AT ACCESS.
 5. THE FAU SHALL BE LISTED FOR INSTALLATION IN ATTICS AND ON COMBUSTIBLE FLOORING. CLEARANCES SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS AND PER UBC 304.



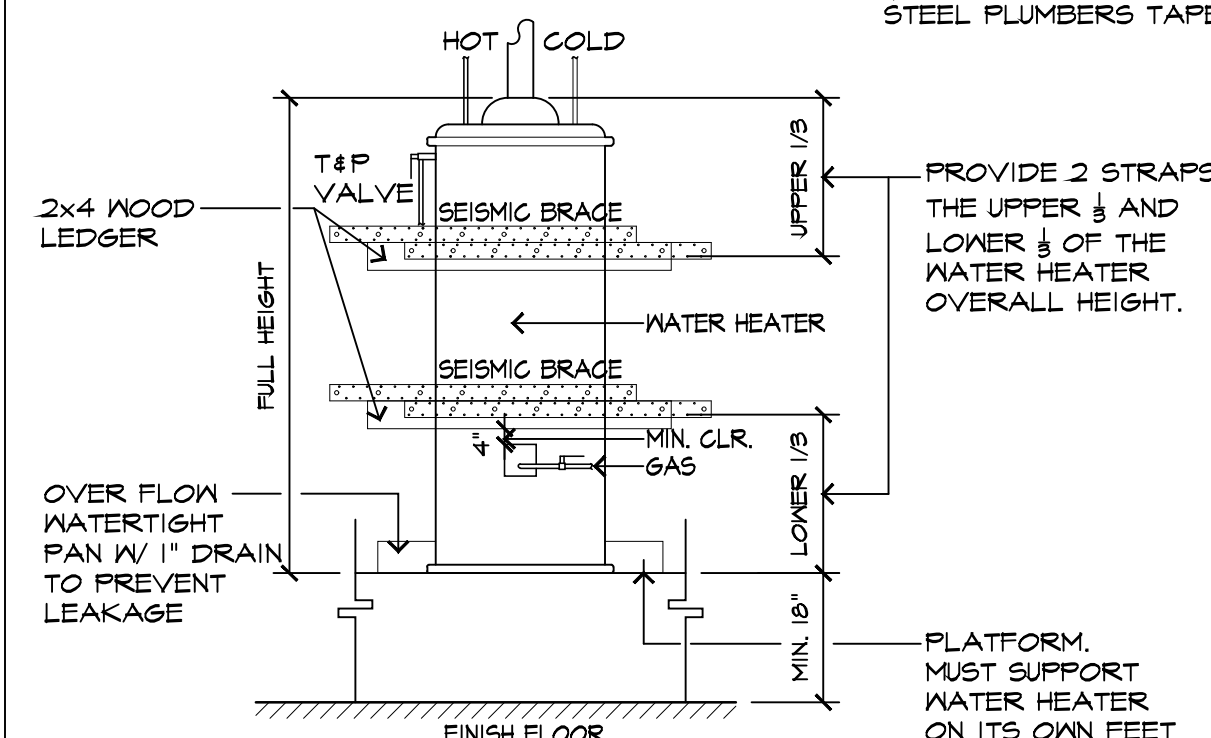
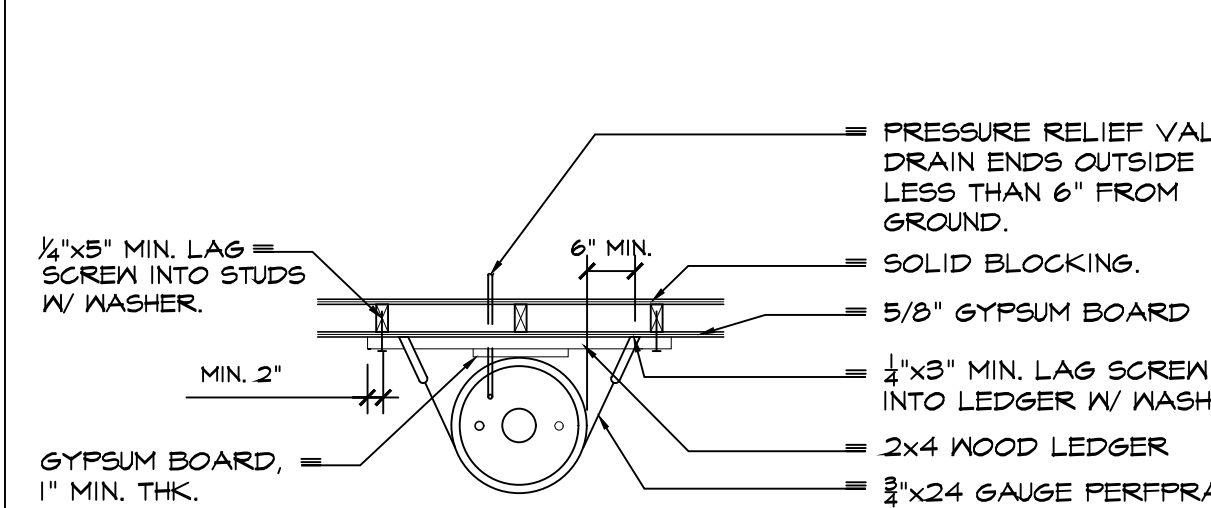
MEP PLAN DETAILS & GENERAL NOTES

WATER HEATER ENCLOSURE:

1. 75 GALLON AND INSULATED TYPE, SEE TITLE 24 ENERGY CALCULATION.
2. CLEARANCES - INSULATED WATER HEATERS SHALL NOT BE INSTALLED CLOSER THAN 2 INCHES TO UNPROTECTED COMBUSTIBLE CONSTRUCTION NOR CLOSER THAN ONE INCH TO PROTECTED COMBUSTIBLE CONSTRUCTION. THE CLEARANCE MAY BE REDUCED FOR WATER HEATERS WHICH ARE DESIGNED AND LISTED OR APPROVED FOR INSTALLATION ADJACENT TO COMBUSTIBLE MATERIALS AND INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF SUCH APPROVAL. PROTECTED COMBUSTIBLE CONSTRUCTION SHALL BE NOT LESS THAN AN HOUR FIRE RESISTIVE CONSTRUCTION, CONSISTING OF 2x4 OR 2x6 STUDS SPACED @ 16" O.C. WITH A LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON EACH FACE. FIRE TAPE ALL JOINTS.
3. DOOR - SHALL BE SOLID CORE FOR EXTERIOR LOCATIONS.
4. ENCLOSURE 4 COMBUSTION AIR - A MINIMUM OF 6 INCHES OF UNOBSTRUCTED SPACE SHALL BE REQUIRED ACROSS THE ENTIRE FRONT OF THE WATER HEATER AND SHALL EXTEND FROM THE DOOR TO AT LEAST THE TOP OF THE WATER HEATER. AREA OF DUCTS OR OPENINGS SHALL BE DIVIDED WITH AT LEAST ONE-HALF OF THE TOTAL REQUIRED AREA EXTENDING INTO THE UPPER 12 INCHES OF THE WATER HEATER ENCLOSURE. REQUIRED OPENING SHALL NOT BE LESS THAN 3 INCHES IN THE LEAST DIMENSION, SEE PLAN FOR SIZE OF VENTS. VENTS SHALL BE SCREENED WITH NOT SMALLER THAN 1/4" MESH. FRAME AND MESH OF VENTS SHALL BE OF GALVANIZED METAL FOR EXTERIOR AFFLICTION.
5. PRESSURE RELIEF VALVE - SHALL BE INSTALLED WITH 3/4" MINIMUM SIZE COPPER PIPE TO RELIEF OF BUILDING LOCATED WITH 6" OF THE EXTERIOR GRADE, WITH 1/4" PER FOOT MINIMUM SLOPE.
6. ELECTRICAL - ENCLOSURE SHALL BE PROVIDED WITH A GFI DUPLEX OUTLET. THE ENCLOSURE SHALL HAVE ONE FLUORESCENT LIGHT FIXTURE SET ON A SWITCH LOCATED NEXT TO THE DOOR.
7. VENTING - SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER THE REQUIREMENTS OF THE STATE OF CALIFORNIA AND LOCAL JURISDICTIONS.
8. SAFETY PAN - FURNISH AND INSTALL AN ALUMINUM SAFETY PAN WITH 3/4" DRAIN OUTLET TO THE EXTERIOR OF THE BUILDING. TERMINATE AS PER PRESSURE RELIEF VALVE.
9. SEISMIC STRAP - SHALL BE 3" WIDE x 1/6 GA. STEEL STRAP WITH 1/2" DIAMETER LAG BOLTS AT EACH END INTO NEAREST WOOD STUD. THE SEISMIC STRAPPING SHALL BE AT TWO LOCATIONS, ONE AT 1/3 FROM THE TOP AND ONE AT 1/3 FROM THE BOTTOM OF THE WATER HEATER. THE LOWER 1/3 STRAP HAS A MINIMUM 4" CLEARANCE BETWEEN THE CONTROLS.

10. FLOORING - PROVIDE 2 STRAPS THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATER OVERALL HEIGHT.
11. OVER FLOW WATERTIGHT PAN W/ 1" DRAIN TO PREVENT LEAKAGE
12. FINISH FLOOR
13. PLATFORM, MUST SUPPORT WATER HEATER ON ITS OWN FEET

14. PROVIDE POSITIVE ELECTRICAL DISCONNECT
15. FLUORESCENT LIGHT OVER CONTROLS & CONVENIENCE OUTLET (RECEPTACLE) WITHIN 25' OF EQUIP.
16. WORKING SPACE AT CONTROLS
17. 24" WIDE SOLID FLOORING ACCESS WAY



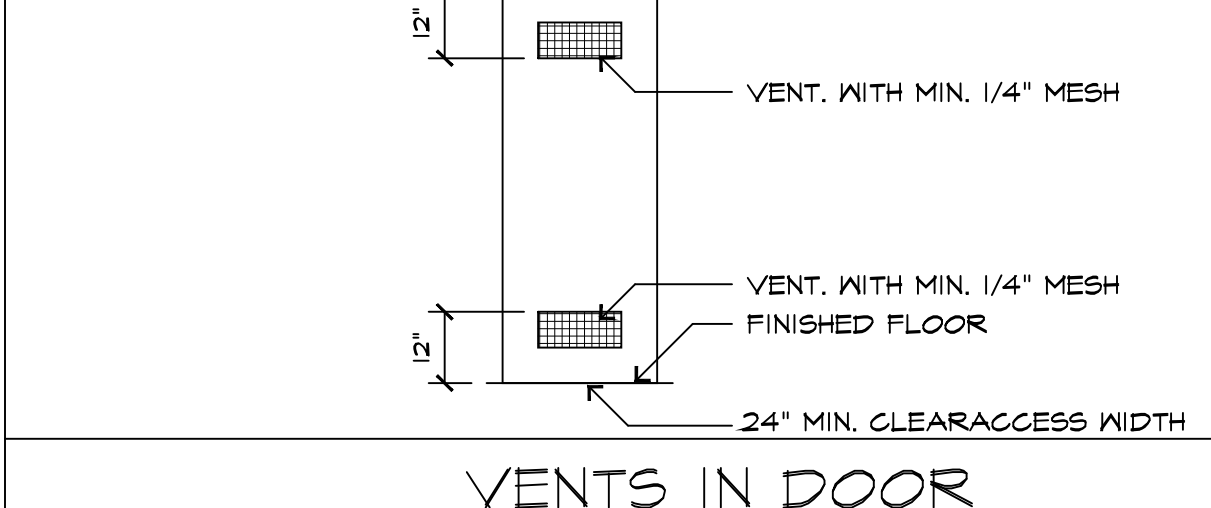
WATER HEATER:

- PER 2022 RESIDENTIAL ENERGY CODE 150.0 (n), SYSTEMS USING GAS OR PROPANE WATER HEATERS SHALL:
- A. WITHIN 5 FEET OF EACH WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS, INSTALL A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT.
 - (i) BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED
 - (ii) A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT AND LABELED WITH THE WORDS "FUTURE 240V USE" (ENERGY CODE 150.0.2N).
 - B. A CATEGORY III, IV, OR A TYPE B VENT WITH A STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS LOCATED SHALL BE INSTALLED.
 - C. A CONDENSATE DRAIN THAT IS A MAXIMUM OF TWO (2) INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER THAT ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE SHALL BE INSTALLED.

WATER HEATER



VENTS IN DOOR



MECHANICAL NOTES:

1. All work shall comply with the 2022 California Mechanical Code (CMC) and all applicable federal, state, and local codes. Mechanical work is to be bid design/build and provided complete per code.
2. Mechanical Layout - Layout shown is schematic and is shown for design intent only. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution system per Title 24 and CGBSC. Verification of compliance with CGBSC may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.
3. Mechanical System Design - Mechanical contractor to accept sole responsibility for proper design and installation of mechanical system. Mechanical contractor to coordinate with the general contractor to design and install suitable mechanical distribution system per Title 24. See sheet index for location of Title 24 conformance worksheets and energy compliance notes within this set.
4. Environmental comfort shall comply with CGBSC Residential Mandatory Measure section 4.507 for heating and air conditioning system. Duct systems are sized, designed, and equipment is selected using the following methods:
 - a. Establish heat loss and heat gain values according to ANSI/ACCA 2 manual J-2016 or equivalent.
 - b. Size duct systems according to ANSI/ACCA 1 manual D-2016 or equivalent.
 - c. Select heating and cooling equipment according to ANSI/ACCA 3 manual S-2014 or equivalent.
5. Heating - Per 2022 CRC, Section R303.10 heating facilities shall be capable of maintaining a minimum room temperature of 68°F at a point three feet above the floor and two feet from exterior walls in all habitable rooms at the design temperature. For the purpose of sizing the space-conditioning (HVAC) system, the indoor design temperatures shall be 68°F for heating and 75°F for cooling. Outdoor design conditions shall be selected from Reference Joint Appendix JA2, which is based on data from the ASHRAE Climatic Data for Region X.
6. HVAC system installers required to be trained and certified in the proper installation of HVAC systems. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
7. Mechanical contractor to verify all air ducts, chases, locations, configurations, etc. w/ framing contractor during foundation work, prior to framing. Place ducts out of the way in attic usable storage area.
8. Furnace Clearance - Provide a minimum 6 inch clear space in front of furnaces, or per manufacturer specifications. Furnaces shall be installed per manufacturer's specifications and shall meet requirements of the 2022 CMC, Section 904.0. Verify all clearance and installation requirements per CMC Section 304.0 Service and Access to Equipment and Appliances prior to ordering or installing equipment.
9. Attic Furnaces - Per CMC 304.4 for furnaces installed in attics, provide a minimum 22" x 30" access opening or not less than the largest compartment, with a level platform, convenience duplex outlet, and area light switched from attic opening.
10. For stoves with a level barbecue units, an exhaust duct and fan having a minimum capacity of 100 CFM per square foot of hood intake shall be installed, as wide as the unit and centered over the unit. When the duct penetrates a ceiling or floor, it shall be enclosed in a fire-resistive shaft covered on one side as required for one-hour fire-resistive construction, with the duct separated from the shaft with a minimum 1" airspace, and terminate minimum 18" above the roof surface.
11. Appliances designed to be fixed in position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads as required by the CMC, Section 303.4. Anchorage of Appliances.
12. Garage Appliance Protection - Garage appliances with glow, spark, or flame ignition shall have igniter 18" above floor and shall be protected from auto impact (CMC, Sec. 305.1 Protection Against Damage).
13. Termination of all environmental air ducts shall be a minimum of 3 feet from property line; 3 feet from opening into the building; minimum 10 feet horizontally or 3 feet vertically from any operable skylight.
14. Use a minimum diameter of 4" dryer vent, solid-wall sheet metal beyond the dryer connection point, with a back draft damper, maximum length of 14' including two 90 degree elbows. Each additional elbow will cost 2' of overall length. Every pipe-to-pipe joint must be sealed with metal foil tape and screws are prohibited.
15. Fan duct requirement per ASHRAE 62.2, table 7-1:
 - a. for bathrooms: fan must be attached to a minimum 4" duct, no longer than 70' of flex duct. Subtract 15' of allowed length for each elbow.
 - b. for kitchen range hood fan: fan must be attached to a minimum 5" smooth duct, no longer than 85' of duct. Subtract 15' of allowed length for each elbow.
16. Provide required access to all dampers. Verify locations with owner and framing contractor prior to any rough-in.
17. The AC condensate waste pipe shall be connected indirectly to the drainage system through an air gap or air break.
18. Provide carbon monoxide testing & correction prior to occupancy. Install carbon monoxide alarms.
19. When a clothes dryer is installed in a closet, a minimum opening of 100 square inches for makeup air shall be provided in the door or by other approved means. CMC 504.4.1.

PLUMBING NOTES:

1. All work shall comply with the 2022 California Plumbing Code (CPC) and all applicable federal, state, and local codes. plumbing work is to be bid design/build and provided complete per code.
2. Mechanical and plumbing subcontractors are responsible for assessing existing services for compliance with proposed service requirements and recommending any measures required to handle additional loads prior to bid.
3. Plumbing subcontractor is required to coordinate with general contractor and framing contractor to ensure proper notching and boring of framing members per CRC R602 and structural requirements within this set. General contractor is to verify plumbing and mechanical runs within framing spaces. It is the general contractor's responsibility to notify architect of conflicts prior to the onset of rough framing. When possible, locate all plumbing vents, roof jacks, vents and flues to less visible side and rear roof slopes (rather than in primary view).
4. Verify all plumbing fixtures, appliances, lighting selections, dimensions, & requirements etc. w/ owner prior to rough framing, coordinate with framing contractor.
5. Provide an approved non-removable anti-siphon back flow device at all interior and exterior hose bibbs., except the clothes washer connection, to prevent the possible back flow of contaminated water into the potable water system.
6. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be within the upper third and lower third (1/3) of the vertical dimensions, with the lower with a minimum of 4" clearance above the controls.
7. Water heaters installed in garages shall be located minimum 18" above floor level, and located out of the normal path of any vehicles using the garage or protected from any mechanical damage from vehicles by a suitable enclosure or barrier.
8. Water heaters shall be provided with a pressure temperature relief valve with a drain terminating to the exterior, per CPC 608.5
9. All building water supply systems installed with quick acting valves shall be provided with devices to absorb water hammer pressure caused from quick valve closing, located as close as possible to these valves.
10. No building sewer or other drainage pipe, or part thereof can be constructed of materials other than cast iron, copper, stainless steel 316L, schedule 40 ABS, DWV, schedule 40 PVC DWV, or extra strength vitrified clay pipe when installed under or within 2" of any building or structure, or less than 1' below the surface of the ground, the minimum depth of the building sewer is 12" below grade to the top of the pipe, galvanized steel, galvanized wrought iron and stainless steel 304 cannot be used underground and must be at least 6" above ground. CPC 313.3 & 701.1.
11. A minimum of 2% slope (1/4" per ft) for the horizontal drainage piping. CPC section 708.0.
12. No under-floor cleanout shall be located exceeding 5 feet from an access door, trap door, or crawl hole. CPC 707.9
13. Waste and vent piping 2" and smaller above grade shall be standard weight cast iron or copper with matching fittings. All waste and vent lines 2-1/2" and larger inside building shall be standard weight cast iron. Approved plastic pipe may be used. Verify with local ordinance.
14. Water piping above ground to be minimum type M copper, water piping below ground to be minimum type I.
15. No dish washing machine shall be directly connected to drainage system or food disposer without the use of an approved air gap fitting on the discharge side of dish washing machine. CPC section 807.4.
16. Plumbing fixture water efficiency standards GPM requirements must meet 2022 California Green Building Standards code - Residential Mandatory Measures:

Fixture Type	Flow rate
Shower heads (residential)	1.8 gpm at 80 psi
Lavatory faucets (residential)	1.2 gpm max. @ 60psi, 0.8 gpm min. @ 20psi
Lavatory faucets in common & public use areas	0.5 gpm @ 60 psi
Kitchen faucets	1.8 gpm @ 60 psi
Metering faucets	0.20 gal / cycle
Water closet	1.23 gal / flush
Urinals	0.125 gal / flush
17. Verify plumbing system integrity & leak detection prior to covering with finishes.
18. All hot water pipe is required to be insulated in new construction per cpc 609.11
24. Gas piping shall be schedule 40 black steel with 150 pound black steel fittings or as approved by local gas company.
25. Gas piping shall not pass under to through foundation or embedded within or below concrete slabs.
26. Gas shut-off valves for appliance fireplaces shall be located within 36" of the appliance

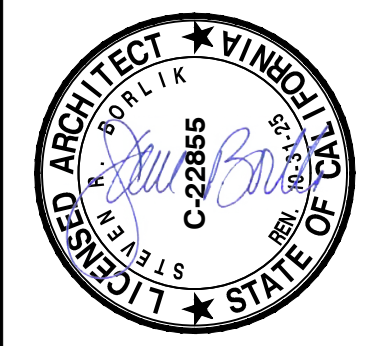
MEP PLAN DETAILS & GENERAL NOTES

ELECTRICAL & LIGHTING NOTES:

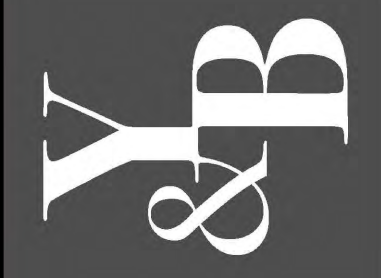
1. All work shall comply with the 2022 California Electrical Code (CEC) and all applicable federal, state, and local states and ordinances. Electrical work is to be bid design/build and provided complete per code.
2. Electrical subcontractor is to determine service requirements for the new work prior to bid. Verify that existing service is sufficient to handle increased loads. Locate new sub-panels as directed by owner. All circuit panels are to be labeled.
4. All electrical load sheets and calculations required by the building department shall be the responsibility of the Electrical Subcontractor.
5. All unused and demolished electrical is to be removed back to the nearest utilized junction. No "dead hots" to remain after construction. Junction boxes must be accessible.
6. Coordinate electrical with framing contractor to accommodate switches, outlets, can lights, etc. within rough framing prior to construction. Verify blocking locations in field as necessary. Verify height of all wall mounted fixtures prior to drywall.
7. Verify all appliance specifications and requirements with manufacturer prior to construction.
8. Verify all fixture locations with owner prior to installation. All recessed fixtures to be approved by owner. Coordinate locations of recessed fixtures with framing, provide owner an opportunity to walk to "box-out" and include relocations as requested. Decorative fixtures are to be supplied by owner.
9. Low Voltage wiring and outlets to be coordinated by Owner. Contractor to verify location of all telephone, network, security, alarm, audio, video and other low voltage outlets with owner prior to installation of drywall.
10. All installed luminaires shall be high-efficiency in accordance with table 150.0-a. Verify all light fixture selections with owner.
11. Screw-based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
12. Per 2022 CEC, Article 210.70, at least one wall switch-controlled lighting outlet shall be installed in every habitable room, kitchen, and bathroom; in bathrooms, hallways, stairways, attached garages, and detached garages with electrical power; and at least one shall be installed at outdoor entrances or exits.
13. In bathrooms, garages, laundry rooms, walk-in closets and utility rooms, at least one luminaires in each of these spaces shall be controlled by a vacancy sensor.
14. Per 2022 CEC, Article 210.70, at least one wall switch-controlled lighting outlet shall be installed in every habitable room, kitchen, and bathroom; in bathrooms, hallways, stairways, attached garages, and detached garages with electrical power; and at least one shall be installed at outdoor entrances or exits. Lighting in habitable spaces (inc. living room, dining room, kitchen, and bedroom) shall have readily accessible wall-mounted dimming controls. Exceptions: Lighting controlled by vacancy sensor; remote control integrated lighting in ceiling fan; lighting on circuit with less than 20 watts of lighting power; navigation lighting such as night lights, step lights, and path lights less than 5 watts; lighting internal to drawers and cabinetry with opaque fronts or doors with automatic off controls.
15. Outdoor lighting: all outdoor lighting shall be controlled by a manual on and off switch that does not override to on; or controlled by one of the following methods: controlled by photocell and motion sensor. controls that override to on shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours; photo control and automatic time switch control; astronomical time clock, or energy management control system. 150(k)3.
16. Luminaires recessed into ceilings shall meet all of the following per 150.0(k)1c: listed for zero clearance insulation, labeled that certifies the luminaires is airtight with a leakage less than 2.0cfm at 75 pascals, sealed with a gasket or caulk, allow replacement and maintenance to be readily accessible from below the ceiling without cutting holes in the ceiling, shall not contain screw base sockets; and shall contain light sources that comply with JA8.
17. Under cabinet lighting, display case lighting, shelf lighting, and switched outlets shall be switched separately than from other lighting systems. 150.0(k)2G. Provide separate switches for fan and light combinations light fixtures.
18. Per 2022 CEC, Article 210.52, Receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is more than 6 ft from a receptacle outlet.
19. Per CEC, Article 680.43(B)(1), and (C): lighting fixtures, lighting outlets and fans located over an indoor spa or hot tub less than 7'-6" above the maximum water level and shall be protected by a ground-fault circuit interrupter and installed as follows:
 - A. Recessed luminaires with a glass or plastic lens and nonmetallic or electrically isolated metal trim, suitable for use in damp locations.
 - B. Surface-mounted luminaires with a glass or plastic globe and a non-metallic body or a metallic body isolated from contact and suitable for use in damp locations.
 Note: Lighting fixtures, lighting outlets and ceiling fans located 12 ft. or more above the maximum water level shall not require protection by a ground-fault circuit-interrupter.
20. Arc Fault Circuit Interrupter (AFCI) protected receptacles: all 120-volt, single phase, 15-amp & 20-amp branch circuits supplying outlets installed in dwelling unit kitchens, dining rooms, family rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, laundry areas, hallways and similar rooms shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit. CEC 210.12
21. All 125-volt, 15-amp & 20-amp receptacle outlets shall be listed tamper-resistant receptacles per CEC 406.11.
22. Counter top receptacles in the kitchen, nook pantries, dining rooms and similar areas shall be spaced such that any point along the wall at the counter level is not more than 2' from a receptacle. any counter space more than 12" wide shall be provided with a receptacle, counter-tops interrupted by ranges, sinks or other appliances shall be considered separate counters. cec 210.52(c)
23. Per 2022 CEC, Article 210.52(C), receptacles along the counter tops shall be spaced a maximum of 2 feet from the sink(s) and 4 feet on-center. Island and peninsula counter tops with a long dimension of 24 inches or greater shall have at least one receptacle. No point of the wall may be more than 24" from an outlet. Kitchen outlets shall be on at least two separate circuits with ground-fault circuit interrupt protection.
24. Provide dedicated 20-amp circuit for required bathroom outlets, separate from other receptacles, lights, or fans.
25. Provide two dedicated 20-amp branch circuits for small appliance outlets in kitchen at wall and counter space.
26. Provide dedicated individual GFCI protected circuit at dishwasher and garbage disposal, verify in field per manufacture requirements.
27. Provide dedicated 30-amp circuit to dryer per CEC 220.54.
28. Provide UFER ground.
29. Electric vehicle (EV) charging for New Construction 4.106.4.1. For new one- and two-family dwellings and town-houses with attached private garages, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at end of enclosure, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: a raceway is not required if a minimum 40-ampere 208/240-volt dedicated ev branch circuit is installed in close proximity to the proposed location of an ev charger at the time of original construction in accordance with the california electrical code. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV capable". The raceway termination location shall be permanently and visibly marked as "EV capable".

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REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

AP.N. 510-31-011	
CHECKED: SRB	DRAWN: CS, DT
DATE: MAY 28, 2020	
JOB #: IVERSEN	



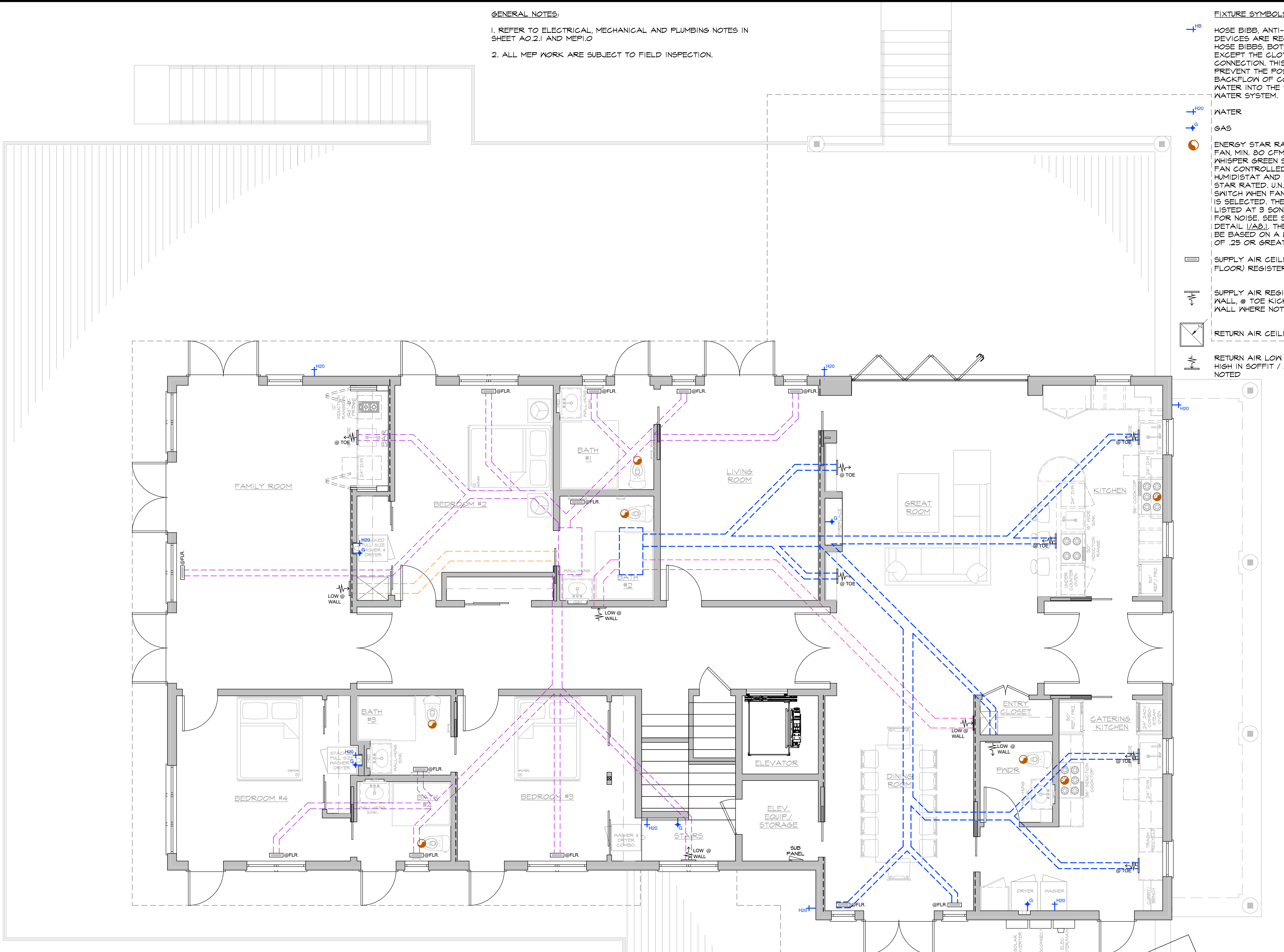
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GENERAL NOTES:

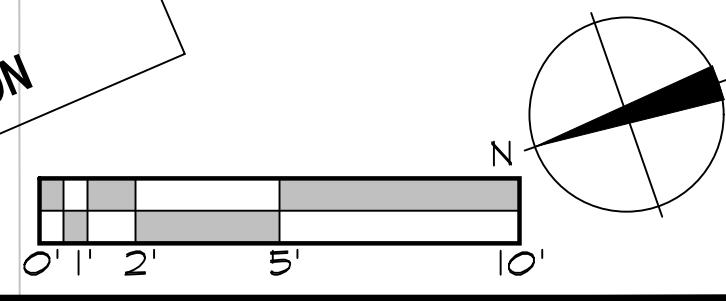
1. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING NOTES IN SHEET AO.2.1 AND MEPL.0
2. ALL MEP WORK ARE SUBJECT TO FIELD INSPECTION.

FIXTURE SYMBOLS:

- HOSE BIBB, ANTI-SIPHON DEVICES ARE REQ'D AT ALL HOSE BIBBS, BOTH INT. AND EXT., EXCEPT THE CLOTHES WASHER CONNECTION. THIS IS TO PREVENT THE POSSIBLE BACKFLOW OF CONTAMINATED WATER INTO THE POTABLE WATER SYSTEM.
- WATER
- GAS
- ENERGY STAR RATED EXHAUST FAN, MIN. 80 CFM, PANASONIC WHISPER GREEN SELECT CEILING FAN CONTROLLED BY HUMIDISTAT AND BE ENERGY STAR RATED. U.N.O. SEPARATE SWITCH WHEN FAN/LIGHT COMBO IS SELECTED. THE FAN MUST BY LISTED AT 3 SONES OR LESS FOR NOISE. SEE SPEC CUT SHEET DETAIL 1/A&L. THE RATING MUST BE BASED ON A WATER COLUMN OF 25 OR GREATER.
- SUPPLY AIR CEILING (SECOND FLOOR) REGISTER
- SUPPLY AIR REGISTER LOW @ WALL, @ TOE KICK, OR HIGH @ WALL WHERE NOTED
- RETURN AIR CEILING REGISTER
- RETURN AIR LOW @ WALL OR HIGH IN SOFFIT / WALL WHERE NOTED



PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

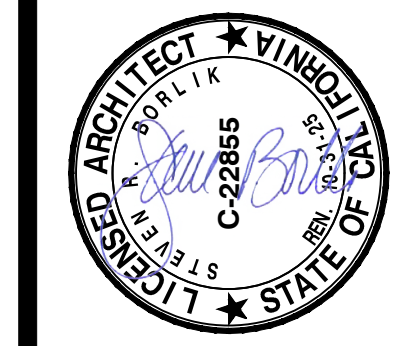


MAIN LEVEL MECHANICAL / PLUMBING PLAN

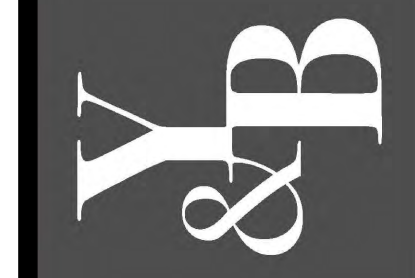
1/4" = 1'-0" **1**

ISSUE LOG

PLAN CHECK REV. 4	MAR 19, 2024	4
STRUC. SUBMITTAL	MAR 19, 2024	5
REBUILD CLAR.	APR 09, 2024	6
BLDG PLAN CHECK REVS.	OCT 29, 2024	7
BSA PLANNING SUBMITTAL	NOV. 14, 2024	8



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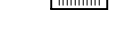



MP2.1

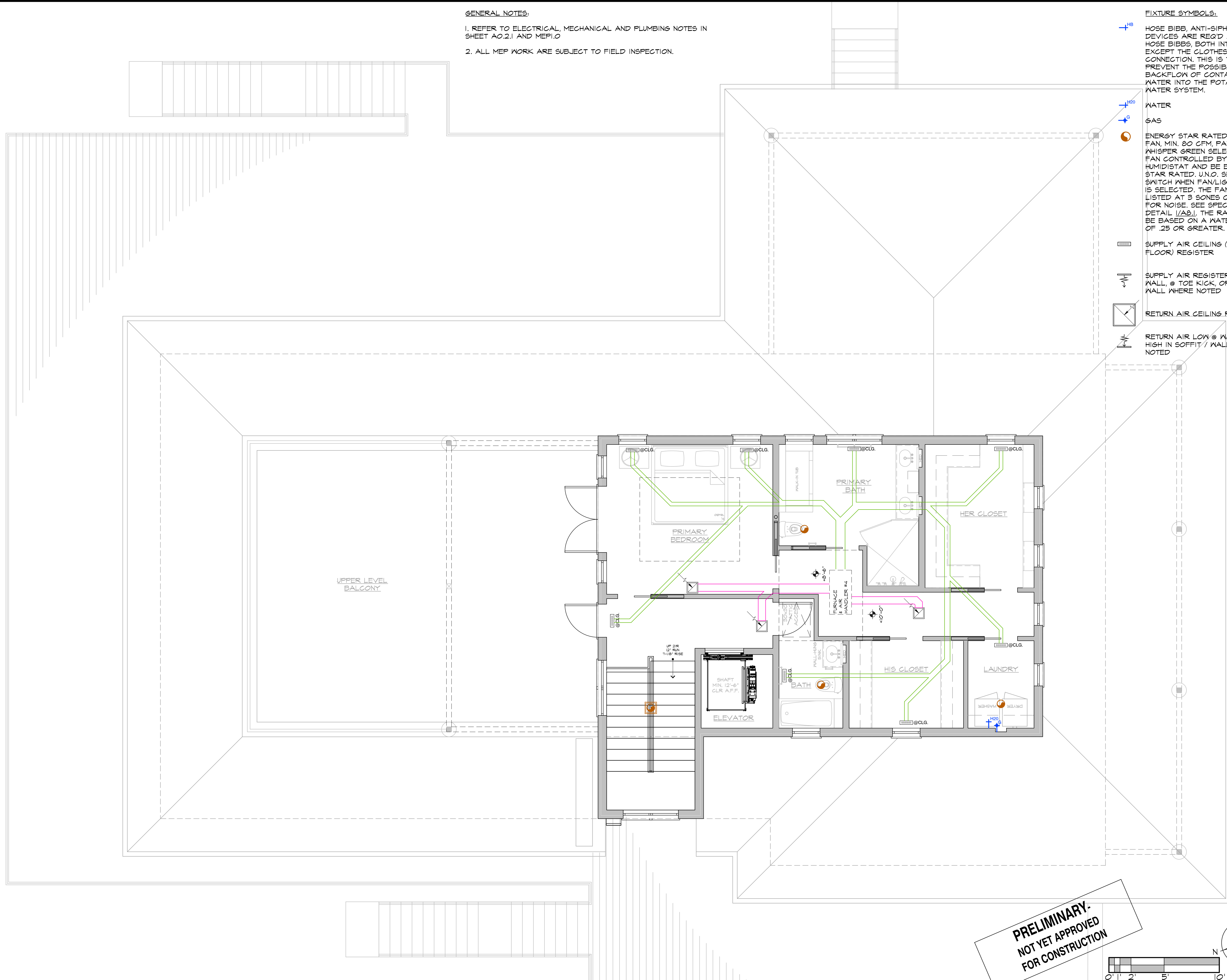
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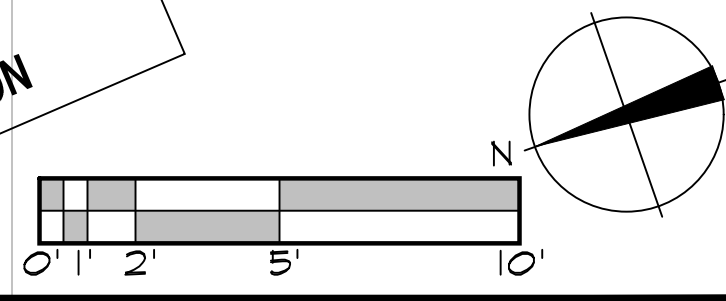
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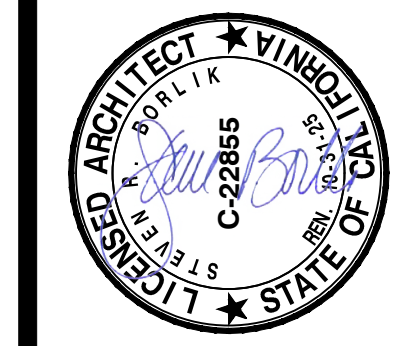


UPPER LEVEL MECHANICAL / PLUMBING PLAN

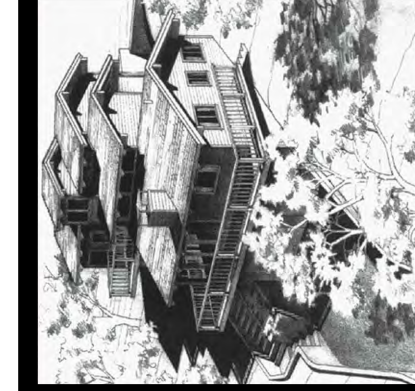
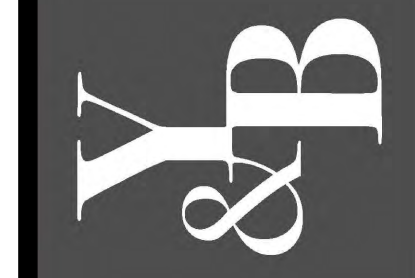
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MP2.2

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FIXTURE SYMBOLS:

- SD** CEILING MOUNTED PHOTOELECTRIC/ IONIZATION DUAL SENSOR SMOKE DETECTOR TO BE INSTALLED IN EVERY BEDROOM, IN THE HALLWAYS LEADING TO THE BEDROOMS AND ON EACH LEVEL OF THE HOME, INCLUDING THE BASEMENT. THEY ARE TO BE HARDWIRED AND INTERCONNECTED FOR ALARM W/ BATTERY BACKUP.
- SCM** SMOKE & CARBON MONOXIDE DETECTOR COMBO, TO BE INSTALLED IN THE HALLWAY AND ON EACH LEVEL OF THE HOME, INCLUDING THE BASEMENT. THEY ARE TO BE HARDWIRED AND INTERCONNECTED FOR ALARM W/ BATTERY BACKUP.

SMOKE ALARMS / CARBON MONOXIDE ALARM NOTE:

1. PROVIDE SMOKE AND CARBON MONOXIDE ALARMS PER SECTION R314 & R315
2. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. SMOKE ALARMS INSTALLED IN ONE AND TWO FAMILY DWELLINGS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT, OR IF THE DATE OF MANUFACTURE CANNOT BE DETERMINED.

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4. FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS W/ VARIATIONS IN CEILING HEIGHT (IE: SLOPED, PITCHED, ETC.), REFER TO MANUFACTURER'S GUIDELINES FOR PROPER PLACEMENT.

OUTLETS NOTE:

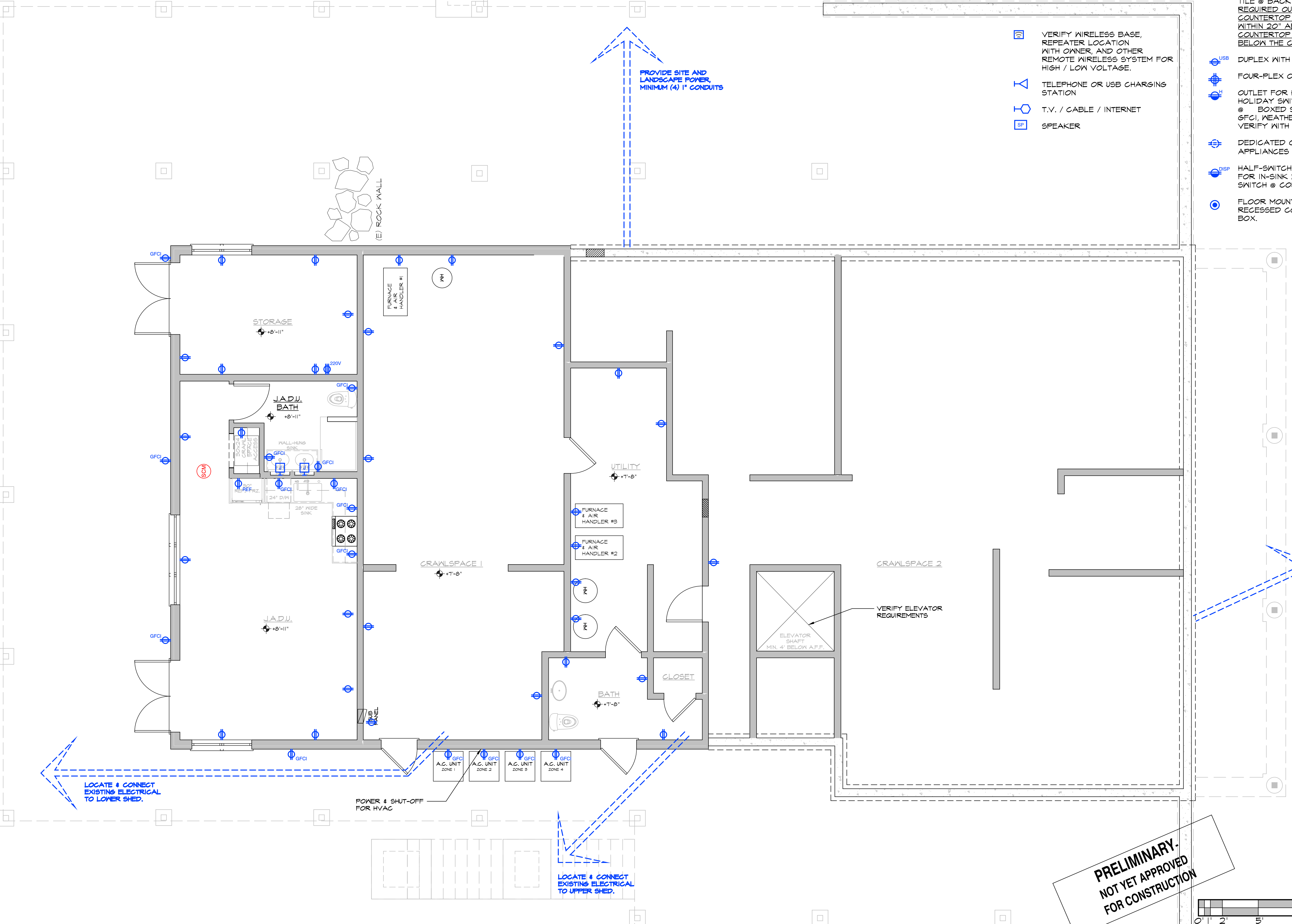
- ALL 120-VOLT, SINGLE PHASE, 15-amp & 20-amp BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLWAYS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12
- STANDARD OUTLETS INSTALLED AT 15"-48" ABOVE FINISH FLOOR. VERIFY REACH RANGE FOR DUPLEX WITH OWNER.

FIXTURE SYMBOLS:

- CD** CEILING MOUNTED DUPLEX W/ RECESSED COVER OR JUNCTION BOX.
- JB** JUNCTION BOX
- SH** WHOLE HOUSE SECURITY, SYSTEM KEYPAD
- CH** CHIME
- DB** DOORBELL
- WV** VERIFY WIRELESS BASE, REPEATER LOCATION WITH OWNER, AND OTHER REMOTE WIRELESS SYSTEM FOR HIGH / LOW VOLTAGE.
- TS** TELEPHONE OR USB CHARGING STATION
- TI** T.V. / CABLE / INTERNET
- SP** SPEAKER

FIXTURE SYMBOLS:

- SD** STANDARD DUPLEX
- GFCI** GROUND FAULT CIRCUIT INTERRUPTER DUPLEX
- WP** WEATHER PROOF, DAMP RESISTANT, VERIFY LOCATIONS OF REQUIRED IN-USE COVERS
- 220V** 220V OUTLET
- +XX"** HORIZONTAL INSTALLED DUPLEX @ NOTED ELEVATION OR PER TILE @ BACK SPLASH LAYOUT. REQUIRED OUTLET SERVES THE COUNTERTOP NEEDS TO BE WITHIN 20" ABOVE THE COUNTERTOP OR WITHIN 12" BELOW THE COUNTERTOP
- USB** DUPLEX WITH USB PORT
- 4P** FOUR-PLEX OUTLET
- H** OUTLET FOR HOLIDAY LIGHTS ON HOLIDAY SWITCH @ BOXED SOFFIT @ EAVE. GFCI, WEATHER PROOF. VERIFY WITH OWNER
- DISP** DEDICATED CIRCUITS FOR FIXED APPLIANCES (UNDERCOUNTER)
- DISP** HALF-SWITCHED GFCI OUTLET FOR IN-SINK DISPOSAL W/ AIR SWITCH @ COUNTERTOP, TYP.
- FM** FLOOR MOUNTED DUPLEX W/ RECESSED COVER OR JUNCTION BOX.



LOCATE & CONNECT EXISTING ELECTRICAL TO LOWER SHED.

POWER & SHUT-OFF FOR HVAC

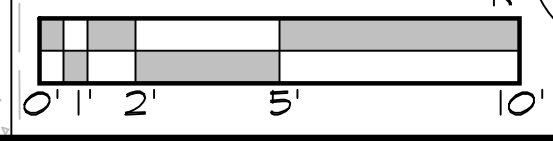
LOCATE & CONNECT EXISTING ELECTRICAL TO UPPER SHED.

PROVIDE SITE AND LANDSCAPE POWER, MINIMUM (4) 1" CONDUITS

PROVIDE MINIMUM (2) 1" CONDUIT FOR GATE, LIGHTING, AND SITE ELECTRICAL

VERIFY ELEVATOR REQUIREMENTS

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

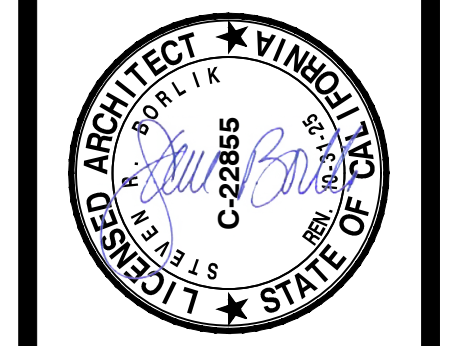


LOWER LEVEL ELECTRICAL PLAN

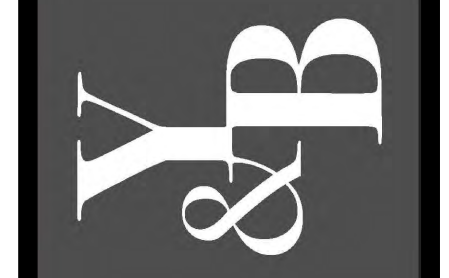
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E2.0

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STANDARD OUTLETS INSTALLED AT 15"-48" ABOVE FINISH FLOOR. VERIFY REACH RANGE FOR DUPLEX WITH OWNER.

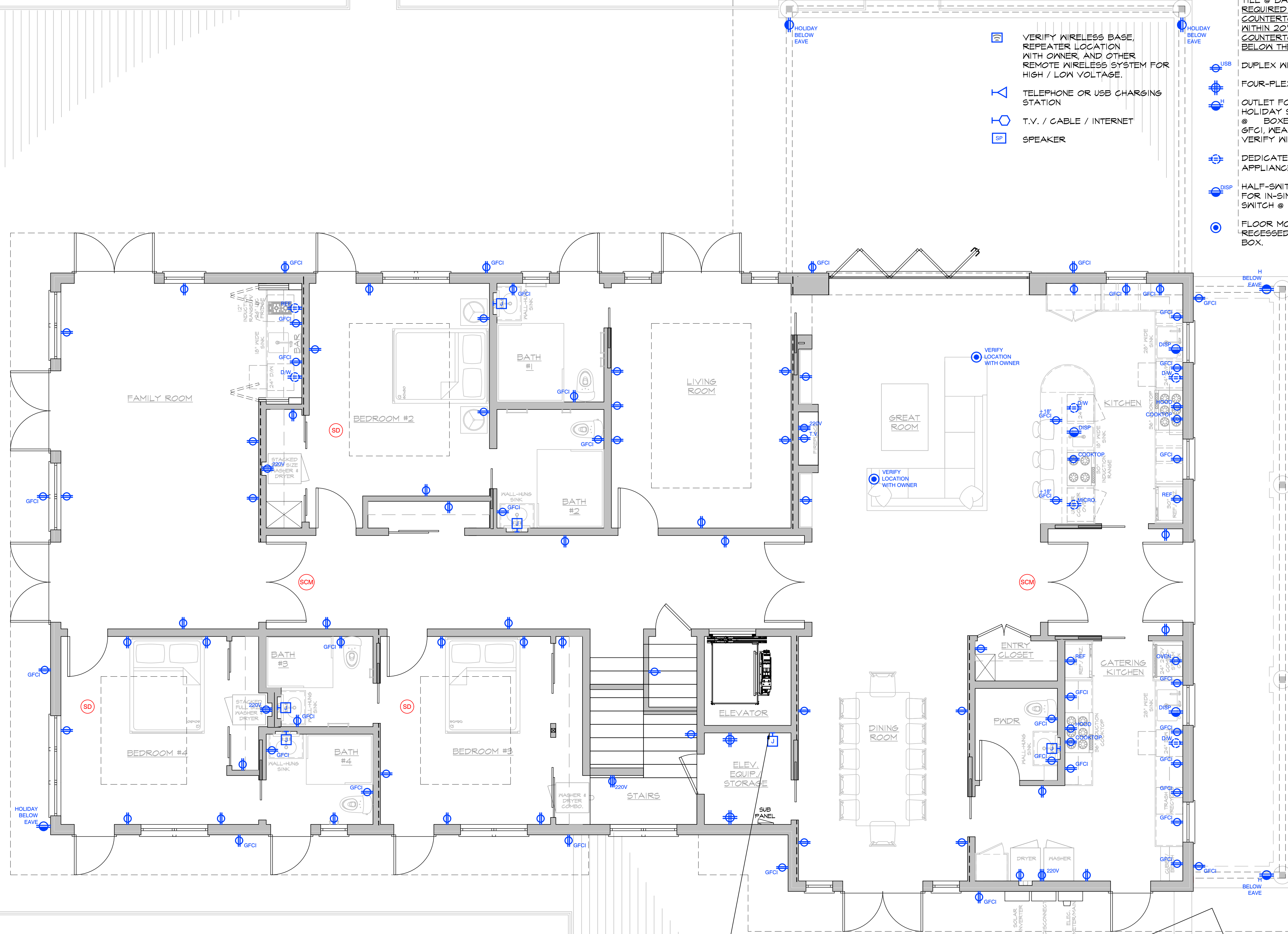
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- WHOLE HOUSE SECURITY, SYSTEM KEYPAD
- CHIME
- DOORBELL

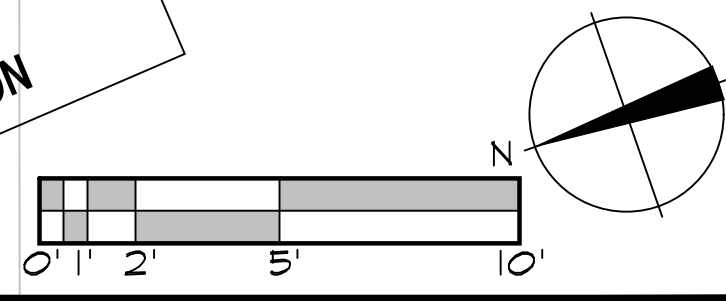
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- TELEPHONE OR USB CHARGING STATION
- T.V. / CABLE / INTERNET
- SPEAKER

FIXTURE SYMBOLS:

- STANDARD DUPLEX
- GFCI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX
- WEATHER PROOF, DAMP RESISTANT, VERIFY LOCATIONS OF REQUIRED IN-USE COVERS
- 220V OUTLET
- HORIZONTAL INSTALLED DUPLEX @ NOTED ELEVATION OR PER TILE @ BACK SPLASH LAYOUT. REQUIRED OUTLET SERVES THE COUNTERTOP NEEDS TO BE WITHIN 20" ABOVE THE COUNTERTOP OR WITHIN 12" BELOW THE COUNTERTOP.
- DUPLEX WITH USB PORT
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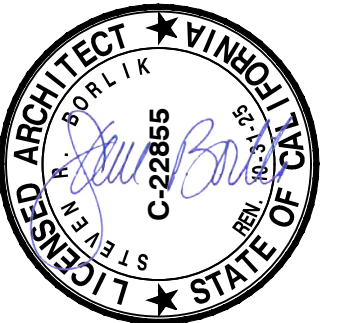


MAIN LEVEL ELECTRICAL PLAN

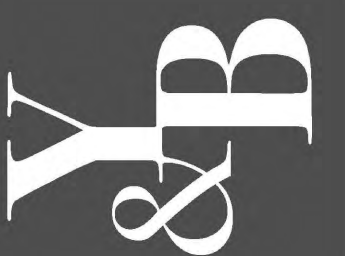
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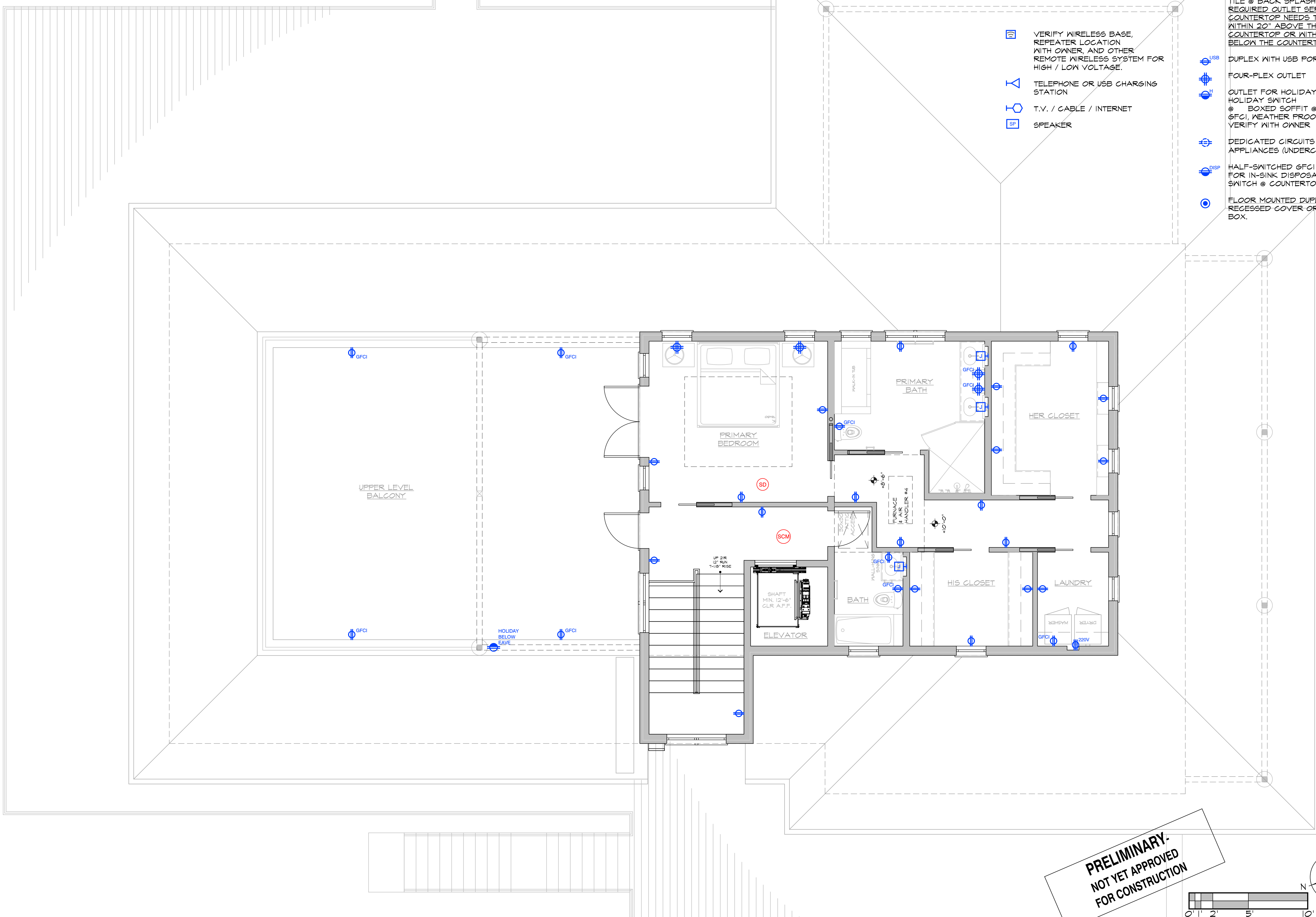
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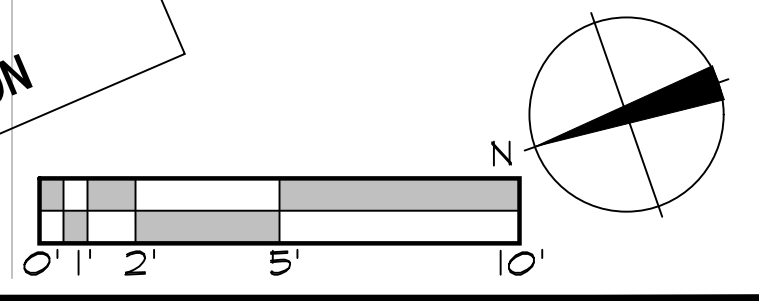
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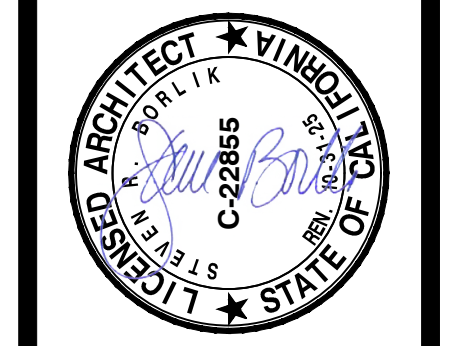
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UPPER LEVEL ELECTRICAL PLAN

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BSA PLANNING SUBMITTAL	NOV 14 2024	8



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REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

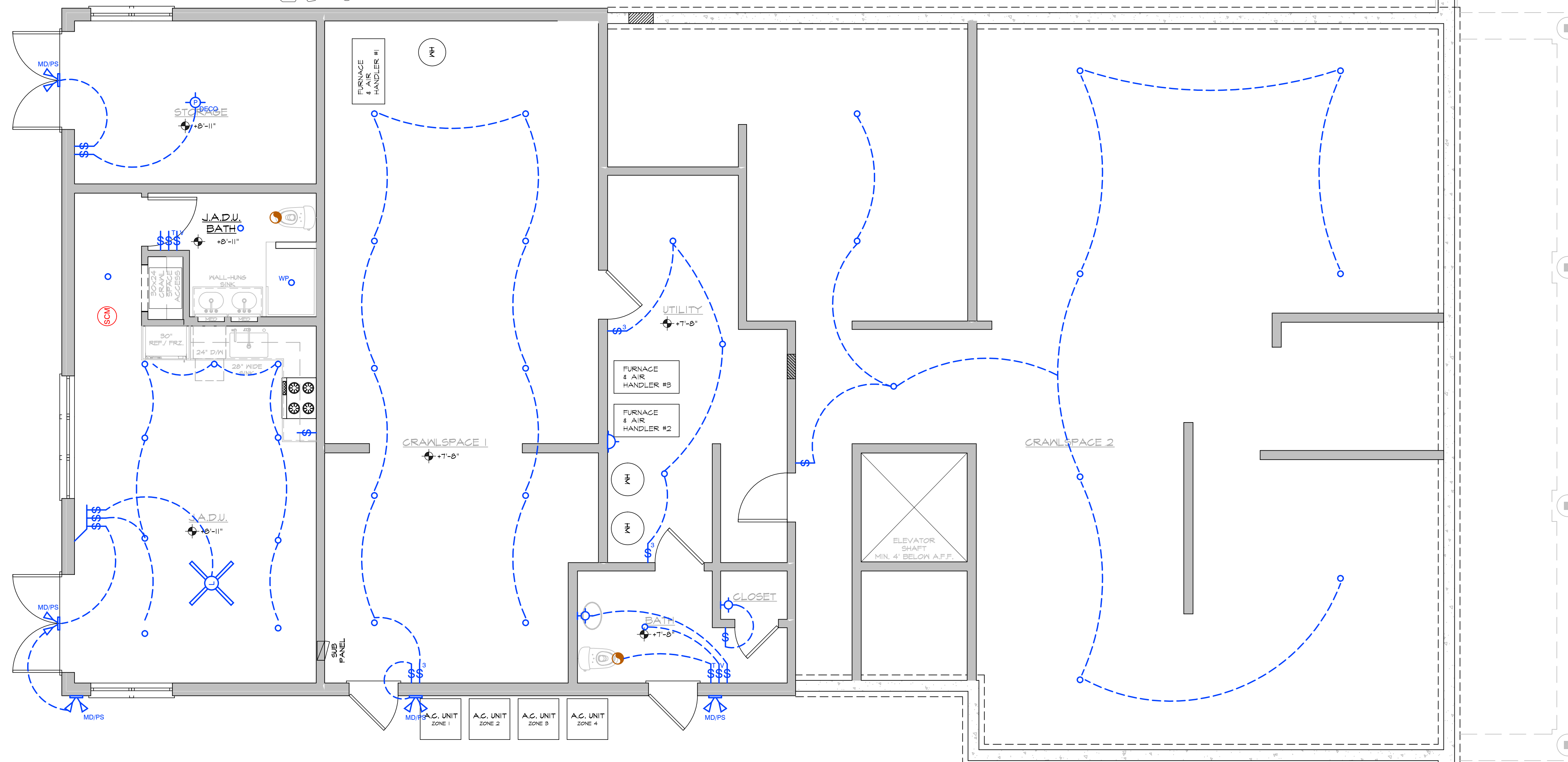
A.P.N. 510-31-011	
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DATE MAY 28 2020	
JOB # IVERSEN	

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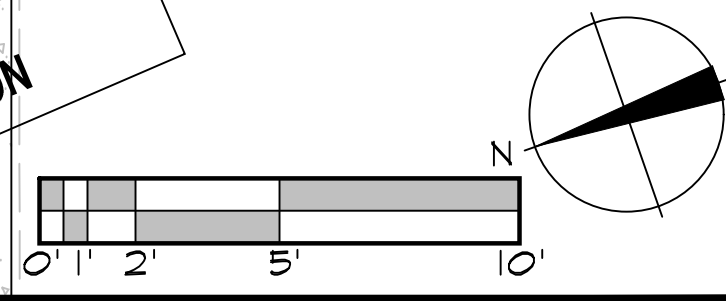
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ALL LIGHTS INSTALLED IN THIS HOUSE ARE TO BE HIGH EFFICACY LIGHTS. REFER TO TABLE 150-A ON SHEET LS2.0 FOR CLASSIFICATION.

FIXTURE SYMBOLS:		FIXTURE SYMBOLS:		FIXTURE SYMBOLS:		FIXTURE SYMBOLS:	
	SINGLE-POLE SWITCH		DIMMER FOUR-WAY SWITCH		CEILING HUNG PENDANT OR CHANDELIER, DECORATIVE LIGHT FIXTURE		LOW IN WALL SCONCE
	THREE-WAY SWITCH		WATER PROOF OR DAMP RESISTANT		WALL MOUNTED FIXTURE		EXHAUST FAN, MIN. 80 CFM, PANASONIC WHISPER GREEN SELECT CEILING FAN CONTROLLED BY HUMIDISTAT AND BE ENERGY STAR RATED, OR EQ. SEPARATE SWITCH WHEN FAN/LIGHT COMBO IS SPEC'D. FAN ON TIMER, TYP. U.N.O. THE FAN MUST BY LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
	FOUR-WAY SWITCH		MOTION DETECTOR ON, TIMER OFF, MANUAL ON/OFF OVERRIDE AND PHOTOCONTROL SWITCH		LED UNDER CABINET LIGHT		INTEGRATED LED DECK/RAIL LIGHTING
	JAMB SWITCH		4" RECESSED CAN LIGHT, I.C. RATED HIGH EFFICACY BULB. FIXTURES INSTALLED IN THE SHOWER OR OVER TUB MUST BE SUITABLE FOR DAMP LOCATION AND HAVE A PRISMATIC LENS IN SHOWER.		HIGH EFFICACY TUBE FIXTURE		
	SWITCH W/ HUMIDISTAT		4" DIRECTIONAL (EYEBALL) RECESSED, I.C. RATED HIGH EFFICACY BULB.		DIRECTIONAL SPOTLIGHT OR FLOOD LIGHTS		
	SWITCH W/ TIMER		SURFACE MOUNT FIXTURE		CEILING FAN, LIGHT COMBO ("L" FOR LIGHTS) W/ REMOTE CONTROL. PROVIDE SEPARATE SWITCHES FOR FAN AND LIGHT.		
	MANUAL-ON VACANCY SENSOR SENSOR-OFF SWITCH				LED COVE LIGHT. SEE DETAIL 2/L52.2.		
	DIMMER SWITCH						
	DIMMER THREE-WAY SWITCH						



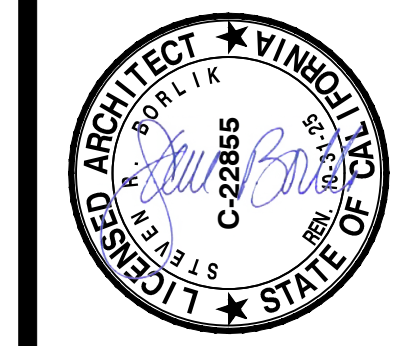
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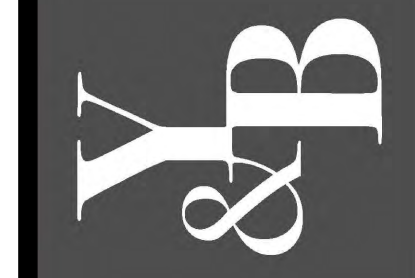
LOWER LEVEL LIGHTING / SWITCH PLAN

ISSUE LOG

PLAN CHECK REV. 4	MAR 19 2024	4
STRUC. SUBMITTAL	MAR 19 2024	5
REBUILD CLAR.	APR 09 2024	6
BLDG PLAN CHECK REVS.	OCT 29 2024	7
BSA PLANNING SUBMITTAL	NOV 14 2024	8



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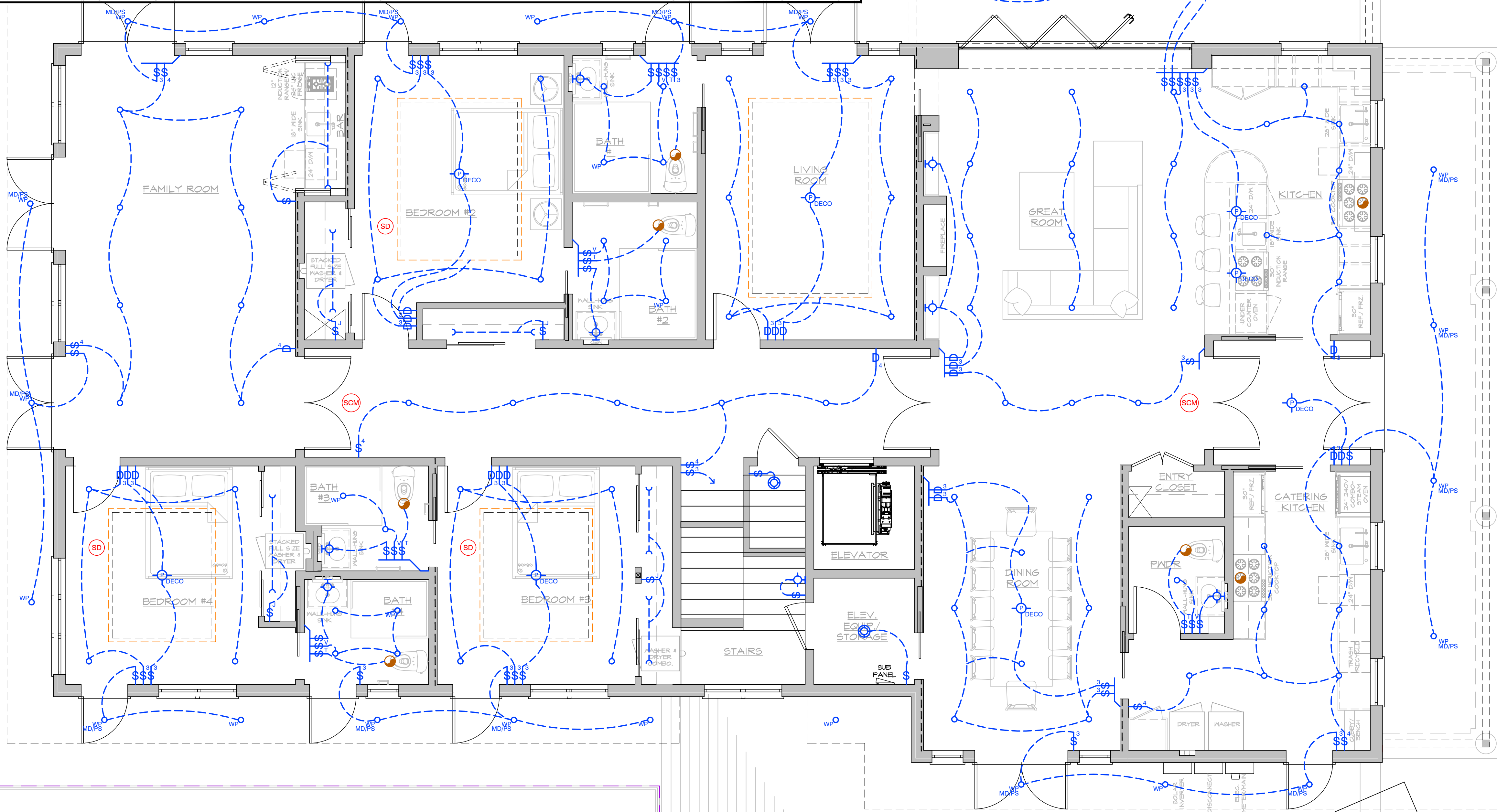
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JOB # IVERSEN	

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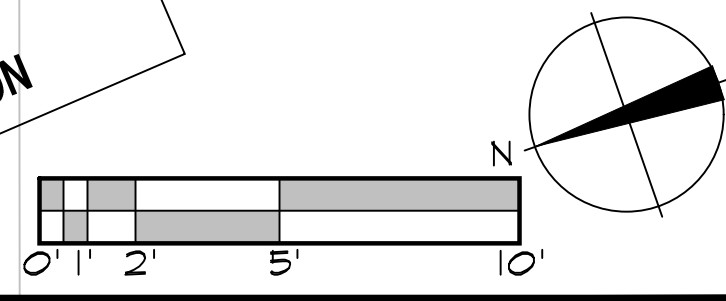
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	THREE-WAY SWITCH		WATER PROOF OR DAMP RESISTANT		WALL MOUNTED FIXTURE		EXHAUST FAN, MIN. 80 CFM, PANASONIC WHISPER GREEN SELECT CEILING FAN CONTROLLED BY HUMIDISTAT AND BE ENERGY STAR RATED, OR EQ. SEPARATE SWITCH WHEN FAN/LIGHT COMBO IS SPEC'D. FAN ON TIMER, TYP. U.N.O. THE FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE. THE RATING MUST BE BASED ON A WATER COLUMN OF .25 OR GREATER.
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	SWITCH W/ HUMIDISTAT		4" DIRECTIONAL (EYEBALL) RECESSED, I.C. RATED HIGH EFFICACY BULB.		CEILING FAN, LIGHT COMBO ("L" FOR LIGHTS) W/ REMOTE CONTROL. PROVIDE SEPARATE SWITCHES FOR FAN AND LIGHT.		LED COVE LIGHT. SEE DETAIL 2/L52.2.
	SWITCH W/ TIMER		SURFACE MOUNT FIXTURE				
	MANUAL-ON VACANCY SENSOR SENSOR-OFF SWITCH						
	DIMMER SWITCH						
	DIMMER THREE-WAY SWITCH						



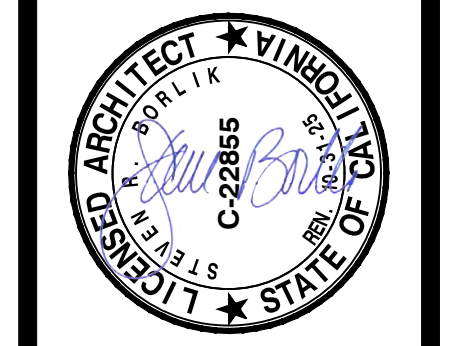
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MAIN LEVEL LIGHTING / SWITCH PLAN

ISSUE LOG

PLAN CHECK REV. 4	MAR. 19, 2024	4
STRUC. SUBMITTAL	MAR. 19, 2024	5
REBUILD CLAR.	APR. 09, 2024	6
BLDG PLAN CHECK REVS.	OCT. 29, 2024	7
BSA PLANNING SUBMITTAL	NOV. 14, 2024	8



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A.P.N. 510-31-011	
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DATE MAY. 28, 2020	
JOB # IVERSEN	

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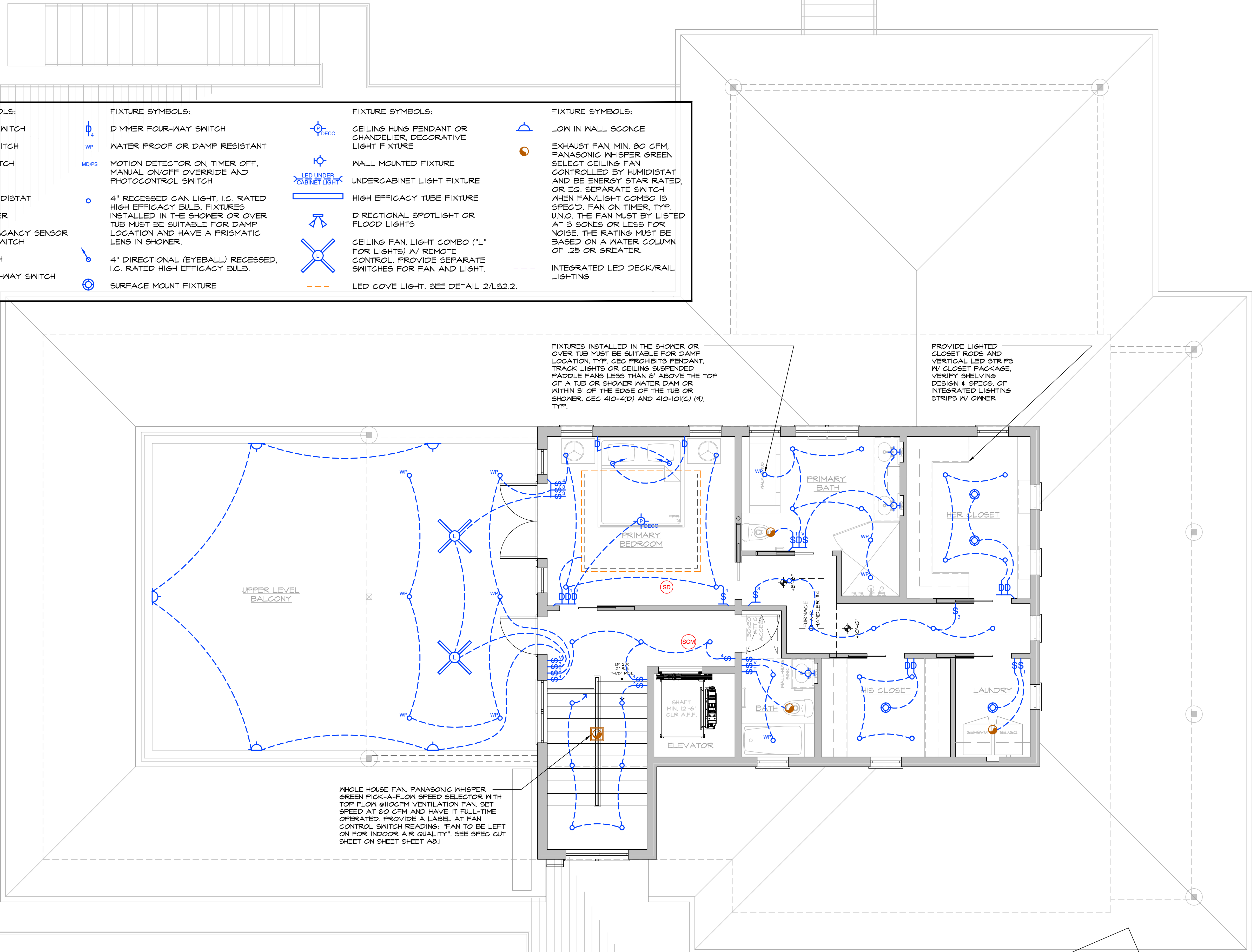
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	DIMMER THREE-WAY SWITCH						

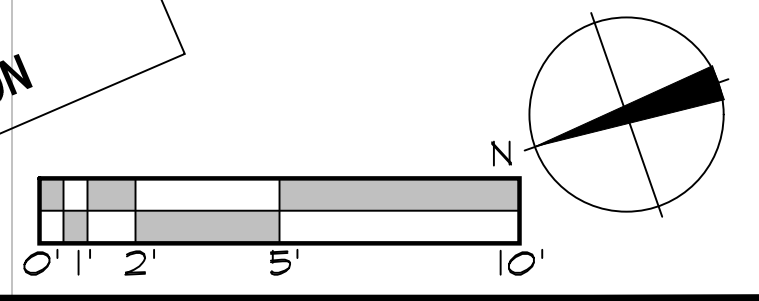
FIXTURES INSTALLED IN THE SHOWER OR OVER TUB MUST BE SUITABLE FOR DAMP LOCATION. TYP. CEC PROHIBITS PENDANT, TRACK LIGHTS OR CEILING SUSPENDED PADDLE FANS LESS THAN 6' ABOVE THE TOP OF A TUB OR SHOWER WATER DAM OR WITHIN 3' OF THE EDGE OF THE TUB OR SHOWER. CEC 410-4(D) AND 410-10(C) (1), TYP.

PROVIDE LIGHTED CLOSET RODS AND VERTICAL LED STRIPS W/ CLOSET PACKAGE, VERIFY SHELVING DESIGN & SPECS, OF INTEGRATED LIGHTING STRIPS W/ OWNER

WHOLE HOUSE FAN, PANASONIC WHISPER GREEN PICK-A-FLOW SPEED SELECTOR WITH TOP FLOW @100CFM VENTILATION FAN. SET SPEED AT 80 CFM AND HAVE IT FULL-TIME OPERATED. PROVIDE A LABEL AT FAN CONTROL SWITCH READING: "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY". SEE SPEC CUT SHEET ON SHEET AS.1

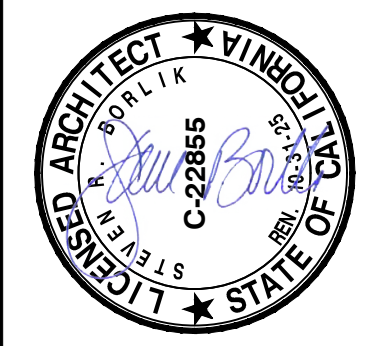


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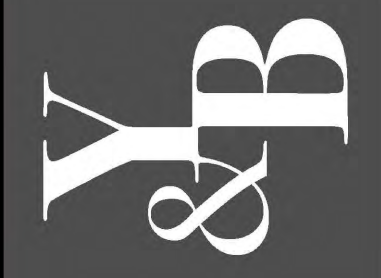


ISSUE LOG

PLAN CHECK REV. 4	MAR 19 2024	4
STRUC. SUBMITTAL	MAR 19 2024	5
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REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

A.P.N. 510-31-011	
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DATE MAY 28 2020	
JOB # IVERSEN	

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01	Project Name	New Residence
02	Area Title	Title 24 Analysis
03	Project Location	19115 Overlook Road
04	City	Los Gatos
05	Standards Version	2022
06	Zipcode	95030
07	Software Version	EnergyPro 9.8
08	Climate Zone	4
09	Frost Orientation (deg/ Cardinal)	200
10	Building Type	Single Family
11	Number of Dwelling Units	1
12	Project Stage	Newly Constructed
13	Number of Bedrooms	5
14	Number of Stories	3
15	Additional Cond. Floor Area (ft²)	n/a
16	Existing Cond. Floor Area (ft²)	n/a
17	Fenestration Average U-factor	0.32
18	Total Cond. Floor Area (ft²)	5213.9
19	Glazing Percentage (%)	23.72%
20	ADU Bedroom Count	n/a
21	ADU Conditioned Floor Area	n/a
22	Feet Type	Natural gas
23	No Dwelling Unit	No

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or certification by a certified HERS Rater under the supervision of a CE-Approved HERS Provider.
03	This building incorporates one or more special features shown below:

Registration Number: 424-P010264056A-000-000-0000000-0000
 Registration Date/Time: 10/29/2024 10:55
 HERS Provider: CHEERS
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 Report Version: 2022.0.000
 Schema Version: rev 20220901
 Report Generated: 2024-10-29 10:18:38

01	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI ¹	10.18	7.57	2.61	25.64
Net EUI ²	6.1	3.45	2.61	42.79

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

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Inverter Electronics	CFI	Azimuth (deg)	Tilt (deg)	Array Angle (deg)	Tilt to In (deg)	Inverter Eff. (%)	Annual Solar Access (%)
3.94	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<+17.12	96	98

- REQUIRED SPECIAL FEATURES
- The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis:
- Insulation below roof deck
 - Ducts in crawl space
 - Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed.

Registration Number: 424-P010264056A-000-000-0000000-0000
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01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	U-factor	SHGC	SHGC Source	Exterior Shading			
Left Glazing ADU	Window	Left Walls	Left	290		1	0.32	NFRC	0.25	NFRC			Big Screen
Rear Glazing ADU	Window	Rear Walls	Back	20		1	0.32	NFRC	0.25	NFRC			Big Screen
Front Glazing 1st Floor	Window	Front Walls	Front	200		1	0.32	NFRC	0.25	NFRC			Big Screen
Left Glazing 1st Floor	Window	Left Walls 2	Left	290		1	0.32	NFRC	0.25	NFRC			Big Screen
Rear Glazing 1st Floor	Window	Rear Walls 2	Back	20		1	0.32	NFRC	0.25	NFRC			Big Screen
Right Glazing 1st Floor	Window	Right Walls	Right	110		1	0.32	NFRC	0.25	NFRC			Big Screen
Front Glazing 2nd Floor	Window	Front Walls 2	Front	200		1	0.32	NFRC	0.25	NFRC			Big Screen
Left Glazing 2nd Floor	Window	Left Walls 3	Left	290		1	0.32	NFRC	0.25	NFRC			Big Screen
Rear Glazing 2nd Floor	Window	Rear Walls 3	Back	20		1	0.32	NFRC	0.25	NFRC			Big Screen
Right Glazing 2nd Floor	Window	Right Walls 2	Right	110		1	0.32	NFRC	0.25	NFRC			Big Screen

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	Energy Design Ratings			Compliance Margins		
	Source Energy (EUI1)	Efficiency EDR (EDR2/Efficiency)	Total EDR (EDR2Total)	Source Energy (EUI1)	Efficiency EDR (EDR2/Efficiency)	Total EDR (EDR2Total)
Standard Design	37.1	44.7	30			
Proposed Design	29	43.4	29.2	9.1	1.3	0.8

RESULT'S PASS

Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
 Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.
 Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.

- Standard Design PV Capacity: 3.94 kWdc
- PV System resized to 3.94 kWdc (a factor of 3.987) to achieve 'Standard Design PV' PV scaling.

Registration Number: 424-P010264056A-000-000-0000000-0000
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 Schema Version: rev 20220901
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HERS FEATURE SUMMARY

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

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EDR/IEEC2
- Verified EDR/IEEC2
- Verified Refrigerant Charge
- Fan Efficiency Watts/CFM
- Verified HERS2
- Verified heat pump rated heating capacity
- Duct leakage testing

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
New Residence	5213.9	1	5	3	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Basement JADU	Conditioned	HVAC JADU1	451.2	9	DHW Sys 1	New
1st Floor	Conditioned	HVAC 1st Floor2	3660.2	10	DHW Sys 1	New
2nd Floor	Conditioned	HVAC 2nd Floor3	1062.5	10	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)
Left Walls	Basement JADU	R-15 Wall + 1 rigid	290	left	144.72	22.5	90

Registration Number: 424-P010264056A-000-000-0000000-0000
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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall + 1 rigid	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / 5	0.06	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: R-5 Sheathing Exterior Finish: 5 Coat Stucco
R-15 Wall (Interior)	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic/Roof1st Floor	Attic/Roofs	Wood Framed Ceiling	2x8 @ 24 in. O.C.	R-30	None / 0	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: R-26.9 / 2x8 Around Roof Joists: R-3.1 Insul.
Attic/Roof2nd Floor	Attic/Roofs	Wood Framed Ceiling	2x8 @ 24 in. O.C.	R-30	None / 0	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: R-26.9 / 2x8 Around Roof Joists: R-3.1 Insul.
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: R-19 / 2x12
R-30 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O.C.	R-0	None / None	0.047	Cavity / Frame: no Insul. / 2x6 Inside Finish: Gypsum Board
R-19 Floor (Interior)	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

Registration Number: 424-P010264056A-000-000-0000000-0000
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Energy Use	Standard Design Source Energy (EUI1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kBtu/ft²-yr)	Proposed Design Source Energy (EUI1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.76	16.63	1.93	14.12	1.83	2.51
Space Cooling	0.31	17.97	0.4	20.49	-0.09	-2.52
IAQ Ventilation	0.26	2.88	0.26	2.88	0	0
Water Heating	0.75	8.06	0.58	6.77	0.17	1.29
Self Utilization/Net Ability Credit			0	0	0	0
Efficiency Compliance Total	5.08	45.49	3.17	44.21	1.91	1.28
Photovoltaics	-0.66	-22.29	-0.66	-22.4		
Battery			0	0		
Flexibility			0	0		
Indoor Lighting	0.49	4.87	0.49	4.87		
Appl. & Cooking	1.28	8.14	1.28	8.17		
Plug Loads	1.4	14.57	1.4	14.57		
Outdoor Lighting	0.14	1.3	0.14	1.3		
TOTAL COMPLIANCE	7.73	52.08	5.82	50.72		

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01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)
Rear Walls	Basement JADU	R-15 Wall + 1 rigid	20	Back	28.25	78.75	90
Front Walls	1st Floor	R-15 Wall + 1 rigid	200	Front	463.3	102	90
Left Walls 2	1st Floor	R-15 Wall + 1 rigid	290	Left	855.8	245	90
Rear Walls 2	1st Floor	R-15 Wall + 1 rigid	20	Back	463.3	174.75	90
Right Walls 2	1st Floor	R-15 Wall + 1 rigid	110	Right	855.8	340.5	90
Front Walls 2	2nd Floor	R-15 Wall + 1 rigid	200	Front	346.7	32	90
Left Walls 3	2nd Floor	R-15 Wall + 1 rigid	290	Left	402.5	46	90
Rear Walls 3	2nd Floor	R-15 Wall + 1 rigid	20	Back	346.7	126.5	90
Right Walls 2	2nd Floor	R-15 Wall + 1 rigid	110	Right	402.5	67.5	90
Interior Wall to Storage	Basement JADU	R-15 Wall (Interior)	n/a	n/a	144.72	0	n/a
Interior Wall to Crawlspace	Basement JADU	R-15 Wall (Interior)	n/a	n/a	28.25	0	n/a
Roof	1st Floor	R-30 Roof	n/a	n/a	1717.7	n/a	n/a
Roof 2	1st Floor	R-30 Roof	n/a	n/a	880	n/a	n/a
Roof 3	2nd Floor	R-30 Roof	n/a	n/a	1062.5	n/a	n/a
Raised Floor	Basement JADU	R-19 Floor Crawlspace	n/a	n/a	491.2	n/a	n/a
Raised Floor 2	1st Floor	R-19 Floor Crawlspace	n/a	n/a	3189	n/a	n/a
Interior Floor 1	1st Floor	R-19 Floor (Interior)	n/a	n/a	491.2	n/a	n/a
Interior Floor 2	2nd Floor	R-0 Floor (Interior)	n/a	n/a	1062.5	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Slope (in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic 1st Floor	Attic/Roof1st Floor	Unventilated	1.98372	0.1	0.85	No	No
Attic 2nd Floor	Attic/Roof2nd Floor	Unventilated	0	0.1	0.85	No	No

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

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC 1st Flr	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback
HVAC 1st Floor 2	Heat pump heating cooling	Heat Pump System 2	2	Heat Pump System 2	2	HVAC Fan 2	Air Distribution System 2	Setback
HVAC 2nd Floor 3	Heat pump heating cooling	Heat Pump System 3	1	Heat Pump System 3	1	HVAC Fan 3	Air Distribution System 3	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/AER				EER/EEER/2/CEER
Heat Pump System 1	Central split HP	1	HSPF2	9	12000	9600	EER/SEER2	15	12	Not Zonal	Single Speed	Heat Pump System 1-herstpump
Heat Pump System 2	Central split HP	2	HSPF2	9	36000	24000	EER/SEER2	15	12	Not Zonal	Single Speed	Heat Pump System 2-herstpump
Heat Pump System 3	Central split HP	1	HSPF2	9	24000	18000	EER/SEER2	15	12	Not Zonal	Single Speed	Heat Pump System 3-herstpump

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01	02	03	04	05	06	07	08	09
Dwelling Unit	AHJ (CFM)	Fan Efficiency (W/CFM)	IAQ fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fan B Indicator Display?	HERS Verification	Status
SFsm IAQVentRpt	178	0.35	Exhaust	No	n/a / n/a	No	Yes	

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01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified SEER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-herstpump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 2-herstpump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 3-herstpump	Required	350	Required	Required	Yes	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Taped	Air Distribution System 1-herst-dst
Air Distribution System 2	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Taped	Air Distribution System 2-herst-dst
Air Distribution System 3	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Taped	Air Distribution System 3-herst-dst

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

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Michael Kunz
 Signature: *Michael Kunz*
 Signature Date: 10/29/2024
 Company: Energy Performance Services
 Address: P.O. Box 587
 City/State/Zip: Blue Lake, CA 95525
 Phone: 888-828-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Dolly Tran
 Signature: *Dolly Tran*
 Date Signed: 10/29/2024
 Company: Young and Borlik Architects, Inc.
 Address: 4962 El Camino Real Suite 218
 City/State/Zip: Los Altos, CA 94022
 License: (650) 688-1950

Digitally signed by California Home Energy Efficiency Rating Service (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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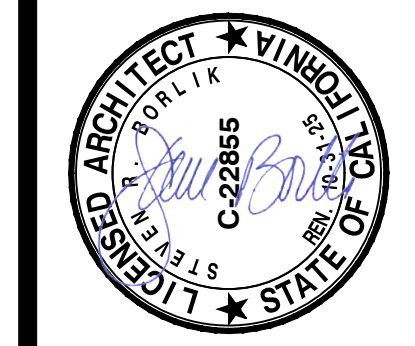
01	02	03	04	05	06	07	08	09
Name	Duct leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Header	Low-leakage Ducts Entirely in Conditioned Space
Air Distribution System 2-herst-dst	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-herst-dst	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-herst-fan
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-herst-fan
HVAC Fan 3	HVAC Fan	0.45	HVAC Fan 3-herst-fan

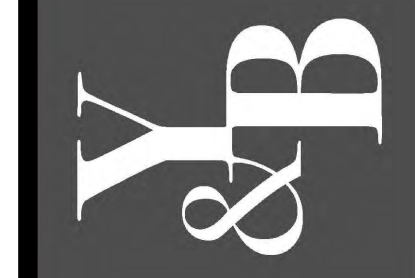
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watt/CFM)
HVAC Fan 1-herst-fan	Required	0.45
HVAC Fan 2-herst-fan	Required	0.45
HVAC Fan 3-herst-fan	Required	0.45

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ISSUE LOG	
PLAN CHECK REV. 4	MAR 19 2024 / 4
STRUC. SUBMITTAL	MAR 19 2024 / 5
REBUILD CLAR	APR 09 2024 / 6
BLDG PLAN CHECK REVS	OCT 29 2024 / 7
BSA PLANNING SUBMITTAL	NOV 14 2024 / 8



Young & Borlik Architects
 4962 EL CAMINO REAL, STE 218
 LOS ALTOS, CALIFORNIA 94022
 650-688-1950 | YBarchitects.com



REMODE/ADDITION FOR:
IVERSEN
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

APN. 510-31-011	
CHECKED: SRB	DRAWN: CS, DT
DATE: MAY 28, 2020	
JOB #: IVERSEN	

T24-2

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)(3) **Space Conditioning System Airflow Rate and Fan Efficiency.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 260 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.5.*

Ventilation and Indoor Air Quality:
 § 150.0(i): **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)1.*
 § 150.0(i)1B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling-unit ventilation airflow required per § 150.0(i)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(i)1B(i). CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(i)1C.
 § 150.0(i)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(i)1C-i).
 § 150.0(i)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust, nonrecirculating exhaust fans must have demand-controlled exhaust system meeting requirements of § 150.0(i)1G-i) and exhaust fans in bathrooms must use demand-controlled or continuous exhaust meeting § 150.0(i)1G-ii). Airflow must be measured by the installer per § 150.0(i)1G, and rated for sound per § 150.0(i)1G-i).
 § 150.0(i)1H: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(i)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan inlet or outlet terminal(s) per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 7.2 at no less than the minimum airflow rate required by § 150.0(i)1C.
 § 150.0(i)2: **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and FHV and EHV fan efficiency must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by FHV or AHAM to comply with the airflow rates and sound requirements per § 150.0(i)1G.

Pool and Spa Systems and Equipment:
 § 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following compliance with the Appliance Efficiency Regulations and listing in MAECES: an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions, and must not use gas or electric heating.
 § 110.4(b): **Piping.** Any pool or spa heating system or equipment must be installed with at least 3/8 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in connections to allow for future solar heating.
 § 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
 § 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
 § 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
 § 150.0(p): **Pool Systems and Equipment Installation.** Residential pool system or equipment must meet the specified requirements for pump, skimmer, flow rate, piping, filters, and valves.

Lighting:
 § 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.1.
 § 150.0(i)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, both vanity mirrors, and garage door openers, navigation lighting less than 5 watts, and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
 § 150.0(i)1B: **Screw-based Luminaires.** Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
 § 150.0(i)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.16 must also be met.
 § 150.0(i)1D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separate light sources that are not compliant with the JAB required temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
 § 150.0(i)1E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor, control, low-voltage wiring, or fan speed control.
 § 150.0(i)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(i).

5/8/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(i)1G: **Screw-based Luminaires.** Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
 § 150.0(i)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separate light sources that are not compliant with the JAB required temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
 § 150.0(i)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources integral to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by a vacancy sensor provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
 § 150.0(i)2A: **Interior Switches and Controls.** All forward phase dimmers used with LED light sources must comply with NEMA SS, 7A.
 § 150.0(i)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
 § 150.0(i)2C: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
 § 150.0(i)2D: **Multiple Controls.** Controls must not bypass a dimmer, occupancy sensor, or vacancy sensor function if the dimmer or sensor is installed in compliance with § 150.0(i)2C.
 § 150.0(i)2E: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
 § 150.0(i)2F: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(i)2C.
 § 150.0(i)2G: **Automatic Shut-off Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
 § 150.0(i)2H: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase dimmer controlled LED light sources in these spaces must comply with NEMA SS, 7A.
 § 150.0(i)2I: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
 § 150.0(i)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control or an astronomical timeclock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
 § 150.0(i)4: **Internally Illuminated Address Signs.** Internally illuminated address signs must either comply with § 140.9 or consume no more than 5 watts of power.
 § 150.0(i)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for residential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:
 § 110.10(a): **Single-Family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
 § 110.10(b): **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, slope ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 90 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
 § 110.10(b)2: **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
 § 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof-mounted equipment.
 § 110.10(b)3B: **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference above the solar zone, measured in the highest part of the obstruction and the horizontal projection of the solar zone, measured in the vertical plane.
 § 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and live load must be clearly indicated on the construction documents.
 § 110.10(c): **Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing information from the solar zone to the water-heating system.
 § 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(e) must be provided to the occupant.
 § 110.10(e): **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
 § 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".
 § 110.10(e)2: **Electric and Energy Storage Ready.**

§ 150.0(i)1G: **Screw-based Luminaires.** Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
 § 150.0(i)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separate light sources that are not compliant with the JAB required temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
 § 150.0(i)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources integral to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by a vacancy sensor provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
 § 150.0(i)2A: **Interior Switches and Controls.** All forward phase dimmers used with LED light sources must comply with NEMA SS, 7A.
 § 150.0(i)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
 § 150.0(i)2C: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
 § 150.0(i)2D: **Multiple Controls.** Controls must not bypass a dimmer, occupancy sensor, or vacancy sensor function if the dimmer or sensor is installed in compliance with § 150.0(i)2C.
 § 150.0(i)2E: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
 § 150.0(i)2F: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(i)2C.
 § 150.0(i)2G: **Automatic Shut-off Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
 § 150.0(i)2H: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase dimmer controlled LED light sources in these spaces must comply with NEMA SS, 7A.
 § 150.0(i)2I: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
 § 150.0(i)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control or an astronomical timeclock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
 § 150.0(i)4: **Internally Illuminated Address Signs.** Internally illuminated address signs must either comply with § 140.9 or consume no more than 5 watts of power.
 § 150.0(i)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for residential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

5/8/22

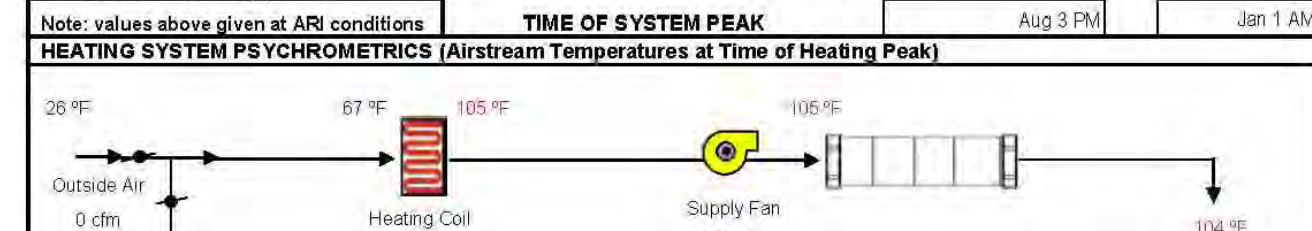
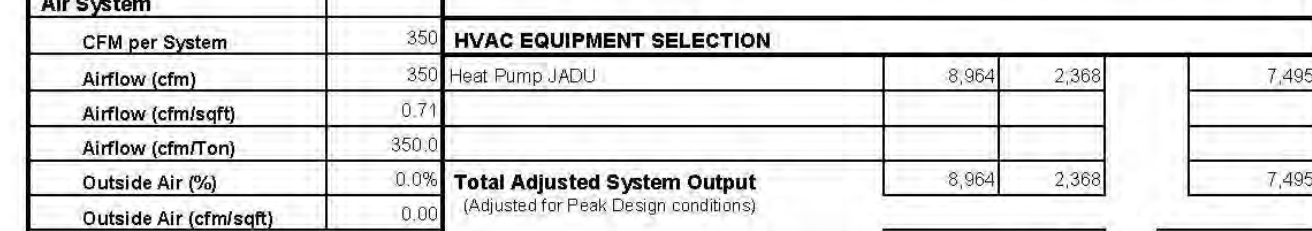
2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(i) **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(i), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet, main panelboard must have a minimum busbar rating of 225 amps, sufficient space must be reserved to allow future installation of a system isolation equipment transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
 § 150.0(i) **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 5' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".
 § 150.0(i) **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 5' of the cooktop with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".
 § 150.0(i) **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unswitched 240V branch circuit wiring installed within 5' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".

*Exceptions may apply.

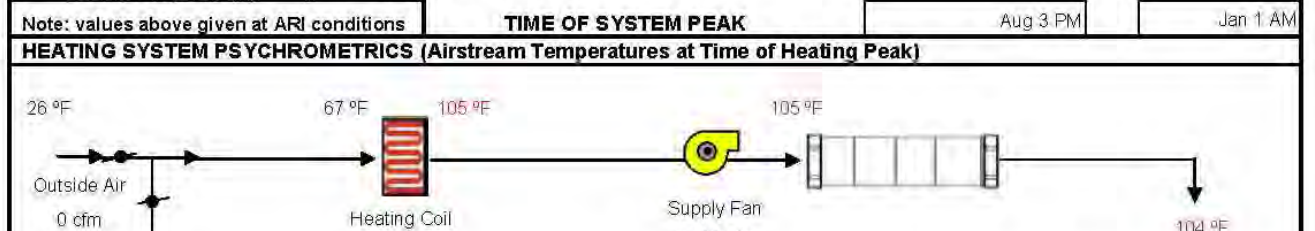
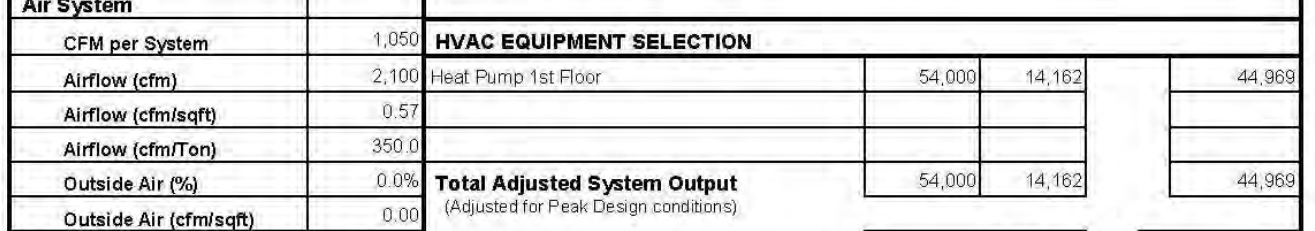
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: New Residence		Date: 10/22/2024
System Name: HVAC JADU		Floor Area: 491
ENGINEERING CHECKS		
Number of Systems	1	
HEATING SYSTEM		
Output per System	12,000	
Total Output (Btu/h)	12,000	
Output (Btu/h)@ft	24.4	
COOLING SYSTEM		
Output per System	12,000	
Total Output (Btu/h)	12,000	
Total Output (Tons)	1.0	
Total Output (Btu/h)@ft	24.4	
Total Output (q@ft)@Ton	491.2	
SYSTEM LOAD		
Total Room Loads		
Return Vented Lighting	0	
Return Air Ducts	124	200
Return Fan	0	0
Ventilation	0	0
Supply Fan	0	0
Supply Air Ducts	124	200
TOTAL SYSTEM LOAD	4,748	314
		4,898
Air System		
CFM per System	350	
Airflow (cfm)	350	7,495
Airflow (cfm)@ft	0.71	
Airflow (cfm)@Ton	350.0	
Outside Air (%)	0.0%	8,964
Outside Air (cfm)@ft	0.0%	
Total Adjusted System Output (Adjusted for Peak Design conditions)		
		7,495
TIME OF SYSTEM PEAK		
	Aug 3 PM	Jan 1 AM



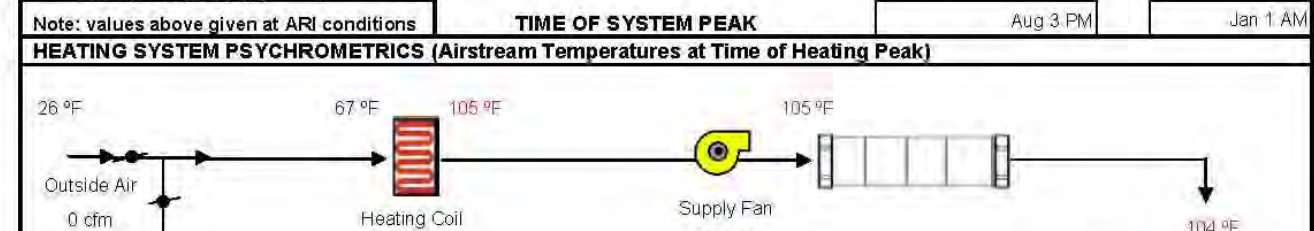
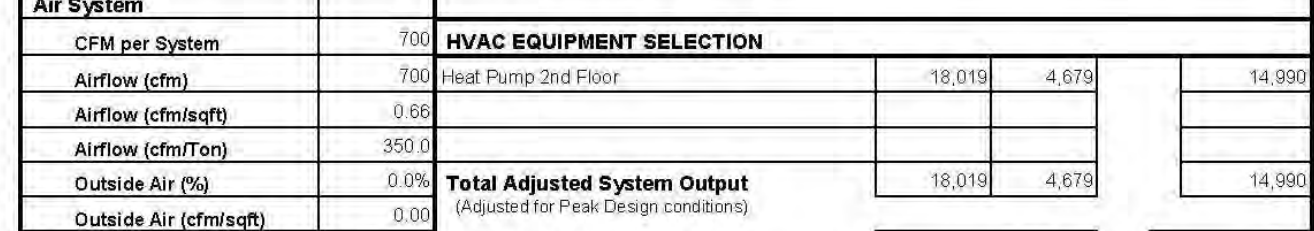
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: New Residence		Date: 10/22/2024
System Name: HVAC 1st Floor		Floor Area: 3,660
ENGINEERING CHECKS		
Number of Systems	2	
HEATING SYSTEM		
Output per System	36,000	
Total Output (Btu/h)	72,000	
Output (Btu/h)@ft	19.7	
COOLING SYSTEM		
Output per System	36,000	
Total Output (Btu/h)	72,000	
Total Output (Tons)	6.0	
Total Output (Btu/h)@ft	19.7	
Total Output (q@ft)@Ton	618.0	
SYSTEM LOAD		
Total Room Loads		
Return Vented Lighting	0	
Return Air Ducts	1,400	1,701
Return Fan	0	0
Ventilation	0	0
Supply Fan	0	0
Supply Air Ducts	1,400	1,701
TOTAL SYSTEM LOAD	38,670	2,342
		39,297
Air System		
CFM per System	1,090	
Airflow (cfm)	2,180	44,969
Airflow (cfm)@ft	0.57	
Airflow (cfm)@Ton	350.0	
Outside Air (%)	0.0%	54,000
Outside Air (cfm)@ft	0.0%	
Total Adjusted System Output (Adjusted for Peak Design conditions)		
		44,969
TIME OF SYSTEM PEAK		
	Aug 3 PM	Jan 1 AM



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: New Residence		Date: 10/22/2024
System Name: HVAC 2nd Floor		Floor Area: 1,063
ENGINEERING CHECKS		
Number of Systems	1	
HEATING SYSTEM		
Output per System	24,000	
Total Output (Btu/h)	24,000	
Output (Btu/h)@ft	22.6	
COOLING SYSTEM		
Output per System	24,000	
Total Output (Btu/h)	24,000	
Total Output (Tons)	2.0	
Total Output (Btu/h)@ft	22.6	
Total Output (q@ft)@Ton	531.3	
SYSTEM LOAD		
Total Room Loads		
Return Vented Lighting	0	
Return Air Ducts	431	550
Return Fan	0	0
Ventilation	0	0
Supply Fan	0	0
Supply Air Ducts	431	550
TOTAL SYSTEM LOAD	11,899	689
		12,708
Air System		
CFM per System	700	
Airflow (cfm)	700	14,990
Airflow (cfm)@ft	0.66	
Airflow (cfm)@Ton	350.0	
Outside Air (%)	0.0%	18,019
Outside Air (cfm)@ft	0.0%	
Total Adjusted System Output (Adjusted for Peak Design conditions)		
		14,990
TIME OF SYSTEM PEAK		
	Aug 3 PM	Jan 1 AM



5/8/22

ISSUE LOG

PLAN CHECK REV. 4	MAR 19 2024	4
STRUC. SUBMITTAL	MAR 19 2024	5
REBUILD CLAR.	APR 09 2024	6
BLDG PLAN CHECK REVS.	OCT 29 2024	7
BSA PLANNING SUBMITTAL	NOV 14 2024	8

ARCHITECT: YOUNG & BORLIK
 REGISTERED ARCHITECT: STATE OF CALIFORNIA
 LICENSE NO. C22866

Young & Borlik Architects
 4962 EL CAMINO REAL, STE 218
 LOS GATOS, CALIFORNIA 94022
 650-688-1950 | YBarchitects.com

REMODE/ADDITION FOR: IVERSEN
 1915 OVERLOOK ROAD
 LOS GATOS, CA 95030

APN. 510-31-011
 CHECKED: SRB DRAWN: CS, DT
 DATE: MAY 28, 2020
 JOB #: IVERSEN

T24-3

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STRUCTURAL NOTES

GENERAL PROVISIONS

- THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED EXCLUSIVELY FOR USE ON THIS PROJECT ONLY. THE DRAWINGS AND SPECIFICATIONS, OR PORTIONS THEREOF, SHALL NOT BE USED ON OTHER PROJECTS NOR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.
- THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOBSITE TO OBSERVE THE PROGRESS OF THE WORK. THE ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF 2022 CBC, AS WELL AS ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS AS REQUIRED FOR COMPLETION OF THE WORK.
- THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO CARRY THE SUPERIMPOSED LIVE LOADS AS PRESCRIBED BY THE BUILDING CODE AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES, WITH NO SPECIAL PROVISIONS TO CARRY CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, BRACING, AND SHORING SYSTEMS AS REQUIRED FOR INSTALLATION, STABILITY AND SAFETY OF NEW WORK AS WELL AS EXISTING STRUCTURES, PIPING AND FOUNDATION SYSTEMS; AND PROVIDE PROTECTION AS REQUIRED FOR THE SAFETY OF PEDESTRIANS AND JOBSITE PERSONNEL. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF PERSONS AND PROPERTY, AND SHALL RETAIN HIS OWN CONSULTANTS TO REVIEW AND INSPECT ALL JOB CONDITIONS, THE REMOVAL, CUTTING, DRILLING, ETC., OF EXISTING OR NEW WORK SHALL BE PERFORMED WITH SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING CONSTRUCTION FROM INCLEMENT WEATHER AND FROM PHYSICAL DAMAGE TO FINISH SURFACES AND MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE SCOPE OF ALL WORK WITH EXISTING AND JOB CONDITIONS AND COMPARE STRUCTURAL DRAWINGS FOR COORDINATION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. EXISTING CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR POSSIBLE OR ASSUMED WHERE NO ACCESS WAS PROVIDED. NOTIFY ARCHITECT-ENGINEER OF ANY DISCREPANCIES, SPECIAL OR CHANGED CONDITIONS BEFORE PROCEEDING WITH THE WORK. IF PREVIOUS PLACED FRAMING, ANCHOR BOLTS, PIPING OR STRUCTURE INTERFERES WITH PLACEMENT OF FRAMING, NOTIFY ENGINEER FOR CLARIFICATION OF METHODS TO MODIFY THE STRUCTURAL ASSEMBLY.
- UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR SPECIFIED, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE CALLED FOR OR DETAILED. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS AND DRAWINGS. ALL REQUIRED DIMENSIONS FOR CONSTRUCTION SHALL BE SUPPLIED BY THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- PROVIDE TESTS AND INSPECTIONS AS REQUIRED BY THE BUILDING CODE AND THE APPROVED PERMIT SET OF DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND BUILDING INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO TIME OF INSPECTIONS.
- PROVIDE MIX DESIGNS AND/OR BATCH PLANT RECEIPTS FOR ALL CONCRETE AND GROUT INCORPORATED IN THIS WORK.
- PROVIDE SHOP DRAWINGS FOR REINFORCING STEEL, TRUSSES, AND STRUCTURAL STEEL. ALL SUBMITTALS AND SHOP DRAWINGS SHALL BEAR THE STAMP OF THE CONTRACTOR AND INDICATE THAT THEY HAVE BEEN CHECKED AND COORDINATED BY THE CONTRACTOR BEFORE SUBMITTING TO ENGINEER & BUILDING DEPT. FOR REVIEW.

FOUNDATION - EARTHWORK

- CONTRACTOR SHALL VERIFY DEPTHS AND LOCATION OF UTILITY SYSTEMS, PIPING, AND FOUNDATION SYSTEMS ADJACENT TO THIS WORK PRIOR TO START OF CONSTRUCTION. AREA TO RECEIVE FILL SHALL BE EXCAVATED TO DEPTHS REQUIRED TO PROVIDE FIRM BEARING FOR THE FILLS.
- ALL STUMPS, ROOTS, AND VEGETATION SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE GROUND SURFACE IN THE AREA OCCUPIED BY THE BUILDING, PAVING, AND WALKS. ALL WOOD CONCRETE FORMS SHALL BE REMOVED FROM THE SITE. BEFORE COMPLETION OF WORK, ALL LOOSE OR CASUAL WOOD SHALL BE REMOVED FROM DIRECT CONTACT WITH THE GROUND UNDER THE BUILDING.
- ALL MATERIALS RESULTING FROM DEMOLITION, EXCAVATION AND EARTHWORK SHALL BE REMOVED AND LAWFULLY DISPOSED OF OFF THE SITE.
- FILL MATERIALS SHALL BE WITH IMPORTED MATERIALS THAT HAVE PRIOR APPROVAL BASED UPON SAMPLES PROVIDED BY THE CONTRACTOR. SELECTED SITE SOIL MATERIALS SHALL BE UNIFORMLY GRADED, FREE OF VEGETABLE MATTER, ROCK FRAGMENTS GREATER THAN 3 INCHES IN DIAMETER, AND OTHER DELEGATED DELETERIOUS MATERIAL.
- FILL MATERIALS SHALL BE PLACED IN 6 INCH LAYERS WITH SUFFICIENT MOISTURE CONTENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY BY ASTM D1557 TEST METHODS. USE 90% COMPACTING AT AREAS MORE THAN 5 FEET FROM BUILDINGS THAT ARE NOT TO RECEIVE PAVING. BACK FILL MATERIALS SHALL NOT BE PLACED AGAINST WALLS UNTIL THE WALLS AND THEIR BRACING SLABS HAVE DEVELOPED THEIR DESIGN STRENGTH.
- PROVIDE PERFORATED DRAIN TILE WITH DRAIN ROCK TO WITHIN 12" OF THE TOP OF FINISHED GRADE BEHIND ALL RETAINING WALLS AND WHERE DETAILED ON DRAWINGS. DRAIN PIPE SHALL BE PITCHED TO DRAIN TO A SETTLEMENT PIT BEFORE TIED TO A SEWER SYSTEM, WHERE CALLED FOR ON DRAWINGS. PROVIDE WEEP HOLES AT 8'-0" MAXIMUM SPACING.
- SOIL CONDITIONS SHALL BE REEVALUATED AT THE TIME OF EXCAVATION AS TO THEIR CONFORMANCE WITH DESIGN CRITERIA. THE FOUNDATION HAS BEEN DESIGNED PER GEOTECHNICAL INVESTIGATION BY:

ARA ENGINEERING COMPANY, INC.
5063 NERISSA WAY, SAN JOSE, CA 95124
PHONE 415-570-1004
DATE: JUNE 14, 2022 JOB: 286-1, LH-2528

GYPSUM WALL BOARD

- GYPHUM WALL BOARD AT ALL STUDS, JOISTS, BLOCKING AND TOP PLATES. USE 5d @ 7" O.C. WITH 1/2" WALL BOARD, AND 6d @ 8" O.C. WITH 5/8" WALL BOARD. WIRE LATH AT STUCCO SHALL BE NAILED OR STAPLED AT 6" O.C. TO ALL STUDS, BLOCKING, TOP & BOT. PLATES. GYPHUM SHEATHING BOARD SHALL BE NAILED @ 7" O.C. TO ALL STUDS, BLOCKING, TOP & BOT. PLATES. SIZE OF FASTENERS SHALL COMPLY WITH TABLES 2505 AND 2506 CBC 2507.

CONCRETE FORMWORK

- FORMS SHALL BE CONSTRUCTED TO PROVIDE THE SHAPES, FORMS, LINES, AND GRADES AS SHOWN OR INFERRED ON THE DRAWINGS. THE FORMWORK SHALL PROVIDE FINISH CONCRETE SURFACES WITHIN THE TOLERANCE LIMITS OF ACI 347. FORMWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 1928, SUBPART 10' OF THE FEDERAL CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ACI 347. THE CONTRACTOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN AND SUPERVISE THE INSTALLATION AND REMOVAL OF THE FORMWORK.
- PROVIDE VENTILATION LOUVERS AND ACCESS SYSTEMS TO ALL CRAWL SPACES. PROVIDE SLEEVES FOR ALL PIPES, CONDUITS AND DUCTS PASSING THRU FOUNDATION AND STRUCTURAL ASSEMBLIES. INSTALL AND SECURELY TIE IN PLACE ALL INSERTS, BOLTS, ANCHORS, AND SLEEVES PRIOR TO PLACEMENT OF CONCRETE.
- APPLY FORM COATING AND COMPOUNDS WITH APPROVED MANUFACTURER'S DIRECTIONS PRIOR TO PLACEMENT OF REINFORCING STEEL. PRIOR TO PLACEMENT OF CONCRETE, REMOVE DIRT CHIPS, SAWDUST, ETC. FROM THE FORMS.
- FORMS ON VERTICAL SURFACES SHALL NOT BE REMOVED UNTIL 72 HOURS AFTER PLACEMENT OF CONCRETE. FORMS FOR HORIZONTAL SURFACES SHALL BE LEFT IN PLACE FOR 21 DAYS. ALL FORMWORK SHALL BE REMOVED WITHOUT DAMAGE TO THE CONCRETE. AFTER STRIPPING OF FORMS, PROTECT CONCRETE FROM DAMAGE FROM STAINING, WEATHER, TRAFFIC, OR OTHER CAUSES.
- ALL EXPOSED CONCRETE SURFACES SHALL HAVE SMOOTH SURFACES AS PROVIDED BY THE FORMS WITHOUT SEAMS, JOINTS, UNEVEN TEXTURES, PROJECTIONS, FINS, OFFSETS, CORNER IRREGULARITIES, STAINS, OR OTHER VISUAL DEFORMITIES. ALL EXPOSED CONCRETE SURFACE IRREGULARITIES SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND OWNER.

CONCRETE WORK

- CONCRETE SHALL BE PROPORTIONED WITH CEMENT HAVING A MIN. 5 1/2 SACKS PER CU. YD., HARDROCK AGGREGATES, AND ADMIXTURES TO PROVIDE STRENGTHS AS SHOWN BELOW. THE REQUIREMENTS FROM SECTION 1903, 1904 CBC SHALL BE FOLLOWED FOR WATER-CEMENT RATIOS AND AIR CONTENT.

DO NOT USE PEA GRAVEL

LOCATION	28 DAY STRENGTH	AGGREGATE	SLUMP
SLAB-ON-GRADE	2,500 P.S.I.	3/4"	3"
FOUNDATIONS	2,500 P.S.I.	3/4"	4"
WALLS < 10'-0"	2,500 P.S.I.	3/4"	4"
ALL WALLS	3,000 P.S.I.	3/4"	4"
COLUMNS	3,000 P.S.I.	3/4"	4"
SUSPENDED SLAB	3,000 P.S.I.	3/4"	4"
GRADE BEAM & PIER	3,000 P.S.I.	3/4"	4"

- ALL EXCAVATIONS, FORMS, AND REINFORCING STEEL SHALL BE INSPECTED BY THE BUILDING INSPECTOR AND ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- PROTECT FORMS, ANCHOR BOLTS, REINFORCING STEEL AND OTHER ITEMS EMBEDDED IN THE CONCRETE FROM DISPLACEMENT OR DAMAGE UNTIL THE CONCRETE HAS FULLY CURED. ALL ANCHOR BOLT HOLD-DOWN BOLTS SHALL BE TEMPLATED IN PRIOR TO INSPECTION BY THE ENGINEER.
- CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH SECTION 1705.3 OF THE C.A. BUILDING CODE, ACI 304, ASTM C94 AND THE SPECIFICATIONS. ONCE PLACING OF CONCRETE HAS STARTED, THE WORK SHALL BE CARRIED ON AS ONE CONTINUOUS OPERATION UNTIL SECTION BETWEEN PREDETERMINED AND APPROVED CONSTRUCTION JOINTS IS COMPLETE.
- CONCRETE SLABS SHALL BE FINISHED TO A TRUE SMOOTH SURFACE WITHOUT DEVIATIONS IN EXCESS OF 1/8" FROM A TEN FOOT STRAIGHT EDGE. SLABS SHALL BE KEPT COVERED AND MOIST WITH POLYETHYLENE OR OTHER SUITABLE MATERIAL FOR 14 DAYS AFTER PLACEMENT OF CONCRETE.
- SLABS ON GRADE SHALL BE POURED WITH CONSTRUCTION JOINTS, EACH WAY, DIVIDING THE SLAB INTO AREAS NOT EXCEEDING 100 SQ. FT., WITH NO PORTION OF THE SLAB GREATER THAN 15 LINEAR FT. CONTROL JOINTS SHALL BE PLACED IN LOCATIONS MIDWAY BETWEEN CONSTRUCTION JOINTS, EACH DIRECTION.
- CONCRETE NOT MEETING THE SPECIFIED STRENGTH OR NOT PROVIDING A UNIFORM PLANE WITHOUT ROCK POCKETS, RIPPLES, ETC., SHALL BE REMOVED AND/OR REPLACED TO THE SATISFACTION OF THE ENGINEER.

REINFORCING STEEL (REBAR)

- REINFORCING STEEL (REBAR) SHALL BE GRADE 60, IN ACCORDANCE WITH ASTM A-615. PROVIDE SUITABLE PROPRIETARY DEVICES TO HOLD REBAR IN ITS PROPER LOCATION. REBAR SHALL BE KEPT 3" FROM EARTH IN OPEN EXCAVATIONS AND 2" CLEAR OF CONCRETE FORMS WHEN BACKFILLED WITH EARTH. STIRRUPS, TIES, AND SPIRALS OF BEAMS AND COLUMNS SHALL BE 1-1/2" CLEAR OF FORMS. REBAR SHALL BE 1-1/2" CLEAR OF EXTERIOR WALL FORMS. MAINTAIN A MINIMUM OF 3/4" CLEAR OF CONCRETE SURFACES IN OTHER LOCATIONS OR AS DETAILED.
- REBAR SHALL BE PLACED IN ACCORDANCE WITH C.R.S.I. "MANUAL OF STANDARD PRACTICE" AND WITHIN THE SETTING TOLERANCES AND OTHER REQUIREMENTS OF SECTION 1907 OF THE BUILDING CODE. REBAR SHALL BE LAPPED 48 BAR DIAMETERS IN CONCRETE MEMBERS AND 48 BAR DIAMETERS IN CONCRETE JOINTS AND MASONRY ASSEMBLIES. UNLESS DETAILED OTHERWISE, PROVIDE STANDARD 90 DEGREE HOOKS FOR ALL HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS OF WALLS, FOUNDATIONS AND CURBS. STAGGER SPLICES OF REBAR WHEREVER POSSIBLE TO CONFORM WITH THE MAINTAINING OF STRUCTURAL CONTINUITY.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. THE FABRIC SHALL BE LAPPED A MIN. OF 8" AND WIRE TIED AT 12" APART ALONG THE SPICE. THE FABRIC SHALL BE LIFTED TO 1 1/2" FROM THE TOP OF THE SLAB AT TIME OF FINAL PLACEMENT AND SCREEDING OF CONCRETE.
- TOP BARS OF BEAMS, JOISTS, AND SLABS SHALL BE LAP SPICED AT MIDPOINT BETWEEN SUPPORTS, UNLESS DETAILED OTHERWISE. BOTTOM REBAR SHALL BE LAP SPICED AT POINTS OF SUPPORT, UNLESS DETAILED OTHERWISE. STAGGER SPLICES OF ADJACENT BARS. STAGGER STANDARD HOOK LOCATIONS OF ADJACENT TIES AND STIRRUPS.
- AT TIME OF POURING OF CONCRETE, THE REBAR SHALL BE FREE FROM LOOSE RUST, OR ANY OTHER COATING OR MATERIALS WHICH WILL DESTROY OR REDUCE BOND BETWEEN THE CONCRETE AND REBAR. REBAR SHALL NOT BE BENT NOR STRAIGHTENED IN A MANNER WHICH WILL DAMAGE THE MATERIAL. THE REBAR SHALL BE ACCURATELY PLACED AND POSITIVELY SECURED IN DESIGNATED LOCATIONS AGAINST DISPLACEMENT BY CONSTRUCTION AND CONCRETE PLACEMENT OPERATIONS.

FIELD TREATMENT: FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN FIELD IN ACCORDANCE WITH AWP A4, PER 2022 CALIFORNIA RESIDENTIAL CODE SECTION R 317.1.1

WOOD FRAMING

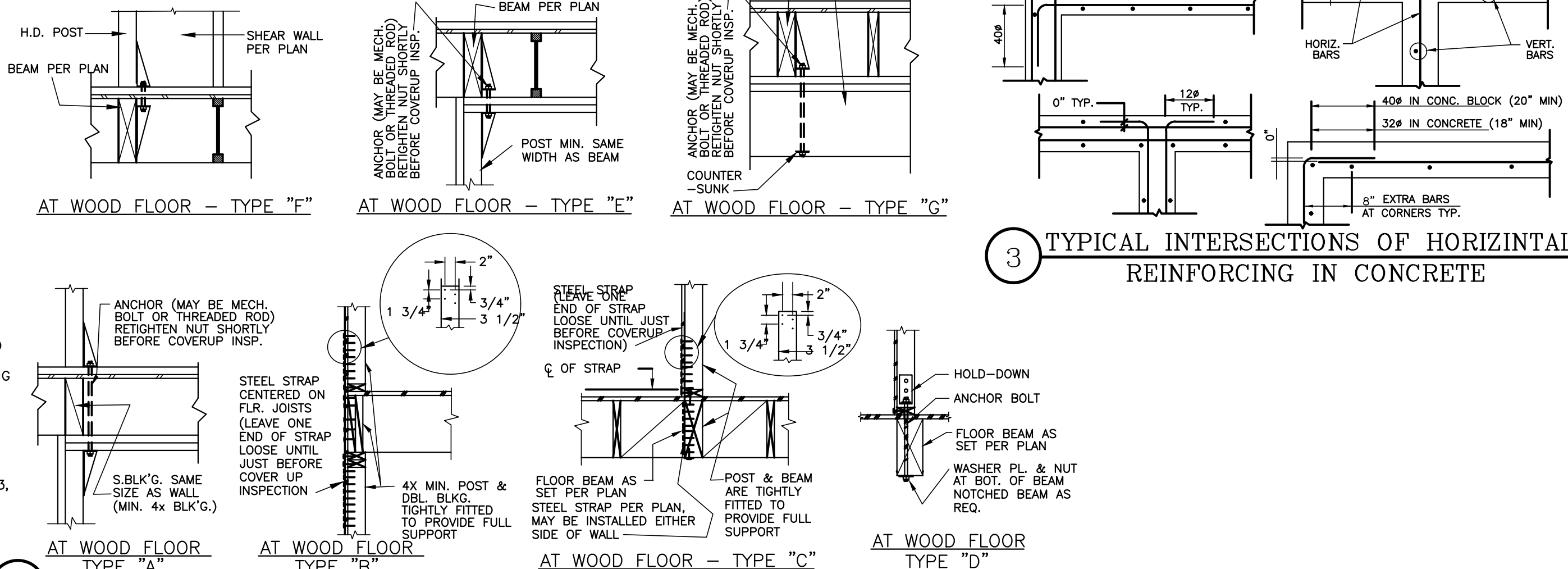
- HORIZONTAL WOOD FRAMING SHALL BE DOUGLAS FIR, NO. 1, UNLESS OTHERWISE NOTED. HORIZONTAL FRAMING OF LAMINATED JOISTS OR MEMBERS 4" OR THICKER, SHALL BE DOUGLAS FIR, NO. 1, UNLESS OTHERWISE NOTED. ALL EXPOSED WOOD SHALL BE SELECTED FOR APPEARANCE AND SANDED. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOISTS, AND SOLID BLOCKING FOR WALLS PERPENDICULAR TO JOISTS. PROVIDE SOLID BLOCKING AT ALL POINTS OF SUPPORT OF HORIZONTAL MEMBERS. BRIDGING FOR JOISTS SHALL BE SPACED NO MORE THAN 8'-0" ON CENTERS OR 8' FROM POINTS OF SUPPORT, UNLESS OTHERWISE DETAILED. BRIDGING AT RAFTERS MAY BE 10'-0" ON CENTERS. MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION SHALL BE 19% REGARDLESS OF MOISTURE CONTENT AT TIME OF MANUFACTURE SEE N.D.S. 4.1.4. IF MOISTURE CONTENT IN USE MORE THAN 19% NOTIFY ENGINEER TO USE WET SERVICE FACTOR "CM".
- VERTICAL WOOD STUD FRAMING SHALL BE STUD GRADE OR DOUGLAS FIR NO. 2, U.O.N. ALL POSTS SHALL BE DOUGLAS FIR NO. 1. EXPOSED MULLIONS AND POSTS IN OUTSIDE WALLS SHALL BE FREE OF BOXHEART. PROVIDE CRIPPLES, POSTS, OR BUILT-UP STUD COLUMNS AT PLACEMENT OF BEAMS, HEADERS, OR BUILT-UP SECTIONS. WALL FRAMING SHALL COMPLY WITH SECTION 2308 OF THE 2022 CBC. PROVIDE BACKING FOR ALL FINISH SURFACES, EDGES OF MATERIAL, TRIM, AS WELL AS SUPPORT OF EQUIPMENT AND CABINETS. MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION BE 19% REGARDLESS OF MOISTURE CONTENT IN USE MORE THAN 19% NOTIFY ENGINEER TO USE WET SERVICE FACTOR "CM".
- SILL PLATES BEARING ON CONCRETE OR CONCRETE BLOCK SHALL BE FOUNDATION-GRADE REDWOOD OR PRESURE-TREATED DOUGLAS FIR. PROVIDE ANCHOR BOLTS AS DETAILED (USE 3"x3 1/4" PLATE WASHER PER 2022 CBC 2304.3.4.2) WITH A MINIMUM OF 2 BOLTS PER PIECE, AND SPACE NOT FURTHER THAN 4" FROM THE END OF ANY PLATE. BOLTS SHALL CONFORM TO ASTM A307.
- ALL FRAMING MEMBERS EXPOSED TO WEATHER, FROM ANY DIRECTION, SHALL BE PRESSURE TREATED.
- MINIMUM NAILING AND FASTENING SHALL COMPLY WITH TABLE 2304.10.2 OF THE 2022 CBC. PROVIDE WASHERS FOR ALL BOLTS, LAG BOLTS, AND NUTS BEARING AGAINST WOOD. ALL NAILS SHALL BE COMMON NAILS. PREDRILL WHERE NECESSARY TO PREVENT SPLITTING OF WOOD AND FOR INSTALLATION OF WOOD SCREWS AND LAG SCREWS. METAL FRAMING DEVICES AND STEEL FRAMING CONNECTIONS SHALL HAVE PRIOR APPROVAL BY THE I.C.C. THEY SHALL BE MANUFACTURED BY SIMPSON STRONG WALLS OR FROM AN APPROVED EQUAL. JOISTS HANGERS SHALL BE U SERIES UNLESS SPECIFIED ON PLANS. ALL POSTS SHALL HAVE A POST BASE AND CAP CONNECTOR, BC OR PB, PC OR CC, RESPECTIVELY, UNLESS OTHERWISE SPECIFIED ON PLANS. BOLTS AT EXPOSED LOCATIONS SHALL EXTEND NO FURTHER THAN 3/4" BEYOND NUT. ALL FASTENERS AND FRAMING DEVICES EXPOSED TO WEATHER SHALL BE GALVANIZED.
- PROVIDE FIRE AND DRAFT STOPS AS PER SECTION 718 OF THE 2022 CBC
- ALL PLYWOOD SHEATHING SHALL BE C-D GRADE WITH EXTERIOR GLUE, WITH THICKNESS SPECIFIED ON PLANS, AND SHALL HAVE AN A.P.A. MANUFACTURER'S IDENTIFICATION INDEX STAMP. PLYWOOD FOR FLOORS SHALL BE TONGUE & GROOVE, UNLESS ALL EDGES ARE FIRMLY BLOCKED, U.O.N. MINIMUM NAILING SHALL BE 6" O.C. AT ALL EDGES, OR AS NOTED; AND 12" INTERMEDIATE FIELD NAILING, U.O.N. VERIFY NAILING ON PLANS. SPECIFICALLY FIELD GRAIN OF TYPICAL 4"x8" PLYWOOD PANELS OF ROOF & FLOOR SHEATHING SHALL RUN PERPENDICULAR TO THE JOISTS RAFTERS, OR TRUSSES. FACE GRAIN OF WALL PLYWOOD MAY BE PLACED PARALLEL WITH THE STUDS, ALTHOUGH PREFERABLE ORIENTATION IS PERPENDICULAR TO THE STUDS. PLACEMENT OF PLYWOOD PANELS SHALL BE IN A STAGGERED JOINT PATTERN AS DETAILED, U.O.N. MINIMUM NAIL SIZES FOR PLYWOOD SHALL BE: 8d FOR 3/8" THICK PLYWOOD, AND 10d FOR 1/2" AND GREATER THICKNESS PLYWOOD. MINIMUM PLYWOOD PANEL NOT LESS THAN 24"
- ALL FASTENERS, CLIPS, NAILS, BOLTS, SCREWS ATTACHED OR OTHERWISE IN CONTACT WITH PRESURE TREATED FRAMING SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

STRUCTURAL STEEL

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
- ALL MISCELLANEOUS STEEL SHALL CONFORM WITH ASTM A36, U.O.N.
- STEEL PIPE SHALL CONFORM WITH ASTM A 501.
- STRUCTURAL TUBING SHALL CONFORM WITH ASTM A500 (Fy = 46 K.S.I.) ALL STEEL-TO-STEEL BOLTS SHALL CONFORM WITH ASTM A325N, U.O.N.
- PAINT STEEL (EXCEPT PORTIONS TO BE ENCASED IN CONCRETE) WITH ONE COAT OF RED LEAD OR EQUAL.
- ALL WELDING SHALL BE IN CONFORMANCE WITH THE AMERICAN WELDING SOCIETY, BY WELDERS HAVING A CURRENT CERTIFICATION, AND USING E70XX ELECTRODES. WELDING OF REINFORCING BARS SHALL BE DONE WITH LOW HYDROGEN ELECTRODES AND PREHEATING SHALL BE 200°-400° F.
- PER AISC "SEISMIC" THE FILLER METAL FOR WELDS SHOULD BE SPECIFIED TO HAVE CHARPY V-NOTCH TOUGHNESS OF 20 FT-lbs AT MINUS 20 DEGREES F, AND WELDING SHOULD BE REQUIRED TO BE PERFORMED USING A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED BY AWS D1.1 AND APPROVED BY THE ENGINEER OF RECORD.

GLUED LAMINATED TIMBER BEAMS (GLULAMS)

- GLULAM BEAMS SHALL BE MANUFACTURED IN ACCORDANCE WITH C2523, AITC 117 AND CBC STANDARD 2312. ALL BEAMS SHALL BE ARCHITECTURAL GRADE, 24F-V8. THEY SHALL BE SEALED WITH PENETRATING SEALER AND INDIVIDUALLY WRAPPED.
* E = 1.8x10⁶ psi, * Fb = 2400 psi, * Fv = 190 psi
- GLU-LAM BEAM INSPECTION CERTIFICATION SHALL BE SUBMITTED TO FIELD INSPECTOR PRIOR TO COMPLETION OF FRAME INSPECTION FOR ALL GLULAM BEAMS.



MARK	ABBR.	VALUE	E.N.	ANCHOR BOLTS (A.B.)	FRAMING MEMBERS ALL MUD SILL SHOULD BE 3x	NAILING OF SILL PLATE (P.N.)	⊙ L
MATL.		PLF	EDGE NAILING TO TOP & SOLID BLOCK'G	5/8"x12" LONG (IN NEW CONCRETE)	TOP & BOT. PLATES	16d OR 20d NAILS (2x SILL PLATE)	TOP PLATE CONN. TO SOLID BLOCK'G OR JOIST
#1 *2	1/2" PLYWOOD	1416	10d AT 2" O.C. EACH SIDE	8" O.C.	3x PL. 3x STUD	N/A	HSLQ AT 16" O.C.
#1 *2	1/2" PLYWOOD	1104	10d AT 3" O.C. EACH SIDE	12" O.C.	3x PL. 3x STUD	N/A	HSLQ AT 16" O.C.
#1 *2	1/2" PLYWOOD	846.4	10d AT 4" O.C. EACH SIDE	16" O.C.	3x PL. 3x STUD	N/A	A35 AT 4.5" O.C. (3-A35 PER 16" BAY)
#1 *2	1/2" PLYWOOD	708	10d AT 2" O.C.	1'-6" O.C.	3x PL. 3x STUD	N/A	A35 AT 4.5" O.C. (3-A35 PER 16" BAY)
#1 *2	1/2" PLYWOOD	552	10d AT 3" O.C.	2'-0" O.C.	3x PL. 3x STUD	20d AT 3" O.C.	A35 AT 8" O.C.
#1 *2	1/2" PLYWOOD	423	10d AT 4" O.C.	2'-8" O.C.	3x PL. 3x STUD	16d AT 2.5" O.C.	A35 AT 12" O.C.
#1 *2	1/2" PLYWOOD	285	10d AT 6" O.C.	3'-8" O.C.	2x PL. 2x STUD	16d AT 4" O.C.	A35 AT 16" O.C. OR L90 AT 24" O.C.
*SIMPSON® SHR. WALL			PER MANUF.	A.B. PER MANUF.	PER MANUF.	PER MANUF.	A35 AT 5" O.C.

- NOTES:
- PLYWD, JOINT AND MUDSILL PLATE NAILING IS STAGG'D. IN ALL CASES
 - USE 10d AT 12" O.C. TYPICAL AT FIELD
 - USE BPS 5/8-3 PL. WASHER AT ALL ANCHOR BOLTS, U.O.N.
 - PANEL JOINTS OF ALL DBL. SIDED SHEAR WALLS SHALL BE OFFSET TO FALL ON 3x STUD.

SHEARWALL SCHEDULE

2

Nails and any other fasteners connecting to P.T. members (mudsills) and plate washers for P.T. mudsills shall be hot-dipped zinc galvanized, stainless steel, silicon bronze or copper. (Simpson BP are HDG or ZMAX).

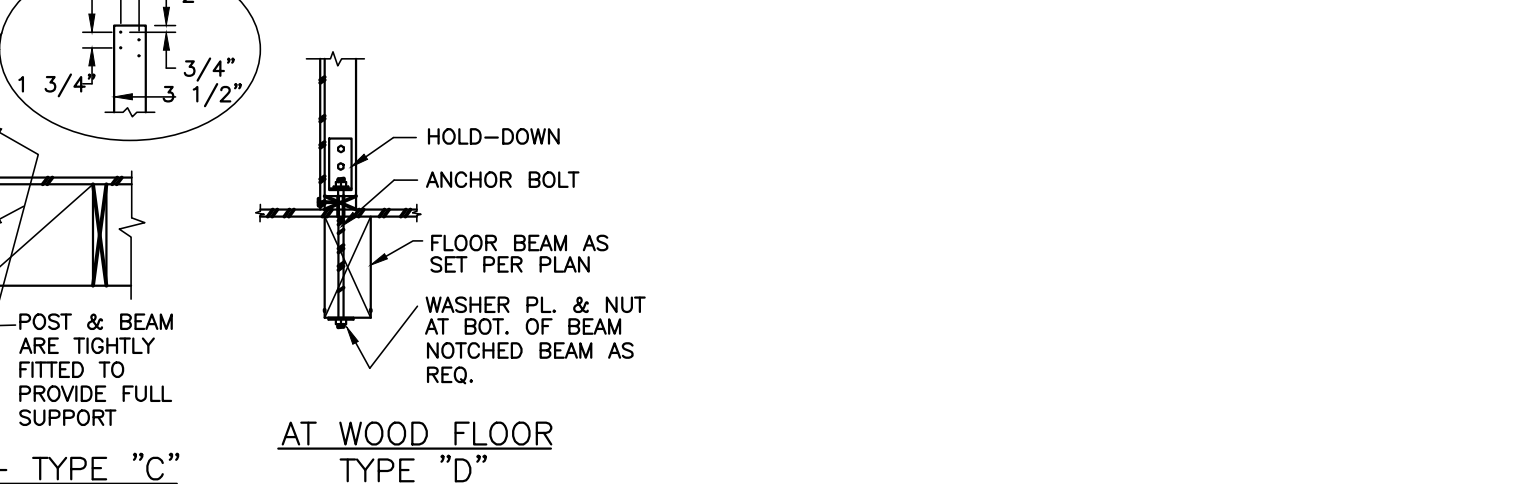
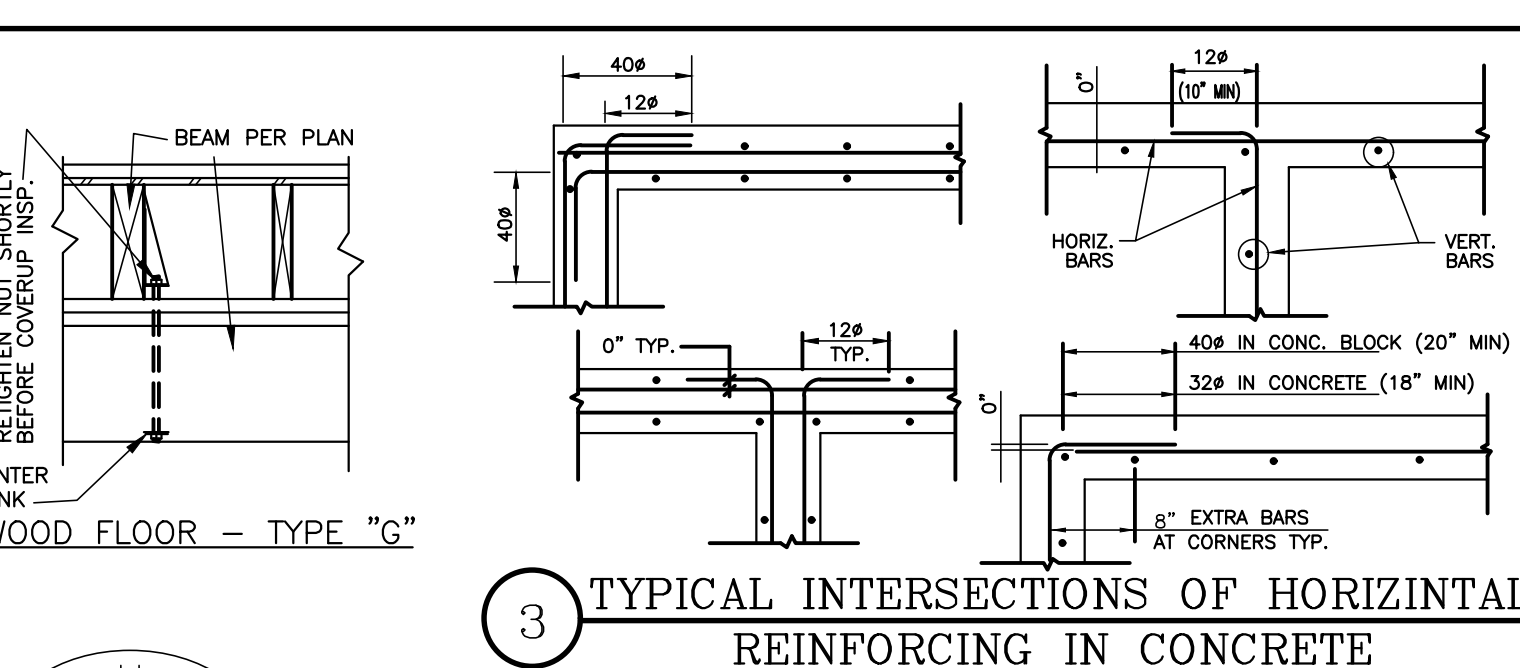
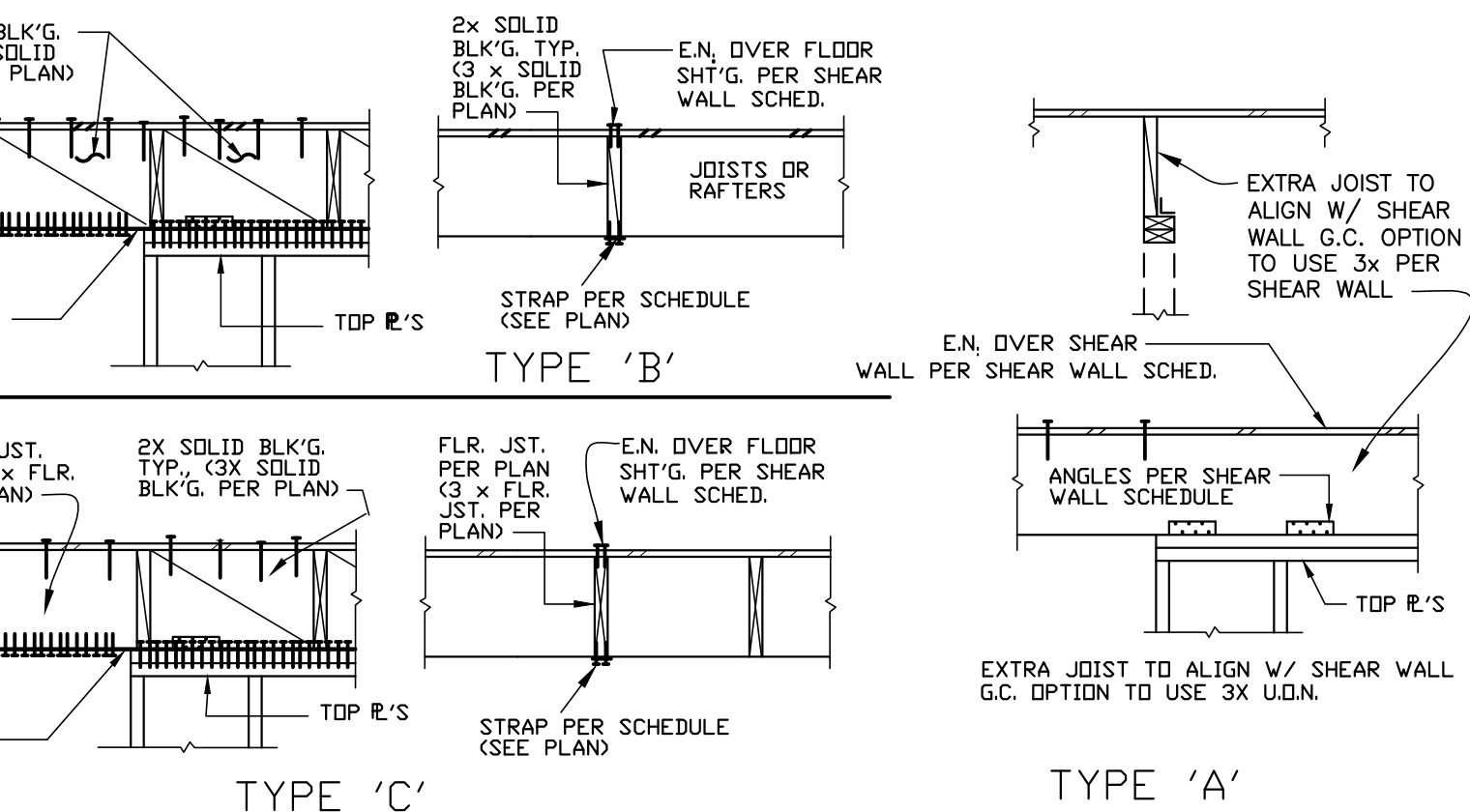
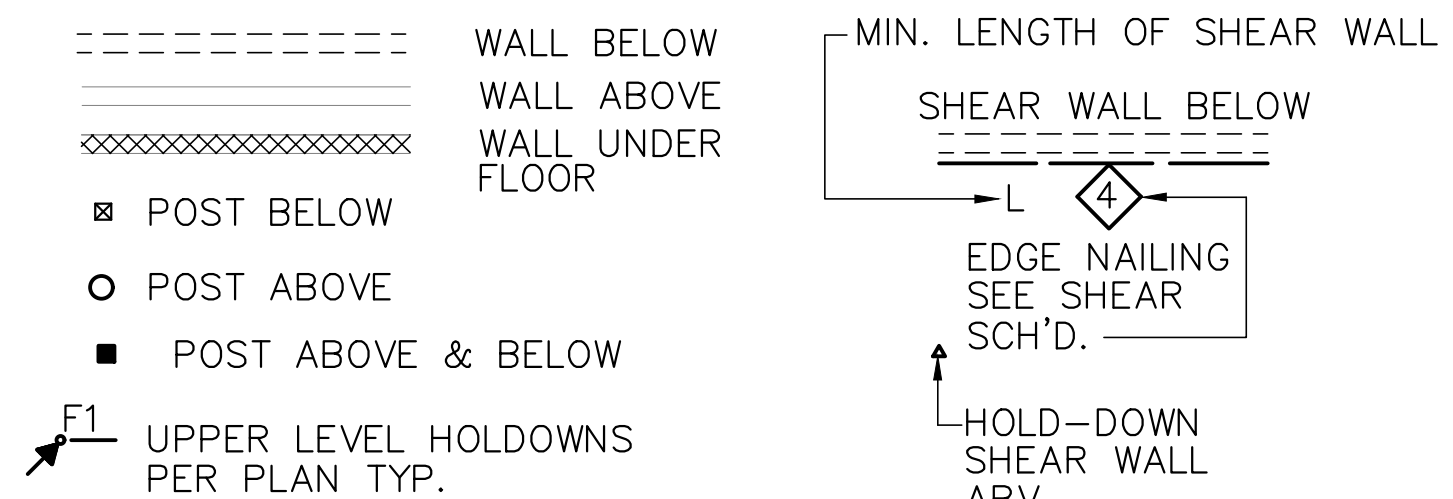
DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS!

FOUNDATION DESIGN CRITERIA

ALLOWABLE SOIL BEARING PRESSURE = 1800 PSF
PASSIVE PRESSURE = 300 PCF
SKIN FRICTION = 0.30
MIN. DEPTH = 24" LOWEST ADJACENT
MIN. WIDTH = 18"
SEE SOIL REPOST FOR INFO. NOT NOTED

LIVE LOAD

ROOF = 20 PSF
ATTIC = 10 PSF
ATTIC WITH LIMITED STORAGE = 20 PSF
FLOOR = 40 PSF



SIMPSON STRONG WALL

- ICC - ES ESR-1679 AND ICC - ES ESR-2652
- SPECIFICATION OF SIMPSON STRONG WALL SHALL BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSPECTION

PARALLAM BEAMS (PSL)

- ALL WORKS BE PERFORMED IN ACCORDANCE WITH "ICC - ES REPORT ESR - 1387"
* E = 2.0x10⁶ PSI, Fb = 2900 PSI, Fv = 290 PSI

WIND DESIGN CRITERIA

WIND SPEED = 95 MPH
WIND OCCUPANCY CATEGORY: II
WIND IMPORTANCE FACTOR (I) = 1.0
EXPOSURE = B
INTERNAL COEFFICIENT = 0.18

SEISMIC DESIGN CRITERIA

SITE CLASS = D SDC = E
Ss = 2.546g Fa = 1.00 SDs = 1.698g
S1 = 0.886g Fv = NULL SD1 = 1.004
SEISMIC OCCUPANCY CATEGORY: II
SEISMIC IMPORTANCE FACTOR (I) = 1.0
STRUCTURAL SYSTEMS (R) = 6.5

REVISIONS	BY
10-17-24	
10-18-24	
10-31-24	

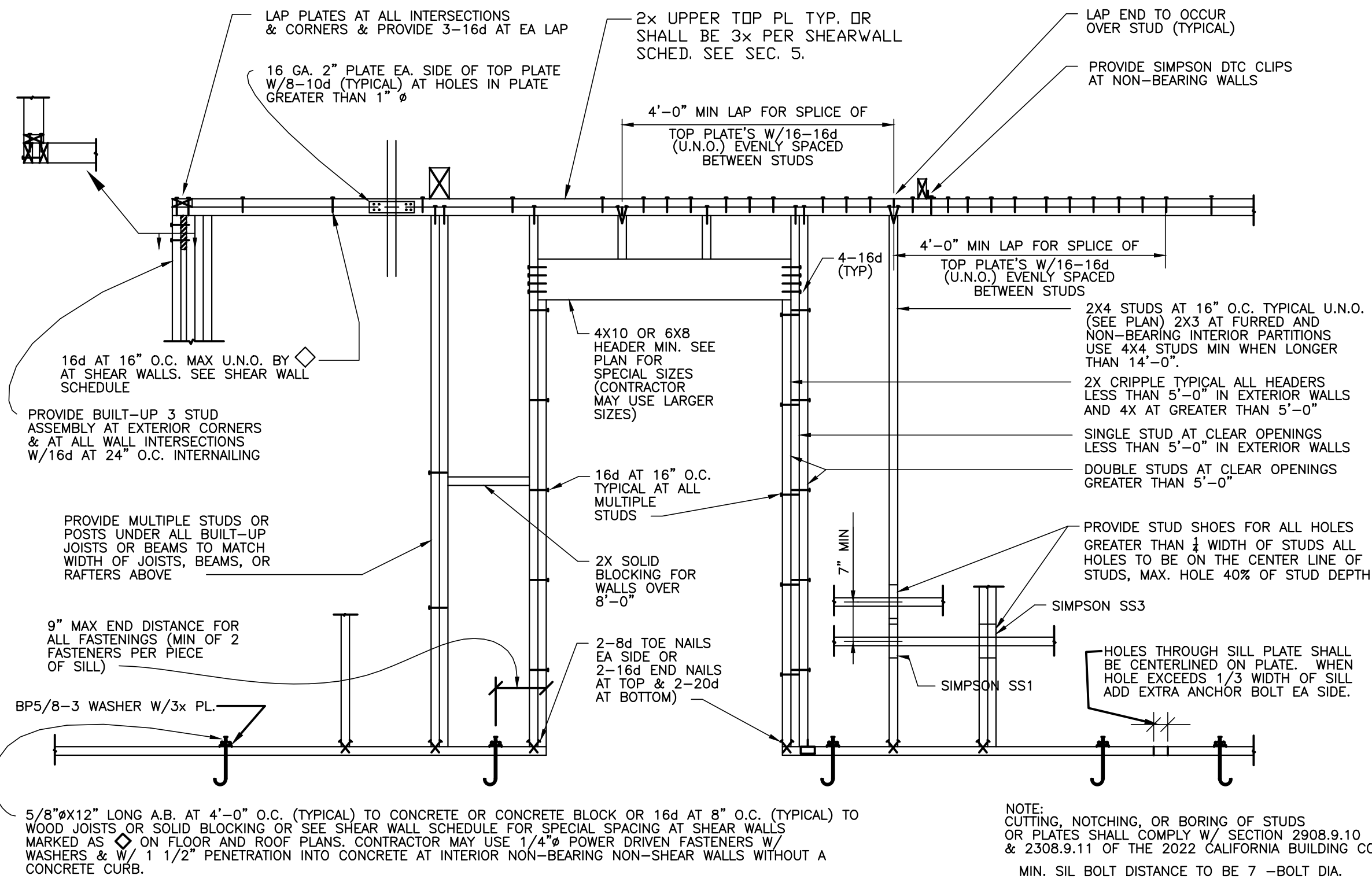
SAABCO CONSULTING, INC. CIVIL & STRUCTURAL DESIGN
P.O. BOX 7299 Menlo Park, California 94026-7299
Tel (650)329-9219 SAABCO@SAABCO.COM

LOS GATOS, CA 95030

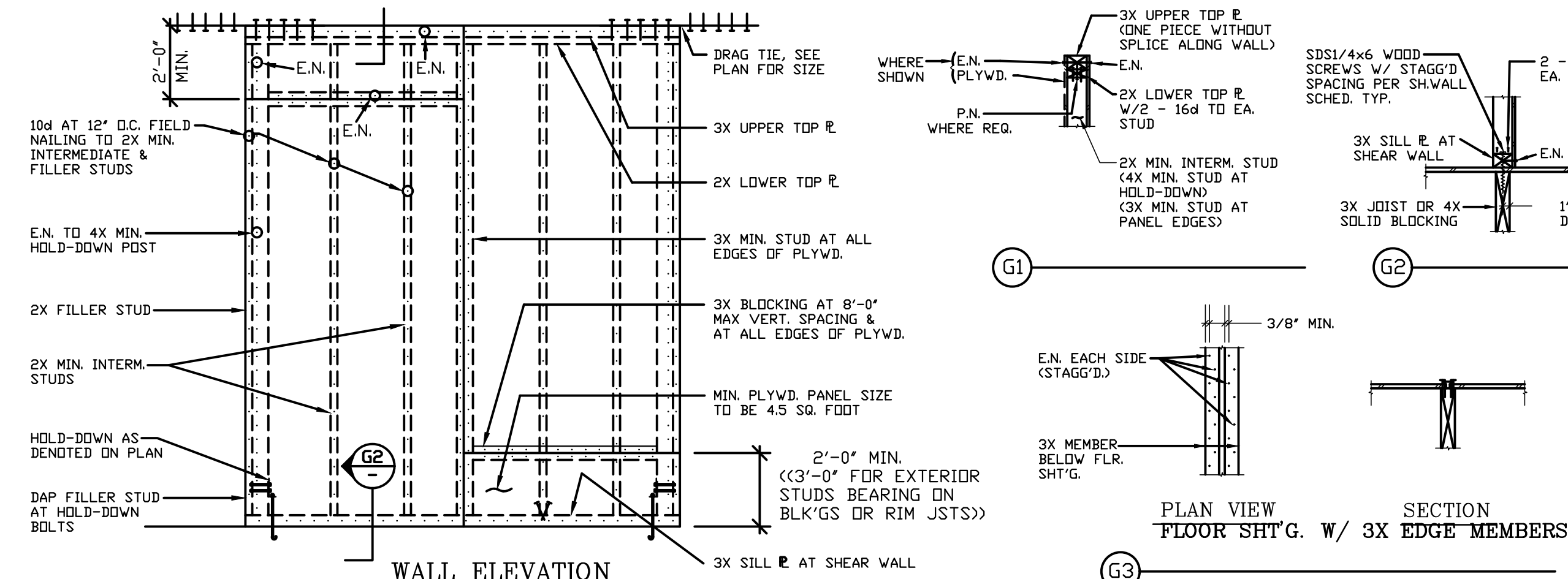
NEW BUILDING FOR IVERSEN RESIDENCE
19115 OVERLOOK ROAD

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DATE: OCT 24
DWG NO.: S-1

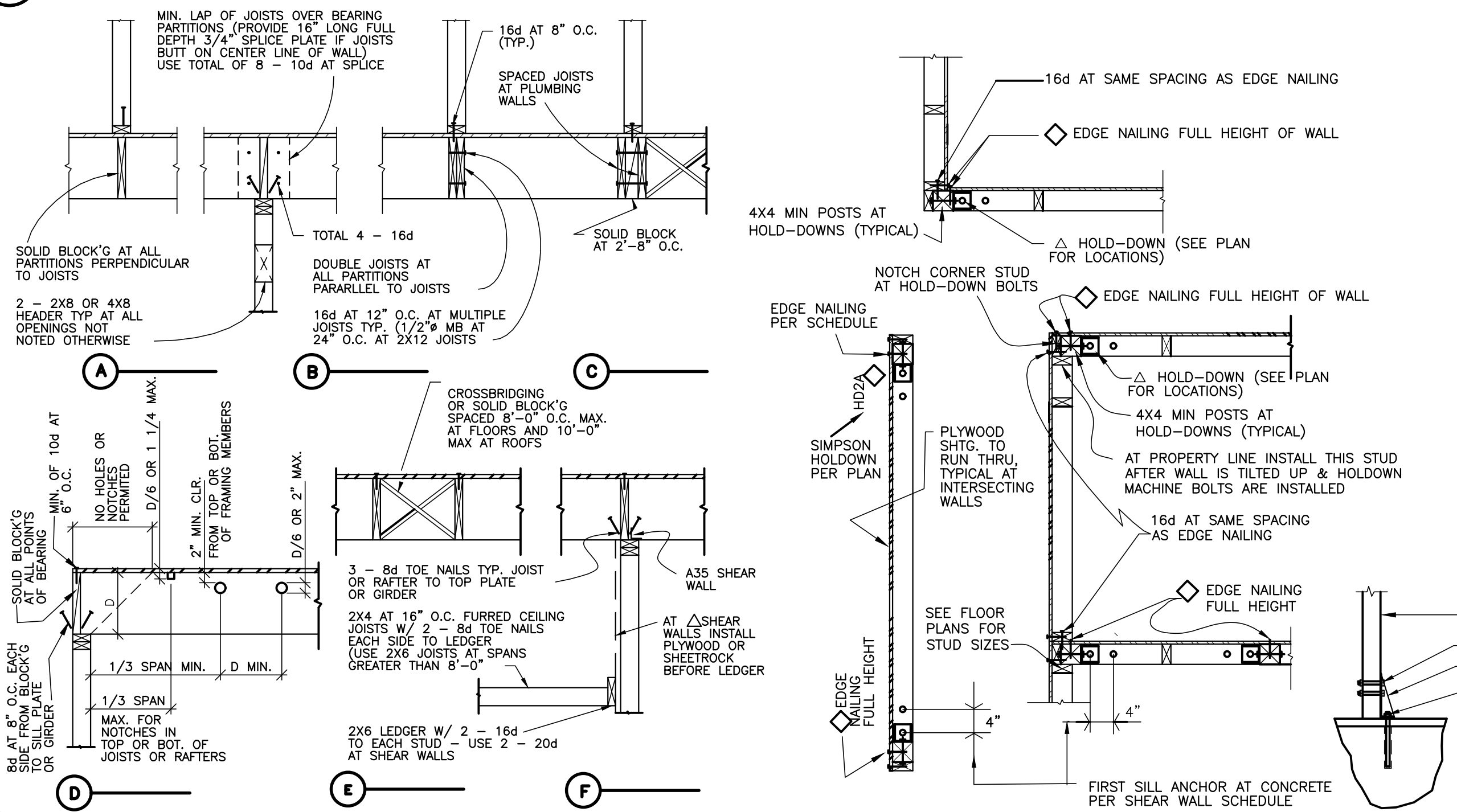
REGISTERED PROFESSIONAL ENGINEER
REZA SAADATI
No. 46161
EX. 12/31/24
CIVIL ENGINEER
STATE OF CALIFORNIA



TYPICAL WALL FRAMING DETAILS



TYPICAL SHEAR WALLS SECTION (EXCEPT 6" EDGE NAILING)



TYPICAL HORIZONTAL FRAMING DETAILS

TYPICAL SHEARWALL PLAN DETAILS

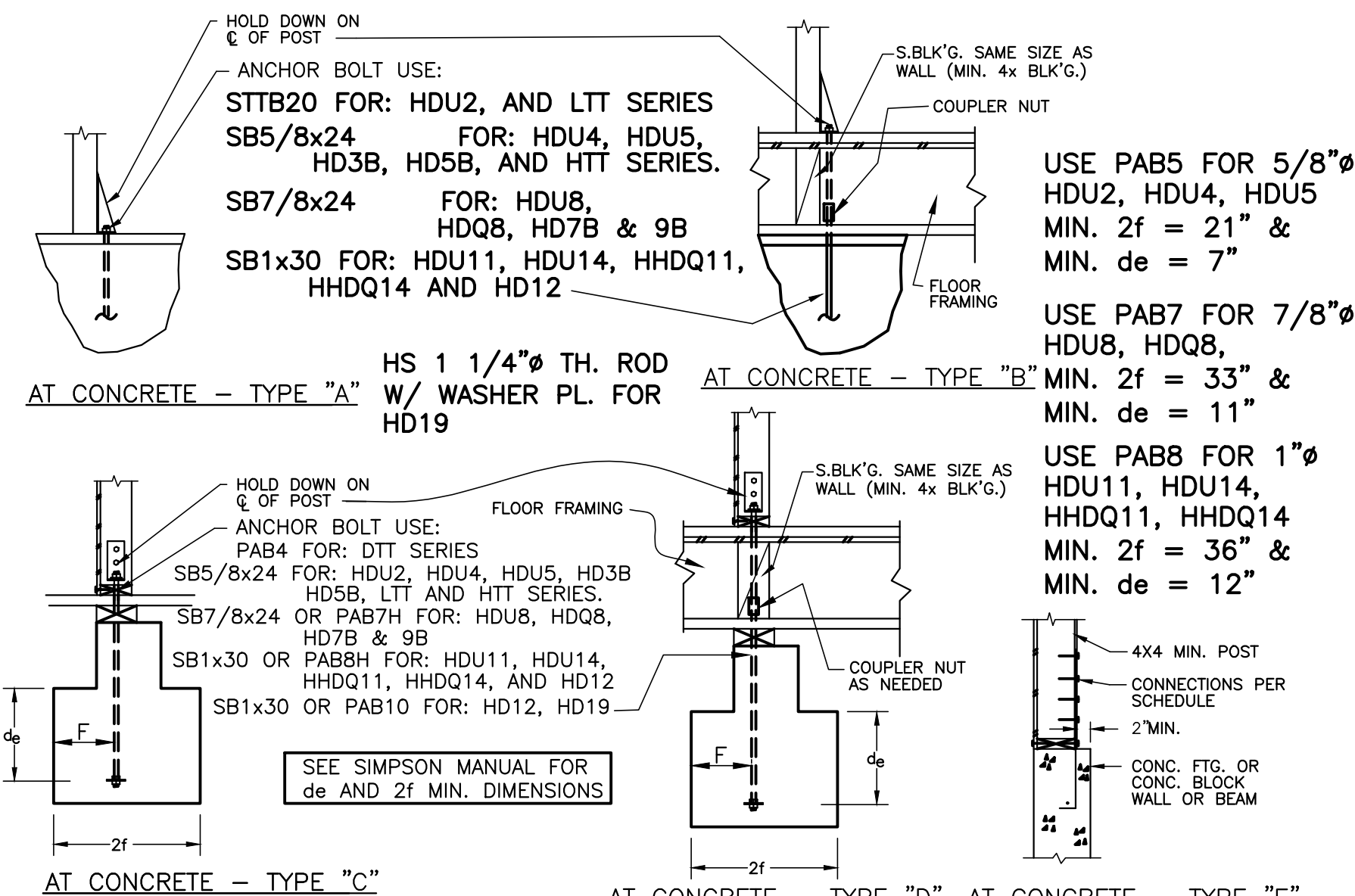
TYPICAL HOLD-DOWN AND ANCHOR BOLTS RETROFIT DETAIL

TYPICAL HOLD-DOWN AND ANCHOR BOLTS RETROFIT DETAIL

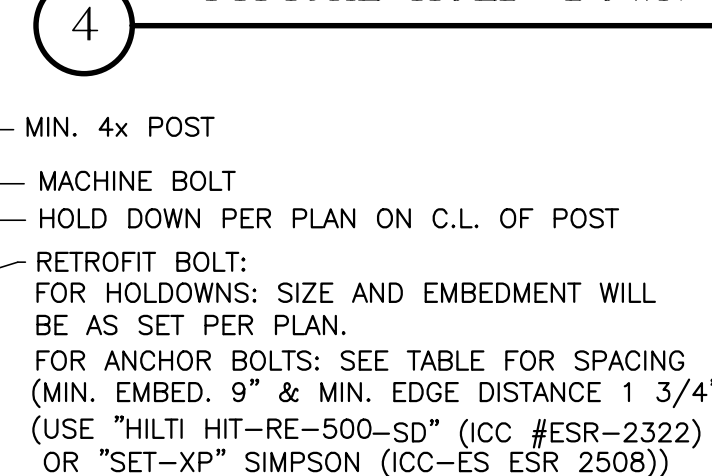
NAILING SCHEDULE TABLE 2304.10.2

FLOOR		ROOF	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER
22. JOIST TO SILL, TOP PLATE OR GIRDER	3-8d COMMON (2 1/2"x0.131) OR 3-10d BOX (3" x 0.128) OR 3- 3" x 0.131 NAILS OR 3- 3" 14 GAGE STAPLES, 7/16 CROWN	1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2"x0.131) OR 3-10d BOX (3" x 0.128) OR 3-3" x 0.131 NAILS OR 3-3" 14 GAGE STAPLES, 7/16 CROWN
23. RIM JOIST, BAND JOIST, OR OTHER FRAMING	8d COMMON (2 1/2"x0.131) OR 3" x 0.131 NAILS OR 3" 14 GAGE STAPLES, 7/16 CROWN	BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2"x0.131) OR 2-3" 14 GAGE STAPLES, 7/16 CROWN
24. 1"x6" SUB FLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2"x0.131) OR 2-10d BOX (3" x 0.128) OR 2-16d COMMON (3 1/2"x0.162)	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2"x0.162) @ 6" O.C. 3-3" x 0.131 NAILS @ 6" O.C. 3-3" 14 GAGE STAPLES, 7/16 CROWN
25. 2" SUB FLOOR OR JOIST OR GIRDER	2-16d COMMON (3 1/2"x0.162)	2. CEILING JOISTS TO TOP PLATE	3-8d COMMON (2 1/2"x0.131) OR 3-10d BOX (3" x 0.128) OR 3-3" 14 GAGE STAPLES, 7/16 CROWN
26. 2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	20d COMMON (4"x0.192) OR 10d BOX (3" x 0.128) OR 3" x 0.131 NAILS OR 3" 14 GAGE STAPLES, 7/16 CROWN	3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) SEE SECT. 2308.7.3.1, TABLE 2308.7.3.1	3-16d COMMON (3 1/2"x0.162) OR 4-10d BOX (3" x 0.128) OR 4-3" x 0.131 NAILS OR 4-3" 14 GAGE STAPLES, 7/16 CROWN
27. BUILT-UP GIRDERS AND BEAMS 2" LUMBER LAYERS	2-20d COMMON (4"x0.192) OR 3-10d BOX (3" x 0.128) OR 3- 3" x 0.131 NAILS OR 3- 3" 14 GAGE STAPLES, 7/16 CROWN	4. CEILING JOIST ATTACHED TO PARALLEL RAFTER, (HEEL JOINT) SEE SECT. 2308.7.3.1, TABLE 2308.7.3.1	PER TABLE 2308.7.3.1
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2"x0.162) OR 4-10d BOX (3" x 0.128) OR 4- 3" x 0.131 NAILS OR 4- 3" 14 GAGE STAPLES, 7/16 CROWN	5. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148) OR 4-10d BOX (3" x 0.128) OR 4-3" x 0.131 NAILS OR 4-3" 14 GAGE STAPLES, 7/16 CROWN
29. JOISTS OR BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2"x0.162) OR 4-10d BOX (3" x 0.128) OR 4- 3" x 0.131 NAILS OR 4- 3" 14 GAGE STAPLES, 7/16 CROWN	6. RAFTER OR ROOF TRUSS TO TOP PLATE SEE SECTION 2308.7.5, TABLE 2308.7.5	3-16d COMMON (3 1/2"x0.135) OR 4-10d BOX (3" x 0.128) OR 4-3" x 0.131 NAILS OR 4-3" 14 GAGE STAPLES, 7/16 CROWN
30. BRIDGING OR BLOCKING TO JOISTS, RAFTER OR TRUSS	2-8d COMMON (2 1/2"x0.131) OR 2-10d BOX (3" x 0.128) OR 2- 3" x 0.131 NAILS OR 2- 3" 14 GAGE STAPLES, 7/16 CROWN	7. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2" RIDGE BEAM	3-10d COMMON (3 1/2"x0.148) OR 3-16d BOX (3 1/2" x 0.135) OR 4-10d BOX (3" x 0.128) OR 4-3" 14 GAGE STAPLES, 7/16 CROWN
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING			
	EDGES (INCHES)	INTERMEDIATE SUPPORT (INCHES)	
31. 3/8"-1/2"	6d COMMON OR DEFORMED (2"x0.113) SUBFLOOR AND WALL 8d BOX OR DEFORMED (2 1/2" x 0.113) ROOF 2 3/8" x 0.113 NAILS SUBFLOOR AND WALL 1 3/4" 16 GAGE STAPLES, 7/16 CROWN (SUBFLOOR & WALL) 2 3/8" x 0.113 NAILS SUBFLOOR AND WALL 1 3/4" 16 GAGE STAPLES, 7/16 CROWN (ROOF)	6 12 6 12 6 12 4 8 4 8 3 6 2 6 12	
32. 19/32"-3/4"	8d COMMON (2 1/2"x0.131) OR 6d DEFORMED (2"x0.113) 2 3/8"x0.113 NAIL OR 2" 16 GAGE STAPLES, 7/16 CROWN	6 12 4 8	
33. 7/8"-1 1/4"	10d COMMON (3"x0.148) OR 8d DEFORMED (2 1/2"x0.131)	6 12	
OTHER EXTERIOR WALL SHEATHING			
34. 1/2" FIBER-GLASS BOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) OR 1 1/4" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN	3 6	
34. 25/32" FIBER-GLASS BOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL (7/16" HEAD DIAMETER) OR 1 1/2" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN		
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
36. 3/4" & LESS	8d COMMON (2 1/2"x0.131) OR 6d DEFORMED (2"x0.113)	6 12	
37. 7/8" - 1"	8d COMMON (2 1/2"x0.131) OR 8d DEFORMED (2 1/2"x0.131)	6 12	
38. 1 1/8" - 1 1/4"	10d COMMON (3"x0.148) OR 8d DEFORMED (2 1/2"x0.131)	6 12	
PANEL SIDING TO FRAMING			
39. 1/2" OR LESS	6d CORROSION-RESISTANT SIDING (1 7/8"x0.106") OR 6d CORROSION-RESISTANT CASING (2"x0.099")	6 12	
40. 5/8"	8d CORROSION-RESISTANT SIDING (2 3/8"x0.128") OR 8d CORROSION-RESISTANT CASING (2 1/2"x0.113")	6 12	
PANEL SIDING TO FRAMING			
41. 1/4"	4d CASING (1 1/2"x0.080") OR 4d FINISH (1 1/2" x 0.072)	6 12	
41. 3/8"	6d CASING (2"x0.099") OR 6d FINISH (PANEL SUPPORT AT 24")	6 12	

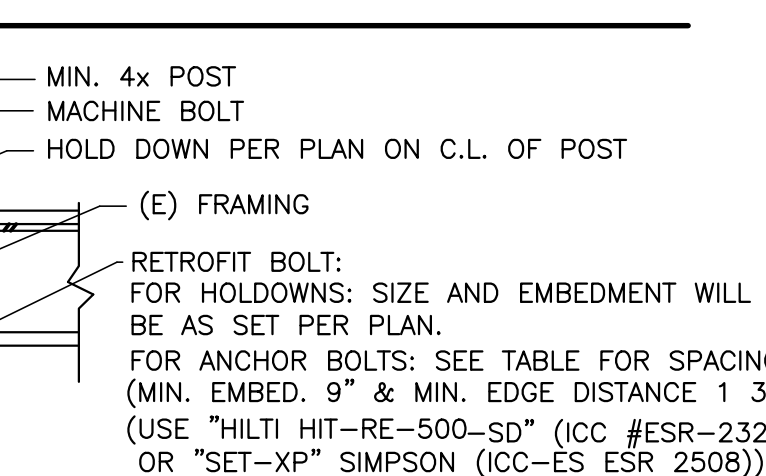
FOR SI: 1 INCH = 25.4



TYPICAL HOLD-DOWN DETAILS



TYPICAL HOLD-DOWN AND ANCHOR BOLTS RETROFIT DETAIL



TYPICAL HOLD-DOWN AND ANCHOR BOLTS RETROFIT DETAIL

NAILING SCHEDULE TABLE 2304.10.2

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2"x0.131) OR 3-10d BOX (3" x 0.128) OR 3-3" x 0.131 NAILS OR 3-3" 14 GAGE STAPLES, 7/16 CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2"x0.131) OR 2-3" 14 GAGE STAPLES, 7/16 CROWN	EACH END, TOENAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2"x0.162) @ 6" O.C. 3-3" x 0.131 NAILS @ 6" O.C. 3-3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL
2. CEILING JOISTS TO TOP PLATE	3-8d COMMON (2 1/2"x0.131) OR 3-10d BOX (3" x 0.128) OR 3-3" 14 GAGE STAPLES, 7/16 CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) SEE SECT. 2308.7.3.1, TABLE 2308.7.3.1	3-16d COMMON (3 1/2"x0.162) OR 4-10d BOX (3" x 0.128) OR 4-3" x 0.131 NAILS OR 4-3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER, (HEEL JOINT) SEE SECT. 2308.7.3.1, TABLE 2308.7.3.1	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3"x0.148) OR 4-10d BOX (3" x 0.128) OR 4-3" x 0.131 NAILS OR 4-3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE SEE SECTION 2308.7.5, TABLE 2308.7.5	3-16d COMMON (3 1/2"x0.135) OR 4-10d BOX (3" x 0.128) OR 4-3" x 0.131 NAILS OR 4-3" 14 GAGE STAPLES, 7/16 CROWN	TOE NAIL ^C
7. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2" RIDGE BEAM	3-10d COMMON (3 1/2"x0.148) OR 3-16d BOX (3 1/2" x 0.135) OR 4-10d BOX (3" x 0.128) OR 4-3" 14 GAGE STAPLES, 7/16 CROWN	TOE NAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162) OR 10d BOX (3" x 0.128) OR 3" x 0.131 NAILS OR 3-3" 14 GAGE STAPLES, 7/16 CROWN	24" O.C. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162) OR 16d BOX (3 1/2" x 0.135) OR 3" x 0.131 NAILS OR 3-3" 14 GAGE STAPLES, 7/16 CROWN	16" O.C. FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2"x0.162) OR 16d BOX (3 1/2" x 0.135) OR 12" O.C. EA. EDGE FACE NAIL	16" O.C. EA. EDGE FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2"x0.131) OR 4-10d BOX (3" x 0.128)	TOE NAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2"x0.162) OR 10d BOX (3" x 0.128) OR 3" x 0.131 NAILS OR 3-3" 14 GAGE STAPLES, 7/16 CROWN	16" O.C. FACE NAIL
13. TOP PLATE TO TOP PLATE AT END JOINTS	8-16d COMMON (3 1/2"x0.162) OR 12- 10d BOX (3" x 0.128) OR 12- 3" x 0.131 NAILS OR 12- 3" 14 GAGE STAPLES, 7/16 CROWN	EACH SIDE OF END JOINT, FACE NAIL (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162) OR 16d BOX (3 1/2" x 0.135) OR 3" x 0.131 NAILS OR 3-3" 14 GAGE STAPLES, 7/16 CROWN	16" O.C. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3 1/2"x0.162) OR 3-16d BOX (3 1/2" x 0.135) OR 4- 3" x 0.131 NAILS OR 4- 3" 14 GAGE STAPLES, 7/16 CROWN	16" O.C. FACE NAIL
16. STUD TO TOP PLATE OR BOTTOM PLATE	4-8d COMMON (2 1/2"x0.131) OR 4-10d BOX (3" x 0.128) OR 4- 3" x 0.131 NAILS OR 4- 3" 14 GAGE STAPLES, 7/16 CROWN	TOENAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2"x0.162) OR 3-10d BOX (3" x 0.128) OR 3- 3" x 0.131 NAILS OR 3- 3" 14 GAGE STAPLES, 7/16 CROWN	END NAIL
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2"x0.162) OR 3-10d BOX (3" x 0.128) OR 3- 3" x 0.131 NAILS OR 3- 3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2"x0.131) OR 2- 3" x 0.131 NAILS OR 2- 3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL
20. 1"x6" SHEATHING TO EA. BEARING	2-8d COMMON (2 1/2"x0.131) OR 2-10d BOX (3" x 0.128) OR 2- 3" x 0.131 NAILS OR 2- 3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL
21. 1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2"x0.131) OR 3-10d BOX (3" x 0.128) OR 3- 3" x 0.131 NAILS OR 3- 3" 14 GAGE STAPLES, 7/16 CROWN	FACE NAIL

o. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL. UNLESS OTHERWISE MARKED).

c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

REVISIONS

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10-31-24	

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NEW BUILDING FOR

IVERSEN RESIDENCE

19115 OVERLOOK ROAD LOS GATOS, CA 95030

REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. 41615 Ex. 12/31/24

CIVIL

JOB NO. 24-026N

ENGINEER MS

DRAWN MS

CHECKED MS

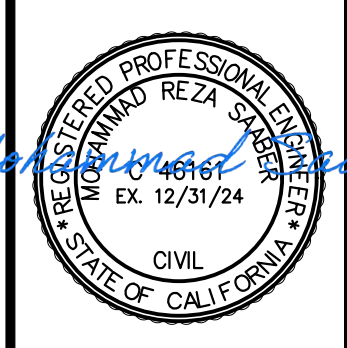
DATE OCT 24

DWG NO. S-2

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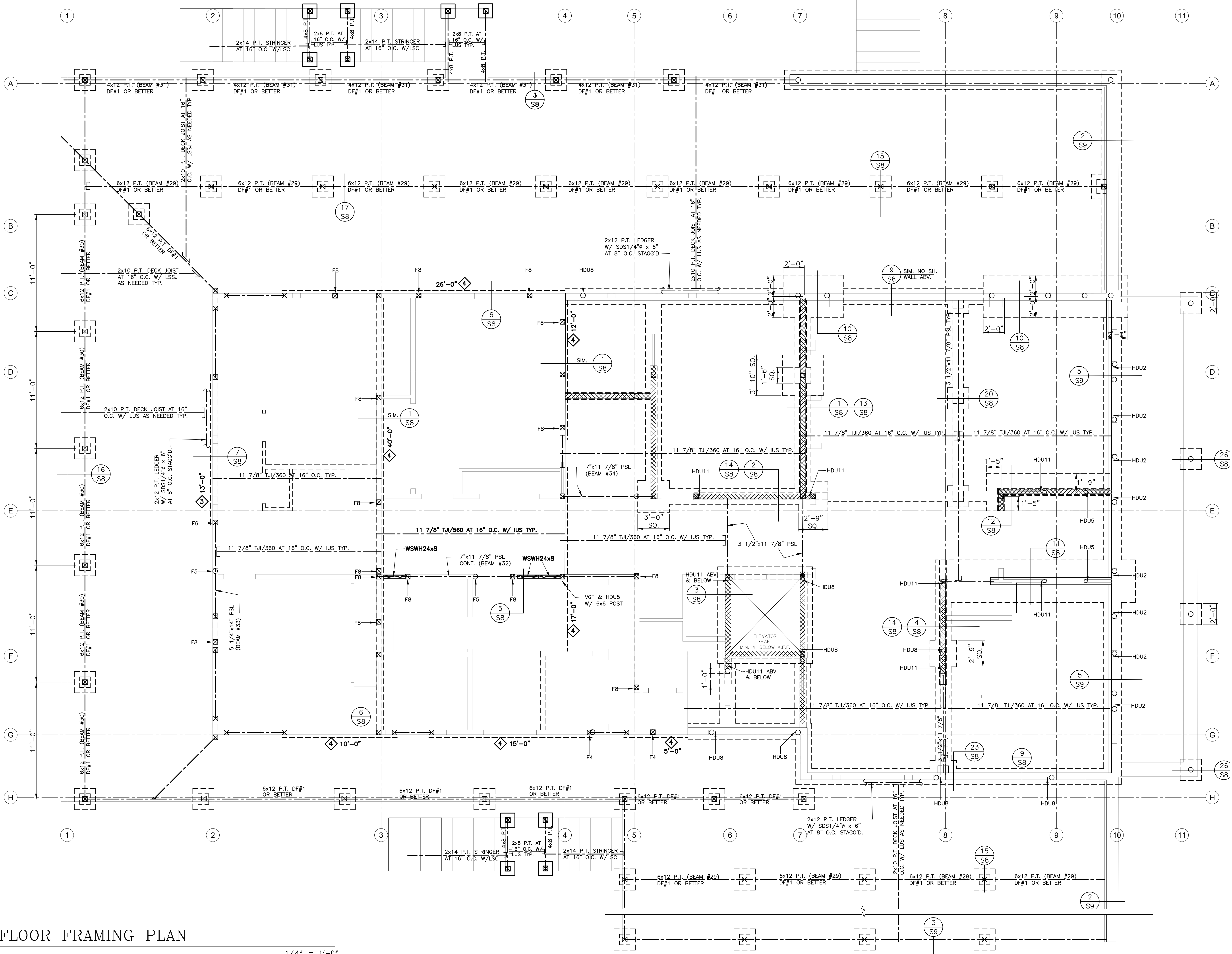
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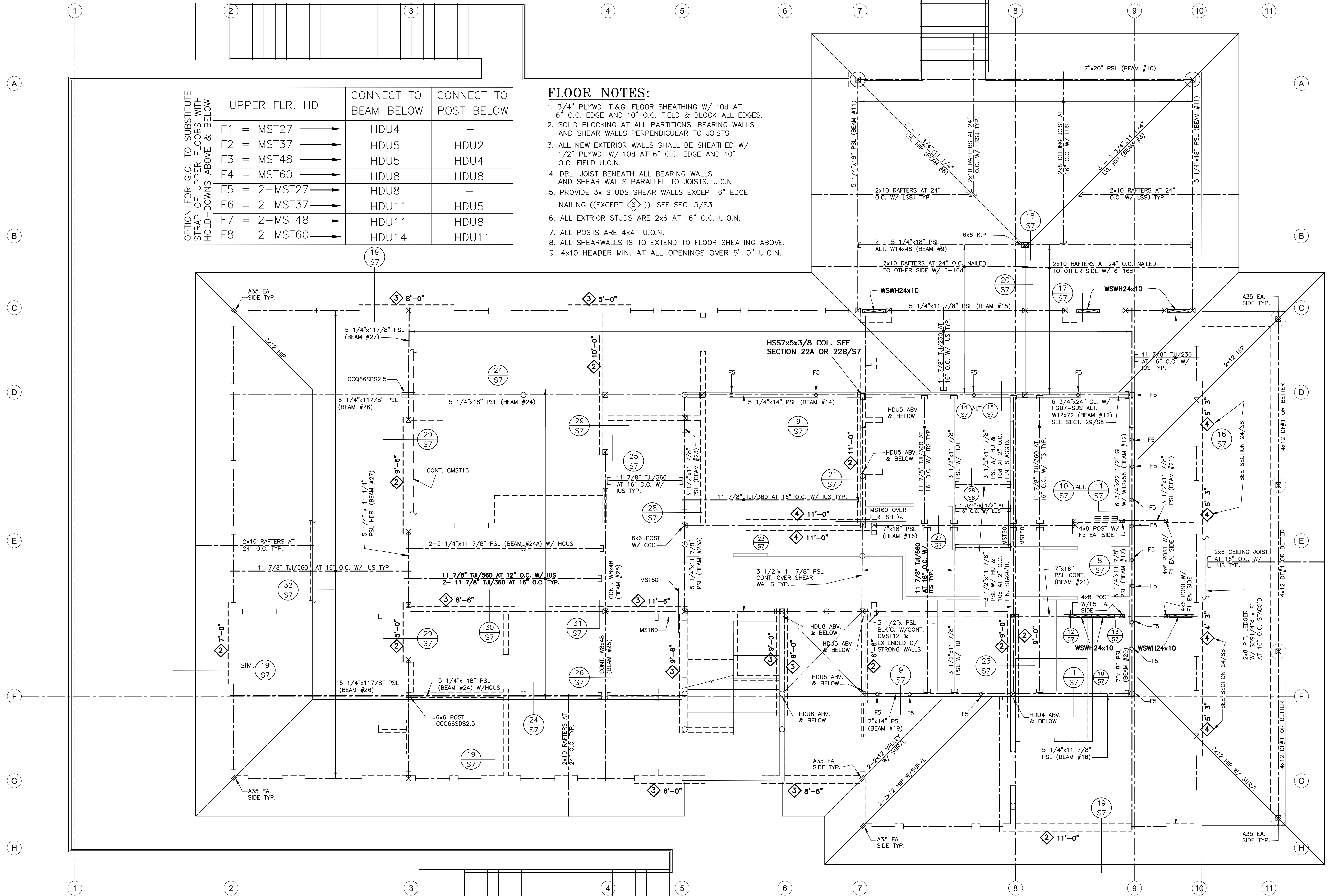
SECOND FLOOR FRAMING PLAN

SCALE

1/4" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THIS ENGINEER PRIOR TO WORKING AFFECTED AREAS.

SEE SECTION 4/S1 & 33/S7 FOR VERTICAL STRAPS / HOLD-DOWN CONNECTION TYP.



OPTION FOR C.C. TO SUBSTITUTE STRAP OF UPPER FLOORS WITH HOLD-DOWNS ABOVE & BELOW	UPPER FLR. HD	CONNECT TO BEAM BELOW	CONNECT TO POST BELOW
F1	= MST27	→ HDU4	—
F2	= MST37	→ HDU5	→ HDU2
F3	= MST48	→ HDU5	→ HDU4
F4	= MST60	→ HDU8	→ HDU8
F5	= 2-MST27	→ HDU8	—
F6	= 2-MST37	→ HDU11	→ HDU5
F7	= 2-MST48	→ HDU11	→ HDU8
F8	= 2-MST60	→ HDU14	→ HDU11

FLOOR NOTES:

- 3/4" PLYWD. T.&G. FLOOR SHEATHING W/ 10d AT 6" O.C. EDGE AND 10" O.C. FIELD & BLOCK ALL EDGES.
- SOLID BLOCKING AT ALL PARTITIONS, BEARING WALLS AND SHEAR WALLS PERPENDICULAR TO JOISTS.
- ALL NEW EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" PLYWD. W/ 10d AT 6" O.C. EDGE AND 10" O.C. FIELD U.O.N.
- DBL. JOIST BENEATH ALL BEARING WALLS AND SHEAR WALLS PARALLEL TO JOISTS. U.O.N.
- PROVIDE 3x STUDS SHEAR WALLS EXCEPT 6" EDGE NAILING ((EXCEPT \diamond)). SEE SEC. 5/S3.
- ALL EXTERIOR STUDS ARE 2x6 AT 16" O.C. U.O.N.
- ALL POSTS ARE 4x4 U.O.N.
- ALL SHEARWALLS IS TO EXTEND TO FLOOR SHEATHING ABOVE.
- 4x10 HEADER MIN. AT ALL OPENINGS OVER 5'-0" U.O.N.

THIRD FLOOR & SECOND FLOOR ROOF FRAMING PLAN

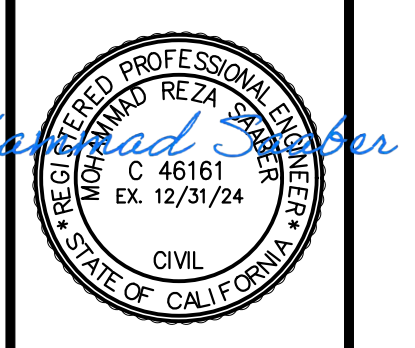
SCALE 1/4" = 1'-0"

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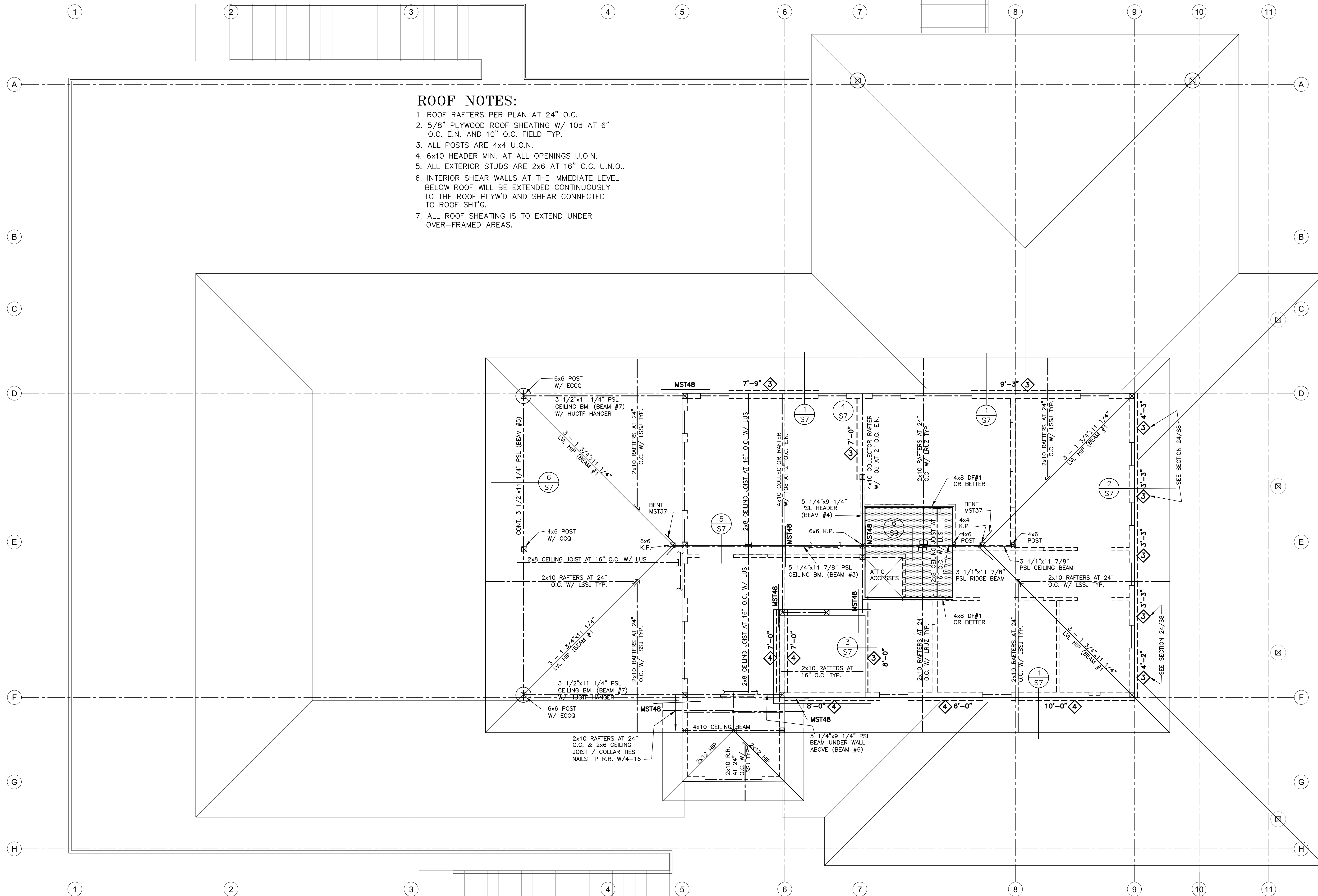
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ROOF NOTES:

1. ROOF RAFTERS PER PLAN AT 24" O.C.
2. 5/8" PLYWOOD ROOF SHEATING W/ 10d AT 6" O.C. E.N. AND 10" O.C. FIELD TYP.
3. ALL POSTS ARE 4x4 U.O.N.
4. 6x10 HEADER MIN. AT ALL OPENINGS U.O.N.
5. ALL EXTERIOR STUDS ARE 2x6 AT 16" O.C. U.N.O..
6. INTERIOR SHEAR WALLS AT THE IMMEDIATE LEVEL BELOW ROOF WILL BE EXTENDED CONTINUOUSLY TO THE ROOF PLYWD AND SHEAR CONNECTED TO ROOF SH'T'G.
7. ALL ROOF SHEATING IS TO EXTEND UNDER OVER-FRAMED AREAS.

ROOF FRAMING PLAN

SCALE

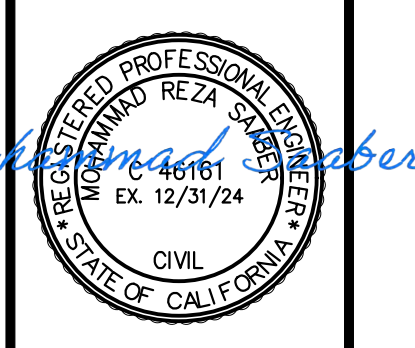
1/4" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THIS ENGINEER PRIOR TO WORKING AFFECTED AREAS.

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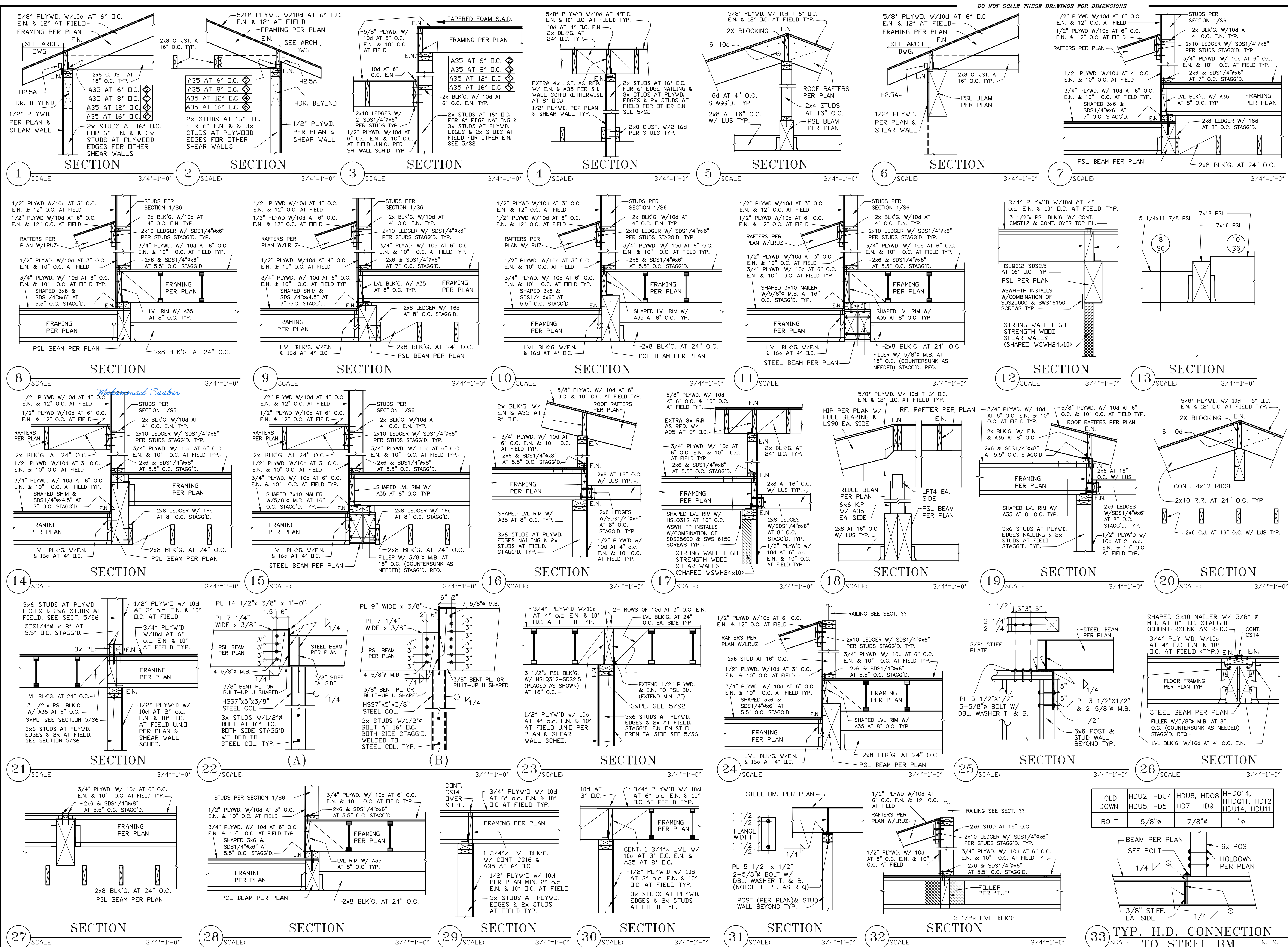
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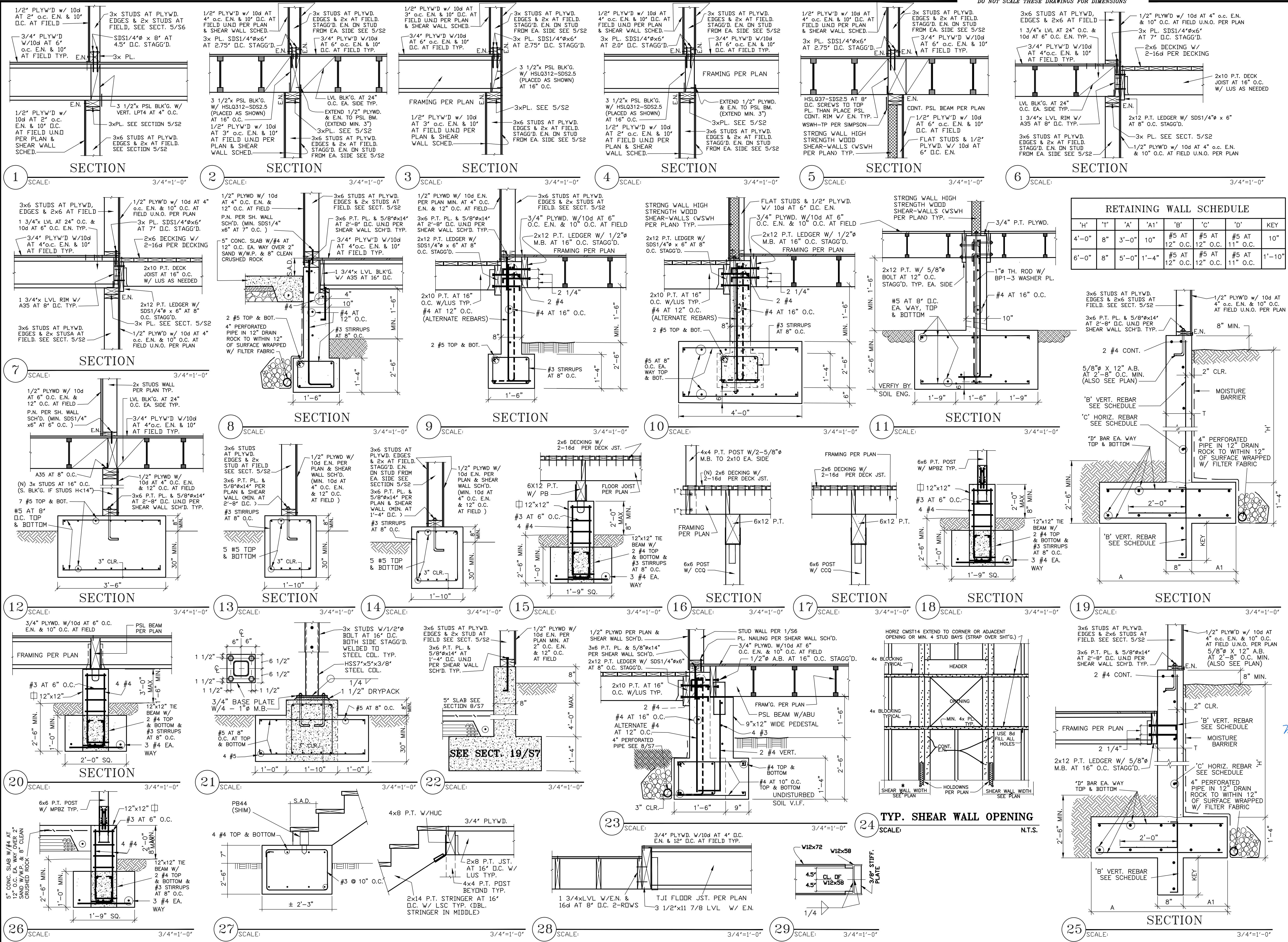
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IVERSEN RESIDENCE
 19115 OVERLOOK ROAD
 LOS GATOS, CA 95030

JOB TITLE: *Mohammad Saaber*
 JOB NO.: 24-026N
 ENGINEER: MS
 DRAWN: MS
 CHECKED: MS
 DATE: OCT 24
 DWG NO.: S-7

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THIS ENGINEER PRIOR TO WORKING AFFECTED AREAS.

DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS

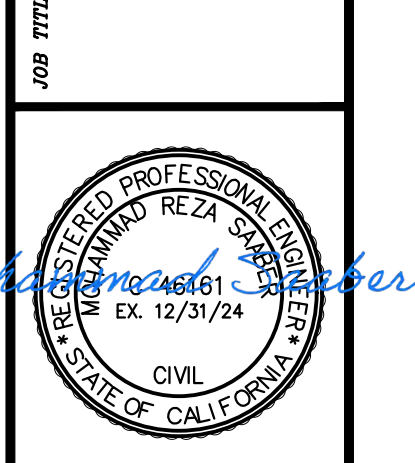


RETAINING WALL SCHEDULE							
'H'	'T'	'A'	'A1'	'B'	'C'	'D'	KEY
4'-0"	8"	3'-0"	10"	#5 AT 12" O.C.	#5 AT 12" O.C.	#5 AT 11" O.C.	10"
6'-0"	8"	5'-0"	1'-4"	#5 AT 12" O.C.	#5 AT 12" O.C.	#5 AT 11" O.C.	1'-10"

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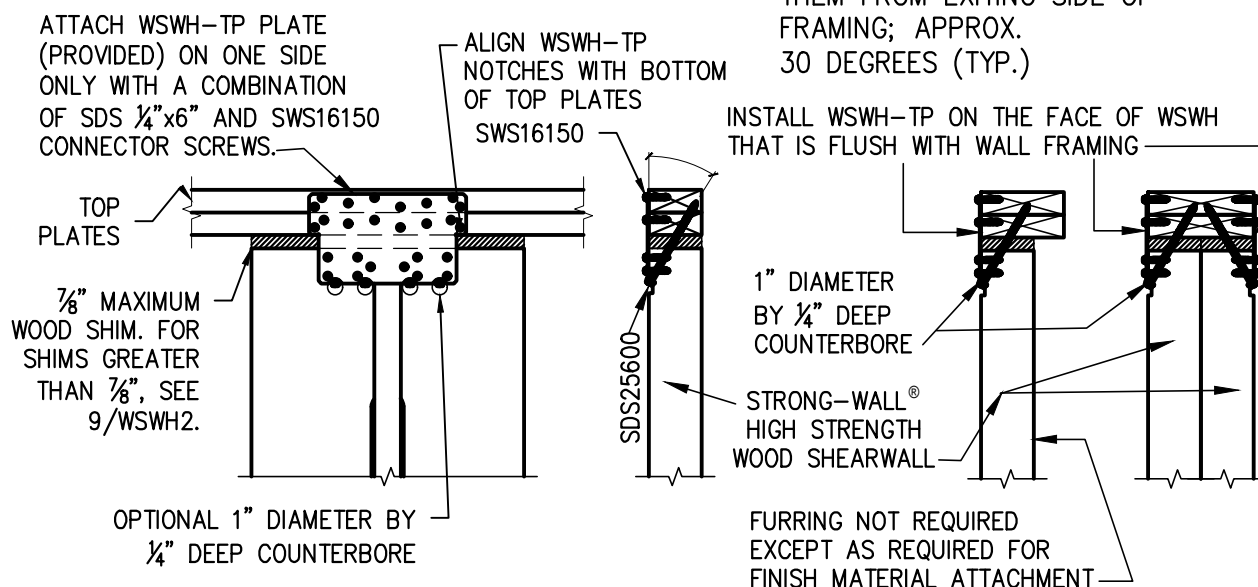


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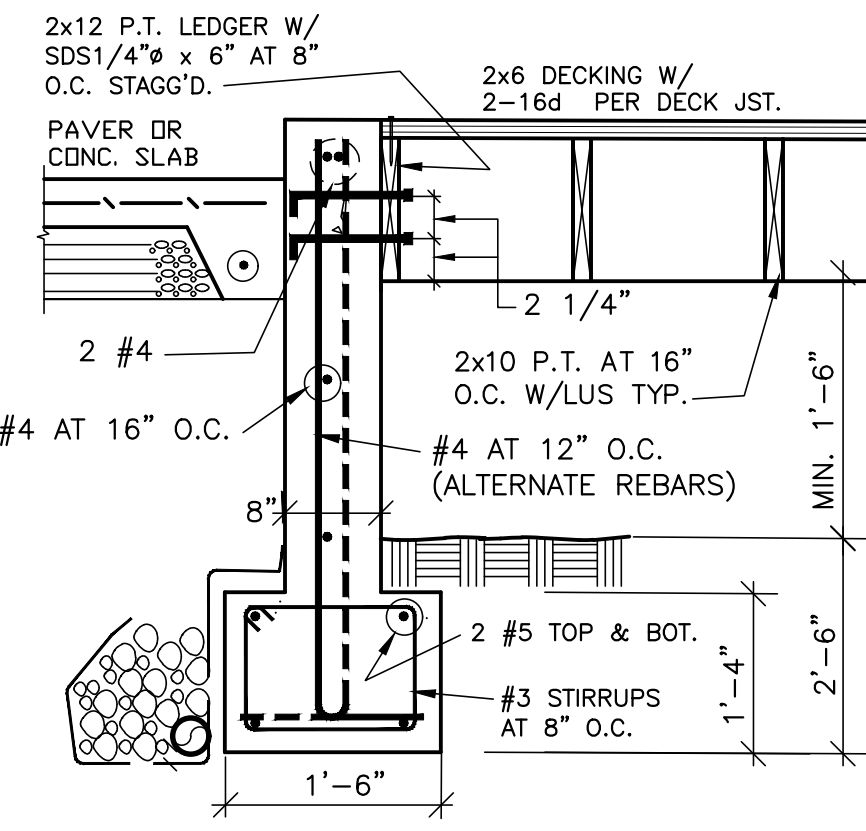
S-8

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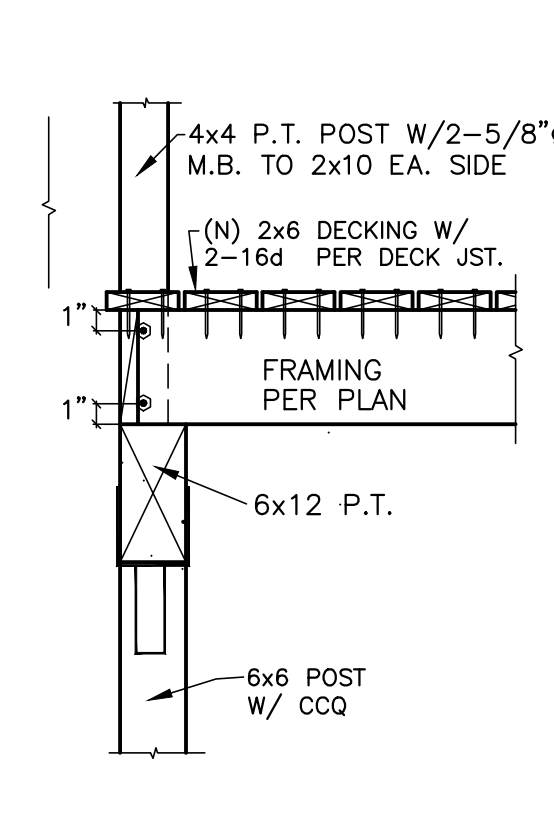
WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



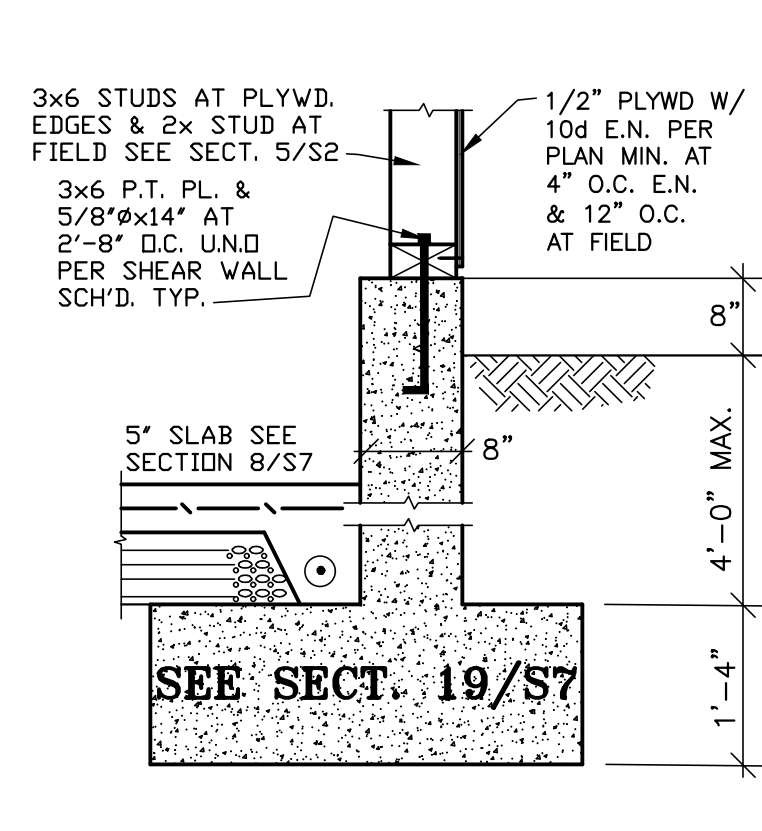
1 TYPICAL TOP CONNECTION OF STRONG WALL
SCALE: COPY DETAIL 6/WSWH2 OF SIMPSON DETAILS N.T.S.



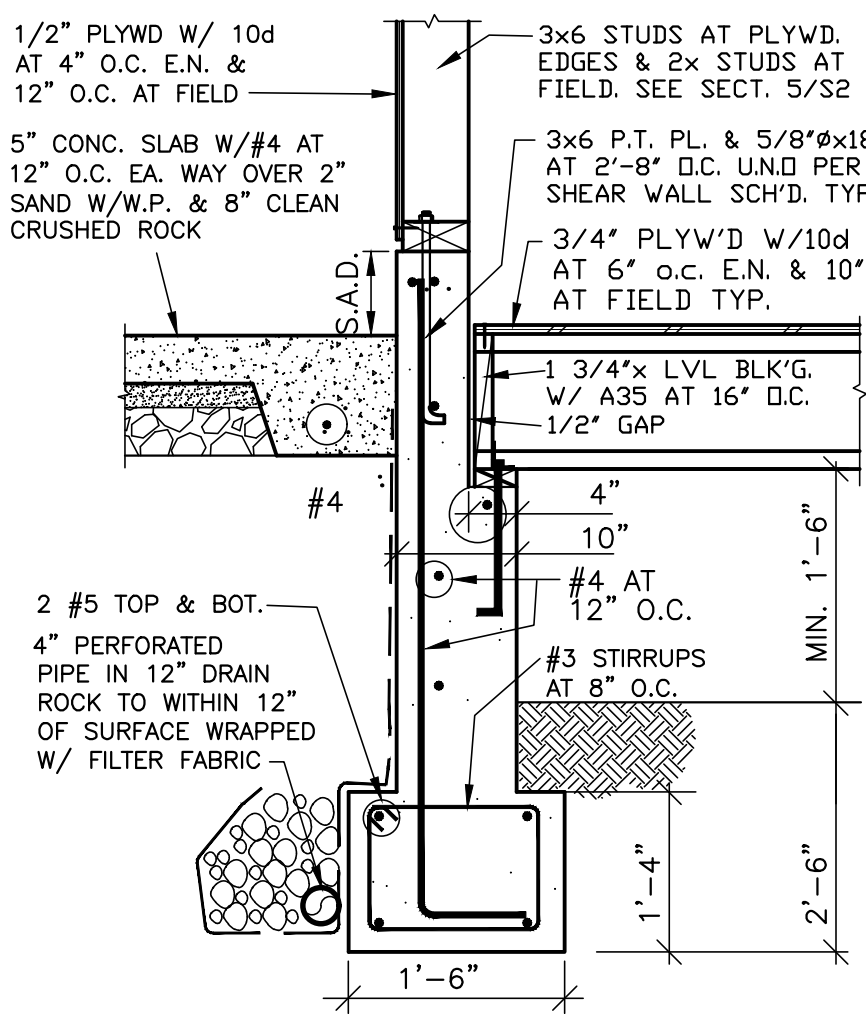
2 SECTION
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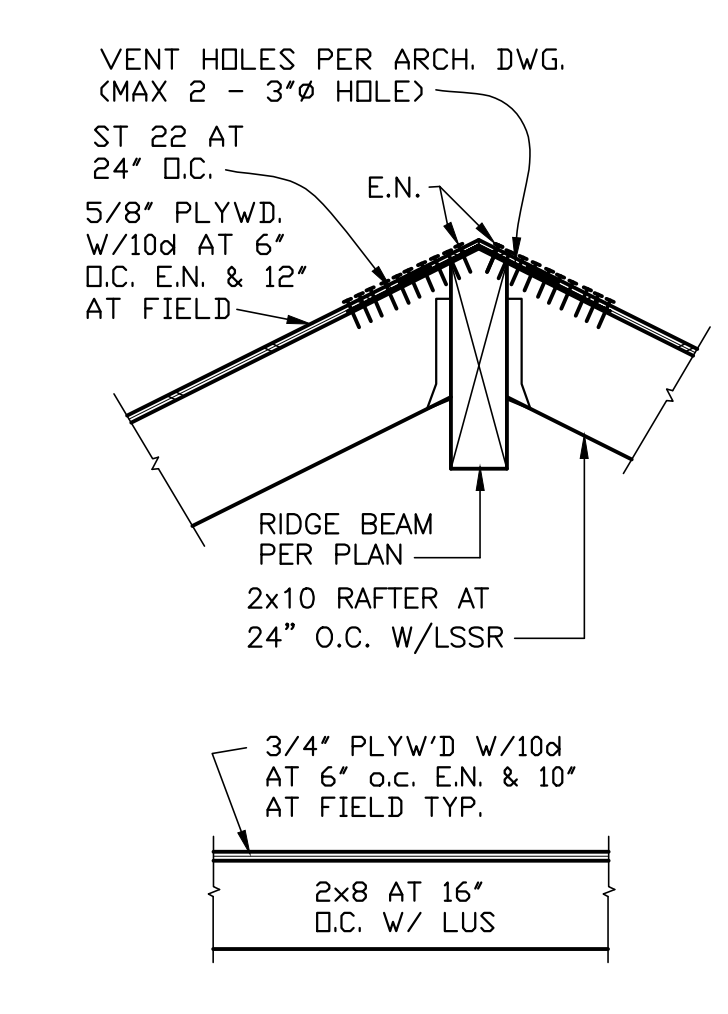
3 SECTION
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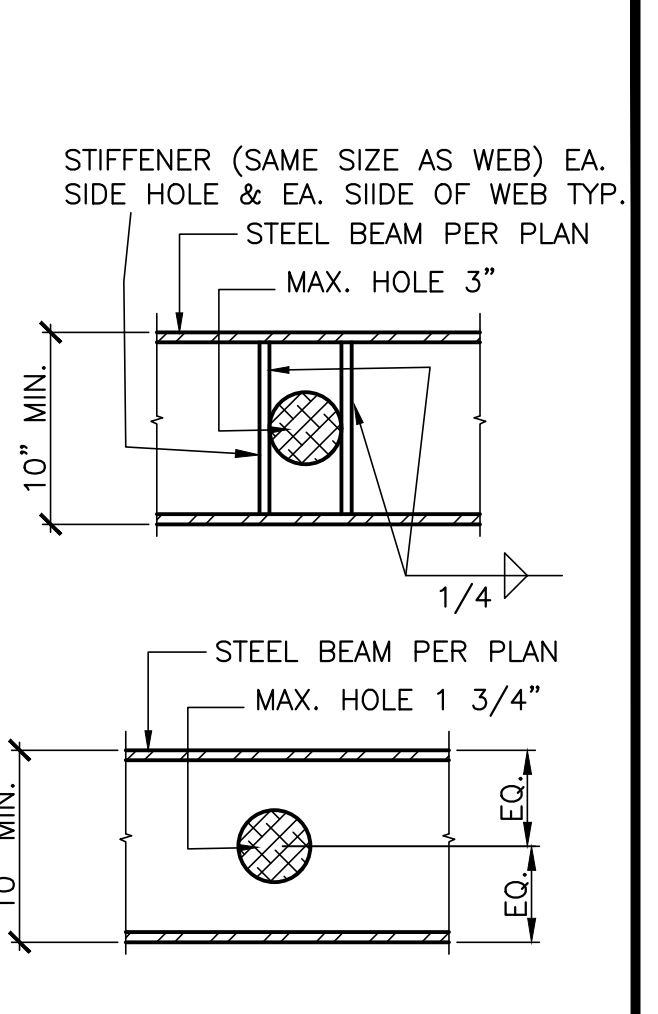
4 SECTION
SCALE: 3/4\"/>



5 SECTION
SCALE: 3/4\"/>



6 SECTION
SCALE: 3/4\"/>



7 TYPICAL OPENING FOR PIPE IN STEEL BM.

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