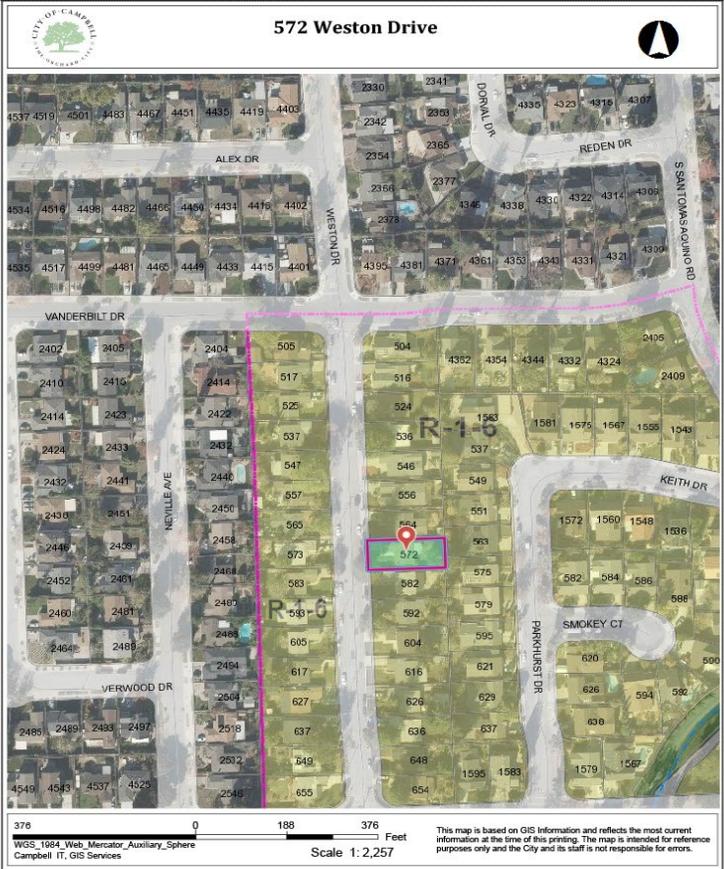
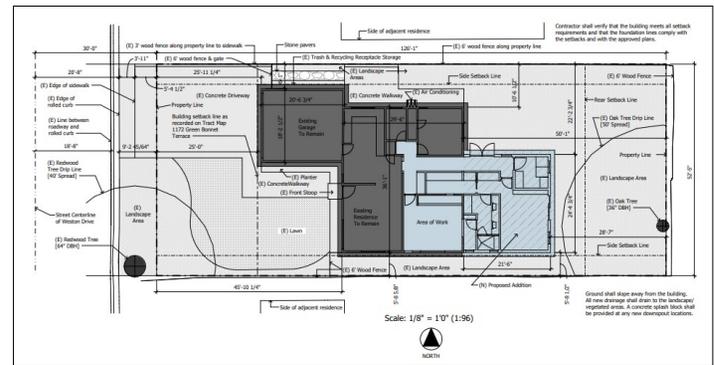


Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Courtesy Notice

Dear Campbell Resident,

February 1, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 572 Weston Dr

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2023-12

APN: 403-53-040

Applicant: Sorto Construction

Property Owner: Meghan & Marty Weisler

Application Type: Administrative Site and Arch. Review

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the remodel and addition of 525 square feet to an existing single-family dwelling.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,

Simplemente marque (408) 866-2140 y pida traduccion en Español



Weisler Residence

Grand Bedroom & Laundry Addition

**SITE/ PROJECT ADDRESS/
LOCATION OF WORK**

APN 403-53-040
572 Weston Drive
Campbell, CA 95008

CLIENT INFORMATION

Meghan & Marty Weisler
572 Weston Drive
Campbell, CA 95008
408.482.8810 (Meghan)
408.891.9633 (Marty)
meghweisler@gmail.com
MartyWeisler46@gmail.com

**DESIGNER INFORMATION
(Preparer's Information)**

Greg Ripa
Principal
OVOLO Interiors
238 Lincoln Avenue
San Jose, CA 95126
669.200.9727
greg@ovolo.house

SITE INFORMATION

Jurisdiction: City of Campbell
Type of Construction: Single Family Housing
APN: 403-53-040
Zoning: R-1-6 Single Family Residential
Occupancy Group: R3
Construction Type: VB
Fire Sprinklers: No Fire Sprinklers
Flood Zone: Zone A
Seismic Zone: D2
Wind Design Speed: 100 exposure B
Soil Bearing Capacity: 1500psf min.
Average Winter Design Temperature: 40-59 F
Average Summer Design Temperature: 53-86 F
Termite Level: Heavy
Floor Load: 40/10
Bedroom Floor Load: 30/10
Roof Load: 20/10
Lot Size: 6,612 SF/ 0.15 Ac
Existing Building Size: 3,300 SF

SERVICE PROVIDERS

Electrical: Pacific Gas & electric (PG&E)
Water: San Jose Water Company
Sanitation: West Valley Sanitation District &
West Valley Collection and Recycling

GENERAL SCOPE OF WORK

Home addition to the rear of the home plus repurposing/ remodeling the middle bedroom to add a Grand Bedroom, interior Laundry Room, and access to backyard.

This work includes:

- Removing and reconfiguring the Middle Bedroom
- Adding a 525 SF addition to the southeast corner of the residence; the addition contains a new Grand Bedroom with en-suite bathroom and walk-in closet, a new interior Laundry Room, and a new access to the backyard.
- Installing electrical, plumbing and HVAC to service the new addition
- Removing both windows in the existing Primary (South) Bedroom
- Installing a new larger window in the existing Primary (South) Bedroom

SHEET INDEX

- A00 - Title Sheet
- A01 - Best Management Practices
- A02 - Mandatory Measures
- A03 - Topo & Boundary Survey
- A04 - Site Photography
- A05 - Demolition Plan
- A06 - Site Plan
- A07 - Floorplans
- A08 - Laundry Plan & Door/ Window Schedules
- A09 - En-Suite, Walk-in-Closet, & (R) Primary Bedroom Plan
- A10 - Exterior Elevations
- A11 - Exterior Conceptual Renderings
- A12 - Sections
- A13 - Architectural Details
- A14 - Plumbing Plans
- A15 - Electrical Plan
- A16 - HVAC Plan
- S01 - Foundation and Floor Framing Plan
- S02 - Wall and Roof Framing Plan
- SD1 - General [Structural] Notes
- SD2 - Foundation and Floor Framing Details
- SD3 - General Framing Details
- SD4 - Framing Details

**EXISTING AND PROPOSED
PERVIOUS/ IMPERVIOUS AREAS**

Impervious Area: Roof Areas, Concrete (driveway, walkways, patios)
Pervious Area: landscaping, lawns, etc.
Total Lot size: 6,612 SF

Existing Impervious Area: 2,939 SF
Existing Impervious Ratio: 45%
Existing Pervious Area: 3,673 SF
Existing Pervious Ratio: 55%

Proposed Impervious Area: 3,516 SF (+ 577 SF)
Proposed Impervious Ratio: 53% (+ 8%)
Proposed Pervious Area: 3,096 SF (- 577 SF)
Proposed Pervious Ratio: 47% (- 8%)

**EXISTING AND PROPOSED
BUILDING SIZES**

Single Story Building (existing and proposed)

Existing Living Area: 1,084 SF
Existing Bedrooms: 3 bedrooms
Existing Bathrooms: 1 bathroom
Existing Garage: 370 SF
Existing Parking: 2 spaces
Existing Total SF: 1,454 SF
Existing Floor to Area Ratio (FAR): 22%
Existing Building Height: 12' 3"

Proposed New Addition Size: 525 SF

Proposed Living Area: 1,609 SF (+525 SF)
Proposed Bedrooms: 3 bedrooms (no change)
Proposed Bathrooms: 2 bathrooms (+1 bathroom)
Proposed Garage: 370 SF (no change)
Proposed Parking: 2 spaces (no change)
Proposed Total SF: 1,979 SF (+525 SF)
Proposed Floor to Area Ratio (FAR): 30% (+8%)
Proposed Building Height: 12' 3" (no change)

VICINITY MAP



GENERAL NOTES & CONDITIONS

The building plans prepared by the designer are intended for use only on the property for which they were designed and shall remain the property of the designer. It shall be the responsibility of the contractor and any subcontractors or their tradespersons to notify the designer of any necessary clarifications or modifications.

All information pertaining to the site shall remain the owner's/client's responsibility. Site information shall include, but is not limited to, legal descriptions, deed restrictions, easements, site surveys, street and utility improvements, geotechnical investigations and reports, grading and excavation information, landscaping, hardscaping, drainage, flood zones, and all other related data.

All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally determined "best" accepted practice of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern building codes.

Applicable codes and trade standards which govern building codes include, but are not limited to, the most recently adopted versions of the following:

- California Building Code
- California Residential Code
- California Plumbing Code
- California Mechanical Code
- California Electrical Code
- California Fire Code
- California Existing Building Code
- California Energy Code
- California Green Building Standards Code
- California Historical Building Code
- All other applicable local codes, ordinances, laws, and legislation

The contractor shall thoroughly examine the site and satisfy themselves as to the conditions under which the work is to be performed. The contractor shall verify at the site all measurements affecting work and shall be responsible for the corrections of the same. It is the responsibility of the contractor and all subcontractors to check and verify all conditions, dimension lines, and levels indicated. Proper fit and attachment of all parts is required. The contractor shall verify the location of utilities and any other existing buildings, rooms, landscaping, etc. prior to the start of demolition and construction.

The owner/client and contractor shall be responsible for notifying the designer for any unusual or unforeseen structural, electrical, plumbing, mechanical, or similar conditions, discrepancies, or omissions within the construction documents or any deviations or changes from the construction documents before proceeding with the work involved. Otherwise, the construction documents will be considered adequate for proper completion of the project.

Commencement of work by any contractor or subcontractor shall indicate a knowledge and an acceptance of all terms and conditions described in this construction plan set. It shall also indicate a knowledge and an acceptance of any existing conditions on site which could affect the construction plan set.

The builder/ contractor shall be responsible for the method and manner of construction and for all job site safety. The builder/ contractor shall also be responsible for the method and manner of all waterproofing.

The project shall comply with the submitted Waste Management Plan.

No product may be used that exceeds California's maximum limits on Volatile organic Compounds (VOC).

Construction Hours are limited to 8:00AM to 5:00PM Monday through Friday and 9:00AM to 4:00PM Saturday; no construction may be performed on Sundays and holidays.

The colors and patterns shown in this document are not intended to be a final selection of materials but the colors and patterns are intended to differentiate the various elements of this project.

ABBREVIATIONS

- (D) - Demolished
- (E) - Existing
- (N) - New
- (P) - Proposed
- (R) - Remodeled
- Ac. - Acre
- APN - Assessor's Parcel Number
- Approx. - Approximate
- Ave. - Avenue
- CA - California
- Cg. - Ceiling
- CO - Carbon Monoxide Detector
- DBH - Diameter at Breast Height
- Dr. - Drive
- Elev. - Elevation
- GPF - Gallons Per Flush
- GPM - Gallons Per Minute
- Incl. - Including
- Ln. - Lane
- Max. - Maximum
- Min. - Minimum
- Rd. - Road
- SD - Smoke Detector
- SF - Square Feet
- TBD - To Be Determined
- TCSL - To Client Specified Location
- Topo - Topographic
- Typ. - Typical
- w/ - with
- WC - Water Closet
- Wy. - Way

EXISTING AND PROPOSED SETBACKS

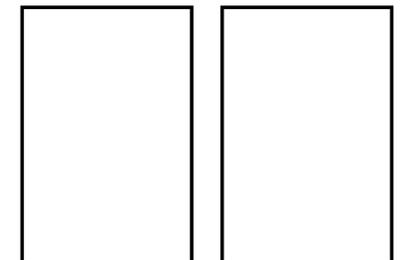
Based on the Campbell Zoning Code and the San Tomas Area Plan

Existing Side Setbacks: 6'1" north/ 5'8" south (5'0" min. required)
Existing Front Setback: 45'10" (20'0" min. required*)
Existing Garage Setback: 25'11" (25'0" min. required)
Existing Rear Setback: 50'1" (20'0" min. required)
Existing Open Space: 2,361 SF (750 SF min. required)
Existing Front Yard Paving: 41.6% (50% max. required)

Proposed Side Setbacks: 6'1" north/ 5'8" south (no change)
Proposed Front Setback: 45'10" (no change)
Proposed Garage Setback: 25'11" (no change)
Proposed Rear Setback: 28'7" (- 21'6")
Proposed Open Space: 1,836 SF (-525 SF)
Proposed Front Yard Paving: 41.6% (no change)

*25'0" required per the Building Setback Line as recorded on Tract Map 1172 Green Bonnet Terrace

Cover Sheet Stamp Space



CLIENT
Meghan & Marty Weisler

PROJECT
Weisler Residence
Grand Bedroom & Laundry Addition

OVOLO PROJECT NO.
Weisler-2021-001

DRAWN BY
GREGORY RIPA *Dugofajz*

ISSUE
JANUARY 13, 2023
2ND SUBMITTAL

DESCRIPTION
TITLE SHEET (A 0)

OVOLO

Santa Clara Valley Urban Runoff Pollution Prevention Program
Construction Best Management Practices (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

- * Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

* Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.

* Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.

* Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

* Arrange for appropriate disposal of all hazardous wastes.

Waste Management

* Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.

* Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.

* Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, waterbased paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.

* Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

* Keep site free of litter (e.g. lunch items, cigarette butts).

* Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

* Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

* Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

* Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.

* Perform major maintenance, repair jobs, and vehicle and equipment washing off site.

* If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

* If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.

* Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

* Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.

* Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.

* Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.

* Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).

* Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.

* Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

* Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours)

EARTHMOVING

Grading and Earthwork

* Schedule grading and excavation work during dry weather.

* Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.

* Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.

* Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).

* Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

* If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.

If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

* Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.

* Stack bagged material on pallets and under cover.

* Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONCRETE MANAGEMENT AND DEWATERING

Concrete Management

* Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.

* Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.

* Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

* Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.

* Divert run-on water from offsite away from all disturbed areas.

* When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

* In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

PAVING/ ASPHALT WORK

Paving

* Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.

* Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.

* Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/ Concrete Removal

* Protect storm drain inlets during saw cutting.

* If saw cut slurry enters a catch basin, clean it up immediately.

* Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues

PAINTING & PAINT REMOVAL

Painting Cleanup and Removal

* Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

* For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.

* For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.

* Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.

* Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.

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

DESCRIPTION
BEST MANAGEMENT PRACTICES

OVOLO Interiors
238 Lincoln Avenue
San Jose, CA 95126
669.200.9727

ASSOCIATE 1
Greg Ripa
Principal
OVOLO Interiors
238 Lincoln Avenue
San Jose, CA 95126
669.200.9727
greg@ovolo.house

CLIENT
Meghan & Marty Weisler
572 Weston Drive
Campbell, CA 95008
408.482.8810 (Meghan)
408.891.9633 (Marty)
megweisler@gmail.com
MartyWeisler46r@gmail.com

PROJECT
Weisler Residence
Grand Bedroom & Laundry Addition

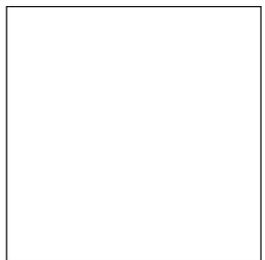
PROJECT SITE
APN 403-53-040
572 Weston Drive
Campbell, CA 95008

DRAWN BY
GREGORY RIPA,
OVOLO INTERIORS

Gregory Ripa

ISSUE
JANUARY 13, 2023
2ND SUBMITTAL

REVISION HISTORY
None



General Construction and Site Supervision
Best Management Practices (BMPs) for Construction



Who should use this brochure?

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses to prevent stormwater pollution. Join us, by following the practices described in this pamphlet.

Doing the Job Right
General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.
- Clean up any materials that do leave your site. For example, if sediment from the site is in the street you should sweep the street and review site exit BMPs and/or perimeter controls.
- Train your employees and subcontractors. Make these brochures available to everyone who works on the construction site. Inform subcontractors about stormwater requirements and their own responsibilities.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Advance Planning and Permitting

- Schedule excavation and grading activities for dry weather periods.
- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site will disturb one (1) acre or more of soil. Information on the Construction General Permit can be obtained from the State Water Quality Control Board's website: http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml

Erosion and Sediment Control

- To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Refer to the CASQA Construction BMP Online Handbook (www.casqa.org/resources/bmp-handbooks/stormwater/construction.shtml) for proper erosion/sediment control measures.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Protect storm drain inlets receiving runoff from construction area with devices such as, but not limited to gravel bag barriers and geotextile storm drain inserts.

Good Housekeeping Practices

- Designate one contained area for vehicle parking, vehicle refueling, and routine equipment maintenance. The designated area should be located away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leakage of liquids. Never clean out a dumpster by hosing it down on the construction site.

Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- Dispose of all wastes and demolition debris properly. Many construction materials and wastes can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation. Materials and debris that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Small Business Hazardous Waste Disposal Program

Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Conditionally Exempt Small Quantity Generator Disposal Program. Call (800) 207-8222 for a quote, more information or guidance on disposal.

Palo Alto operates a similar program, with monthly collection, for small businesses. Call the City of Palo Alto, (650) 498-6980, or Clean Harbors, 1-800-433-5060 for information or to schedule an appointment.

This brochure is one in a series of pamphlets describing storm drain pollution prevention measures for specific types of construction industry activities. Other pamphlets include:

General Construction and Site Supervision

Landscaping and Gardening

Painting and Application of Solvents and Adhesives

Roadwork and Paving

Earth-Moving and Heavy Equipment Operation

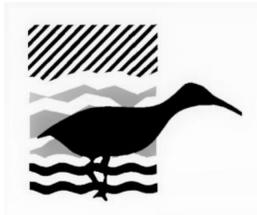
Dewatering Activities

Home Repair and Remodeling

For additional brochures, call 1-800-794-2482



Last Updated: January 2015



CAL GREEN MANDATORY MEASURES

2019 CALGREEN RESIDENTIAL OCCUPANCIES MANDATORY AND TIER 1 MEASURES

Effective January 1, 2020

PLANNING AND DESIGN

Site Development

4.106.2 A plan is developed and implemented to manage storm water drainage during construction.

4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.

4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, as applicable.

A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.

Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.

Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.

A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following:

Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable.

Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.

A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables.

For Low-Rise Residential

Tier 1. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(1).

Tier 2. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(2).

A4.106.8.1 Tier 1 and Tier 2. For one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.

ENERGY EFFICIENCY (LOW-RISE RESIDENTIAL)

General

4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

Performance Approach for Newly Constructed Buildings

A4.203.1.1.1 Tier 1 and Tier 2. Total Energy Design Rating (Total EDR) and Energy Efficiency Design Rating (Efficiency EDR) for the Proposed Design Building is included in the Certificate of Compliance documentation.

A4.203.1.1.2 Tier 1 and Tier 2. Quality Insulation Installation procedures specified in the Building Energy Efficiency Standards Reference Appendices RA3.5 are completed.

A4.203.1.2 Tier 1 and Tier 2 prerequisite options. One of the following options is required:

- Roof deck insulation or ducts in conditioned space.
- High performance walls.
- HERS-verified compact hot water distribution system.
- HERS-verified drain water heat recovery.

A4.203.1.3.1 Tier 1. Buildings complying with the first level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 1 as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.

A4.203.1.3.2 Tier 2. Buildings complying with the second level of advanced energy efficiency shall have additional integrated efficiency and onsite renewable energy generation to achieve a Total EDR for Tier 2 as specified in Table A4.203.1.1.1 or lower as calculated by Title 24, Part 6 Compliance Software approved by the Energy Commission. This Total EDR is in addition to meeting the Efficiency EDR.

A4.203.1.4 Local jurisdictions adopting Tier 1 or Tier 2, or considering community shared solar or storage options as specified, shall consult with the local electric service for acceptance.

WATER EFFICIENCY AND CONSERVATION

Indoor Water Use

4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.

4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.

4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.

Outdoor Water Use

4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

Foundation Systems

A4.403.2 Cement use in foundation mix design is reduced.

Tier 1. Not less than a 20% reduction in cement use.

Tier 2. Not less than a 25% reduction in cement use.

Material Sources

A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project.

Tier 1. Not less than a 10% RCV. 2

Tier 2. Not less than a 15% RCV

Enhanced Durability and Reduced Maintenance

4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in 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 enforcing agency.

Construction Waste Reduction, Disposal and Recycling

4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following:

1. Comply with a more stringent local construction and demolition waste management ordinance; or
2. A construction waste management plan, per Section 4.408.2; or
3. A waste management company, per Section 4.408.3; or
4. The waste stream reduction alternative, per Section 4.408.4.

A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following:

Tier 1. At least a 65% reduction with a third-party verification.

Tier 2. At least a 75% reduction with a third-party verification.

Exception: Equivalent waste reduction methods are developed by working with local agencies.

Building Maintenance and Operation

4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.

ENVIRONMENTAL QUALITY

Fireplaces

4.503.1 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 local ordinances.

Pollutant Control

4.504.1 Duct openings and other related air distribution component openings shall be covered during construction

4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.

4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR Limits for ROC and other toxic compounds.

4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

4.504.3 Carpet and carpet systems shall be compliant with VOC limits.

4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.

4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

A4.504.2 Install VOC compliant resilient flooring systems.

Tier 1. At least 90% of the resilient flooring installed shall comply.

Tier 2. At least 100% of the resilient flooring installed shall comply.

A4.504.3 Thermal insulation installed in the building shall meet the following requirements:

Tier 1. Install thermal insulation in compliance with VOC limits.

Tier 2. Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.

Interior Moisture Control

4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.

4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.

Indoor Air Quality and Exhaust

4.506.1 Each bathroom shall be provided with the following:

1. ENERGY STAR fans ducted to terminate outside the building.

2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole house ventilation system.

3. Humidity controls with manual or automatic means of adjustment, capable of adjustment

between a relative humidity range of \leq 50% to a maximum of 80%.

Environmental Comfort

4.507.2 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.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

Qualifications

702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.

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

Verifications

703.1 Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance

OVOLO

DESCRIPTION MANDATORY MEASURES

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MartyWeisler46r@gmail.com

PROJECT

Weisler Residence
Grand Bedroom & Laundry Addition

PROJECT SITE

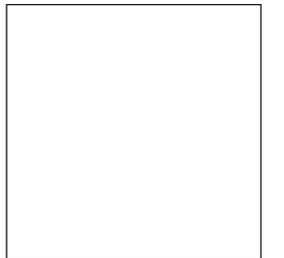
APN 403-53-040
572 Weston Drive
Campbell, CA 95008

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GREGORY RIPA,
OVOLO INTERIORS



ISSUE
JANUARY 13, 2023
2ND SUBMITTAL

REVISION HISTORY
None



A 2

DESCRIPTION
TOPO & BOUNDARY SURVEY

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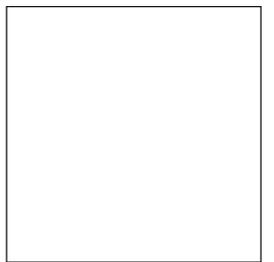
PROJECT SITE
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OVOLO INTERIORS



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JANUARY 13, 2023
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REVISION HISTORY
None



Benchmark

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS AND COMPUTED USING GEOID18.

Basis of Bearings

BEARINGS AND DISTANCES SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM, CALIFORNIA COORDINATE SYSTEM, ZONE 3, REFERENCE FRAME NAD_83(2011) (EPOCH: 2017.50).

LOCAL BASIS OF BEARINGS, BETWEEN 2 SET MAG NAIL IN WESTON DRIVE
N00°56'53"W, 367.54'

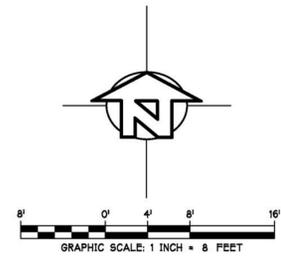
STATION	NORTHING (Y)	EASTING (X)
POINT A	1,927,165.54	6,131,317.56
POINT B	1,926,798.05	6,131,323.64

Legend

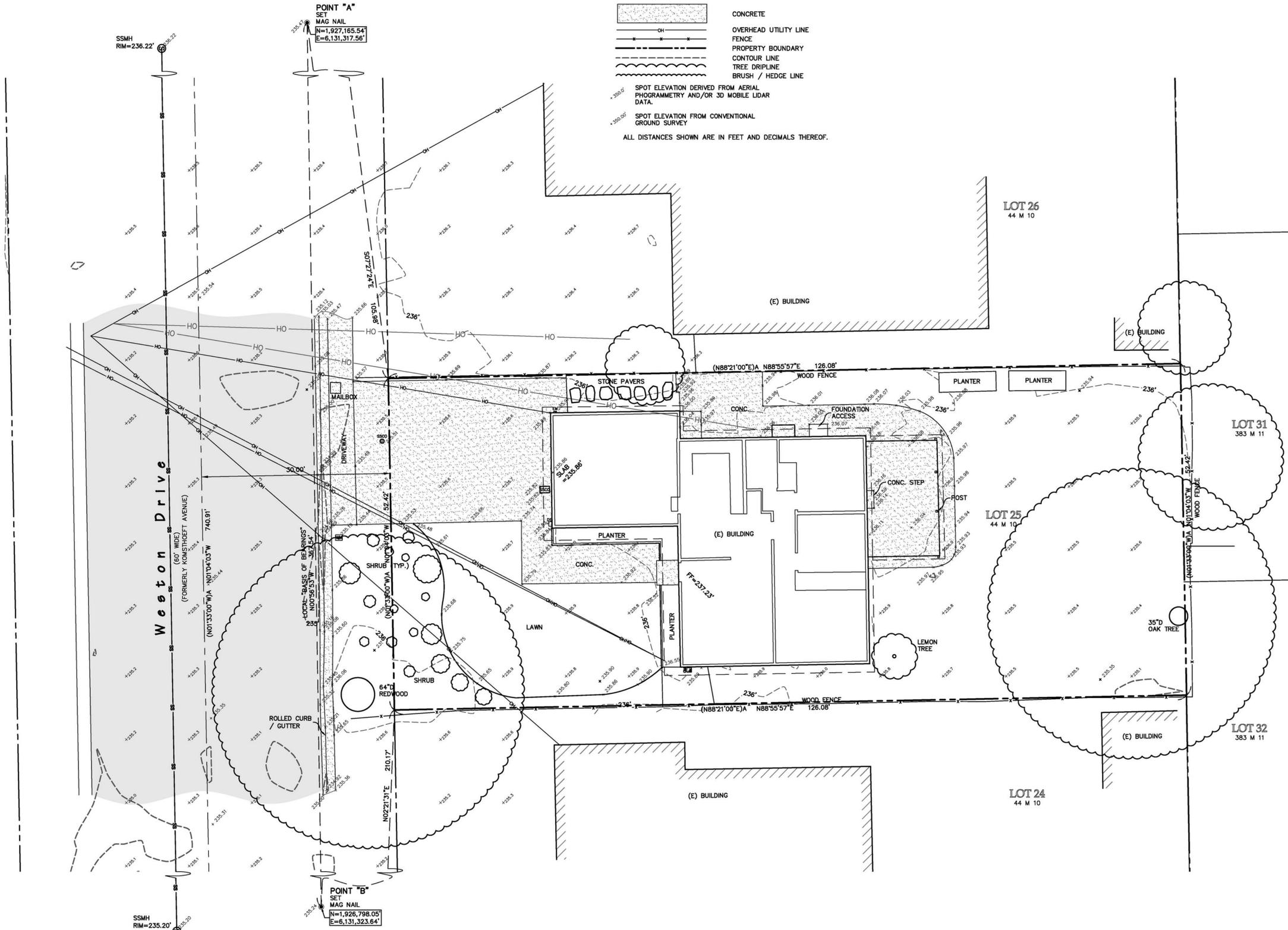
- MONUMENT FOUND AS NOTED
- SAN. SEWER MANHOLE
- ⊕ WATER METER
- ⊕ BENCHMARK
- () INDICATES RECORD DATA
- () A 44 M 10
- R&C RECORD & CALCULATED DATA

- BUILDING OVERHANG, OR AWNING
- BUILDING FOOTPRINT
- ASPHALT CONCRETE, AC (SHADED)
- CONCRETE
- OVERHEAD UTILITY LINE
- FENCE
- PROPERTY BOUNDARY
- CONTOUR LINE
- TREE DRIPLINE
- BRUSH / HEDGE LINE

- SPOT ELEVATION DERIVED FROM AERIAL PHOTOGRAMMETRY AND/OR 3D MOBILE LIDAR DATA.
 - SPOT ELEVATION FROM CONVENTIONAL GROUND SURVEY
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.



<p>REVISIONS</p> <p>APPROVED</p> <p>IFLAND SURVEY Surveying - Mapping - GIS</p> <p>5300 Sycamore Avenue, Suite 101, Santa Clara, CA 95052 Tel: 831.428.7841 Fax: 831.428.8298</p>	<p>Record Boundary and Topographic Survey for:</p> <p>Martin and Meghan Weisler</p> <p>572 Weston Drive, Campbell, CA</p>
<p>APN 403-53-040</p> <p>SCALE 1"=8'</p> <p>SHEET 1</p> <p>OF 1 SHEETS</p> <p>JOB NO. G21093</p>	<p>DRAWN VCL</p>





Photograph A



Photograph B



Photograph C



Photograph D



Photograph E



Photograph F

OVOLO

DESCRIPTION
SITE PHOTOGRAPHY

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Weisler Residence
Grand Bedroom & Laundry Addition

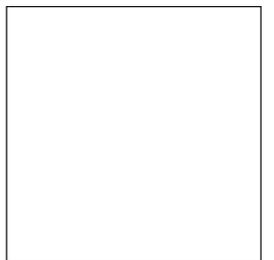
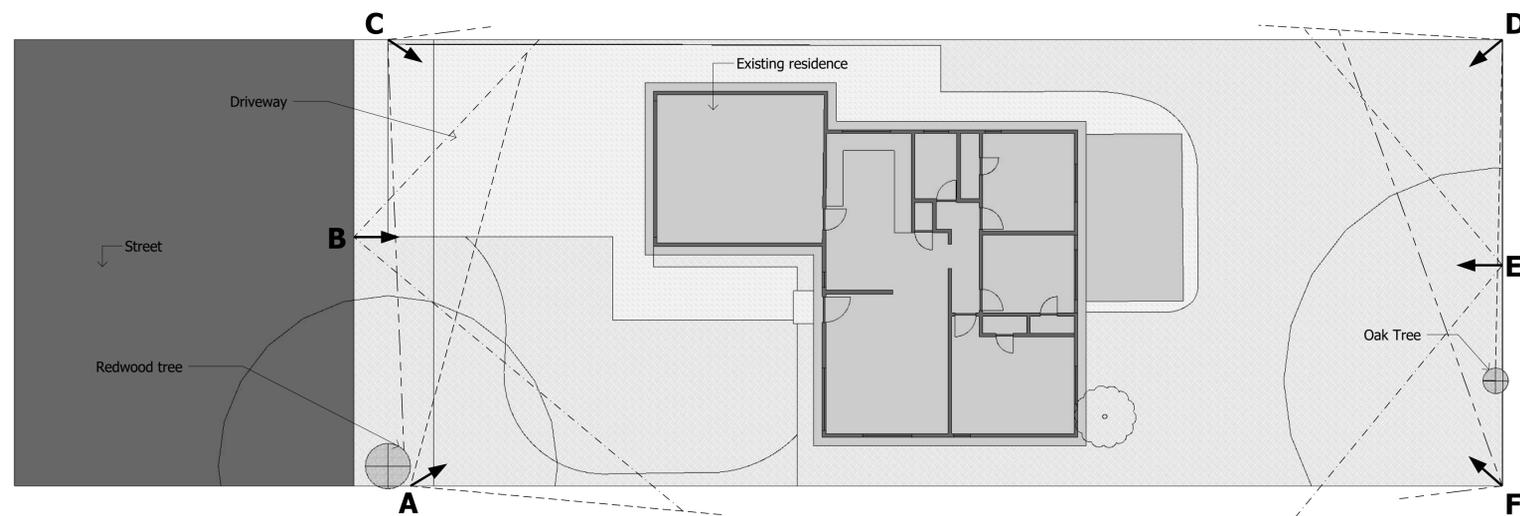
PROJECT SITE
APN 403-53-040
572 Weston Drive
Campbell, CA 95008

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GREGORY RIPA,
OVOLO INTERIORS

Gregory Ripa

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JANUARY 13, 2023
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REVISION HISTORY
JANUARY 13, 2023 - NEW SHEET



**DESCRIPTION
FLOORPLANS**

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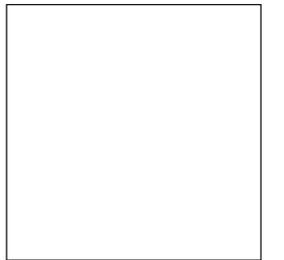
PROJECT SITE
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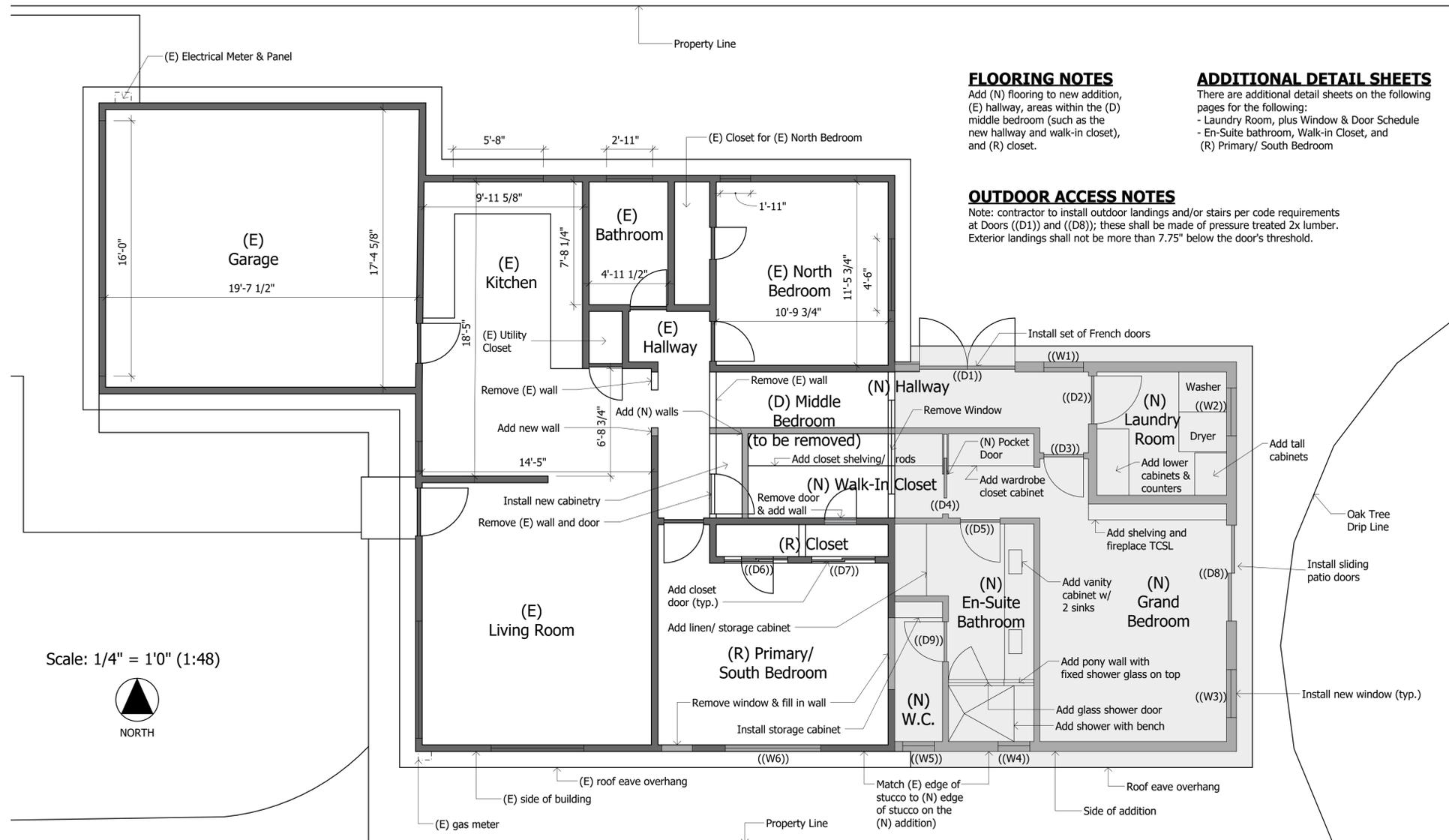


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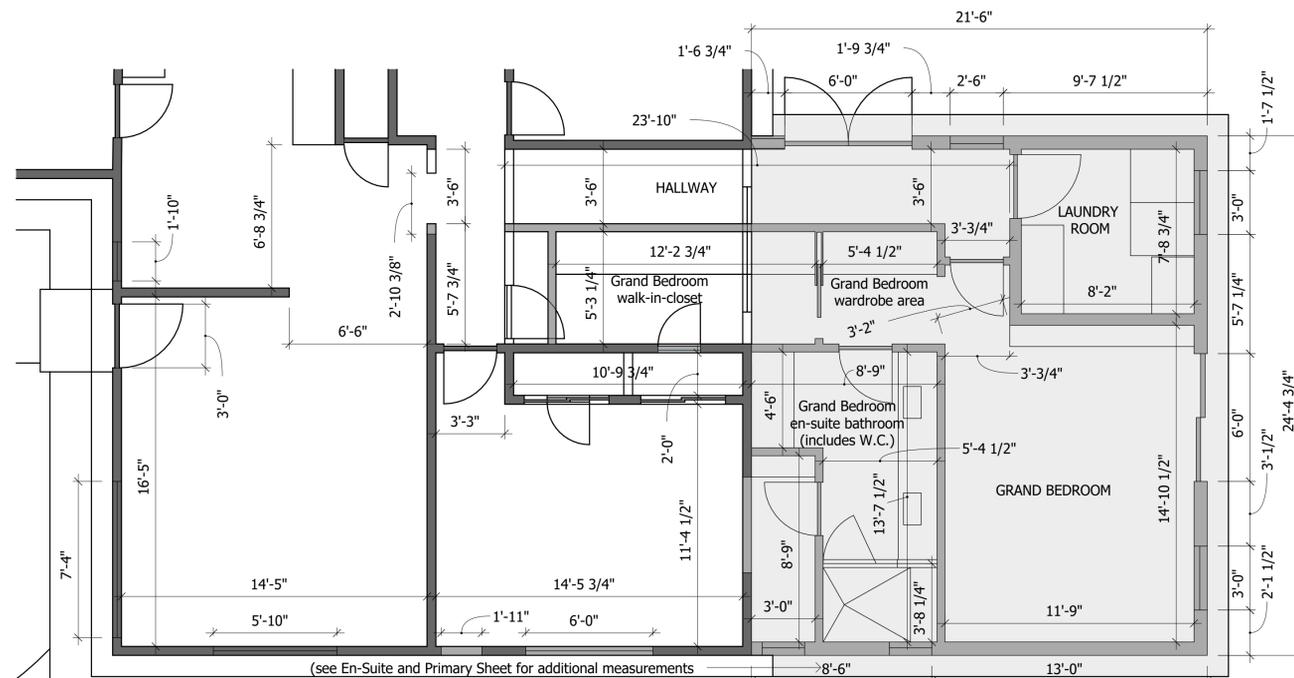
REVISION HISTORY
None



A 7



Scale: 1/4" = 1'0" (1:48)



Scale: 1/4" = 1'0" (1:48)



NEW ROOM SIZES

Grand Bedroom: 11'-9" x 14'-10.5" = 175 SF*
Grand Bedroom wardrobe area: 5'-4.5" x 5'-3.25" = 23 SF
Grand Bedroom walk-in-closet: 12'-2.75" x 5'-3.25" = 64 SF
Grand Bedroom en-suite bathroom: 13'-7.5" x 8'-9" = 119 SF
Grand Bedroom TOTAL: 381 SF*

Laundry Room: 8'-3.75" x 7'-8.75" = 64 SF

Hallway: 23'-10" x 3'-6" = 83 SF**

*Does not include the space adjacent to the entrance door
** Does not include the space adjacent to the Grand bedroom door

DESCRIPTION
LAUNDRY & SCHEDULES

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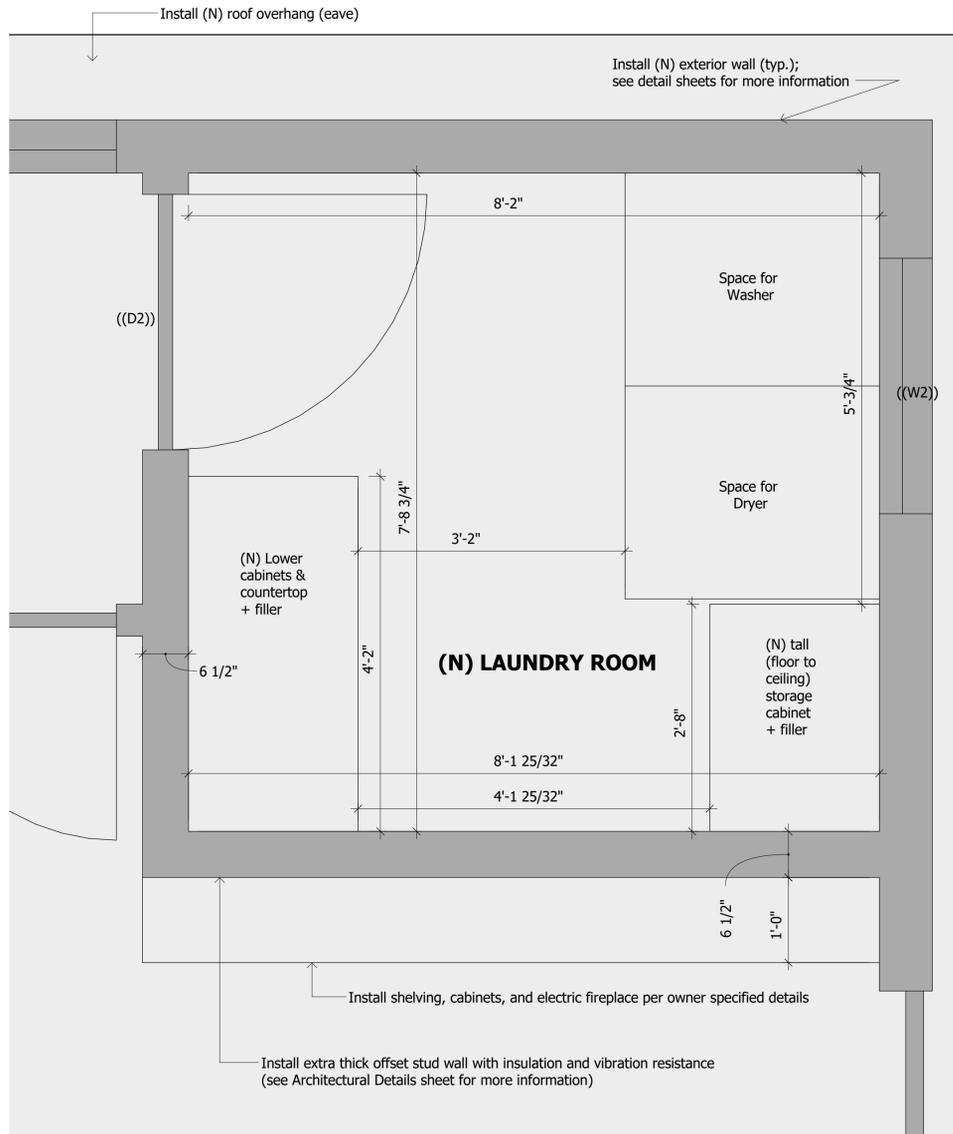
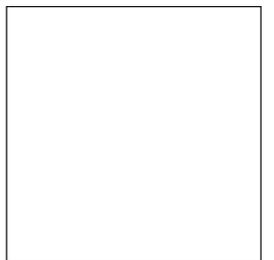
PROJECT SITE
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Campbell, CA 95008

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OVOLO INTERIORS



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REVISION HISTORY
None



Scale: 1" = 1'0" (1:12)



LEGEND

-  (E) wall and window to remain
-  (E) wall and window to be removed
-  (N) wall and window to be built
-  (E) structure and areas to remain
-  (N) addition/ structure to be built
-  ((W# / D#))
Window / Door number

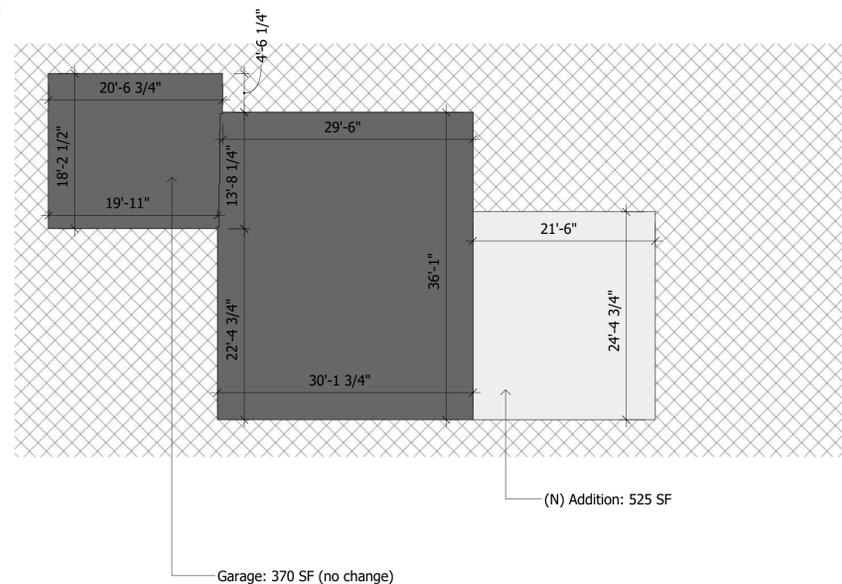
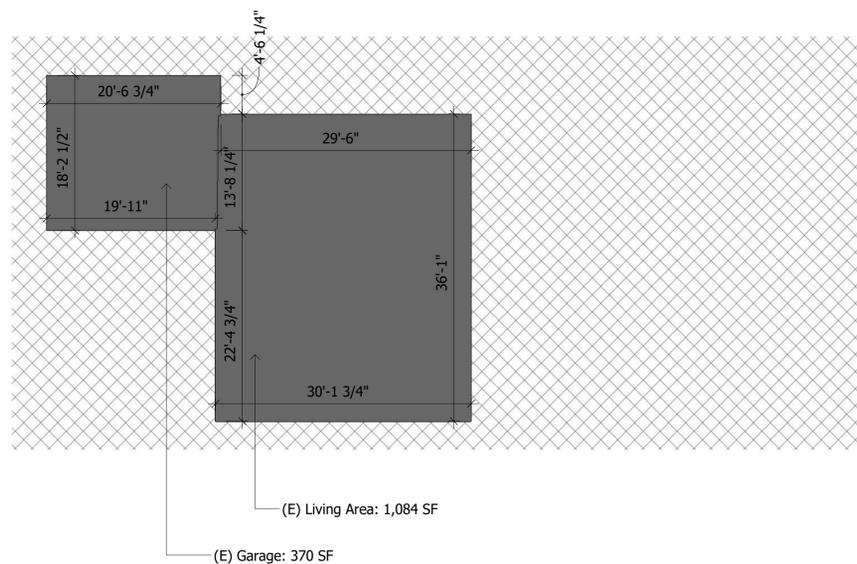
WINDOW AND DOOR SCHEDULE

DOORS	WINDOWS
((D1)) 6' wide double outward swing French doors with tempered glass panels	((W1)) 30" wide by 48" high double hung window
((D2)) 36" interior swing door	((W2)) 36" wide by 48" high double hung window
((D3)) 30" interior swing door	((W3)) 36" wide by 48" high double hung window
((D4)) 30" interior pocket door	((W4)) 24" w by 48" h single hung top-down window with obscured tempered glass
((D5)) 30" interior swing door	((W5)) 24" w by 48" h single hung top-down window with obscured tempered glass
((D6)) 48" double bypass sliding closet doors	((W6)) 6' w x 48" h double casement window with mullions to match style of Liv. Rm. window
((D7)) 48" double bypass sliding closet doors	Window ((W6)) shall meet egress requirements (20" min. clear width, 24" min. clear height, 5.7 sqft. min. openable area max. 44" above floor)
((D8)) 6' wide sliding glass patio doors with tempered glass	
((D9)) 30" interior swing door	The top of each window shall match the top of door height at approximately 7" above the floor.
	Windows shall be dual paned, at minimum.
For new interior swing doors, contractor shall match the style to the existing swing doors.	Contractor shall verify window heights; all heights shall match existing typical window heights

Sizes shown in schedule and on plans are for design purposes. Actual sizes shall be framed and set per manufacturer's specifications.

FLOOR AREA DIAGRAMS

Scale: 1" = 10'0" (1:120)



EXISTING AND PROPOSED BUILDING SIZES

Single Story Building (existing and proposed)

Existing Living Area: 1,084 SF
Existing Bedrooms: 3 bedrooms
Existing Bathrooms: 1 bathroom
Existing Garage: 370 SF
Existing Parking: 2 spaces
Existing Total SF: 1,454 SF
Existing Floor to Area Ratio (FAR): 22%
Existing Building Height: 12' 3"

Proposed New Addition Size: 525 SF

Proposed Living Area: 1,609 SF (+525 SF)
Proposed Bedrooms: 3 bedrooms (no change)
Proposed Bathrooms: 2 bathrooms (+1 bathroom)
Proposed Garage: 370 SF (no change)
Proposed Parking: 2 spaces (no change)
Proposed Total SF: 1,979 SF (+525 SF)
Proposed Floor to Area Ratio (FAR): 30% (+8%)
Proposed Building Height: 12' 3" (no change)

Scale: 3/16" = 1'0" (1:64)
 Note: Existing and finished grades shown on Sections, not on Elevations

DESCRIPTION
 EXTERIOR ELEVATIONS

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PROJECT
 Weisler Residence
 Grand Bedroom & Laundry Addition

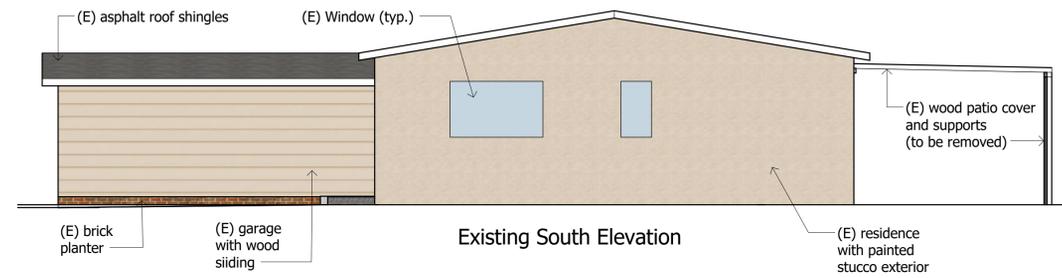
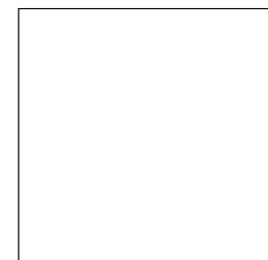
PROJECT SITE
 APN 403-53-040
 572 Weston Drive
 Campbell, CA 95008

DRAWN BY
 GREGORY RIPA,
 OVOLO INTERIORS

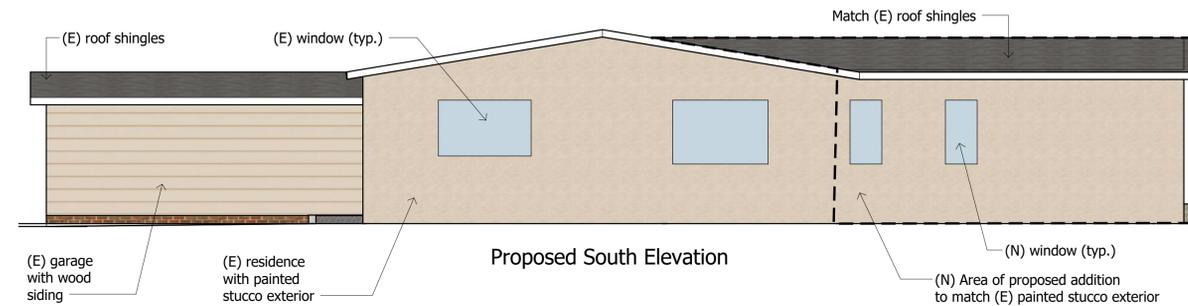


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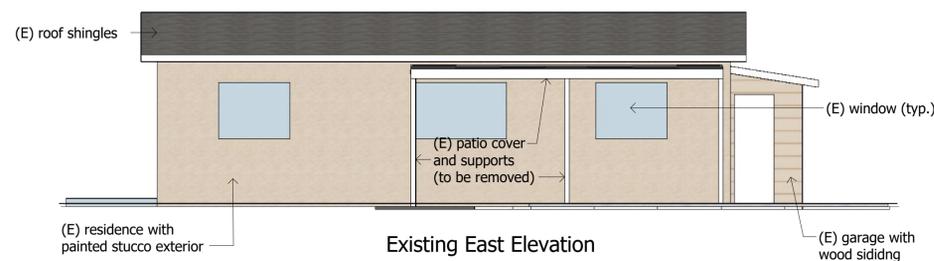
REVISION HISTORY
 None



Existing South Elevation



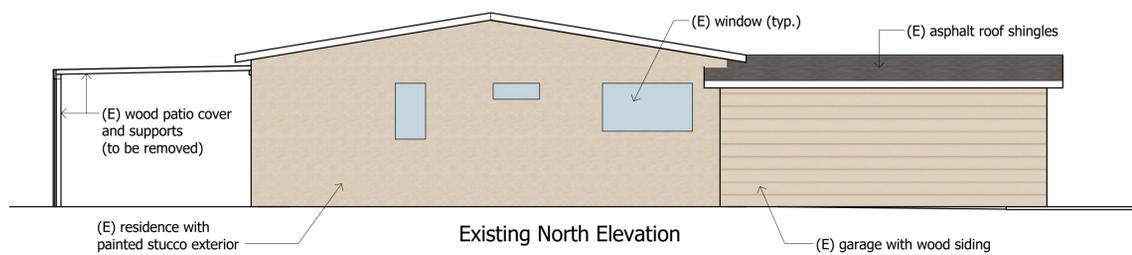
Proposed South Elevation



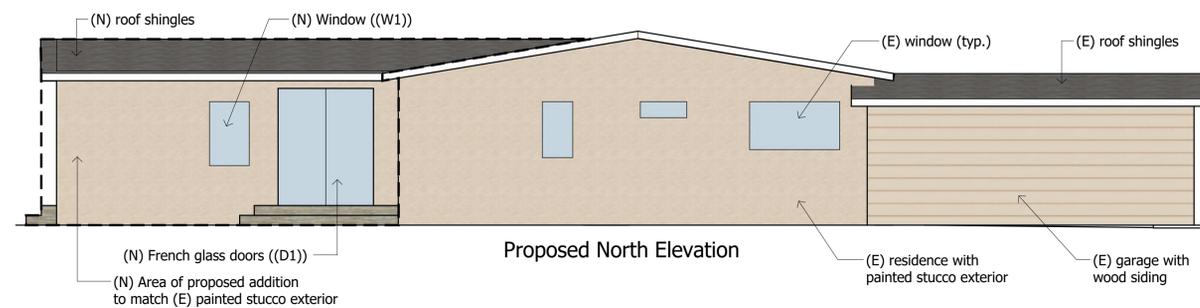
Existing East Elevation



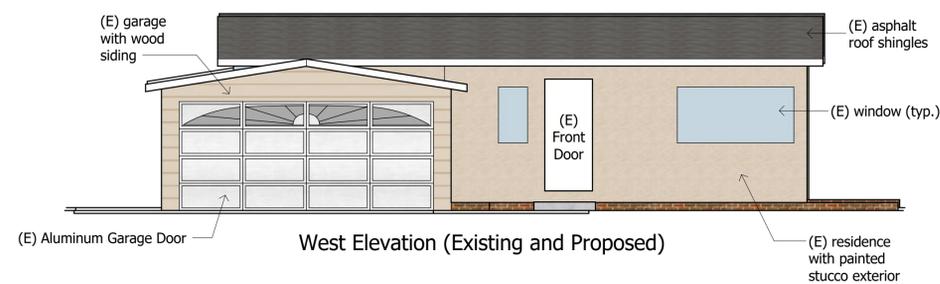
Proposed East Elevation



Existing North Elevation



Proposed North Elevation



West Elevation (Existing and Proposed)

DESCRIPTION
EXT. CONCEPTUAL RENDERINGS

OVOLO Interiors
238 Lincoln Avenue
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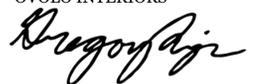
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PROJECT
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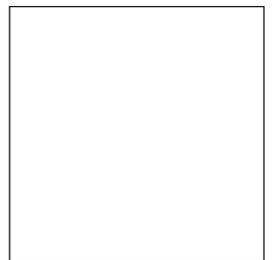
PROJECT SITE
APN 403-53-040
572 Weston Drive
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OVOLO INTERIORS

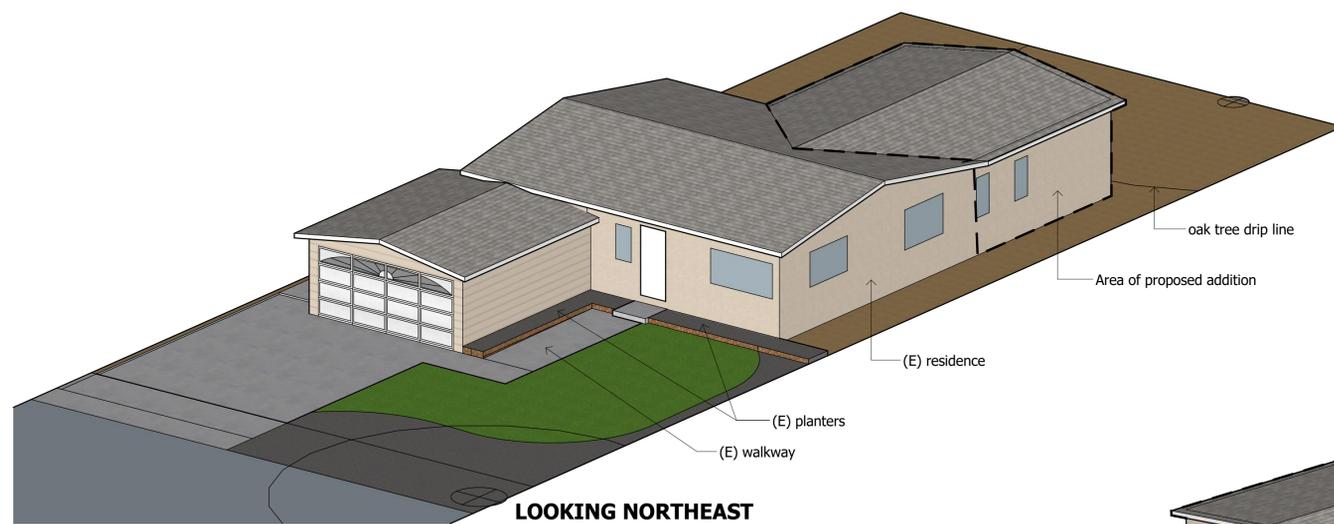


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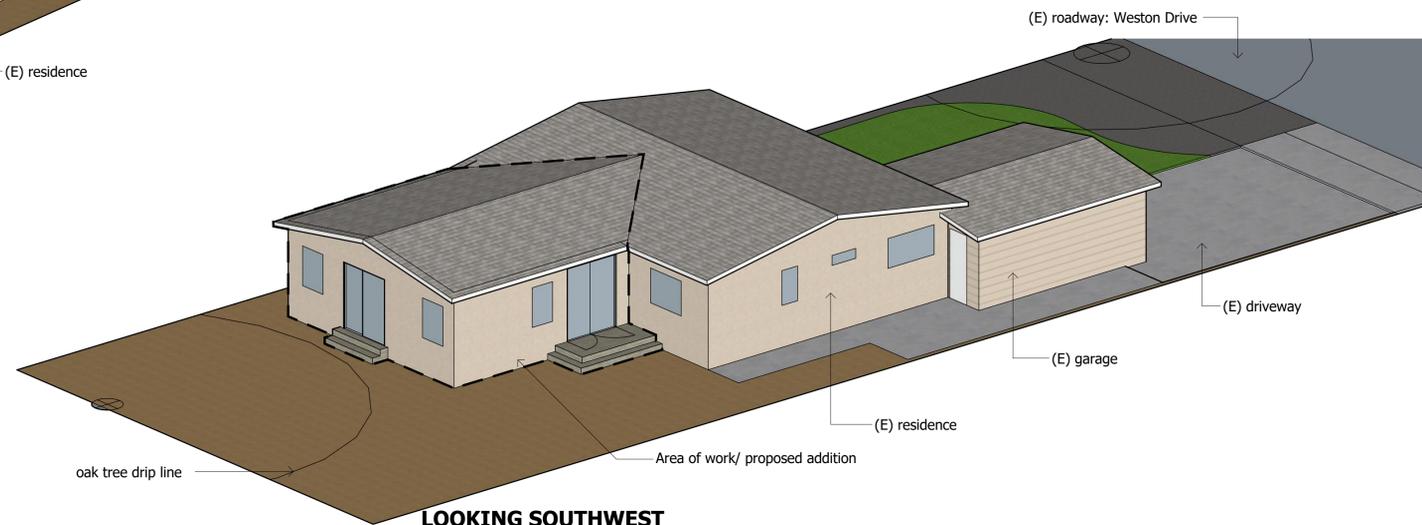
REVISION HISTORY
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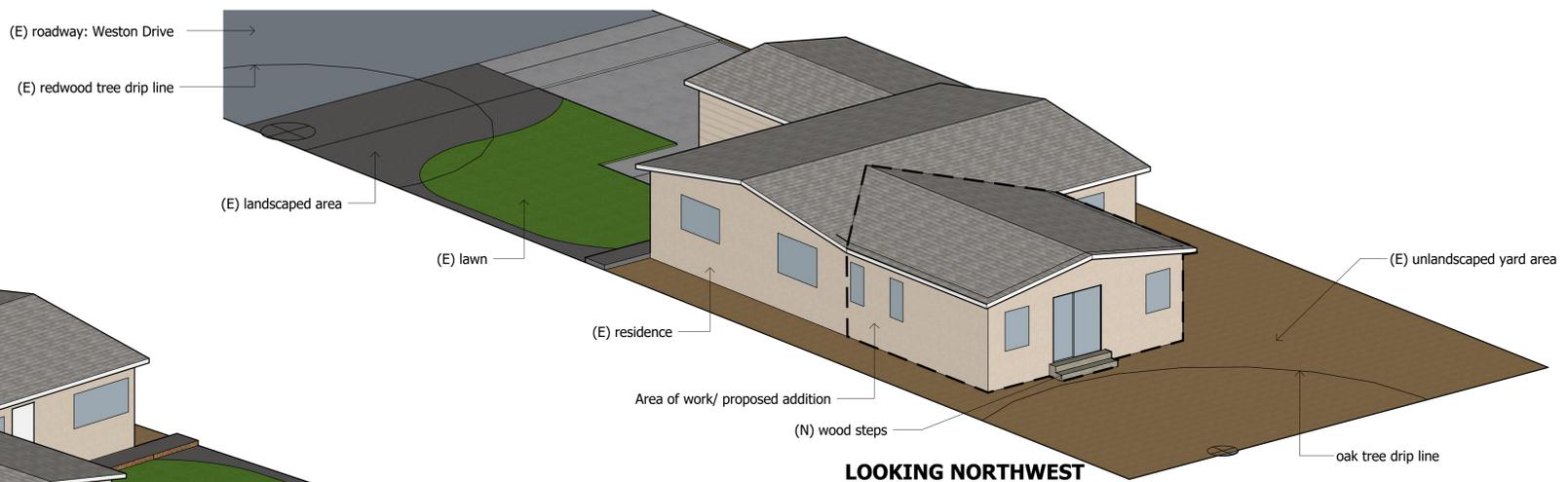
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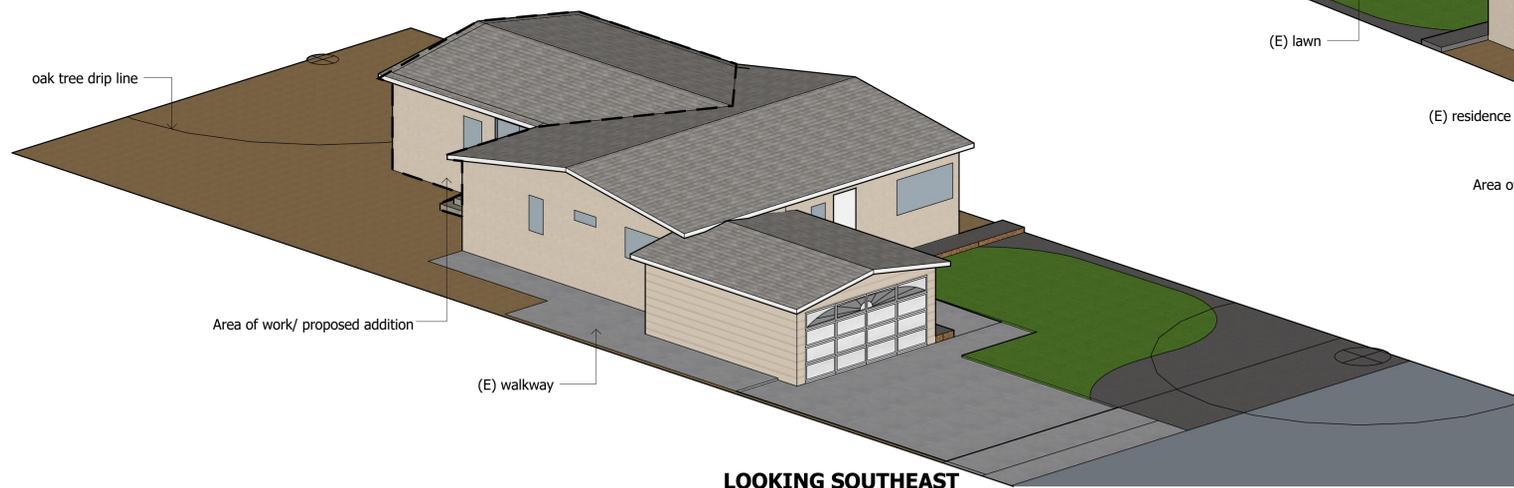
LOOKING NORTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST



LOOKING SOUTHEAST

Scale: 1/4" = 1'0" (1:48)

**DESCRIPTION
SECTIONS**

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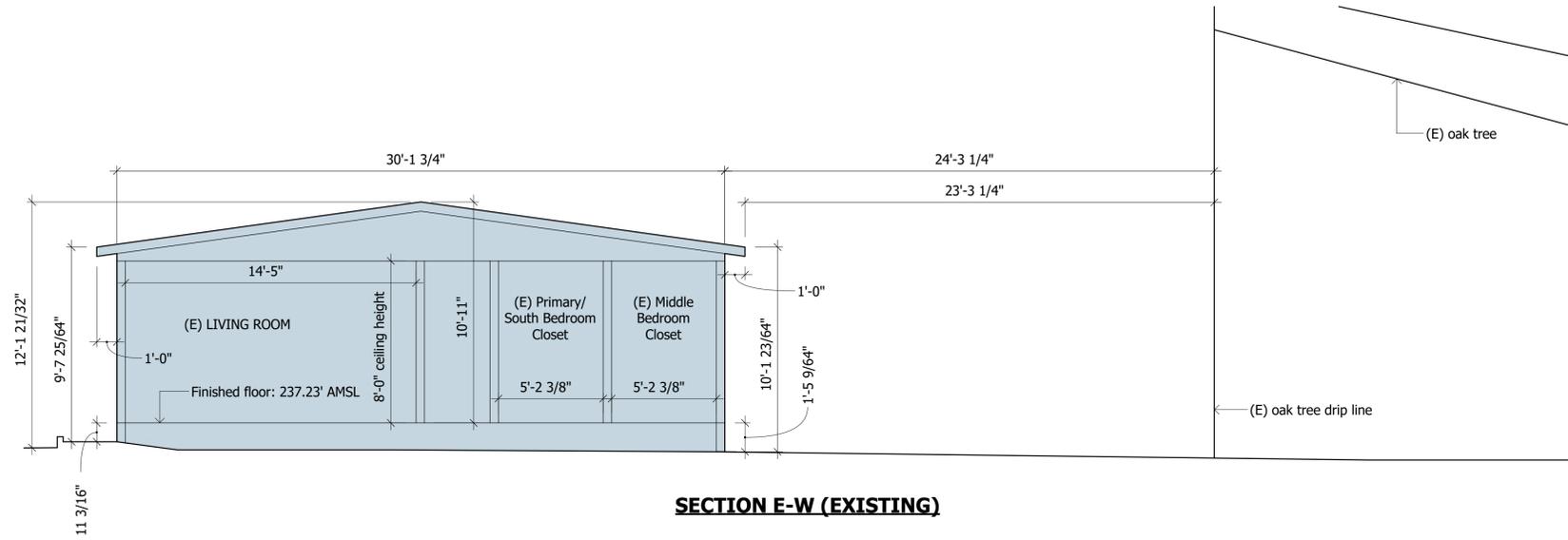
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GREGORY RIPA,
OVOLO INTERIORS

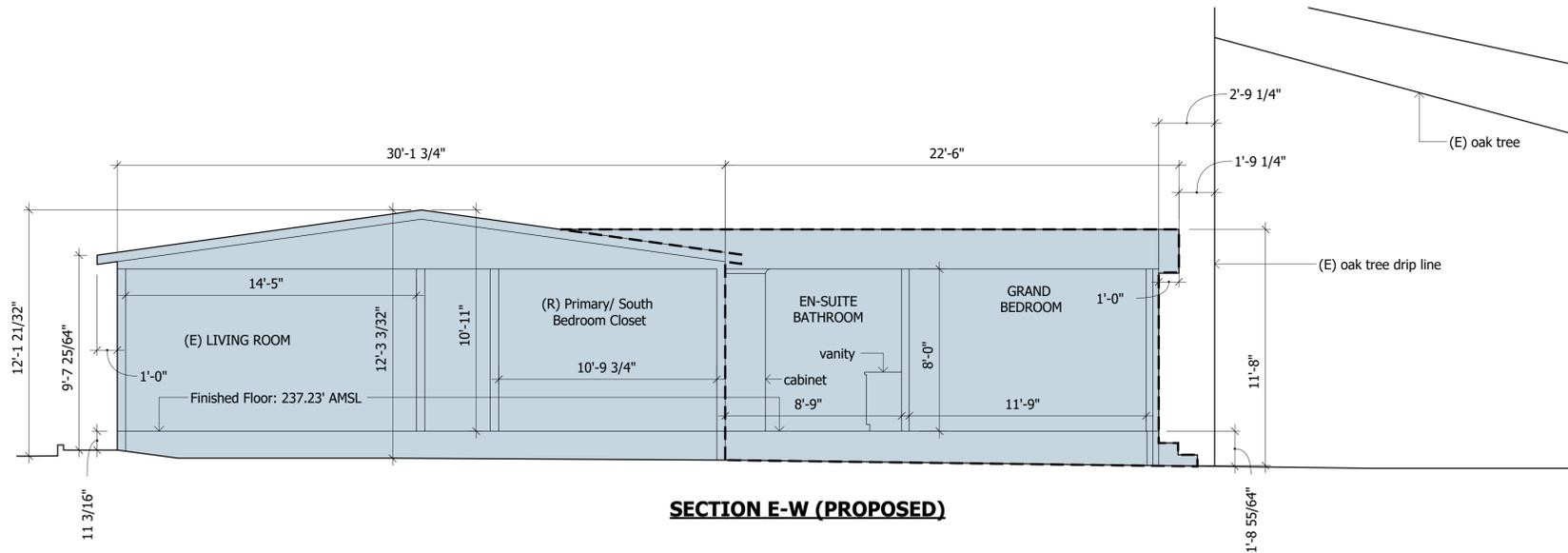


ISSUE
JANUARY 13, 2023
2ND SUBMITTAL

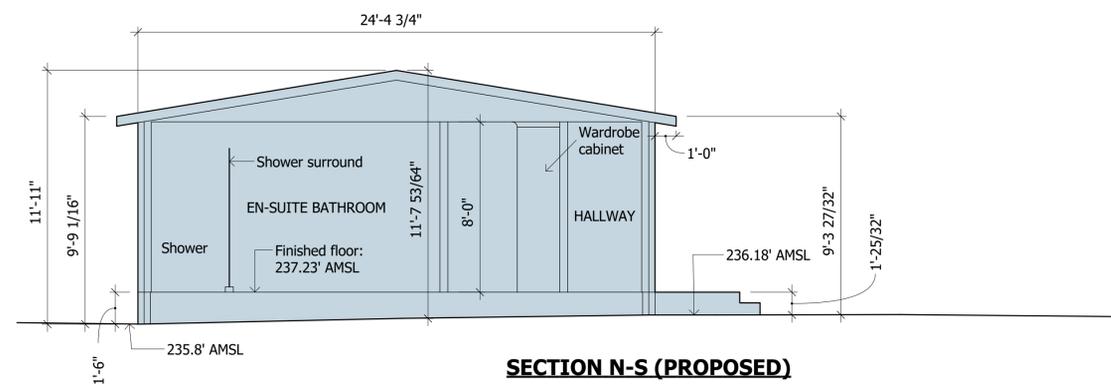
REVISION HISTORY
None



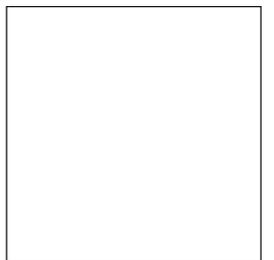
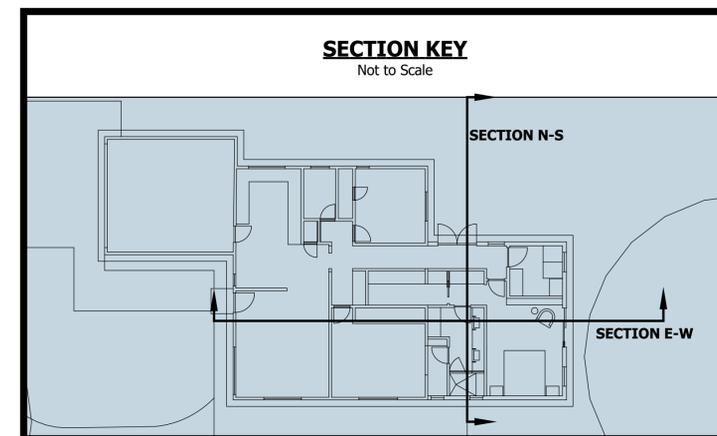
SECTION E-W (EXISTING)



SECTION E-W (PROPOSED)

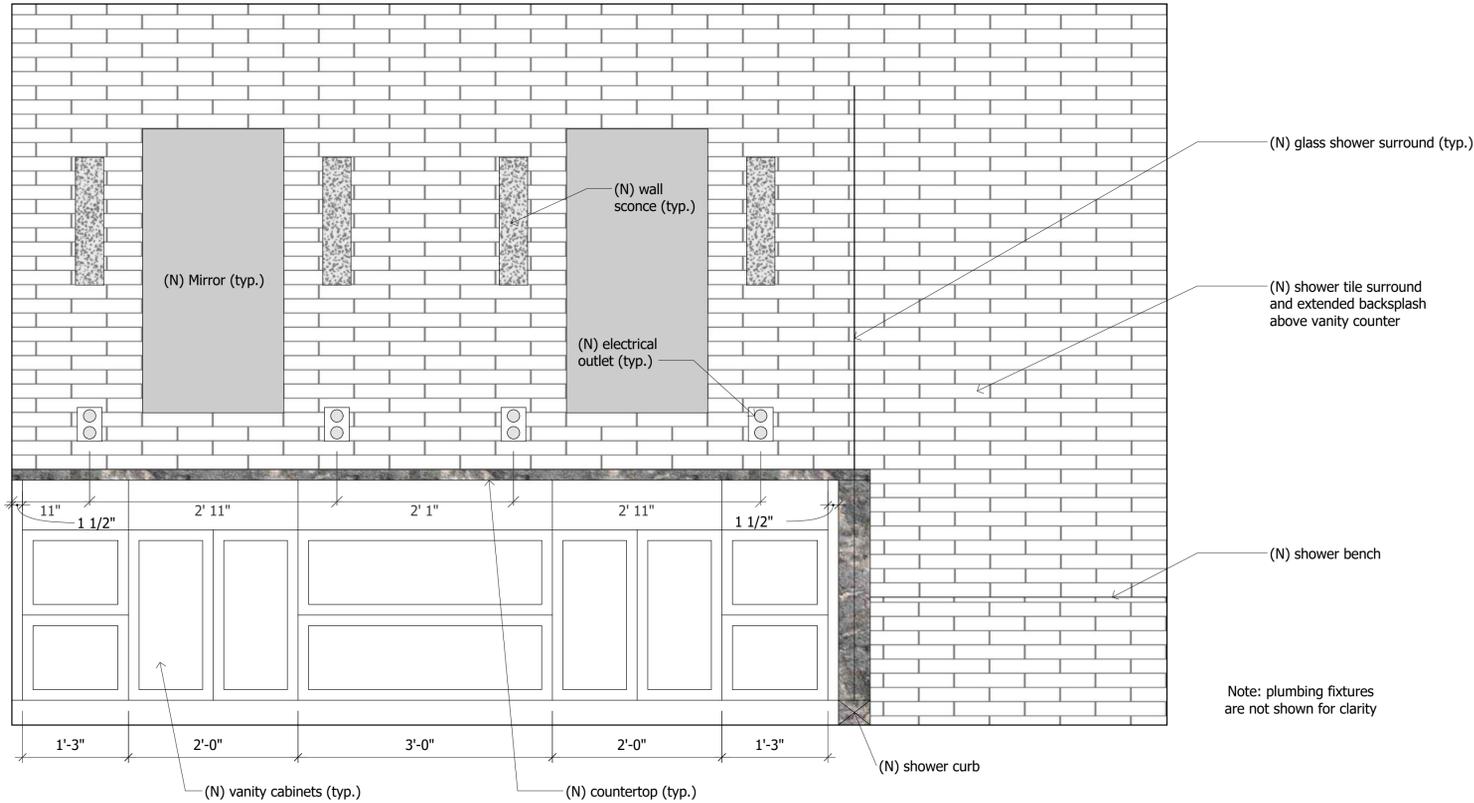


SECTION N-S (PROPOSED)



Scale: 1" = 1'0" (1:12)

PRIMARY BATHROOM VANITY WALL PROFILE (PROPOSED)



DESCRIPTION ARCHITECTURAL DETAILS

OVOLO Interiors
238 Lincoln Avenue
San Jose, CA 95126
669.200.9727

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Principal
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meghweisler@gmail.com
MartyWeisler46r@gmail.com

PROJECT
Weisler Residence
Grand Bedroom & Laundry Addition

PROJECT SITE
APN 403-53-040
572 Weston Drive
Campbell, CA 95008



City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as followed:
 - The fence shall be a minimum of six feet in height and shall be set securely in place.
 - The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
 - The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
- Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of the branches).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
- Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
- No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
- No signs, wires or any other object shall be attached to the tree.
- Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.

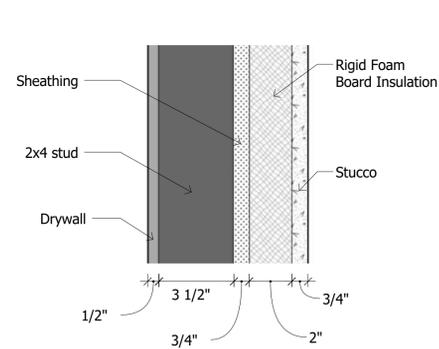
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GREGORY RIPA,
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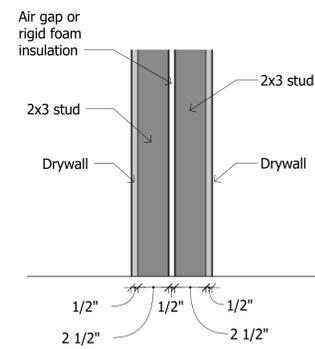
REVISION HISTORY
None

WALL SECTIONS (PROPOSED)

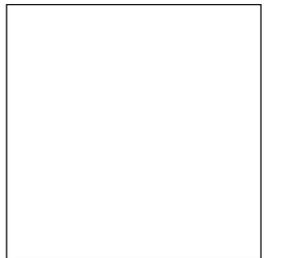
EXTERIOR WALL



WALL BETWEEN LAUNDRY AND GRAND BEDROOM



NOT TO SCALE



DESCRIPTION
PLUMBING PLAN

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San Jose, CA 95126
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Grand Bedroom & Laundry Addition

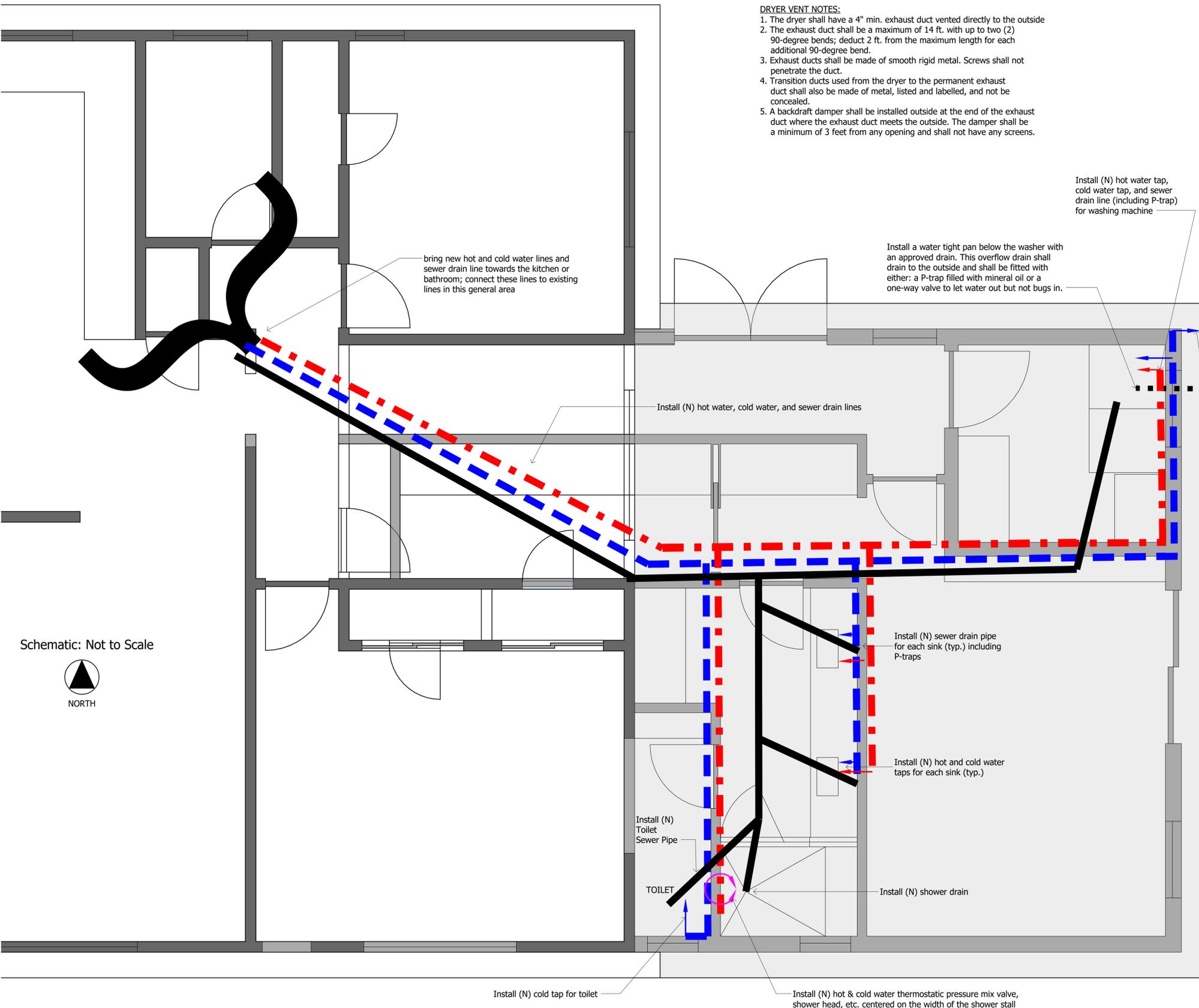
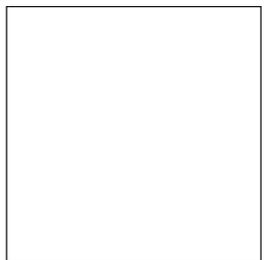
PROJECT SITE
APN 403-53-040
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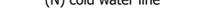
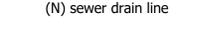


ISSUE
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REVISION HISTORY
None



LEGEND

-  (E) wall and window to remain
-  (E) wall and window to be removed
-  (N) wall and window to be built
-  (E) structure and areas to remain
-  (N) addition/ structure to be built
-  (N) hot water line
-  (N) cold water line
-  (N) sewer drain line
-  (N) overflow drain line

PLUMBING NOTES:

1. Water and drain lines do not need to be installed exactly where they are shown on this schematic plumbing plan so long as each fixture and appliance is served as necessary
2. All (n) plumbing fixtures shall be water efficient plumbing fixtures (see below for flow rate information)
3. For a shower with 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 gallons per minute at 80 psi

FIXTURE TYPE	FLOW RATE
Showerhead	1.8 GPM @ 80 PSI
Bathroom Sink	1.2 GPM @ 60 PSI
Kitchen Sink	1.8 GPM @ 60 PSI
Toilet	1.28 Gallons per flush

Schematic: Not to Scale



DESCRIPTION
ELECTRICAL PLAN

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Grand Bedroom & Laundry Addition

PROJECT SITE
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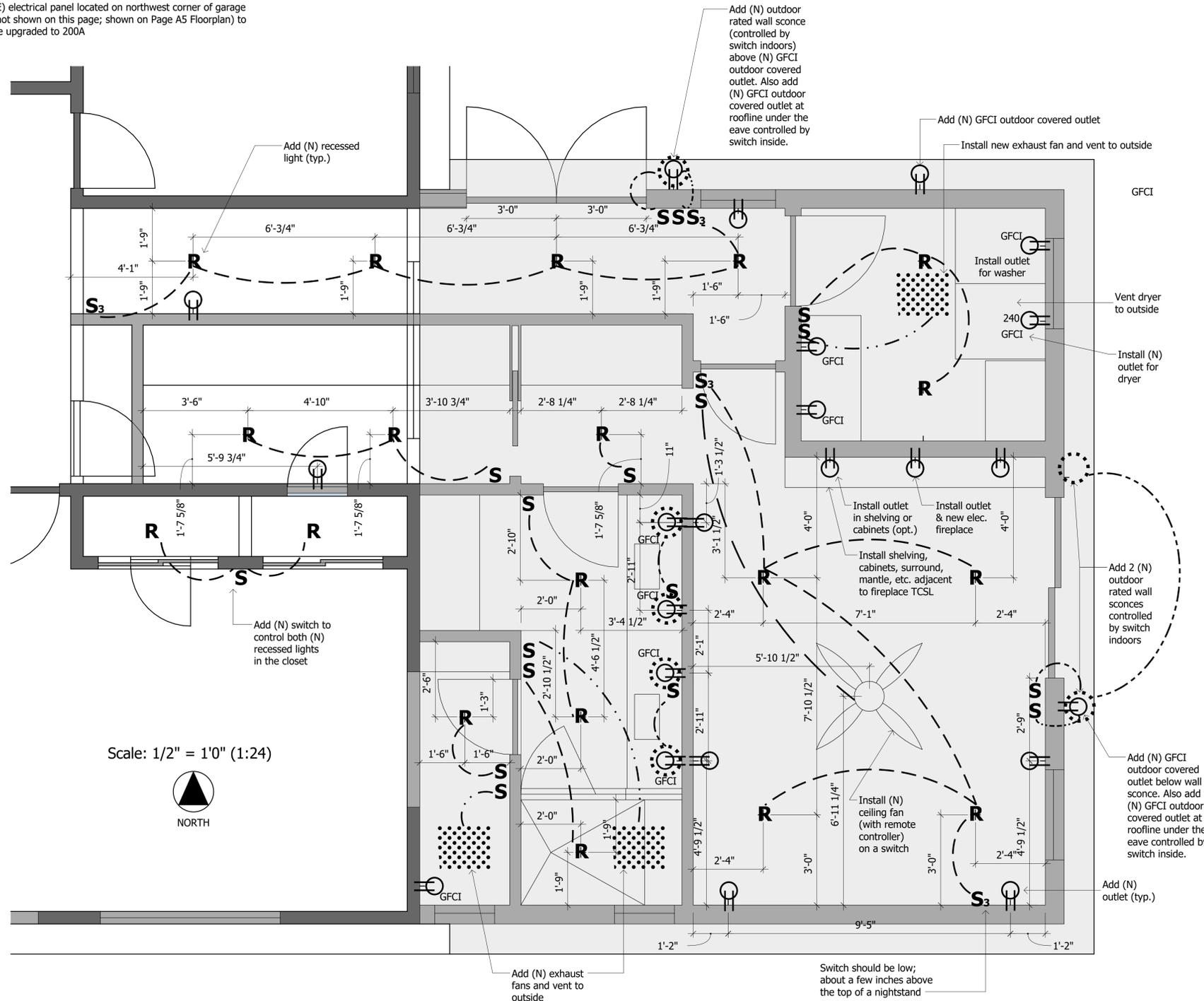
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REVISION HISTORY
None

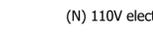
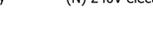
ELECTRICAL NOTES:

- Contractor shall install electrical per code requirements and verify with owner for additional electrical work beyond requirements
- Upgrade electrical panel located on northwest corner of the garage to 200 amps
- No receptacles shall be installed within or directly over a bathtub or shower stall
- No pendants, track lights, and paddle fans shall be installed within 3' of the shower entrances over the floor/ walkway/ circulation space (the area not above a vanity and/or cabinet)
- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for a wet location where subject to shower spray. Thus, recessed lights directly above a tub/ shower must shall be rated for a damp or wet location.
- All lighting installed shall be high efficiency lighting
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/ caulked between the fixture housing and ceiling, and shall not contain a screw based socket
- Lighting in bathrooms, garages, utility rooms, and laundry rooms shall have at least 1 fixture controlled by a vacancy sensor switch that requires a manual on activation (does not turn on automatically) and automatically turns off within 30 minutes after the room is vacated
- All receptacles shall be tamper resistant and bear such markings (TR markings)
- GFCI/ GFI protected receptacles shall be provided in bathrooms, kitchens, garages, utility rooms, laundry rooms, and any outdoor locations.
- Outlets, receptacles, switches, lighting, and hard-wired smoke detectors installed in kitchens, family rooms, living rooms, dining rooms, parlors, dens, libraries, recreation rooms, sunrooms, bedrooms, closets, hallways, laundry rooms, and/or similar rooms shall be arc fault protected (AFCI) and circuits supplying the same shall be protected by a listed arc fault circuit interruptor
- A minimum of 20 amps per receptacle shall be provided in the laundry room
- Separate electrical circuits shall be provided for the following at minimum:
 - * 2 qty. 20A small appliance circuits in the kitchen
 - * 1 qty. circuit for the garbage disposal
 - * 1 qty. circuit for the dishwasher
 - * 1 qty. 20A circuit in each bathroom
 - * 1 qty. 30A circuit in the laundry room
 - * 1 qty. circuit for the forced air unit
 - * 1 qty. circuit for the air conditioning
- Add new circuits for the new addition as required by code
- All dryer, bathroom, and utility exhaust fan ductwork openings on the outside of the building shall be at least 3' min. away from any other openings such as doors, windows, skylights, and attic vents; all joints and seams of these duct systems shall be sealed material meeting the UL181 standard.
- Exhaust fans shall have a min. ventilation rate of 50 cubic feet per minute. Bathrooms shall have an exhaust fan, even if an operable window is installed. Lighting and exhaust fans shall have separate control switches, even if a combination unit is installed.
- Receptacles installed outdoors shall be GFCI protected, water resistant, and be in a waterproof enclosure that is weatherproof when the attachment plug is removed. Best practices allow the outlet to be weatherproof when the plug is attached.
- Outdoor lighting fixtures shall be controlled by a manual on and off switch with photocell and motion sensor and the fixture shall be rated/ listed for damp/ wet locations.

(E) electrical panel located on northwest corner of garage (not shown on this page; shown on Page A5 Floorplan) to be upgraded to 200A



LEGEND

-  (E) wall and window to remain
-  (E) wall and window to be removed
-  (N) wall and window to be built
-  (E) structure and areas to remain
-  (N) addition/ structure to be built
-  S (N) electrical switch
-  S₃ (N) 3-way electrical switch
-  (N) 110V electrical outlet
-  (N) 110V GFCI electrical outlet
-  (N) 240V electrical outlet
-  R (N) recessed light
-  (N) wall sconce light
-  (N) exhaust fan
-  (N) ceiling fan

OVOLO

DESCRIPTION HVAC PLAN

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PROJECT
Weisler Residence
Grand Bedroom & Laundry Addition

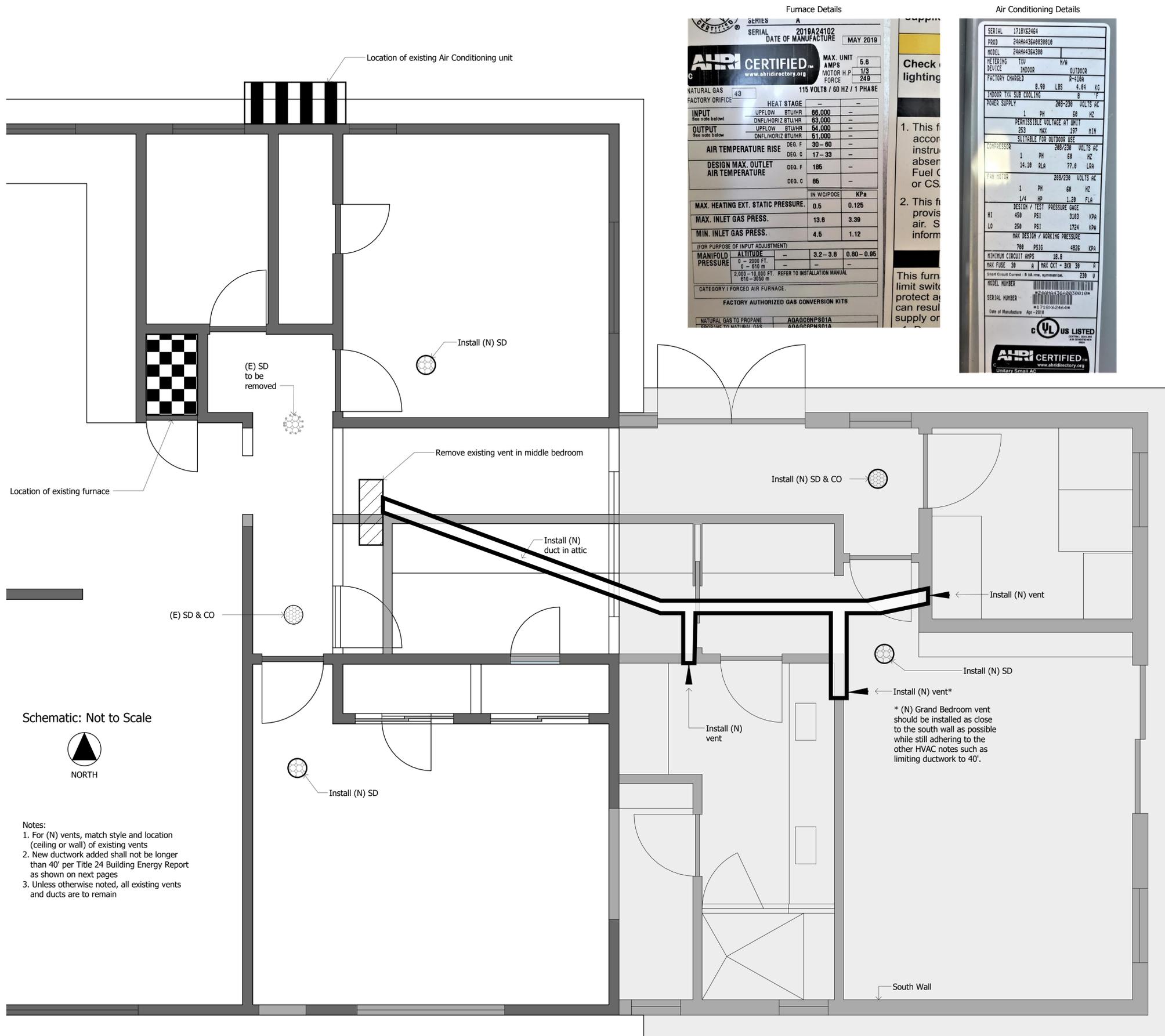
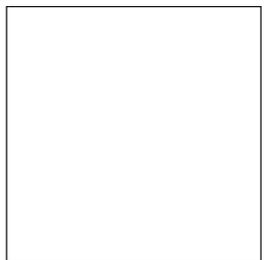
PROJECT SITE
APN 403-53-040
572 Weston Drive
Campbell, CA 95008

DRAWN BY
GREGORY RIPA,
OVOLO INTERIORS



ISSUE
JANUARY 13, 2023
2ND SUBMITTAL

REVISION HISTORY
None



Furnace Details

SERIES	A
SERIAL	2019A24102
DATE OF MANUFACTURE	MAY 2019
AHRI CERTIFIED	
NATURAL GAS FACTORY ORIFICE	43
HEAT STAGE	—
INPUT	—
UPFLOW BTU/HR	86,000
DNFL/HORIZ BTU/HR	83,000
OUTPUT	—
UPFLOW BTU/HR	84,000
DNFL/HORIZ BTU/HR	81,000
AIR TEMPERATURE RISE	—
DEG. F	30 - 60
DEG. C	17 - 33
DESIGN MAX. OUTLET AIR TEMPERATURE	186
DEG. F	—
DEG. C	86
MAX. HEATING EXT. STATIC PRESSURE	0.6
IN W/PODE	0.126
MAX. INLET GAS PRESS.	13.6
INLET	3.39
MIN. INLET GAS PRESS.	4.5
INLET	1.12
(FOR PURPOSE OF INPUT ADJUSTMENT)	
MANIFOLD ALTITUDE	3.2 - 3.8
0 - 2000 FT.	0.80 - 0.95
0 - 610 m	—
MANIFOLD PRESSURE	—
2,000 - 10,000 FT. REFER TO INSTALLATION MANUAL	—
610 - 3050 m	—
CATEGORY I FORCED AIR FURNACE.	
FACTORY AUTHORIZED GAS CONVERSION KITS	
NATURAL GAS TO PROPANE	A0A0C0NPS01A
PROPANE TO NATURAL GAS	A0A0C0NPS01A

Air Conditioning Details

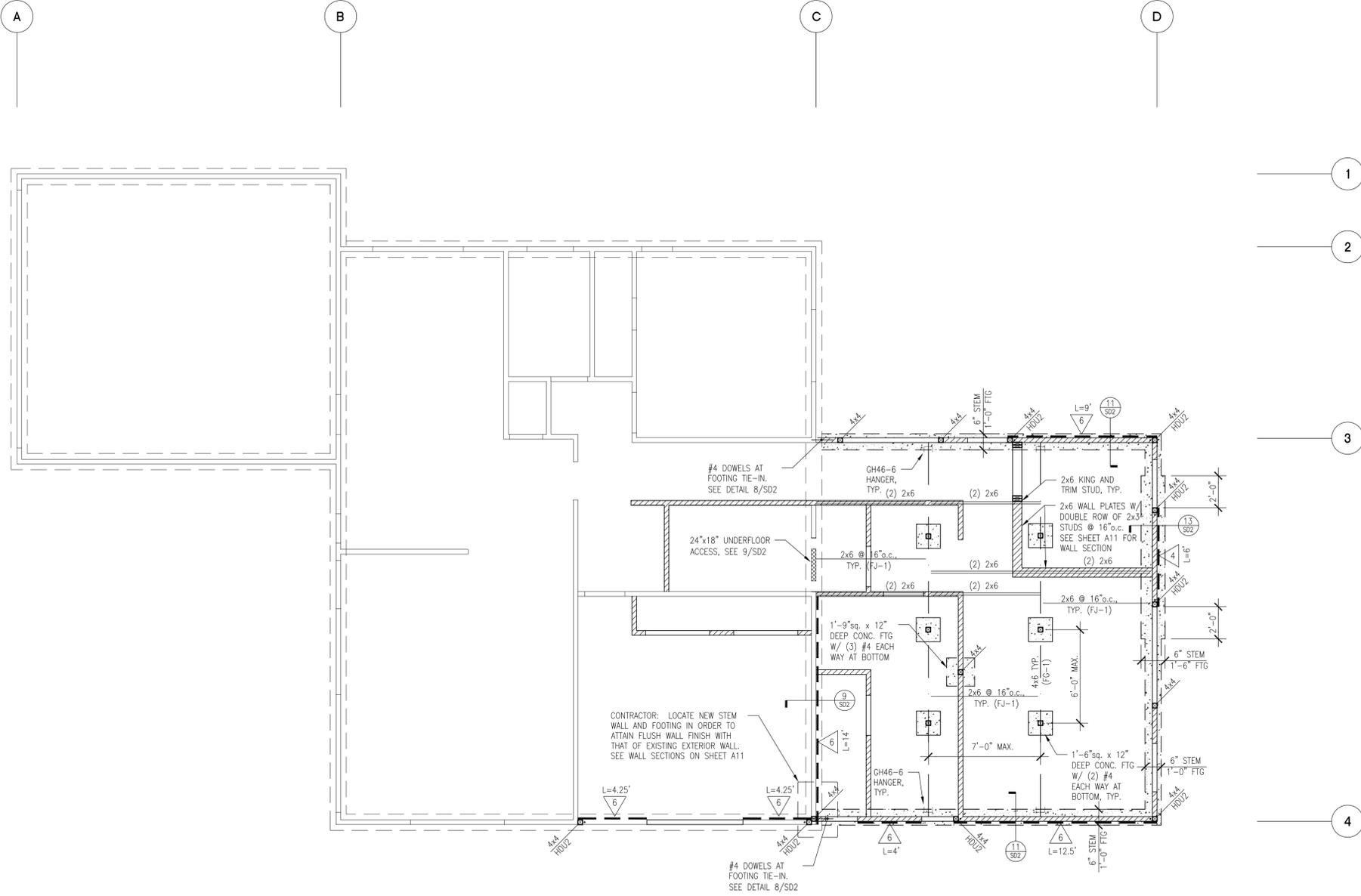
SERIAL	1718182464
MODEL	244H436A300
FACTORY CHARGED	8.90 LBS 4.04 KG
INDOOR TUV SUB COOLING	8
POWER SUPPLY	208-230 VOLTS AC
PERMISSIBLE VOLTAGE AT UNIT	253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE	
COMPRESSOR	208/230 VOLTS AC
1 PH	60 HZ
14.10 RLA	77.0 LRA
FAN MOTOR	208/230 VOLTS AC
1 PH	60 HZ
1/4 HP	1.20 FLA
DESIGN / TEST PRESSURE GAUGE	—
H1	450 PSI 3103 KPA
L0	250 PSI 1724 KPA
MAX DESIGN / WORKING PRESSURE	—
700 PSIG 4826 KPA	—
MINIMUM CIRCUIT AMPS	18.8
MAX FUSE	30 A MAX Ckt - BKR 30 A
Short Circuit Current: 0.5A rms symmetrical	230 V
MODEL NUMBER	43-000043-000000010m
SERIAL NUMBER	#1718062464*
Date of Manufacture	Apr - 2018
UL US LISTED	
AHRI CERTIFIED	

- LEGEND**
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 -  (E) wall and window to be removed
 -  (N) wall and window to be built
 -  (E) structure and areas to remain
 -  (N) addition/ structure to be built

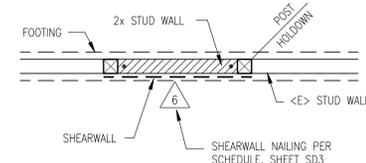
Schematic: Not to Scale



- Notes:
1. For (N) vents, match style and location (ceiling or wall) of existing vents
 2. New ductwork added shall not be longer than 40' per Title 24 Building Energy Report as shown on next pages
 3. Unless otherwise noted, all existing vents and ducts are to remain



LEGEND



ALL NEW ROOFS, U.O.N. SHALL BE SHEATHED WITH 15/32" CDX PLYWOOD AND NAIL W/ 8d @ 6" o.c., 12" o.c. IN FIELD. UNSUPPORTED EDGES NEED NOT BE BLOCKED.
 CONTRACTOR TO VERIFY WITH TITLE 24 REPORT IF RADIANT BARRIER PLYWOOD IS REQUIRED.

ALL FLOORS SHALL BE SHEATHED WITH 3/4" CDX T&G PLYWOOD AND NAIL W/ 10d @ 6" o.c., 12" o.c. IN FIELD.

WALLS WITH SHEAR WALL DESIGNATIONS SHALL BE SHEATHED WITH 15/32" CDX PLYWOOD, OR OSB SHEATHING AND NAIL PER TYPE INDICATED ON PLAN AND DEFINED IN SHEARWALL SCHEDULE.

SPECIAL INSPECTION OF SHEAR WALLS NOTED AS TYPE "4" INCLUDING NAILING AND ALL MECHANICAL CONNECTORS SHALL BE PERFORMED BY THE ENGINEER OF RECORD. A LETTER VERIFYING SUCH INSPECTIONS WERE PERFORMED SHALL BE ON THE SITE FOR THE CITY FIELD INSPECTOR AT TIME OF SHEAR WALL INSPECTION. NOTIFY ENGINEER 48 HOURS PRIOR TO THE CITY'S INSPECTION.

STRUCTURAL DRAWING SHEETS S1, S2, SD1, SD2, SD3 & SD4 THAT DO NOT HAVE APPROVAL STAMP AND SIGNATURES ISSUED BY THE GOVERNING BUILDING DEPARTMENT AND ENGINEER OF RECORD'S STAMP AND SIGNATURE THEREON SHALL NOT BE USED FOR CONSTRUCTION.

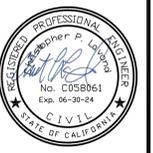


FOUNDATION AND FLOOR FRAMING PLAN

SCALE: 1/4" = 1' 0"

CPL CONSULTING ENGINEERS
 1561 Hack Avenue
 Campbell, CA 95008
 Tel: (408) 394-1461
 Fax: (408) 378-3733

DRAWN BY: CPL
 CHECKED BY: CPL
 CPL JOB No: 2209

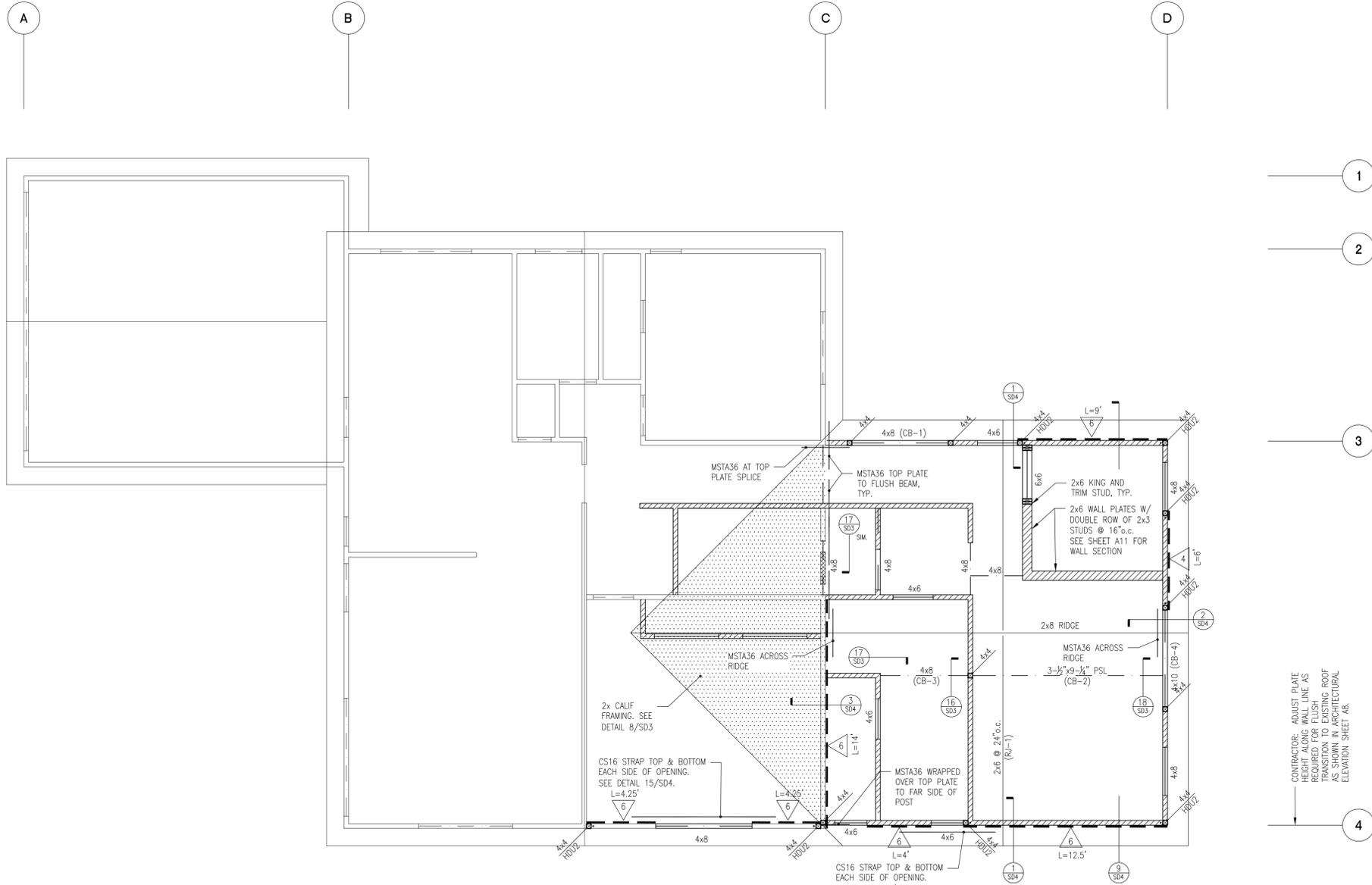


ISSUES/REVISIONS:
 ▲
 ▲

NEW ADDITION and REMODEL
Weisler Residence
 572 Weston Drive
 Campbell, CA 95008

SHEET CONTENTS:
 FOUNDATION and FLOOR FRAMING PLAN
 DATE: 04/13/2022
 SCALE: AS NOTED

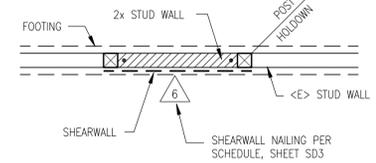
SHEET NO.
S1
 OF 6 SHEETS



ROOF & CEILING FRAMING PLAN

SCALE: 1/4" = 1' 0"

LEGEND



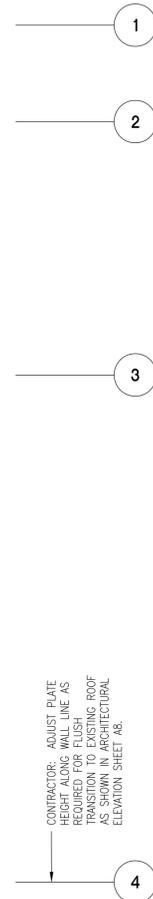
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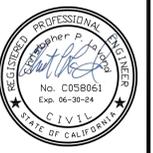
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CPL JOB No: 2209



ISSUES/REVISIONS:
▲
▲

NEW ADDITION and REMODEL
Weisler Residence
572 Weston Drive
Campbell, CA 95008

SHEET CONTENTS:
FOUNDATION and
FLOOR FRAMING
PLAN
DATE:
04/13/2022
SCALE:
AS NOTED

SHEET NO.
S2
OF 6 SHEETS

GENERAL

- ALL CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE 2019 CALIFORNIA BUILDING CODE (CBC).
- ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ENGINEER FOR DIRECTION PRIOR TO PROCEEDING.
- DETAILS OF CONSTRUCTION ARE TYPICAL, UNLESS NOTED OTHERWISE, AND SHALL APPLY AT ALL LOCATIONS OF SIMILAR CONSTRUCTION. TYPICAL DETAILS ARE NOT CUT AT EVERY APPLICABLE LOCATION ON THE PLANS.
- DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION.
- SHORING, TEMPORARY BRACING AND OTHER METHODS AND MEANS OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR, AND IS NOT INCLUDED IN THE SCOPE OF THE STRUCTURAL DRAWINGS.
- THE FOLLOWING NOTES ARE FOR GENERAL MATERIAL GRADES AND PROCEDURES. SEE REMAINDER OF DRAWINGS FOR COMPLETE REQUIREMENTS. ITEMS NOTED IN PLANS, SECTIONS AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES.
- LOADS:
 - LIVE LOADS:
ROOF = 20psf
FLOOR = 40psf
 - WIND LOADS:
EXPOSURE = B
RISK CATEGORY = II
BASIC WIND SPEED = 110 MPH
Ps = 27.9psf (ASCE 7-16 EQN. 28.5-1)
 - SEISMIC DESIGN REQUIREMENTS:
RISK CATEGORY = II
IMPORTANCE FACTOR, Ie = 1
Ss = 1.754, SITE CLASS D
Sms = 1.40, SEISMIC DESIGN CATEGORY: D
R=6.5 (BEARING WALL SYSTEM, LIGHT FRAMED WALLS WITH STRUCTURAL PANELS)
SEISMIC RESPONSE COEFFICIENT, Cs = 0.216
 - GEOTECHNICAL REQUIREMENTS:
DESIGN BEARING, Q = 1500psf (CBC TABLE 1806.2)

STRUCTURAL ABBREVIATIONS

A.B.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ADJ.	ADJACENT	IN	INCH
APPROX	APPROXIMATE	INT	INTERIOR
ARCH	ARCHITECTURAL	LAM	LAMINATE
BLDG	BUILDING	LBS	POUNDS
BLK	BLOCK		
BLKG	BLOCKING	KSI	KIPS PER SQ. IN.
B.N.	BOUNDARY NAILING		
BOT	BOTTOM	MAX	MAXIMUM
BP	BASEPLATE	M.B.	MACHINE BOLT
BRG	BEARING	MECH	MECHANICAL
B.S.	BOTH SIDES	MFR	MANUFACTURER
		MIN	MINIMUM
C TO C	CENTER TO CENTER	MISC	MISCELLANEOUS
C.B.	CARRIAGE BOLT		
CJ	CONTROL JOINT OR CONSTRUCTION JOINT	N.S.	NEAR SIDE
		N.I.C.	NOT IN CONTRACT
C.I.	CAST IRON	NO.	NUMBER
CL	CENTERLINE	NTS	NOT TO SCALE
CLG	CEILING		
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL	COLUMN	O.D.	OUTSIDE DIAMETER
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS		
C.P.	COMPLETE PENETRATION	PL	STEEL PLATE
CTRD	CENTERED	P.P.	PARTIAL PENETRATION
CTSK	COUNTERSINK	PLYWD	PLYWOOD
		PSF	POUNDS PER SQ. FT.
		PSI	POUNDS PER SQ. IN.
DBL	DOUBLE		
DIA OR Ø	DIAMETER		
DIAG	DIAGONAL	RAD	RADIUS
DO	DITTO	REINF	REINFORCING
DWG	DRAWING	REQD	REQUIRED
		REV	REVISION
EA	EACH	R.O.	ROUGH OPENING
E.F.	EACH FACE	RWD	REDWOOD
ELEC	ELECTRICAL		
ELEV	ELEVATION	S.A.D	SEE ARCH'L DRAWINGS
E.N.	EDGE NAILING	S.M.D.	SEE MECH'L DRAWINGS
EQ	EQUAL	S.L.D.	SEE LANDSCAPE DRAWINGS
E.W.	EACH WAY	S.F.	SQUARE FEET
EXIST OR <=>	EXISTING	SIM	SIMILAR
EXTER	EXTERIOR	SPEC	SPECIFICATION
		SQ	SQUARE
F.D.	FLOOR DRAIN	STD	STANDARD
FHW5	FLAT HEAD WOOD SCREW	STGRD	STAGGERED
FIN	FINISH	STIFF	STIFFENER
F.O.B.	FACE OF BLOCK	SYM	SYMMETRICAL
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	T&G	TONGUE & GROOVE
F.O.S.	FACE OF STUD	THRD	THREADED
F.P.	FULL PENETRATION	T.O.C.	TOP OF CONCRETE
F.S.	FAR SIDE	T.O.F.	TOP OF FRAMING
FT	FOOT OR FEET	TS	TUBE STEEL
FTG	FOOTING	TP	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
GA	GAGE		
GALV	GALVANIZED	VERT	VERTICAL
G.I.	GALVANIZED IRON		
GLB	GLUE-LAMINATED BEAM	W/	WITH
GYP.BD.	GYP5UM BOARD	W/O	WITHOUT
		WT	WEIGHT OR STEEL
HDR	HEADER	WT	WT SECTION
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HR	HOUR		
H.S.	HIGH STRENGTH		
H.S.B.	HIGH STRENGTH BOLT		

CONCRETE & FOUNDATIONS

- ALL CONCRETE WORK SHALL CONFORM TO CURRENT ACI STANDARD 318 AND ASTM C94. SPECIFICATION FOR READY-MIX CONCRETE. CEMENT SHALL BE PORTLAND CEMENT TYPE II. CALCIUM CHLORIDE SHALL NOT BE USED.
- CONCRETE MIX PROPERTIES SHALL BE AS FOLLOWS:
 - SLABS-ON-GRADE:
28-DAY COMP. STRENGTH: 2500 PSI
MAX. AGGREGATE SIZE: 3/4"
MAX. SLUMP: 4"
DENSITY: 150 PCF
 - FOOTINGS & GRADE BEAMS:
28-DAY COMP. STRENGTH: 2500 PSI
MAX. AGGREGATE SIZE: 1-1/2"
MAX. SLUMP: 4"
DENSITY: 150 PCF
 - NON-STRUCTURAL CONCRETE WALKS ON GRADE:
28-DAY COMP. STRENGTH: 2500 PSI
MAX. AGGREGATE SIZE: 3/4"
MAX. SLUMP: 5"
DENSITY: 150 PCF
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615-40 FOR #4 AND SMALLER BARS, ASTM A615-60 FOR #5 AND LARGER BARS. ALL BARS BENT IN FIELD SHALL BE GRADE 40.
- REINFORCING STEEL SHALL BE CONTINUOUS WHERE POSSIBLE. SPLICE WITH CONTACT LAP-SPLICES. STAGGER ALL SPLICES. SPLICE LENGTHS SHALL BE 50 BAR-DIAMETERS MINIMUM. WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL SQUARES, BUT NOT LESS THAN 12".
- EXTEND HORIZONTAL BARS IN FOUNDATIONS AND WALLS INTO INTERSECTING FOUNDATIONS AND WALLS WITH BEND AND 30 BAR DIAMETER EXTENSION.
- WELDING OF REINFORCING SHALL NOT BE ALLOWED.
- THE MINIMUM THICKNESS OF CONCRETE SLAB IS 4". CONCRETE SLABS ON GRADE WHICH WILL HAVE A FLOOR COVERING REQUIRE A MINIMUM OF 4" OF GRAVEL UNDER A MINIMUM 10ML POLYETHYLENE MOISTURE BARRIER.
- FOUNDATIONS SUPPORTED ON FILL REQUIRE A SATISFACTORY SOIL INVESTIGATION REPORT FOR COMPACTION AND PLACEMENT OF FILL. NINETY-FIVE PERCENT MINIMUM COMPACTION IS REQUIRED.
- FOOTINGS ON SLOPES OF MORE THAN 1:10 SHALL BE STEPPED SUCH THAT THE BOTTOM OF THE FOOTING AND TOP OF THE STEM WALL ARE LEVEL.
- MAINTAIN THE FOLLOWING MINIMUM CONCRETE COVER FOR REBAR:
 - WHERE CONC. IS PLACED AGAINST EARTH = 3"
 - WHERE CONCRETE IS FORMED AND EXPOSED TO EARTH OR WEATHER = 2"
 - WHERE CONCRETE IS NOT EXPOSED TO EARTH OR WEATHER = 1-1/2"
 - SLABS ON GRADE = 3/4"

- WHERE SIDES OF FOUNDATIONS (FOOTINGS, GRADE BEAMS OR WALLS) ARE CAST AGAINST EARTH WITHOUT FORMS, FOUNDATION SHALL BE WIDENED 1/2" AT EACH SUCH SURFACE.
- FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 8" ABOVE THE ADJACENT FINISHED GRADE.
- UNLESS NOTED OTHERWISE, ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL CONFORM TO ASTM A307 OR A36.
- ANCHOR BOLTS ARE TO BE A MINIMUM OF 5/8"Ø AND EXTEND AT LEAST 7" INTO THE FIRST POUR OF CONCRETE FOUNDATIONS. ANCHOR BOLTS ARE TO BE SPACED A MAXIMUM OF 4 FEET APART OR AS SPECIFIED ON THE PLANS. A MINIMUM OF TWO BOLTS ARE REQUIRED IN EACH PIECE OF SILL PLATE AS WELL AS ONE BOLT WITHIN 6 TO 9 INCHES OF EACH END. PROVIDE 3" SQUARE x 0.229" THICK PLATE WASHERS AT EACH ANCHOR BOLT.
- ANCHOR BOLT PROJECTION SHALL BE ADEQUATE FOR FULL ENGAGEMENT OF PLATES, WASHERS, NUTS, ETC. AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO PLACEMENT OF CONCRETE OR GROUT. ANCHOR BOLTS SHALL BE FIRMLY SECURED TO FORMS TO PREVENT THEIR MOVEMENT DURING CONCRETE PLACEMENT. WET-SETTING OF ANCHOR BOLTS IS NOT ALLOWED.
- PLATES, SILLS, SLEEPERS AND LEDGERS IN CONTACT WITH CONCRETE NEED TO BE FOUNDATION GRADE OR PRESSURE TREATED WOOD.
- ALL WOOD NOT PRESSURE TREATED OR DECAY RESISTANT MUST BE AT LEAST 18" ABOVE EXPOSED SOIL. FLOOR GIRDERS MAY BE LOCATED 12" MINIMUM FROM EXPOSED SOIL.
- WEATHER EXPOSED WOOD POSTS LOCATED ON CONCRETE FLOORS NEED TO BE MOUNTED ON METAL PEDESTALS 1" ABOVE THE CONCRETE FLOOR AND 8" ABOVE THE ADJACENT GROUND. CONCRETE PIERS SHALL EXTEND 8" ABOVE THE GROUND. THESE REQUIREMENTS ARE NOT NECESSARY IF PRESSURE TREATED OR DECAY RESISTANT WOOD IS USED.
- NOTIFY ENGINEER AT LEAST 48 HOURS BEFORE ANY CONCRETE IS TO BE PLACED OR FORMS CLOSED TO ALLOW FOR HIS INSPECTION OF EXCAVATIONS AND REINFORCING PLACEMENT. SEE ALSO SPECIAL INSPECTION REQUIREMENTS.
- DESIGN OF FOUNDATION IS BASED ALLOWABLE SOIL PRESSURE AS NOTED IN TABLE 1806.2 OF THE 2019 CBC. MINIMUM FOUNDATION PRESSURE, Qallow = 1500psf (DEAD + LIVE).
- ALL ANCHOR BOLTS, FRAMING CLIPS AND CONNECTORS, INCLUDING NAILS AND WOOD SCREWS SHALL BE HOT-DIPPED GALVANIZED WHEN IN CONTACT WITH PRESSURE TREATED WOOD.

EPOXY ANCHORS or DOWELS

- ALL THREADED RODS AND REBAR DOWELS INSTALLED IN HARDENED CONCRETE WITH "EPOXY" OR "ADHESIVE" SHALL USE SIMPSON SET-XP HIGH STRENGTH EPOXY (ESR-2508). OTHER ANCHORS MAY BE USED ONLY WHEN ICBO REPORT FOR SUCH IS SUBMITTED TO AND APPROVED BY ENGINEER.
- "EPOXY/ADHESIVE" ANCHORS SHALL BE INSTALLED ONLY WHERE SPECIFIED ON DRAWINGS, AND SHALL NOT BE USED IN LIEU OF CAST-IN-PLACE ANCHOR BOLTS WITHOUT APPROVAL.
- ANCHORS SHALL BE INSTALLED ONLY IN CURED CONCRETE OF 28 DAY AGE OR MORE.
- HOLES SHALL BE DRILLED 1/8" TO 1/4" LARGER IN DIAMETER THAN ROD OR BAR OUTER DIAMETER, AS SPECIFIED IN ICBO REPORT.
- BARS/RODS SHALL HAVE EMBEDMENT NOT LESS THAN TEN (10) NOMINAL BAR/ROD DIAMETERS, OR AS OTHERWISE SPECIFIED IN DETAILS.
- INSTALL USING MANUFACTURER'S EQUIPMENT, PER MANUFACTURER'S RECOMMENDATIONS. INSTALLER SHALL HAVE ON SITE A COPY OF MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SPECIAL INSPECTION OF RETROFIT EPOXIED ANCHOR BOLTS INTO EXISTING CONCRETE SHALL BE PERFORMED BY THE ENGINEER OF RECORD. A LETTER VERIFYING SUCH INSPECTIONS WERE PERFORMED SHALL BE ON THE SITE FOR THE CITY FIELD INSPECTOR AT TIME OF SHEAR WALL INSPECTION. NOTIFY ENGINEER 48 HOURS PRIOR TO INSTALLATION OF EPOXIED ANCHORS.

STRUCTURAL STEEL

- ALL STEEL AND MISC. IRON SHALL BE FABRICATED AND ERECTED IN CONFORMANCE WITH A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- STEEL MATERIAL SHALL BE AS FOLLOWS:
SHAPES AND PLATES: ASTM A572 UNLESS NOTED OTHERWISE
RECTANGULAR TUBES (TS OR HSS): ASTM A500 GRADE B, Fy=46 KSI
MACHINE BOLTS (M.B.): ASTM A307
THREADED RODS: ASTM A307 OR A36 (MAY BE THREADED FOR ENTIRE LENGTH)
- UNLESS NOTED OTHERWISE, ANCHOR BOLTS, MACHINE BOLTS AND THREADED ANCHOR RODS THROUGH STEEL AND EMBEDDED IN CONCRETE SHALL CONFORM TO ASTM A307 OR A36. ANCHOR BOLTS/RODS SHALL HAVE A STANDARD BOLT HEAD OR TIGHTENED DOUBLE NUTS. THREADED RODS SHALL HAVE TIGHTENED DOUBLE NUTS AT END. J-BOLT ANCHOR BOLTS ARE ALLOWED ONLY AT SOLE PLATES OF NON-BEARING, NON-SHEAR WALLS. ANCHOR BOLT PROJECTION SHALL BE ADEQUATE FOR FULL ENGAGEMENT OF PLATES, WASHERS, NUTS, ETC. AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO PLACEMENT OF CONCRETE.
- ALL WELDING ON STRUCTURAL STEEL SHALL CONFORM WITH AWS D1.1 CODE AND SHALL BE PRE-QUALIFIED WELDS CONFORMING TO AWS D1.1. UNLESS SPECIFICALLY INDICATED AS FIELD WELDING, ALL WELDS MAY BE PERFORMED IN SHOP OR FIELD.
- WELDING PROCEDURE SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER AND THE TEST AND INSPECTION AGENCY FOR REVIEW AND APPROVAL PRIOR TO START OF FABRICATION.
- MINIMUM SPACING OF ALL BOLTS, 7/8"Ø AND SMALLER IN STEEL SHALL BE 3" O.C. AND THE MINIMUM EDGE DISTANCE FROM CENTERLINE OF HOLE TO EDGE OF PLATE OR MEMBER SHALL BE 1-1/2", UNLESS NOTED OTHERWISE ON DRAWINGS. WHERE BOLTS ARE INSTALLED THROUGH FLANGES OF "W" OR SIMILAR SHAPES, THE BOLT GAGE SHALL BE AS RECOMMENDED BY AISC.
- HOLES FOR BOLTS IN STEEL SHALL BE 1/16" MAXIMUM LARGER IN DIAMETER THAN BOLTS. HOLES FOR ANCHOR BOLTS SHALL NOT BE MORE THAN 5/16" LARGER FOR A.B.'S UP TO 1", AND NOT MORE THAN 1/2" LARGER FOR A.B.'S OVER 1" Ø. ALL HOLES SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES IS NOT ALLOWED, WHETHER IN FIELD OR SHOP.
- ALL COMPLETE AND FULL PENETRATION GROOVE WELDS (DESIGNATED BY "C.P." OR "F.P.") SHALL USE BACK-UP PLATES UNLESS NOTED OTHERWISE. ALL PARTIAL-PENETRATION WELDS (DESIGNATED BY "P.P.") SHALL HAVE LARGEST EFFECTIVE THROAT ALLOWED BY AWS. GROOVE WELDS NOT NOTED WITH "C.P.", "F.P." OR "P.P." SHALL BE COMPLETE PENETRATION WELDS.

COMPOSITE SOLID LUMBER

- COMPOSITE SOLID MEMBERS (LVL, PSL, LVL, ETC.): TYPES SPECIFIED ARE AS MANUFACTURED BY TRUS JOIST MACMILLAN. DEPTH TO MATCH ADJACENT J-JOISTS.
- BEAMS DESIGNATED AS PSL SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 2000 KSI.
- BEAMS DESIGNATED AS LVL SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 1800 KSI.

WOOD

- ALL WOOD FRAMING SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, CHAPTER 23.
- ALL FRAMING LUMBER, UNLESS SPECIFIED OTHERWISE ON DRAWINGS, SHALL BE DOUGLAS FIR-LARCH, WITH STRESS GRADES AS FOLLOWS:
2x ROOF RAFTERS AND JOISTS: NO. 1
2x FLOOR JOISTS: NO. 1
4x HEADERS AND BEAMS: NO. 1
6x BEAMS AND HEADERS: NO. 1
POSTS: NO. 1
WALL STUDS: CONSTRUCTION GRADE
WALL TOP PLATES AND SOLE PLATES: NO. 2
FOUNDATION PLATES ON CONCRETE OR MASONRY: PRESS. TREATED DOUGLAS FIR NO.2
DECKING: D.F. SELECT DEX, 1&G
PLYWOOD SHEATHING: ALL SHEATHING SHALL BE APA-RATED SHEATHING AND SHALL HAVE EXTERIOR GLUE. SEE PLANS/SCHEDULES FOR THICKNESS AND GRADES.
- ALL NAILS SHALL BE COMMON WIRE TYPE. ALL NAILS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED. WHERE NAILS TEND TO SPLIT FRAMING, HOLES SHALL BE PRE-BORED.
- UNLESS SPECIFIED OTHERWISE, BOLTS AND THREADED RODS THROUGH WOOD MEMBERS SHALL CONFORM TO ASTM A307 OR A36.
- ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/2" OVERSIZE. THE LENGTH OF THE THREADED PORTION SHALL BE SUCH THAT THE THREADS DO NOT BEAR AGAINST THE WOOD. ANCHOR BOLT HOLES IN SHEAR WALL SOLE PLATES SHALL NOT BE MORE THAN 1/8" LARGER IN DIAMETER THAN A.B. OVERSIZE HOLES WILL NOT BE ALLOWED.
- UNLESS SPECIFIED OTHERWISE, HEAVY CUT STEEL WASHERS SHALL BE PROVIDED BETWEEN BOLT HEADS/NUTS AND WOOD.
- AT STUD WALL SOLE PLATES ANCHORED WITH ANCHOR BOLTS, PROVIDE 3" SQ. x 1/4" PLATE WASHER ON ALL ANCHOR BOLTS BETWEEN NUT AND WOOD.
- BOLTS THROUGH HOLDDOWNS SHALL HAVE SIMPSON "BP" PLATE OR PLATE WASHER AS INDICATED IN NOTE ABOVE BETWEEN WOOD AND BOLT NUT/HEAD.
- PREDRILL LAG SCREW HOLES WITH BIT SIZE 60% TO 75% OF THE SHANK DIAMETER FOR THE THREADED PORTION. DRILL THE LEAD HOLE FOR THE SHANK THE SAME DIA. AND LENGTH AS THE SHANK. LAGS SHALL BE SCREWED, NOT DRIVEN, INTO PLACE.
- ALL WOOD STUD WALLS SHALL BE OF 2x STUDS @ 16" o.c. UNLESS NOTED OTHERWISE. PROVIDE SOLID 2x STUD-WIDTH BLOCKING @ 8'-0" o.c. VERTICALLY. ALL WALLS SHALL HAVE DOUBLE TOP PLATES. WALL PLATES SHALL OCCUR ONLY WHERE WALL IS INTERSECTED BY ROOF, CEILING OR FLOOR FRAMING.
- ALL SOLE PLATES FOR EXTERIOR, BEARING AND SHEAR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 3/8" x 10" ANCHOR BOLTS @ 4'-0" o.c. UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR ANCHORAGE AT SHEAR WALLS. THERE SHALL BE A MINIMUM OF (2) A.B.'S PER PIECE, AND AN A.B. @ 9 INCHES FROM EACH END. WHERE PLATE IS NOTCHED MORE THAN ONE-THIRD ITS DEPTH, PROVIDE AN ANCHOR BOLT ON EACH SIDE, 6 TO 9 INCHES FROM NOTCH.
- SOLE PLATES FOR NON-SHEAR WALL, NON-BEARING WALLS SHALL BE ANCHORED TO SLAB WITH 0.145"Ø POWDER-DRIVEN STUDS (1/4" MIN. CONCRETE PENETRATION) WITH 1 3/8"Ø WASHERS AT 32" o.c. OR 3/8"Ø x 10" J-BOLT A.B.'S AT 4'-0" o.c.
- FRAME OPENINGS IN NON-BEARING WALLS WITH SOLID FULL-STUD-WIDTH HEADER AND TRIMMERS. UNLESS NOTED OTHERWISE ON DRAWINGS, THE MINIMUM NOMINAL HEADER DEPTHS SHALL BE:
OPENING WIDTH UP TO 6'-0": 6" DEEP HEADER
OPENING WIDTH UP TO 8'-0": 8" DEEP HEADER
OPENING WIDTH UP TO 10'-0": 10" DEEP HEADER
- NAILS THROUGH PLYWOOD SHEATHING SHALL BE 3/8" FROM PLYWOOD EDGES. ALL NAILS THAT SPLIT OR MISS FRAMING SHALL BE REMOVED AND RENAILED.
- MINIMUM DIMENSION OF ANY PIECE OF PLYWOOD SHALL BE 24".
- PLYWOOD ROOF SHEATHING SHALL BE PLACED WITH FACE GRAIN PERPENDICULAR TO THE JOISTS. PROVIDE PLY-CLIPS AT ALL UNBLOCKED EDGES MIDWAY BETWEEN JOISTS, FOR ALL JOIST SPACING OF 18" AND LARGER.
- PLYWOOD WALL SHEATHING MAY BE PLACED WITH FACE GRAIN PARALLEL OR PERPENDICULAR TO STUDS. ALL EDGES SHALL BE BLOCKED AND NAILED. HORIZONTAL PANEL EDGES SHALL BE STAGGERED VERTICALLY NOT LESS THAN 16".
- DESIGNATIONS FOR HOLDDOWNS, SHEET METAL JOIST HANGERS, FRAMING CLIPS, STRAPS, ETC. ARE FOR PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. PRODUCTS BY OTHER MANUFACTURERS MAY BE USED ONLY WITH ENGINEER'S APPROVAL, AND SHALL BE OF SAME CONFIGURATION AND CAPACITY AS SPECIFIED SIMPSON PRODUCT. ALL ITEMS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, WITH ALL SPECIFIED FASTENERS OF RECOMMENDED TYPE AND SIZE. JOIST AND BEAM HANGERS SHALL BE OF RECOMMENDED DEPTH FOR MEMBER SUPPORTED. SLOPING JOISTS, RAFTERS & BEAMS SHALL BE NOTCHED TO PROVIDE FULL AND LEVEL BEARING SURFACE IN HANGERS. SLOPED HANGERS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY CALLED FOR ON DRAWINGS.
- WHERE WOOD FRAMING IS REQUIRED AGAINST STRUCTURAL STEEL MEMBERS FOR ATTACHMENT OF FINISHES, ATTACH 2x NAILERS TO STEEL MEMBERS WITH 0.145"Ø POWDER DRIVEN STUDS, WITH 1-3/8"Ø WASHERS, @ 32" o.c. MAXIMUM. LENGTH/PENETRATION OF STUDS INTO STEEL SHALL BE AS RECOMMENDED BY MANUFACTURER. SEE STRUCTURAL DETAILS WHERE BOLTING OF NAILER TO STEEL IS REQUIRED.
- FOR TYPICAL NAILING NOT NOTED ON PLANS OR DETAILS, SEE CBC TABLE 2304.10.1.

TESTING AND SPECIAL INSPECTIONS

- GENERAL
 - ALL INSPECTIONS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF CALIFORNIA BUILDING CODE SECTION 1701.
 - TEST AND INSPECTION AGENCY SHALL BE PAID FOR BY THE OWNER.
 - COPIES OF ALL REPORTS SHALL BE SUBMITTED TO DESIGNER, ENGINEER AND BUILDING DEPARTMENT.
- FOUNDATIONS AND SLABS ON GRADE:
 - NOTIFY ENGINEER 48 HOURS BEFORE CONCRETE IS TO BE PLACED OR FORMS CLOSED TO ALLOW FOR INSPECTION OF EXCAVATIONS AND REINFORCING PLACEMENT.
 - DESIGN OF FOUNDATIONS IS BASED ON CONCRETE STRENGTH OF 2500 PSI. NO FOUNDATION CONTINUOUS INSPECTION IS REQUIRED.
- THREADED RODS AND REBAR SET WITH EPOXY IN CONCRETE:
 - ALL ADHESIVE ANCHOR SYSTEMS USED SHALL HAVE ICBO APPROVAL.
 - SPECIAL INSPECTION OF RODS INSTALLED IN EPOXY IS REQUIRED FOR ALL HOLDOWN ANCHORS.
- WOOD SHEAR WALLS WHERE NAILING IS 4"o.c. OR LESS:
 - VERIFY TYPE AND GRADE MATCHES ENGINEER'S SPECIFICATION.
 - VERIFY NAIL SIZE AND SPACING.
 - VERIFY NOTED MECHANICAL ANCHORS AND CONNECTIONS HAVE BEEN INSTALLED PER THE APPROVED CONSTRUCTION DRAWINGS.

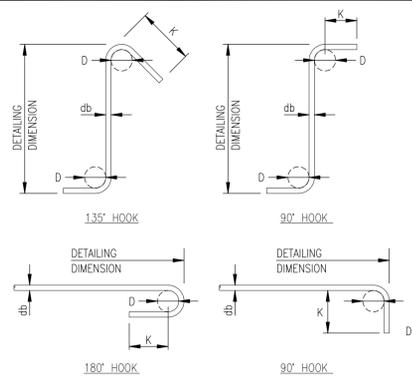
FRAMING NOTES

- CONTRACTOR SHALL REVIEW ALL TYPICAL FRAMING DETAILS PRIOR TO STARTING ANY FRAMING WORK.
- BEAM TO POST CONNECTIONS SHALL BE PROPERLY ALIGNED AND CONNECTED WITH BC BRACKETS, U.O.N.
- WHERE PARTITION WALLS ARE PARALLEL TO THE FRAMING BELOW, DOUBLE JOISTS SHALL BE PROVIDED BELOW THE PARTITION. WHERE PARTITIONS ARE PERPENDICULAR, 2x BLOCKING SHALL BE PROVIDED BETWEEN EACH JOIST.
- POSTS SHALL BEAR FULLY IN A TIGHT FIT CONDITION WITH THE SUPPORTING MEMBER BELOW.
- PROVIDE DOUBLE 2x POST BELOW ALL BEAM ENDS U.O.N. ON PLAN.
- EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND EDGE NAIL TO BEAM OR PERIMETER WALL BLOCKING.
- NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL HOLDOWN POSTS WHERE HOLDOWN ANCHORS OR STRAPS OCCUR.
- AT ALL POSTS, PROVIDE A POST OF IDENTICAL SIZE (U.O.N. ON PLAN) IN FLOOR AND WALL BELOW.
- LOCATE ALL FLUSH BEAMS DIRECTLY BELOW ON BEARING WALLS OR POST IN FLOOR ABOVE.
- NAIL FLOOR PLYWOOD WITH EDGE NAILING TO ALL FLUSH BEAMS, JOISTS OR BLOCKING IN LINE WITH OR OVER EXTERIOR WALLS OR SHEAR WALLS.
- ALL EXTERIOR POSTS ARE TO BE SUPPORTED ON A RAISED CONCRETE CURB PER TYPICAL FOUNDATION DETAILS.
- PROVIDE SOLID 2x BLOCKING BETWEEN JOISTS OVER ALL BEARING WALLS AND BEAMS. ATTACH TO BEAM OR WALL BELOW WITH (3) 16G PER BLOCK, U.O.N. EDGE NAIL PLYWOOD TO BLOCKING.
- DO NOT OVERDRIVE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL. NAILS THEN SHALL BE HAND DRIVEN SO THAT THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
- AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
- ALL SPECIFIED BLOCKING IS TO BE INSTALLED TIGHT BETWEEN ADJACENT MEMBERS.
- WALL, WINDOW, DOOR AND OPENING LOCATIONS SHOWN ON FRAMING PLANS ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
- CALIFORNIA FRAMING NOTED ON PLAN SHALL BE FRAMED WITH 2x6 @ 24"o.c., 2x SUPPORT RIDGE, HIP AND VALLEYS WITH 2x KICKER @ 48"o.c. TO FRAMING BELOW, U.O.N.
- RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT RIDGES, VALLEYS AND HIPS. ALL RIDGE BOARDS, VALLEY AND HIP FRAMING MEMBERS SHALL BE AT LEAST 2" THICK (NOMINAL). IN NO CASE SHALL THE DEPTH BE LESS THAN THE CUT OF THE END OF THE RAFTER.
- WHERE APPLICABLE, RAFTERS SHALL BE NAILED TO ADJACENT PARALLEL CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS. WHERE CEILING JOISTS ARE NOT PARALLEL, RAFTERS SHALL BE TIED BY A 1x4 (MIN.) CROSS TIE. THE CROSS TIES SHALL BE SPACED NOT MORE THAN 4'-0"o.c.
- JOISTS SHALL BE SUPPORTED Laterally BY SOLID BLOCKING OR HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCKING SHALL NOT BE LESS THAN 2" THICK (NOMINAL) AND THE FULL DEPTH OF THE JOISTS.
- THE ENDS OF JOISTS, BEAMS AND GIRDERS SHALL HAVE A MINIMUM OF 1-1/2" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE.
- WOOD JOISTS AND FLOORS LOCATED CLOSER THAN 18" OR WOOD GIRDERS LOCATED CLOSER THAN 12" TO EXPOSED GROUND SHALL BE PRESSURE TREATED WOOD.
- PROVIDE FIRE BLOCKING AT FLOORS, CEILINGS AND MID-HEIGHT OF WALLS OVER 10'-0" IN HEIGHT.



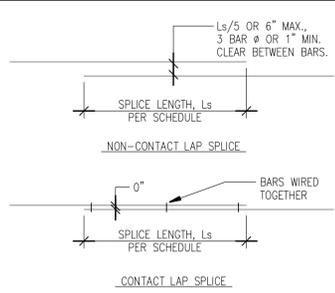
ISSUES/REVISIONS:





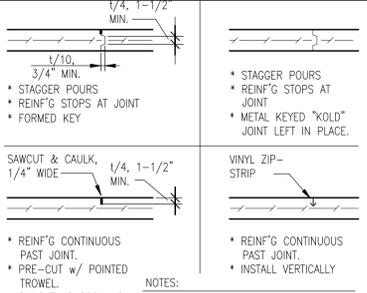
STANDARD HOOKS			
BAR SIZE	"D" IN	180° HOOKS "K"	90° HOOKS "K"
#3	2-1/4"	2-1/2"	6"
#4	3"	2-1/2"	8"
#5	3-3/4"	2-1/2"	10"

STIRRUP AND TIE HOOKS			
BAR SIZE	"D" IN	135° HOOKS "K"	90° HOOKS "K"
#3	1-1/2"	4"	4"
#4	2"	4-1/2"	4-1/2"
#5	2-1/2"	5-1/2"	6"

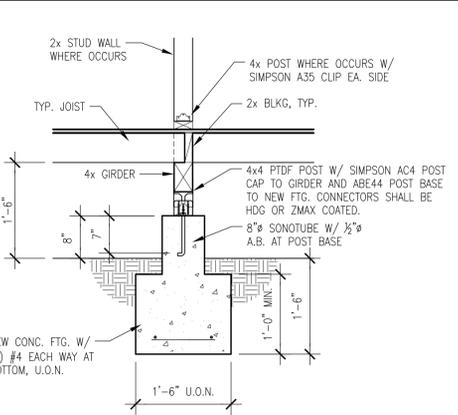


REBAR LAP SPLICE LENGTHS (Ls)			
BAR SIZE	HARD ROCK (REG. WT.) CONCRETE CLASS B SPLICE TYP., U.N.O.	TOP BARS (SEE NOTE 1)	CROUTED MASONRY (CMU)
#3	15"	20"	15"
#4	18"	24"	20"
#5	20"	26"	25"

NOTES:
 1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS, IN SAME POUR AS BARS (AS IN DEEP BEAM OR FOOTING POURS, ETC.).
 2. STAGGER LAPS IN SUCCESSIVE PARALLEL BARS IN SLABS AND WALLS A DISTANCE EQUAL TO THE REQUIRED LAP SPLICE LENGTH, BUT NOT LESS THAN 24" (ALONG LENGTH OF BARS).
 3. ALL LAP SPLICES SHALL BE CONTACT OR NON-CONTACT TYPE, AS SHOWN.
 4. INCREASE SCHEDULED LAP LENGTHS BY 30% WHEN IN LIGHT WEIGHT CONCRETE.



NOTES:
 1. "t" = SLAB THICKNESS, TYP.
 2. USE ONE OF (4) JOINTS NOTED, AT 12' MAX. O.C. EA. WAY OR AS SHOWN IN PLAN. PANELS SHOULD BE APPROX. SQUARE.
 3. CONTRACTOR SHALL SUBMIT PROPOSED JOINT LOCATIONS & TYPES USED TO ARCHITECT PRIOR TO PLACING FORMS.

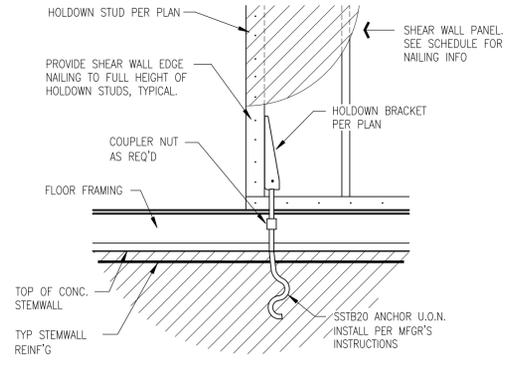


1 TYPICAL HOOKS & BENDS IN REBAR NO SCALE

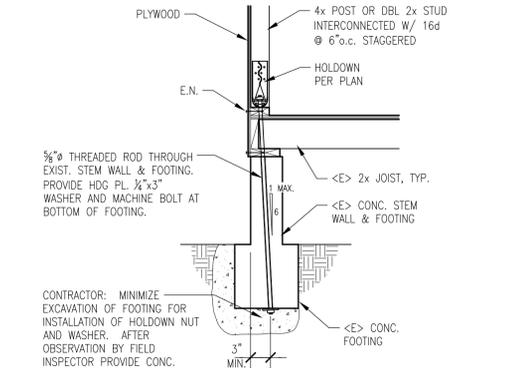
3 TYPICAL REBAR LAP/SPLICE SCALE: 3/4" = 1'-0"

4 TYP. SLAB CONSTRUCTION JOINTS SCALE: 3/4" = 1'-0"

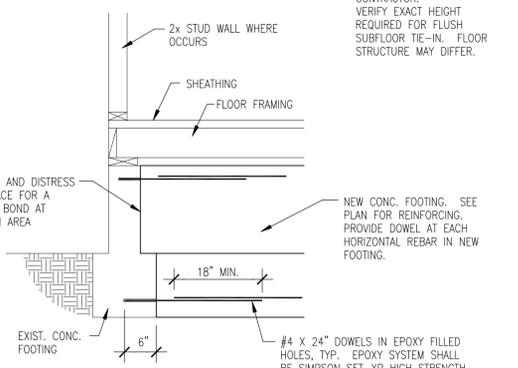
5 TYP. ISOLATED SPREAD FOOTING SCALE: 3/4" = 1'-0"



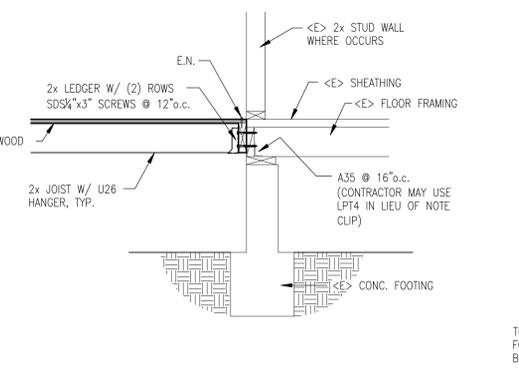
6 TYP. HOLDOWN AT NEW FOOTING SCALE: 3/4" = 1'-0"



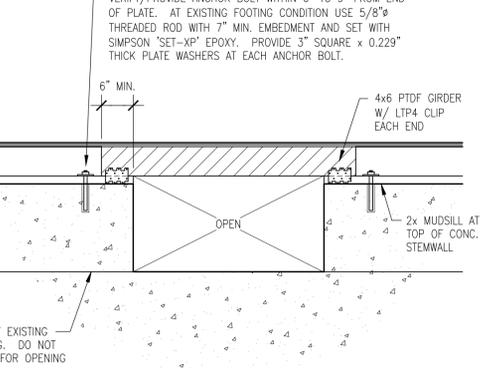
7 TYP. HOLDOWN AT EXIST. FOOTING SCALE: 3/4" = 1'-0"



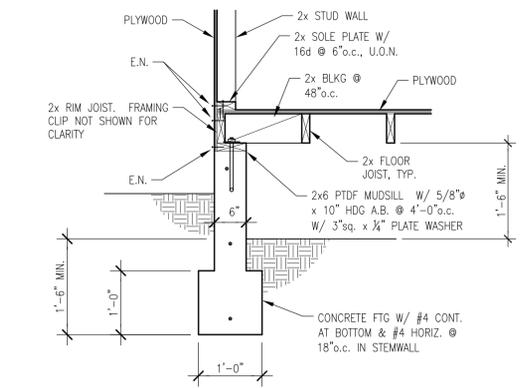
8 NEW FOOTING TIE-IN SCALE: 3/4" = 1'-0"



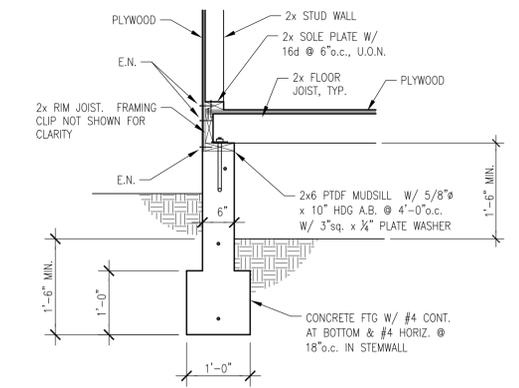
9 TYP. LEDGER AT EXIST. FOOTING SCALE: 3/4" = 1'-0"



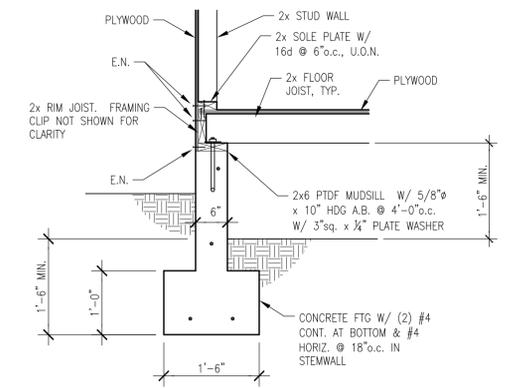
10 TYP. UNDERFLOOR ACCESS SCALE: 3/4" = 1'-0"



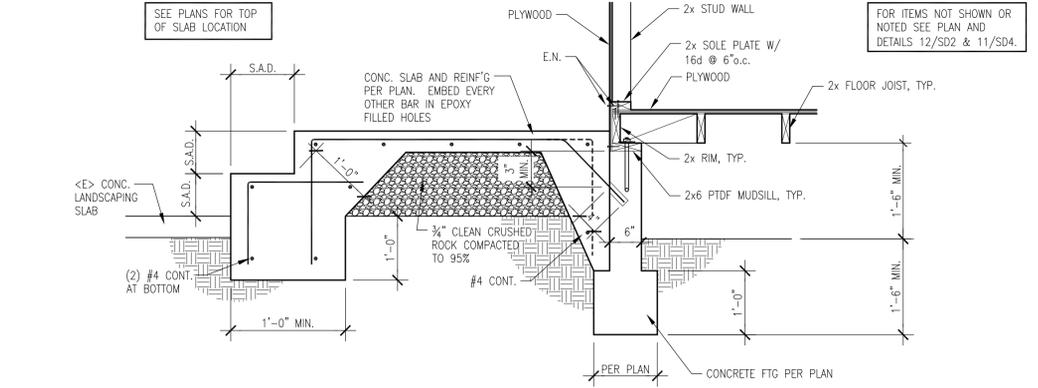
11 TYP. CONC. FOOTING & STEMWALL W/ PARALLEL JOISTS SCALE: 3/4" = 1'-0"



12 TYP. CONC. FOOTING & STEMWALL W/ PARALLEL JOISTS SCALE: 3/4" = 1'-0"



13 TYP. CONC. FOOTING & STEMWALL W/ PARALLEL JOISTS SCALE: 3/4" = 1'-0"



14 TYP. CONC. LANDING AT EXTERIOR FOOTING SCALE: 3/4" = 1'-0"

16 SCALE: 3/4" = 1'-0"

17 SCALE: 3/4" = 1'-0"

18 SCALE: 3/4" = 1'-0"

19 SCALE: 3/4" = 1'-0"

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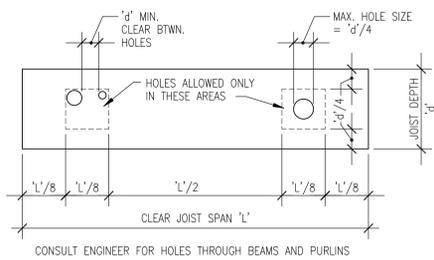
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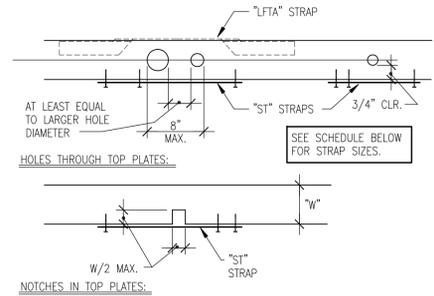
ISSUES/REVISIONS:
 △
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 572 Weston Drive
 Campbell, CA 95008

SHEET CONTENTS:
 FOUNDATION and FLOOR FRAMING DETAILS
 DATE: 04/13/2022
 SCALE: AS NOTED
 SHEET NO. SD2
 OF 6 SHEETS



1 TYP. HOLES THROUGH JOISTS & RAFTERS
SCALE: 1" = 1'-0"



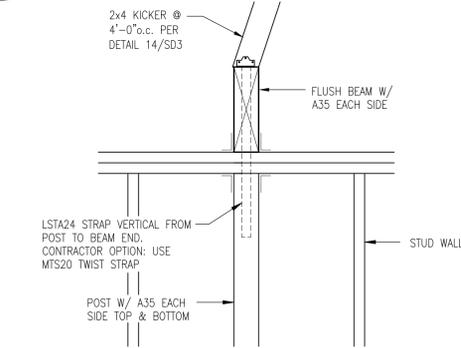
2 ALLOWABLE HOLES AND NOTCHES IN WOOD STUDS
SCALE: 1" = 1'-0"

MARK	PLYWD TYPE	EDGE NAIL SPACING	MUDSILL PLATE & A.B.	WALL SOLE PLATE	FRAMING CLIPS
△6	CDX	6"	2x W/ 5/8" @ 48" O.C.	2x W/ 16d @ 6" O.C.	A35 @ 16"
△4	CDX	4"	2x W/ 5/8" @ 32" O.C.	2x W/ 16d @ 3" O.C.	A35 @ 12"
△BP	CDX	6"	2x W/ 5/8" @ 48" O.C.	2x W/ 16d @ 6" O.C.	A35 @ 16"
△IP	CDX	6"	N/A	2x W/ 16d @ 6" O.C.	N/A

- GENERAL NOTES FOR ALL SHEAR WALLS and BRACED WALL PANELS:**
- PLYWOOD SHALL BE 15/32" OR 1/2" THICK. NAILS SHALL BE 8d COMMON WIRE NAILS.
 - ANCHOR BOLTS SHALL BE 5/8" x 10" LONG. HOLES FOR A.B.'S IN PLATES SHALL BE NO MORE THAN 1/8" LARGER THAN A.B. DIAMETER.
 - FIELD NAILING SHALL BE 8d @ 12" O.C.
 - STUDS OR BLOCKING SHALL BE PROVIDED AT ALL PLYWOOD JOINTS.
 - NAILS SHALL BE STAGGERED AT ALL ADJOINING PANEL EDGES.
 - NAIL PLYWOOD SHALL EXTEND TO ROOF EXCEPT AT WALL PANELS OF TYPE IN WHICH MAY SPAN FROM TOP TO BOTTOM WALL PLATES.
 - PLYWOOD SHALL BE OF 4'x8" SHEETS, EXCEPT AT BOUNDARIES, WHERE THE MINIMUM DIM. OF ANY PIECE OF PLYWOOD SHALL BE 24". HORIZONTAL JOINTS SHALL BE STAGGERED.
 - PROVIDE (1) ROW OF SPECIFIED EDGE NAILING TO FULL LENGTH OF ALL STUDS/POSTS WITH HOLD-DOWNS OR STRAPS ATTACHED THEREON.
 - ANY WALL PLYWOOD SHEATHING SHOWN ON DRAWINGS WITHOUT A SPECIFIC SHEAR WALL DESIGNATION SHALL BE OF TYPE, THICKNESS AND NAILING AS PER SHEAR WALL TYPE **△IP**.
 - OSB APA RATED SHEATHING MAY BE USED IN LIEU OF PLYWOOD SHEATHING.
 - WHERE MUDSILLS OCCUR AT EXIST. CONCRETE, USE 5/8" THREADED ROD WITH 5" MIN EMBED INTO EXISTING CONCRETE AND SET WITH SIMPSON "SET-XP" EPOXY.
 - AT WALL PLATES ANCHORED WITH ANCHOR BOLTS, PROVIDE 3" SQ. x 1/4" PLATE WASHER ON ALL ANCHOR BOLTS BETWEEN NUT AND WOOD.

- NOTES:**
- CENTER STRAPS ON HOLE/NOTCH/GROUP OF HOLES.
 - CENTER STRAPS OVER HORIZONTAL JOINT BETWEEN PLATES, AND NAIL TO BOTH PLATES.
 - ALL NAILS SHALL BE 10d COMMON OR 16d SINKERS IN ALL STRAPS.
 - WHERE HOLE IS OFF CENTER, PLACE STRAP ON EDGE CLOSEST TO HOLE.
 - STRAPS MAY BE PLACED OVER PLYWOOD WALL SHEATHING, WHERE OCCURS.

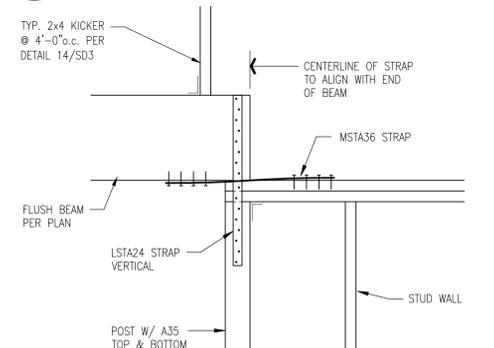
11 TYP. REINFORCING OF TOP PLATES
NO SCALE



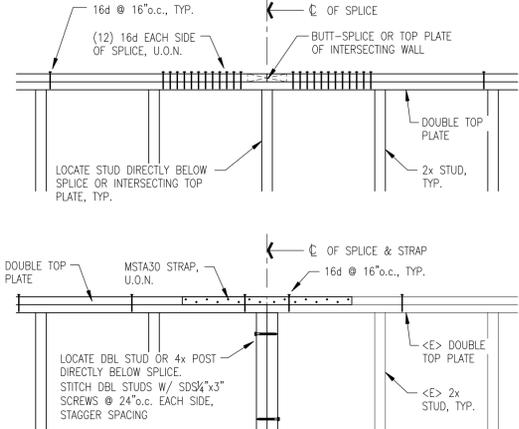
16 TYP. FLUSH BEAM PERPENDICULAR TO WALL
SCALE: 1" = 1'-0"



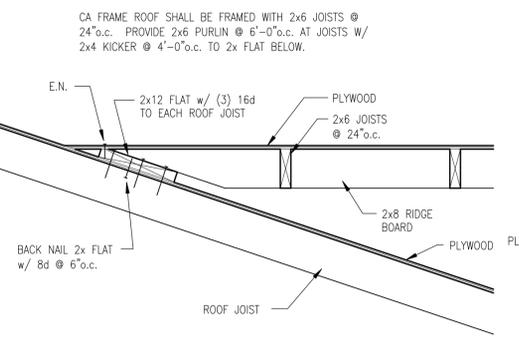
12 SHEAR WALL SCHEDULE
NO SCALE



17 TYP. FLUSH BEAM PARALLEL TO WALL
SCALE: 1" = 1'-0"



3 TYP. TOP PLATE SPLICE TO EXIST. TOP PLATE
SCALE: 1" = 1'-0"

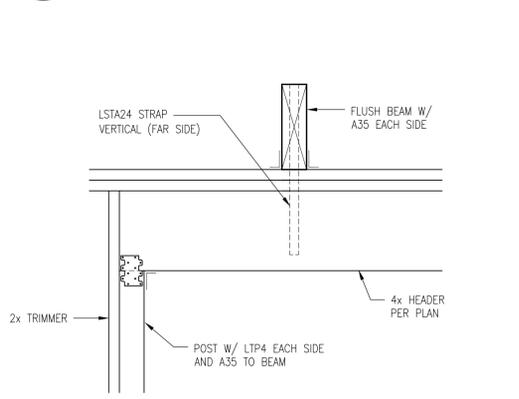


8 TYP. CALIFORNIA FRAMING
SCALE: 1" = 1'-0"

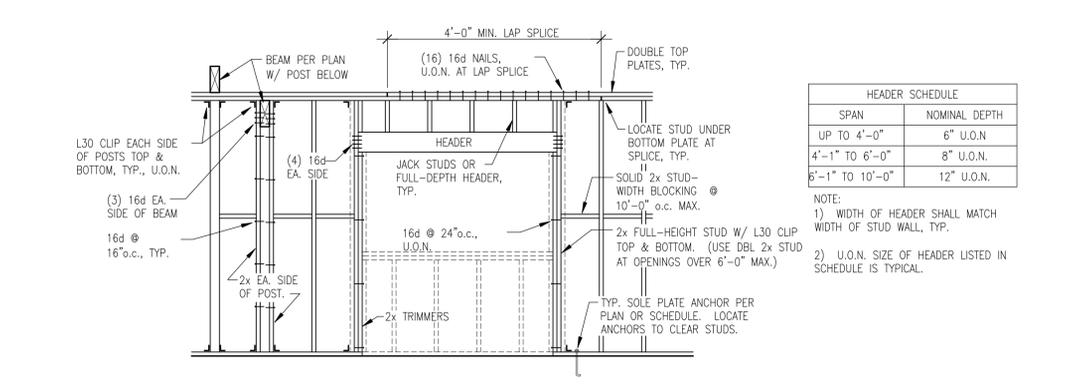
CLEAR SPAN UP TO:	JOISTS	SPACING
14'-0"	2x6 NO. 2	16" o.c.
18'-0"	2x8 NO. 2	16" o.c.

- NOTES:**
- WHERE NOT SPECIFIED OTHERWISE ON STRUCTURAL DRAWINGS, CEILING JOISTS SHALL BE PER ABOVE SCHEDULE.
 - CEILING JOISTS SHALL NOT BE USED WHERE STORAGE OR USABLE FLOOR AREAS OCCUR ABOVE CEILING.
 - CONNECTIONS PER CBC TABLE 2304.9.1

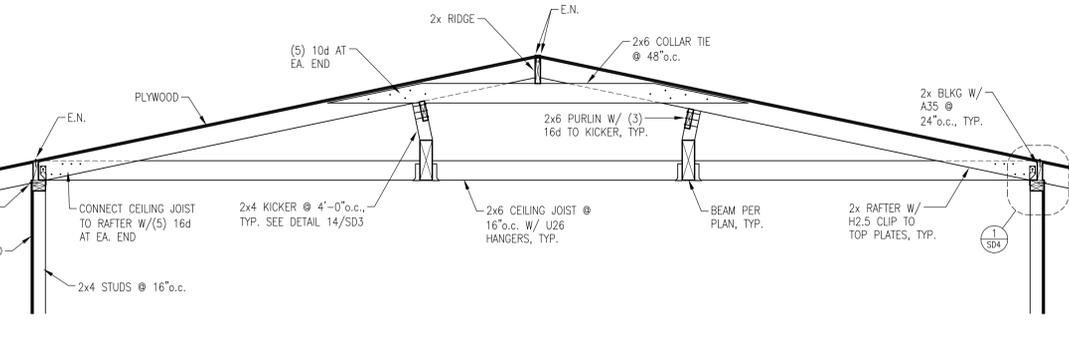
13 TYP. CEILING FRAMING AND CONNECTIONS
SCALE: 1" = 1'-0"



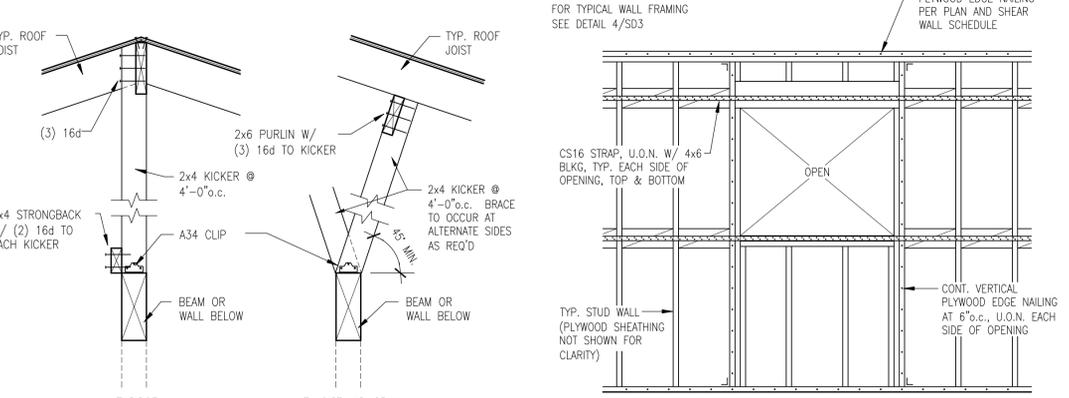
18 TYP. FLUSH BEAM PERPENDICULAR TO DROPPED HEADER
SCALE: 1" = 1'-0"



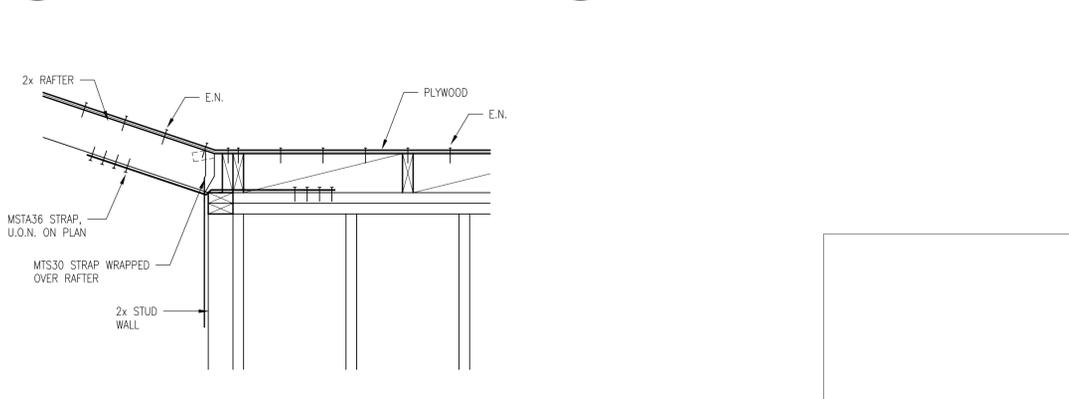
4 TYPICAL FRAMED WALL OPENING
SCALE: 3/8" = 1'-0"



9 CONVENTIONAL ROOF AND CEILING FRAMING
SCALE: 1/2" = 1'-0"



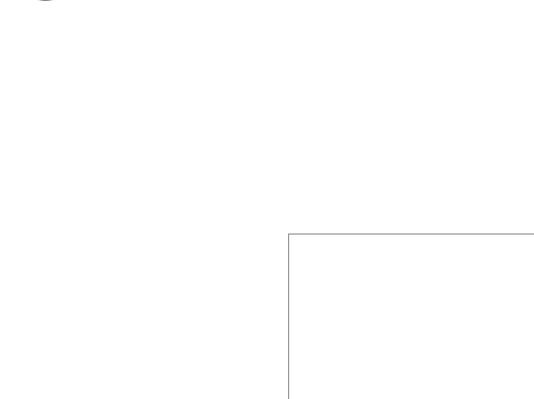
14 TYP. RIDGE & RAFTER SUPPORT
SCALE: 1" = 1'-0"



19 TYP. RAFTER COLLECTO TO TOP PLATES
SCALE: 1" = 1'-0"



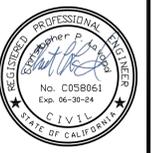
15 TYP. STRAPPING AROUND OPENING IN SHEAR WALL
SCALE: 1/2" = 1'-0"

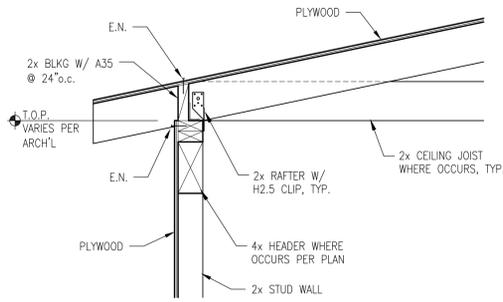


HEADER SCHEDULE

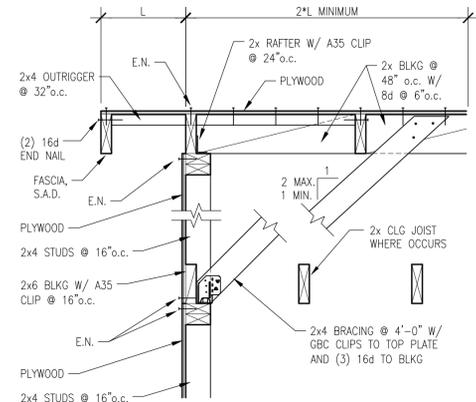
SPAN	NOMINAL DEPTH
UP TO 4'-0"	6" U.O.N.
4'-1" TO 6'-0"	8" U.O.N.
6'-1" TO 10'-0"	12" U.O.N.

NOTE:
1) WIDTH OF HEADER SHALL MATCH WIDTH OF STUD WALL, TYP.
2) U.O.N. SIZE OF HEADER LISTED IN SCHEDULE IS TYPICAL.

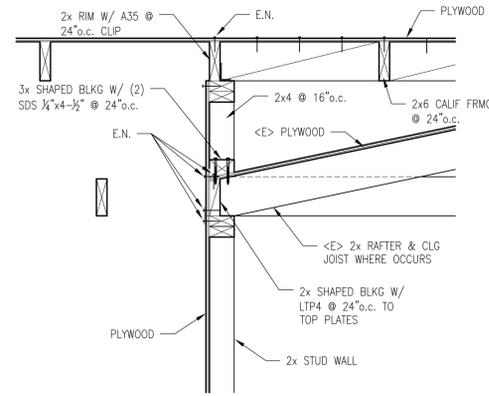




1 TYP. RAFTER & CEILING JOIST TO EXTERIOR WALL SCALE: 1" = 1'-0"



2 TYP. VAULTED RAFTER SCALE: 1" = 1'-0"



3 TYP. ROOF FRAMING AT EXIST. WALL SCALE: 1" = 1'-0"

4 SCALE: 1" = 1'-0"

5 SCALE: 1" = 1'-0"

6 SCALE: 1" = 1'-0"

7 SCALE: 1" = 1'-0"

8 SCALE: 1" = 1'-0"

9 SCALE: 1" = 1'-0"

10 SCALE: 1" = 1'-0"

11 SCALE: 3/4" = 1'-0"

12 NO SCALE

13 SCALE: 1" = 1'-0"

14 SCALE: 1" = 1'-0"

15 SCALE: 1/2" = 1'-0"

16 SCALE: 1" = 1'-0"

17 SCALE: 1" = 1'-0"

18 SCALE: 1" = 1'-0"

19 SCALE: 1" = 1'-0"

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SHEET CONTENTS:
 FRAMING
 DETAILS
 DATE:
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 SCALE:
 AS NOTED
 SHEET NO.
SD4
 OF 6 SHEETS