File: PLN19-0022
Special Permit for a detached accessory building (pool house) containing more than two (2) internal plumbing fixtures.

Summary: Special Permit to allow more than two (2) plumbing fixtures (four (4) fixtures proposed) in a 457 sq. ft. pool house, pursuant to § 4.20.020(I).

Owner: Bernardo Sosa and Marion Sosa
Applicant: Abraham Jayson (Jayson Architecture)
Lot Size: 0.2 acres
APN: 421-04-024
Supervisorial District: #4

Gen. Plan Designation: USA (Los Altos)
Zoning: R1-8
Address: 15284 Stratford Avenue, San Jose
Present Land Use: Single Family Res.
Approved Building Site: Yes

RECOMMENDED ACTIONS

A. Accept a Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, Attachment A

B. Grant Special Permit Approval, subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
PROJECT DESCRIPTION

The proposed project involves a request to construct a new 457 square foot pool house with more than two (2) plumbing fixtures. The accessory structure includes one (1) full bath with one (1) additional plumbing fixture, resulting in a total of four (4) internal plumbing fixtures. There is no proposed grading or tree removal associated with the project, as the site is located on a flat lot with an existing single-family residence. The proposed location of the pool house is in the rear yard of the lot, behind a new pool and spa, approximately 5 feet and 32 feet from the side property lines, and 5 feet from the rear property line.

The lot is a 10,019 square foot (0.2-acre) parcel, located at the southwest corner of Stratford Avenue and Esther Drive, in the unincorporated area of San Jose of the County of Santa Clara. Associated site improvements include an outdoor shower and storage space for pool equipment. A proposed pool and spa will be built with a separate building permit.

Setting/Location Information
The subject property is located in the central portion of unincorporated area of the County of Santa Clara, northeast of Hwy. 17 and Hwy. 280, and southwest of Camden Avenue and Union Avenue. The lot was created with the Camden Gardens Subdivision Tract. The neighborhood character consists of a mix of original craftsman homes built in the late 1940s and modern homes rebuilt in 2011 and ranging in size from 1,200–2,500 square feet.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
   The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e), for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone.

B. Project/Proposal
   1. General Plan: Urban Service Area (USA) – San Jose.
   2. Approved Building Site: Yes. – Camden Gardens Subdivision, Tract 392.
   3. Zoning Standards. The proposed project satisfies the required development standards for accessory structures, as summarized below:

      Setbacks (R1E): Located in rear half of lot, within the rear yard, or at least 75-feet from the front property line.
      Maximum Height: 12-feet average (between ridge and top plate with hip or gable roof with a maximum of 16 ft.)
      Stories: 1 story

   4. Compliance with Development Standards (Accessory Structures) and Specific Findings (Restrictions on Plumbing Fixtures).
The proposed pool house is a flat roof design, and has a maximum height of 10 feet, which is within the 16 ft. maximum allowable height limitation, as well as 12 average height for accessory structures. The location of the pool house conforms to the development standards stipulated for accessory structures, as the structure is located within the rear yard of the property and is also more than 75 ft. from the front property line. Additionally, the pool house is not designed to be used for dwelling purposes or overnight accommodations. The proposed floorplan of the pool house includes one (1) full bathroom and a lounge area. There is no partitioning inside the pool house that would contribute to utilizing the structure for dwelling purposes. The proposed accessory building is approximately 457 square feet in size, and as such, the pool house is appropriately sized and designed for the intended use and complies with the specific findings for “Restrictions on Plumbing Fixtures,” pursuant to Section 4.20.020(I)(2).

5. Special Permit:
In addition to specific findings identified in Section 4 above, accessory structures (such as a pool house) with more than two (2) internal plumbing fixtures are also subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administrator is required to make findings to approve the project.

A. The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;

As discussed in Section 4 of this report, the project conforms to all standards stipulated in County General Plan and Zoning Ordinance. The proposed pool house has a flat roof design and has a roof height of 10 feet, which is within the 16 ft. maximum height allowance for accessory structures with an urban zoning district. The location of the pool house conforms to the development standards stipulated for accessory structures as it is in the rear yard of the property or at least 75 ft. from the front property line.

The location of property is within the R1-8 combined zoning district, which does not have a floor area limit, and accessory structures are not subject to residential zoning side setback of a minimum of 8 feet.

B. The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;

The site is adequate to accommodate the proposed pool house. The subject site is approximately 0.2 acres, and the proposed pool house satisfies the required setbacks for residential accessory structures, as the structure is located in the rear
yard and is also more 75 feet from front property line. The proposed layout in the pool house is of an appropriate design to have one (1) full bath and a lounge area. The area of the property and the location of the proposed structure offers adequate separation and provides a buffer between the proposed use and the surrounding uses and/or neighborhood.

C. The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the zoning administrator shall further find, without limitation, that:

1. **Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;**

   The property has adequate space for off-street parking with an existing attached garage able to accommodate the required minimum one (1) covered parking space per County Zoning Ordinance Section 4.30.030.

2. ** Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);**

   According to the Fire Marshal, tire sprinklers will not be required for the proposed structures, as the pool house is less than 500 s.f. in area, and the accessory building is not used for living quarters. Additionally, Staff confirmed with the property owner that the structure is not intended to be used as a secondary dwelling and noted that conversion would not be permitted in the future.

3. **The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;**

   The property is an urban lot within the Urban Service Area of the City of San Jose. The proposed structure has access to a sewer lateral and would also be connected to the West Valley Sanitation District sanitary sewer system.

4. **The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;**

   This project would be permitted “by-right” if the application only included two (2) plumbing fixtures. The installation of more than two (2) plumbing fixtures would not create noise, odor, dust or excessive light impacts. Furthermore, residential and accessory uses shall be subject to the County Noise Ordinance.
5. The use will not substantially worsen traffic congestion affecting the surrounding area;

   Not applicable.

6. Erosion will be adequately controlled; and

   Standard conditions and BMP’s are conditioned and will be required through building permit review.

7. Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.

   Special Permit is only for the proposed pool house of 457 square feet. The plans show proposal for a new pool and spa area which will be a separate building permit. The Special Permit by itself would not trigger the requirement of a Drainage Permit as construction is less than 2,000 square feet of impervious surface.

BACKGROUND

The property was created as part of the Camden Gardens Tract Map No. 392, recorded on February 11, 1947. The existing residence was built in 1947 with remodels and additions made to the main house in 1955, 1964, and 2015, as shown in the building permit history on file with the County.

The current owners, Bernardo and Marion Sosa, applied for a Special Permit on February 7, 2019, and the application was deemed complete on March 6, 2019. A public notice was mailed to all property owners within a 300-foot radius on March 25, 2019 and published in the Post Record on March 18, 2019.

STAFF REPORT REVIEW

Prepared by: Lara Tran, Associate Planner
Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

Attachments: 1) Notice of Exemption from CEQA
               2) Preliminary Conditions of Approval
               3) Location and Vicinity Map
               4) Proposed Plans
# Notice of Exemption from CEQA

**To:** County Clerk-Recorder  
County of Santa Clara  

**Office of Planning & Research**  
PO Box 3044, Room 222  
Sacramento, CA 95812-3044

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### Project Title
Special Permit for a pool house at 15284 Stratford Avenue, San Jose

### File Number (if applicable)
PLN19-0022

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### Project Location
15284 Stratford Avenue, southwest corner of Stratford Avenue and Esther Drive, in the unincorporated area of San Jose, CA. Zoning R1-8.

### Public Agency Approving Project
County of Santa

### Person or Agency Carrying Out Project
Lara Tran, Associate Planner

---

### Project Description (including purpose and beneficiaries of project)
Special Permit to construct a new 457 square foot pool house with more than two (2) plumbing fixtures. The accessory structure includes one (1) full bath with one (1) additional plumbing fixture, resulting in a total of four (4) internal plumbing fixtures. There is no proposed grading or tree removal associated with the project.

---

### Exempt Status check one/indicate type of State CEQA Guidelines section number:

- [x] Categorical Exemption [CEQA Guidelines 15301-15333]:
- [ ] Statutory Exemption [CEQA Guidelines 15260-15285]:
- [ ] Declared Emergency [15269(a)]:
- [ ] Emergency Project [15269(b)(c)]:
- [ ] General Rule [CEQA Guidelines 15061(b)(3)]:

### Reasons the project is exempt:
The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e) for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone. No unusual circumstances exist as to constitute significant environmental effects, per subsection 15000.2(c).

---

### County Contact Person
Lara Tran

### Title
Associate Planner

### Telephone Number
(408) 299-5759

---

**Date:** 03/25/19  
**Signature:** [Signature]

**Name/Title:** Lara Tran/Associate Planner  

**Approved by:** [Signature]

---
ATTACHMENT B

SPECIAL PERMIT
Preliminary Conditions of Approval

PLN19-0022

Owner/Applicant: Bernardo Sosa and Marion Sosa
File Number: PLN19-0022
Location: 15282 Stratford Avenue, San Jose, CA (APN: 336-11-006)
Project Description: Special Permit for a pool house with more than two (2) plumbing fixtures.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

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<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Planning</td>
<td>Lara Tran</td>
<td>(408) 299-5759</td>
<td><a href="mailto:lara.tran@pln.sccgov.org">lara.tran@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299-5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
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<tr>
<td>Land Development</td>
<td>Ed Duazo</td>
<td>(408) 299-5731</td>
<td><a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a></td>
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<tr>
<td>Building Inspection</td>
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STANDARD CONDITIONS OF APPROVAL

Planning
1. Development must take place in accordance with the approved plans, prepared by Abraham Jayson Architect, submitted on February 6, 2019.

2. Accessory structure(s) shall be located at least 75 ft. from the front setback (or located in the rear yard of property) and shall not exceed more than 12 ft. in height (or 16 ft. if there is a ridge).

3. Accessory structure(s) shall be limited to one (1) story.

4. Subject pool house may not be used for dwelling purposes or overnight accommodations.

5. Subject pool house will not be eligible for conversion to a secondary dwelling or accessory dwelling unit (ADU), as the structure will be constructed and inspected after...
January 1, 2017, per Zoning Ordinance Section 4.10.340(E)(1), unless County Ordinances are amended in the future to allow conversion.

Environmental Health
6. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Building Inspection Office
7. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning
8. **Prior to building permit issuance**, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided pursuant to §5.20.125.

Land Development Engineering

Drainage
9. **Prior to building permit issuance**, the net increase of impervious area as a part of this project shall be stated on the Building Plans. If the net increase of impervious area exceeds 2,000 s.f, the project will require a drainage permit to be separately obtained from the building permit for the conversion of the existing garage to a cabana. The drainage permit plans and calculations may be submitted concurrently with the building permit for review.

Department of Environmental Health
10. **Prior to building permit issuance**, provide a sewer connection permit/project clearance from the City of San Jose.

11. **Prior to building permit issuance**, provide a water service connection letter from the water purveyor.
PLN19-0022
15284 Stratford Drive, San Jose

Vicinity Map

This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.

3/18/2019 2:05:19 PM  Y:\Projects\PLN19_0022\PLN19_0022_Vicinity.mxd

Attachment C
ARCHITECT: JANUS ARCHITECTURE
6320 STRATFORD DRIVE
SAN JOSE 95124

OWNER: BERNARDO & MARION SOSA

CONTACT INFORMATION
bernardososa@gmail.com
408-493-0674

PROJECT DESCRIPTION
• NON ACCESSORY BUILDING FOR SANTA CLARITY COUNTY ZONING CODE: 4.39.03.08
• FOUNDATION TYPE: Embedded
• BUILDING CODE EDITION: 2016 CALIFORNIA BUILDING CODE
• ZONING: 19-16
• BUILDING CODE EDITION: 2016 CALIFORNIA BUILDING CODE

TRACING & DRAWING CODE
• 4:17-00-09
• ZONING: 19-16
• 19-16 CONSTRUCTION TYPE: 1
• SHEET SCALE: 1:16

Sheet Index
A0.00 Cover Sheet
A0.01 Title 24
A0.02 Title 24
A0.03 Site Plan
A0.20 Floor Plan & Roof Plan
A0.10 Electrical, Lighting, Ceiling Plan
A0.04 Site Elevations & Sections
A0.18 Assemblies
A0.19 Typical Assemblies
A0.40 Sheet 18
A0.13 Window & Door Details
A0.16ural
A0.15 Structural
S1.0 SYMBOLS & ABBREVIATIONS
S1.1 GENERAL NOTES

THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DESIGN DOCUMENTATION, AS REQUIRED, TO THE GENERAL CONTRACTOR, GENERAL SUBCONTRACTORS AND ALL SUBCONTRACTORS PRIOR TO CONSTRUCTION. BIDS SHALL INCLUDE REQUIRED DESIGN DOCUMENTATION AND INSTALLATION OF A COMPLETE OPERATING SYSTEM THAT SATISFIES THE SPECIFIED PERFORMANCE CRITERIA AND MEETS ALL APPLICABLE CODES.

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**OWNER**

SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124

**PROJECT**

**PERMIT SET**

**NO. DATE DESCRIPTION**

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LIGHTING/ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SUBCHAPTER 7, SECTION 150.0(k), REGARDING RESIDENTIAL LIGHTING.

2. ELECTRICAL & LIGHTING WORK IS DESIGN BUILD, TO BE SUBMITTED BY GENERAL CONTRACTOR UNDER A SEPERATE PERMIT. THESE DRAWINGS ARE INTENDED TO DEMONSTRATE DESIGN INTENT, HOWEVER CONTRACTOR IS RESPONSIBLE FOR A FULLY ENGINEERED SYSTEM INSTALLATION BUILT TO ALL APPLICABLE CODES AND STANDARDS.

3. ALL LIGHT FIXTURES SHALL BE LED OR FLUORESCENT.

4. ELECTRICAL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.

5. ELECTRICAL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA ENERGY CODE.

6. ELECTRICAL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA ELECTRICAL CODE. LIGHTING LAYOUTS ARE DIAGRAMATIC IN NATURE, FINAL LAYOUTS AND DIMENSIONS TO BE PROVIDED BY GENERAL CONTRACTOR AND APPROVED BY ARCHITECT.

SYMBOL LEGEND

- ELECTRICAL WALL OUTLET: DUPLEX
- ELECTRICAL WALL OUTLET: QUADSWITCH
- SWITCH: WALL MTD
- SWITCH: QUADSWITCH
- SWITCH: 3 WAY
- SWITCH: 3 WAY DIMMER
- W/C: WATERPROOF
- GFCI: GROUND FAULT CIRCUIT INTERRUPTER
- EXHAUST FAN
- ELECTRICAL OUTLET: DUPS/FLOD/CNTR MTD
- S/CO: SMOKE/CARBON MONOXIDE DETECTOR

FIXTURE LEGEND

- RAC: RECESSED TECH LIGHTING ELEMENT 2" SQ FLANGELESS BEVEL, INTERIOR
- RAC: RECESSED TECH LIGHTING ELEMENT 2" SQ FLANGELESS BEVEL, EXTERIOR
- WALL MTD SCONCE, INTERIOR
- WALL MTD SCONCE, EXTERIOR
- LINEAR UNDERCABINET LIGHT
- SURFACE MTD LIGHT

ELEC/LIGHT/CLG PLAN
CERAMIC TILE, FIRECLAY CALCITE (V2), RECYCLED BODY, 3"X12"

18" TOWEL BAR

SHOWER & CONTROLS

Panel Ready Undercounter Refrigerator (PRUR)

Frameless Tempered Glass Mirror

CERAMIC TILE, FIRECLAY HANDPAINTED, UNI MOUNTIAN, WHITE MOTIF, 6"X12"

Solid Walnut Tank

Tempered Frosted Glass

Wall Hung Toilet

1/4" ELM BIRCH RED CEDAR, V GROOVE PROFILE, CLEAR HEART, CLEAR SEALER

Stone, 4" X 8" FOOP STONE FLEURY SHAMIS BLACK FLAME BASALT

Stainless Steel Undermounted Bar Sink

Vertical Grain Walnut Paneling

Vessel Sink & Faucet

Tempered Frameless Glass Shower Door & Enclosure

Hand Towel Bar

Toilet Paper Holder
**WINDOW TYPE NOTES**

1. **MANUFACTURER:** FLEETWOOD
2. **PRODUCT, WINDOWS:** 3800-T W/ 450-T OPERABLE PANES, INSIDE GLAZED
3. **EXTERIOR FINISH:** DARK BRONZE
4. **INTERIOR FINISH:** DARK BRONZE
5. **GLASS:** DOUBLE PANE, CARDINAL 366/i89 6MM, ARGON, TEMPERED
6. **OPERABLE U-VALUE, 3800-T, FIXED:** 0.29
7. **OPERABLE SHGC, 3800-T, FIXED:** 0.24
8. **OPERABLE U-VALUE, 3800-T, OPERABLE:** 0.29
9. **OPERABLE SHGC, 3800-T, OPERABLE:** 0.20
10. **HARDWARE, OPERABLE WINDOWS:** STANDARD, BLACK PAINT

**DOOR TYPE A NOTES**

1. **MANUFACTURER:** FLEETWOOD
2. **PRODUCT:** SERIES 3200-T
3. **EXTERIOR FINISH:** DARK BRONZE
4. **INTERIOR FINISH:** DARK BRONZE
5. **GLASS:** DOUBLE PANE, CARDINAL 366/i89 6MM, ARGON, TEMPERED
6. **OPERABLE U-VALUE:** 0.40
7. **OPERABLE SHGC:** 0.19
8. **HARDWARE:** 1005 LEVER W/ INTERIOR LOCK

**DOOR TYPE B NOTES**

1. **MANUFACTURER:** BARTELS
2. **PRODUCT:** COMTUR FLUSH, INTRA UZ-ALU 40/52
3. **EXTERIOR FINISH:** VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
4. **INTERIOR FINISH:** VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
5. **HARDWARE:** CONCEALED HINGES, KARCHER DESIGN SEATTLE LEVER W/ INTERIOR LOCK

**DOOR TYPE C NOTES**

1. **MANUFACTURER:** BARTELS
2. **PRODUCT:** COMTUR FLUSH, INTRA UZ-ALU 40/52
3. **EXTERIOR FINISH:** VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
4. **INTERIOR FINISH:** VERTICAL GRAIN CLEAR FINISH WALNUT VENEER
5. **HARDWARE:** CONCEALED HINGES, FLAT-2 LEVER WITH INTERIOR LOCK

**DOOR TYPE D NOTES**

1. **MANUFACTURER:** FLEETWOOD
2. **PRODUCT, MULTI-SLIDE:** 3070-T
3. **EXTERIOR FINISH:** DARK BRONZE
4. **INTERIOR FINISH:** DARK BRONZE
5. **GLASS:** DOUBLE PANE, CARDINAL 366/i89 6MM, ARGON, TEMPERED
6. **OPERABLE U-VALUE, 3070-T:** 0.29
7. **OPERABLE SHGC, 3070-T:** 0.23
8. **HARDWARE, 3070-T:** STAINLESS ARCHETYPE, BLACK PAINT
FRAME RESPONSE MODIFICATION FACTOR (R) 3.5

C. DEAD LOADS:

BUILDING CODE (CBC)

CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE PLACED.

FOUNDATION LOCATIONS AND SIZES SHOWN ON THE STRUCTURAL DRAWINGS. ANY FOUNDATIONS COINCIDE WITH GRIDLINES, UNLESS OTHERWISE NOTED.

I. WHERE MEMBER LOCATIONS ARE NOT DIMENSIONED, MEMBERS SHALL BE LOCATED ON COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN

III. FOUNDATIONS

G. OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE CORRECTED WITHIN 48 HOURS OF NOTICE TO THE CONTRACTOR.

F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE COMMENCING EXTERIOR PAVING; CURBS; SLOPES; DRAINS; PADS; NON-STRUCTURAL PARTITIONS; EMBEDDED SLABS; OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MEP FEATURES; GLASS AND GLAZING; EXTERIOR SURFACES OF BUILDINGS; EXTERIOR CREDITS TO THE CONTRACTOR FOR THE WORK.

E. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: FLOOR FINISHES; DEPRESSIONS IN FLOOR FINISH; WALL FINISHES; CABINETS; PANELS; LAMINATES; TILE; PARQUET; WALL-TOP PANELS; DOORS AND FRAMEWORK; DECKS; FENCES; ENTRYWAY DEFINITIONS; FIRE ESCAPES; INDOOR OUTDOOR HOODS; PENSEIS; SUNROOMS; LIGHTING; APPLIANCES; TECHNOLOGY; FURNACE; HEATING; VENTILATION; AIR CONDITIONING; PLUMBING; PLUMBING Fixtures; ELECTRICAL; COMMUNICATIONS; MECHANICAL; HEATING, VENTILATION AND AIR CONDITIONING (HVAC); FIREPROOFING; DECKS; MANSARD ROOF; CELLAR; BURIAL SITES; AND OTHER ITEMS.

D. SLABS ON GRADE SHALL BE CONSTRUCTED ON A 4" MINIMUM THICK BASE OF COMPACTED SAND OR SLEEPING TO A DESIGNATIVE MOISTURE CONTENT OF 12% OVER MAXIMUM. COMPACT TO 95% OF MAXIMUM

C. ALL CONSTRUCTION, TESTING, AND INSPECTIONS SHALL CONFORM TO THE BUILDING CODE

II. CONCRETE

A. MIXING, BATCHING, TRANSPORTING AND PLACING OF ALL CONCRETE SHALL CONFORM TO ACI 308-93. FLUSH CASTING IS THE ONLY PERMITTED CONCRETE CASTING METHOD.

B. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.

THE SCHEDULE BELOW INDICATES THE MINIMUM CONCRETE DESIGN REQUIREMENTS. SEE DRAWINGS, PROJECT SPECIFICATIONS AND MANUFACTURER'S INFORMATION FOR MORE STRONGER MATERIALS OR OTHER REQUIREMENTS.

VI. REINFORCING STEEL

B. REINFORCING BARS TO BE WELDED SHALL BE ASTM A706.

A. ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

O. FASTENERS INSTALLED IN PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE SUBMITTED TO WOOD BORNE STANDARDS FOR USE IN WOOD CONSTRUCTION.

E. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.

D. BOLT HOLES SHALL BE NO MORE THAN 1/16" OVERSIZE, UNLESS OTHERWISE NOTED.

C. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

1. NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED IN BEAMS, WALLS OR SLABS UNLESS OTHERWISE NOTED.

2. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TYPICAL DETAILS. DETAILS MAY NOT BE SPECIFICALLY LOCATED.

3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:

4. NO. 14 BARS AND LARGER = 1-1/2"

5. NO. 11 BARS AND SMALLER = 3/4"

6. PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS = 1-1/2"

A. NO. 5 BARS AND SMALLER = 1-1/2"

B. NO. 3 BARS AND SMALLER = 1/2"

7. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI AT 28 DAYS

F. CONSTRUCTION JOINTS

C. REJECTION OF WOOD MEMBERS: THE PROVISION IN DOC PS 20 (AS REFERENCED BY CBC SECTIONS 1903.2 AND 1903.2.1) REGARDING WOOD MEMBERS TO BE REINSPECTED BY A QUALIFIED LUMBER GRADING INSPECTOR TO VERIFY THE PROPER CLASSIFICATION AND TABLE FOR THE SPECIFIED REQUIREMENTS FOR THE WOOD MEMBERS.

1. ROOF SHEATHING: 15/32" APA RATED SHEATHING 32/16", EXPOSURE 1, PS1-07, 5 PLY WOOD PLYWOOD

2. UNLESS OTHERWISE NOTED, ALL LAP SPLICES ARE TO BE CLASS B.

3. CONCRETE CLEAN COVER OVER MILD REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

4. NO. 6 BARS AND SMALLER = 1-1/2"

5. NO. 8 BARS AND LARGER = 1-1/2"

6. PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS = 1-1/2"

A. NO. 5 BARS AND SMALLER = 1-1/2"

B. NO. 3 BARS AND SMALLER = 1/2"

7. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI AT 28 DAYS

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1. ROOF SHEATHING: 15/32" APA RATED SHEATHING 32/16", EXPOSURE 1, PS1-07, 5 PLY WOOD PLYWOOD
1. WHERE CONTINUOUS FOOTING INTERSECTS COLUMN, EXTEND LONGITUDINAL REINFORCING PAST COLUMN FOOTING, SEE DETAIL.

2. WHERE CONTINUOUS FOOTING TERMINATES AT COLUMN FOOTING, EXTEND REINFORCING THRU COLUMN FOOTING, SEE DETAIL.

3. WHERE CONTINUOUS FOOTING INTERSECTS COLUMN,

- 2'-0" MIN

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#5 @ 12" OC, EA

FOR SLAB-ON-GRADE DETAIL

- 1 1/2" MIN COVER PER SCHEDULE

- 0' - 3" CLR, TYP PER PLAN

- 0" TYP SLAB REINF

- 1/8" WIDE SAWCUT W/ BOND BREAKER AND CONSTRUCTION JOINT

PLATE ANCHOR BOLTS, INSTALL PER DRAWING.

**NOTES:**

1. OPENING IN SLAB-ON-GRADE

- EITHER CONTROL OR CONSTRUCTION JOINTS SHALL BE LOCATED NO FURTHER THAN 36 X SLAB THICKNESS UNLESS A SMALLER SPACING IS INDICATED ON DRAWINGS. ASPECT RATIO OF ENCLOSED AREA SHALL NOT EXCEED 15:1. CONTINUOUS REINFORCEMENT SHALL BE EXTENDED UNDER PARTITIONS WHEREVER POSSIBLE. MAXIMUM SLAB AREA CONTROLLED BY CONTINUOUS REINFORCEMENT SHALL BE MADE AS SMALL AS POSSIBLE. AFTER SLAB FINISHING, JOINTS ARE TO BE REOPENED TO ALLOW FOR JOINTING AS SPECIFIED.

2. CONSTRUCTION JOINTS TO BE LOCATED NO FURTHER THAN 15284 STRATFORD DRIVE, SAN JOSE CA 95124 200' CONTINUOUS REINFORCEMENT.

3. WHEN DIAGONAL LENGTH IS INTERRUPTED BY AN EDGE OF SLAB, PROVIDE A STANDARD HOOK AT THE DISCONTINUOUS END.

4. WHEN DIFFERENT BARS ARE USED FOR THE SAME SCHEDULE, USE SIMPLER BAR LENGTH.

**SLAB-ON-GRADE DETAIL**

**PLAN**

**JOINT LAYOUT**

**CONSTRUCTION JOINT**

**SLAB-ON-GRADE CONSTRUCTION AND CONTROL JOINTS AND SLAB BLOCKOUTS**

**PIPING & CONDUIT THROUGH SLAB**

**SLAB-ON-GRADE DEPRESSION**

**EXTERIOR CONTINUOUS FOOTING**

**INTERIOR CONTINUOUS FOOTING**

**PIPE THROUGH CURB**

**CONTINUOUS FOOTING SCHEDULE**

**SLAB-ON-GRADE TYPICAL CONCRETE DETAILS**

**PERMIT SUBMITTAL**
4. Edge Nail Detail

SEE GENERAL NOTES FOR PLYWOOD GRADES AND THICKNESS.

MINIMUM PLYWOOD SHEATHING WIDTH IS 24".

FOR 10d NAILS, PROVIDE 1 5/8" MINIMUM PENETRATION INTO FRAMING.

BOUNDARY AT LESS THAN 3"

BLOCKING RIM JOIST OR JOINT EDGE NAIL SPACING PER SCHED

SPACING PER SCHED

BOUNDARY

EAST NAILING

EDGE NAILING

BOUNDARY

DETAILS PER SCHEDULE

16" FIELD NAILING AT ALL INTERMEDIATE SUPPORTS

- 6d finish (Panel supports at 24 inches)
- 5/8" – 1" 8d common (2 1/2'' × 0.131''); or
- 7/8'' – 1 1/4'' 10d common (3'' × 0.148''); or
- 3'' × 14 gage staples @ 6'' o.c. or
- 3-10d box (3'' × 0.128''); or
- 3-3''14 gage staples, 7/16'' crown
- 3-10d box (3'' × 0.128''); or
- 3-8d common (2 1/2'' × 0.131''); or
- 1/4 '' 4d casing (1 1/2'' × 0.080''); or
- 4-3'' 14 gage staples, 7/16'' crown
- 4-3'' × 0.131'' nails; or
- 12-3'' 14 gage staples, 7/16'' crown
- 12'' o.c. face nail
- Each joist or rafter, face nail
- Each side of end joint, face nail
- 12'' o.c. face nail
- Toenail
- 2 1/2'' 16 gage staple with 7/16'' or 1'' crown
- 3 6
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Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing

Other exterior wall sheathing

Wood structural panel (WSP), exterior, roof and interior wall sheathing to framing and particleboard wall sheathing to framing

Edging sheeting

Microlam supports (face nail)

Red" - 12
FOR TYPICAL SHEAR WALL FRAMING ELEVATION.
AND 4/\d FOR SHEAR WALL HOLDOWNS.

11 SHEAR WALL SCHEDULE
10 DOUBLE TOP PLATE SPLICE
SYMBOL (1)(2)
SHEARWALL
EXTEND STRAP, TYPICAL
ENDS GREATER OF
b SECTION

a TYPICAL DOUBLE TOP PLATE SPLICE
3 4
6
OR
(4)

TYPICAL FRAMING MEMBER
b
C
D
2. NOTIFY SEOR FOR PERMISSION.
1. FOR INFO NOT SHOWN OR NOTED SEE PLAN AND DETAIL 3/4"O.C.
2. PROVIDE 3x FRAMING MEMBERS AT ALL PLYWOOD ADJOINING PANEL EDGES.
3. SEE DETAIL T-1 FOR TYPICAL SHEAR WALL FRAMING ELEVATION.
4. SEE PLAN AND DETAIL 3-5 AND 6-7 FOR SHEAR WALL HOLDOWNS.

NOTES:
1. USE 16d SHORTS (2" LONG) COMMON WIRE NAILS 2-1/2" C.
2. USE LATH AS A TEMPORARY TO AD 1-1/2"O.C. IN COMINGS ARE REQUIRED.
3. FOR DOUBLE TOP PLATE SPLICE AT CORNER WALL PROVIDE 3x MIN BLKG AT ENDS.
4. AT MULTIPLE 2x HOLDOWN POST CONDITION, INTERNAIL 3x MIN BLKG AT POST PER PLAN.
5. USE 10d SHORTS (2" LONG) COMMON WIRE NAILS U.O.N.

NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAIL SPACING IN INCHES.

a JOINT PERPENDICULAR TO FRAMING MEMBERS
b SHEARWALL COUNTERSINK BOLT HEAD & INSIDE AT ALL WALL OPENINGS AND PER PLAN.
C  FRAMING MEMBER WITH "HU" JOIST HANGER
D  TYPICAL MEMBERS
E  TYPICAL FRAMING MEMBER
F  SHEARWALL
G  SOLID SAWN POST IN LIEU OF MULTIPLE 2x POST
H  FOR DOUBLE HOLDOWN POST AT CORNER WALL PROVIDE 3. AT MULTIPLE 2x HOLDOWN POST CONDITION, INTERNAIL 3x MIN BLKG AT POST PER PLAN.
I  HDU8
J  HDU5
K  SD2.5
L  MIN ANCHOR ROD EMBED ORDERED (MATCH STUD DEPTH)
M  MIN ANCHOR ROD EMBED (TYP)

SHEAR WALL FRAMING ELEVATION
OPENING IN DIAPHRAGM
DOUBLE TOP PLATE SPLICE
PLYWOOD NAILING
SHEAR WALL SCHEDULE
TYPICAL NAILER ON HSS COLUMN
TYPICAL NAILER AT CORNER
TYPICAL NAILER AT CORNER
SHEAR WALL FRAME STUDS
SHEAR WALL HOLDOWNS INTO FOUNDATION
NOTES:
1. CENTER HOLE IN TOP PLATES
2. NO STRAPS REQUIRED FOR HOMES + 1 3/4" FOR EXTERIOR HOLES + 1 1/2" FOR 2X6 PLATE

7 TOP PLATE PENETRATIONS

4 NON-BEARING WALL PARTITION

8 PENETRATIONS IN STUDS

5 WALL INTERSECTIONS

6 TYPICAL WALL FRAMING

1 WALL OPENING

2 ANCHOR BOLT AND SILL PLATE

3 SHEARWALL INTERSECTIONS

1. ALL SILLS SHALL BE PRESSURE TREATED.
2. SILL BOLTS FOR ALL SHEAR OR BEARING WALLS SHALL BE HEADED 3/4" DIA. ASP @ STD NUTS AND 2"X3/4"HOLE PLATES. MINIMUM SPACING AT 4" X 4" MAX. UNLESS OTHERWISE NOTED.
3. EACH SILL PIECE 18" OR LONGER SHALL HAVE 2 BOLTS MINIMUM LOCATE BOLTS CLEAR OF STUDS AND POSTS.
4. "W" DIMENSION SHALL BE 2" x 2" MINIMUM AND 8" MAXIMUM.
5. NO IMPACT THREADED ANCHORS ALLOWED ON ANCHOR BOLTS.
6. IF SILL PIECE CANNOT FIT MORE THAN 1 ANCHOR BOLT OR LESS THAN 16#, CONNECT ADOPT WALL STUDS WITH 16d NAILS @ 6" O.C.
7. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN.
8. PROVIDE 3/4" Ø EPOXY THREADED RODS WHERE NEW SHEAR OR BEARING WALLS ARE INSTALLED OVER (E)
9. PROVIDE SIMILAR WALL FRAMING AT DOUBLE HD.
10. PROVIDE SIMILAR WALL FRAMING AT DOUBLE HD.

1. ALL WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
2. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
3. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
4. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
5. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
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8. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
9. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
10. SIMILAR WOOD TO BE REDWOOD, SHEAR WALL E.N. U.O.N.
JOIST PER PLAN

STUD WALL HANGER PER SCHEDULE
2-16d 2x Rim

2x RIM PLY PER PLAN
BLKG EN

ADD'ED 2x BLKG AT STRAP PROVIDE EN 2x BLKG @ 32" O.C.
LSTA18 @ BLKG PLY

2x BLKG @ 32" O.C.
CMST14 STRAP AT SIM PLY PER PLAN

JOISTS PER PLAN

COLLECTOR PER PLAN

3'-0" MIN
timber

HSS PIECE TOP SEE SHEET S1.1

3/4" BOLT

NOTCH @ PL
HSS COL PER PLAN

2'-6" MIN

2" 1/2 BOLT PL BUCKET U

STRAP PER PLAN

2x PLY PER PLAN
EN

JOIST PER PLAN, TYP
WOOD PER PLAN

2x BLKG AT STRAP INTERNAL BLUG @ 2-16d @ 2'

STRAIGHT STRAP AT WF BEAM
3/16" BENT PL BUCKET

SHEAR CLIPS FOR SHEARWALL SCHEDULE

JOIST PER PLAN

2x BLKG AT STRAP PROVIDE EN

LSTA18 @ BLKG

JOIST PER PLAN

COLLECTOR PER PLAN

2x BLKG PER PLAN

STUD WALL

NOTE:
FOR INFO NOT NOTED SEE 9 S8.2

WF PER PLAN
JOIST PER PLAN
W/ HU HANGER

CS14 STRAP @ 32" O.C.
NAILER & BACKER BLOCK
SEE 9 S8.2

PLY PER PLAN

JOISTS PER PLAN

BACKER BLOCK

3x LEDGER CONT. TYP. BEAM PER PLAN

2x BLKG

NOTE:
FOR INFO NOT NOTED SEE 9 S8.2

WF PER PLAN
JOIST PER PLAN
W/ HU HANGER

CS14 STRAP @ 32" O.C.
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