

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT
Zoning Administration
April 4, 2019
Item #2

Staff Contact: Lara Tran, Associate Planner
(408) 299-5759/ lara.tran@pln.sccgov.org

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

Supervisory 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 bath room 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

ATTACHMENT A

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

Project Title Special Permit for a pool house at 15284 Stratford Avenue, San Jose	File Number (if applicable) PLN19-0022	
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: <input checked="" type="checkbox"/> Categorical Exemption [CEQA Guidelines 15301-15333]: <input type="checkbox"/> Statutory Exemption [CEQA Guidelines 15260-15285]: <input type="checkbox"/> Declared Emergency [15269(a)]: <input type="checkbox"/> Emergency Project [15269(b)(c)]: <input type="checkbox"/> 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:



Name/Title:

Lara Tran/Associate Planner

Approved by:



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.

Agency	Name	Phone	E-mail
Planning	Lara Tran	(408) 299- 5759	lara.tran@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299 – 5731	ed.duazo@pln.sccgov.org
Building Inspection		(408) 299-5700	

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.sccbbuilding.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.

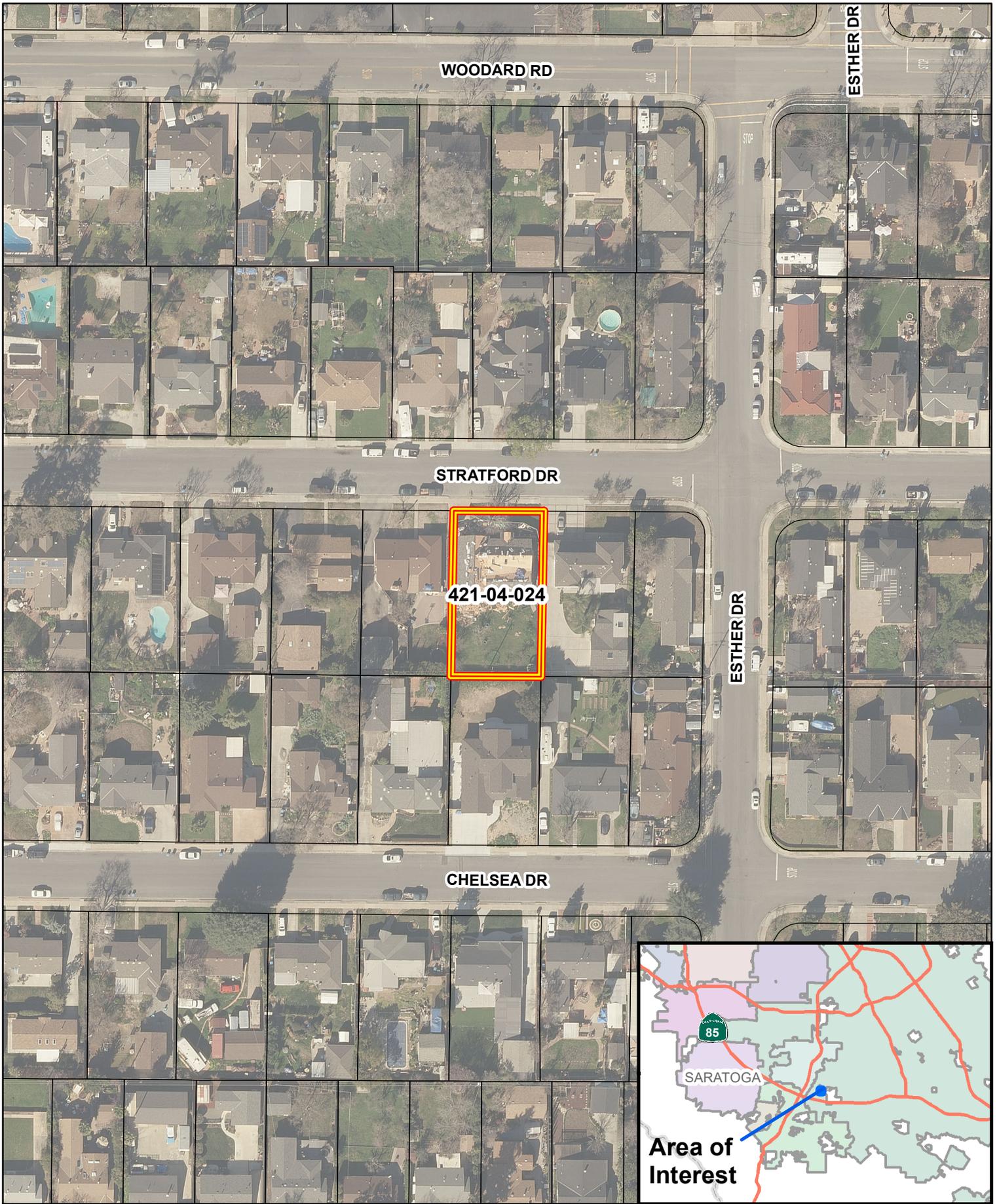
Land Development Engineering

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.

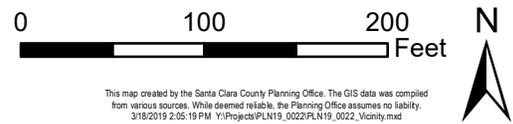
Department of Environmental Health

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. 3/19/2019 2:15:19 PM Y:\Projects\PLN19_0022\PLN19_0022_Vicinity.mxd

ABBREVIATIONS

&	AND	DWG	DRAWING	INSUL	INSULATION	REV	REVISION
(E)	EXISTING	DWR	DRAWER	INT	INTERIOR	RM	ROOM
(N)	NEW	E	EAST	JAN	JANITOR	RO	ROUGH OPENING
@	AT	EA	EACH	JBOX	JUNCTION BOX	RWL	RAIN WATER LEADER
AB	ANCHOR BOLT	EJ	EXPANSION JOINT	JST	JOIST	S	SOUTH
AC	ASPHALTIC CONCRETE	ELEC	ELECTRICAL	JT	JOINT	SASF	SELF ADHERING SURFACE FLASHING
ACC	ACCESS	ELEV	ELEVATION/ELEVATOR	LAM	LAMINATE	SASM	SELF ADHERING SURFACE MEMBRANE
ACOUS	ACOUSTICAL	ENLG	ENLARGED	LAV	LAVATORY	SC	SOLID CORE
ACT	ACOUSTIC CEILING TILE	EOS	EDGE OF SLAB	LB	LAG BOLT	SCHED	SCHEDULE
AD	AREA DRAIN	EP	ELECTRICAL PANEL	LF	LINEAR FEET	SE	STRUCTURAL ENGINEER
ADDL	ADDITIONAL	EQ	EQUAL	LKR	LOCKER	SEC	SECTION
ADJ	ADJACENT/ADJUSTABLE	EQUIP	EQUIPMENT	LT	LIGHT	SED	SEE ELECTRICAL DRAWINGS
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	EWC	ELECTRIC WATER COOLER	MAS	MASONRY	SF	SUPPLY FAN
AFF	ABOVE FINISHED FLOOR	EXH	EXHAUST	MATL	MATERIAL	SH	SINGLE HUNG
AGG	AGGREGATE	EXP	EXPANSION	MAX	MAXIMUM	SHT	SHEET
ALT	ALTERNATE	EXT	EXTERIOR	MB	MACHINE BOLT	SHTG	SHEATHING
ALUM	ALUMINUM	FA	FIRE ALARM	MECH	MECHANICAL	SIM	SIMILAR
ANOD	ANODIZED	FD	FLOOR DRAIN	MFR	MANUFACTURER	SLD	SEE LANDSCAPE DRAWINGS
APPROX	APPROXIMATE	FDN	FOUNDATION	MH	MANHOLE	SMD	SEE MECHANICAL DRAWINGS
AV	AUDIO VISUAL	FE	FIRE EXTINGUISHER	MIN	MINIMUM	SOG	SLAB ON GRADE
BD	BOARD	FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	SP	SPACE
BLDG	BUILDING	FHC	FIRE HOSE CABINET	MTD	MOUNTED	SPA	SANDWICH PANEL ASSEMBLY
BLK	BLOCK	FIN	FINISH	MTL	METAL	SPD	SEE PLUMBING DRAWINGS
BLKG	BLOCKING	FIN FLR	FINISH FLOOR	MUL	MULLION	SPC	SPECIFICATION
BM	BEAM	FIXT	FIXTURE	N	NORTH	SQ	SQUARE
BO	BOTTOM OF	FLOUR	FLOURESCENT	NA	NOT APPLICABLE	SS	STAINLESS STEEL
BOT	BOTTOM	FLR	FLOOR	NIC	NOT IN CONTRACT	SSD	SEE STRUCTURAL DRAWINGS
BUR	BUILT UP ROOF	FLRG	FLOORING	NO	NUMBER	SSGD	SEE SIGNAGE DRAWINGS
CAB	CABINET	FOF	FACE OF CONCRETE	NOM	NOMINAL	SSK	SERVICE SINK
CB	CARRIAGE BOLT	FOS	FACE OF FINISH	NTS	NOT TO SCALE	SSTL	STAINLESS STEEL
CE	CIVIL ENGINEER	FOT	FACE OF STUD	OA	OVERALL	STD	STANDARD
CEM	CEMENT/CEMENTITIOUS	FR	FIRE RESISTENT/FIRE RETARDENT	OC	ON CENTER	STL	STEEL
CER	CERAMIC	FRP	FIBERGLASS REINFORCED PANEL	OCC	OCCUPANT	STOR	STORAGE
CFMF	COLD FORMED METAL FRAMING	FRT	FIRE RETARDENT TREATED	OD	OUTSIDE DIAMETER/OVERFLOW DRAIN	STR	STRUCTURAL
CJ	CAST IRON	FSP	FIBERGLASS SANDWICH PANEL	OF	OUTSIDE FACE	STRUC	STRUCTURAL
CI	CONTROL JOINT	FT	FOOT/FEET	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	SUSP	SUSPENDED
CLG	CEILING	FTG	FOOTING			SYS	SYSTEM
CLKG	CAULKING	FURN	FURNITURE			T	TREAD
CLO	CLOSET	FX	FIXED	OFD	OVERFLOW DRAIN	T&G	TOUNGE & GROOVE
CLR	CLEAR	GA	GAUGE	OFF	OFFICE	TBD	TO BE DETERMINED
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	OP	OPERABLE	TEL	TELEPHONE
CNTR	COUNTER	GB	GRAB BAR	OPNG	OPENING	TEMP	TEMPERED
CO	CLEAN OUT	GC	GENERAL CONTRACTOR	OPP	OPPOSITE	THK	THICK/THICKNESS
COL	COLUMN	GFI	GROUND FAULT INTERRUPT	OPP HD	OPPOSITE HAND	THRESH	THRESHOLD
CONC	CONCRETE	GI	GALVANIZED IRON	PA	PUBLIC ADDRESS	TJ	TRUSS JOIST
CONN	CONNECTION	GL	GLASS/GLAZING	PARTN	PARTITION	TO	TOP OF
CONT	CONTINUOUS	GLAM	GLUE LAMINATED	PCP	PORTLAND CEMENT PLASTER	TOC	TOP OFF CONCRETE/CURB
CONTR	CONTRACTOR	GR	GRADE	PL	PLATE	TOP	TOP OFF PAVING
CORR	CORRIDOR	GSM	GALVANIZED SHEET METAL	PLAM	PLASTIC LAMINATE	TOS	TOP OF STEEL
CPT	CARPET	GWB	GYPSUM WALL BOARD	PLAS	PLASTIC	TOW	TOP OF WALL
CSMT	CASEMENT	GYP	GYPSUM	PLY	PLYWOOD	TS	TUBE STEEL
CTR	CENTER	H	HIGH	PR	PAIR	TYP	TYPICAL
CTSK	COUNTERSINK	HB	HOSE BIB	PROJ	PROJECT/PROJECTOR	UN	UNLESS OTHERWISE NOTED
D	DEPTH	HC	HOLLOW CORE	PT	POINT/PRESSURE TREATED	UR	URINAL
DBL	DOUBLE	HD	HEAD	PTD	PAINTED	VENT	VENTILATION
DEMO	DEMOLITION	HDR	HEADER	PVC	POLYVINYLCHLORIDE	VERT	VERTICAL
DEPT	DEPARTMENT	HDW	HARDWARE	QTY	QUANTITY	VEST	VESTIBULE
DF	DOUGLAS FIR/DRINKING FOUNTAIN	HDWD	HARDWOOD	R	RISEER	VIF	VERIFY IN FIELD
DH	DOUBLE HUNG	HM	HOLLOW METAL	RAD	RADIUS	W	WEST/WIDTH
DIA	DIAMETER	HORIZ	HORIZONTAL	REF	REFERENCE	W/	WITH
DIM	DIMENSION	HR	HOSE BIB	REFR	REFRIDGERATOR	W/O	WITHOUT
DISP	DISPOSAL	HT	HEIGHT	REG	REGISTER	WC	WATER CLOSET
DN	DOWN	HVAC	HEATING VENTILATION& AIR CONDITIONING	REINF	REINFORCE/REINFORCING	WD	WOOD
DR	DOOR	ID	INSIDE DIAMETER	REQD	REQUIRED	WOO	WINDOW
DS	DOWNSPOUT	IF	INSIDE FACE	REQMTS	REQUIREMENTS	WH	WATER HEATER
DTL	DETAIL	INC	INCANDESCENT	RES	RESILIENT	WIN	WINDOW
						WO	WHERE OCCURS
						WP	WORK POINT
						WR	WATER RESISTENT
						WT	WEIGHT

CONTACT INFORMATION

ARCHITECT: JAYSON ARCHITECTURE	OWNER: BERNARDO & MARION SOSA
ABRAHAM JAYSON	15284 STRATFORD DRIVE SAN JOSE CA 95124
50 29th STREET SAN FRANCISCO CA 94110	bsosa@icloud.com mauki@icloud.com
abe@jaysonarch.com 415-317-0529	408-439-5574

GENERAL NOTES

- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2016 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
- INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
- CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPENCIES WHICH MAY BE FOUND PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE w/ THE (E) BLDG CONDITIONS. ANY VARIATIONS AND DISCREPENCIES THAT ARISE IN THIS REVIEW ARE TO BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- THE CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO VISIT AND INSPECT THE SITE PRIOR TO CONSTRUCTION OR ORDERING ANY MATERIALS.
- ALL DETAILS, SCHEDULES, ADDENDA AND SPECIFICATIONS BOUND SEPARATELY ARE A PART OF THE CONTRACT DOCUMENTS.
- ITEMS MARKED "NIC" ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR'S COORDINATION IS REQUIRED OR FOR CLARIFICATION OF PROJECT LIMITS.
- DIMENSIONS:
 - IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
 - ALL DIMENSIONS ARE TO THE ROUGH OPENING, UNO.
 - ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD, UNO.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING, UNO.
 - ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - COORDINATE WITH EQUIPMENT CONTRACTORS FOR ROUGH-IN DIMENSIONS AND TEMPLATES.
 - ALL DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE STRICTLY MAINTAINED. "CLEAR" MEANS DIMENSION FROM FACE OF FINISH TO FACE OF FINISH OR OBJECT.
 - ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNO.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- ALL WORK IS UNDERSTOOD TO BE (N) UNLESS NOTED AS (E).
- THE CONTRACTOR SHALL MEET w/ THE ARCHITECT PRIOR TO THE START OF DEMOLITION TO NOTE WHAT ITEMS, IF ANY, ARE TO BE SALVAGED OR REUSED.
- THE DRAWINGS INDICATE THE GENERAL EXTENT OF (N) CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMO AND (N) WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE w/ THE INTENTIONS OF THE CONTRACT DOCUMENTS, IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE CONTRACT DOCUMENTS.
- (E) BUILDING DOCUMENTATION IS BASED ON "AS-BUILT" DRAWINGS AND OBSERVATIONAL SITE INVESTIGATIONS. ACTUAL BUILT CONDITIONS MAY VARY. CONTRACTOR IS TO USE CAUTION IN DEMOLITION, AND IS TO NOTIFY ARCHITECT IMMEDIATELY IF ANY VARIATIONS OR DISCREPENCIES ARE UNCOVERED.
- PROTECT ALL (E) BUILDING AND SITE CONDITIONS TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PAVING AND LANDSCAPING.

DESIGN-BUILD DEFERRED SUBMITTALS

THE DESIGN INTENT AND PERFORMANCE CRITERIA FOR THE FOLLOWING ITEMS IS SHOWN AND NOTED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DESIGN DOCUMENTATION, **IF REQUIRED**, FOR CITY APPROVAL 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.

- MECHANICAL, VENTILATION, & SPACE CONDITIONING SYSTEMS
- PLUMBING SYSTEM
- ELECTRICAL SYSTEM

Attachment D

PROJECT DESCRIPTION

- NEW ACCESSORY BUILDING PER SANTA CLARA COUNTY ZONING CODE SECTION 4.20.020
- LOCATED IN REAR YARD
- DETACHED
- ONE STORY
- 10'-0" MAX HEIGHT
- POOLHOUSE USE (NOT INTENDED FOR OVERNIGHT ACCOMODATION)
- ADDITIONAL PLUMBING FIXTURES PER SANTA CLARA COUNTY ZONING CODE SECTION 4.20.020-I-2
- NEW REAR YARD 250 SQUARE FOOT POOL
- NEW REAR YARD 50 SQUARE FOOT SPA
- NEW REAR YARD LANDSCAPE & HARDSCAPE

PROJECT DATA

- BUILDING & PLANNING CODE DATA**
- ZONING CODE EDITION: 2017 SANTA CLARA COUNTY ZONING CODE
 - BUILDING CODE EDITION: 2016 CALIFORNIA/SANTA CLARA BUILDING CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE

- APN: 421-04-024
- ZONING: R1-B
- OCCUPANCY CLASS: R-3
- CONSTRUCTION TYPE: VB
- SQUARE FOOTAGE: 540

SHEET INDEX

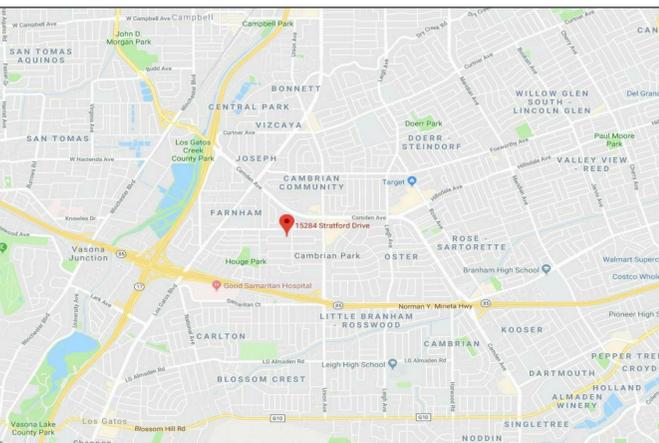
INDEX - ARCHITECTURAL

A0.00	COVER SHEET
A0.01	TITLE-24
A0.02	TITLE-24
A1.00	SITE PLAN
A2.00	FLOOR PLAN & ROOF PLAN
A2.10	ELECTRICAL / LIGHTING / CEILING PLAN
A3.00	EXTERIOR ELEVATIONS & SECTIONS
A5.00	INTERIOR ELEVATIONS
A7.00	TYPICAL ASSEMBLIES
A9.00	CASEWORK ELEVATIONS
A10.00	WINDOW & DOOR ELEVATIONS

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VICINITY MAP



JAYSON
ARCHITECTURE

50 29TH ST
SAN FRANCISCO CA, 94110
415.317.0529

OWNER

BERNARDO & MARION SOSA

PROJECT

SOSA POOL HOUSE

**15284 STRATFORD DRIVE
SAN JOSE CA 95124**



Abraham Jayson

PERMIT SET

SHEET TITLE
COVER SHEET

NO.	DATE	DESCRIPTION

DATE 1/29/2019

SCALE

JOB NO. 2018.02

SHEET NUMBER

A0.00

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
A Window: New	Window	Front Wall: New (Front-0)	----	----	1	18.0	0.29	0.24	Inset Screen (default)
B Window: New-Default	Window	Front Wall: New (Front-0)	----	----	1	17.2	0.29	0.24	Inset Screen (default)
C Window: New-Default	Window	Front Wall: New (Front-0)	----	----	1	8.6	0.66	0.63	Inset Screen (default)
Glass Door: New lg	Window	Front Wall: New (Front-0)	----	----	1	116.5	0.29	0.23	Inset Screen (default)
D Window: New-Default	Window	Left Wall: New (Left-90)	----	----	1	6.6	0.66	0.63	Inset Screen (default)
E Window: New	Window	Left Wall: New (Left-90)	----	----	1	6.5	0.29	0.24	Inset Screen (default)
F Window: New	Window	Left Wall: New (Left-90)	----	----	1	14.0	0.29	0.24	Inset Screen (default)
Glass Door: New	Window	Right Wall: New (Right-270)	----	----	1	27.9	0.29	0.24	Inset Screen (default)
Glass Door: New	Window	Right Wall: New (Right-270)	----	----	1	17.1	0.40	0.19	Inset Screen (default)

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: no insul / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O.C.	none	0.484	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: no insul / 2x4 Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle)
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.074	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
R-26 2x8 Wall	Exterior Walls	Wood Framed Wall	2x8 @ 16 in. O.C.	R 26	0.055	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-26 / 2x8 Exterior Finish: 3 Coat Stucco
R-25 2x6 + R8 rigid Roof	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 24 in. O.C.	R 25	0.031	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-25 / 2x8 Roof Deck: Wood Siding/sheathing/decking Roofing: Light Roof (Asphalt Shingle) Below Deck Insulation: R8 Sheathing
R-19 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.069	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Other Side Finish: Gypsum Board

Registration Number: 219-P010011260A-000-0000000-0000 Registration Date/Time: 2019-01-15 16:15:19 HERS Provider: CalCERTS Inc.
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01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade	Whole Home	515	95	R-7, 16 inches	0	No
Slab-on-Grade-exposed	Garage	25	12	R-7, 16 inches	0	No

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	N/A

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	0%

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency (Int/Ext)	On/Off	Standby Loss / Recovery (ER)	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.82 EF	<= 200 kWh/yr	R-DR-0	0	n/a	n/a	n/a

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution System
New HVAC1	Heat Pump Heating and Cooling System	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	HSPF/COP	Cap 17	Cap 17	SEER	EER	Controlled	Compressor Type	HERS Verification
Heat Pump System 1	SplitHeatPump	1	10.4	22800	11600	17.6	12.5	Not Zonal	Single Speed	Heat Pump System 1-HERS-cool

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01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Heat Pump System 1-HERS-cool	Required	350	Required	Required	Not Required

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctInAll	Sealed and tested	4.2	Conditioned zones	None	Air Distribution System 1-HERS-dist

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-HERS-dist	Required	5.0	Required	Not Required	Not Required	Not Required	n/a

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-HERS-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-HERS-fan	Required	0.58

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	HERS Verification
Sfam IAQVestRpt	20	0.25	Default	0	Required

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01	02	03	04	05	06	07	08	09	10
Project Name	Calculation Description	Project Location	City	Zip Code	Climate Zone	Building Type	Project Scope	Total Cond. Floor Area (ft²)	Stab Area (ft²)
Sosa Residence	Title 24 Analysis	15284 Stratford Drive	San Jose	95124	CZ4	Single Family	Newly Constructed	515	515
Standards Version	Compliance Manager Version	Software Version	Front Orientation (deg/Cardinal)	Number of Dwelling Units	Number of Zones	Number of Stories	Natural Gas Available	Glazing Percentage (%)	
Compliance 2017	BEMCmpMgr 2016.3.1 (1149)	EnergyPro 7.2	0	1	1	1	Yes	45.1%	

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

04	05	06	07	08
Energy Use (kWh/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	21.86	25.25	-3.39	-15.5%
Space Cooling	9.62	4.42	5.20	54.1%
IAQ Ventilation	1.88	1.88	0.00	0.0%
Water Heating	24.93	24.93	0.00	0.0%
Photovoltaic Offset	---	---	0.00	---
Compliance Energy Total	57.89	66.08	1.81	3.1%

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04	05	06	07	08
EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR	
46.7	46.0	0.0	46.0	

Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and OII verification prerequisite.
 Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and OII verification prerequisite.
 Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ4 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and OII must be verified.

Notes:
 Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis:
 Exposed slab floor in conditioned zone
 Non-standard duct location (any location other than attic)
 Slab Edge Insulation

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
 - IAQ mechanical ventilation
 Cooling System Verifications:
 - Minimum Airflow
 - Verified EER
 - Verified SEER
 - Fan Efficacy Watts/CFM
 HVAC Distribution System Verifications:
 - Duct Sealing
 - Ducts located entirely in conditioned space confirmed by duct leakage testing
 - Domestic Hot Water System Verifications:
 - None

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01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Sosa Residence	515	1	0	1	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Whole Home	Conditioned	New HVAC1	515	9.5	DHW Sys 1	n/a

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
Front Wall: New	Whole Home	R-19 Wall	0	Front	337.25	160.3	90
Left Wall: New	Whole Home	R-19 Wall	90	Left	190	55	90
Back Wall: New 2x8	Whole Home	R-26 2x8 Wall	180	Back	247	0	90
Back Wall: New	Whole Home	R-19 Wall	180	Back	19	0	90
Right Wall: New	Whole Home	R-19 Wall	270	Right	38	0	90
Right Wall: New 2x8	Whole Home	R-26 2x8 Wall	270	Right	118.75	17.1	90
Interior Surface	Whole Home>>_Garage_	R-19 Wall	n/a	n/a	66	0	n/a
Interior Surface 2	Whole Home>>_Garage_	R-19 Wall	n/a	n/a	34	0	n/a
Back Wall: New 2	_Garage_	R-0 Wall	180	Back	66.5	0	90
Right Wall: New 2	_Garage_	R-0 Wall	270	Right	33.25	0	90

01	02	03	04	05	06	07	08	09	10
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof	Whole Home	R-26 2x8 + R8 rigid Roof	Front	515	0	0	0.1	0.85	No
Roof 2	_Garage_	R-0 Roof Cathedral	Front	25	0	0	0.1	0.85	No

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JAYSON ARCHITECTURE
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 SAN FRANCISCO CA, 94110
 415.317.0529

OWNER
 BERNARDO & MARION SOSA

PROJECT
 SOSA POOL HOUSE
 15284 STRATFORD DRIVE
 SAN JOSE CA 95124



PERMIT SET

SHEET TITLE
TITLE-24

NO.	DATE	DESCRIPTION

DATE 1/29/2019
 SCALE
 JOB NO. 2018.02
 SHEET NUMBER
A0.01

1/28/2019 9:38:16 AM



2016 Low-Rise Residential Mandatory Measures Summary

§ 150.01(a)2	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.01(a)2c	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Juit Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.
§ 150.01(a)2L	Interior Switches and Controls. Unintended lighting must be switched separately from other lighting systems.
§ 150.01(a)3A	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in item § 150.01(a)3A (ON and OFF switch) and the requirements in either item § 150.01(a)3Aii (photo cell and motion sensor) or item § 150.01(a)3Aiii (photo cell and automatic time switch control, astronomical time clock, or EMS).
§ 150.01(a)3B	Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches, and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.01(a)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.01(a)3C	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.01(a)3B or § 150.01(a)3C must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.01(a)3D	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.01(a)4	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(i).
§ 150.01(a)5	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.01(a)6A	Interior Common Areas of Low-Rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.01(a)6B	Interior Common Areas of Low-Rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: <ol style="list-style-type: none"> Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(i).
§ 110.10(a)2	Low-rise Multi-Family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(j) through § 110.10(l).
§ 110.10(b)1	Minimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 60 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any daylight area.
§ 110.10(b)2	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(b)3A	Shading. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4	Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c)	Interconnection Pathways. The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of one to the point of interconnection with the electrical service for single family residences the part of interconnection will be the main service panel, and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d)	Documentation. A copy of the construction documents or comparable document indicating the information from § 110.10(b) through § 110.10(d) must be provided to the occupant.
§ 110.10(e)1	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be positioned at the opposite (load) end from the input feeder location of main circuit location, and permanently marked as "For Future Solar Electric."



2016 Low-Rise Residential Mandatory Measures Summary

§ 150.01(a)3A	Cleanrooms. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any ductwork.
§ 150.01(a)3B	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.01(a)1	Storage Tank Insulation. Unlined hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-10 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.01(a)2A	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4-inch or larger, all piping associated with a domestic hot water recirculation system regardless of the pipe diameter, piping from the heating source to storage tank or between tanks, piping buried below grade, and all hot water pipes from the heating source to kitchen fixtures.
§ 150.01(a)2B	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-combustible casing or sleeve.
§ 150.01(a)2C	Water piping and cooling system line insulation. Pipes for cooling system lines must be insulated as specified on § 150.01(a)2A. Distribution piping for steam and hot water heating systems of hot water systems must meet the requirements in TABLE 120.3-A.
§ 150.01(a)3	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.01(a)3A	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.01(a)3B	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.01(a)1	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater, a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate pan that is no more than 2 inches higher than the base of the water heater, and allows natural drainage without pump assistance; and a gas supply line with a capacity of at least 20,000 Btu/hr.
§ 150.01(a)2	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(a)5.
§ 150.01(a)3	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.9(a)3	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 110.9(a)3	CMC Compliance. All air distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (FVAD) 14.2(b). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.
§ 150.01(a)1	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with black rubber adhesive duct tapes unless such tapes are used in combination with mastic and gasket bands.
§ 150.01(a)2	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with black rubber adhesive duct tapes unless such tapes are used in combination with mastic and gasket bands.
§ 150.01(a)3	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.01(a)7	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.01(a)8	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.01(a)9	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.01(a)10	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.01(a)11	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.01(a)1 and Reference Residential Appendix RA3.
§ 150.01(a)12	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with an air filter devices that the design, installation, efficiency, pressure drop, and labeling requirements of § 150.01(a)12.



2016 Low-Rise Residential Mandatory Measures Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01

Project Name: Sosa Residence Calculation Date/Time: 18:53, Mon, Jan 14, 2019

Calculation Description: Title 24 Analysis Input File Name: 18390-MA New v72.rtd.ecx

Page 7 of 7

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Michelle Austin Documentation Author Signature:

Company: Gabel Associates, LLC, dba Gabel Energy Signature Date: 2019-01-14 18:58:49

Address: 2006S Nunes Ave, Suite A CEA/HERS Certification Identification (If applicable): C16-15-20062

City/State/Zip: Castro Valley, CA 94546 Phone: 510-428-0803

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Abraham Jayson Responsible Designer Signature:

Company: Jayson Architecture Date Signed: 2019-01-15 16:16:19

Address: 125 Piche St. License: TBD

City/State/Zip: San Francisco, CA 94134 Phone: 613-332-0837

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies registration.

Provider responsibility for the accuracy of the information.

Easy to Verify at CaCERTS.com

Registration Number: 219-P010012360-000-0000000-0000 Registration Date/Time: 2018-04-15 16:15:19

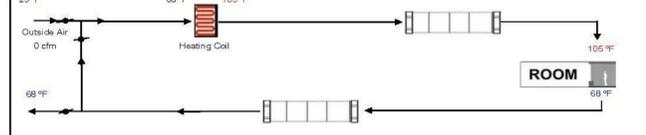
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version: CF1R-1132016-1140

HERS Provider: CaCERTS Inc. Report Generated at: 2019-01-14 18:54:04

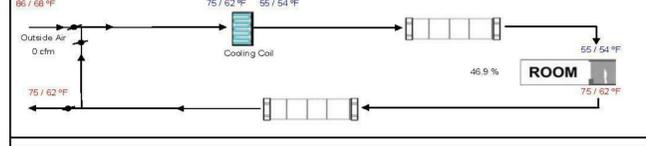
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Sosa Residence		Date: 1/15/2019
New HVAC		Floor Area: 515
ENGINEERING CHECKS		
Number of Systems	1	
Heating System		
Output per System	22,900	
Total Output (Btu/h)	22,900	
Output (Btu/h/sqft)	44.3	
Cooling System		
Output per System	18,000	
Total Output (Btu/h)	18,000	
Total Output (Tons)	1.5	
Total Output (Btu/h/sqft)	35.0	
Total Output (sqft/Ton)	349.3	
Air System		
CFM per System	0	
Airflow (cfm)	0	
Airflow (cfm/sqft)	0.00	
Airflow (cfm/Ton)	0.00	
Outside Air (F9)	0.0%	
Outside Air (cfm/sqft)	0.00	
Note: values above given at ARI conditions		
SYSTEM LOAD		
COIL COOLING PEAK		
CFM	Sensible	Latent
294	6,256	327
COIL HTG. PEAK		
CFM	Sensible	
221	9,731	
Return Vented Lighting		
	65	110
Return Air Ducts		
	0	0
Return Fan		
	0	0
Supply Fan		
	0	0
Supply Air Ducts		
	65	110
TOTAL SYSTEM LOAD		
	6,386	327
		8,951
COILING PEAK SELECTION		
	17,279	0
		15,423
Total Adjusted System Output		
	17,279	0
		15,423
TIME OF SYSTEM PEAK		
	Aug 3 PM	Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



2016 Low-Rise Residential Mandatory Measures Summary

§ 150.01(a)13	Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (SPRP), or a permanently installed static pressure probe (PSP) in the supply plenum. The space conditioning system must also demonstrate airflow > 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficiency < 0.98 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.
§ 150.01(a)	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan-integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.01(a)1A	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a)	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions, and must not use electric resistance heating.
§ 110.4(b)1	Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.01(a)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting Measures:	
§ 110.9	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 110.9(a)	JAB High Efficacy Light Sources. To qualify as a JAB high efficacy light source for compliance with § 150.01(a), a residential light source must be certified to the Energy Commission according to Reference Juit Appendix JAB.
§ 150.01(a)1A	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.01(a)1B	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.01(a)1C	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.01(a). A JAB-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.01(a)1D	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.01(a)1E	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be used to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.01(a)1F	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.01(a).
§ 150.01(a)1G	Screen based Luminaires. Screen based luminaires must not be recessed downlight luminaire in ceilings and must contain lamps that comply with Reference Juit Appendix JAB. Installed lamps must be marked with "JAB-2016" or "JAB-2016-E" as specified in Reference Juit Appendix JAB.
§ 150.01(a)1H	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E".
§ 150.01(a)2A	Interior Switches and Controls. All forward phase cut dimmers switched with LED light sources must comply with NEMA SSL-7A.
§ 150.01(a)2B	Interior Switches and Controls. Exhaust fans must be dimmed separately from lighting systems.
§ 150.01(a)2C	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.01(a)2D	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.01(a)2E	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.01(a).
§ 150.01(a)2F	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.01(a)2G	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(i), and meets all other requirements of § 150.01(a).
§ 150.01(a)2H	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.01(a) if it meets all of the following: it functions as a vacancy sensor according to § 110.9, the Installation Certificate requirements of § 130.4, the EMCS requirements of § 130.0(i), and all other requirements in § 150.01(a).
§ 150.01(a)2I	Interior Switches and Controls. A multi-state programmable controller may be used to comply with dimmer requirements in § 150.01(a) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.01(a).



2016 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply (based on D0217).*

Building Envelope Measures:

§ 110.6(a)1	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E-283 or AAMA/WDMA/CSA 1011 § 2944.0-2011.*
§ 110.6(a)6	**Labeling.** Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(a)7	**Field Fabricated exterior doors and fenestration products.** Must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7	**Air Leakage.** All penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or otherwise stopped.
§ 110.8(a)	**Insulation Certification by Manufacturers.** Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(b)	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(b).
§ 110.8(c)	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(c) when the installation of a cool roof is specified on the CF1R.
§ 110.8(d)	**Radiant Barrier.** A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.8(e)	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof ceiling. Also access doors must be permanently attached insulating gaskets or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.01(a)	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.01(a)	**Above Grade Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Open air non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 150.01(a)	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.01(a)	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%, have a water vapor permeance no greater than 2.0 perm-inch, be protected from physical damage and UV light degradation, and when installed as part of a heated slab floor, meet the requirements of § 110.8(b).
§ 150.01(a)1	**Vapor Retarder.** In Climate Zones 11B, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.01(a).
§ 150.01(a)2	**Vapor Retarder.** In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation on all exterior walls, vertical attics, and unvented attics with permeable insulation.
§ 150.01(a)	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.01(a)1A	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.01(a)1B	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-filling damper or combustion-air control device.*
§ 150.01(a)1C	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.01(a)2	

OWNER

BERNARDO & MARION
SOSA

PROJECT

SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124



Abraham Jayson

PERMIT SET

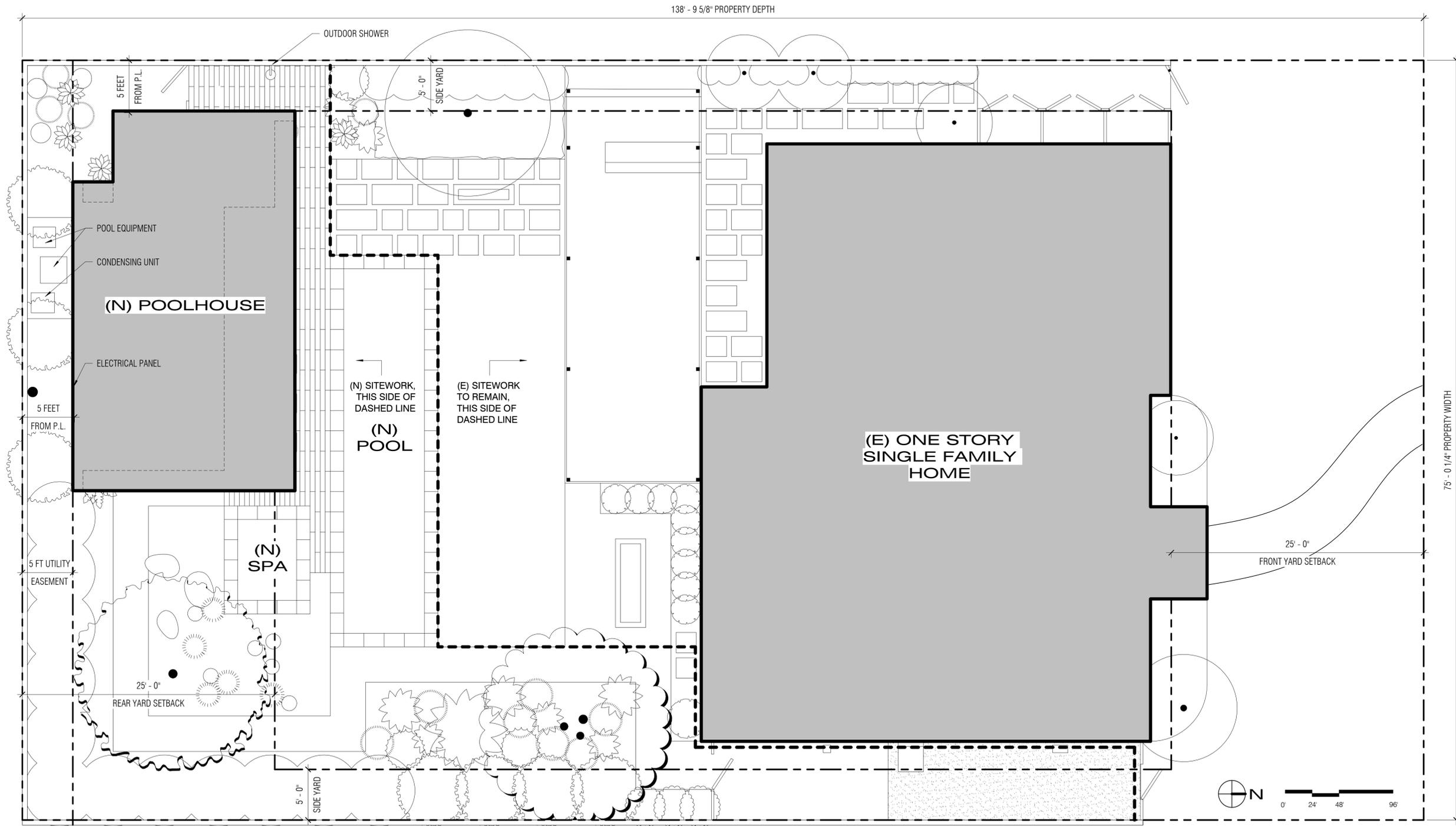
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SITE PLAN

NO.	DATE	DESCRIPTION

DATE 1/29/2019
SCALE 3/16" = 1'-0"
JOB NO. 2018.02

SHEET NUMBER

A1.00



1 SITE PLAN
A1.00 3/16" = 1'-0"

OWNER

BERNARDO & MARION
SOSA

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SAN JOSE CA 95124



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PERMIT SET

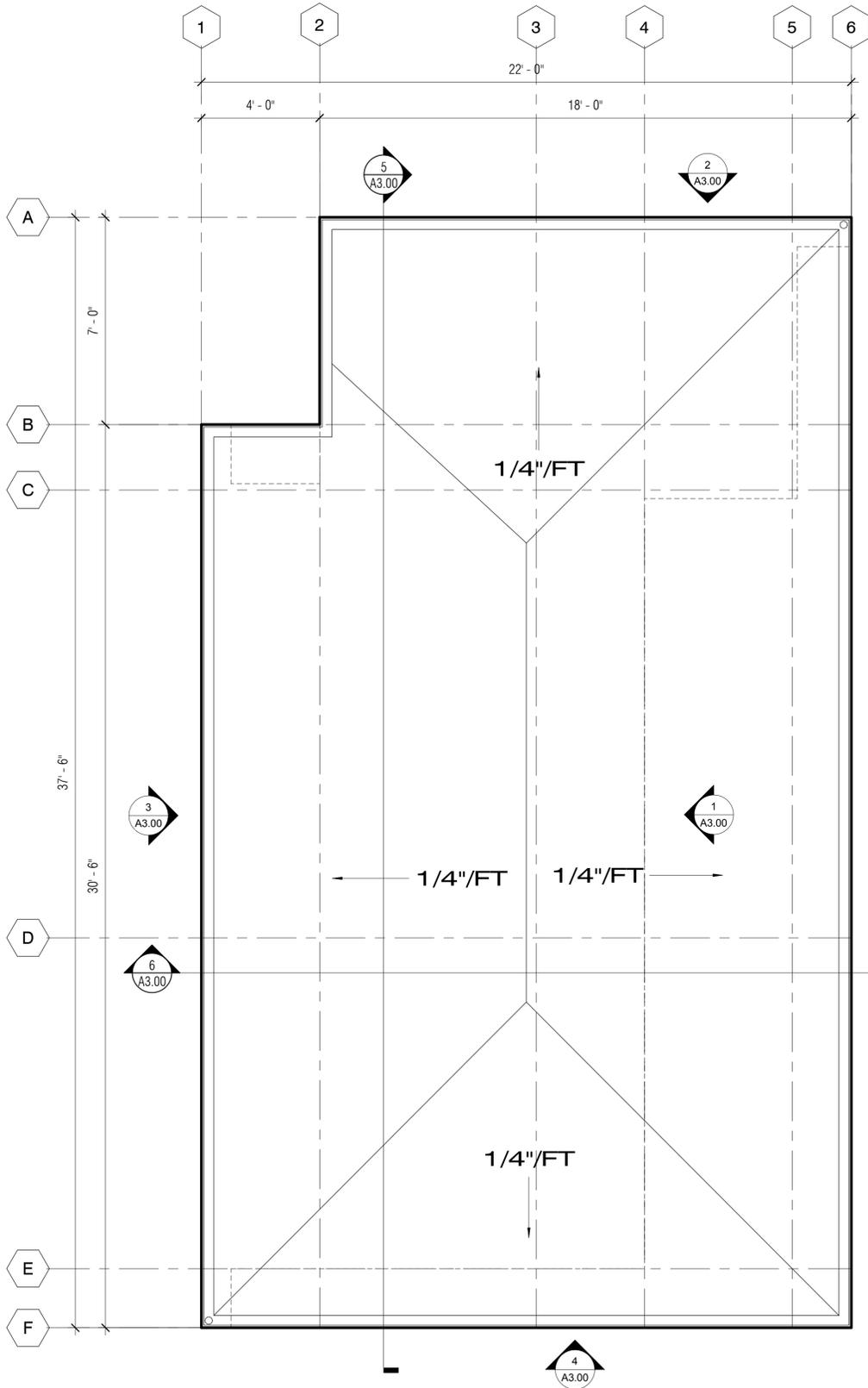
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**FLOOR PLAN &
ROOF PLAN**

NO.	DATE	DESCRIPTION

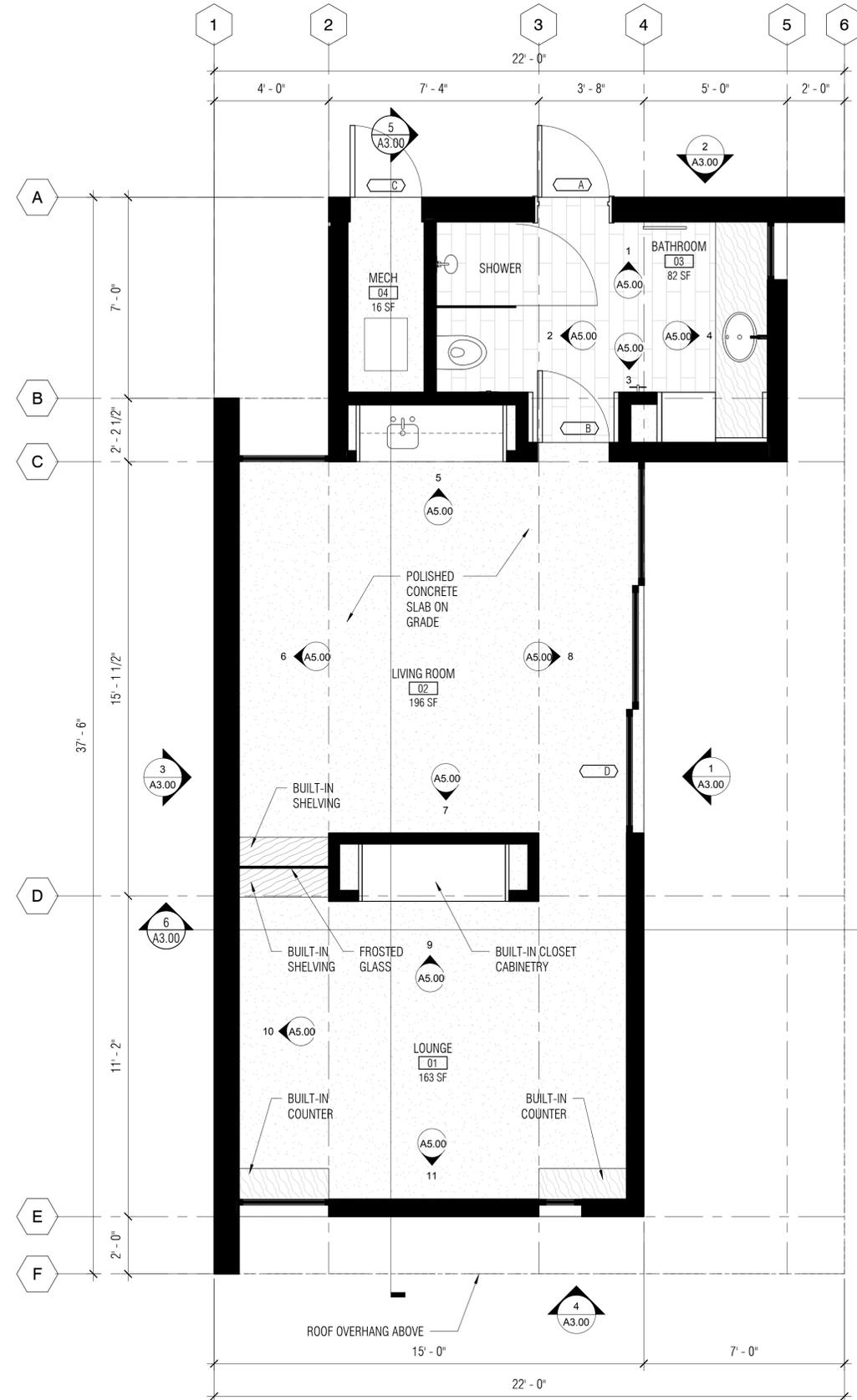
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SCALE 3/8" = 1'-0"
JOB NO. 2018.02

SHEET NUMBER

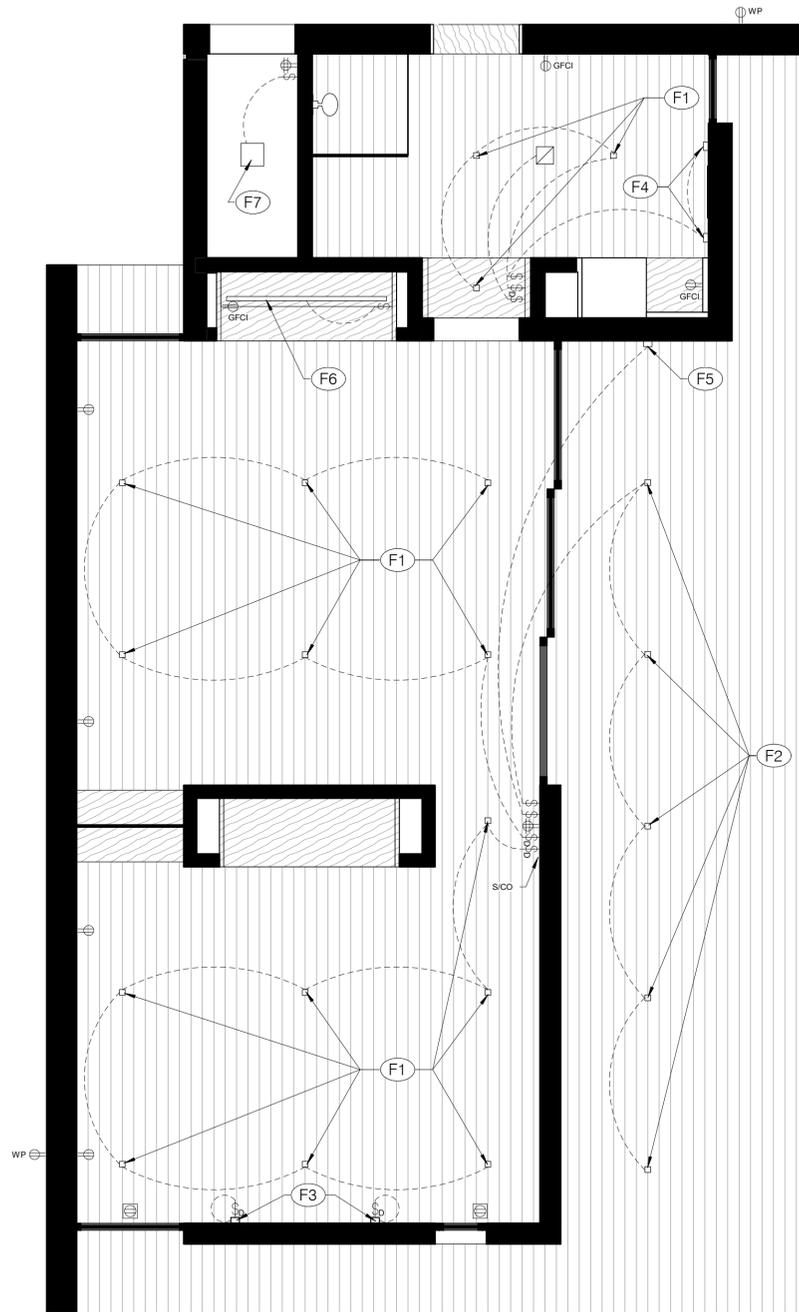
A2.00



2 ROOF PLAN
A2.00 3/8" = 1'-0"



1 FLOOR PLAN
A2.00 3/8" = 1'-0"



1 ELEC/LIGHT/CLG PLAN
A2.10 3/8" = 1'-0"

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 FLOURESCENT.
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: QUAD
⚡	SWITCH
⚡	SWITCH WITH DIMMER
⚡	SWITCH: 3 WAY
⚡	SWITCH: 3 WAY DIMMER
WP	WATERPROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
☐	EXHAUST FAN
⊕	ELECTRICAL OUTLET: DUPLEX, FLOOR OR COUNTER MTD
S/CO	COMBINED SMOKE/CARBON MONOXIDE DETECTOR, NEST

FIXTURE LEGEND

F1	RECESSED, TECH LIGHTING ELEMENT 2" SQ FLANGELESS BEVEL, INTERIOR
F2	RECESSED, TECH LIGHTING ELEMENT 2" SQ FLANGELESS BEVEL, EXTERIOR
F3	WALL MTD SCNCE, INTERIOR
F4	WALL MTD SCNCE, INTERIOR
F5	WALL MTD SCNCE, EXTERIOR
F6	LINEAR UNDERCABINET LIGHT
F7	SURFACE MTD LIGHT

JAYSON
ARCHITECTURE

50 29TH ST
SAN FRANCISCO CA, 94110
415.317.0529

OWNER

BERNARDO & MARION
SOSA

PROJECT

SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124



Abraham Jayson

PERMIT SET

SHEET TITLE

**ELECTRICAL /
LIGHTING /
CEILING PLAN**

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DATE 1/29/2019

SCALE 3/8" = 1'-0"

JOB NO. 2018.02

SHEET NUMBER

A2.10

OWNER

BERNARDO & MARION
SOSA

PROJECT

SOSA POOL HOUSE

15284 STRATFORD DRIVE
SAN JOSE CA 95124



Abraham Jayson

PERMIT SET

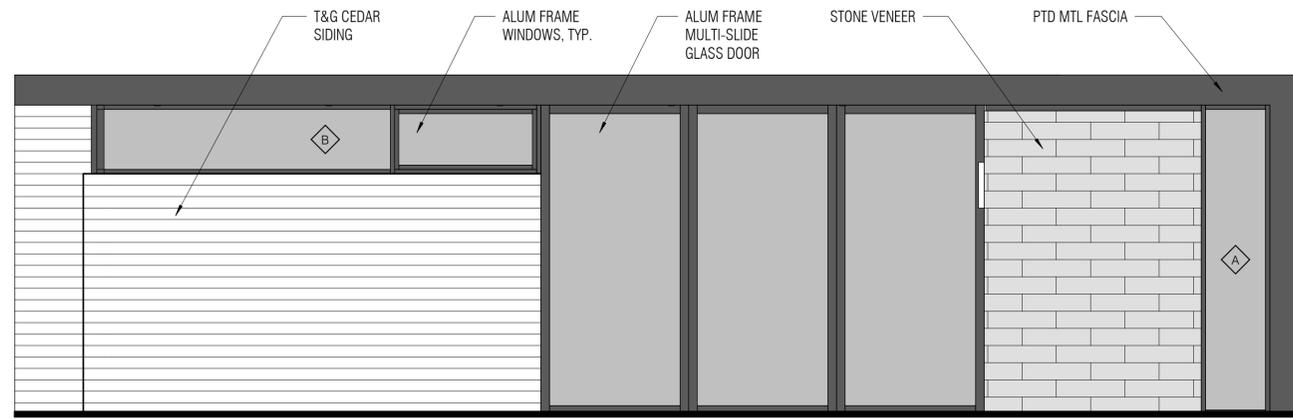
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**EXTERIOR
ELEVATIONS &
SECTIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

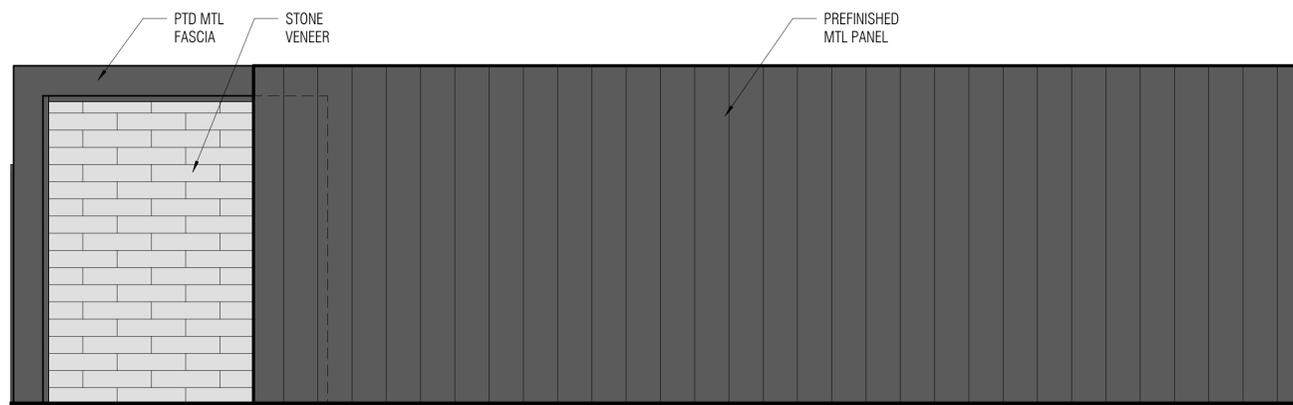
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JOB NO. 2018.02

SHEET NUMBER

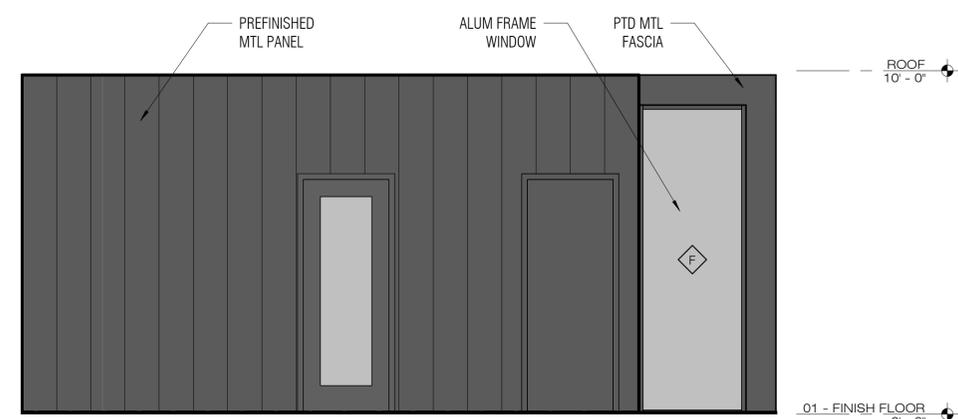
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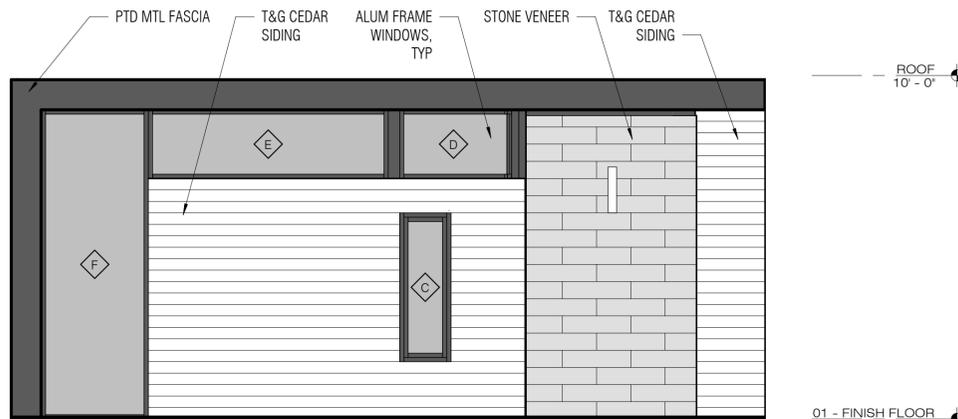
1 NORTH ELEVATION
A3.00 3/8" = 1'-0"



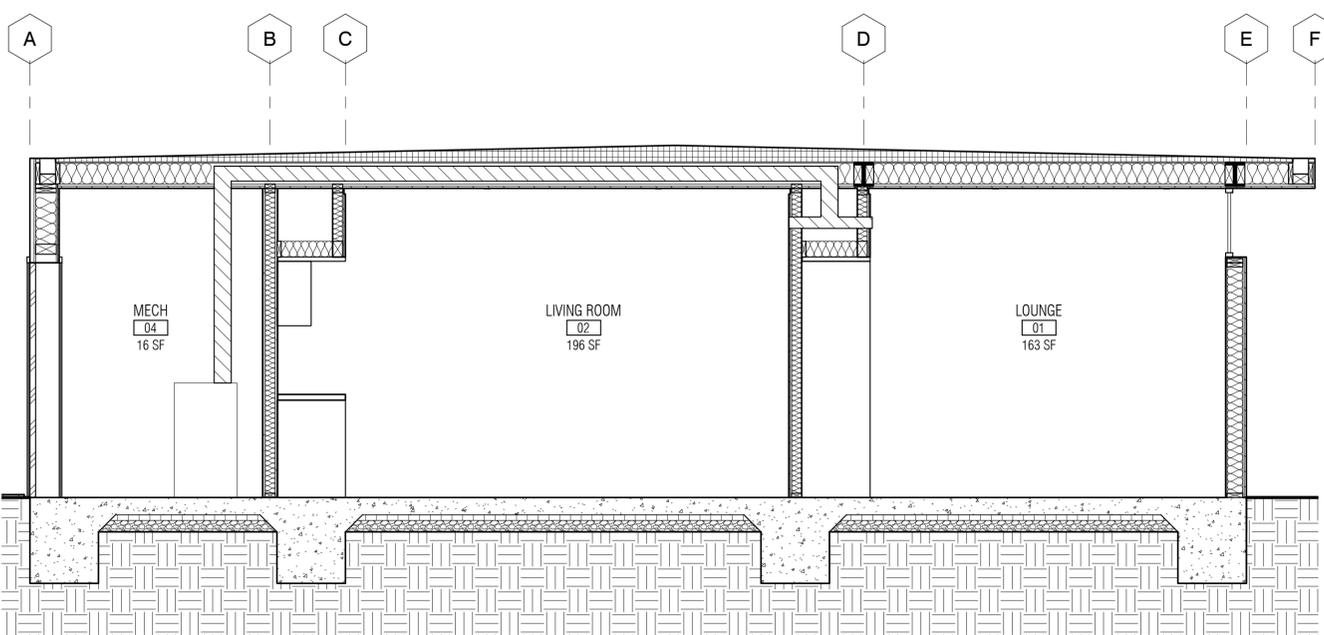
3 SOUTH ELEVATION
A3.00 3/8" = 1'-0"



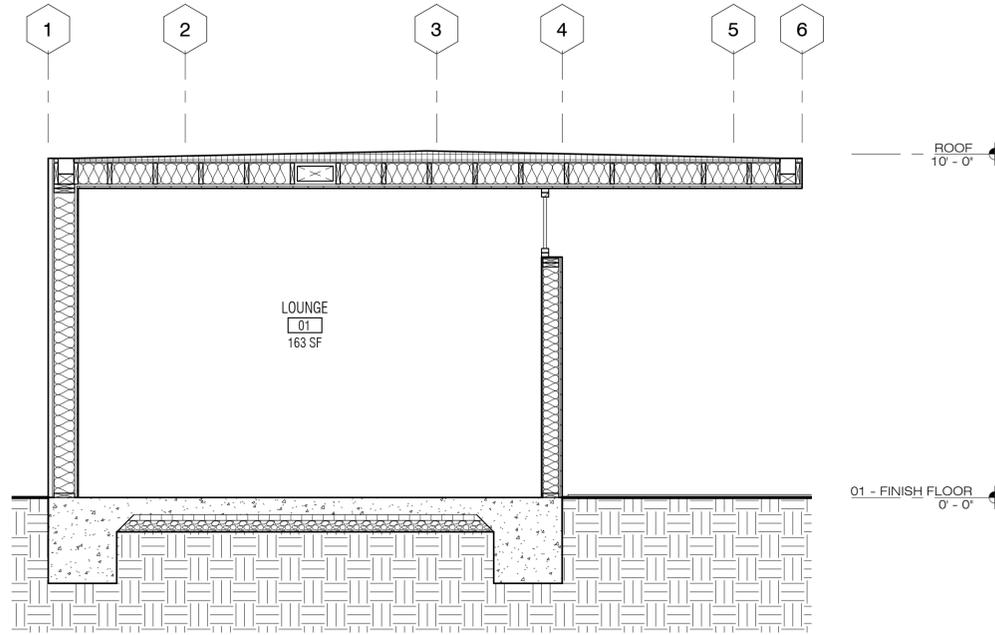
2 WEST ELEVATION
A3.00 3/8" = 1'-0"



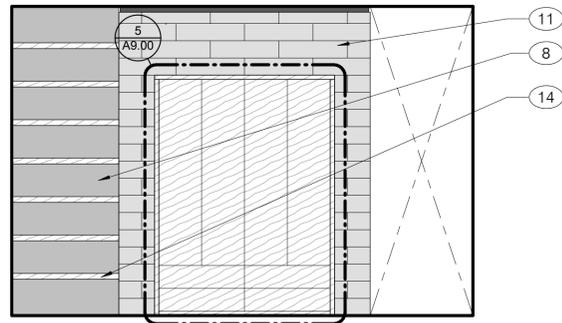
4 EAST ELEVATION
A3.00 3/8" = 1'-0"



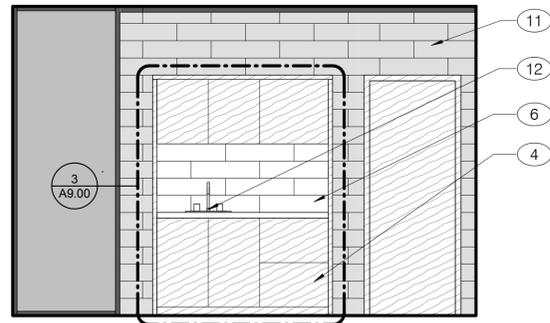
5 EAST WEST SECTION
A3.00 3/8" = 1'-0"



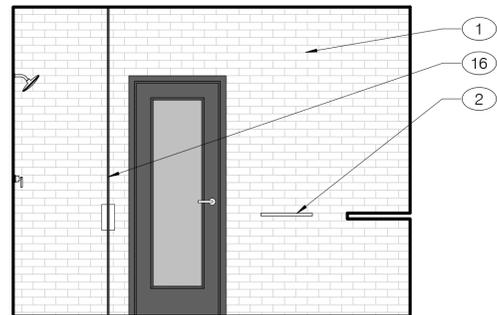
6 NORTH SOUTH SECTION
A3.00 3/8" = 1'-0"



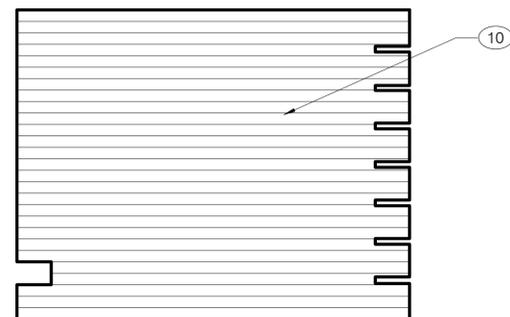
9 LOUNGE - WEST WALL
3/8" = 1'-0"



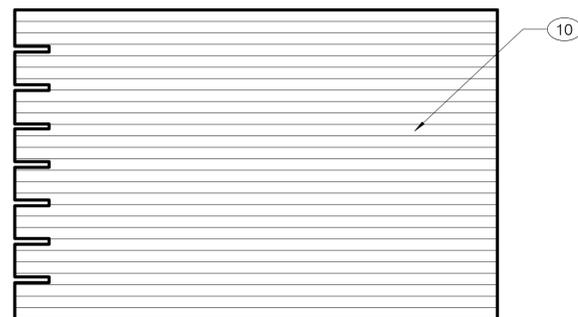
5 LIVING - WEST WALL
3/8" = 1'-0"



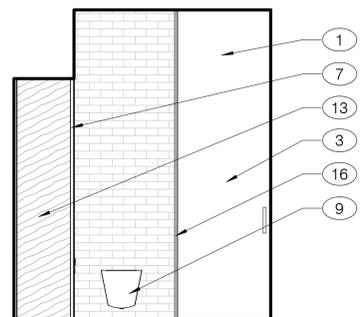
1 BATHROOM - WEST WALL
3/8" = 1'-0"



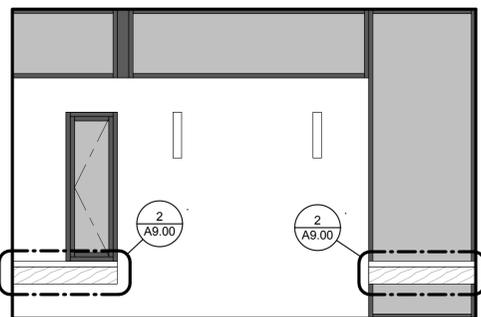
10 LOUNGE - SOUTH WALL
3/8" = 1'-0"



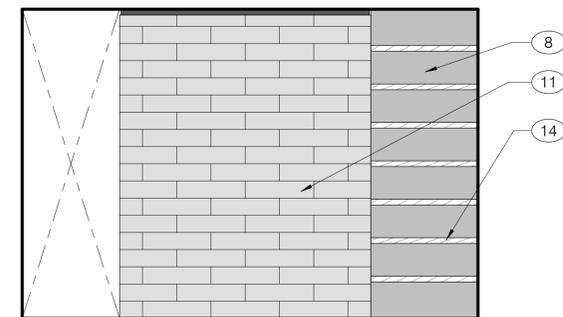
6 LIVING - SOUTH WALL
3/8" = 1'-0"



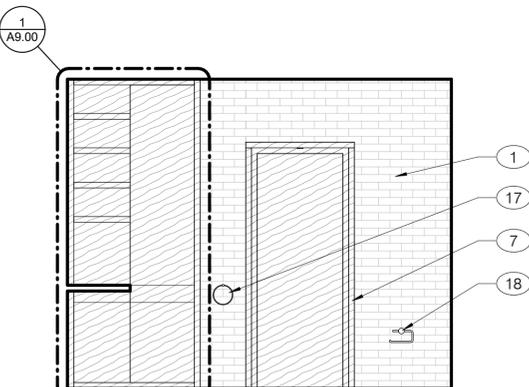
2 BATHROOM - SOUTH WALL
3/8" = 1'-0"



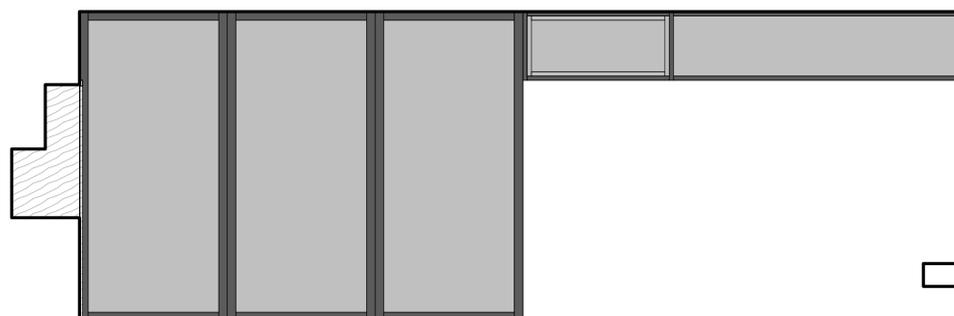
11 LOUNGE - EAST WALL
3/8" = 1'-0"



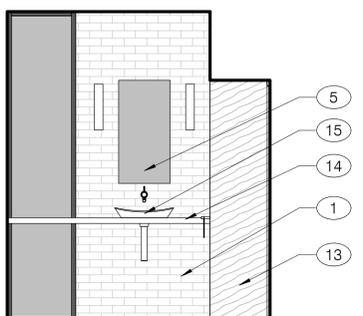
7 LIVING - EAST WALL
3/8" = 1'-0"



3 BATHROOM - EAST WALL
3/8" = 1'-0"



8 LIVING - NORTH WALL
3/8" = 1'-0"



4 BATHROOM - NORTH WALL
3/8" = 1'-0"

KEY NOTES

- 1 CERAMIC TILE, FIRECLAY CALCITE (V2), RECYCLED BODY, 3"X12"
- 2 18" TOWEL BAR
- 3 SHOWER & CONTROLS
- 4 PANEL READY UNDERCOUNTER FRIDGE
- 5 FRAMELESS TEMPERED GLASS MIRROR
- 6 CERAMIC TILE, FIRECLAY HANDPAINTED, UNI MOUNTAIN, WHITE MOTIF, 6"X12"
- 7 SOLID WALNUT TRIM
- 8 TEMPERED FROSTED GLASS
- 9 WALL HUNG TOILET
- 10 1X4 T&G WESTERN RED CEDAR, V GROOVE PROFILE, CLEAR HEART, CLEAR SEALER
- 11 STONE, 4"X18"X3/8" STONE FLUERY SHAMUS BLACK FLAMED BASALT
- 12 STAINLESS STEEL UNDERMOUNTED BAR SINK
- 13 VERTICAL GRAIN WALNUT PANELING
- 14 SOLID 1.5" WALNUT SLAB COUNTER/SHELF
- 15 VESSEL SINK & FAUCET
- 16 TEMPERED FRAMELESS GLASS SHOWER DOOR & ENCLOSURE
- 17 HAND TOWEL BAR
- 18 TOILET PAPER HOLDER

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OWNER

BERNARDO & MARION
SOSA

PROJECT

SOSA POOL HOUSE

15284 STRATFORD DRIVE
SAN JOSE CA 95124



PERMIT SET

SHEET TITLE
INTERIOR
ELEVATIONS

NO.	DATE	DESCRIPTION

DATE 1/29/2019
SCALE As indicated
JOB NO. 2018.02

SHEET NUMBER

A5.00

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15284 STRATFORD DRIVE
SAN JOSE CA 95124



Abraham Jayson

PERMIT SET

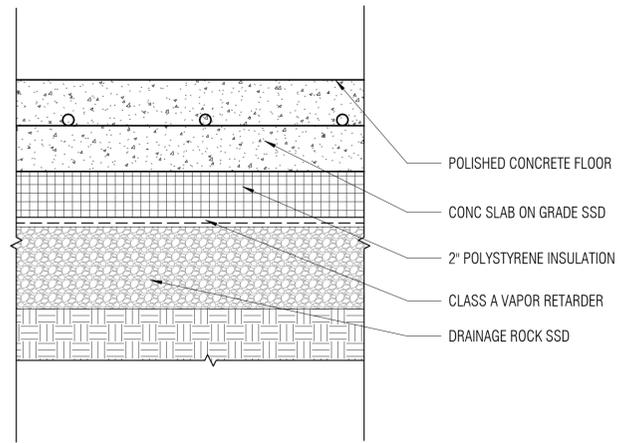
SHEET TITLE
**TYPICAL
ASSEMBLIES**

REVISIONS		
NO.	DATE	DESCRIPTION

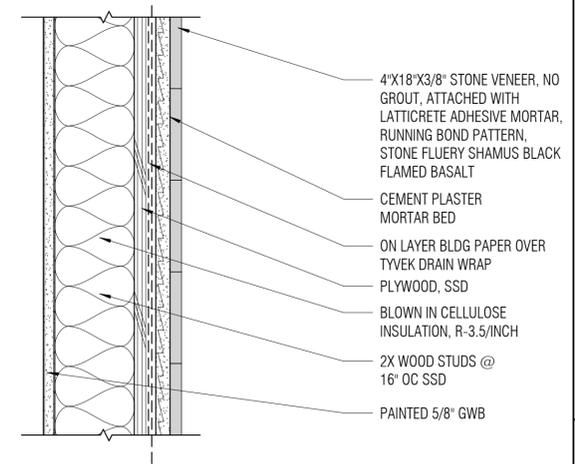
DATE 1/29/2019
SCALE 3" = 1'-0"
JOB NO. 2018.02

SHEET NUMBER

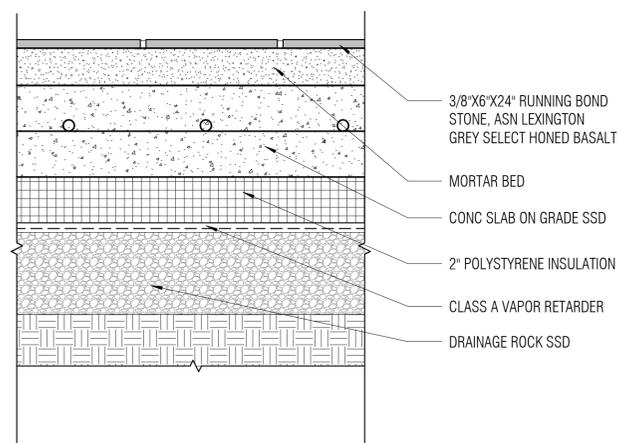
A7.00



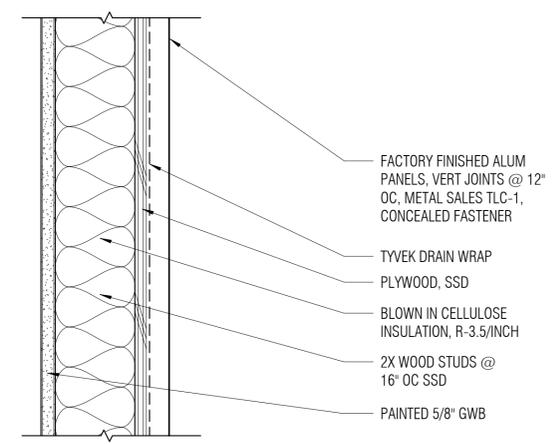
6 TYP CONCRETE FLOOR
3" = 1'-0"



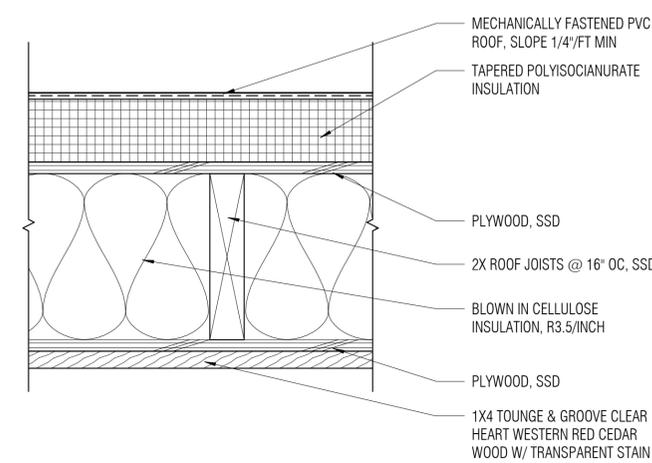
1 TYP EXT WALL - STONE
3" = 1'-0"



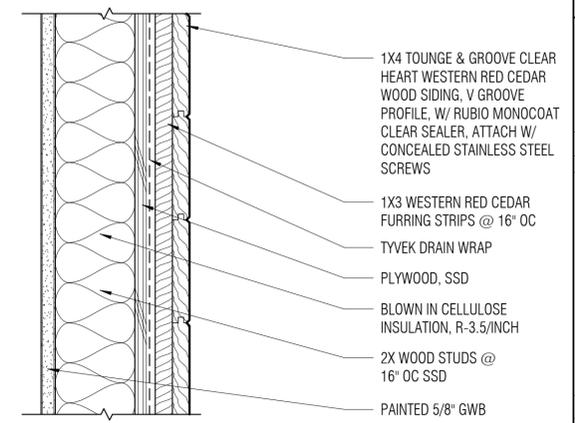
7 TYP STONE FLOOR
3" = 1'-0"



4 TYP EXT WALL - ALUMINUM PANEL
3" = 1'-0"

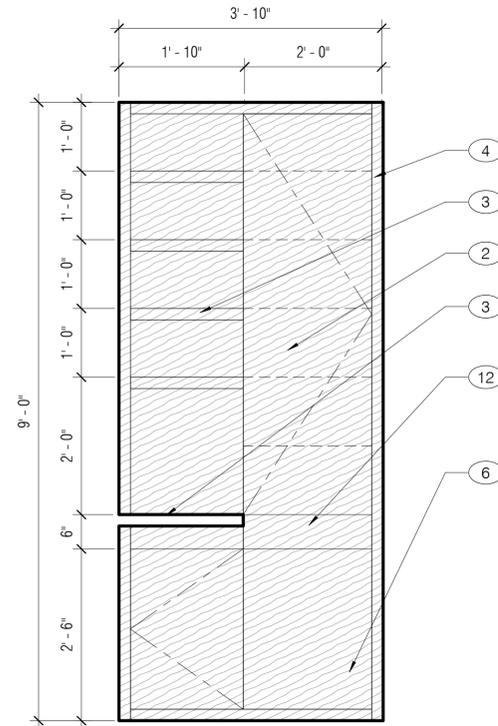


5 TYP ROOF/CLG ASSEMBLY
3" = 1'-0"

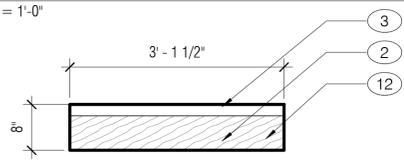


3 TYP EXT WALL - WOOD SIDING
3" = 1'-0"

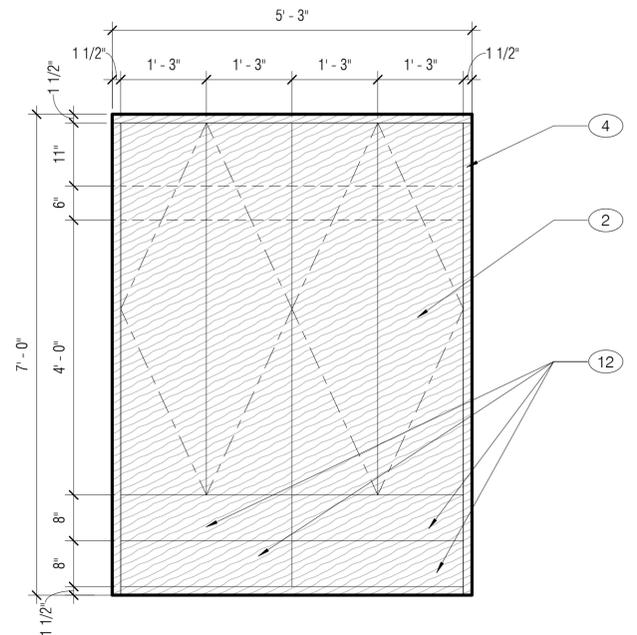
1/28/2019 9:38:27 AM



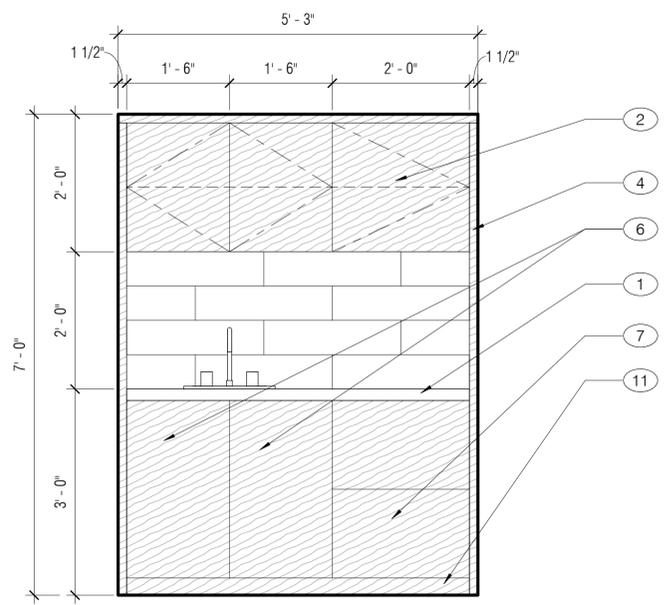
1 BATHROOM
A9.00 3/4" = 1'-0"



2 BUILT-IN COUNTER
A9.00 3/4" = 1'-0"



5 LOUNGE
A9.00 3/4" = 1'-0"



3 LIVING ROOM
A9.00 3/4" = 1'-0"

KEY NOTES

- 1 3CM QUARTZ COUNTER
- 2 WALNUT VENEER, BOOKMATCH VERTICAL GRAIN
- 3 1.5" SOLID WALNUT COUNTER/SHELF
- 4 1.5" SOLID WALNUT TRIM
- 5 SOLID WALNUT TRIM
- 6 PULL OUT TRASH DRAWER
- 7 PANEL READY UNDERCOUNTER FRIDGE
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED
- 11 3" SOLID WALNUT BASE BOARD
- 12 DRAWER UNIT
- 13 NOT USED

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15284 STRATFORD DRIVE
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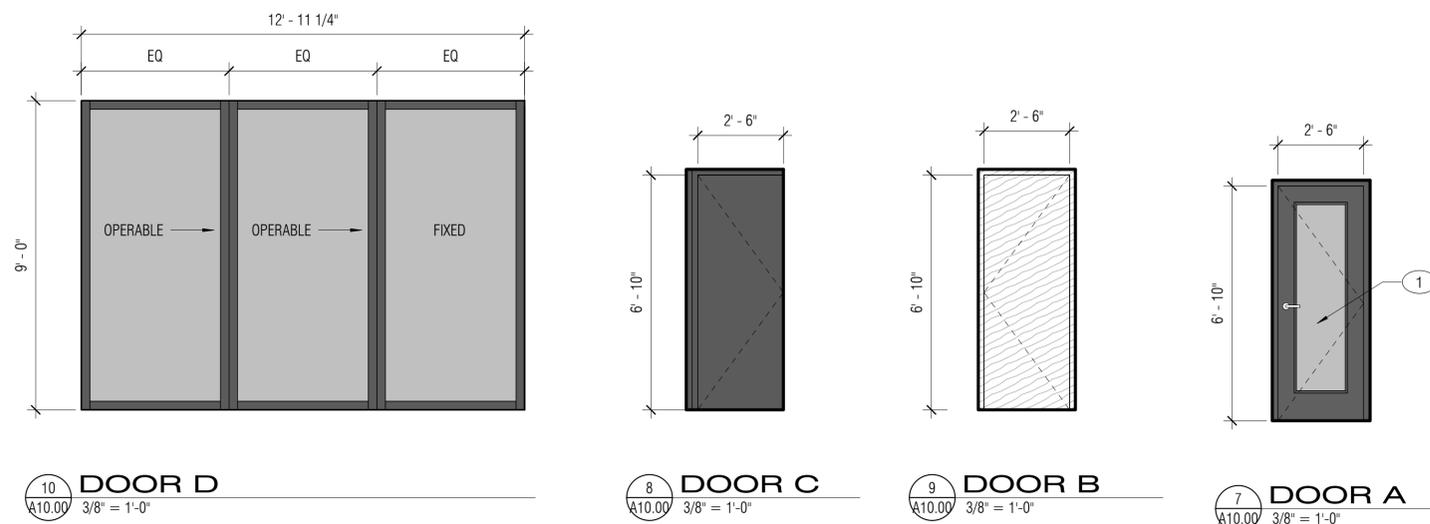
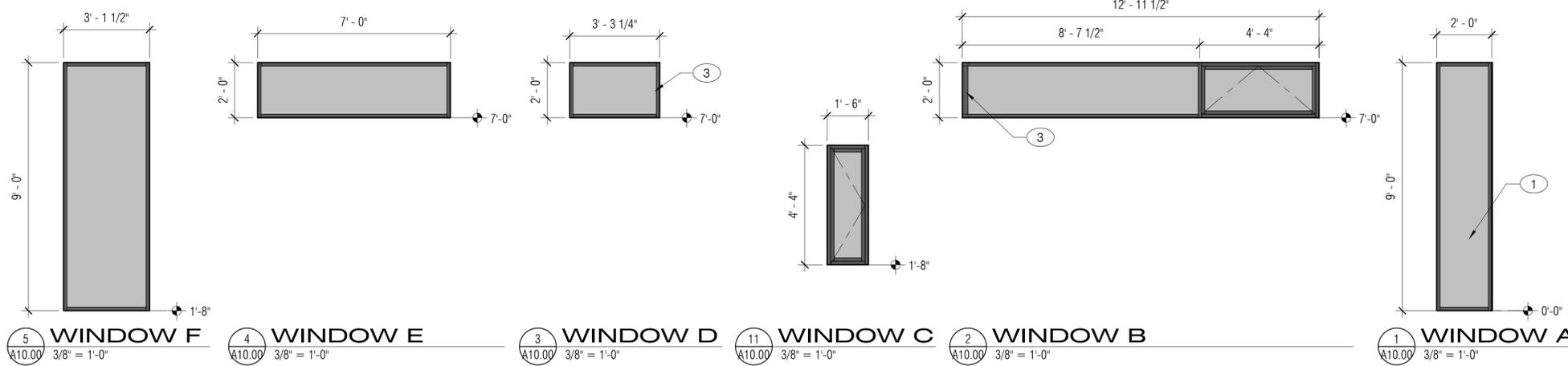
PERMIT SET

SHEET TITLE
**CASEWORK
ELEVATIONS**

NO.	DATE	DESCRIPTION

DATE 1/29/2019
SCALE As indicated
JOB NO. 2018.02

SHEET NUMBER
A9.00



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 366/89 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 366/89 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 366/89 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

KEY NOTES

- ① FROSTED GLASS
- ② MULTI-SLIDE PANELS
- ③ BUTT-GLAZED MITERED CORNER
- ④ OPERABLE WINDOW

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15284 STRATFORD DRIVE
SAN JOSE CA 95124



PERMIT SET

SHEET TITLE
**WINDOW & DOOR
ELEVATIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE 1/29/2019
SCALE As indicated
JOB NO. 2018.02

SHEET NUMBER
A10.00

SYMBOL LEGEND

WALL TYPES IN PLAN		
SYMBOLS	DESCRIPTION	REFERENCE
	WOOD STUD WALL	
	NON BEARING WOOD STUD WALL	
	EXISTING WOOD STUD WALL	
	WOOD STUD SHEARWALL	
	BEARING WALL BELOW	
	EXISTING BEARING WALL W/ NEW STUD WALL	

WALL MARKINGS		
SYMBOLS	DESCRIPTION	REFERENCE
	PLYWOOD SHEARWALL TYPE	1 S8.2

FOUNDATION MARKINGS		
SYMBOLS	DESCRIPTION	REFERENCE
	SPREAD FOOTING	
	CONTINUOUS FOOTING TYPE	

FRAMING MARKINGS		
SYMBOLS	DESCRIPTION	REFERENCE
	FLOOR / ROOF DIAPHRAGM NAILING	
	WOOD POST OR STEEL POST	
	HOLDOWN	
	EXTENT OF JOIST FRAMING	

FRAMING PLAN MARKINGS		
SYMBOLS	DESCRIPTION	REFERENCE
	ELEVATION FROM DATUM; T/INDICATES TOP OF	
	MECHANICAL UNIT AND MAXIMUM OPERATING WEIGHT	
	CHANGE IN ELEVATION	
	SLOPE	
	GRID	
	WORK POINT	
	OPENING	
	SLOPE	
	SEISMIC-LOAD-RESISTANCE SYSTEM.	

ABBREVIATION	DESCRIPTION
(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ADDL	ADDITIONAL
ALT	ALTERNATE
APPRX	APPROXIMATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
AVG	AVERAGE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRDG	BRIDGING
BTWN	BETWEEN
CIP	CAST-IN-PLACE
CJ	CONTROL/CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR	CLEAR OR CLEARANCE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION(S)
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
CTRD	CENTERED
CTRSK	COUNTERSINK
db	DIAMETER OF BOLT OR REBAR
DBL	DOUBLE
DEMO	DEMOLISH
DET	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM(S)	DIMENSION(S)
DL	DEAD LOAD
DWG(S)	DRAWING(S)
DWL	DOWEL(S)
EA	EACH
ECC	ECCENTRICITY
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMBED	EMBEDMENT
EN	EDGE NAIL
ENGR	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISH FLOOR
FIN	FINISH(ED)
FLR	FLOOR
FN	FIELD NAILING
FND	FOUNDATION
FO	FACE OF
FRM'G	FRAMING
FS	FAR SIDE
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GEN	GENERAL
GLB	GLUE-LAMINATED BEAM
GR	GRADE
GYP	GYPSUM
HD	HOLDOWN

ABBREVIATION	DESCRIPTION
HDR	HEADER
HGR	HANGER
HK	HOOK
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING VENTING AND AIR CONDITIONING
ID	INSIDE DIAMETER
IF	INSIDE FACE
INFO	INFORMATION
INT	INTERIOR
JH	JOIST HANGER
JST(S)	JOIST(S)
JT	JOINT
LBS	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONG	LONGITUDINAL
LW	LIGHTWEIGHT
LWC	LIGHTWEIGHT CONCRETE
MATL	MATERIAL
MAX	MAXIMUM
MB	UNFINISHED MACHINE BOLT
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION
MEZZ	MEZZANINE
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
NW	NORMAL WEIGHT
NWC	NORMALWEIGHT CONCRETE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG(S)	OPENING(S)
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
PERP	PERPENDICULAR
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCE(D) (ING) OR (MENT)
REQD	REQUIRED
REV	REVISION
RWD	REDWOOD
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE(D)
SECT	SECTION
SEOR	STRUCTURAL ENGINEER OF RECORD
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SLRS	SEISMIC LOAD RESISTING SYSTEM

ABBREVIATION	DESCRIPTION
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW(S)
SOG	SLAB ON GRADE
SP	SPACE
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
STAGG'D	STAGGERED
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURE
STRCTL	STRUCTURAL
SYMM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TD	TIE DOWN
TEMP	TEMPERATURE OR TEMPORARY
THK	THICK OR THICKNESS
THRD'D	THREADED
TO	TOP OF
TRANSV	TRANSVERSE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCEMENT

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SOSA

PROJECT
SOSA POOL HOUSE
15284 STRATFORD DRIVE
SAN JOSE CA 95124



PERMIT SUBMITTAL

SHEET TITLE
SYMBOLS & ABBREVIATIONS

REVISIONS
NO. | DATE | DESCRIPTION

DATE 01/29/2019
SCALE AS NOTED
JOB NO. 2018.02

SHEET NUMBER
S1.0

I. GENERAL REQUIREMENTS

A. THE STRUCTURAL DRAWINGS AND PROJECT SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE MEANS, METHODS, PROCEDURES AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

B. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL STANDARDS.

C. ALL CONSTRUCTION, TESTING, AND INSPECTIONS SHALL CONFORM TO THE BUILDING CODE REFERENCED UNDER THE HEADING "BASIS OF DESIGN" BELOW.

D. STANDARDS REFERENCED IN THESE DRAWINGS SHALL BE THE LATEST EDITION, UNLESS OTHERWISE NOTED.

E. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: FLOOR FINISHES; DEPRESSIONS IN FLOOR SLABS; OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MEP FEATURES; EXTERIOR PAVING; CURBS; SLOPES; DRAINS; PADS; NON-STRUCTURAL PARTITIONS; EMBEDDED ITEMS; ETC. COORDINATE THESE ITEMS WITH THE STRUCTURAL DRAWINGS.

F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

G. OMISSIONS OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

H. DO NOT SCALE THE DRAWINGS; USE WRITTEN DIMENSIONS ONLY. WHERE NO DIMENSIONS ARE PROVIDED OR WHERE DIMENSIONS PROVIDED CONFLICT WITH OTHER DRAWINGS, CONSULT THE ARCHITECT AND SEOR.

I. WHERE MEMBER LOCATIONS ARE NOT DIMENSIONED, MEMBERS SHALL BE LOCATED ON COLUMN LINES OR EQUALLY SPACED BETWEEN MEMBERS ON COLUMN LINES OR BETWEEN MEMBERS OTHERWISE LOCATED. CENTERLINES OF COLUMNS, WALLS, FRAMING MEMBERS, AND FOUNDATIONS COINCIDE WITH GRIDLINES, UNLESS OTHERWISE NOTED.

J. TYPICAL DETAILS ARE INTENDED TO APPLY TO APPLICABLE SITUATIONS, UNLESS OTHERWISE NOTED. TYPICAL DETAILS MAY NOT BE SPECIFICALLY LOCATED.

K. DETAILS SHALL BE APPLIED TO EVERY LIKE CONDITION WHETHER OR NOT THEY ARE REFERENCED IN EVERY INSTANCE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, USE DETAILS SIMILAR TO THOSE PROVIDED.

L. CONTRACTOR SHALL COORDINATE SEWER AND UTILITY LINE LOCATIONS WITH THE FOUNDATION LOCATIONS AND SIZES SHOWN ON THE STRUCTURAL DRAWINGS. ANY INTERFERENCE BETWEEN SEWER/UTILITY LINES AND FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND SEOR BEFORE PROCEEDING WITH THE WORK.

M. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE PLACED.

II. BASIS OF DESIGN

A. THE STRUCTURAL DESIGN OF THIS PROJECT IS GOVERNED BY THE 2013 CALIFORNIA BUILDING CODE (CBC)

B. OCCUPANCY CATEGORY = I

C. DEAD LOADS:
a. MECHANICAL EQUIPMENT = AS SHOWN ON PLANS

D. LIVE LOADS:
1. ROOF = 20 PSF

E. SNOW LOADS: N/A

F. WIND DESIGN DATA:
1. BASIC WIND SPEED = 110 MPH (3 SECOND GUST)
2. EXPOSURE CATEGORY = C

G. SEISMIC DESIGN DATA:
SEISMIC IMPORTANCE FACTOR (Ie) 1.0
Ss 1.993 g
S1 0.686 g
SDS 1.329 g
SD1 0.686 g
SITE CLASS C
SEISMIC DESIGN CATEGORY D
LATERAL SYSTEM DESCRIPTION (EAST - WEST SEISMIC LOADING) LIGHT-FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RESPONSE MODIFICATION FACTOR (R) 6.5
LATERAL SYSTEM DESCRIPTION (NORTH - SOUTH SEISMIC LOADING) STEEL ORDINARY MOMENT FRAME RESPONSE MODIFICATION FACTOR (R) 3.5
ANALYSIS PROCEDURE DESCRIPTION EQUIVALENT LATERAL FORCE

III. FOUNDATIONS

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING EXCAVATION AND SHORING.

B. SPREAD FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. WITH ONE-THIRD INCREASE FOR SEISMIC LOAD COMBINATIONS.

C. SCARIFY EXISTING SOIL 6" DEEP AT THE BOTTOM OF ALL EXCAVATION DAMPEN TO A UNIFORM MOISTURE CONTENT OF 2% OVER MAXIMUM. COMPACT TO 95% OF MAXIMUM DENSITY PER ASTM D1557.

D. SLABS ON GRADE SHALL BE CONSTRUCTED ON A 4" MINIMUM THICK BASE OF COMPACTED GRANULAR FILL OVER ENGINEERED FILL. COMPACTED FILL TO BE PLACED IN LIFTS NOT TO EXCEED 8" LOOSE MEASURE AND COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONTENT PLUS OR MINUS 2% IN ACCORDANCE WITH ASTM D1557.

E. OVER EXCAVATE TO REMOVE ANY CRACKED OR LOOSE EXISTING MATERIAL BELOW SLAB AND FOOTING EXCAVATIONS. BACKFILL WITH LEAN CONCRETE $f_c=1500$ PSI @ 28 DAYS AS REQUIRED.

F. ALL FOUNDATIONS SHALL BE PLACED ON FIRM UNDISTURBED EARTH. HOLES DUE TO REMOVAL OF LARGE ROCKS OR OVER-EXCAVATION SHALL BE FILLED WITH CONCRETE. UNLESS SHOWN OTHERWISE, FOOTINGS SHALL BE PLACED A MINIMUM OF 2 FEET BELOW FINISH GRADE OF THE EXTERIOR GROUND LINE.

IV. CONCRETE

A. MIXING, BATCHING, TRANSPORTING AND PLACING OF ALL CONCRETE SHALL CONFORM TO ACI 301, SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS.

B. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.

C. THE SCHEDULE BELOW INDICATES THE MINIMUM CONCRETE DESIGN MIX REQUIREMENTS. SEE SPECIFICATIONS FOR ADDITIONAL CONCRETE PROPERTIES.

TYPE	LOCATION	MINIMUM 28-DAY STRENGTH (PSI)	MAXIMUM WEIGHT (PCF)
A	FOOTINGS	3000	150
B	SLAB ON GRADE	3000	150
C	WALLS	3000	150

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

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO. 5 BARS AND SMALLER = 1-1/2"
 - NO. 6 BARS AND LARGER = 2"
- CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS, WALLS, JOISTS:
 - NO. 11 BARS AND SMALLER = 3/4"
 - NO. 14 BARS AND LARGER = 1-1/2"
 - BEAMS, COLUMNS:
 - PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS = 1-1/2"
 - SHELLS, FOLDED PLATE MEMBERS:
 - NO. 5 BARS AND SMALLER = 1/2"
 - NO. 6 BARS AND LARGER = 3/4"

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

F. CONSTRUCTION JOINTS

- NO HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED IN BEAMS, WALLS OR SLABS UNLESS APPROVED BY THE SEOR IN WRITING.
- ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TYPICAL CONSTRUCTION JOINT DETAILS.
- ALL CONSTRUCTION JOINT LOCATIONS SHALL BE COORDINATED AND CONSTRUCTED IN ACCORDANCE WITH ARCHITECTURAL FINISHES AND TREATMENTS.
- ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS OR OTHER FOREIGN MATTER PRIOR TO PLACING ADJACENT CONCRETE.

V. REINFORCING STEEL

A. ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615 AND ASTM A706 WHERE REQUIRED; ALL BARS TO BE GRADE 60 UNLESS OTHERWISE NOTED.

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

C. WELDED WIRE REINFORCING SHALL BE ASTM A185.

D. WELDED BAR ANCHORS SHALL BE NELSON D2L DEFORMED BAR ANCHORS PER ICC-ES ESR-5217.

E. DETAIL REINFORCING STEEL BASED ON THE PROJECT REQUIREMENTS, ACI 318, AND ACI 315.

F. TERMINATION OF REINFORCEMENT:

- TERMINATE ALL BARS IN LAPS, 90 DEGREE BENDS OR WITH DOWELS EPOXIED INTO EXISTING CONCRETE.
- PROVIDE DOWELS INTO FOOTINGS BELOW AND SLABS ABOVE AT WALLS AND COLUMNS OF SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT.

G. WHERE A 90 DEGREE, 135 DEGREE OR 180 DEGREE HOOK IS GRAPHICALLY INDICATED, PROVIDE CORRESPONDING ACI STANDARD HOOK PER DETAIL 3/S5.1

H. SPLICES

- LAP REINFORCING STEEL AS SPECIFICALLY DETAILED ON THE DRAWINGS. SEE REBAR OFFSET AND LAP SPLICE SCHEDULE IN DETAIL 10/S5.1
- UNLESS OTHERWISE NOTED, ALL LAP SPLICES ARE TO BE CLASS B.
- MECHANICAL SPLICES, IF USED AT CONTRACTOR'S OPTION, SHALL BE ICC-ES APPROVED AND CAPABLE OF DEVELOPING 125% OF THE SPECIFIED MINIMUM YIELD STRENGTH OF THE BAR IN TENSION OR COMPRESSION.
- LOCATE LAPS IN REINFORCING STEEL AS FOLLOWS:
 - TOP HORIZONTAL REINFORCEMENT IN BEAMS AND WALLS AT SUPPORTS.
 - BOTTOM HORIZONTAL REINFORCEMENT IN BEAMS AND WALLS AT MIDSPAN.
 - VERTICAL REINFORCEMENT AT INSIDE FACE OF WALL AT SUPPORTS.
 - VERTICAL REINFORCEMENT AT OUTSIDE FACE OF WALL AT MIDHEIGHT OF WALL.

VI. WOOD

A. ALL WOOD FRAMING SHALL CONFORM TO NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION AND APA PDS, PLYWOOD DESIGN SPECIFICATION.

B. ALL WOOD FRAMING SHALL BE DOUGLAS FIR LARCH, UNLESS OTHERWISE NOTED. GRADE SHALL BE AS FOLLOWS:

- JOISTS = DF NO.1
- WALL STUDS = DF NO.2
- SILL PLATES = PRESSURE TREATED
- POSTS = DF NO.1
- BEAMS = DF NO.1
- BLOCKING AND MISCELLANEOUS = DF NO.2

C. REJECTION OF WOOD MEMBERS: THE PROVISION IN DOC PS 20 (AS REFERENCED BY CBC 2303.1.1) WHICH PERMITS FIVE PERCENT OF THE MATERIAL TO FALL BELOW GRADE SHALL NOT BE CONSTRUED TO PERMIT BELOW-GRADE MATERIAL TO BE USED AS LOAD-CARRYING MEMBERS WHICH HAVE BEEN DESIGNED FOR SPECIFIC ALLOWABLE STRESSES AND ACCEPTABLE SAFETY FACTORS. MATERIALS WHICH FALL BELOW GRADE SHALL BE REJECTED FOR LOAD-CARRYING USE. WOOD MEMBERS WHICH ARE REQUIRED TO CARRY DESIGN LOADS AND WHICH THE PROJECT ARCHITECT, SEOR OR INSPECTOR JUDGE TO BE MISGRADED SHALL BE REINSPECTED BY A QUALIFIED LUMBER GRADING INSPECTOR TO VERIFY THE PROPER GRADING OF THE MATERIAL. WOOD MEMBERS WHICH HAVE PERMISSIBLE GRADE CHARACTERISTICS OR DEFECTS IN SUCH COMBINATION AS TO AFFECT THE SERVICEABILITY OF THE MEMBER SHALL BE REJECTED BY THE PROJECT INSPECTOR WITH THE CONCURRENCE OF THE ARCHITECT OR SEOR.

D. ALL LUMBER IN CONTACT WITH CONCRETE OR CONCRETE MASONRY 0'-8" OR LESS ABOVE THE GROUND SHALL BE PRESSURE TREATED.

E. MAXIMUM MOISTURE CONTENT SHALL BE 15% AT TIME OF FRAMING FOR NEW WOOD MEMBERS ADJACENT TO EXISTING WOOD MEMBERS. ALL OTHER MEMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF FRAMING. REFER TO ARCHITECTURAL DRAWINGS, PROJECT SPECIFICATIONS AND CLADDING MANUFACTURERS' INFORMATION FOR MORE STRINGENT MOISTURE CONTENT REQUIREMENTS.

- F. STRUCTURAL SHEATHING SHALL BE AS FOLLOWS (MIN THICKNESS AND MIN APA RATING):
- ROOF SHEATHING: 15/32" APA RATED SHEATHING 32/16", EXPOSURE 1, PS1-07, 5 PLY PLYWOOD
 - FLOOR SHEATHING: 15/32" APARATED STURD-I-FLOOR, T&G. WARMBOARDS AS MANUFACTURED BY WARMBOARD, INC.
 - WALL SHEATHING: 15/32" APA RATED SHEATHING, EXPOSURE 1, PS1-07, 5 PLY PLYWOOD.

G. UNLESS OTHERWISE NOTED, INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIRECTION PERPENDICULAR TO SUPPORTS AND WITH PANELS CONTINUOUS OVER TWO OR MORE SPANS.

H. GLUE FLOOR SHEATHING AT T&G JOINTS AND TO SUPPORTING MEMBERS.

I. ENGINEERED WOOD

- ENGINEERED WOOD SHALL BE AS MANUFACTURED BY TRUS JOIST. ALTERNATIVE PRODUCTS BY OTHER MANUFACTURERS SHALL BE SUBSTITUTED FOR APPROVAL BY THE SEOR.
- PREFABRICATED WOOD I-JOISTS SHALL CONFORM TO ICC-ES ESR-1153.
- LAMINATED VENEER LUMBER (LVL) SHALL CONFORM TO ICC-ES ESR-1387.
- PARALLEL STRAND LUMBER (PSL) SHALL CONFORM TO ICC-ES ESR 1387.
- LAMINATED STRAND LUMBER (LSL) SHALL CONFORM TO ICC-ES ESR-1387.
- ENGINEERED LUMBER SHALL MEET THE FOLLOWING REQUIREMENTS:

TYPE	Ex10^5 (PSI)	Fb (PSI)	Fv (PSI)	FcII (PSI)
LSL RIMBOARD	1.3E	1700.0000	400.0000	1400.0000
TIMBERSTRAND LSL WITH DEPTH , 9"	1.3E	1700.0000	400.0000	1400.0000
TIMBERSTRAND LSL WITH DEPTH > 9"	1.55E	2325.0000	310.0000	2050.0000
MICROLAM LVL	1.9E	2600.0000	285.0000	2510.0000
PARALLAM PSL	2.0E	2900.0000	290.0000	2900.0000

J. GLUED-LAMINATED BEAMS:

- 24FV4 FOR SIMPLE SPANS AND 24FV8 FOR CANTILEVERED AND CONTINUOUS BEAMS.
- APPEARANCE: INDUSTRIAL GRADE TYP.; ARCHITECTURAL GRADE IF EXPOSED.
- CAMBER TO RADIUS OF 3500' UON
- GLULAM BEAMS SHALL BE CONTINUOUSLY INSPECTED PER 1704A6.2.1 BY A GLUE FABRICATION INSPECTOR APPROVED BY DSA. ALL GLULAM BEAMS SHALL BE STAMPED WITH AN IDENTIFICATION MARK

K. WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL PRODUCT IF APPROVED BY SEOR. SIMPSON DESIGNATIONS USED IN THESE DRAWINGS. USE MAXIMUM NUMBER OF FASTENERS FOR THE CONNECTORS TO ACHIEVE MAX CONNECTOR CAPACITY LISTED BY THE MANUFACTURER.

L. NAILS SHALL BE COMMON WIRE GAGE, UNLESS OTHERWISE NOTED AND CONFORM TO CBC TABLE 2304.9.1.

M. LAG BOLTS AND UNFINISHED MACHINE BOLTS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

N. ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR 36.

O. FASTENERS INSTALLED IN PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE GALVANIZED.

P. PROVIDE LATERAL SUPPORT FOR BEAMS, JOISTS, AND RAFTERS PER CBC SECTION 2308.8.5.

VII. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.

B. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS D1.1 AND PERFORMED BY AWS CERTIFIED WELDERS.

C. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:

- MISCELLANEOUS PLATES = ASTM A36
- ANGLES AND CHANNELS = ASTM A36
- RECTANGULAR AND SQUARE HSS MEMBERS = ASTM A500, GR B
- ROUND HSS MEMBERS = ASTM A500, GR B
- PIPES = ASTM A53, GR B
- HIGH STRENGTH BOLTS = ASTM A325N, UON
- NUTS = ASTM A563
- WASHERS (FLAT OR BEVELLED) = ASTM F436
- ANCHOR RODS = ASTM F1554, GR 36 UON
- WELDED HEADED STUDS = ASTM A108, NELSON/TRW S3L OR H4L
- WELDING ELECTRODES = E70XX, UON

D. BOLT HOLES SHALL BE NO MORE THAN 1/16" OVERSIZE, UON.

E. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED, UON.

G. FIELD MODIFICATIONS TO STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ARCHITECT AND SEOR.

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CLIENT

**BERNARDO & MARION
SOSA**

PROJECT

SOSA POOL HOUSE

**15284 STRATFORD DRIVE
SAN JOSE CA 95124**



PERMIT SUBMITTAL

SHEET TITLE

GENERAL NOTES

REVISIONS

NO. | DATE | DESCRIPTION

DATE 01/29/2019

SCALE AS NOTED

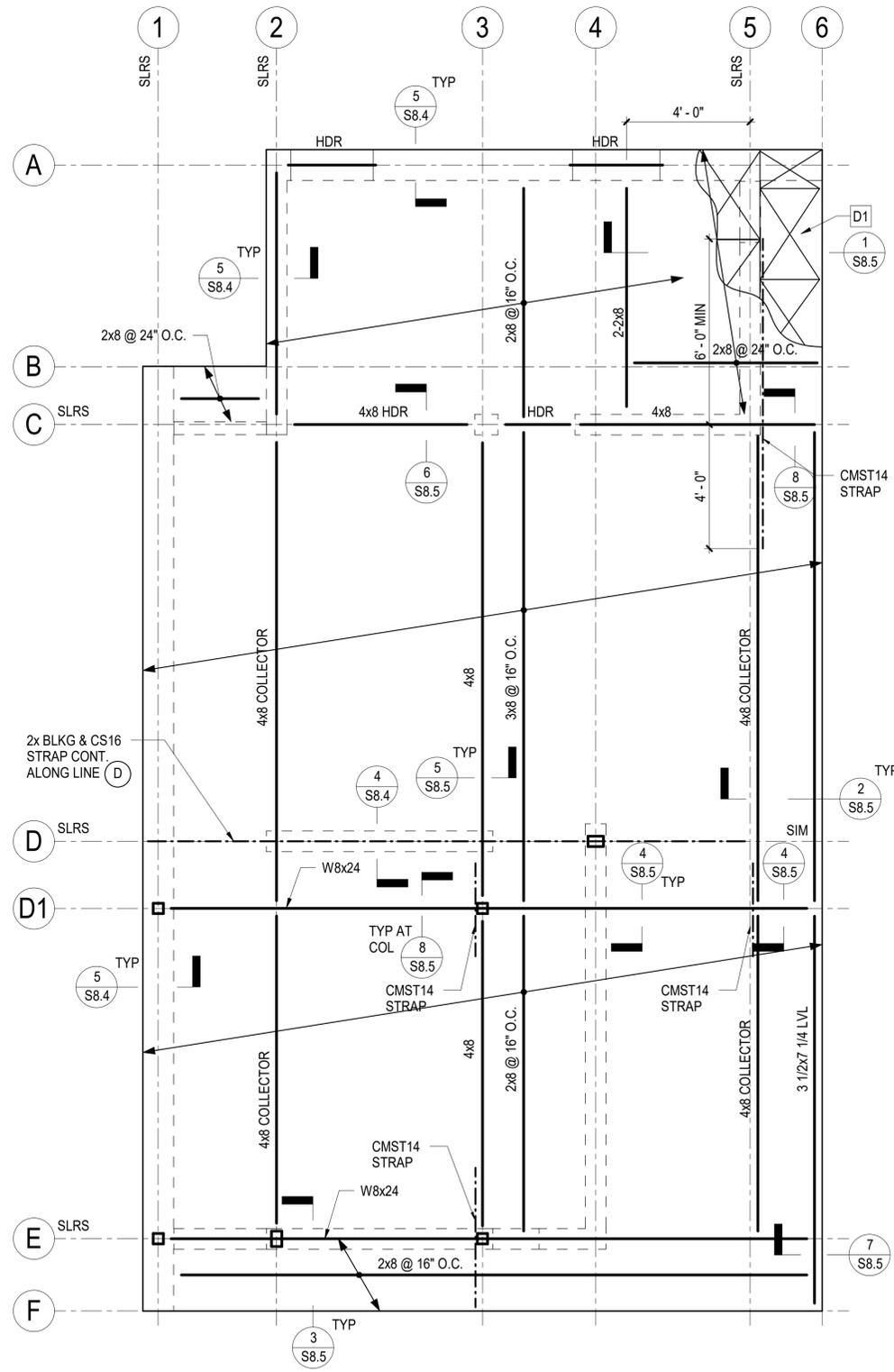
JOB NO. 2018.02

SHEET NUMBER

S1.1

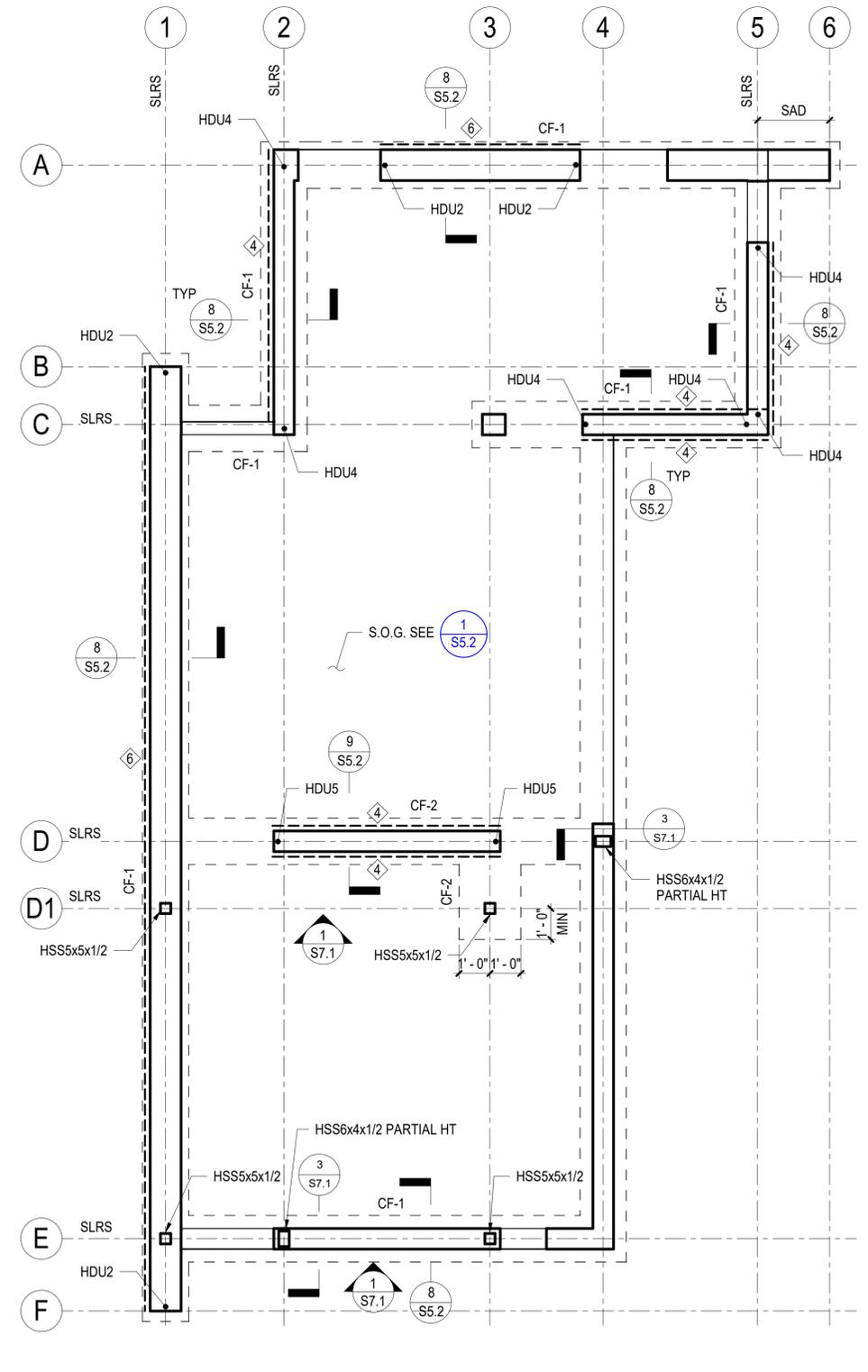
FOUNDATION NOTES:

1. SEE GENERAL NOTES ON SHEETS S1.0, S1.1 AND S1.2.
2. SEE TYPICAL CONCRETE DETAILS ON S5.1 AND S5.2, AND S5.3
3. FOUNDATION PLAN IS TAKEN ABOVE SLAB-ON-GRADE.
4. ELEVATION OF TOPS OF FOOTINGS WITH RESPECT TO SLAB REFERENCE ELEVATION ARE SHOWN THUS: [0'-11"], U.O.N.
5. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINE REQ'D BY THE SIZE AND SHAPE OF STRUCTURE.
6. ALL FOUNDATION EXCAVATIONS MUST BE REVIEWED AND APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. PROVIDE WRITTEN OBSERVATION REPORT TO SEOR AND GILROY BUILDING DEPARTMENT.
7. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
8. FOR DRAINAGE DETAILS, DAMP PROOFING, TRENCHES, CURBS, EXTERIOR PAVING, UTILITIES, EQUIPMENT DETAILS, ETC., SEE DWG'S OTHER THAN STRUCTURAL.
9. MARKS F1, ETC. DENOTE FOOTING TYPE. SEE FOOTING SCHEDULE ON SHEET S5.2.
10. MARKS CF-1, ETC. DENOTE CONTINUOUS FOOTING TYPE. SEE FOOTING SCHEDULE ON SHEET S5.2.
11. SLAB CONSTRUCTION AND CONTROL JOINT & LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING CONCRETE.
12. PROVIDE SILL BOLTS AT ALL STUD WALLS SHOWN ON STRUCTURAL PLANS PER DETAIL 2/S8.3.
13. HOLD DOWNS ARE SHOWN THUS ON PLAN: HDU2 SEE DETAILS ON SHEET S8.2.
14. STRUCTURAL STUD WALLS ARE SHOWN THUS ON PLAN: THEY SHALL BE 2x4 @ 16" O.C., U.O.N. SEE ARCHITECTURAL DWG'S FOR NON-LOAD BEARING PARTITION WALLS. SEE DETAILS ON SHEET S8.3 FOR TYPICAL STUD WALL FRAMING.
15. MARKS \square DENOTE WOOD POST. FOR TYPICAL POST DETAIL, SEE 2/S8.4.
16. ALL EXTERIOR WALLS SHALL HAVE CURBS, U.O.N. FOR CURB INFO, S.A.D. AND 4/S5.2
17. MARK \diamond INDICATE PLY WOOD SHEAR WALLS W/ SHEATHING ON SIDE OF WALL NOTED. SEE DETAIL 11/S8.2 FOR SHEAR WALL SCHEDULE.
18. ALL EXTERIOR WALLS HAVE 1/2" PLYWOOD SHEATHING WITH TYPE \diamond NAILING, U.O.N.



2 ROOF FRAMING PLAN

3/8" = 1'-0"



1 FOUNDATION PLAN

3/8" = 1'-0"



PERMIT SUBMITTAL

SHEET TITLE
FOUNDATION & ROOF FRAMING PLAN

NO.	DATE	DESCRIPTION

DATE 01/29/2019
 SCALE AS NOTED
 JOB NO. 2018.02

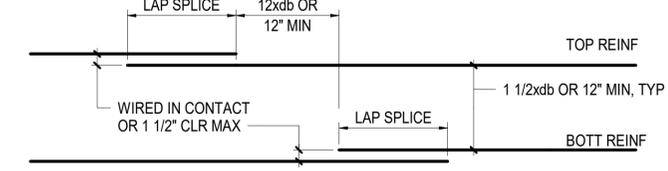
SHEET NUMBER
S2.1

CONCRETE STRENGTH		3000 PSI				4000 PSI			
REINFORCING CONFIGURATION		CASE 1		CASE 2		CASE 1		CASE 2	
BAR LOCATION		TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
CLASS A LAP SPlice AND STRAIGHT DEVELOPMENT LENGTH, Ld (INCHES)	#3	22	17	32	25	19	15	28	22
	#4	29	22	43	33	25	19	37	29
	#5	36	28	54	41	31	24	47	36
	#6	43	33	64	50	37	29	56	43
	#7	63	48	94	72	54	42	81	63
	#8	72	55	107	82	62	48	93	71
	#9	81	62	121	93	70	54	105	81
	#3	28	22	42	32	24	19	36	28
	#4	37	29	56	43	32	25	48	37
CLASS B LAP SPlice (INCHES)	#5	47	36	70	54	40	31	60	47
	#6	56	43	84	64	48	37	72	56
	#7	81	63	122	94	70	54	106	81
	#8	93	72	139	107	80	62	121	93
	#9	105	81	157	121	91	70	136	105

NOTES:
 1. VALUES IN THE TABLE ARE FOR NON-EPOXY COATED GRADE 60 REINFORCING STEEL AND NORMAL WEIGHT CONCRETE.
 2. CASES 1 AND 2 ARE DEPENDENT ON THE TYPE OF CONCRETE ELEMENT, CONCRETE COVER AND CENTER-TO-CENTER SPACING OD REINFORCING BARS. THEY ARE DEFINED AS:
 CASE 1:
 BEAM AND COLUMNS:
 - CONCRETE COVER $\geq db$
 - CENTER-TO-CENTER SPACING $\geq 2x db$, AND
 - STIRRUPS OR TIES PROVIDED THROUGHOUT ID
 OTHER ELEMENTS:
 - CONCRETE COVER $\geq db$ AND
 - CENTER-TO-CENTER SPACING $\geq 3x db$
 CASE 2:
 BEAM AND COLUMNS:
 - CONCRETE COVER $< db$
 - CENTER-TO-CENTER SPACING $< 2x db$
 OTHER ELEMENTS:
 - CONCRETE COVER $< db$ AND
 - CENTER-TO-CENTER SPACING $< 2x db$

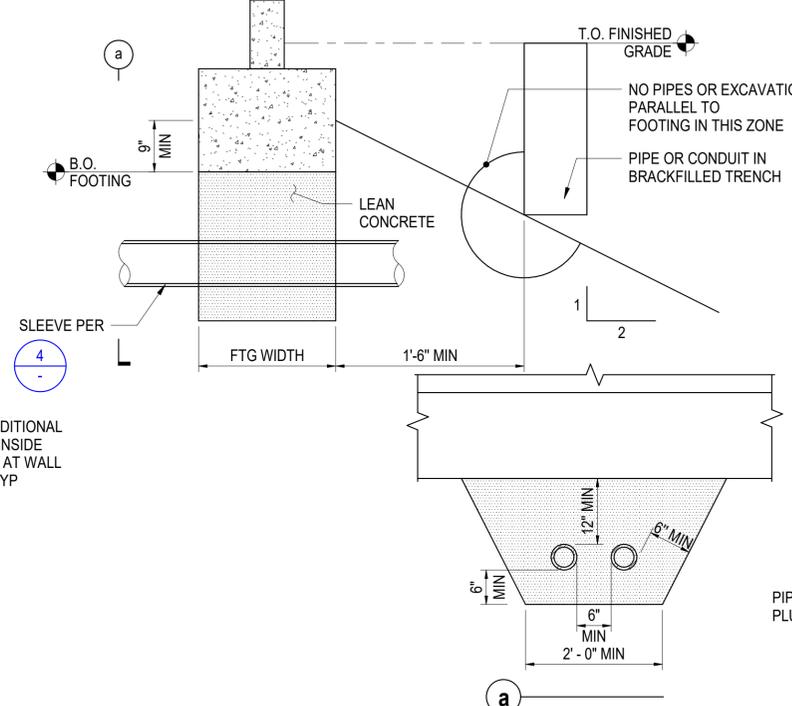
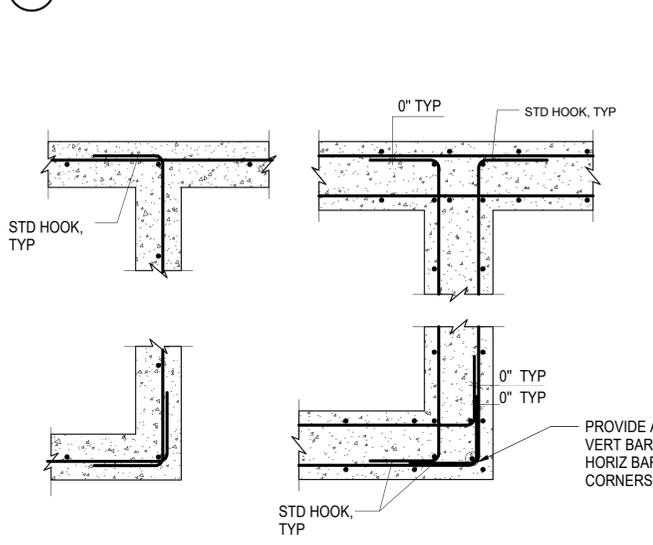
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW. OTHER BAR INCLUDE ALL VERTICAL REINFORCING, ALL HORIZONTAL WALL REINFORCING AND HORIZONTAL REINFORCING WITH LESS THAN 12" OF FRESH CONCRETE BELOW BAR.
 4. PROVIDE CLASS B LAP SPLICES, U.O.N.
 5. FOR LIGHTWEIGHT CONCRETE, MULTIPLY THE VALUES IN THIS TABLE BY 1.3.
 6. WHERE ld IS NOT OBTAINABLE DUE TO SPACE RESTRICTIONS, PROVIDE A STANDARD HOOK PER DETAIL
 7. FOR EPOXY-COATED BARS, MULTIPLY THE VALUE IN THIS TABLE BY 1.5.
 8. SPLICES OF HORIZONTAL REINFORCING BARS IN WALLS AND SLABS SHALL BE STAGGERED. SPLICES OF HORIZONTAL REINFORCING BARS IN WALLS AND SLABS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION; SPLICES SHALL BE OFFSET BY THE MAXIMUM OF 12 INCHES AND 12 BAR DIAMETERS.

9. SEE SHORTCRETE NOTES FOR LAP SPLICES IN SHOTCRETE WALLS.
 10. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES. MECHANICAL COUPLERS SHALL HAVE AN APPROVED ICC REPORT AND RESIST 125% OF REINFORCING BAR YIELD STRENGTH.
 11. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, SPLICE LENGTH SHALL BE THE MAXIMUM OF ld OF THE LARGER BAR AND THE LAP SPLICE LENGTH OF THE SMALLER BAR.
 12. LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORT, U.O.N.
 13. NON-CONTACT LAP SPLICED BARS SHALL BE SPLICED AT LEAST $1\frac{1}{2}l_d$ AND NO MORE THAN THE MAXIMUM OF ONE-FIFTH OF THE LAP SPLICE AND 6"

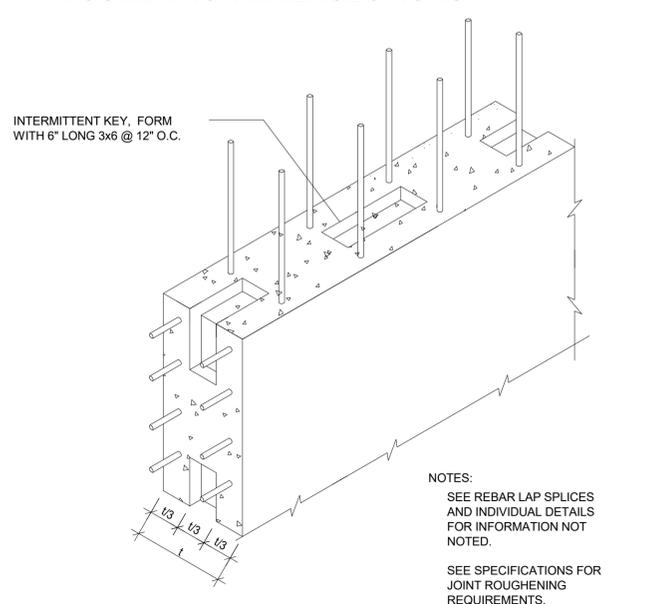


a STAGGERED WALL OR SLAB SPLICE DETAIL

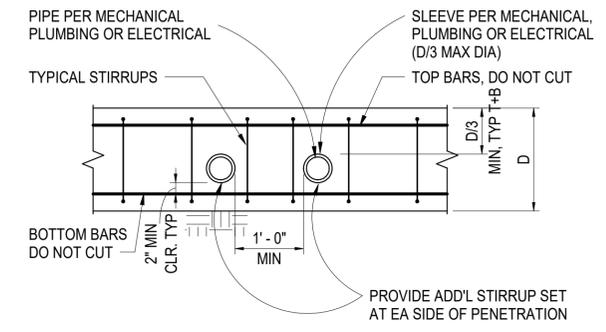
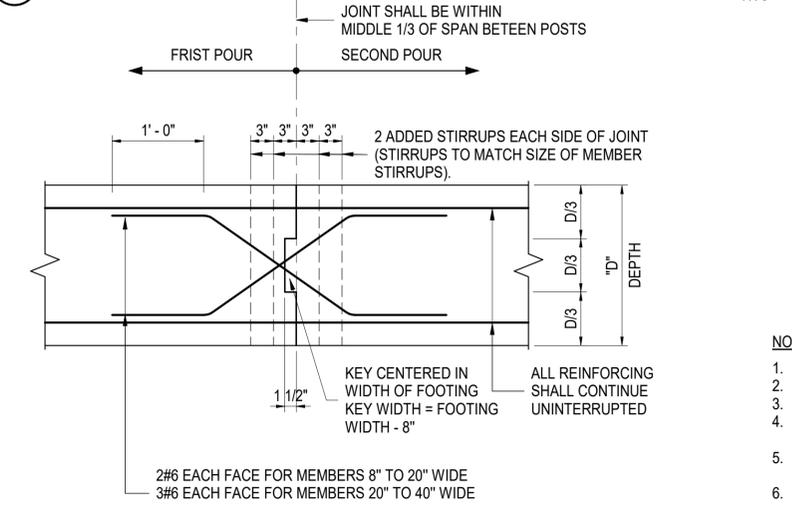
1 LAP SPlice + STRAIGHT BAR DEVELOPMENT LENGTHS



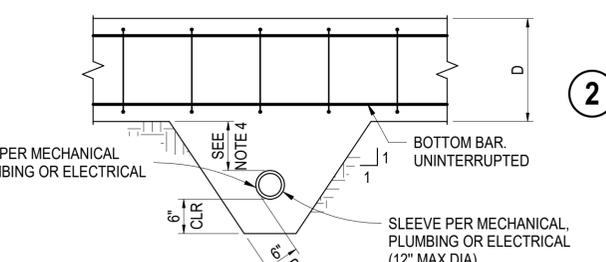
11 CONCRETE CURB AND FOUNDATION INTERSECTIONS



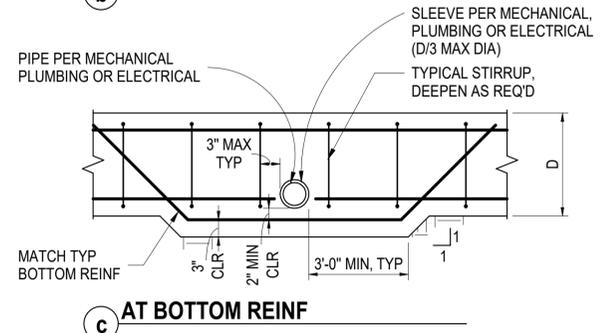
8 TYPICAL EXCAVATION PARALLEL TO FTG



a CLEAR OF TOP & BOTTOM REINF



b BELOW BOTTOM REINF



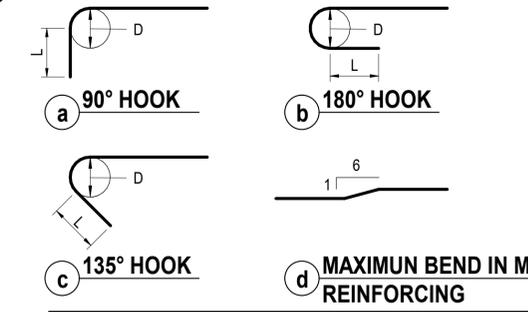
c AT BOTTOM REINF

NOTES:
 1. ALL PIPES AND CONDUITS SHALL CLEAR SLEEVE BY 1" ALL AROUND U.O.N.
 2. SEAL VOID BETWEEN PIPE AND SLEEVE WITH ELASTIC WATERPROOF MATERIAL, TYP.
 3. DETAIL APPLICABLE TO MAXIMUM 8" DIA SLEEVE.
 4. NO FTG EXTENSION REQ'D FOR PIPE DEEPER THAN 12" BELOW FTG (SLEEVE STILL REQ'D). SEE DETAIL 10 ON THIS SHEET.
 5. WHERE PENETRATION CONFLICTS WITH REBAR TIE, OMIT TIE & PROVIDE 1 ADDITIONAL TIE EA SIDE OF SLEEVE.
 6. IF PIPE OR CONDUIT SLEEVE IS ASTM A53 SCHEDULE 40 OR GREATER PIPE, ADDITIONAL STIRRUPS MAY BE ELIMINATED, SLEEVE SHALL GALVAIZED.

BAR SIZE	HOOKED BAR DEVELOPMENT LENGTH, Ldh		
	3000 PSI	4000 PSI	5000 PSI
#3	0' - 8"	0' - 7"	0' - 6"
#4	0' - 11"	0' - 9"	0' - 9"
#5	1' - 2"	1' - 0"	0' - 11"
#6	1' - 4"	1' - 2"	1' - 1"
#7	1' - 7"	1' - 5"	1' - 3"
#8	1' - 10"	1' - 7"	1' - 5"
#9	2' - 1"	1' - 9"	1' - 7"

NOTES:
 1. THE HOOKED BAR DEVELOPMENT LENGTHS IN THIS TABLE ARE FOR NORMAL WEIGHT CONCRETE. FOR LIGHTWEIGHT CONCRETE, THE HOOKED BAR DEVELOPMENT LENGTH SHALL NOT BE LESS THAN $10x db$, $7\frac{1}{2}l_d$ AND $1.3x l_d$ PER THE TABLE ABOVE.
 2. THE HOOKED BAR DEVELOPMENT LENGTHS IN THIS TABLE APPLY TO MEMBERS WITH:
 a. SIDE COVER EQUAL TO AT LEAST $2\frac{1}{2}l_d$.
 b. END COVER EQUAL TO AT LEAST $2l_d$.

2 HOOKED BAR DEVELOPMENT LENGTHS



BAR SIZE	MAIN REINFORCING HOOKS		
	BEND DIAMETER, D (IN)	90° HOOK L (IN)	180° HOOK L (IN)
#3	2 1/4	4 1/2	2 1/2
#4	3	6	2 1/2
#5	3 3/4	7 1/2	2 1/2
#6	4 1/2	9	3
#7	5 1/4	10 1/2	3 1/2
#8	6	12	4
#9	9 1/2	13 1/2	4 1/2

BAR SIZE	STIRRUP + TIE REINFORCING HOOKS		
	BEND DIAMETER, D (IN)	90° HOOK L (IN)	180° HOOK L (IN)
#3	1 1/2	3	3
#4	2	3	3
#5	2 1/2	3 3/4	3 3/4

12 CONCRETE WALL VERTICAL & HORIZONTAL CONSTRUCTION JOINT

9 CONTINUOUS FOOTING CONSTRUCTION JOINT DETAIL

6 TYPICAL FOOTING PENETRATION

3 TYPICAL BAR HOOKS

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PERMIT SUBMITTAL

SHEET TITLE
 TYPICAL CONCRETE DETAILS

NO.	DATE	DESCRIPTION

DATE 01/29/2019
 SCALE AS NOTED
 JOB NO. 2018.02

SHEET NUMBER
S5.1

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CONTINUOUS FOOTING SCHEDULE							
MARK	W	D	TOP BARS	BOTTOM BARS	SIDE BARS	TIES	DETAIL
CF-1	1'-6"	1'-6"	4-#5	4-#5	-	#5@18" OC, UON	7 8
CF-2	2'-6"	2'-0"	4-#5	4-#5	-	#5@12" OC, UON	7 8

NOTES:

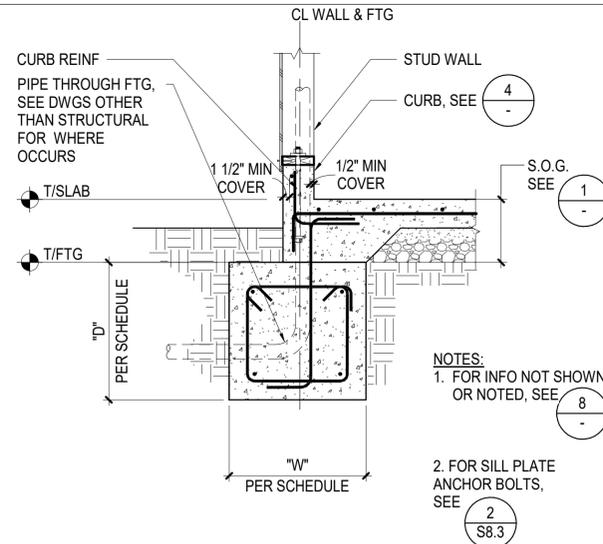
- WHERE CONTINUOUS FOOTING INTERSECTS COLUMN, EXTEND LONGITUDINAL REINFORCING THRU COLUMN FOOTING, SEE **3** S5.3
- WHERE CONTINUOUS FOOTING TERMINATES AT COLUMN FOOTING, EXTEND LOGITUDINAL REINF L_{dh} MIN INTO PER PENDICULAR FOOTING, UON.
- FOR FOOTING INTERSECTIONS, SEE **11** S5.1

10 CONTINUOUS FOOTING SCHEDULE

NTS

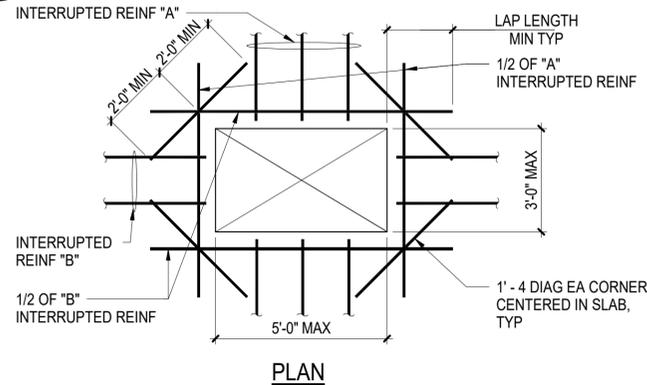
7 PIPE THROUGH CURB

NTS



- NOTES:**
- FOR INFO NOT SHOWN OR NOTED, SEE **8**
 - FOR SILL PLATE ANCHOR BOLTS, SEE **2** S8.3

4 CURBS

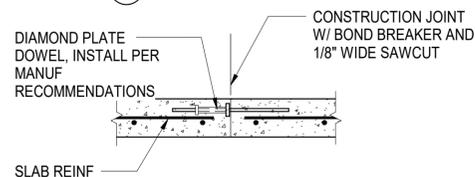


- NOTES:**
- OPENING SIZE, LOCATION, AND REINFORCING SHALL BE SUBMITTED AS PART OF THE REINFORCING SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL.
 - AT EACH SIDE OF THE OPENING, ADD NOT LESS THAN ONE-HALF THE AREA OF REINFORCING THAT IS INTERRUPTED BY THE OPENING. WHERE THE BAR LENGTH PAST THE OPENING IS INTERRUPTED BY AN EDGE OF SLAB, PROVIDE A STANDARD HOOK AT THE DISCONTINUOUS END.
 - WHERE THE DIAGONAL LENGTH IS INTERRUPTED BY AN EDGE OF SLAB, PROVIDE A STANDARD HOOK.
 - NOT REQUIRED AT COLUMN LOCATIONS.

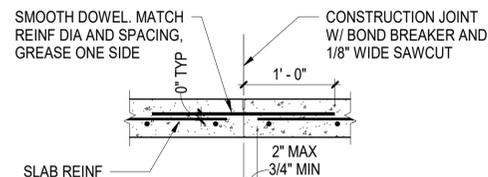
5 OPENING IN SLAB-ON-GRADE

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 1.5. SUBMIT LAYOUT FOR APPROVAL. LOCATE JOINTS ON COLUMN LINES AND UNDER PARTITIONS WHEREVER POSSIBLE. MAXIMUM SLAB AREA CONTROLLED BY JOINTING IS 400 SQ FT. SAWCUTS SHALL BE MADE AS SOON AS POSSIBLE AFTER SLAB FINISHING AS MAY SAFELY BE DONE WITHOUT DISLOGGING AGGREGATE OR BREAKING EDGES. FILL SAWCUT JOINT WITH SEALANT AFTER SLAB HAS CURED.

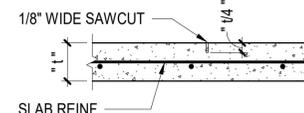
D JOINT LAYOUT



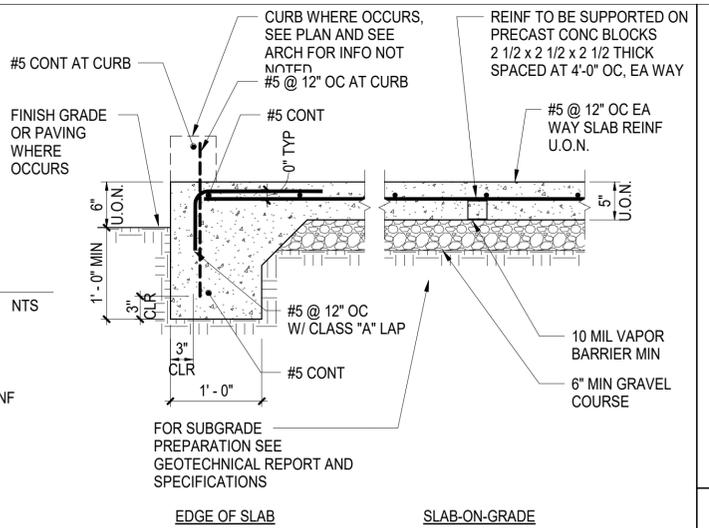
C CONSTRUCTION JOINT, SLAB-ON-GRADE ≥ 5\"/>



B CONSTRUCTION JOINT, SLAB-ON-GRADE < 5\"/>



A CONTROL JOINT

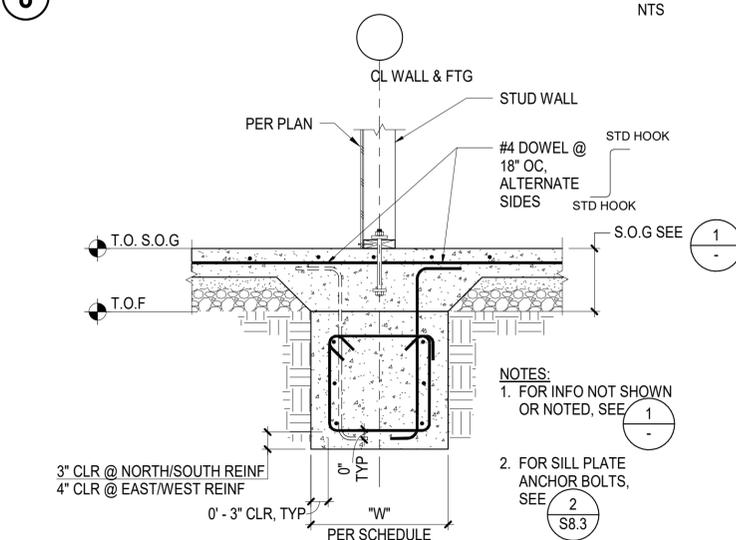


1 SLAB-ON-GRADE DETAIL

NTS

8 EXTERIOR CONTINUOUS FOOTING

NTS



- NOTES:**
- FOR INFO NOT SHOWN OR NOTED, SEE **1**
 - FOR SILL PLATE ANCHOR BOLTS, SEE **2** S8.3

9 INTERIOR CONTINUOUS FOOTING

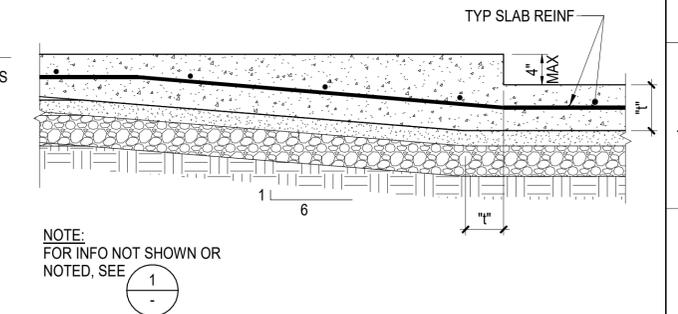
NTS

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

NTS

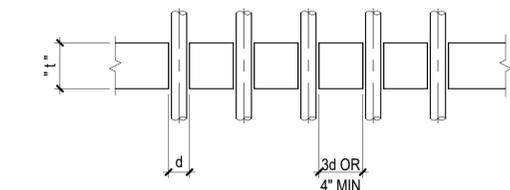
3 PIPING & CONDUIT THROUGH SLAB

NTS



2 SLAB-ON-GRADE DEPRESSION

NTS



- NOTES:**
- DO NOT CUT REINFORCING.
 - IF 4\"/>
 - USE OF ALUMINUM CONDUIT IS PROHIBITED.

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PROJECT

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SAN JOSE CA 95124



PERMIT SUBMITTAL

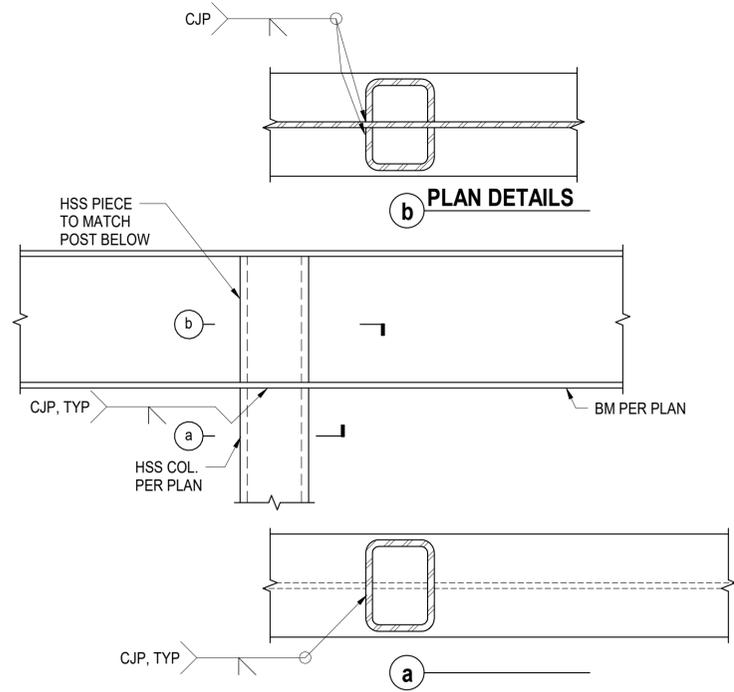
SHEET TITLE
**TYPICAL
CONCRETE
DETAILS**

REVISIONS
NO. DATE DESCRIPTION

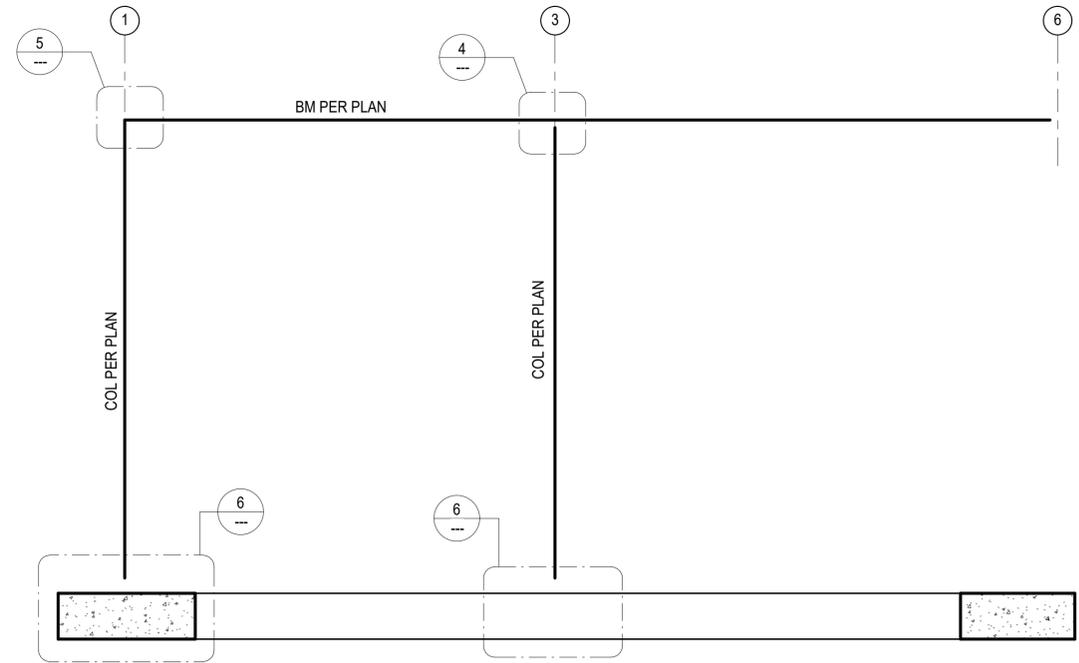
DATE 01/29/2019
SCALE AS NOTED
JOB NO. 2018.02

SHEET NUMBER

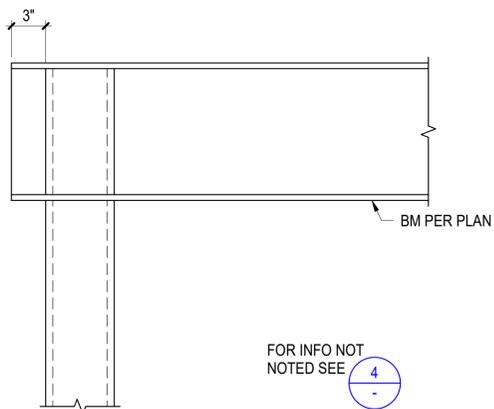
S5.2



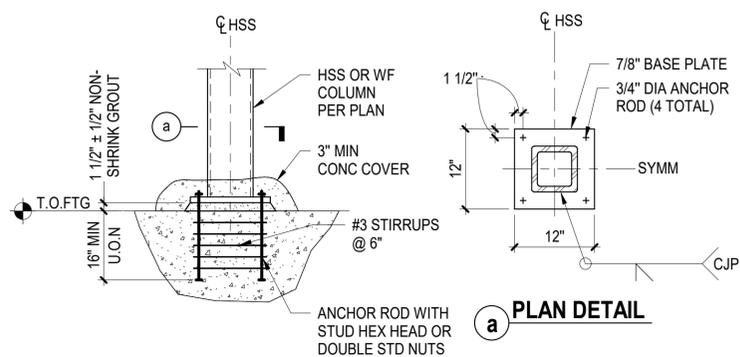
4 MOMENT CONNECTION NTS



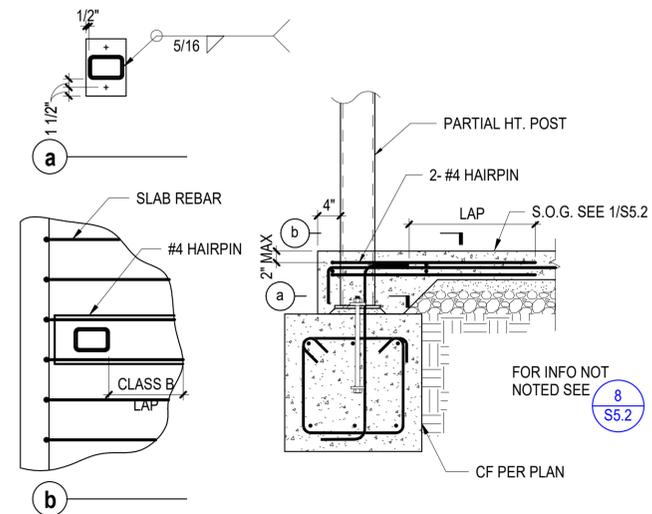
1 FRAMING ELEVATION MF-1 NTS



5 MOMENT CONNECTION NTS



6 COLUMN BASE DETAIL NTS



3 DETAIL AT PARTIAL HT POST NTS



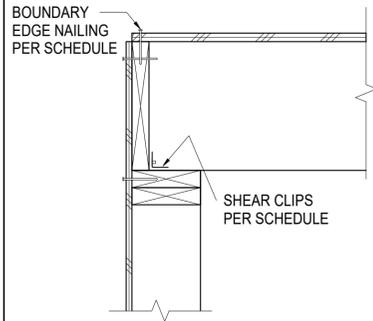
PERMIT SUBMITTAL

SHEET TITLE
STEEL FRAMING DETAILS

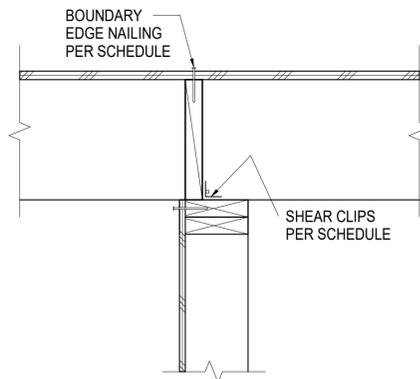
NO.	DATE	DESCRIPTION

DATE	01/29/2019
SCALE	AS NOTED
JOB NO.	2018.02

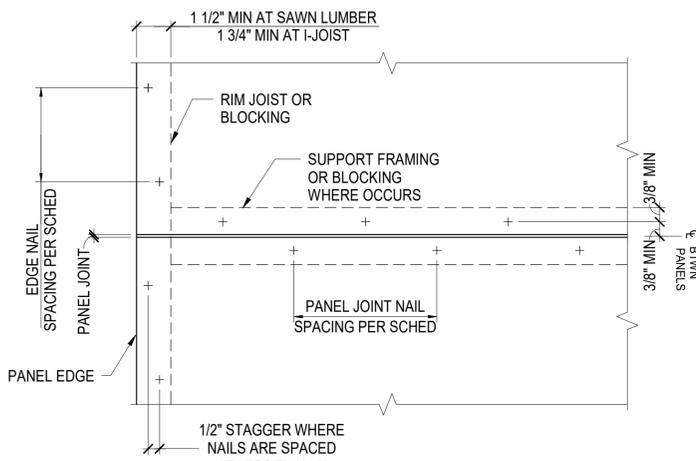
SHEET NUMBER
S7.1



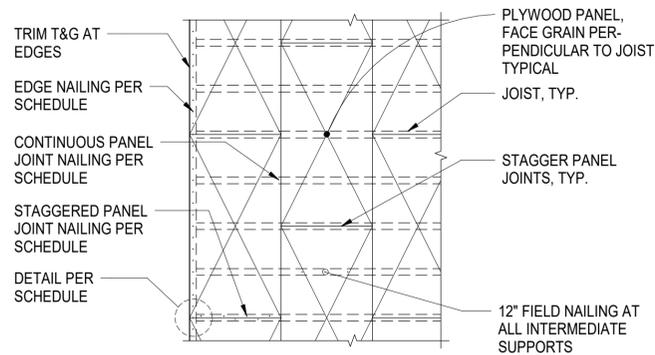
(c) SHEAR CLIPS @ EXTERIOR WALLS



(d) SHEAR CLIPS @ INTERIOR WALLS



(a) 1 ROW



PLYWOOD SHEATHING NAILING SCHEDULE						
MARK	NAIL SIZE	BOUNDARY EDGE NAIL SPACING	CONTINUOUS PANEL JOINT EDGE NAIL SPACING	STAGGERED PANEL JOINT EDGE NAIL SPACING	DETAIL	BLOCKING REQUIRED
1	8d	6"	6"	6"	(a)	NO

NOTES:

- FOR 8d NAILS, PROVIDE 1 1/2" MINIMUM PENETRATION INTO FRAMING. FOR 10d NAILS, PROVIDE 1 5/8" MINIMUM PENETRATION INTO FRAMING.
- MINIMUM PLYWOOD SHEATHING WIDTH IS 24".
- SEE GENERAL NOTES FOR PLYWOOD GRADES AND THICKNESS.
- PROVIDE BOUNDARY EDGE NAILING AT LINES DESIGNATED "SLRS" ON PLANS.

(11) PLYWOOD SHEATHING

FASTENING SCHEDULE		
	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (21/2" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
Flat blocking to truss and web filler	2-16 d common (31/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
2. Ceiling joists to top plate	16d common (31/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c	Face nail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust)	3-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
4. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
5. Rafter or roof truss to top plate	3-10 common (3" x 0.148"); or 3-16d box (31/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail ^c
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (31/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or 3-10d common (31/2" x 0.148"); or 3-16d box (31/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
WALL		
7. Stud to stud (not at braced wall panels)	16d common (31/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	24" o.c. face nail 16" o.c. face nail
8. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (31/2" x 0.162"); or 16d box (31/2" x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail 12" o.c. face nail 12" o.c. face nail
9. Built-up header (2" to 2" header)	16d common (31/2" x 0.162"); or 16d box (31/2" x 0.135")	16" o.c. each edge, face nail 12" o.c. each edge, face nail
10. Continuous header to stud	4-8d common (21/2" x 0.131"); or 4-10d box (3" x 0.128") 16d common (31/2" x 0.162"); or 16d box (31/2" x 0.135")	Toenail 16" o.c. face nail 12" o.c. face nail
11. Top plate to top plate	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
12. Top plate to top plate, at end joints	8-16d common (31/2" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
13. Bottom plate to joist, rim joist, band joist or block- ing (not at braced wall panels)	16d box (31/2" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
14. Bottom plate to joist, rim joist, band joist or block- ing at braced wall panels	2-16d common (31/2" x 0.162"); or 3-16d box (31/2" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
15. Stud to top or bottom plate	4-8d common (21/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or 2-16d common (31/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail End nail
16. Top or bottom plate to stud	2-16d common (31/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common (31/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	2-8d common (21/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19. 1" x 6" sheathing to each bearing	2-8d common (21/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
20. 1" x 8" and wider sheathing to each bearing	3-8d common (21/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail

(6) NAILING SCHEDULE

FLOOR		
21. Joist to sill, top plate, or girder	3-8d common (21/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	3-8d common (21/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" x 6" subfloor or less to each joist	2-8d common (21/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (31/2" x 0.162")	Face nail
25. 2" planks (plank & beam – floor & roof)	2-16d common (31/2" x 0.162") 20d common (4" x 0.192")	Each bearing, face nail 32" o.c., face nail at top and bottom staggered on opposite sides
26. Built-up girders and beams, 2" lumber layers	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides Ends and at each splice, face nail
27. Ledger strip supporting joists or rafters	3-16d common (31/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (31/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (21/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing^a		
30. 3/8" – 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall) 8d box or deformed (21/2" x 0.113") (roof) 23/8" x 0.113" nail (subfloor and wall) 13/4" 16 gage staple, 7/16" crown (subfloor and wall) 23/8" x 0.113" nail (roof) 13/4" 16 gage staple, 7/16" crown (roof)	Edges (inches) Intermediate supports (inches) 6 12 6 12 4 8 4 8 3 6
31. 19/32" – 3/4"	8d common (21/2" x 0.131"); or 6d deformed (2" x 0.113") 23/8" x 0.113" nail; or 2" 16 gage staple, 7/16" crown	6 12 4 8
32. 7/8" – 1 1/4"	10d common (3" x 0.148"); or 8d deformed (21/2" x 0.131")	6 12
Other exterior wall sheathing		
33. 1/2" fiberboard sheathingb	11/2" galvanized roofing nail (7/16" head diameter); or 11/4" 16 gage staple with 7/16" or 1" crown	3 6
34. 25/32" fiberboard sheathingb	13/4" galvanized roofing nail (7/16" diameter head); or 11/2" 16 gage staple with 7/16" or 1" crown	3 6
Wood structural panels, combination subfloor underlayment to framing		
35. 3/4" and less	8d common (21/2" x 0.131"); or 6d deformed (2" x 0.113")	6 12
36. 7/8" – 1"	8d common (21/2" x 0.131"); or 8d deformed (21/2" x 0.131")	6 12
37. 1 1/8" – 1 1/4"	10d common (3" x 0.148"); or 8d deformed (21/2" x 0.131")	6 12
Panel siding to framing		
38. 1/2" or less	6d corrosion-resistant siding (17/8" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099")	6 12
39. 5/8"	8d corrosion-resistant siding (23/8" x 0.128"); or 8d corrosion-resistant casing (21/2" x 0.113")	6 12
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing^a		
40. 1/4"	4d casing (11/2" x 0.080"); or 4d finish (11/2" x 0.072")	6 12
41. 3/8"	6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6 12

For St: 1 inch = 25.4 mm.

- Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. Nails for wall sheathing are permitted to be common, box or casing.
- Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

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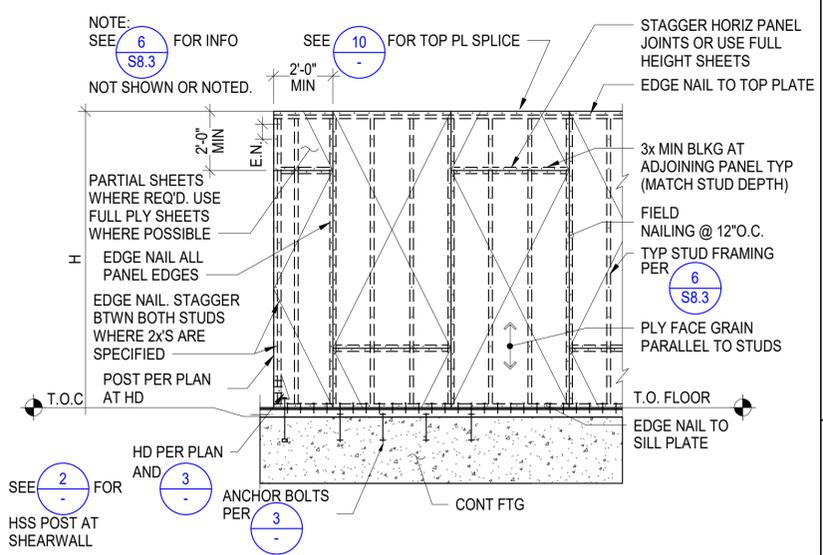
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WOOD DETAILS

REVISIONS
NO. | DATE | DESCRIPTION

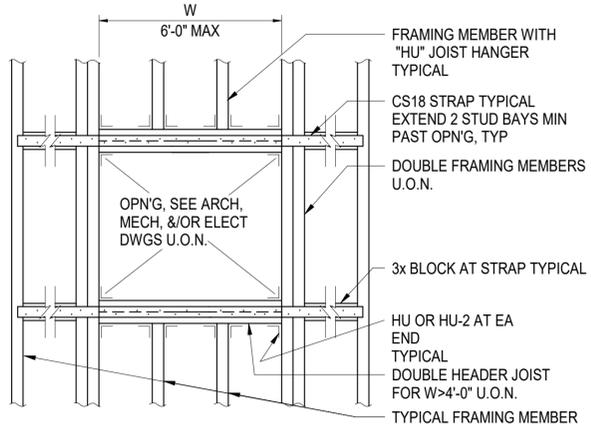
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SCALE AS NOTED
JOB NO. 2018.02

SHEET NUMBER

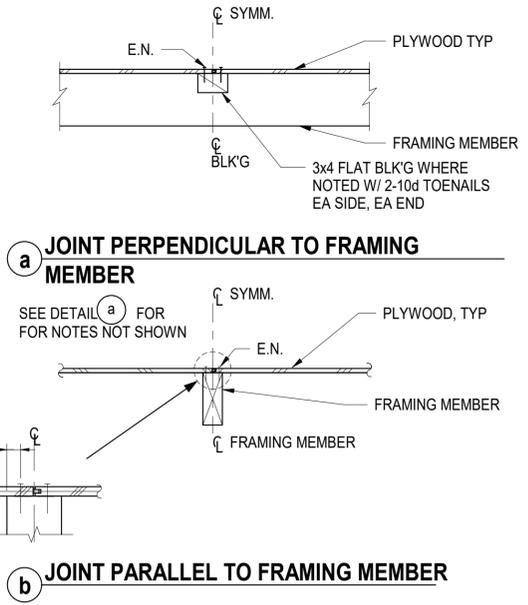
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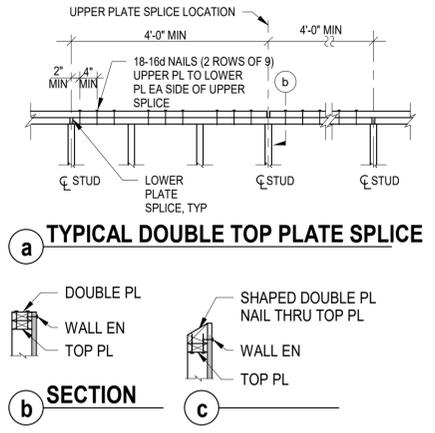
1 SHEAR WALL FRAMING ELEVATION NTS



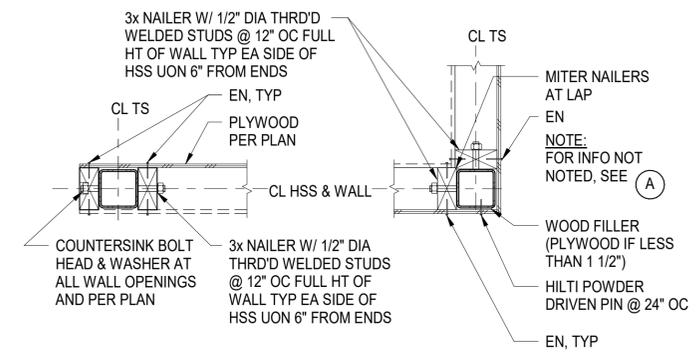
4 OPENING IN DIAPHRAGM NTS



7 PLYWOOD NAILING NTS



10 DOUBLE TOP PLATE SPLICE NTS



11 SHEAR WALL SCHEDULE NTS

- NOTES:
1. USE 10d SHORTS (2" LONG) COMMON WIRE NAILS U.O.N.
 2. NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAIL SPACING IN INCHES.
 3. DENOTES PLYWOOD ON BOTH SIDES OF WALL.
 4. PROVIDE 3x FRAMING MEMBERS AT ALL PLYWOOD ADJOINING PANEL EDGES. STAGGER NAILS ON EACH SIDE OF STUD WHERE PLYWOOD IS ON BOTH SIDES.
 5. USE LTP4 AS ALTERNATE TO A35 U.O.N. 8d COMMONS ARE REQUIRED.
 6. SEE DETAIL 2/S8.12 FOR ANCHOR BOLT AND SILL DETAIL.
 7. PILOT DRILL HOLES FOR SOLE PLATE NAILING OR BOLTING.
 8. NAILS INTO PRESSURE TREATED MUD SILL SHALL BE GALVANIZED.
 9. SEE DETAIL 1/- FOR TYPICAL SHEAR WALL FRAMING ELEVATION.
 10. SEE PLAN AND DETAIL 3/- AND 4/- FOR SHEAR WALL HOLDOWNS.

SHEAR WALL SCHEDULE					
SHEARWALL SYMBOL (1)(2)	SOLE & NAILING	SOLE & SIZE	ANCHOR BOLT	MUD SILL	SHEAR CLIP
6	16d @ 4" O.C.	2x	3/4" @ 4'-0" O.C.	3x	A35 @ 12" O.C.(5)
4 (4)	16d @ 4" O.C.	2x	3/4" @ 4'-0" O.C.	3x	A35 @ 8" O.C.(5)
3 (4)	16d @ 3" O.C.	2x	3/4" @ 2'-8" O.C.	3x	A35 @ 8" O.C.(5) LTP4 @ 8" O.C.

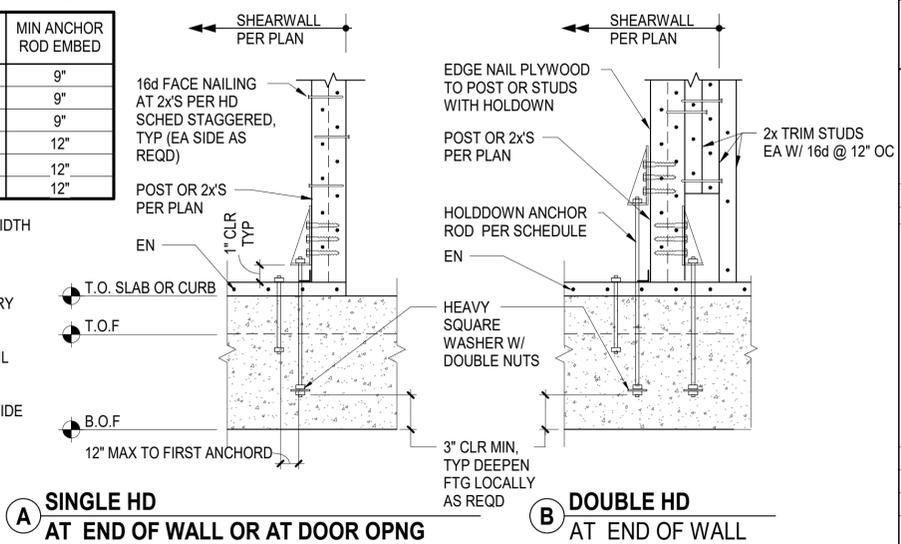
11 SHEAR WALL SCHEDULE NTS

12 NAILER AT HSS COLUMN NTS

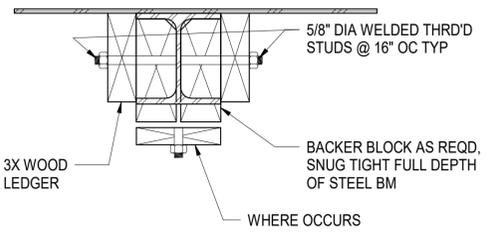
HOLDOWN (1)(2)(3)	POST SIZE UON	MIN ANCHOR ROD DIA	MIN ANCHOR ROD EMBED
HDU2-SD2.5	2-2x SW	5/8"	9"
HDU4-SD2.5	2-2x SW	5/8"	9"
HDU5-SD2.5	3-2x SW	5/8"	9"
HDU8-SD2.5	3-2x SW	7/8"	12"
HDU11-SD2.5	4-2x SW	1"	12"
HDU14-SD2.5	5-2x SW	1"	12"

SW = STUD WIDTH

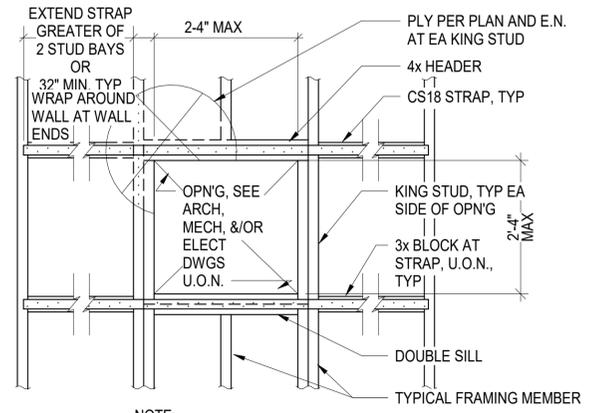
- NOTE:**
1. SEE PLAN FOR SIZES & LOCATIONS OF HOLDOWNS.
 2. FOLLOW ALL MANUFACTURER'S GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
 3. AT MULTIPLE 2x HOLDOWN POST CONDITION, INTERNAL STUDS W/ STAGGERED 16d @ 8" OC, UON
 4. FOR DOUBLE HOLDOWN POST AT CORNER WALL PROVIDE A SOLID SAWN POST IN LIEU OF MULTIPLE 2x POST



12 SHEAR WALL HOLDOWNS INTO FOUNDATION NTS

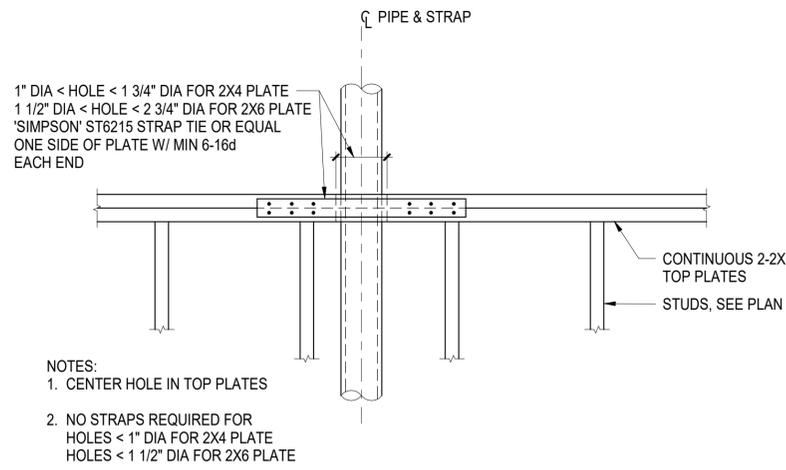


9 TYPICAL NAILER AND BACKER BLOCK NTS

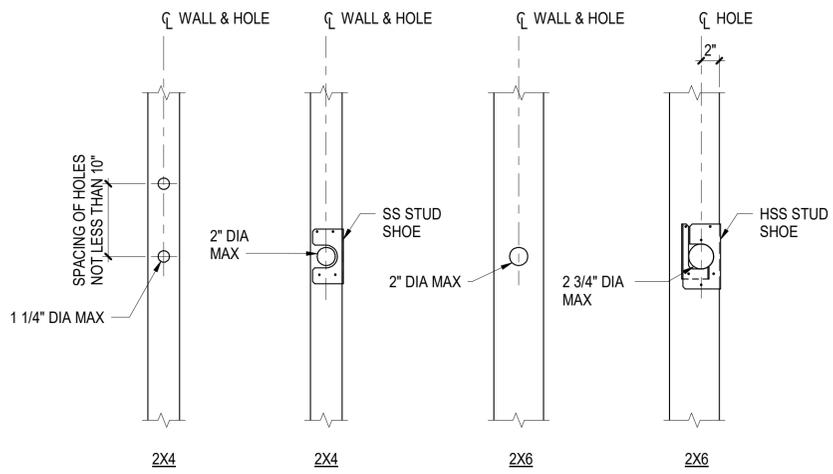


10 SMALL OPENING IN SHEARWALL NTS

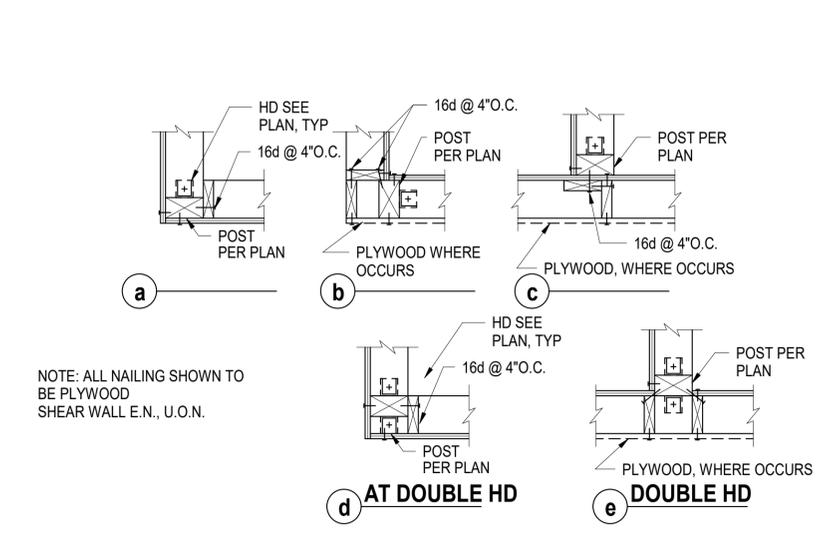
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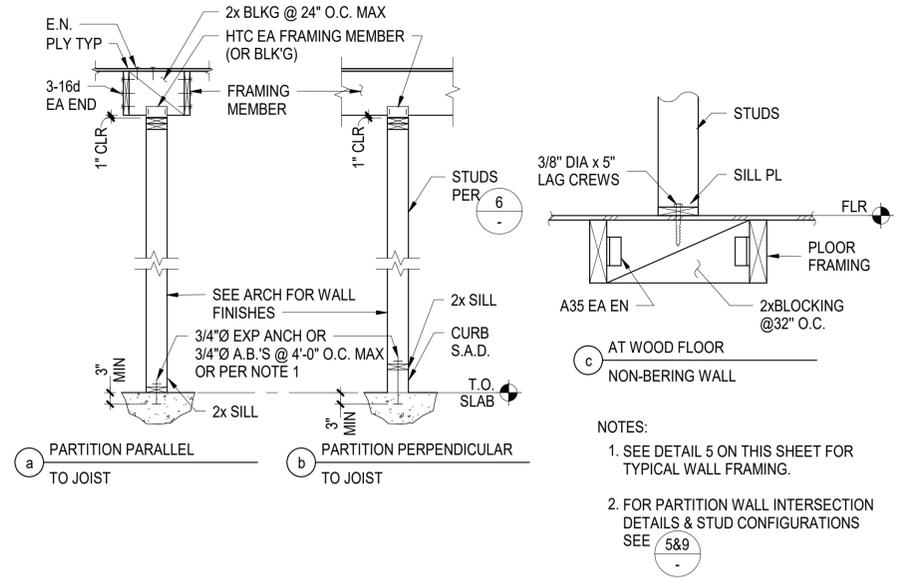
7 TOP PLATE PENETRATIONS NTS



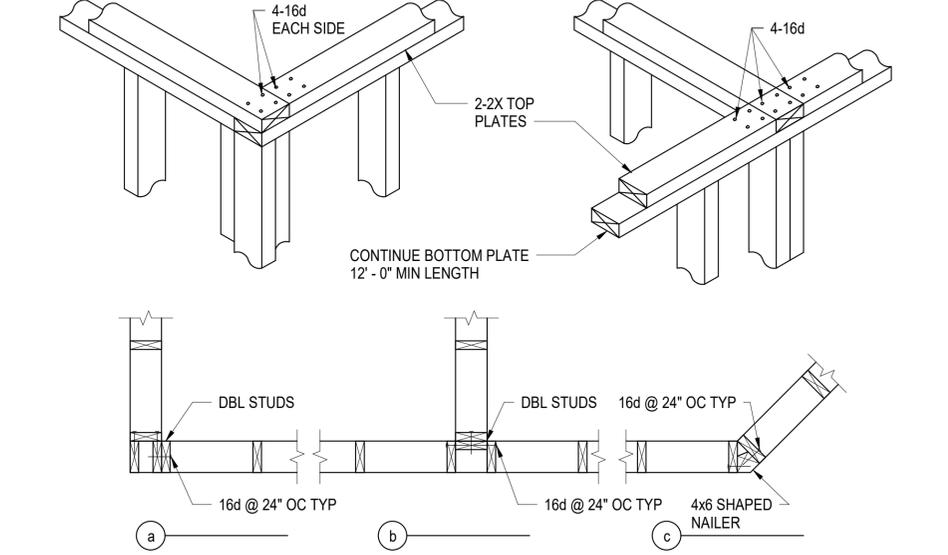
8 PENETRATIONS IN STUDS NTS



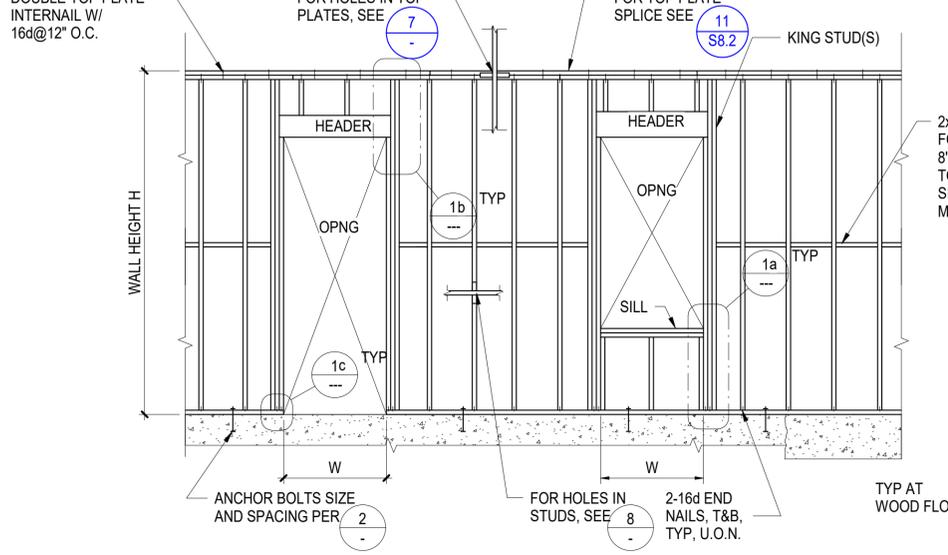
9 SHEARWALL INTERSECTIONS NTS



4 NON-BEARING WALL PARTITION NTS

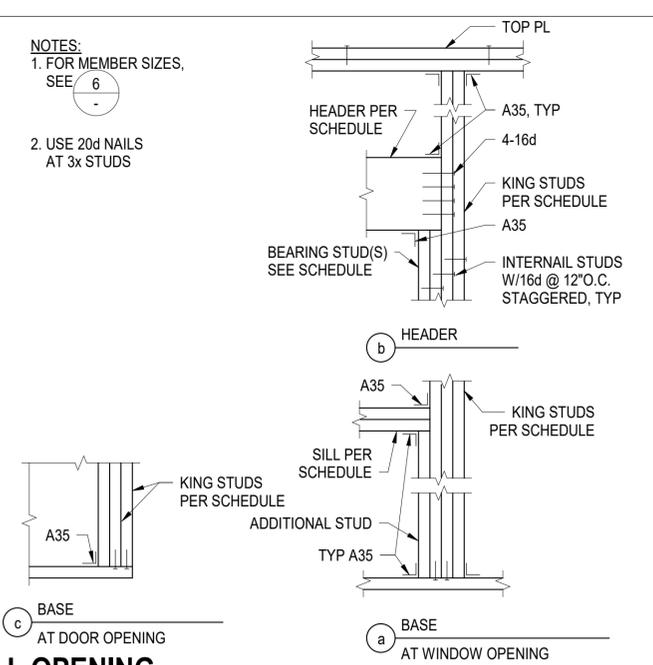


5 WALL INTERSECTIONS NTS

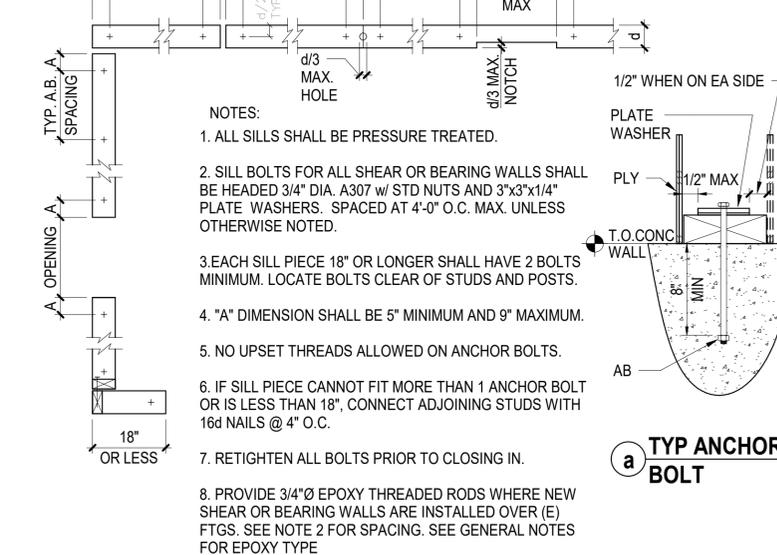


6 TYPICAL WALL FRAMING NTS

- NOTES:
1. FOR MEMBER SIZES, SEE 6
2. USE 20d NAILS AT 3x STUDS



1 WALL OPENING NTS



2 ANCHOR BOLT AND SILL PLATE NTS

WALL STUD SCHEDULE		
WALL HEIGHT	STUD SIZE	SPACING
H < 15'-0"	2x6	16"
15'-0" < H < 24'-0"	2x6	8"

WALL SCHEDULE AT OPENINGS				
OPENING WIDTH	KING STUD(S)	HEADER DEPTH	BEARING STUD(S)	SILL
W < 6'-0"	2-2x	6x	1-2x	2-2x
W < 10'-0"	2-2x	10x	2-2x	2-2x
W < 14'-0"	2-2x	PER PLAN	2-2x	2-2x

NOTE: STUD, SILL, AND HEADER WIDTHS TO MATCH WALL FRAMING SIZE.

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SOSA POOL HOUSE
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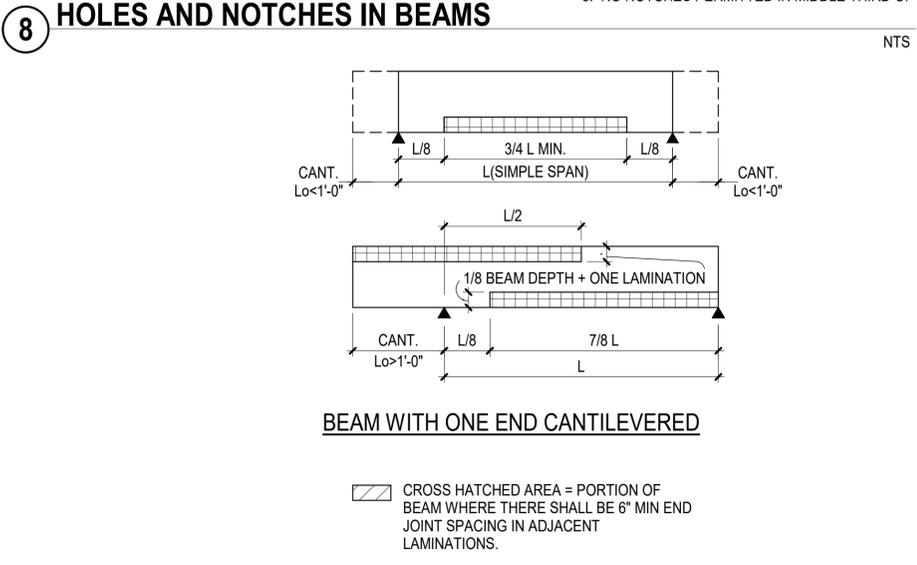
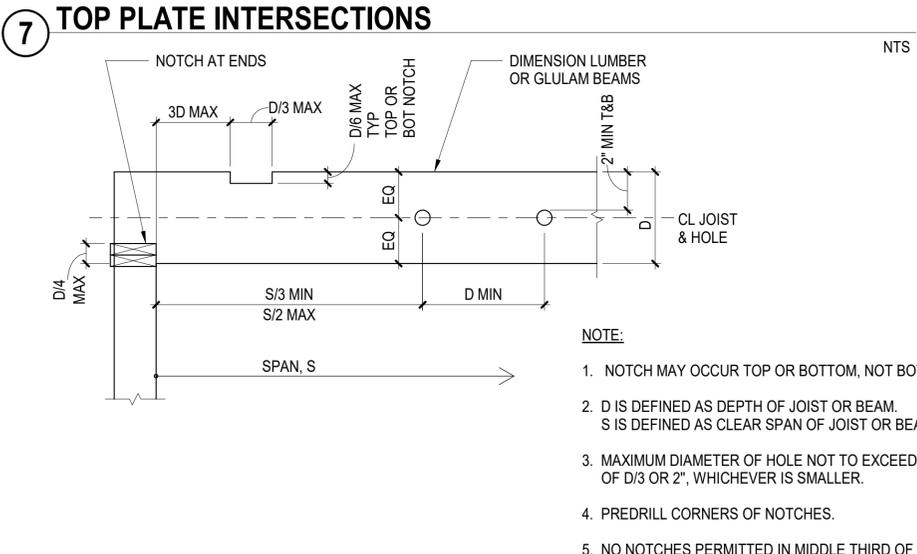
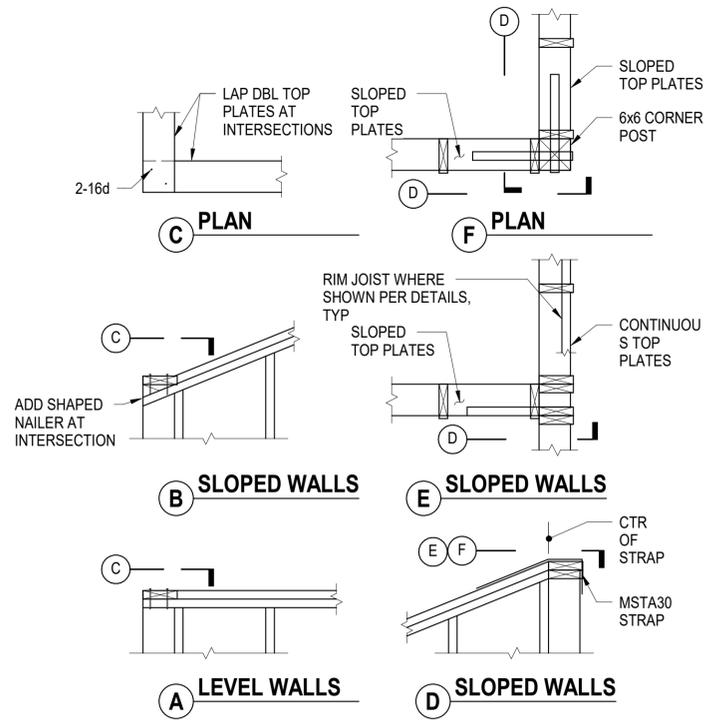
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WOOD DETAILS

REVISIONS
NO. DATE DESCRIPTION

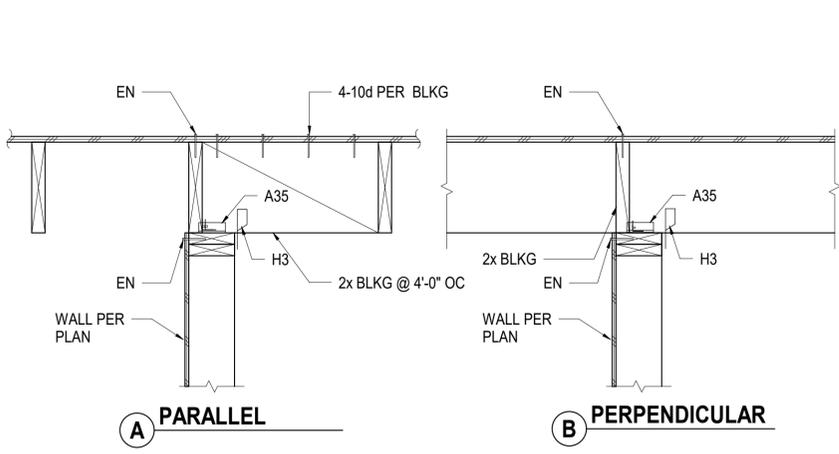
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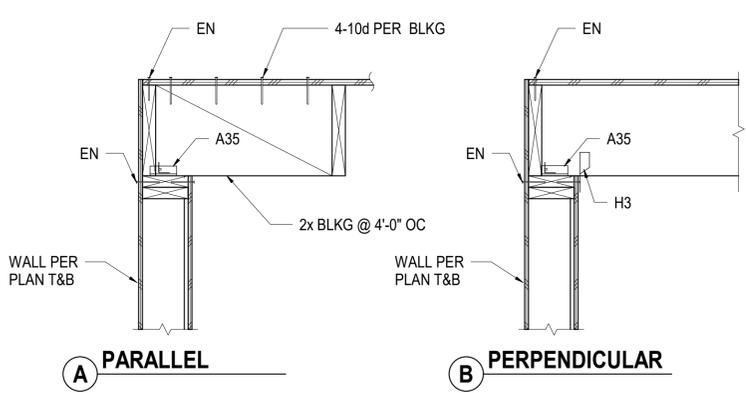
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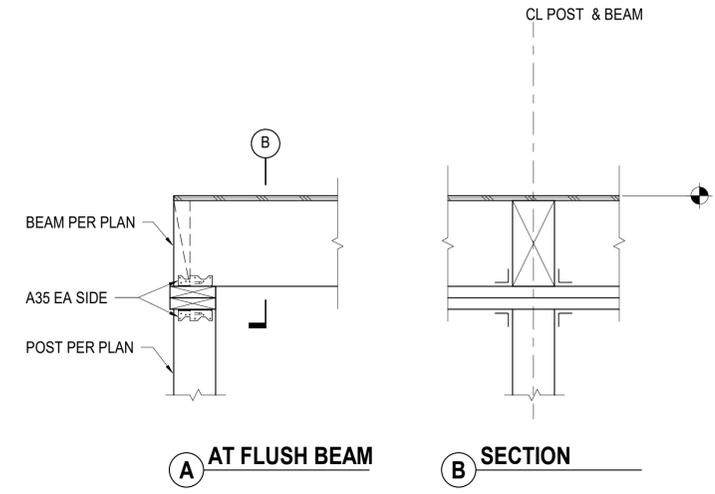
9 GLULAM LAMINATION SPLICE CRITERIA NTS



4 ROOF JOIST ON INTERIOR WALL NTS



5 ROOF JOIST ON EXTERIOR WALL NTS

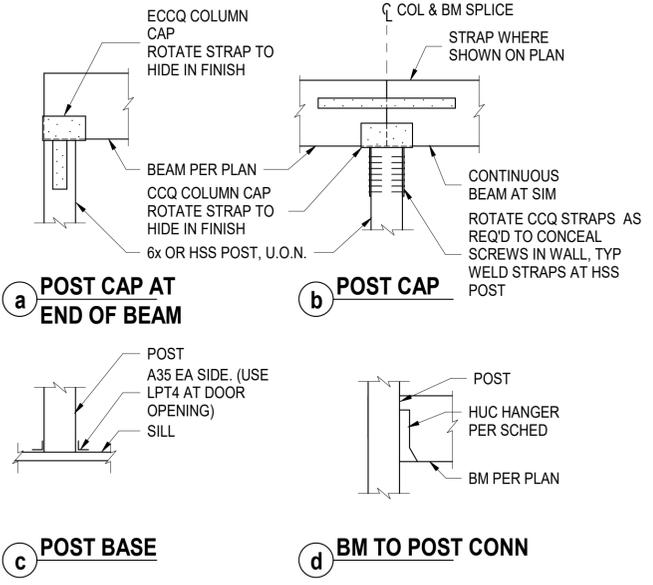


6 BEAM AND POST CONNECTION NTS

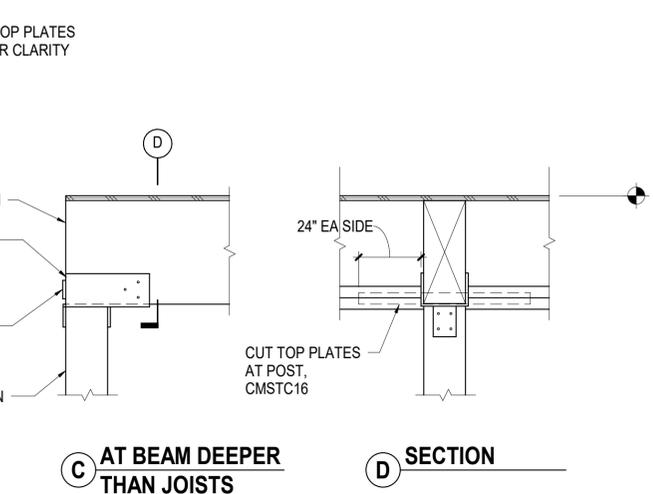
HANGER SCHEDULE				
JOIST SIZE	TYPICAL HANGER	FASTENERS INTO SUPPORT	SKEWED AND/OR SLOPED HANGER	FASTENERS INTO SUPPORT
2x10	LUS210	8-10dx1-1/2"	U210	10-10dx1-1/2"
3 1/2x9 1/4 LVL	HUC410	10-10dx1-1/2"	HUC410	10-10dx1-1/2"
1 3/4x9 1/4 LVL	HU9	10-10dx1-1/2"	HU9	10-10dx1-1/2"

NOTES:
1. TYPICAL HANGERS MAY BE USED UP TO 5° SKEW AND/OR 1/2":12 SLOPE. OTHERWISE PROVIDE SKEWED AND/OR SLOPED HANGERS.

1 HANGER SCHEDULE NTS



2 BEAM AND POST CONNECTION NTS



2 BEAM AND POST CONNECTION NTS

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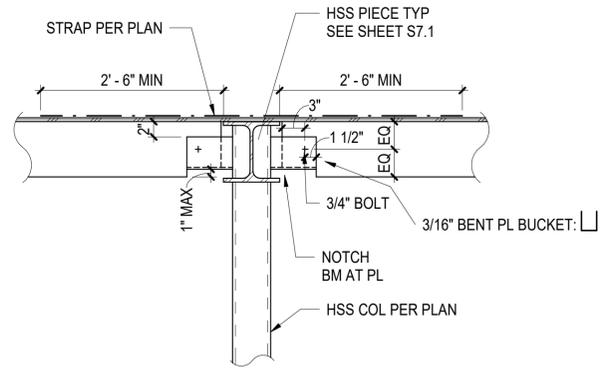
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REVISIONS
NO. | DATE | DESCRIPTION

DATE 01/29/2019
SCALE AS NOTED
JOB NO. 2018.02

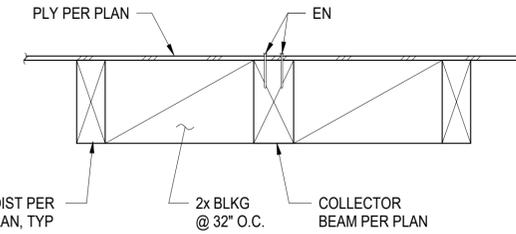
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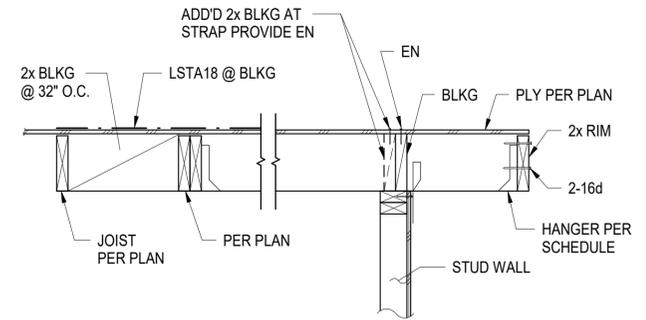
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NTS



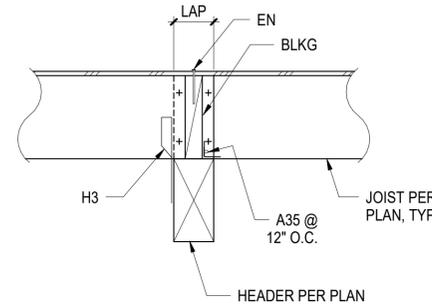
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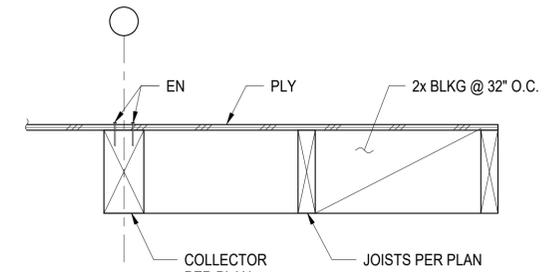
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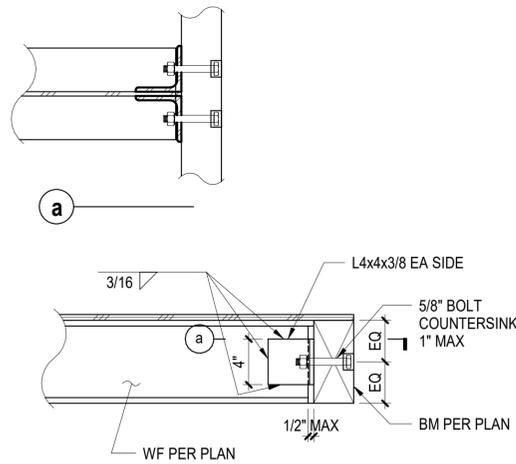
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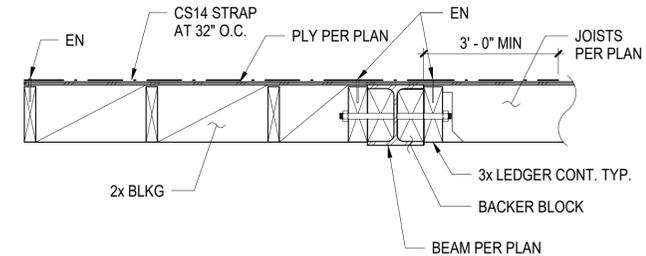
2 SECTION

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7 SECTION

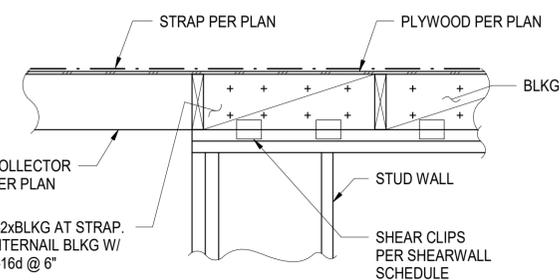
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3 SECTION

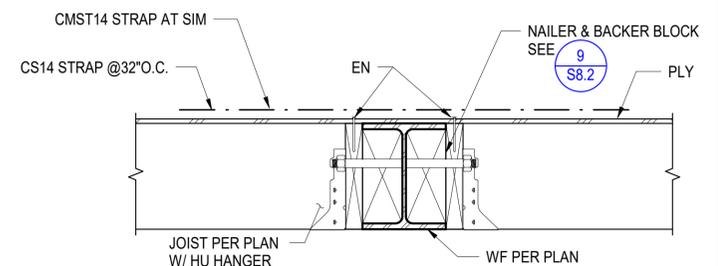
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NOTE:
FOR INFO NOT
NOTED SEE
9
S8.2



8 DETAIL

NTS



4 SECTION AT WF BEAM

NTS



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