Docusign Envelope ID: 526AD49C-7B45-8B97-8179-1866DCBDC2AD

100 JAMIE CT
100 JAMIE CT, LOS GATOS, CA, 95032.

PREPARED FOR: CUSTOM HOME INVESTMENT INC.

GENERAL NOTES

1. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE CURRENT ADOPTED APPLICABLE CODES, INCLUDING THE 2022 CRC, CBC, CPC, CMC, CEC, ENERGY CODE, AND GREEN BUILDING STANDARDS CODE. THE PROJECT SHALL ALSO COMPLY WITH THE APPLICABLE MUNICIPAL CODE OF THE JURISDICTION TOWN OF LOS GATOS.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA CODE AND LOCAL OF CITY OR COUNTY CODE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO THE START OF WORK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND MATERIALS INCLUDING ONES FURNISHED BY SUBCONTRACTORS.
4. ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE ARCHITECTURAL SPECIFICATIONS, WHERE APPLICABLE, SHALL BE REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR BRACING AND SHORING ALL EXISTING FRAMING, STRUCTURE AND PORTIONS OF THE WORK WHICH HAVE BEEN PARTIALLY COMPLETED.
7. ANY OBSERVATION VISITS TO THE JOB SITE BY THE STRUCTURAL ENGINEER OR A FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF ANY CONSTRUCTION WORK.
8. DURING AND AFTER CONSTRUCTION, THE BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
9. WORKING DIMENSIONS SHALL, IN NO CASE, BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
10.THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF WORK, DEMOLITION, EXCAVATION AND NEW CONSTRUCTION SHALL BE DONE IN A MANNER THAT WILL NOT DAMAGE ANY EXISTING UTILITES. THESE EXISTING UTILITIES ARE NOT SHOWN ON THESE PLANS.
11.IN ORDER TO CONDUCT PROPER FIELD OBSERVATION, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF THE VARIOUS CONSTRUCTION PHASES.
12.NO OPENINGS, NOTCHES, CHASES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS OR SHEARWALLS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHERE DRAWINGS BY OTHERS SHOW SUCH OPENINGS.
13.THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, §10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

PROJECT DATA

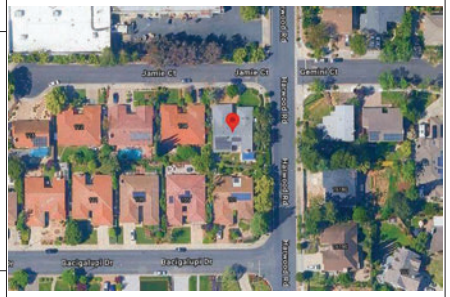
PARCEL# :	52732038
GENERAL PLAN :	Residential
ZONING :	R-1
OCCUPANCY :	R-3
BUILDING TYPE :	Dwellings
LOT AREA :	8800 sq ft
STORY :	2 Stories
Zoning:	R-1:8. Adjust accordingly

PROJECT INFORMATION

OWNER:	DESAI JAIMIN K/SHRIANANDKUMAR KHUSHBU
ADDRESS:	100 JAMIE CT, LOS GATOS, CA, 95032.
PHONE:	[redacted]
EMAIL:	
DESIGN MANAGER:	CUSTOM HOME DESIGN AND BUILD
ADDRESS:	2092 CONCOURE DR, STE 9 SAN JOSE CA 95131
PHONE:	(408) 701-7116
EMAIL:	duong@clah.us

VICINITY MAP





APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF LOS GATOS ORDINANCES
AND THE FOLLOWING CODES, INCLUDING ANY LOCAL AMENDMENTS:

2025 CALIFORNIA RESIDENTIAL CODE (CRC)

2025 CALIFORNIA BUILDING CODE (CBC)

2025 CALIFORNIA MECHANICAL CODE (CMC)

2025 CALIFORNIA ELECTRICAL CODE (CEC)

2025 CALIFORNIA PLUMBING CODE (CPC)

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

2025 CALIFORNIA ENERGY CODE

2025 LOS GATOS REACH CODE (AS APPLICABLE)

ALL APPLICABLE LOCAL ORDINANCES AND AMENDMENTS
AS ADOPTED AND ENFORCED BY THE TOWN OF LOS GATOS
IN EFFECT AT TIME OF PERMIT REVIEW

SCOPE OF WORK

ADU Conversion: Reconfigure the existing master bedroom, two guest bedrooms, and office into a ADU.

Structural Modifications: Remove the existing chimney. Replace the rear wall with a high-end bifold door system.

Roof & Ceiling Reconfiguration: Modify the kitchen roofline to adjust the slope and raise/vault the interior ceiling.

Vertical Expansion: Construct a second-story addition comprising three bedrooms, three bathrooms, a home office, and a balcony.

Circulation: Install a new internal staircase to connect the two levels.

Site Work: Professional landscape design and implementation for the backyard.

Remodel kitchen cabinet & adding cabinet to 1st floor living room

FLOOR AREA RATIO

BUILDING AREA	EXISTING S.F.	PROPOSED S.F.
GROUND FLOOR	2433	1591
SECOND FLOOR	0	1185
ATTACH GARAGE	520	520
ACCESSORY DWELLING	0	880
STOGARE	0	0
BALCONY	0	250
TOTAL	2953	4426

LOT SIZE	8800	
FLOOR AREA RATIO	2953/8800 (33,6%)	4426 (50.3%)
ADU FLOOR AREA RATIO	0/8800 (0%)	880 (10%)
LIVING FLOOR AREA RATIO	2433/8800 (27,6%)	2776 (31,5%)
LOT COVERAGE	2953/8800 (33,6%)	2991 (34.0%)
BUILDING HEIGHT	15' 10"	22' 5"

Custom Home Inc.
CUSTOM HOME
DESIGN AND BUILD

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#9 SAN JOSE,
CA 95131
WWW.CUSTOMHOME.US

EMAIL:
INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

JAMIE CT

100 JAMIE CT, LOS GATOS, CA, 95032

SHEET TITLE

SCALE

DATE
2026/11/03

SHEET NUMBER
A0

Docusign Envelope ID: 526AD49C-7B45-8B97-8179-1866DCBDC2AD

Sheet List	
Sheet Number	Sheet Name
A0	SHEET TITLE
A1	DRAWING INDEX
A2	EXISTING FIRST FLOOR PLAN
A3	DEMOLITION FIRST FLOOR PLAN
A4	NEW CONSTRUCTION FIRST FLOOR PLAN
A5	EXISTING ROOF PLAN
A5.2	EXISTING SITE PLAN
A6	PROPOSED FIRST FLOOR PLAN
A7	PROPOSED SECOND FLOOR PLAN
A7.2	FLOOR AREA PLANS
A8	PROPOSED ROOF PLAN
A8.2	PROPOSED SITE PLAN
A8.3	UTILITY SITE PLAN_EXISTING_PROPOSED
A9	EXISTING ELEVATIONS
A10	EXISTING ELEVATIONS
A11	PROPOSED ELEVATIONS
A12	PROPOSED ELEVATIONS
A12.1	STREETSCAPE ELEVATIONS
A12.2	SUPERIMPOSED ELEVATIONS
A12.3	SUPERIMPOSED ELEVATIONS
A12.4	SUPERIMPOSED FLOOR PLAN
A12.5	SUPERIMPOSED ROOF PLAN
A12.6	SUPERIMPOSED SECTION
A12.7	SIGHT-LINE&PRIVACY DIAGRAM-BEDROOM
A12.8	SHADOW STUDY PLAN
A12.9	TREE PROTECTION PLAN
A13	BUILDING SECTION
A14	DOOR AND WINDOW SCHEDULE

Sheet List	
Sheet Number	Sheet Name
E01	PROPOSED ELECTRICAL FOOR PLAN
E02	PROPOSED ELECTRICAL FOOR PLAN
F01	2025 Single-Family Residential Mandatory Requirements Summary
F02	HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY
G01	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
G02	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Sheet List	
Sheet Number	Sheet Name
SN1.0	GENERAL NOTES

Sheet List	
Sheet Number	Sheet Name
HFX1	ANCHORAGE DETAILS - HFX PANELS
HFX2	ANCHORAGE DETAILS - HFX PANELS
HFX3	ANCHORAGE DETAILS - HFX PANELS

Sheet List	
Sheet Number	Sheet Name
S1.0	FOUNDATION PLAN
S2.0	LOW ROOF & FLOOR FRAMING PLAN
S3.0	ROOF FRAMING PLAN
SD1.0	FOUNDATION DETAIL
SD2.0	FRAMING DETAIL
SD3.0	FOUNDATION DETAIL
SD4.0	FRAMING DETAIL

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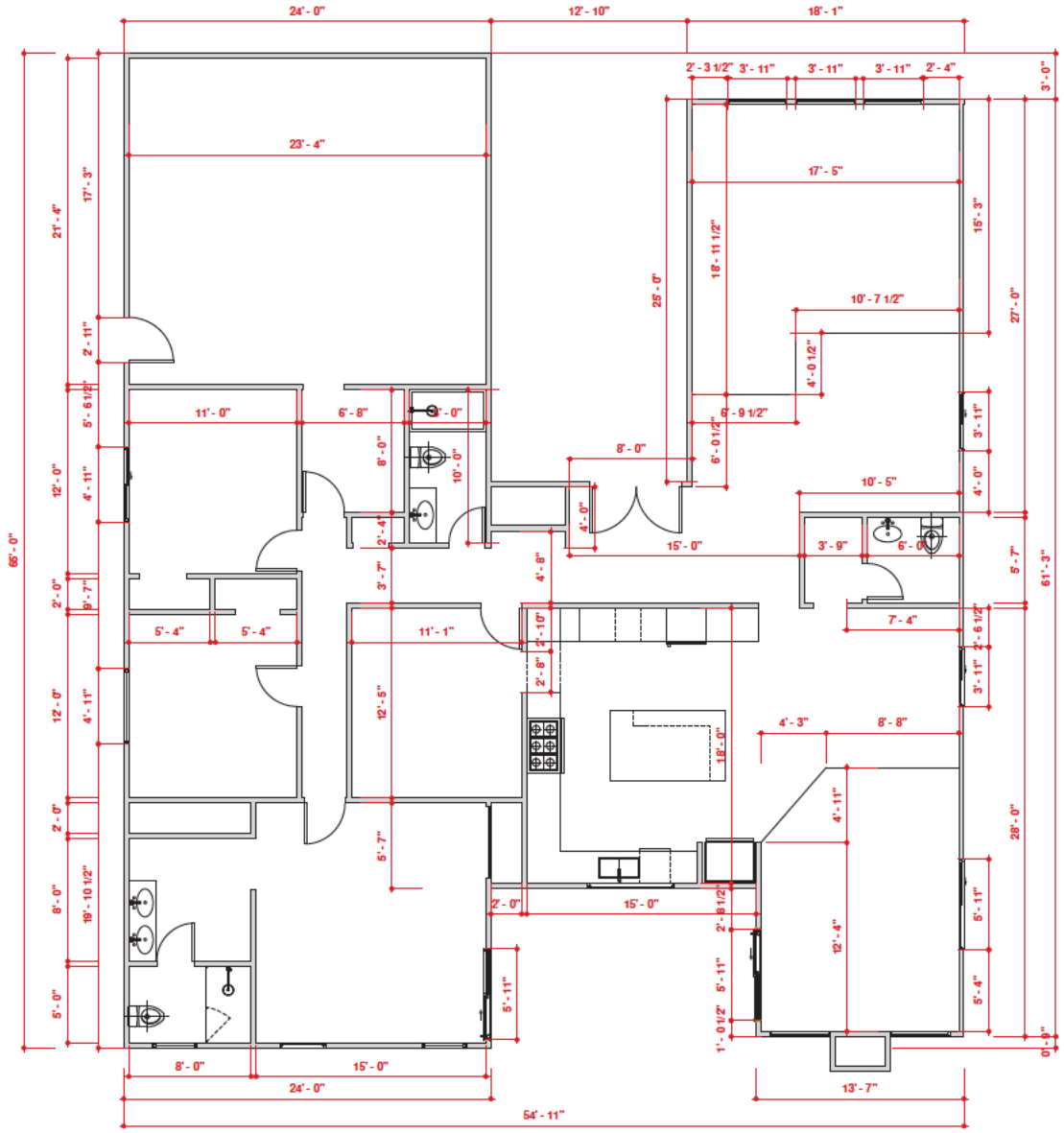
DRAWING INDEX

SCALE

DATE
2026/10/14

SHEET NUMBER
A1

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1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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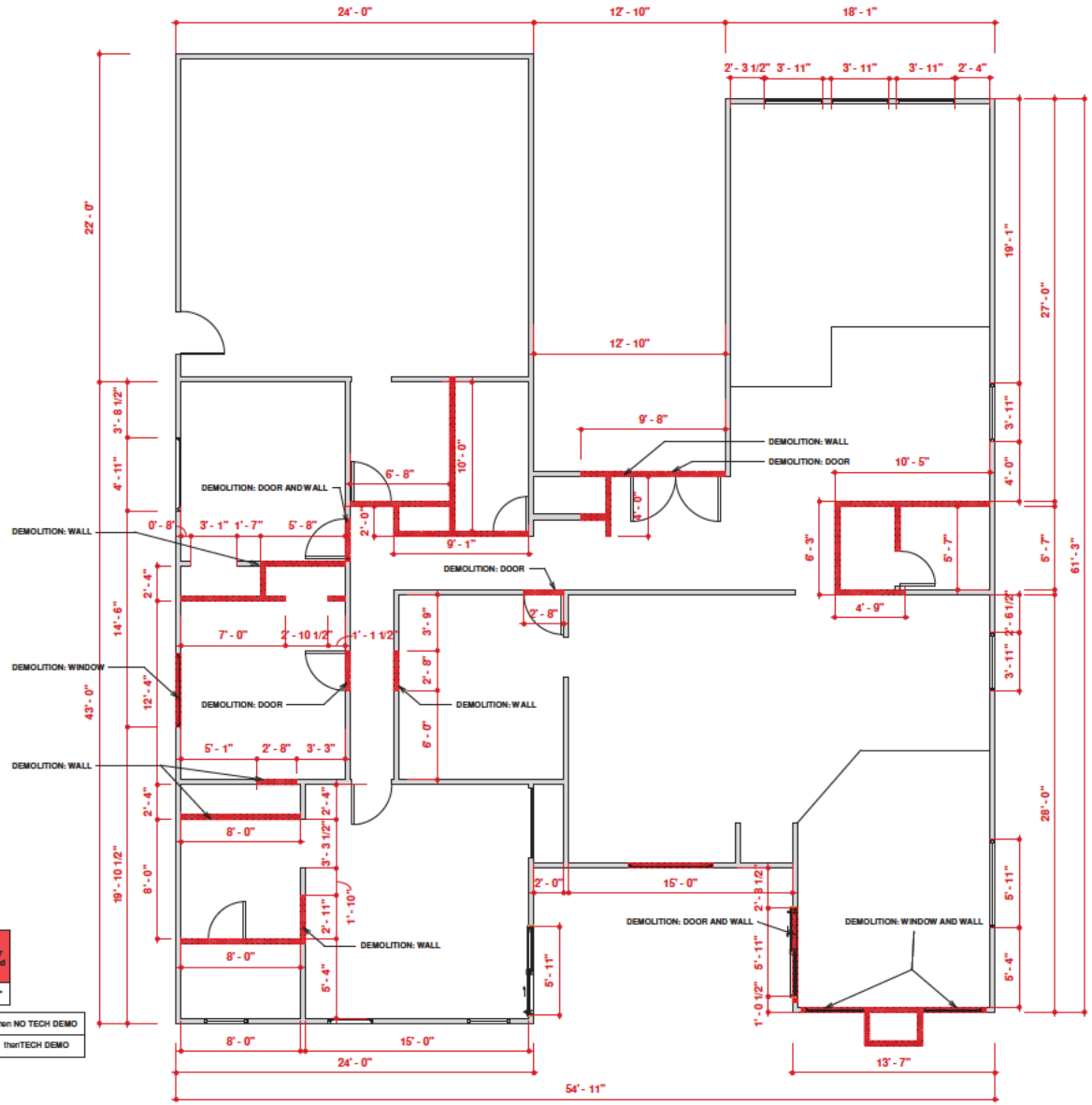
EXISTING FIRST FLOOR PLAN

SCALE
As indicated

DATE
2026/08/14

SHEET NUMBER
A2

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	Existing Footprint (linear feet)	Width of Preserved Wall Framing in Linear Feet (including existing openings)	Width of Demolished Wall Framing in Linear Feet (including new and enlarged openings)
1st	577'	455' 2"	121' 10"

If	Preserved Wall Framing	is greater than	Demo'd Wall Framing	then NO TECH DEMO
If	Demo'd Wall Framing	is greater than	Preserved Wall Framing	thenTECH DEMO

Since	455' 2"	is greater than	121' 10"	, then NO TECH DEMO

EXISTING

DEMOLITION

NEW CONSTRUCTION

1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

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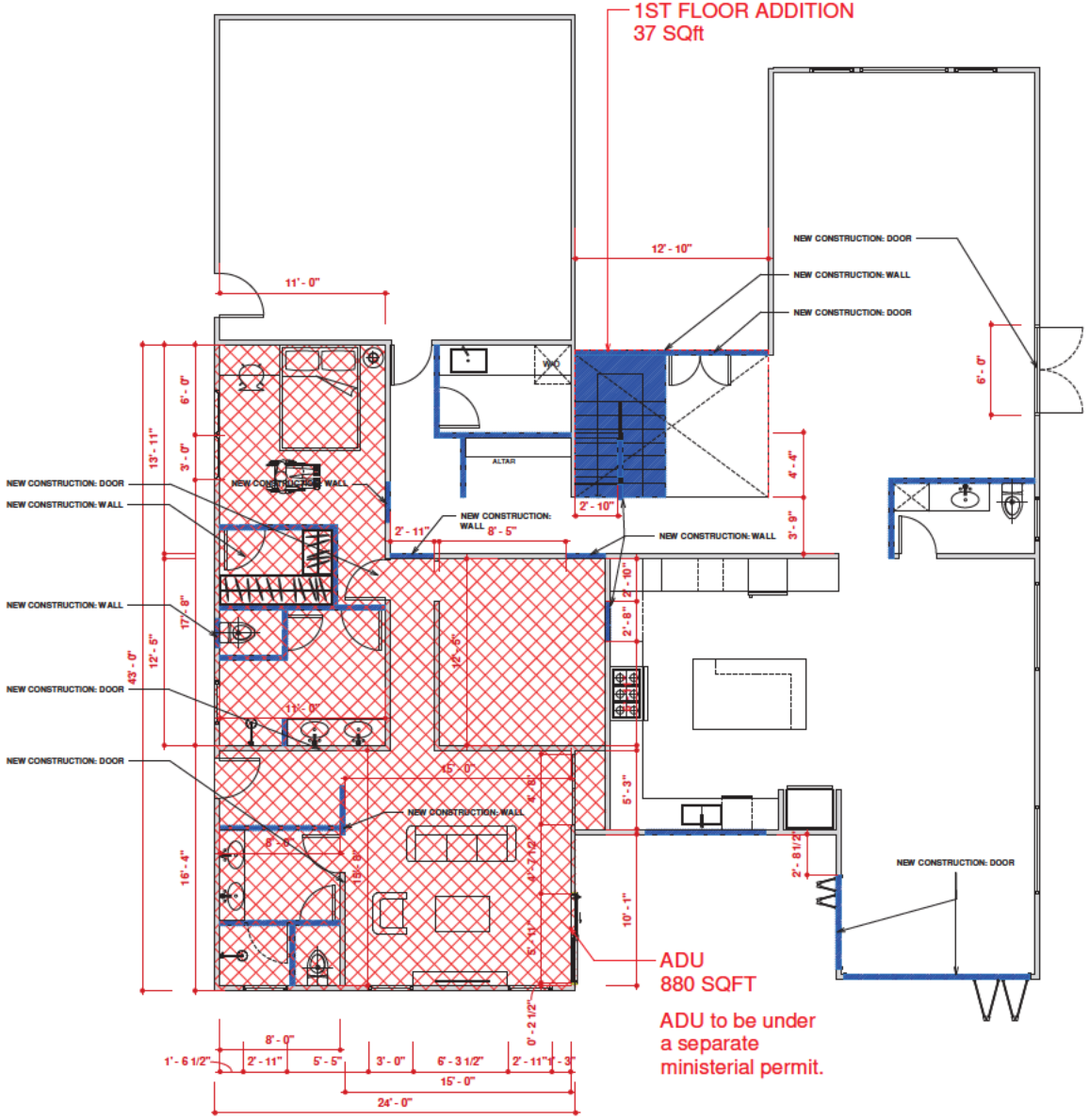
DEMOLITION FIRST FLOOR PLAN

SCALE
As indicated

DATE
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SHEET NUMBER
A3

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EXISTING

DEMOLITION

NEW CONSTRUCTION

1 NEW CONSTRUCTION FLOOR PLAN
1/4" = 1'-0"

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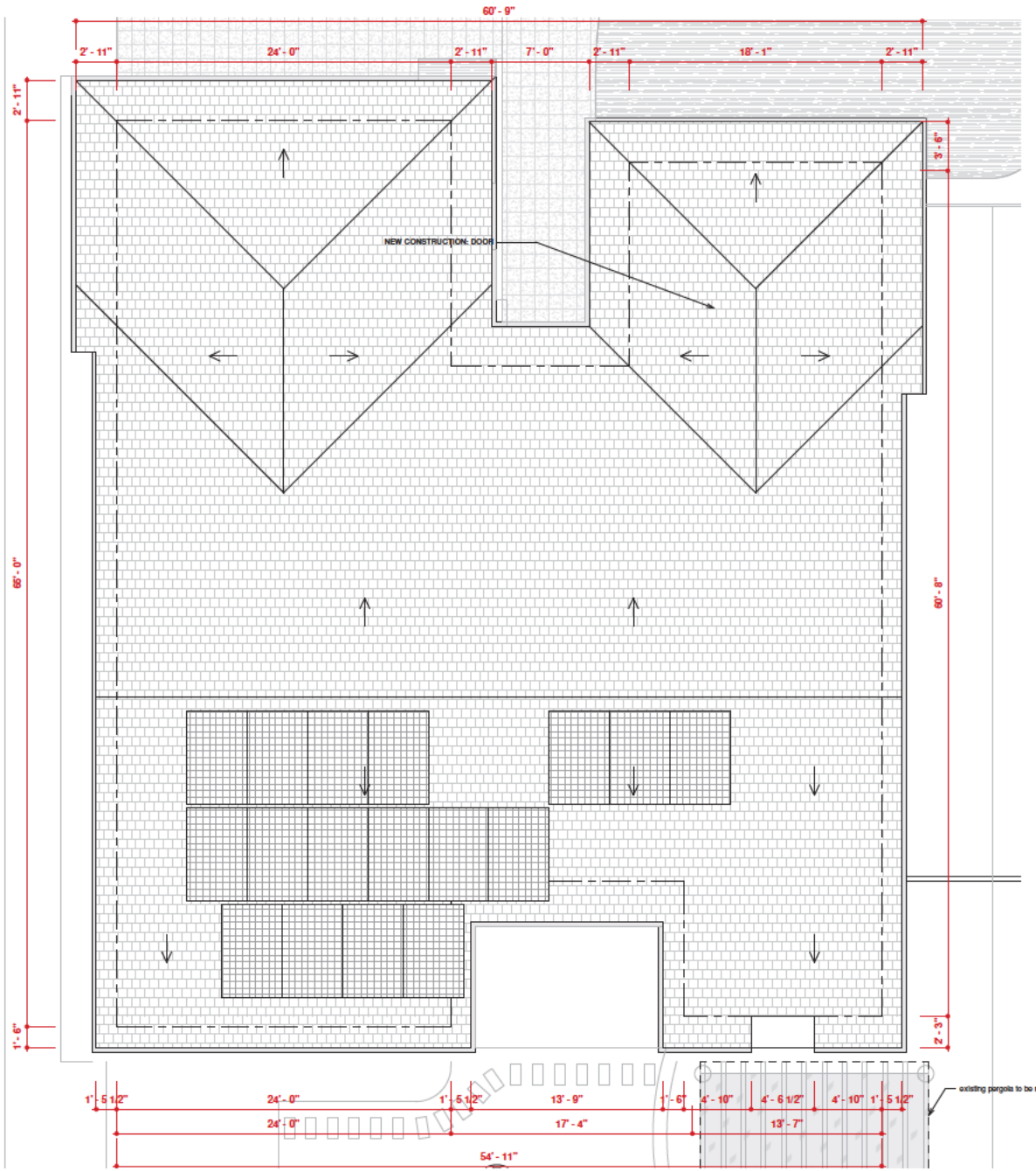
NEW CONSTRUCTION FIRST FLOOR PLAN

SCALE
As Indicated

DATE
2026/11/03

SHEET NUMBER
A4

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1 EXISTING ROOF PLAN
1/4" = 1'-0"

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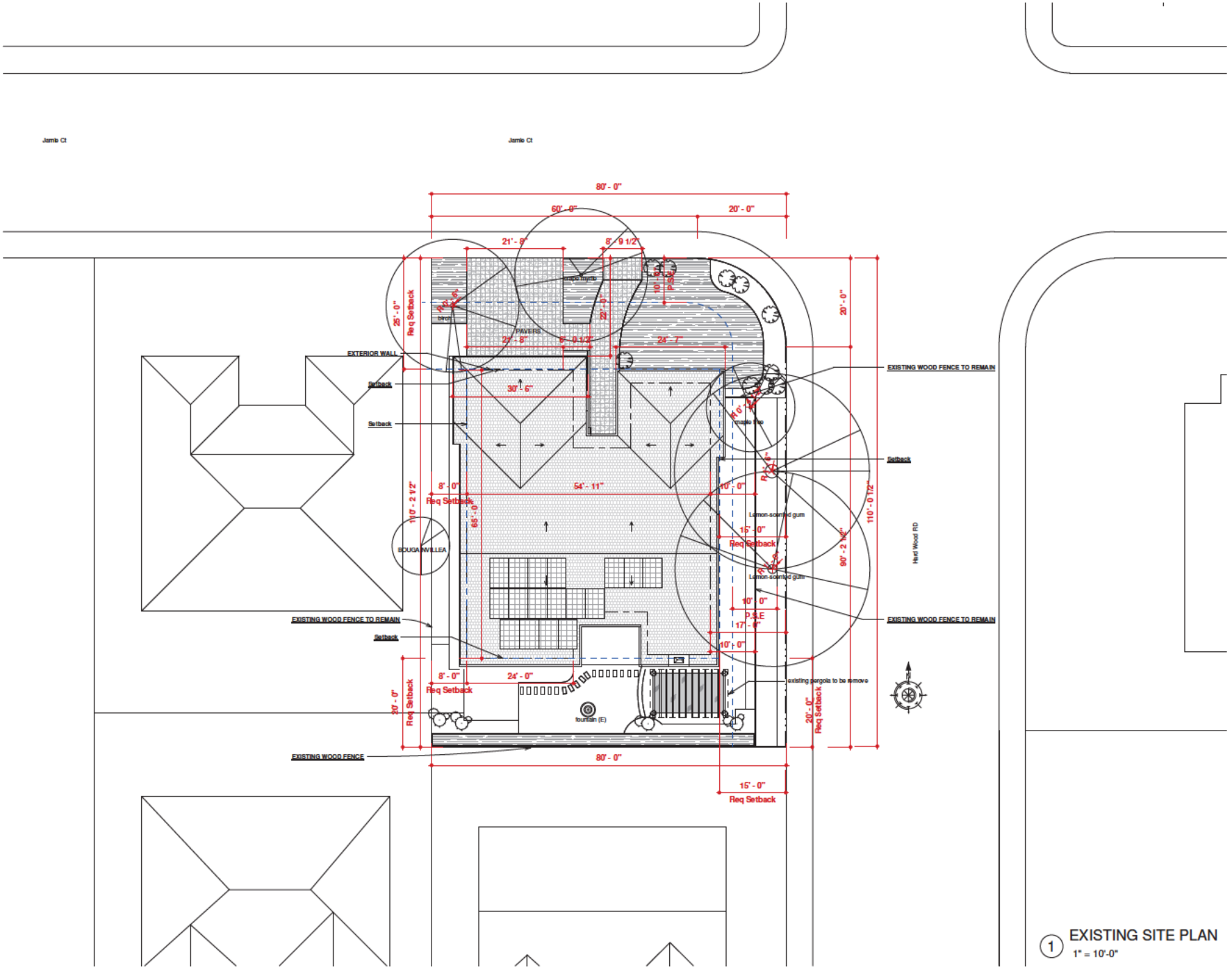
EXISTING ROOF PLAN

SCALE
As indicated

DATE
2026/08/14

SHEET NUMBER
A5

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1 EXISTING SITE PLAN
1" = 10'-0"

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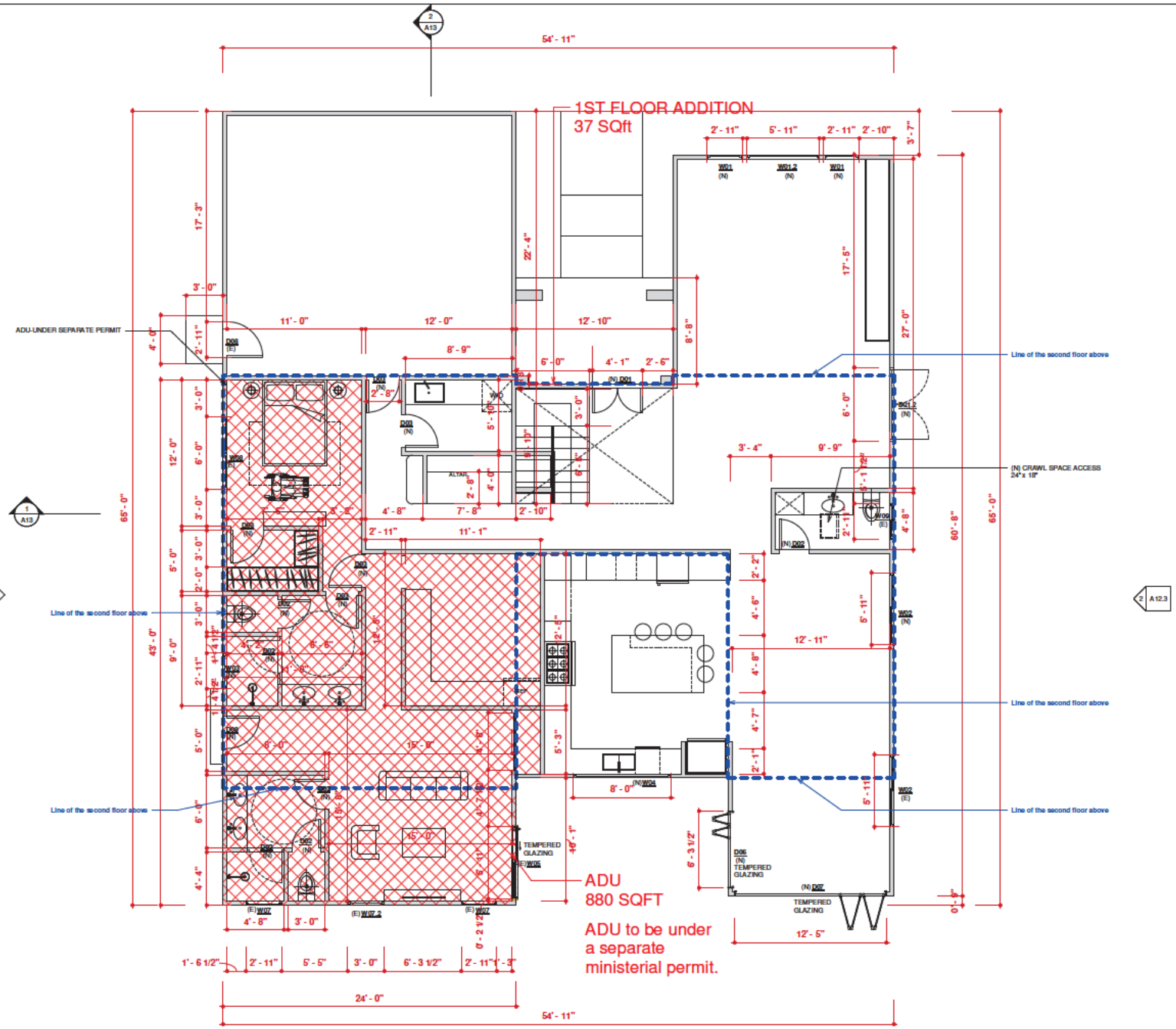
EXISTING SITE PLAN

SCALE
1" = 10'-0"

DATE
2026/10/14

SHEET NUMBER
A5.2

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PROPOSED FIRST FLOOR PLAN

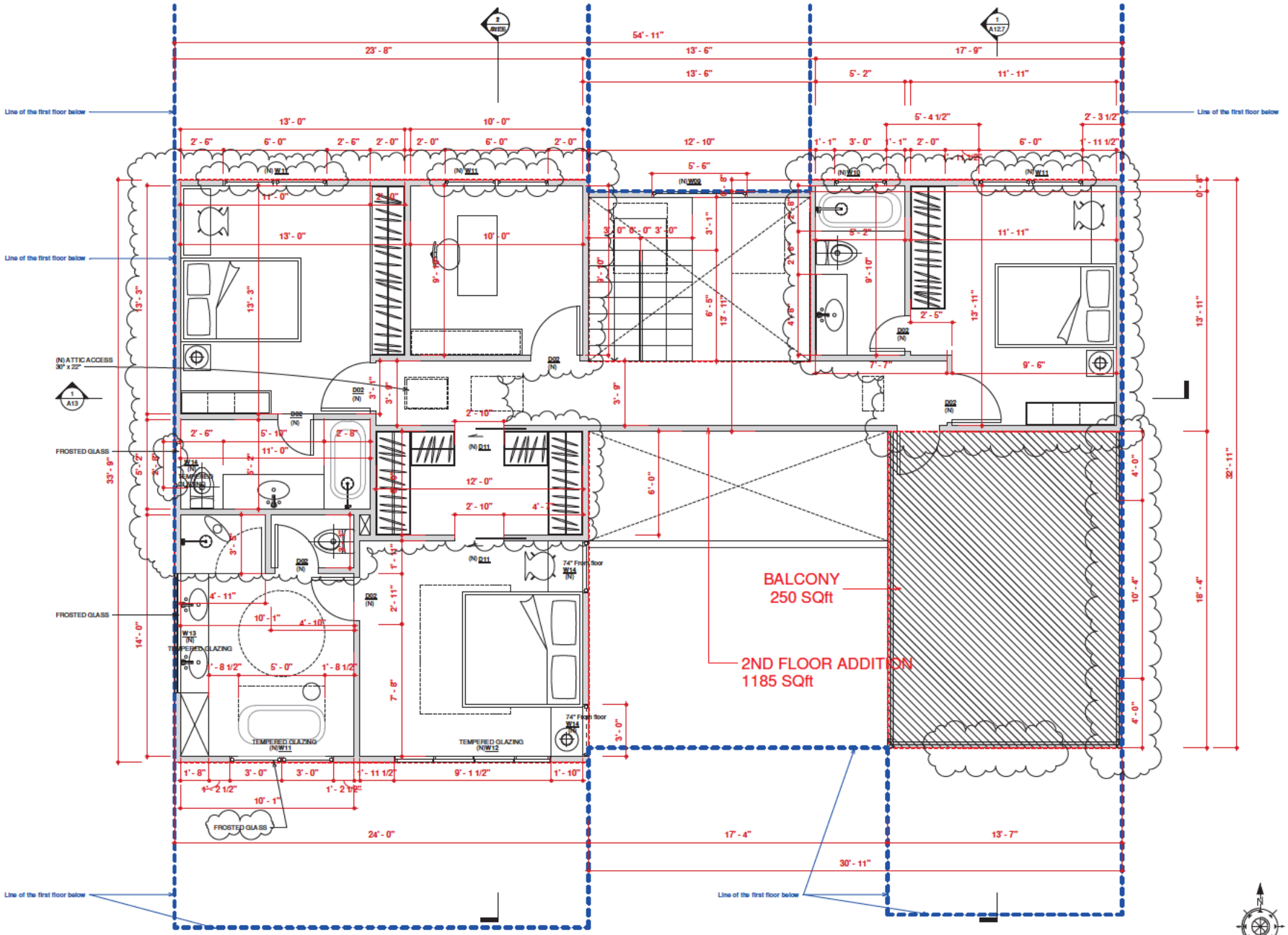
SCALE
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2026/11/03

SHEET NUMBER
A6

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

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1 PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"

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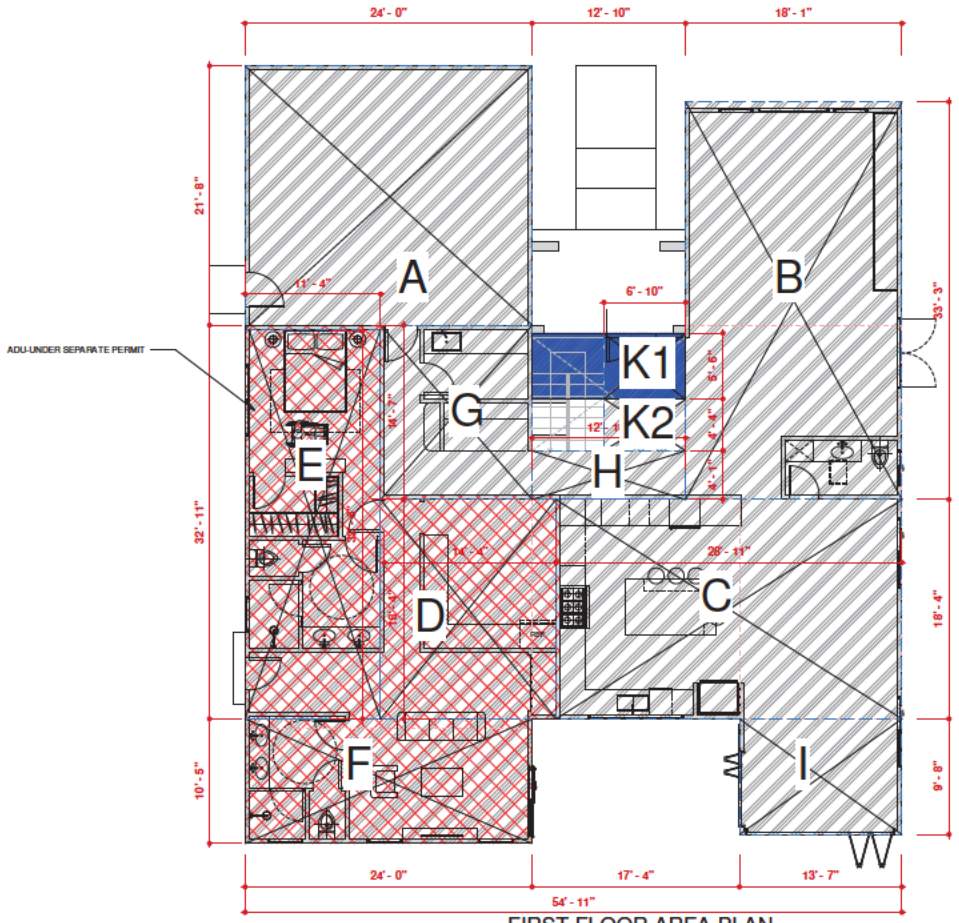
PROPOSED SECOND FLOOR PLAN

SCALE
As indicated

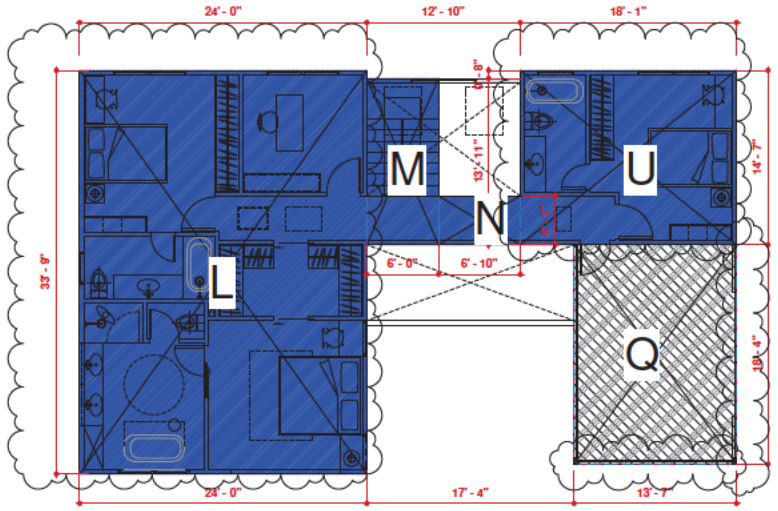
DATE
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A7

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1 FIRST FLOOR AREA PLAN
3/16" = 1'-0"



2 SECOND FLOOR AREA PLAN
3/16" = 1'-0"

ADU				
FLOOR AREA HOUSE				
		WIDTH	HEIGHT	AREA	SF
D		14'4"	18'4"	263	SF
E		11'4"	32'5"	367	SF
F		24'	10'5"	250	SF
	FIRST FLOOR SUBTOTAL			880	SF
	FIRST FLOOR ADDITION				
	SUBTOTAL			880	SF

FLOOR AREA HOUSE				
	WIDTH	HEIGHT	AREA	SF
B	18'1"	33'3"	601.27	SF
C	28'11"	18'4"	530.14	SF
G	14'4"	14'7"	209.03	SF
H	12'10"	4'1"	52.40	SF
I	13'7"	9'8"	131.31	SF
K2	6' 10"	4' 4"	29.61	SF
	FIRST FLOOR SUBTOTAL		1,553.76	SF
	FIRST FLOOR ADDITION			
K1	6' 10"	5' 6"	37.58	SF
	SUBTOTAL		37.58	SF
	SECOND FLOOR ADDITION			
L	24'	33' 9"	810.00	SF
M	6'	13' 11"	83.50	SF
N	6' 10"	4' 1"	27.90	SF
U	18' 1"	14' 7"	263.72	SF
	SUBTOTAL		1,185.12	SF
	ADDITION SUBTOTAL		1,222.70	SF

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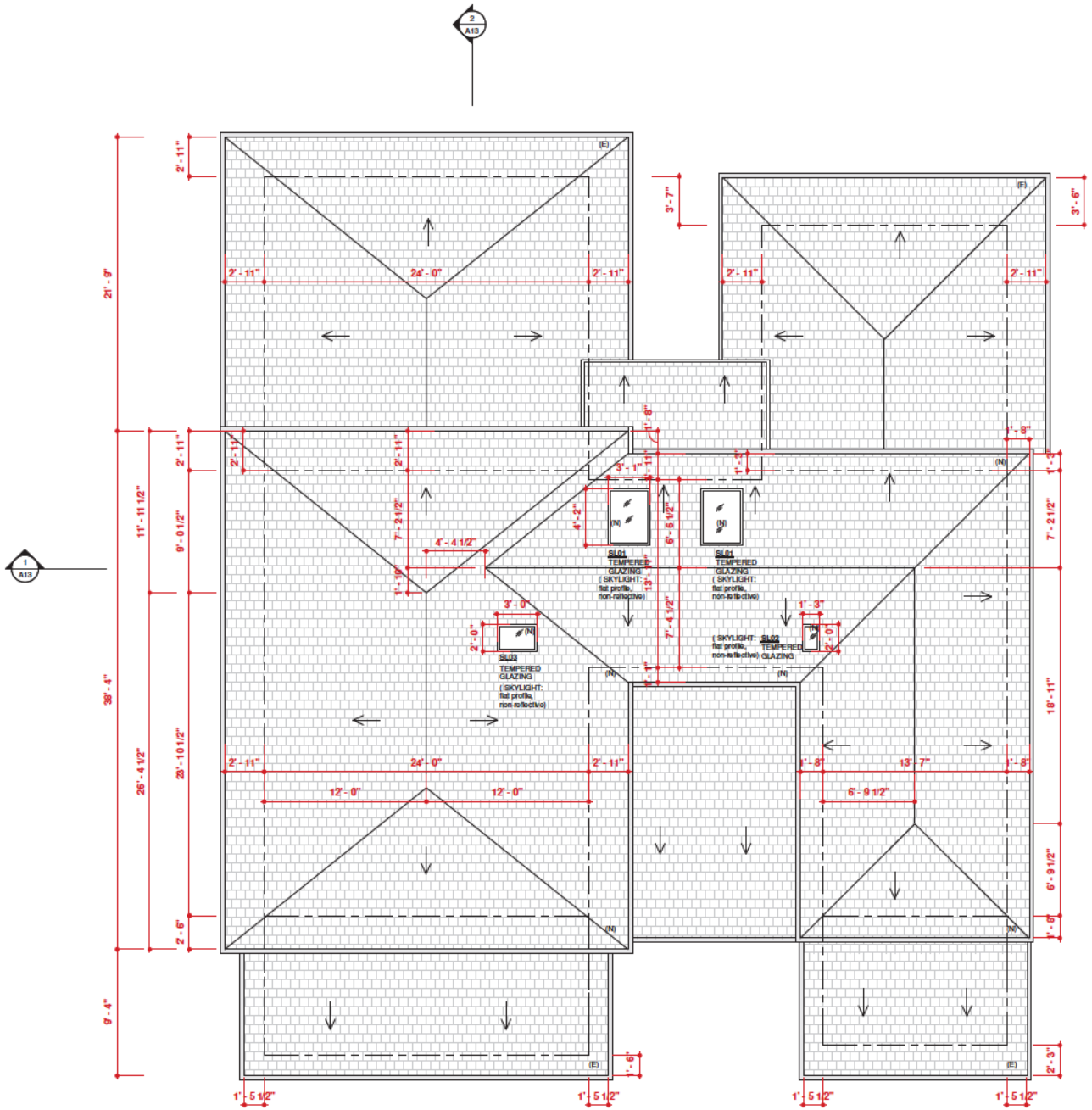
FLOOR AREA PLANS

SCALE
As Indicated

DATE
2026/10/14

SHEET NUMBER
A7.2

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1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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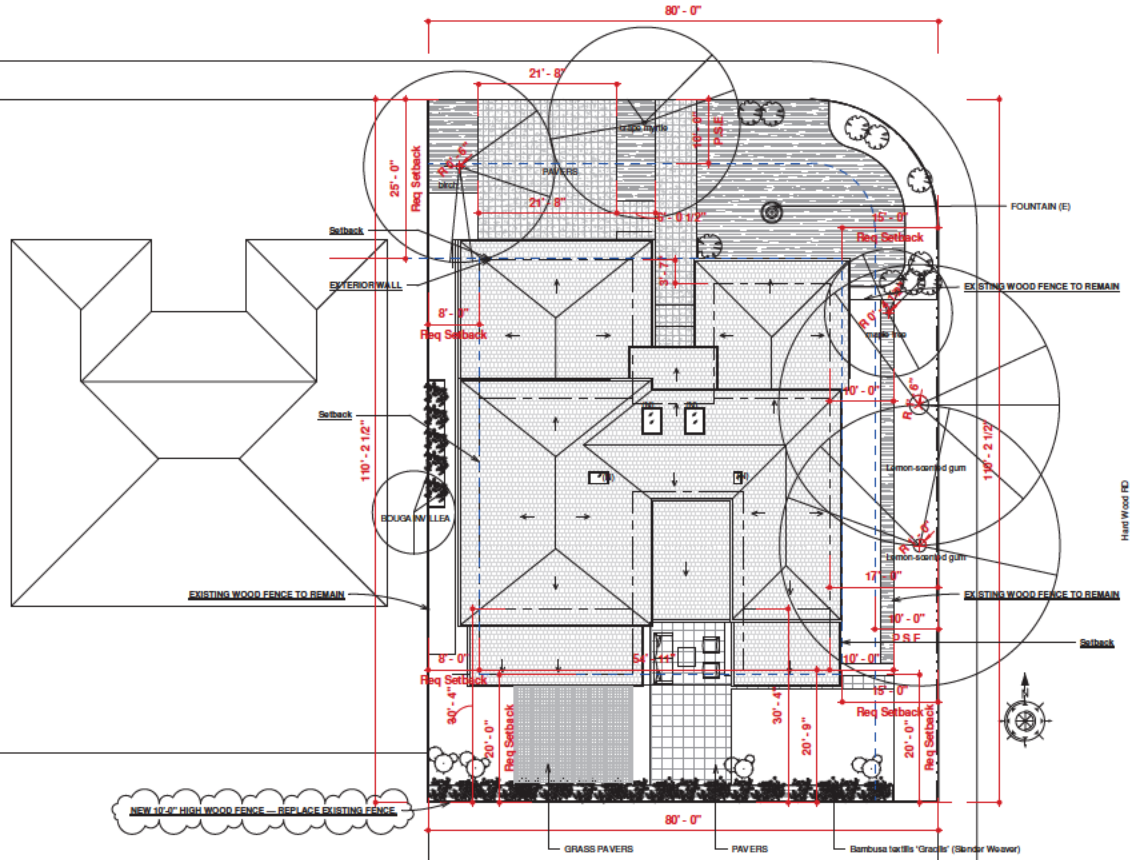
PROPOSED ROOF PLAN

SCALE
As indicated

DATE
2026/08/14

SHEET NUMBER
A8

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1 PROPOSED SITE PLAN
1" = 10'-0"

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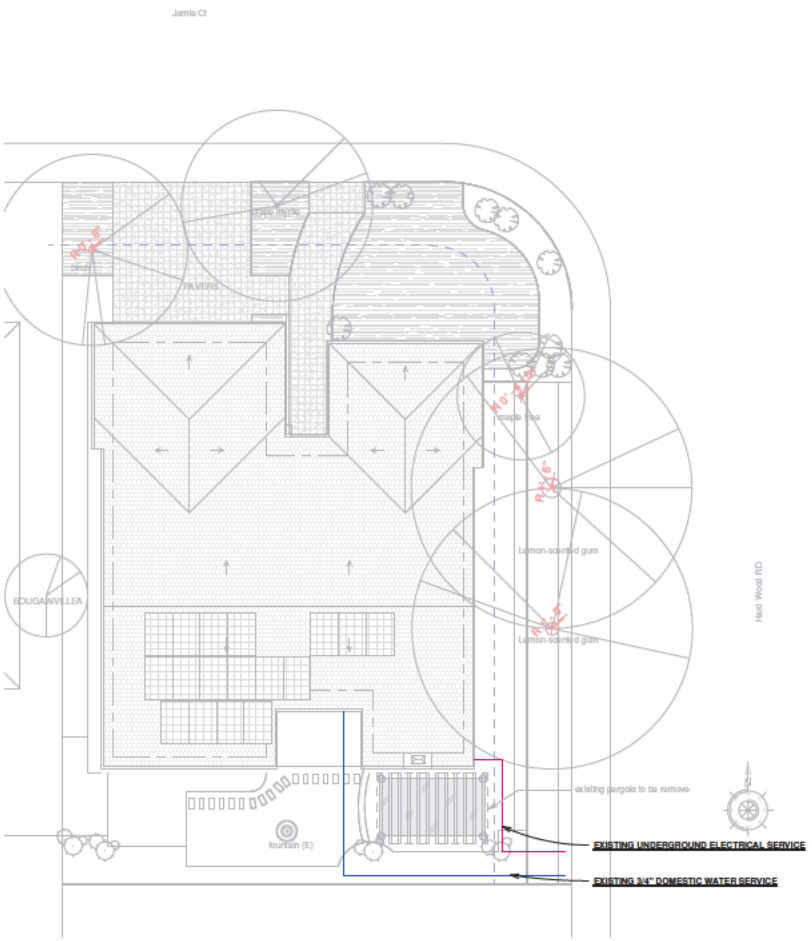
PROPOSED SITE PLAN

SCALE
1" = 10'-0"

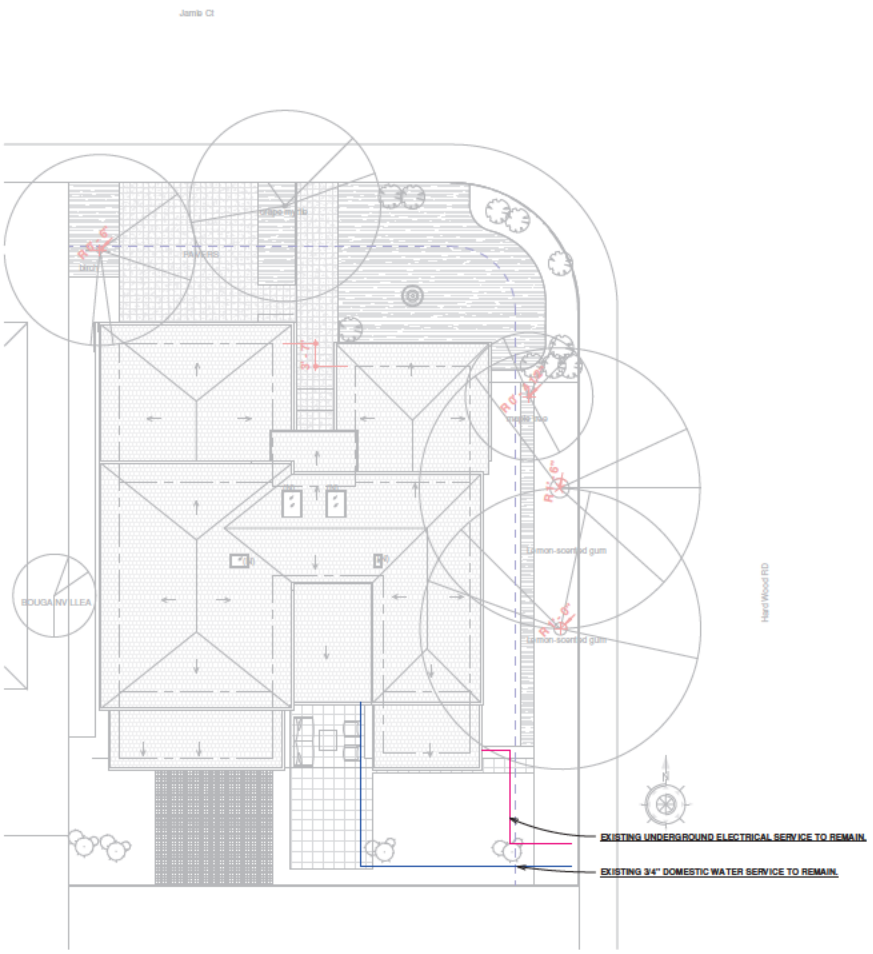
DATE
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A8.2

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1 UTILITY SITE PLAN – EXISTING
1" = 10'-0"



2 PROPOSED UTILITY SITE PLAN
1" = 10'-0"

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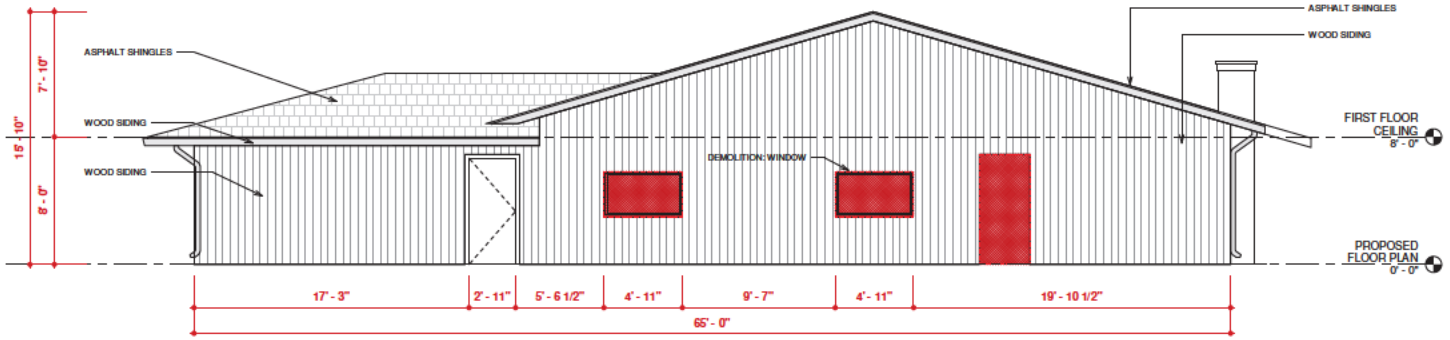
UTILITY SITE PLAN_EXISTING_PROPOSED

SCALE
1" = 10'-0"

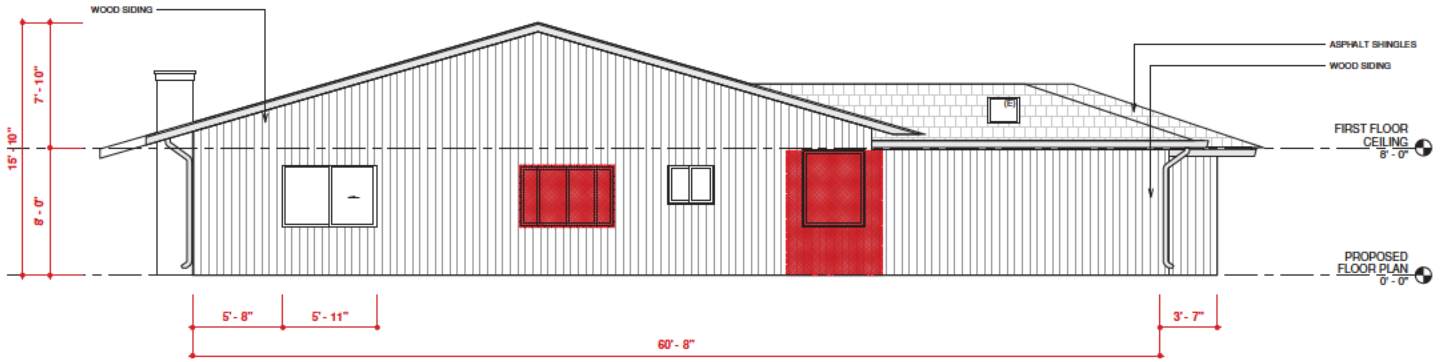
DATE
2026/09/24

SHEET NUMBER
A8.3

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1 EXISTING LEFT / EAST ELEVATIONS
1/4" = 1'-0"



EXISTING
DEMOLITION
NEW CONSTRUCTION

2 EXISTING RIGHT / WEST ELEVATIONS
1/4" = 1'-0"

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JAMIE CT

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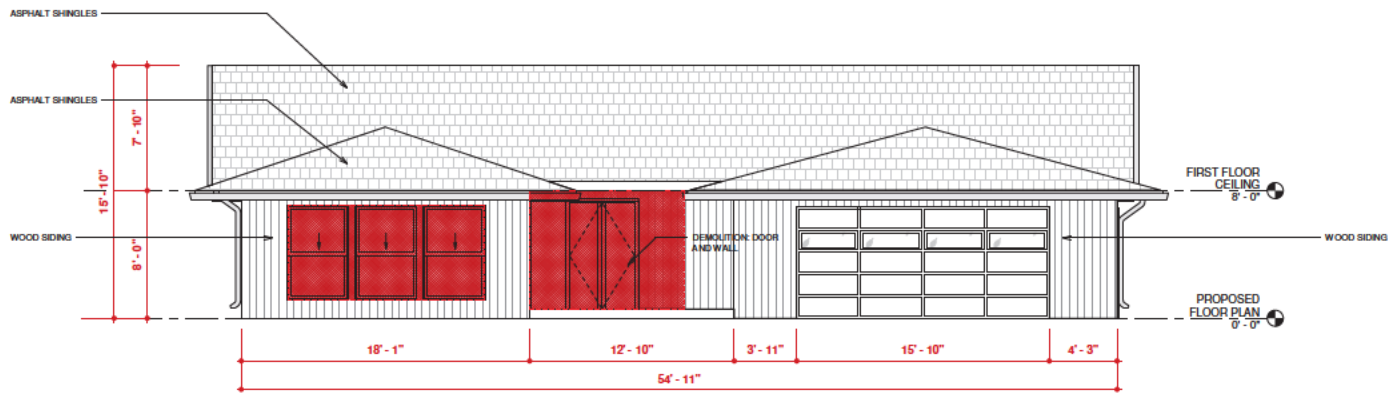
EXISTING ELEVATIONS

SCALE
1/4" = 1'-0"

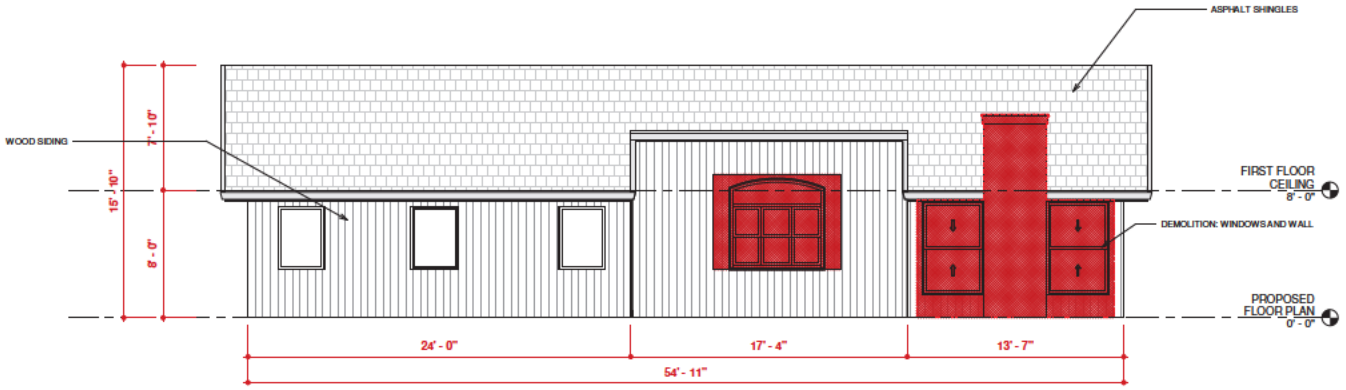
DATE
2026/08/14

SHEET NUMBER
A9

Docusign Envelope ID: 526AD49C-7B45-6B97-6179-1866DCBDC2AD



2 EXISTING FRONT (NORTH) ELEVATIONS
1/4" = 1'-0"



1 EXISTING REAR (SOUTH) ELEVATIONS
1/4" = 1'-0"

EXISTING

DEMOLITION

NEW CONSTRUCTION

CUSTOM HOME DESIGN AND BUILD

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WWW.CUSTOMHOME.US

EMAIL:
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REVISIONS	BY

DESIGN MANAGER

JAMIE CT

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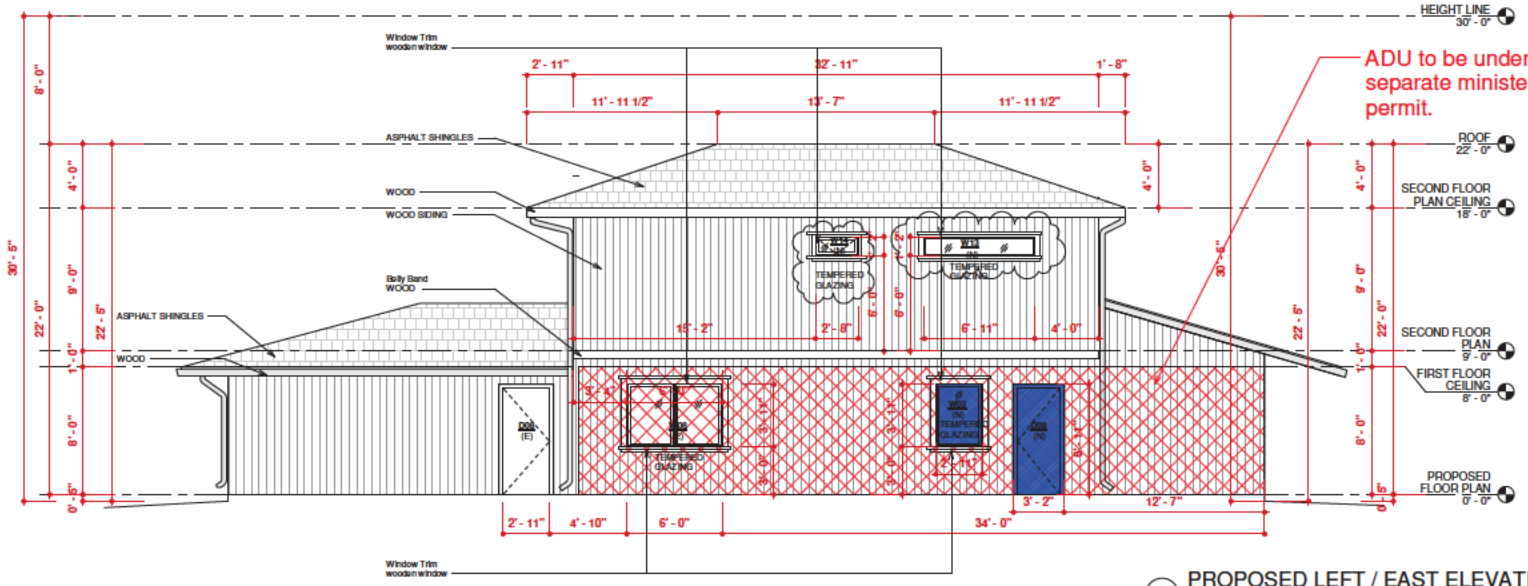
EXISTING ELEVATIONS

SCALE
1/4" = 1'-0"

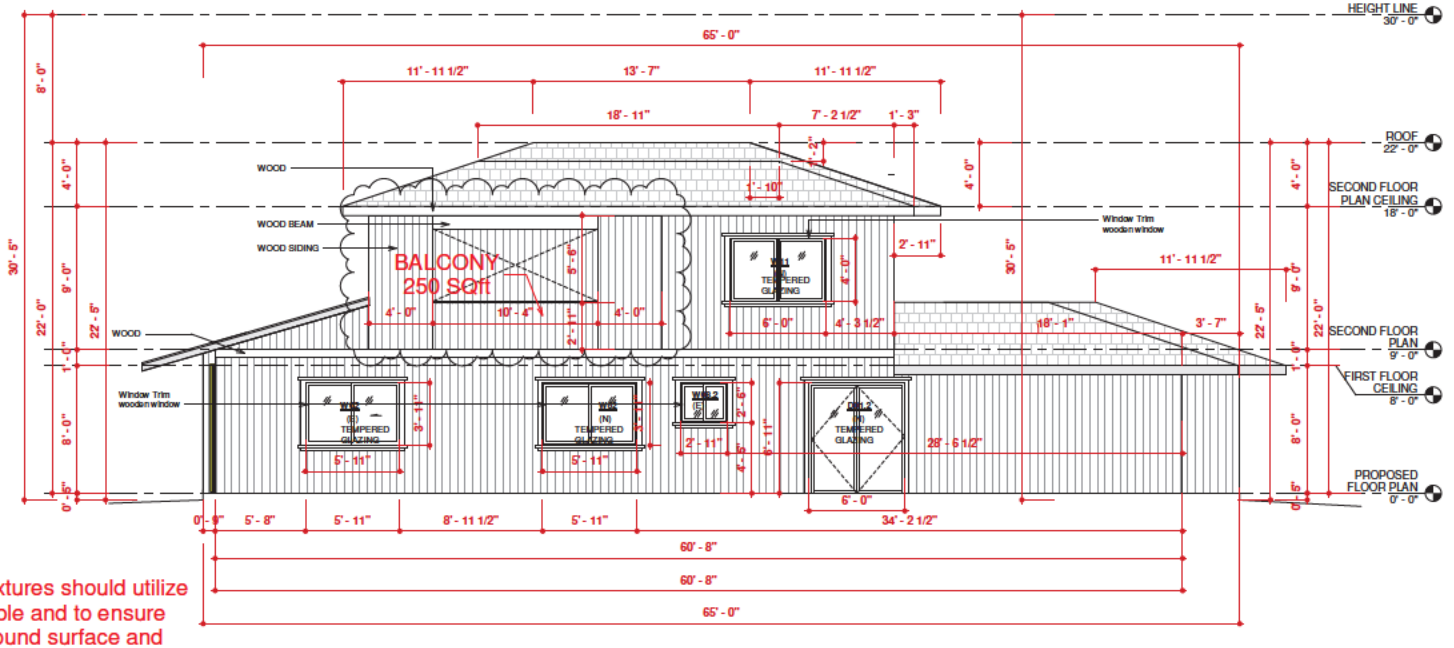
DATE
2026/08/14

SHEET NUMBER
A10

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



1 PROPOSED LEFT / EAST ELEVATIONS
1/4" = 1'-0"



2 PROPOSED RIGHT / WEST ELEVATIONS
1/4" = 1'-0"

All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

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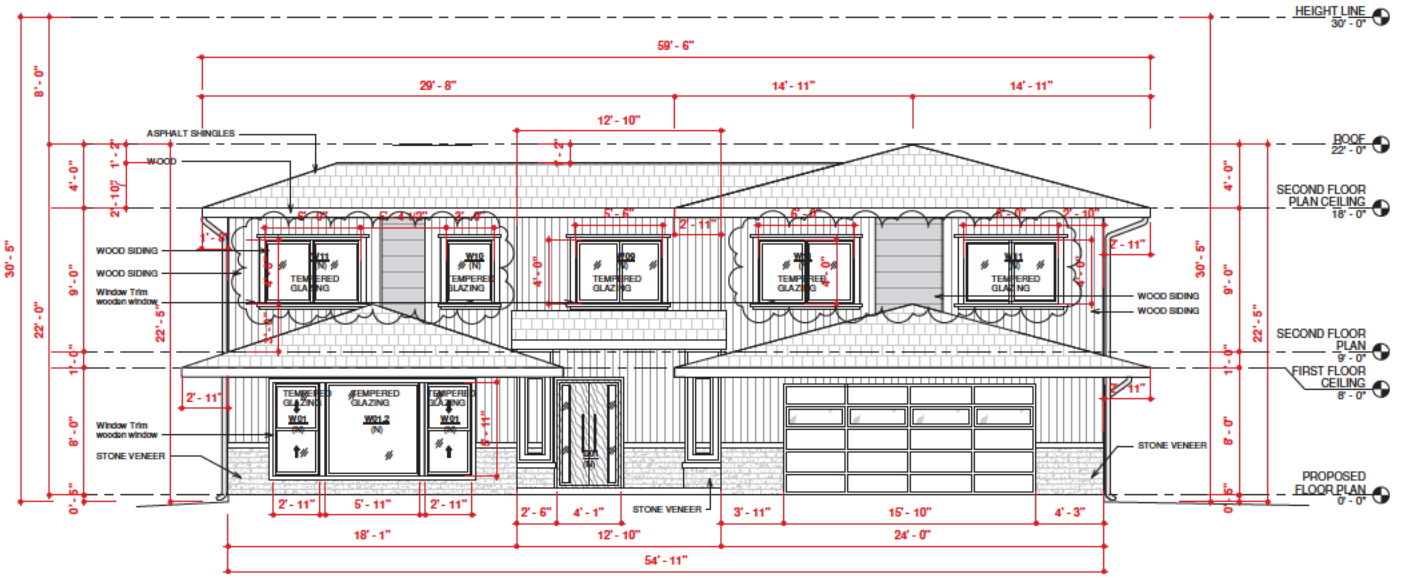
PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
2026/10/14

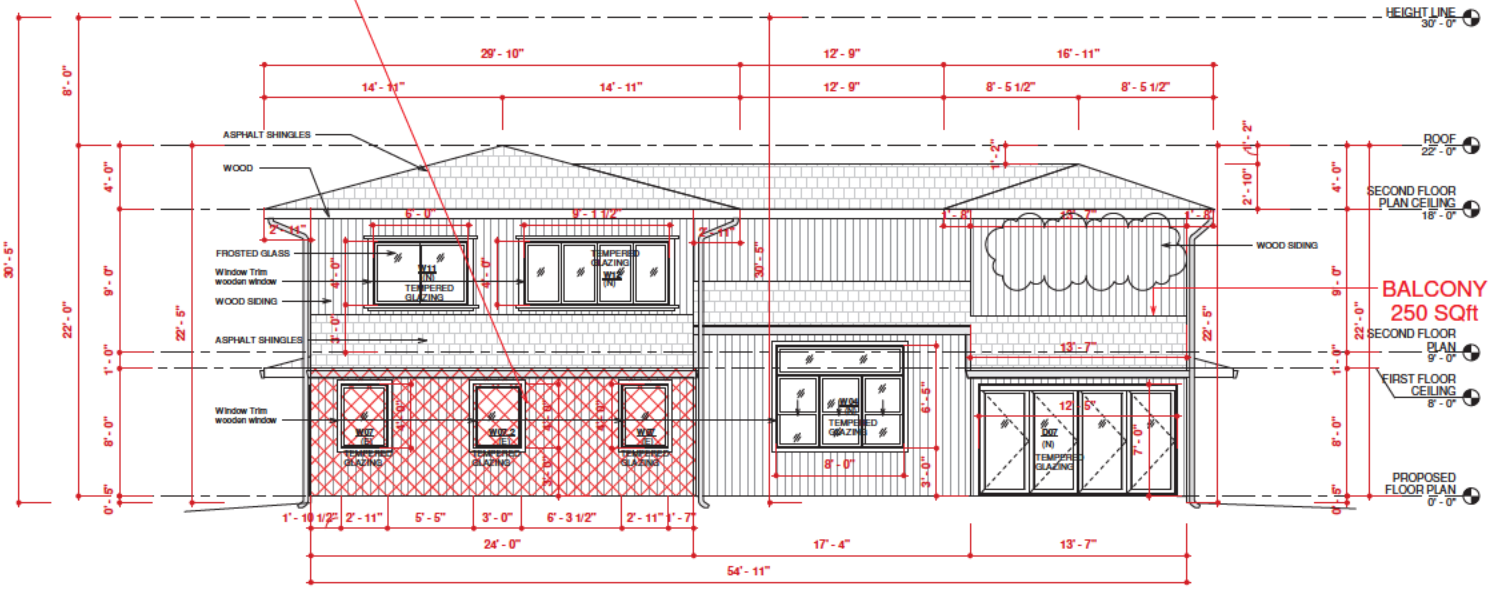
SHEET NUMBER
A11

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



1 PROPOSED FRONT (NORTH) ELEVATIONS
1/4" = 1'-0"

ADU to be under a separate ministerial permit.



All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

2 PROPOSED REAR (SOUTH) ELEVATIONS
1/4" = 1'-0"

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PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
2026/10/14

SHEET NUMBER
A12

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



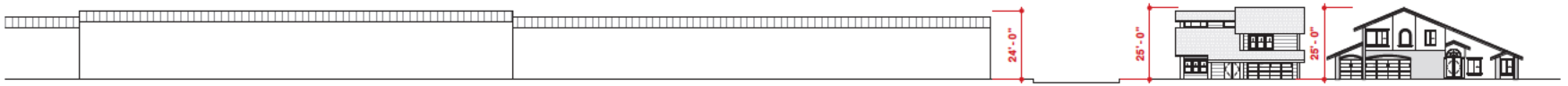
110 SINGLE - STORY | 106 TWO - STORY | 102 TWO - STORY | 100 | 104 SINGLE - STORY | 108 SINGLE - STORY | 112 SINGLE - STORY

1 EXISTING FRONT (NORTH) STREET ELEVATIONS
1" = 20'-0"



110 SINGLE - STORY | 106 TWO - STORY | 102 TWO - STORY | 100 | 104 SINGLE - STORY | 108 SINGLE - STORY | 112 SINGLE - STORY

2 PROPOSED FRONT (NORTH) STREET ELEVATIONS
1" = 20'-0"



SINGLE - STORY | 101 TWO - STORY | 105 TWO - STORY

3 OPPOSITE STREET ELEVATIONS
1" = 20'-0"

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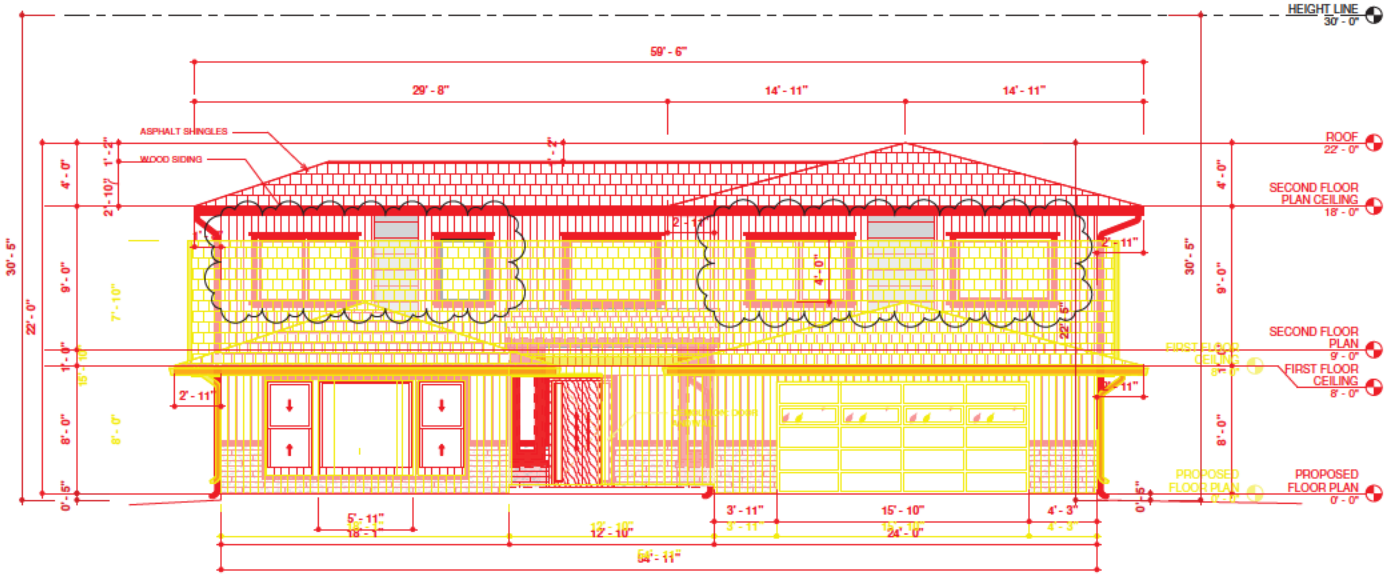
STREETSCAPE ELEVATIONS

SCALE
1" = 20'-0"

DATE
2026/10/14

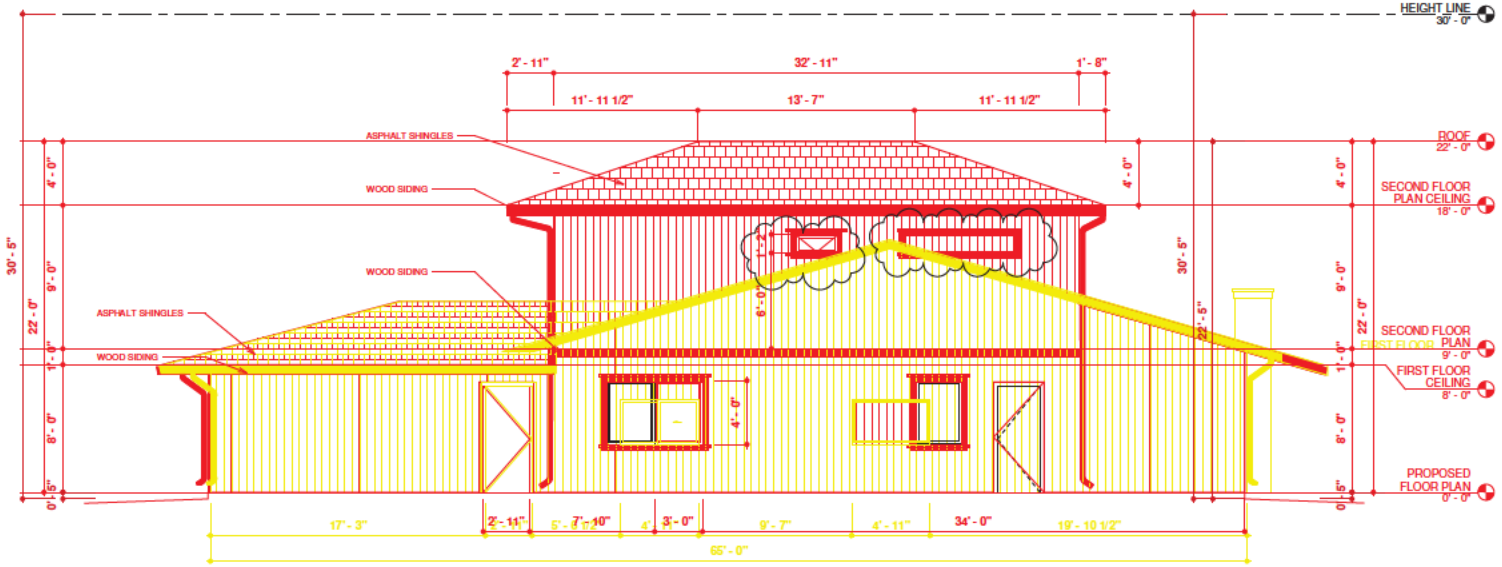
SHEET NUMBER
A12.1

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1666DCBDC2AD



1 SUPERIMPOSED FRONT (NORTH) ELEVATIONS

1/4" = 1'-0"



2 SUPERIMPOSED LEFT / EAST ELEVATIONS

1/4" = 1'-0"

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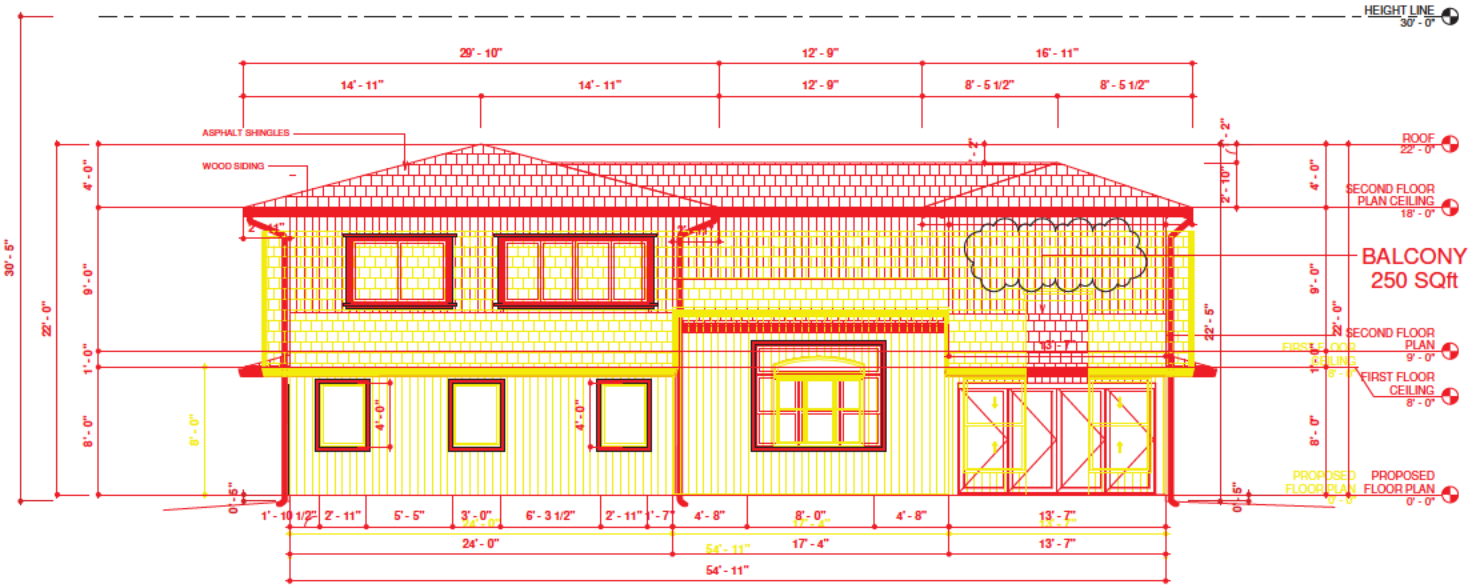
SUPERIMPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
2026/10/14

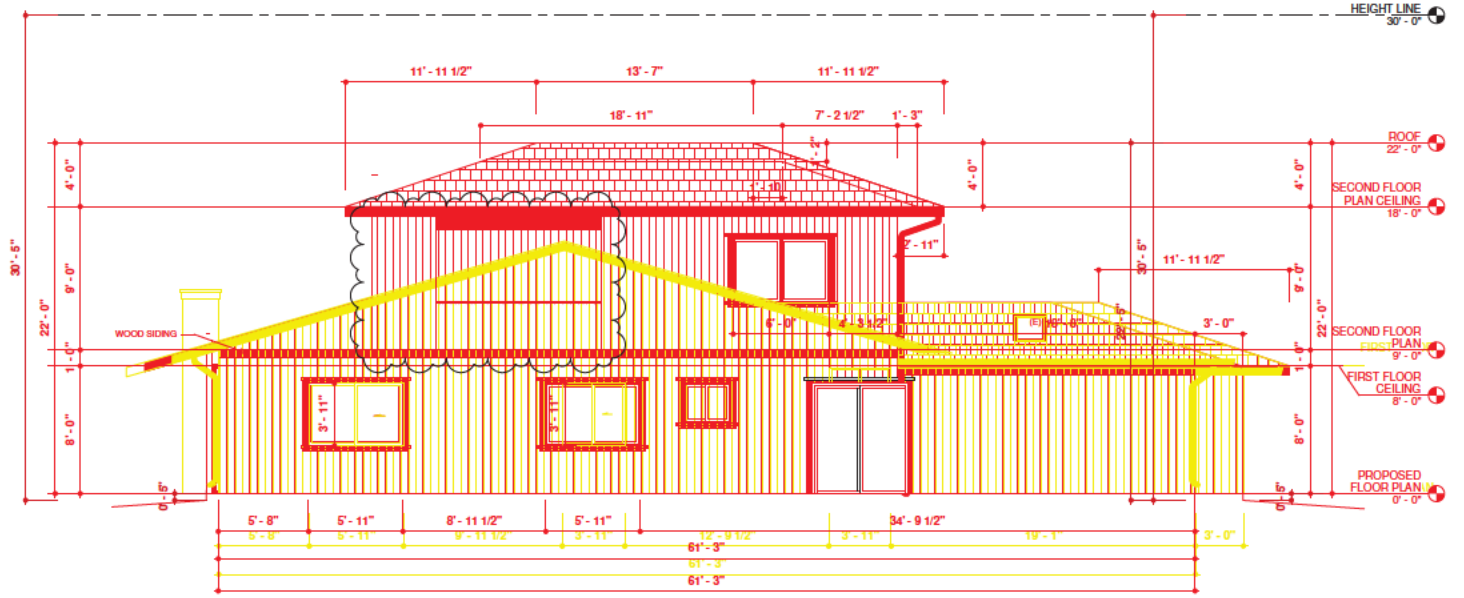
SHEET NUMBER
A12.2

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



1 SUPERIMPOSED REAR (SOUTH) ELEVATIONS

1/4" = 1'-0"



2 SUPERIMPOSED RIGHT / WEST ELEVATIONS

1/4" = 1'-0"

Custom Home

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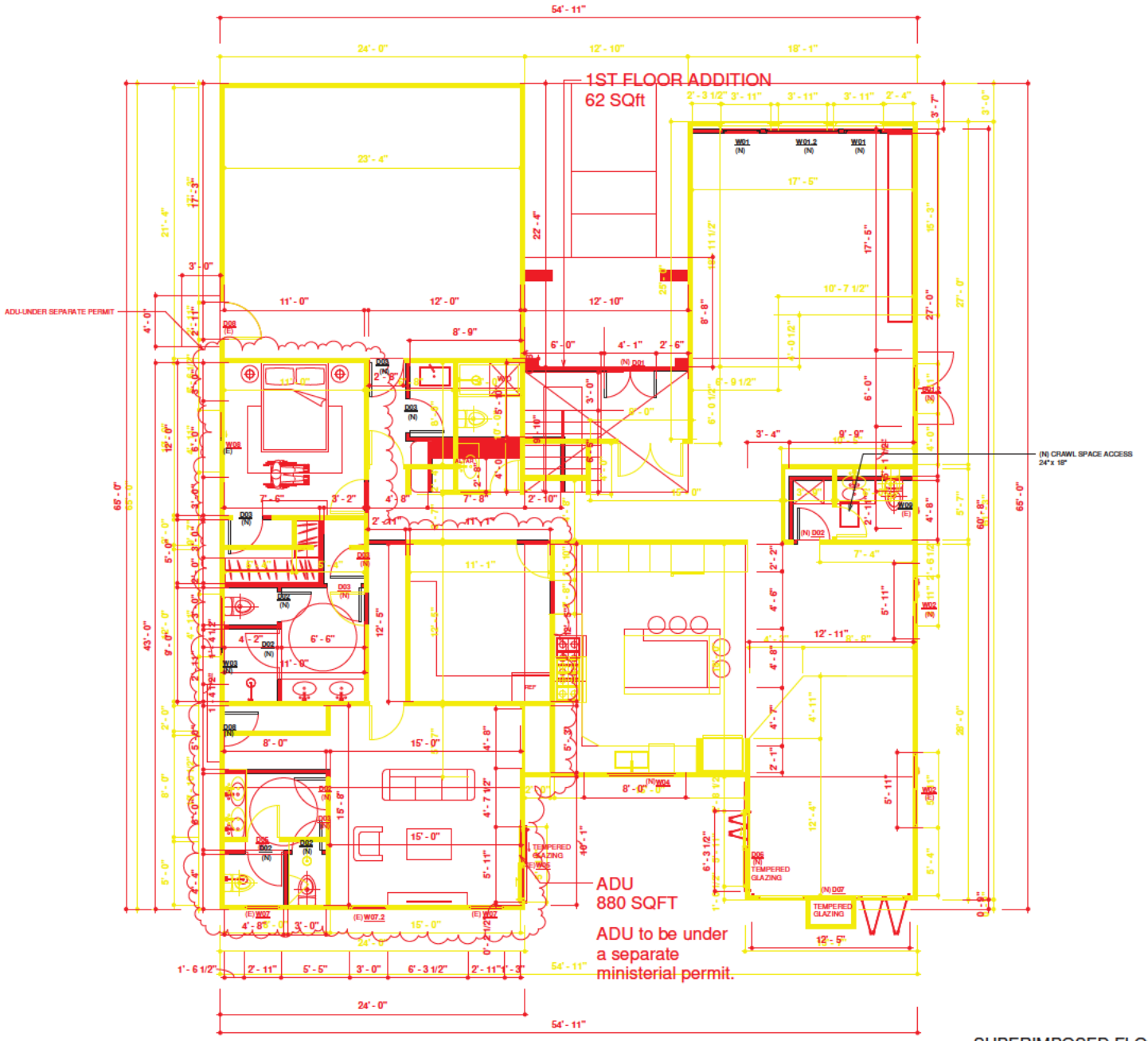
SUPERIMPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
2026/10/14

SHEET NUMBER
A12.3

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



1 SUPERIMPOSED FLOOR PLAN
1/4" = 1'-0"

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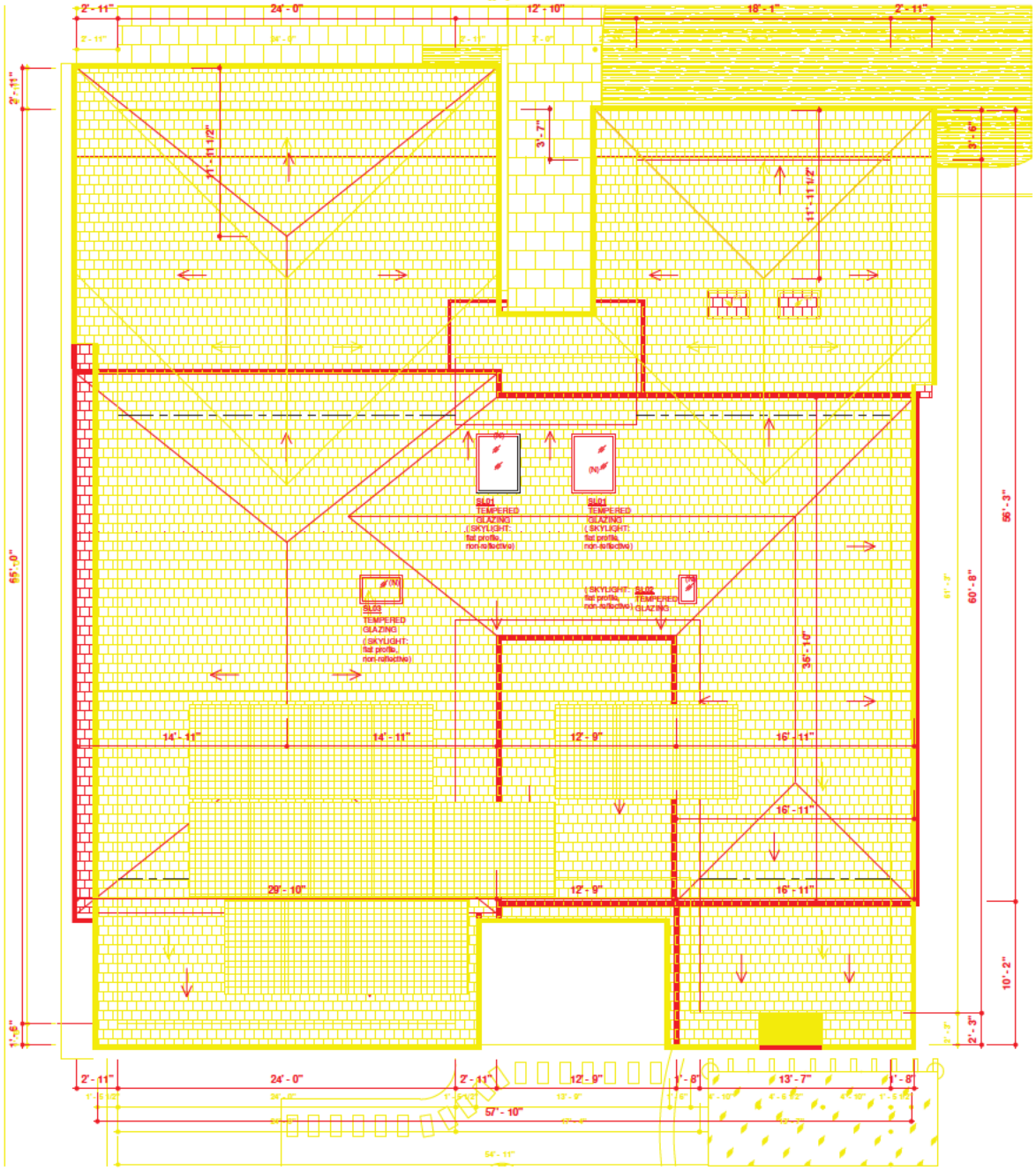
SUPERIMPOSED FLOOR PLAN

SCALE
As Indicated

DATE
2026/08/14

SHEET NUMBER
A12.4

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



1 SUPERIMPOSED ROOF PLAN
1/4" = 1'-0"

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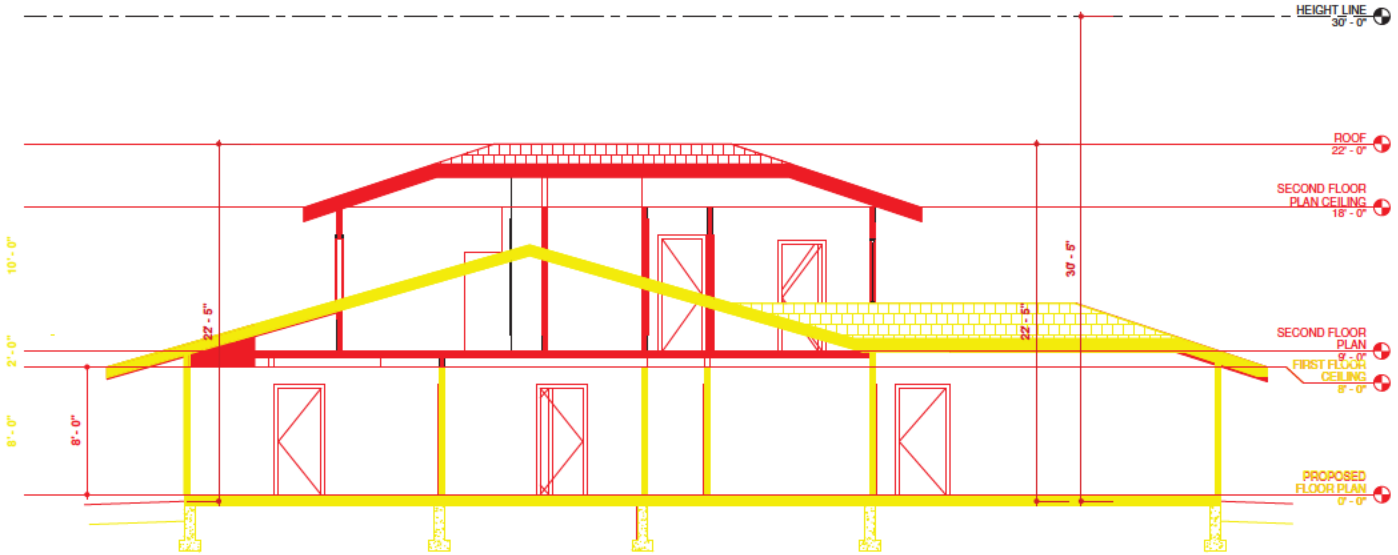
SUPERIMPOSED ROOF PLAN

SCALE
As indicated

DATE
2026/08/14

SHEET NUMBER
A12.5

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1666DCBDC2AD



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

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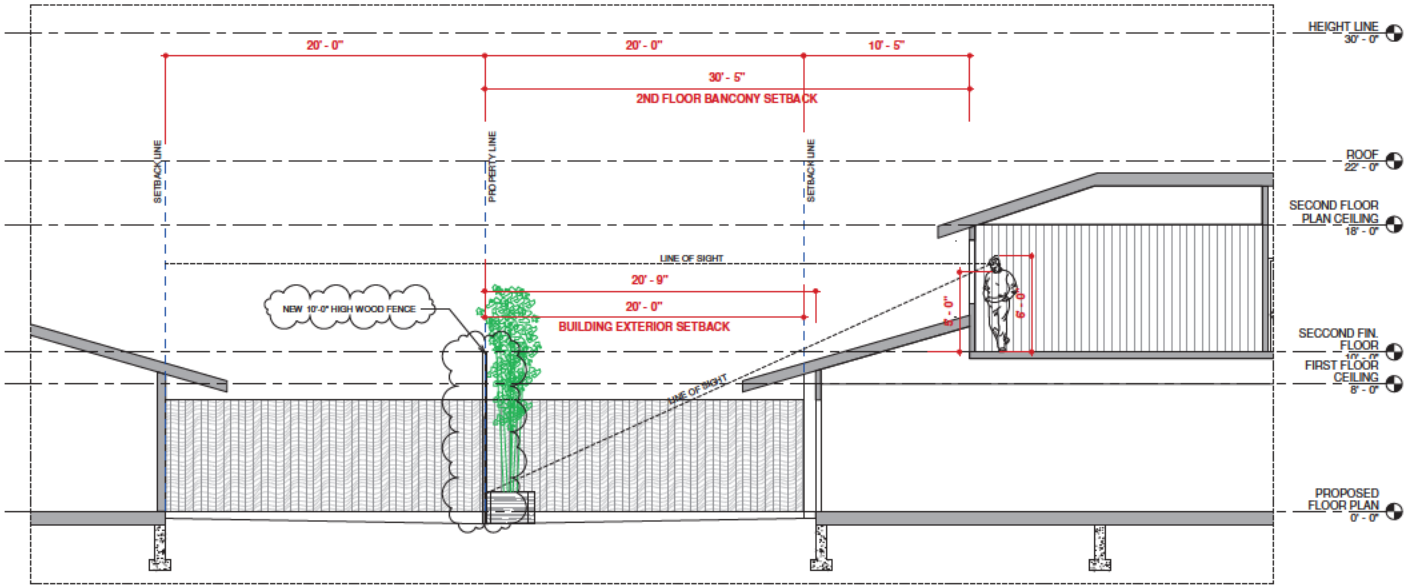
SUPERIMPOSED SECTION

SCALE
1/4" = 1'-0"

DATE
2026/08/14

SHEET NUMBER
A12.6

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1666DCBDC2AD



1 SIGHT-LINE & PRIVACY DIAGRAM - BEDROOM
1/4" = 1'-0"

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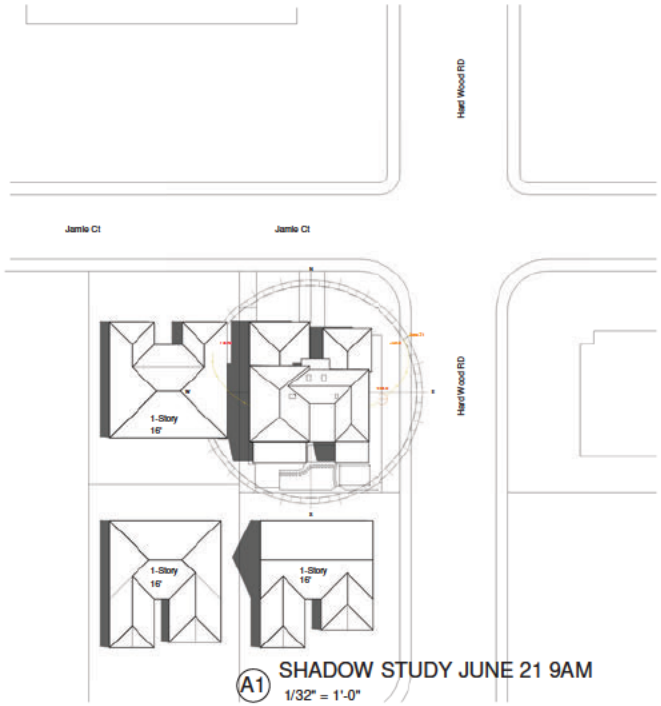
SIGHT-LINE&PRIVACY DIAGRAM-BEDROOM

SCALE
1/4" = 1'-0"

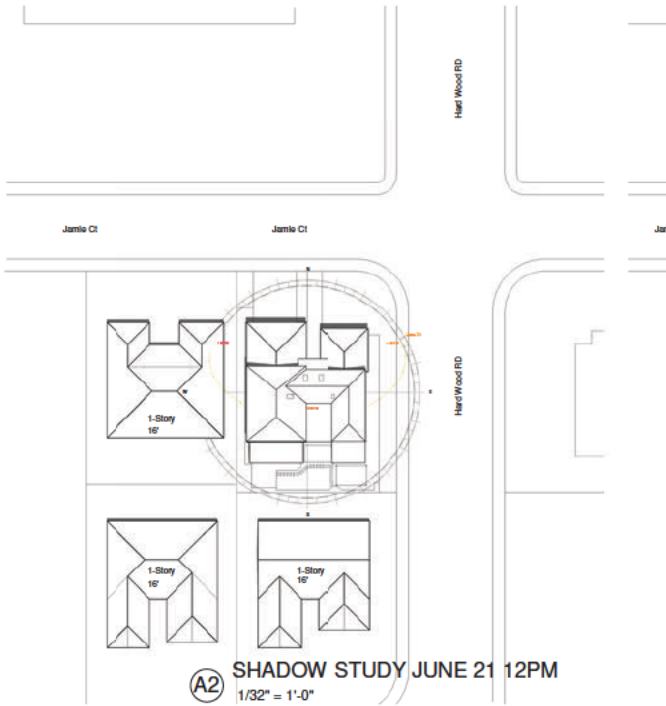
DATE
2026/10/14

SHEET NUMBER
A12.7

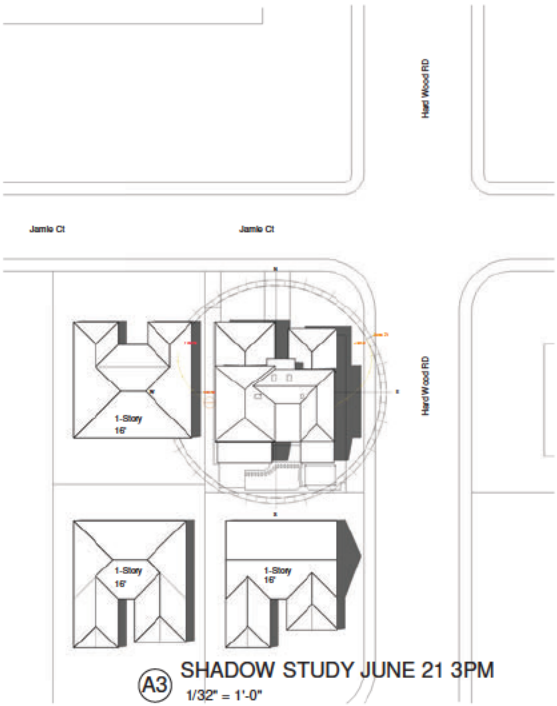
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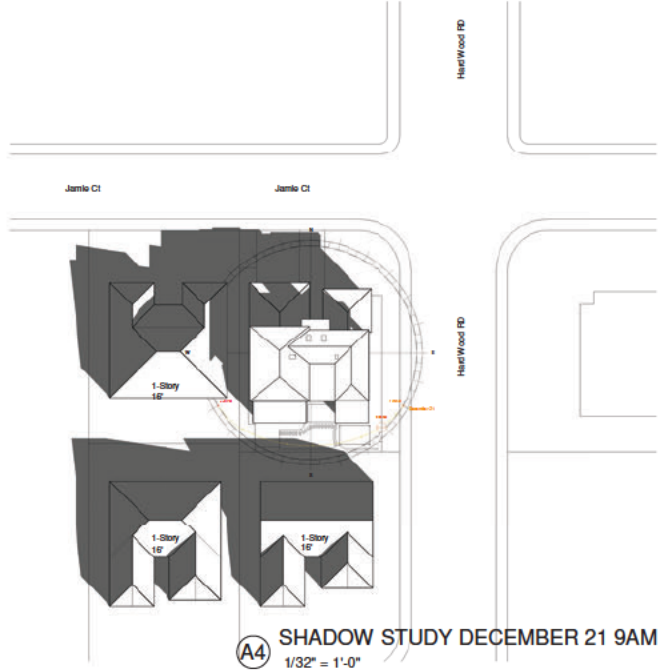
A1 SHADOW STUDY JUNE 21 9AM
1/32" = 1'-0"



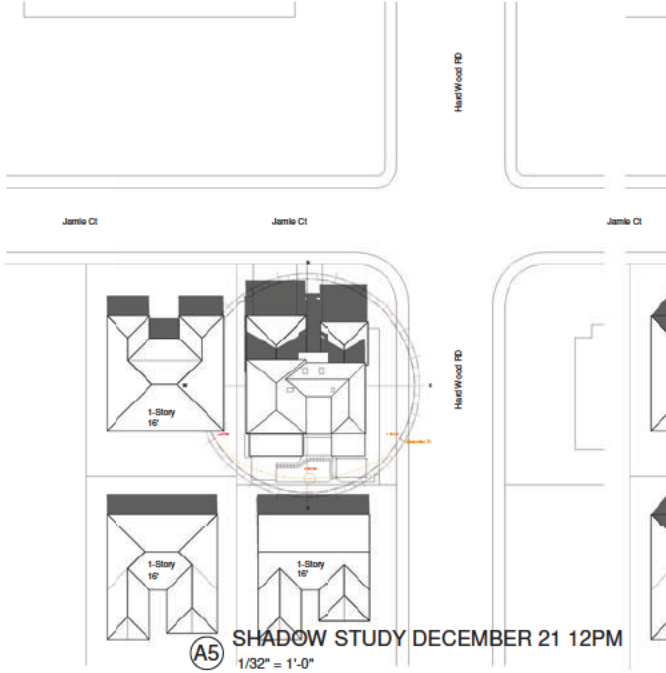
A2 SHADOW STUDY JUNE 21 12PM
1/32" = 1'-0"



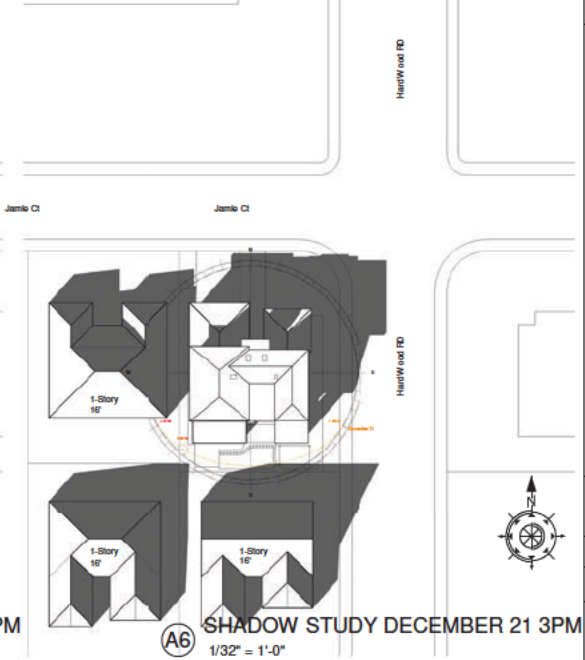
A3 SHADOW STUDY JUNE 21 3PM
1/32" = 1'-0"



A4 SHADOW STUDY DECEMBER 21 9AM
1/32" = 1'-0"



A5 SHADOW STUDY DECEMBER 21 12PM
1/32" = 1'-0"



A6 SHADOW STUDY DECEMBER 21 3PM
1/32" = 1'-0"

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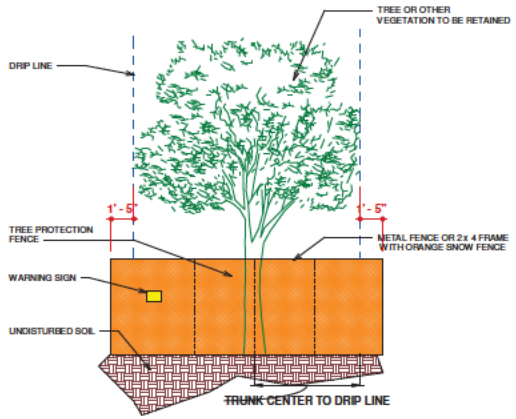
SHADOW STUDY PLAN

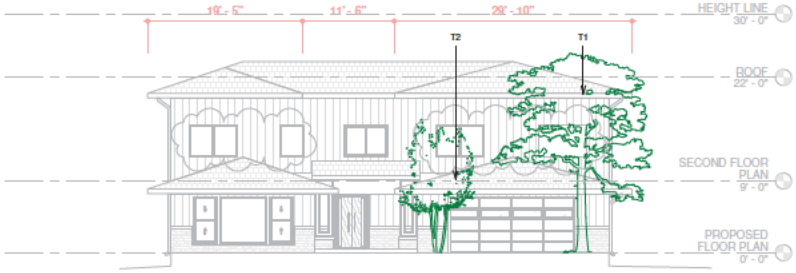
SCALE
As indicated

DATE
2026/08/14

SHEET NUMBER
A12.8

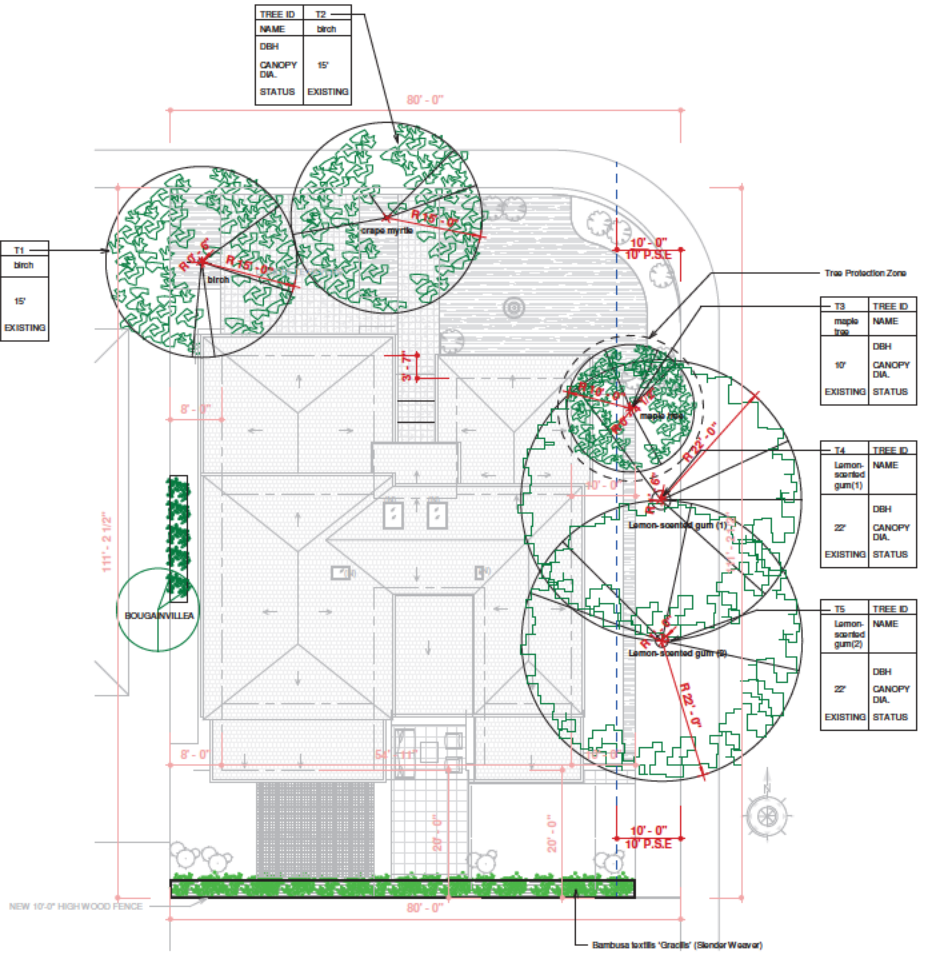
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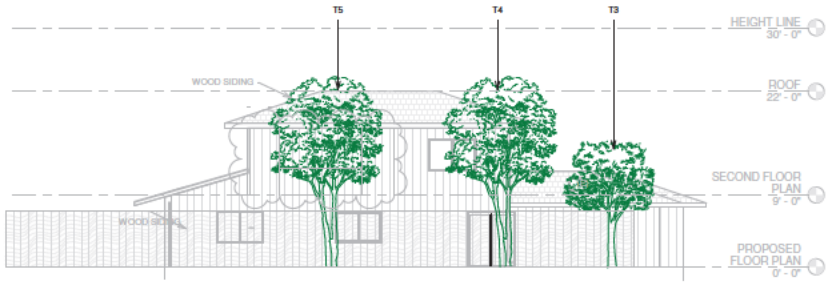
1 PROPOSED FRONT (NORTH) ELEVATIONS (TREE PROTECTION DETAIL)

1/8" = 1'-0"



3 TREE PROTECTION PLAN

1" = 10'-0"



2 TREE PROTECTION DETAIL (TREE PROTECTION DETAIL)

1/8" = 1'-0"

TREE SCHEDULE

TREE NUMBER	T1	T2	T3	T4	T5
COMMON NAME	birch	crape myrtle	maple tree	Lemon-scented gum (1)	Lemon-scented gum (2)
DBH	6"		4.5"	18"	12"
CANOPY DIA.	15'	15'	10'	22'	22'
STATUS	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING

PRIVACY SCREENING MATRIX

NO.	SPECIES		QUANTITY	CONTAINER SIZE (GAL.)	HEIGHT AT PLANTING
01	Bambusa textilis 'Gracilis' (Slender Weaver)		26	15GAL	12'

CUSTOM HOME DESIGN AND BUILD

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REVISIONS	BY

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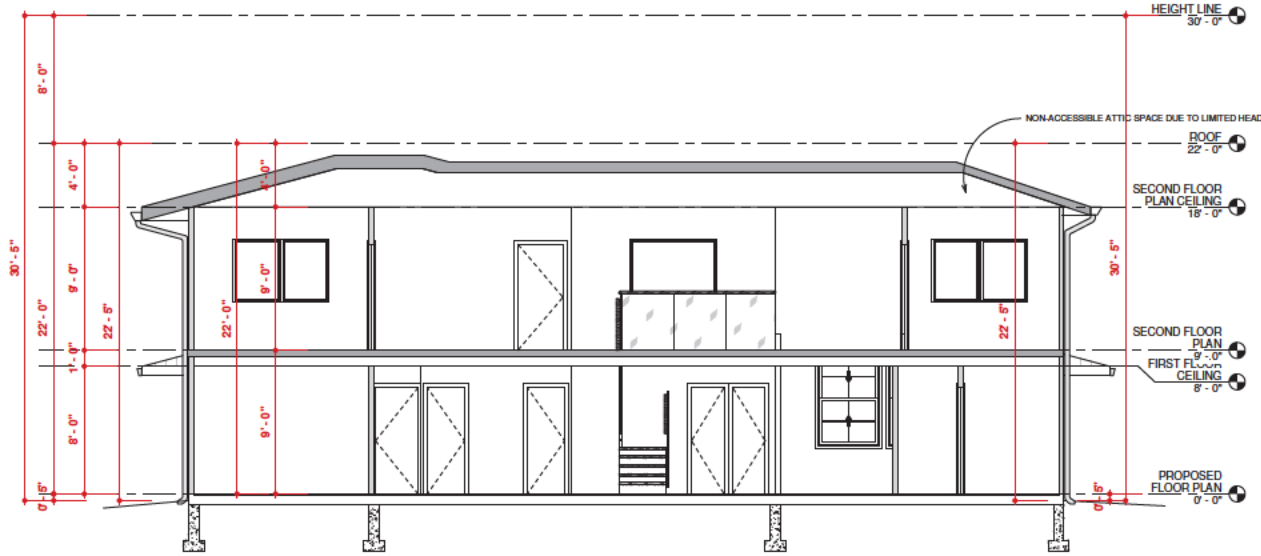
TREE PROTECTION PLAN

SCALE
As indicated

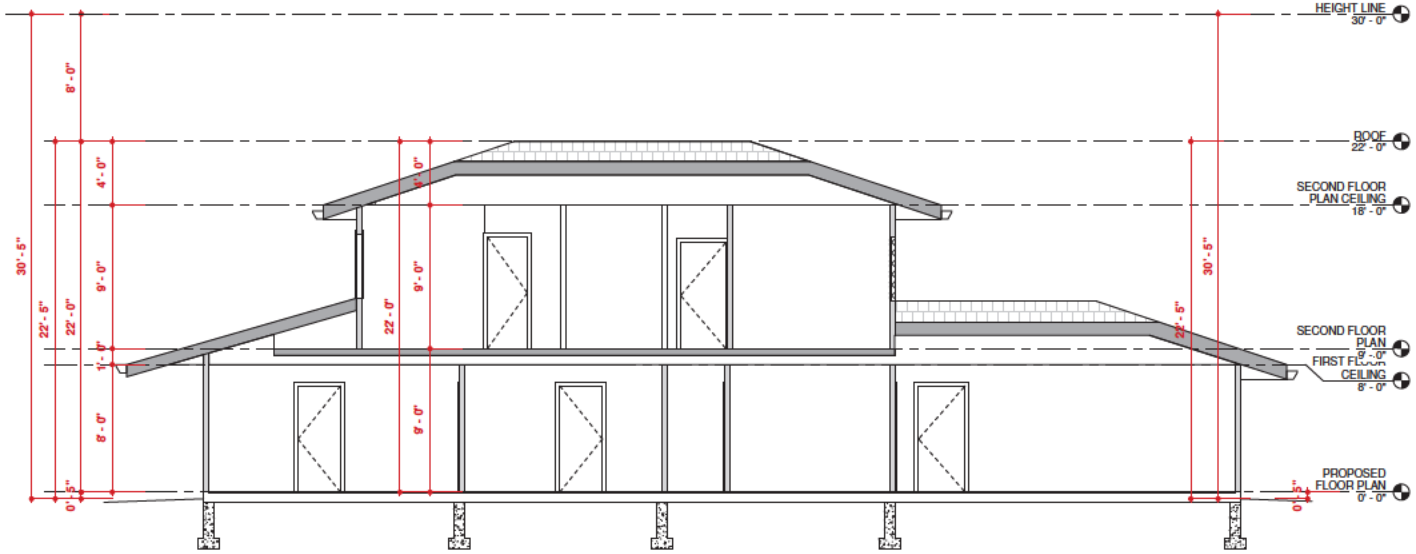
DATE
2026/10/14

SHEET NUMBER
A12.9

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD



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



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

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BUILDING SECTION

SCALE
1/4" = 1'-0"

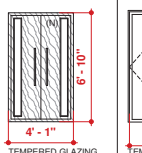
DATE
2026/10/14

SHEET NUMBER
A13

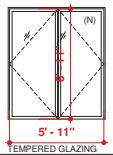
Docusign Envelope ID: 526AD49C-7B45-8B97-8179-1866DCBDC2AD

DOOR SCHEDULE

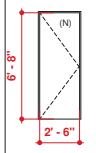
LV.01



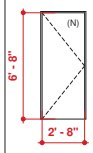
TEMPERED GLAZING
D01



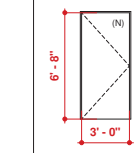
TEMPERED GLAZING
D01.2



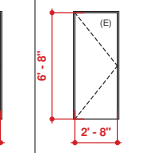
D02



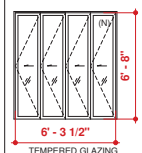
D03



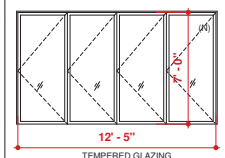
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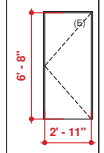
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TEMPERED GLAZING
D06

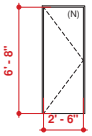


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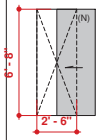


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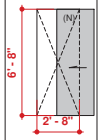
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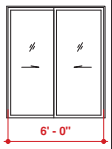
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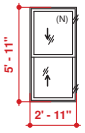
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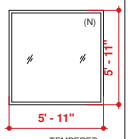
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WINDOW SCHEDULE

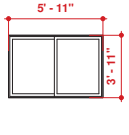
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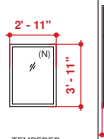
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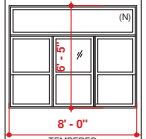
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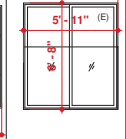
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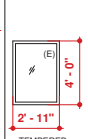
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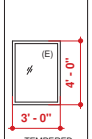
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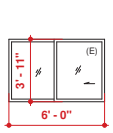
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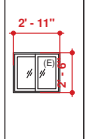
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TEMPERED GLAZING
W07.2

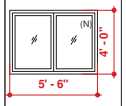


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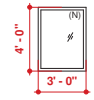


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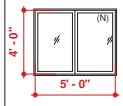
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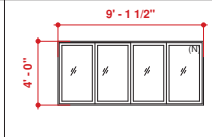
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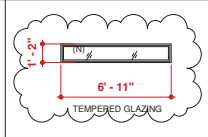
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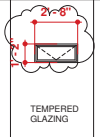
TEMPERED GLAZING
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W12

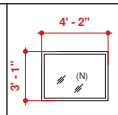


TEMPERED GLAZING
W13



TEMPERED GLAZING
W14

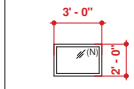
SKYLIGHT SCHEDULE



TEMPERED GLAZING
SL01



TEMPERED GLAZING
SL02



TEMPERED GLAZING
SL03



TEMPERED GLAZING
SL04

CUSTOM HOME
DESIGN AND BUILD

2092 CONCOURSE DR
#9 SAN JOSE,
CA 95131
WWW.CUSTOMHOME.US

EMAIL:
INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

JAMIE CT

100 JAMIE CT , LOS GATOS, CA, 95032

DOOR AND WINDOW SCHEDULE

SCALE
1/4" = 1'-0"

DATE
2026/10/14

SHEET NUMBER
A14

DOOR AND WINDOW SCHEDULE
1/4" = 1'-0"

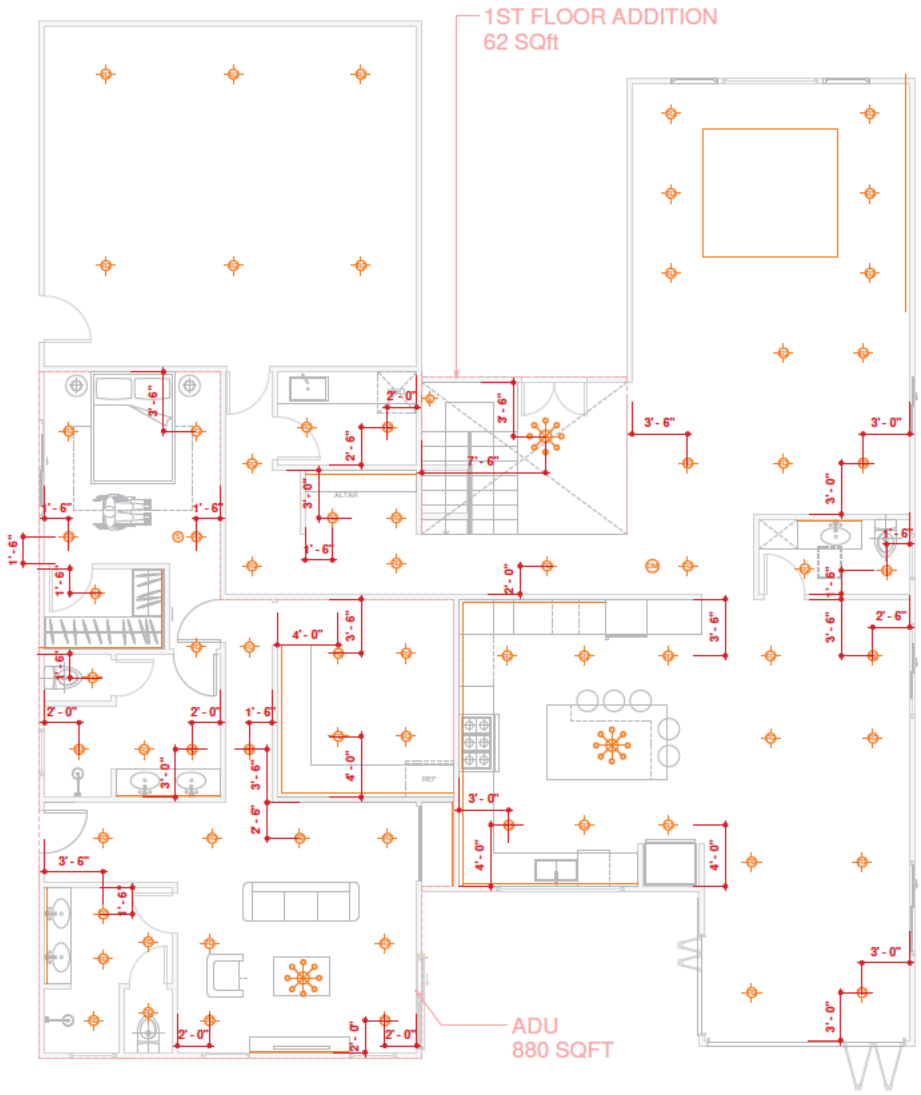
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ELECTRICAL NOTES:

1. VERIFY LOCATION OF EXISTING OUTLETS AND ADD OUTLETS TO MEET SPACING OF CURRENT CODE.
2. LOCATIONS OF GENERAL USE RECEPTACLE OUTLETS AT NEW AND MODIFIED INTERIOR WALLS TO MEET THE PROVISIONS IN CEC. IN KITCHEN, FAMILY ROOM, DINING ROOM, LIBRARY AND BEDROOM RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET. WALL SPACE IN ANY SECTION OF WALL 2 FEET OR LONGER.
3. AFCI PROTECTION FOR ALL BEDROOM RECEPTACLES.
4. RECEPTACLES OUTLETS AT HOUSE FRONT AND REAR EXTERIOR WALLS ARE GFCI PROTECTED GASKETED-COVER TYPE FOR USE IN WET LOCATIONS.
5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED INDWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA. (CEC 210-12B)
6. ALL 125-VOLT, 15AMP AND 20-AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.11, ARTICLE 210.52)
7. ALL 125-VOLT, SINGLE-PHASE, 15AMP AND 20AMP RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. (CEC 210.8):
a. BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS.
b. KITCHEN COUNTERTOP SURFACES.
c. LAUNDRY, UTILITY AND WET BAR SINKS (WITHIN 6 FEET OF THE EDGE OF SINK)
d. BOATHOUSES.
8. ADDITIONAL LIGHTING OUTLETS SHALL BE INSTALLED IN THE FOLLOWINGS: FOR DWELLING UNITS AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.
9. PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM AND IN CORRIDORS GIVING ACCESS TO EACH SLEEPING AREA. ALL SMOKE DETECTOR SHALL BE HARDWIRED TO 110V WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WHICH HAVE FUEL-BURNING APPLIANCES AND ATTACHED GARAGES, THESE ALARMS SHALL BE LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. DETECTORS SHALL BE INTERCONNECTED TO SOUND SIMULTANEOUSLY.
11. LIGHT OUTDOOR WALL MOUNT BRUSHED ALUMINUM FINISH WITH WHITE.
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13. ELECTRICAL CONTRACTOR SHALL EVALUATE EXISTING SERVICE ENTRANCE PANEL BOX AND SERVICE CAPACITY AND MAKE A RECOMMENDATION TO THE OWNER AS TO ANY NECESSARY CHANGES.
14. WALL SWITCH-CONTROLLED EXTERIOR LIGHT FIXTURES AT THE EXTERIOR SIDE(S) OF OUTSIDE ENTRANCE/EXIT DOORS.
15. THE FOUNDATION SHALL HAVE A CONCRETE ENCASED ELECTRODE (#6 AWG COPPER WIRE).
16. ALL RECESSED LIGHT FIXTURES SHALL BE IC RATED AND AIR TIGHT OR FIXTURES NOT IDENTIFIED FOR CONTACT WITH INSULATION SHALL HAVE ALL RECESSED PARTS SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIAL AND 3" FROM THERMAL INSULATION.
17. CONSULT PG&E FOR ELECTRICAL SERVICE REQUIREMENT.

Lighting Fixture Schedule

SYMBOL	MOUNTING TYPE/ DESCRIPTION	POWER	COLOR TEMPERATURE	QUANITY
	WALL-MOUNTED LIGHT	5W	3000K	
	MIRROR LIGHT	5W	3000K	
	PICTURE LIGHT	5W	3000K	
	RECESSED LIGHT	12W	3500K	
	RECESSED LIGHT	6W	3000K	
	RECESSED LIGHT	15W	5000K	
	RECESSED LIGHT	6W	4000K	
	CHANDELIER	5W	3500K	
	PENDANT	12W	3000K	
	PENDANT	5W	3500K	
	PENDANT	10W	3000K	
	PENDANT	10W	3000K	
	PENDANT	5W	3000K	
	PENDANT	5W	3000K	
	KITCHEN LED LINEAR LIGHT	5W	4000K	
	OTHER LED LINEAR LIGHTS	5W	4000K	
CM	CARBON MONOXIDE DETECTOR			
S	SMOKE ALARMS			



1 FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

CUSTOM HOME
DESIGN AND BUILD
2092 CONCOURSE DR
#9 SAN JOSE,
CA 95131
WWW.CUSTOMHOME.US
EMAIL:
INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

JAMIE CT

100 JAMIE CT, LOS GATOS, CA, 95032

PROPOSED ELECTRICAL FOOR PLAN

SCALE
As Indicated

DATE
2026/10/14

SHEET NUMBER
E01

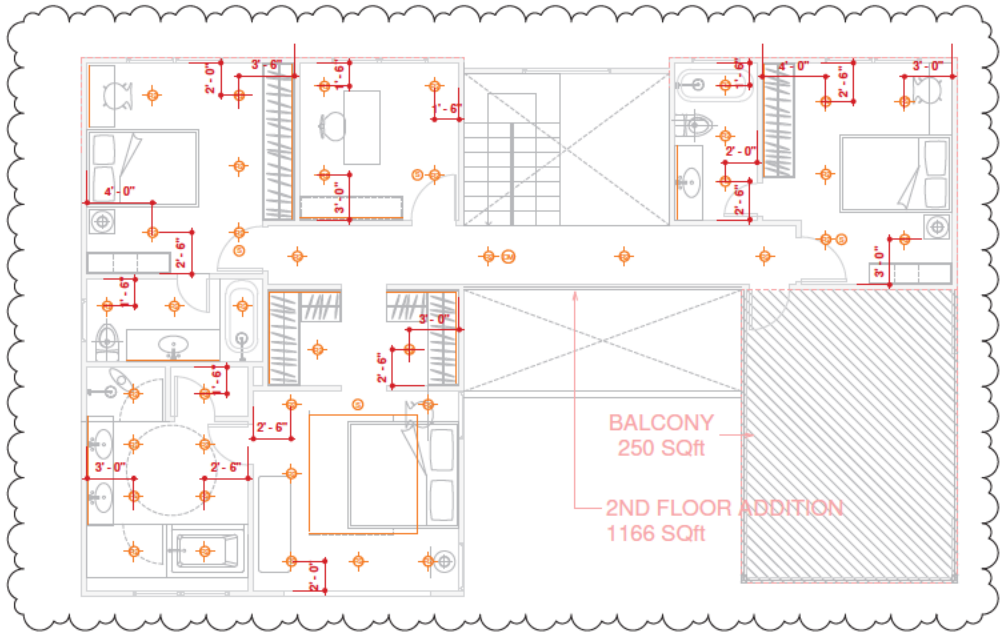
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	PENDANT	12W	3000K	
	PENDANT	5W	3500K	
	PENDANT	10W	3000K	
	PENDANT	10W	3000K	
	PENDANT	5W	3000K	
	PENDANT	5W	3000K	
	KITCHEN LED LINEAR LIGHT	5W	4000K	
	OTHER LED LINEAR LIGHTS	5W	4000K	
CM	CARBON MONOXIDE DETECTOR			
S	SMOKE ALARMS			



1 SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"

CUSTOM HOME DESIGN AND BUILD
2092 CONCOURSE DR
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PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

JAMIE CT

100 JAMIE CT, LOS GATOS, CA, 95032

PROPOSED ELECTRICAL FOOR PLAN

SCALE
As Indicated

DATE
2026/10/14

SHEET NUMBER
E02

Docusign Envelope ID: 526AD49C-7B45-8B97-8179-1866DCBDC2AD

2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L.
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(b)7 and § 150.0(b)12. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.2(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h), pool and spa heaters. *
§ 150.0(h)1	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume; Applications Volume; and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CEC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration.** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat.** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use. *
§ 150.0(j)1	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code.
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(j)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2'5" x 2'5" x 7' available for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)2:	**Solar Water Heating Systems.** Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans:

§110.8(d)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.
§ 150.0(m)1:	**CMC Compliance.** All air distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA 006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply- and return air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. 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 applicable UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and other mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, Building cavities, air handler support

2025 Single-Family Residential Mandatory Requirements Summary

Building Envelope:

§ 110.6(a)1	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC 400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§110.6(a)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 110.6(a)5:	**Labelling.** Fenestration products and exterior doors must have a label meeting the requirements of §10-111(a).
§ 110.6(b):	**Field-fabricated Exterior Doors and Fenestration** products must use U-factors from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. Must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated-slab floors must be insulated per the requirements of §110.8(g).
§ 110.8(i):	**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(i) and be labelled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling, and Rafter Roof Insulation.** Roof decks in newly constructed attics above conditioned space in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling that 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. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 or less. Opaque non framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f)	**Slab Edge Insulation.** Slab-edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of §110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, 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 §150.0(d).
§ 150.0(g)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 in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum area-weighted average U-factor of 0.40.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of §110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. 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. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must have an azimuth between 90 -300° of true north.
§ 110.10(b)3A:	**Shading.** No obstructions in solar zone, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference 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 a 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 reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system

2025 Single-Family Residential Mandatory Requirements Summary

	platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2	**Factory-Fabricated Duct Systems** must comply with applicable requirements of UL 181 for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems** must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7	**Backdraft Damper.** Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)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.
§ 150.0(m)9	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10	**Porous Inner Core Flex Duct.** Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)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 Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0-A. Clean filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *
§ 150.0(m)13	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all air-handling unit flow from the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Ria&v. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1O and 150.0(o)1Oa.Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Cii-iii. * Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Cii-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust, nonrecirculated kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Gii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1M.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BFSS.

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§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) 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 permanently marked as "For Future Solar Electric."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 150.0(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**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 tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations, have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future additions of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area, heat pump sized per JA9.9, combination of solar and heat pump, or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d)	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

2025 Single-Family Residential Mandatory Requirements Summary

	with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(t):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires In Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. As EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(k)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.

Custom Home Inc.

CUSTOM HOME
DESIGN AND BUILD

2092 CONCOURSE DR
#9 SAN JOSE,
CA 95131
WWW.CUSTOMHOME.US

EMAIL:
INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

Signed by:
[signature]
9F1D1C4D5D7345...

JAMIE CT

100 JAMIE CT, LOS GATOS, CA, 95032

2025 Single-Family Residential Mandatory Requirements Summary

SCALE

DATE
2026/08/14

SHEET NUMBER
F01

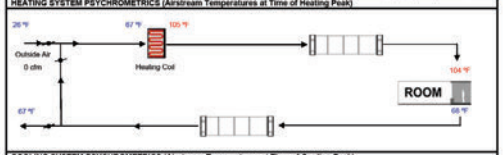
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HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

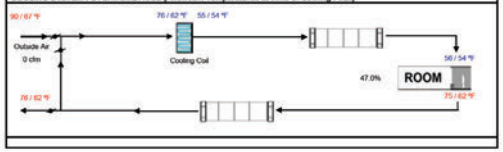
Project Name: Jamie EAA
Date: 5/27/2026
System Name: HVAC
Floor Area: 1,166

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System		Total Room Loads	531	10,921	497	355	13,566
Output per System	18,000	Return Vented Lighting					
Total Output (Btu/h)	18,000	Return Air Ducts		426			644
Output (Btu/h/sqft)	15.4	Return Fan		0			0
Cooling System		Ventilation	0	0	0	0	0
Output per System	12,000	Supply Fan		0			0
Total Output (Btu/h)	12,000	Supply Air Ducts		426			644
Total Output (Tons)	1.0						
Total Output (Btu/h/sqft)	10.3						
Total Output (sqft/Ton)	1,166.0	TOTAL SYSTEM LOAD		11,774	497		14,875
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	High Efficiency Fau/AC		11,347	0		18,000
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		11,347	0		18,000
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		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)

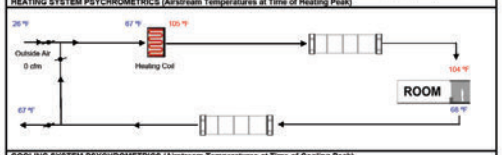


HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

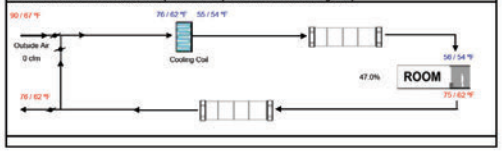
Project Name: Jamie EAA
Date: 5/27/2026
System Name: HVAC
Floor Area: 1,628

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System		Total Room Loads	612	16,789	694	451	17,278
Output per System	30,000	Return Vented Lighting					
Total Output (Btu/h)	30,000	Return Air Ducts		526			841
Output (Btu/h/sqft)	18.4	Return Fan		0			0
Cooling System		Ventilation	0	0	0	0	0
Output per System	18,000	Supply Fan		0			0
Total Output (Btu/h)	18,000	Supply Air Ducts		526			941
Total Output (Tons)	1.5						
Total Output (Btu/h/sqft)	11.1						
Total Output (sqft/Ton)	1,085.3	TOTAL SYSTEM LOAD		17,842	694		19,161
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Standard Fau/AC		17,014	0		30,000
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		17,014	0		30,000
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		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)

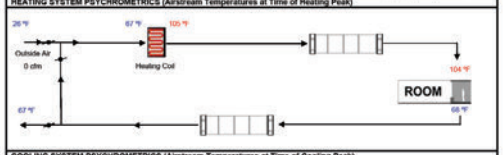


HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

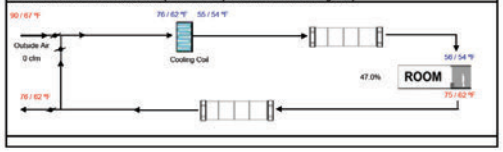
Project Name: Jamie EAA
Date: 5/27/2026
System Name: FAU
Floor Area: 880

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System		Total Room Loads	394	7,905	375	240	9,231
Output per System	18,000	Return Vented Lighting					
Total Output (Btu/h)	18,000	Return Air Ducts		309			437
Output (Btu/h/sqft)	20.5	Return Fan		0			0
Cooling System		Ventilation	0	0	0	0	0
Output per System	0	Supply Fan		0			0
Total Output (Btu/h)	0	Supply Air Ducts		309			437
Total Output (Tons)	0.0						
Total Output (Btu/h/sqft)	0.0						
Total Output (sqft/Ton)	0.0	TOTAL SYSTEM LOAD		8,522	375		10,106
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	High Efficiency Fau		0	0		18,000
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		0	0		18,000
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		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)



Custom Home
Inc.2005

CUSTOM HOME
DESIGN AND BUILD

2092 CONCOURSE DR
#9 SAN JOSE,
CA 95131
WWW.CUSTOMHOME.US

EMAIL:
INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

Signed by:
9F1D1C4D37345...

JAMIE CT

100 JAMIE CT , LOS GATOS, CA, 95032

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

SCALE

DATE
2026/08/14

SHEET NUMBER
F02

Docusign Envelope ID: 526AD49C-7B45-4B97-8179-1866DCBDC2AD

GENERAL INFORMATION

01	Project Name	Jamie EAA			
02	Run Title	Title 24 Analysis			
03	Project location	100 Jamie Ct			
04	City	Los Gatos	09	Standards Version	2025
06	Zip code	95032	07	Software Version	EnergyPro 10.1
08	Climate Zone	4	09	Front Orientation (deg/Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft²)	1266	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	2128	17	Fenestration AverageU-factor	0.3
18	Total Cond. Floor Area (ft²)	3674	19	Glazing Percentage (%)	17.58%
20	ADU Bedroom Count	2	21	ADU Conditioned Floor Area	880
22	Pool Type	Natural gas	23	No Dwelling Unit	No

COMPLIANCE RESULTS

Building Complies with Computer Performance

This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.

This building incorporates one or more Special Features shown below

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeledenergy performance for this computer analysis.

- Insulation below roof deck
- Ducts in crawl space

ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building utilities below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum airflow
- Fan efficacy Watts/CFM
- Ductleakage testing

Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kW/h)
Standard Design	28.17	n/a	n/a	n/a
Proposed Design	27.71	n/a	n/a	n/a
Compliance Margins	0.46	n/a	n/a	n/a
	Pass			

RESULT*:Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiencymeasures include energy efficient improvements such as better building envelope andmore efficient mechanical equipment
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
* Buildingcomplies when Proposed Design is equal to or less than StandardDesign in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

ISC AND SOURCE ENERGY COMPLIANCE RESULTS FORPERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[4] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[4] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[4] ($/ft²-yr)
Space Heating	0	14.64	0	13.76	0	1.88
Space Cooling	0	2.51	0	2.88	0	-0.37
IAQ Ventilation	0	0.87	0	0.87	0	0
Water Heating	0	10.15	0	10.2	0	-0.05
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	0	28.17	0	27.71	0	1.46
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.49	0	1.49	n/a	0
Appl. & Cooking	0	4.39	0	4.39	n/a	0
Plug Loads	0	5.1	0	5.1	n/a	0
Outdoor Lighting	0	0.41	0	0.41	n/a	0
TOTAL COMPLIANCE	0	39.1	0	39.34	0.46	

Custom Home
Jamie EAA
CUSTOM HOME DESIGN AND BUILD
2092 CONCOURSE DR #9 SAN JOSE, CA 95131
WWW.CUSTOMHOME.US
EMAIL: INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

ENERGY USE INTENSITY

	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (kBtu/ft²-yr)	Margin Percentage
Gross EUI[1]	27.69	27.26	0.43	1.55
Net EUI[2]	27.69	27.26	0.43	1.55

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

BUILDING FEATURESINFORMATION

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
Jamie EAA	3674	1	5	4	0	2

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVACSystem Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Second	Conditioned	HVAC1	1366	9	DHW Sys 1	New
First_Ex	Conditioned	HVAC2	1588	9	DHW Sys 2	Existing Unchanged
First_Add	Conditioned	HVAC2	80	9	DHW Sys 3	New
ADU	Conditioned	HVAC3	880	9	DHW Sys 3	Existing Unchanged

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (F2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	Second	R-15 Wall	0	Front	550	100	90	Extension	New	n/a

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (F2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Left Wall	Second	R-15 Wall	90	Left	380	40	90	Extension	New	n/a
Rear Wall	Second	R-15 Wall	180	Back	550	105	90	Extension	New	n/a
Right Wall	Second	R-15 Wall	270	Right	380	24	90	Extension	New	n/a
Front Wall 3	First_Ex	Default Wall 1978to 1991	3	Front	300	99	90	none	Existing	No
Left Wall	First_Ex	Default Wall 1978to 1991	93	Left	630	60	90	none	Existing	No
Rear Wall 2	First_Ex	Default Wall 1978to 1991	180	Back	170	11	90	none	Existing	No
Rear Wall 3	First_Ex	R-15 Wall	180	Back	140	83	90	none	Altered	No
Right Wall 2	First_Ex	Default Wall 1978to 1991	270	Right	30	0	90	none	Existing	No
Right Wall 3	First_Ex	R-15 Wall	270	Right	90	42	90	none	Altered	No
Front Wall 3	First_Add	R-15 Wall	3	Front	130	34	90	Extension	New	n/a
Left Wall 2	ADU	Default Wall 1978to 1991	90	Left	100	40	90	none	Existing	No
Rear Wall 4	ADU	Default Wall 1978to 1991	180	Back	240	12	90	none	Existing	No
Right Wall 4	ADU	Default Wall 1978to 1991	270	Right	430	89	90	none	Existing	No
Front Wall 4	ADU	Default Wall 1978to 1991	3	Front	100	0	90	none	Existing	No
Interior Surface	First_ExcoFirst_Add	F-0 Wall	n/a	n/a	30	0	n/a	n/a	Existing	No
Interior Surface 2	First_ExcoFirst_Add	F-0 Wall	n/a	n/a	90	0	n/a	n/a	Existing	No
Interior Surface 3	First_Ex>>ADU	R-15 Wall1	n/a	n/a	280	0	n/a	n/a	Altered	No

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (F2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface 4	First_ExcoFirst_Add	F-0 Wall	n/a	n/a	90	0	n/a	n/a	Existing	No
Roof 1	Second	R-38 HP Attic	n/a	n/a	1136	n/a	n/a	n/a	New	n/a
Roof 4	First_Ex	R-38 HP Attic	n/a	n/a	450	n/a	n/a	n/a	New	n/a
Roof 5	ADU	R-38 HP Attic	n/a	n/a	880	n/a	n/a	n/a	Altered	No
Raised Floor	First_Ex	R-19 Floor Cowlspace	n/a	n/a	1548	n/a	n/a	n/a	Altered	No
Raised Floor 2	First_Add	R-19 Floor Cowlspace	n/a	n/a	80	n/a	n/a	n/a	New	n/a
Raised Floor 3	ADU	R-19 Floor Cowlspace	n/a	n/a	880	n/a	n/a	n/a	Altered	No
Interior Surface 5	Second	R-4 Floor No Cowlspace	n/a	n/a	1086	n/a	n/a	n/a	New	n/a
Interior Surface 6	Second	R-4 Floor No Cowlspace	n/a	n/a	80	n/a	n/a	n/a	New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
Roof	Second	R-38 HP Attic1	0	Front	30.1	30	3	0.1	0.85	New	n/a
Roof 2	First_Ex	R-38 HP Attic1	0	Front	12.1	12	3	0.1	0.85	New	n/a

JAMIE CT

100 JAMIE CT, LOS GATOS, CA, 95032

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap	Status	Verified Existing Condition
Attic Second	Attic RoofSecond	Ventilated	3	0.1	0.85	No	No	New	n/a
Attic First_Ex	Attic RoofFirst_Ex	Ventilated	3	0.1	0.85	No	No	New	n/a
Attic ADU	Attic RoofADU	Ventilated	3	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Type	Surface	Orientation	Azimuth	Mult.	Area(ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (q)*	Status	Verified Existing Condition
W09	Window	Front Wall	Front	0	1	18	0.27	0.23	NFRC	☐	New	NA
W09 2	Window	Front Wall	Front	0	1	18	0.27	0.23	NFRC	☐	New	NA
W10	Window	Front Wall	Front	0	1	3	0.27	0.23	NFRC	☐	New	NA
W11	Window	Front Wall	Front	0	1	28	0.27	0.23	NFRC	☐	New	NA
W11 2	Window	Front Wall	Front	0	1	28	0.27	0.23	NFRC	☐	New	NA
W14	Window	Front Wall	Front	0	1	3	0.27	0.23	NFRC	☐	New	NA
W11 3	Window	Left Wall	Left	90	1	28	0.27	0.23	NFRC	☐	New	NA
W12	Window	Left Wall	Left	90	1	3	0.27	0.23	NFRC	☐	New	NA
W12 2	Window	Left Wall	Left	90	1	3	0.27	0.23	NFRC	☐	New	NA
W13	Window	Rear Wall	Back	180	1	12	0.27	0.23	NFRC	☐	New	NA
D12	Window	Rear Wall	Back	180	1	58	0.27	0.23	NFRC	☐	New	NA

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Type	Surface	Orientation	Azimuth	Mult.	Area(ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (q)*	Status	Verified Existing Condition
D13	Window	Rear Wall	Back	180	1	40	0.27	0.23	NFRC	☐	New	NA
W11 4	Window	Right Wall	Right	270	1	28	0.27	0.23	NFRC	☐	New	NA
W_Ex	Window	Front Wall 2	Front	0	1	72	0.55	0.67	Table 110.6-B	☐	Existing	No
W_Ex 2	Window	Left Wall	Left	90	1	60	0.55	0.67	Table 110.6-B	☐	Existing	No
W_Ex 3	Window	Rear Wall 3	Back	180	1	11	0.66	0.67	Table 110.6-B	☐	Existing	No
D07	Window	Rear Wall 3	Back	180	1	83	0.27	0.23	NFRC	☐	New	NA
D06	Window	Right Wall 3	Right	270	1	42	0.27	0.23	NFRC	☐	Altered	No
W_Ex 4	Window	Left Wall 2	Left	90	1	40	0.53	0.65	Table 110.6-B	☐	Existing	No
W_Ex 5	Window	Rear Wall 4	Back	180	1	12	0.55	0.67	Table 110.6-B	☐	Existing	No
W08	Window	Right Wall 4	Right	270	1	15	0.27	0.23	NFRC	☐	Altered	No
Sk01	Skylight	Roof	Front	0	1	10	0.45	0.25	NFRC	☐	New	NA
Sk01 2	Skylight	Roof	Front	0	1	10	0.45	0.25	NFRC	☐	New	NA
Sk03	Skylight	Roof	Front	0	1	4	0.45	0.25	NFRC	☐	New	NA
Sk03	Skylight	Roof	Front	0	1	4	0.45	0.25	NFRC	☐	New	NA
Skylight_Ex	Skylight	Roof 2	Front	0	1	12	0.84	0.67	Table 110.6-B	☐	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Type	Surface	Orientation	Azimuth	Mult.	Area(ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (q)*	Status	Verified Existing Condition

*Project includes fenestration not subject to maximum U-factor requirement per Exception 1 / Exception 2 / Exception 3 to Section 150.0(q).

Total North Facing Fenestration	214
Total East Facing Fenestration	140
Total South Facing Fenestration	211
Total West Facing Fenestration	81

OPAQUE DOORS

01	02	03	04	05	06	07
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition	NFRC Rating Req.
D01	Front Wall 3	34	0.2	New	n/a	Yes
D04	Right Wall 4	20	0.2	Altered	No	Yes

OPAQUE SURFACE CONSTRUCTIONS

01	03	05	04	06	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	AssemblyLayers	Non-Std Spray Foam
R-15 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum board Cavity / Frame: R-15 / 2x6 Exterior Finish: 3 Coat Stucco	☐

SCALE

DATE
2026/08/14

SHEET NUMBER
G01

Docusign Envelope ID: 526AD49C-7B45-6B97-0179-1866DCBDC2AD

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

Project Name: Jamie EAA — **Calculation Date/Time:** 2026-05-27T20:33:52-01:00 — **(Page 10 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** Building2.ribd25x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 AssemblyLayers	09 Non-Std Spray Foam
Default Wall 1978 to 1991	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-11	None / None	0.103	Inside Finish: Gypsum board Cavity / Frame: R-11 / 2x4 Exterior Finish: Wood Siding/sheathing/decking	☐
R-38 HP Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-38	19 / None	0.019	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x4 Sheathing / Insulation: R-19 Sheathing Inside Finish: Gypsum board	☐
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum board	☐
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum board	☐

Registration Number: 426-P010158162A-000-000-0000000-0000 — Registration Date/Time: 05/27/2026 20:46 — ECC Provider: CHEERS

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

Project Name: Jamie EAA — **Calculation Date/Time:** 2026-05-27T20:33:52-01:00 — **(Page 11 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** Building2.ribd25x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 AssemblyLayers	09 Non-Std Spray Foam
Attic RoofDecond	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x6 Around Roof Joists: R-6.0 insul.	☐
Attic RoofFirst_Ex	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x6 Around Roof Joists: R-6.0 insul.	☐
Attic RoofADU	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-19	None / 0	0.059	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x6 Around Roof Joists: R-6.0 insul.	☐

Registration Number: 426-P010158162A-000-000-0000000-0000 — Registration Date/Time: 05/27/2026 20:46 — ECC Provider: CHEERS

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CA Building Energy Efficiency Standards - 2025 Single-family Compliance — Report Version: 2025.0.000 — Report Generated: 2026-05-27 20:34:15

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

Project Name: Jamie EAA — **Calculation Date/Time:** 2026-05-27T20:33:52-01:00 — **(Page 12 of 16)**

Calculation Description: Title 24 Analysis — **Input File Name:** Building2.ribd25x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 AssemblyLayers	09 Non-Std Spray Foam
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10	☐
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum board	☐
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 1x12 Ceiling Below Finish: Gypsum board	☐

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 ICC Verification	09 Water Heater Name (#)	10 Status	11 Verified existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	n/a

Registration Number: 426-P010158162A-000-000-0000000-0000 — Registration Date/Time: 05/27/2026 20:46 — ECC Provider: CHEERS

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WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 ICC Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 3	Domestic Hot Water (DHW)	Standard	DHW Heater 3	1	n/a	None	n/a	DHW Heater 3 (1)	Existing	No	n/a

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.81	Btu/hr	200000	0	n/a	n/a	n/a	New	n/a
DHW Heater 3	Gas	Small Storage	1	50	EF	0.63	Btu/hr	76000	0	80	n/a	n/a	Existing	No

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency	05 Status	06 Verified Existing Condition
Heating Component 1	Central gas furnace	1	AFUE - 95	New	No
Heating Component 2	Central gas furnace	1	AFUE - 80	Existing	No
Heating Component 3	Central gas furnace	1	AFUE - 95	New	No

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HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Airflow Target	08 Fan Power (Watts/CFM)	09 Status	10 Verified Existing Condition
Cooling Component 1	Central split AC	1	EER2/SEER2	11.7	14.3	350	0.45	New	No
Cooling Component 2	Central split AC	1	EER/SEER	11.7	14.3	350	0.58	Existing	No

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply/Return	05	06 Duct Location Supply	07 Return	08 Status	09 Verified Existing Condition	10 Existing Distribution system	11 New Ducts >= 10 ft
Air Distribution System1	Unconditioned attic	Non-Verified	R-8		Attic	Attic	New	n/a	n/a	n/a
Air Distribution System2	Unconditioned crawl space	Non-Verified	R-6		Crawl Space	Crawl Space	Alteration	No	n/a	n/a
Air Distribution System3	Unconditioned attic	Non-Verified	R-8		Attic	Attic	New	n/a	n/a	n/a

INDOOR AIR QUALITY(IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - ASRE	07 Includes Fault Indicator Display?	08 Status
SFam ADU IAQVentRpt	107	0.35	Exhaust	No	n/a / n/a	No	

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INDOOR AIR QUALITY(IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - ASRE	07 Includes Fault Indicator Display?	08 Status
SFam ADU IAQVentRpt	49	0.35	Exhaust	No	n/a / n/a	No	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: John Tao	Documentation Author Signature:
Company: Rasaltic, Inc	Signature Date: 05/27/2026
Address: 2615 Macarthur Blvd	CEA/HERS/CCC Certification Identification (if applicable):
City/State/Zip: Oakland, CA 94602	Phone: (510) 967-1299

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Duong Le	Responsible Designer Signature: Duong Le
Company: Custom Home Design and Build	Date Signed: 05/27/2026
Address: 2092 Concourse Dr ste 9	License: 1089177
City/State/Zip: San Jose, CA 95131	Phone: 6509996797

Registration Number: 426-P010158162A-000-000-0000000-0000 — Registration Date/Time: 05/27/2026 20:46 — ECC Provider: CHEERS

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Custom Home Design and Build

CUSTOM HOME DESIGN AND BUILD
2092 CONCOURSE DR
#9 SAN JOSE, CA 95131
WWW.CUSTOMHOME.US
EMAIL: INFO@CUSTOMHOME.US
PHONE: 407-701-7116

REVISIONS	BY

DESIGN MANAGER

Signature:

JAMIE CT

100 JAMIE CT, LOS GATOS, CA, 95032

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

SCALE

DATE 2026/08/14

SHEET NUMBER G02

Docusign Envelope ID: 526AD49C-7B45-8B97-8179-1866DCBDC2AD

GENERAL REQUIREMENTS

1. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
3. SUBSTITUTIONS: PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS ICC REPORTS AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION.
4. SIMILAR WORK: WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
5. PIPES, DUCTS, SLEEVES, CHASES, ETC.: SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
6. EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
7. CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
8. CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
9. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.

NAILING

1. ALL NAILING SHALL BE COMMON WIRE NAILS AND FOLLOW THIS TABLE:

SIZE PENNY	DIAMETER INCHES	WIRE GAGE	PENETRATION INCHES
8D	0.134	10-1/4	1-5/8
10D	0.148	9	1-7/8
16D	0.165	8	2
20D	0.203	6	2-3/8

PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT. 1-1/2 INCHES OF PENETRATION FOR 10D AND 16D NAILS IS ACCEPTABLE FOR TOP PLATES AND DOUBLED 2X MEMBERS. WHERE THE NAIL PENETRATION WILL BE LESS THAN SPECIFIED, INCREASE NAIL LENGTH (SIZE) TO OBTAIN THE PENETRATION REQUIRED FOR THE NAIL SPECIFIED.

2. FASTENER SCHEDULE FOR STRUCTURAL MEMBERS - THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

ROOF
1. CL'G. JOIST/RAFTER/TRUSS TO TOP PLATE/OTHER FRAMING BELOW, EACH END, TOE NAIL BELOW......3-8D
2. BLOCKING (NOT AT THE WALL TOP PLATE) TO RAFTER OR TRUSS,EACH END, TOE NAIL......2-8D
3. BLOCKING (NOT AT THE WALL TOP PLATE) TO RAFTER OR TRUSS,END NAIL......2-16D
4. FLAT BLOCKING TO TRUSS AND WEB FILLER, FACE NAIL......14D @ 6" O.C.
5. CL'G. JOIST TO TOP PLATE, EACH JOIST, TOENAIL......3-8D
6. CL'G. JOIST LAPS OVER PARTITIONS(NO THRUST),FACE NAIL......3-16D
7. CL'G. JOIST ATTACHED TO PARALLEL RAFTER(HEEL JOINT), FACE NAIL PER DETAIL
8. COLLAR TIE TO RAFTER,FACE NAIL NAIL......3-10D
9. RAFTER OR ROOF TRUSS TO TOP PLATE,TOENAIL......3-10D
10. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS OR RIDGE BOARD,END NAIL......2-16D
11. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS OR RIDGE BOARD, TOENAIL......3-10D

WALL
1. STUD TO STUD (NOT AT BRACED WALL PANELS),FACE NAIL......16D @24" O.C.
2. STUD TO STUD & ABUTTING STUDS AT INTERSECTING WALL CORNER, FACE NAIL......16D @16" O.C.
3. BUILT-UP HEADER(2" TO 2" HEADER),EACH EDGE, FACE NAIL......16D @16"O.C.
4. CONTINUOUS HEADER TO STUD,TOENAIL......4-8D
5. TOP PLATE TO TOP PLATE,FACE NAIL......16D @16"O.C.
6. TOP PLATE TO TOP PLATE(AT END JOISTS),EACH SIDE OF END JOINT, FACE NAIL......8-16D
7. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS),FACE NAIL......16D @16"O.C.
8. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING), FACE NAIL......2-16D@16"O.C.
9. STUD TO TOP OR BOTTOM PLATE,TOENAIL......4-8D
10. STUD TO TOP OR BOTTOM PLATE,END NAIL......2-16D
11. TOP PLATES,LAPS AT CORNERS AND INTERSECTIONS,FACE NAIL......2-16D
12. 1" BRACE TO EACH STUD AND PLATE,FACE NAIL......2-8D
13. 1"X6" SHEATHING TO EACH BEARING,FACE NAIL......2-8D
14. 1"X8" AND WIDER SHEATHING TO EACH BEARING,FACE NAIL......3-8D

FLOOR
1. JOIST TO SILL,TOP PLATE OR GIRDER,TOENAIL......3-8D
2. RIM /BAND JOIST/ BLK'G TO TOP PLATE/SILL/OTHER FRAMING BELOW, TOENAIL......8D @ 6" O.C.
3. 1"X6" SUBFLOOR OR LESS TO EACH JOIST,FACE NAIL......2-8D
4. 2" SUBFLOOR TO JOIST OR GIRDER,FACE NAIL......2-16D
5. 2"PLANKS(PLANK & BEAM - FLOOR&ROOF),EACH BEATING,FACE NAL......2-16D
6. BUILT-UP GIRDERS AND BEAM,2" LUMBER LAYERS,FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES......20D @32" O.C.
BUILT-UP GIRDERS AND BEAM,2" LUMBER LAYERS. EACH SPLICE,FACE......2-20D
7. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS,EACH JOIST OR RAFTER, FACE NAIL......3-16D
8. JOIST TO BAND JOIST OR RIM JOIST,END NAIL......3-16D
9. BRIDGING OR BLOCKING TO JOIST,RAFTER OR TRUSS,EACH END, TOENAIL......2-8D

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING CODE, CHAPTER 22 & REFERENCE.
2. STEEL SHALL BE PRIMED WITH A RUST RESISTANCE PRIMER & SHOULD CONFORM TO ASTM A36 (FY=36 KSI) AS A MINIMUM, UNLESS OTHERWISE NOTED. ALL W SHAPES TO BE ASTM A992. (FY=50 KSI)
3. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B (FY=35 KSI).
4. ROUND HSS TUBING SHALL CONFORM TO ASTM A500 GRADE B (FY=42 KSI)
5. RECTANGULAR AND SQUARE HSS TUBING SHALL CONFORM TO ASTM A500, GRADE B (FY=46 KSI).
6. HP SECTIONS SHALL CONFORM TO ASTM A572, GRADE 50 (FY=50 KSI).
7. ALL STRUCTURAL WELDING PROCEDURES AND MATERIALS SHALL CONFORM TO BUILDING CODE, SECTION 2204.1. ALL WELDING SHALL BE BY THE SHIELD METAL ARC WELDING PROCESS OR THE SUBMERGED ARC WELDING PROCESS USING E70XX-LOW HYDROGEN ELECTRODES, UNLESS OTHERWISE NOTED.
8. ALL BOLTS FOR CONNECTIONS OF STEEL MEMBERS SHALL CONFORM TO BUILDING CODE, SECTION 2204.2 & ASTM A325N, UNLESS OTHERWISE NOTED. HOLES FOR BOLTS SHOULD BE DRILLED OR PUNCHED & SHALL BE 1/16" LARGER THAN BOLT DIAMETER.
9. PREFABRICATED STEEL MOMENT FRAMES PER MANUFACTURER. STEEL MOMENT FRAME MANUFACTURER SHALL SUBMIT SHOP DRAWING, DESIGN CALCULATIONS, AND APPROVED MOMENT FRAME TEST REPORT (ICC, IAMPO, OR TEST PER APPENDIX S OF AISC SEISMIC PROVISION) TO E.O.R. FOR REVIEW.
10. ALL SHOP WELDING AND FABRICATION MUST BE DONE IN A SHOP APPROVED BY A SPECIAL INSPECTION AGENCY WHICH IS APPROVED BY THE BUILDING OFFICIAL. ALL FIELD WELDING MUST BE PERFORMED BY A CERTIFIED WELDER AND A SPECIAL INSPECTOR SHALL CONTINUOUSLY INSPECT ALL STRUCTURAL FIELD WELDING. BOTH SHALL BE APPROVED BY THE BUILDING OFFICIAL.

WOOD

1. GRADE STAMPED DOUGLAS FIR/LARCH (SEE LUMBER GRADES).
2. NAILS: COMMON WIRE UNLESS OTHERWISE NOTED. EDGE SEE NAILING NOTE BELOW.
3. THE SPACING CENTER TO CENTER OF NAILS IN THE DIRECTION OF STRESS
4. SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED TO A DIAMETER SMALLER THAN THAT OF THE NAIL.
5. ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8 INCH DIAMETER ANCHOR OR MACHINE BOLTS WITH A MINIMUM OF 7 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 12 INCHES OF EACH END OF EACH PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER U.O.N. ANCHORS SHALL BE LOCATED A MAXIMUM OF 2 INCHES FROM THE FACE OF STUD RECEIVING WOOD STRUCTURAL PANELS. ANCHOR BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER. HOLES MORE THAN 1/16 INCH LARGER THAN THE ANCHOR BOLT SHALL BE EPOXY FILLED UNDER THE CONTINUOUS SUPERVISION OF A LICENSED SPECIAL INSPECTOR.
6. BOLTS: NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. BOLT HOLES 1/32 TO 1/16 INCH LARGER THAN THE BOLT DIAMETER. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK OR BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16 INCH MINIMUM BEYOND THE NUT. BOLTS IN SPECIFIED SLOTTED HOLES SHALL BE CENTERED IN THE SLOT UON.
7. LAG SCREW CLEARANCE & LEAD HOLES SHALL BE BORED AS FOLLOWS: THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
8. SQUARE STEEL PLATE WASHERS (PW): ANCHOR BOLTS, BOLTS, LAGS AND NUTS, NOTED PW, SHALL BE SQUARE STEEL PLATE WASHERS:

BOLT DIAM (IN)	THICKNESS (IN)	SIZ (IN)
1/2	1/4	3 X 3
5/8	1/4	3 X 3
3/4	5/16	3 X 3
7/8	5/16	3 X 3
1	3/8	3 1/2 X 3 1/2

9. CUT STEEL WASHERS: FOR BOLTS, LAGS AND NUTS, UON.
10. FRAMING CONNECTORS: PER MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS ICC APPROVED AND INSTALLED ACCORDINGLY. SIZE AND NUMBER OF NAILS TO BE MAXIMUM SPECIFIED BY THE MANUFACTURER UON.
11. NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
12. BOLTED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORT. INSTALL HOLD DOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING ANCHOR BOLT. TIGHTEN HOLD DOWN ANCHOR BEFORE TIGHTENING POST BOLTS. USE EXTRA CARE IN BORING THE POST BOLT HOLES (1/32 TO 1/16 LARGER THAN THE BOLT DIAMETER). THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. THE POST BOLTS SHALL NOT BE COUNTERSUNK INTO THE HOLD DOWN POST UON. DO NOT BEND HOLD DOWN ANCHORS.
13. PRESERVATIVE TREATED WOOD: WOOD EXPOSED TO THE WEATHER; FOUNDATION PLATES ON CONCRETE SLABS, FOUNDATIONS WHICH ARE IN DIRECT CONTACT WITH EARTH SHALL BE TREATED WOOD WITH PRESERVATIVE RETENTION AS REQUIRED FOR USE. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.
14. TOP PLATES: TWO PIECES, SAME SIZE AS STUDS, STAGGER SPLICE 4'-0" MINIMUM. CENTER SPLICES OVER STUDS. SPLICE WITH 12-16D MINIMUM UON.
15. FULL-DEPTH SOLID BLOCKING OR CROSS BRACING: INSTALLED AT INTERVALS NOTEXCEEDING 8 FEET FOR ALL JOISTS AND RAFTERS 2X12 AND DEEPER.
16. SOLID BLOCKING: TWO INCH FULL WIDTH BLOCKING (FIRE STOPS) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
17. CUTTING AND NOTCHING: DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. HOLES THROUGH PLATES, STUDS AND DOUBLE PLATES IN WALLS SHALL FOLLOW DETAIL 5/SD1.0, THE MEMBER WIDTH AND SHALL BE LOCATED IN THE CENTER OF THE MEMBER.
18. PARTITIONS: DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS.
19. END SUPPORT: ROOF AND FLOOR JOISTS OVER 4 INCHES DEEP SHALL HAVE THEIR ENDS HELD IN POSITION WITH EITHER: FULL DEPTH SOLID BLOCKING; NAILED BRIDGING; NAILING OR BOLTING TO OTHER FRAMING MEMBERS; OR APPROVED JOIST HANGERS.
20. HOT DIPPED ZINC-COATED GALVANIZING: ALL EXPOSED STEEL TIMBER HARDWARE, FASTENERS AND CONNECTORS.
21. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL.

WOOD STRUCTURAL PANELS (PANEL)

1. REFERENCES: PS1, PS2, APA STANDARD PRP-108, NATIONAL EVALUATION SERVICE REPORT NER-108
2. WALL PANELS: 15/32" APA RATED SHEATHING STRUCTURAL I EXP 1(PANEL INDEX OF 32/16)
3. ROOF PANELS: 15/32" APA RATED SHEATHING EXP 1(PANEL INDEX OF 32/16)
4. FLOOR PANELS: 23/32" APA RATED STURD-I-FLOOR T&G EXP 1 (SPAN RATING OF 24" O.C.) (EXTERIOR EXPOSURE AT BALCONIES AND DECKS)
5. BLOCKING:
6. A) WALLS: ALL UNSUPPORTED PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3X BLOCKING
7. B) FLOORS & ROOFS: WHERE NOTED ON THE DRAWINGS, ALL SUPPORT PANEL JOINTS SHALL BE BLOCKED SOLID WITH 3X4 FLAT BLOCKING.
8. NAILING: COMMON WIRE NAILS. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL. FIELD NAILING (FN) SHALL BE 12 INCHES ON CENTER AND THE MINIMUM PANEL EDGE DISTANCES SHALL BE MAINTAINED.
9. MACHINE NAILING: SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR THIS PROJECT AND REVIEW BY THE ENGINEER. THE USE OF MACHINE NAILING IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. PANEL NAILS SHALL BE DRIVEN SO THAT THE HEADS ARE FLUSH WITH THE SURFACE OF THE PANEL AND THE MINIMUM PANEL EDGE DISTANCES ARE MAINTAINED.
10. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND T&G EDGES PER APA, AFG-01. FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.
11. WOOD STRUCTURAL PANELS (PANELS): WHERE ADJACENT WALLS ARE PANELED, PANELS SHALL BE INSTALLED OVER AND UNDER OPENINGS.

WALL STUD TABLE

TRIB WIDTH = 10 FT, ROOF DL= 20, LL= 20, FLOOR DL=15, LL=40

STUD SIZE	STUD HEIGHT	MAX. SPACING					
		1 STORY	2 STORY		3 STORY		
			2ND LEVEL	1ST LEVEL	3RD LEVEL	2ND LEVEL	1ST LEVEL
2X4	10'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	N/A
2X4	12'-0"	16" O.C.	16" O.C.	12" O.C.	16" O.C.	12" O.C.	N/A
3X4	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.
2X6	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	12" O.C.
2-2X4	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.
2-2X6	12'-0"	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.	16" O.C.

*LOWER STUDS MUST BE INLINE WITH UPPER STUDS
*2X BLOCKING BETWEEN STUDS AT 4'-6" O.C.

ENGINEERED LUMBER

1. LVL - LAMINATED VENEER LUMBER SHALL BE 2.0E MICROLLAM LVL.
2. PSL - PARALLEL STRAND LUMBER SHALL BE 2.2E PARALLAM PSL.
3. LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E TIMBERSTRAND FOR STUDS, RIM BOARDS AND BLOCKING. 1.55E TIMBERSTRAND FOR JOIST, BEAMS AND HEADERS.

ENGINEERED LUMBER I-JOISTS

I-JOIST SHALL BE APA PERFORMANCE RATED MANUFACTURED IN CONFORMANCE WITH PRI-400, PERFORMANCE STANDARD FOR APA EWS. I-JOIST FLANGES TO HAVE MINIMUM WIDTH OF 1 1/2" 7 MINIMUM THICKNESS OF 1 5/16". WEBS TO BE PLYWOOD OR OSB WITH MINIMUM THICKNESS OF 3/8". FOR ONE HOUR CONSTRUCTION, PRI-50 JOISTS ARE REQUIRED AT 24" OC. MAX., SEE ESR-1405. PROPER STORAGE, HANDLING AND INSTALLATION SHALL BE FOR THESE PLANS AND MANUFACTURER'S RECOMMENDATIONS.

LUMBER GRADES DOUGLAS FIR/LARCH

COMPLY WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD AND STANDARD GRADING RULES FOR WESTERN LUMBER. 19% MAXIMUM MOISTURE CONTENT AT TIME OF PLACEMENT.
1. DIMENSION LUMBER: BLOCKING
(2" TO 4" THICK, 2" TO 4" & NONBEARING STUDS WIDE; STANDARD)
(10' MAXIMUM)
2. DIMENSION LUMBER: BEARING
(2" TO 4" THICK, 2" TO 4" STUDS JOISTS & RAFTERS WIDE; NO. 2)
3. DIMENSION LUMBER: JOISTS AND RAFTERS
(2" TO 4" THICK, 5" AND STUDS, BLOCKING, WIDER; NO. 2)
4. BEAMS AND STRINGERS:
(5" AND THICKER, WIDTH MORE THAN 2" GREATER THAN THICKNESS; NO. 1)
5. POSTS AND TIMBERS:
(4" AND 6", AND LARGER, WIDTH NOT MORE THAN 2" GREATER THAN THICKNESS; NO.2)
6. HOLD DOWN POSTS: (NO. 2)

REINFORCED CONCRETE

1. MATERIALS:
CEMENT......ASTM C-150 TYPE II
AGGREGATE......ASTM C-33 STANDARD WEIGHT
REINFORCEMENT......ASTM A-615 GRADE 60 TYPICAL
ANCHOR BOLTS......ASTM A-307 HOOKED ANCHOR BOLTS
ANCHOR BOLTS......ASTM A-307 HEADED MACHINE BOLTS
2. CONCRETE STRENGTHS: THE CONCRETE STRENGTHS SHOWN IN THE FOLLOWING TABLE ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS; AND THE AGGREGATE (AGG) SHOWN IS THE MAXIMUM SIZE. CONCRETE SHALL BE STANDARD WEIGHT CONCRETE (145 PCF).

ITEM OF CONSTRUCTION	STRENGTH (PSI)	AGG (IN)	SLUMP (IN)
FOUNDATIONS	2,500	1 1/2	4
POUR IN PLACE WALL	2,500	1 1/2	4
SLABS-ON-GRADE	2,500	1	4

(DESIGN STRENGTH BASED ON 2,500 PSI NO SPECIAL INSPECTION IS REQUIRED)
EXCEPTION:
A) THE WEIGHT PERCENTAGE OF SULFATE — STRENGTH(PSI)
> 1.0 — 4000
> 2.0 — 4500
B) SHOTCRETE CONCRETE STRENGTH = 4000 PSI MIN.
3. REINFORCEMENT:
A) DETAILING, FABRICATION AND PLACING: SHALL CONFORM TO AND ACI 318.
B) MINIMUM CONCRETE COVER:
CAST AGAINST & EXPOSED TO EARTH......3"
EXPOSED TO EARTH OR WEATHER......2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, JOISTS......3/4"
BEAMS, COLUMNS (TIES, STIRRUPS, SPIRALS)......1-1/2"
C) CHAIRS, SPACERS AND SAND PLATES: AS REQUIRED TO MAINTAIN CONCRETE COVER.
D) VERTICAL REINFORCEMENT: SHALL BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES.
E) SPACING: CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT, OR 1-1/3 TIMES MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".
F) TACK WELDING, WELDING, HEATING OR CUTTING OF BARS: NOT PERMITTED U.O.N.
G) SLAB CORNERS: PROVIDE 2-#4 X 4'-0" AT RE-ENTRANT CORNERS AND EACH CORNER OF RECTANGULAR HOLES IN SLABS. PLACE BARS DIAGONALLY.
H) SPLICES (STANDARD LAPS): LAP SPLICE PER DETAIL 1/SD1.0. STAGGER BOTTOM SPLICES AT LEAST 5'-0" FROM SPLICES IN OTHER BOTTOM REINFORCEMENT. STAGGER SPLICES FOR TOP REINFORCEMENT SIMILARLY.
4. ANCHOR BOLTS, DOWELS AND HOLD DOWN ANCHORS: SECURELY HELD IN PLACE PRIOR TO FOUNDATION INSPECTION BY THE BUILDING OFFICIAL AND OBSERVATION BY THE ENGINEER.
5. PIPES, SLEEVES AND DUCTS:NOT TO BE PLACED IN WALLS, BEAMS, SLABS, FOOTINGS OR COLUMNS UNLESS SPECIFICALLY DETAILED.
6. CHAMFER: 3/4 INCH ON EXPOSED CORNERS.
7. ADMIXTURES: REVIEWED BY THE ENGINEER. CALCIUM CHLORIDE OR ADDED CHLORIDES ARE NOT PERMITTED.
8. CONSTRUCTION JOINTS: ACI 117.9 & 6.4, 1/4 INCH AMPLITUDE MINIMUM OR EYED JOINTS PER PLAN. LOCATION OF JOINTS TO BE REVIEWED BY THE ENGINEER. WAIT 48 HOURS BETWEEN POURS.
9. SLAB-ON-GRADE JOINTS: LOCATION OF ALL CONSTRUCTION, CONTROL AND WEAKENED PLANE JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE PLACING OF REINFORCEMENT. MAXIMUM SPACING 15 FEET ON CENTER.
10. ACTUAL DIMENSIONS: SLAB, WALL, BEAM AND COLUMN DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS NOT NOMINAL DIMENSIONS (i.e. A 4 INCH SLAB IS 4 INCHES THICK, NOT 3-1/2 INCHES.)
11. CONCRETE CURING: ACI 318
12. VIBRATION: ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.

SHEET INDEX

SN1.0	GENERAL NOTES
S1.0	FOUNDATION PLAN
S2.0	LOW ROOF & FLOOR FRAMING PLAN
S3.0	ROOF FRAMING PLAN
SD1.0	FOUNDATION DETAILS
SD2.0	FRAMING DETAILS
SD3.0	FOUNDATION DETAILS
SD4.0	FRAMING DETAILS

PROJECT DESIGN DATA

GOVERNING CODE: 2025 CALIFORNIA BUILDING CODE (CBC).

STRUCTURAL DESIGN LOADS:	DEAD LOAD	LIVE LOAD
ROOF LOADS	18 PSF	20 PSF
CEILING LOADS (ATTICS WITHOUT STORAGE)	7 PSF	10 PSF
FLOOR LOADS	15 PSF	40 PSF
DECK LOADS	15 PSF	60 PSF

WIND DESIGN
1. WIND SPEED 92 MPH RISK CATEGORY II, EXPOSURE C, WIND PRESSURE MIN 16 PSF USED KH=0.85, KZT=1, KD=0.85, I=1

SEISMIC DESIGN
1. SEISMIC BASE SHEAR FOR LIGHT-FRAME WALLS SHEATHED WITH WOOD STRUCTURAL SYSTEM = 0.202W (ALLOWABLE STRESS DESIGN)
RISK CATEGORY II $S_S = 2.34$ $S_1 = 0.81$ $C_S = 0.225$
SEISMIC DESIGN CATEGORY E $S_{DS} = 1.465$ $S_{D1} = 1.307$ $\rho = 1.3$
R= 6.5 (LIGHT-FRAME WALLS SYSTEM)

FOUNDATION
1. FOUNDATION MATERIAL: SEE REINFORCED CONCRETE
2. MINIMUM FOUNDED DEPTH & WIDTH OF FOOTINGS:
BELOW ROUGH PAD GRADE......24"
BELOW LOWEST ADJACENT FINISHED GRADE......24"
WIDTH......16" MIN
3. BASE OF FOOTINGS & SLABS: SEE PLAN
4. ALLOWABLE SOIL PRESSURES:
DL + LL LOAD......1,500 PSF
ALL LOAD (WIND/SEISMIC) FORCES......2,000 PSF
5. ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS
6. BACK FILL: EXCAVATIONS SHALL BE PROPERLY BACKFILLED. BACK FILL FOR WALLS SHALL BE PERVIOUS MATERIAL. DO NOT PLACE BACK FILL BEHIND WALLS BEFORE THEY HAVE ATTAINED THEIR DESIGN STRENGTH. SHORE AND PROTECT WALLS FROM LATERAL LOADS UNTIL THE SUPPORTING MEMBERS ARE IN PLACE HAVE DEVELOPED SPECIFIED STRENGTHS.

SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTION REQUIREMENTS

1. SPECIAL INSPECTION AGENCY EMPLOYED BY THE OWNER.
2. REPORTS: PREPARED AND SIGNED BY THE INSPECTOR, SUBMITTED TO THE BUILDING OFFICIAL AND THE ENGINEER. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF NOT CORRECTED, TO THE BUILDING OFFICIAL AND THE ENGINEER.
3. CERTIFICATION: INSPECTOR MUST BE CITYCERTIFIED BY THE BUILDING OFFICIAL TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED.
4. RESPONSIBILITY: IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY PRIOR TO PERFORMING ANY WORK THAT REQUIRESSPECIAL INSPECTION.
5. SPECIAL INSPECTIONS REQUIRED FOR THE FOLLOWING ITEM.:
(A) SHEAR WALLS WITH NAILING 4" SPACING OR LESS
(B) EPOXY ANCHOR OR EXPANSION ANCHOR INSTALL INTO EXISTING CONCRETE SLAB OR FOOTING

ABBREVIATION:

&	AND	JST	JOIST
A.B.	ANCHOR BOLT	JT.	JOINT
ARCH.	ARCHITECTURAL	L.S.	LAG SCREW
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M.B.	MACHINE BOLT
BOT.	BOTTOM	MECH.	MECHANICAL
BTWN.	BETWEEN	MFR.	MANUFACTURER
CONC.	CONCRETE	MIN.	MINIMUM
CONT.	CONTINUOUS	MISC.	MISCELLANEOUS
CTSK.	COUNTERSUNK	N.	NORTH
CTR.	CENTER	N/A	NOT APPLICABLE
DBL.	DOUBLE	N.I.C.	NOT IN CONTRACT
DET.	DETAIL	NO. OR #	NUMBER
DIA.	DIAMETER	N.T.S.	NOT TO SCALE
DN.	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	OPP.	OPPOSITE
DN.	DOWN	OWG	OPEN WEB STEEL GIRDER
DWG.	DRAWING	PL.	PLATE
DWLS.	DOWELS	PLYWD	PLYWOOD
(E)	EXISTING	RAD.	RADIUS
EA.	EACH	REF.	REFERENCE
E.E.	EACH END	REINF.	REINFORCED
E.F.	EACH FACE	REQD.	REQUIRED
EL.	ELEVATION	S.A.D.	SEE ARCH DRAWING
E.N.	EDGE NAILING	SCHED.	SCHEDULED
EQ.	EQUAL	SECT.	SECTION
E.S.	EACH SIDE	SIM.	SIMILAR
E.W.	EACH WAY	SPEC.	SPECIFICATION
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	STAGG.	STAGGERED
F.F.	FINISH FLOOR	STD.	STANDARD
F.A.	FINISH GRADE	STL.	STEEL
FIN.	FINISH	SYM.	SYMMETRICAL
FL.	FLOOR	SPA.	SPACING
F.O.C.	FACE OF CONCRETE	T.&B.	TOP & BOTTOM
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
GLB	GLU-LAM BEAM	TYP.	TYPICAL
H.D.	HOLDOWN	U.O.N.	UNLESS OTHERWISE NOTED
HGR	HANGER	VERT.	VERTICAL
HGT.	HEIGHT	W/	WITH
HK.	HOOK	W/O	WITHOUT
HORIZ.	HORIZONTAL	WP.	WATERPROOF
H.S.B.	HIGH STRENGTH BOLT	W.W.F.	WELDED WIRE FABRIC

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5595

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER
No. C92766
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: GENERAL NOTES

DATE: 02/02/26

JOB NO. OES26017

REVISION

	MM/DD/YY	DESCRIPTION
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SHEET NO.

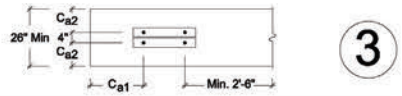
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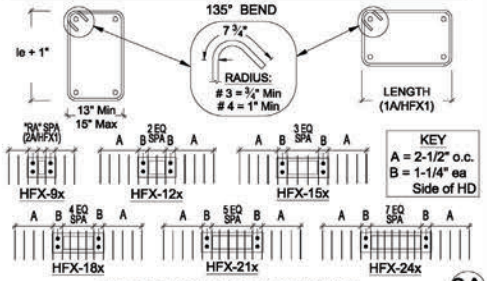
BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

Model	Panel Width (in)	Anchorage[1]	Rod Dia (in)	Rod[2,3] Grade	BB-RA le[4] (in)	BB-RA Ca1[5] (in)	BB-RA Ca2[6] (in)	Stirrups[9] (in)	Shear[7] Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	15	19-3/4	11	8 - #4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD				13 - #4	# 3 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-15x	15	1-1/8-STD-BB-RA		STD	23	20-5/8		14 - #4	
		1-1/8-HS-BB-RA		HS					
HFX-18x	18	1-1/8-STD-BB-RA		STD				15 - #4	# 4 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-21x	21	1-1/8-STD-BB-RA		STD				16 - #4	
		1-1/8-HS-BB-RA		HS					
HFX-24x	24	1-1/8-STD-BB-RA		STD				18 - #4	
		1-1/8-HS-BB-RA		HS					

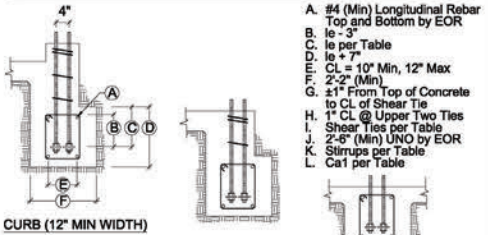
BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE
1-1/8 - STD - BB - RA
- REINFORCED ANCHORAGE
- "BACK TO BACK" INSTALLATION
- ROD GRADE
- ROD DIAMETER

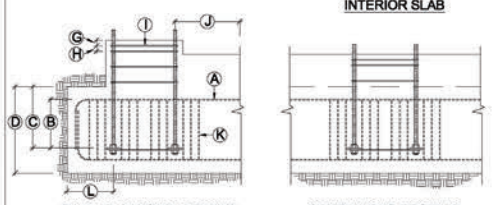


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BB-RA SHEAR TIES & STIRRUPS 3A



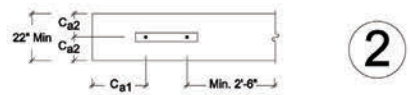


BB-RA SECTIONS & ELEVATIONS 3B

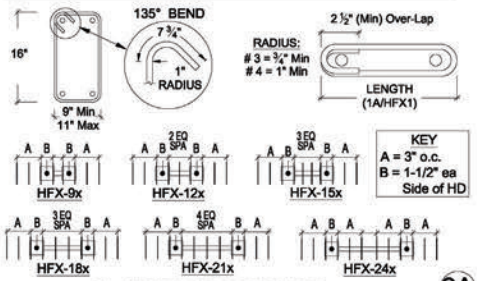
REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage[1]	Rod Dia (in)	Rod[2,3] Grade	RA le[4] (in)	RA Ca1[5] (in)	RA Ca2[6] (in)	Stirrups[9] (in)	Shear[7] Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - #4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - #4	
		1-1/8-HS-RA		HS					# 3 (min) @ 4" OC
HFX-15x	15	1-1/8-STD-RA		STD				10 - #4	
		1-1/8-HS-RA		HS					
HFX-18x	18	1-1/8-STD-RA		STD		20-5/8		11 - #4	
		1-1/8-HS-RA		HS					
HFX-21x	21	1-1/8-STD-RA		STD				12 - #4	# 4 (min) @ 4" OC
		1-1/8-HS-RA		HS					
HFX-24x	24	1-1/8-STD-RA		STD					
		1-1/8-HS-RA		HS					

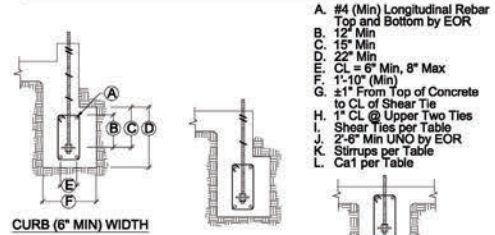
REINFORCED ANCHORAGE NOMENCLATURE
1-1/8 - STD - RA
- REINFORCED ANCHORAGE
- ROD GRADE
- ROD DIAMETER

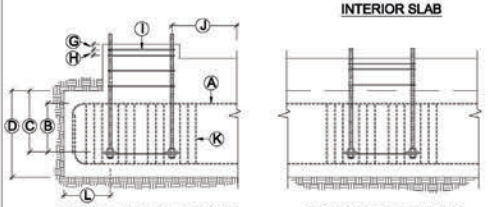


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RA SHEAR TIES & STIRRUPS 2A



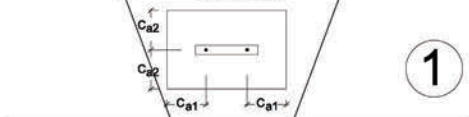


RA SECTIONS & ELEVATIONS 2B

UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage[1]	Rod Dia (in)	Rod[2,3] Grade	UA le[8] (in)	UA Ca1[5] & Ca2[6] (in)	Shear[7,8] Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30	
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
		1-1/8-HS-23-34			23	34	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE
1-1/8 - STD - 14 - 20
- END & EDGE DISTANCE (C_{a1} & C_{a2})
- EMBEDMENT DEPTH (l_e)
- ROD GRADE
- ROD DIAMETER



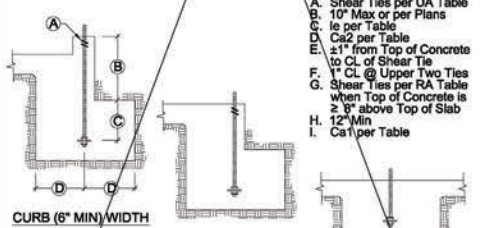
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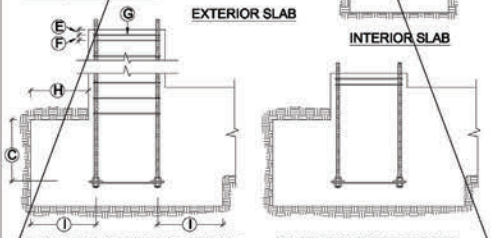


SHEAR TIES	NOT REQUIRED WHEN	
Model	Ca1 Distance ≥	Ca2 Edge Distance ≥
HFX-9x	5-1/2"	2-3/8"
HFX-12x	6-1/4"	3-1/2"
HFX-15x	7-3/8"	4-1/4"
HFX-18x	8-3/8"	5"
HFX-21x	9-3/8"	5-1/2"
HFX-24x	10-3/8"	6"

VOID

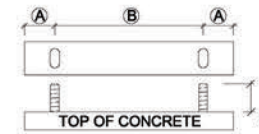
UA SHEAR TIES 1A





UA SECTIONS & ELEVATIONS 1B

1. DESIGNS ARE TO RESIST LOADING PER ACI 318-19, SEC 17.10.5.3.
2. STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFXBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
3. HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3"x3"(MIN) HFPW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFXBB NOT REQUIRED).
4. LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFXBB BOLT BRACE (TOP OF THE EMBEDDED HFPW PLATE WASHER @ HS ANCHORS)
5. CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
6. CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
7. SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI 318-19, F'C = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
8. FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
9. STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
10. CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-19, SECTION 17.9.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-19, SECTION 20.5.2.



Model	Width	A	B
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES A

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
3. FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: ½" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. HF B7

IMPORTANT NOTES B

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

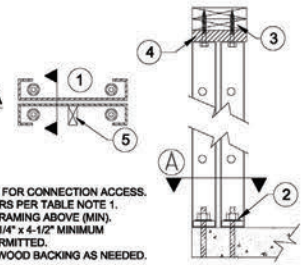
MiTek®
HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

DATE: 1-1-2023

HFX1

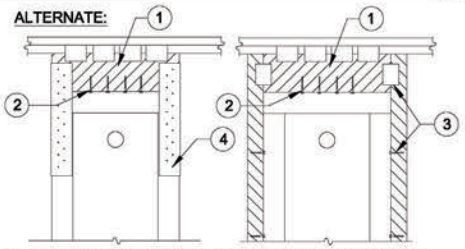
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SECTION A



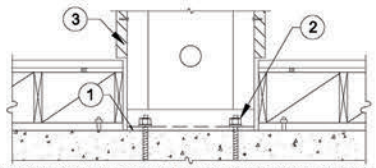
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

BACK TO BACK INSTALLATION 3



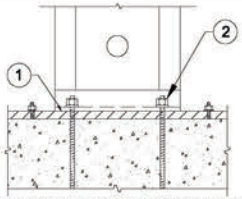
1. WOOD FILLER (13 $\frac{1}{2}$" MAX DEPTH) WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQ'D WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. MiTek HFFB FILLER BRACE WITH 1/4" x 1-1/2" WS SCREWS TO FILLER (FILL ALL HOLES) AND 1/4" SELF-TAPPING SCREWS TO PANEL (5 MIN. EACH FACE) REQ'D WHEN INSTALLING A FILLER GREATER THAN 3-1/4" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN. 6



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED AT THE PANEL EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

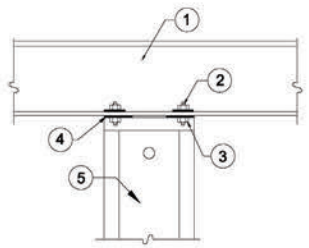
RAISED FLOOR HEAD-OUT 8



ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE

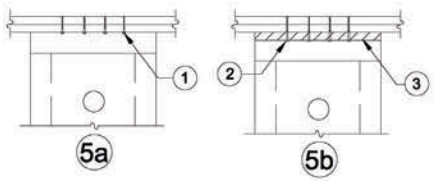
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON 2x PLATE 11



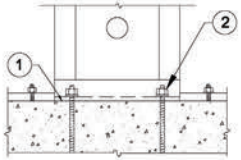
1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. *HARDY FRAME*® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. *HARDY FRAME*® "STK" PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

STEEL BEAM ABOVE THRU-BOLT 2



1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS 5



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

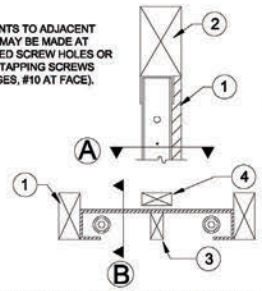
INSTALLATION ON CONCRETE 7

ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE

1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM).
2. NUT AND WASHER GRADES PER TABLE NOTE 1.

INSTALLATION ON NUTS & WASHERS 10

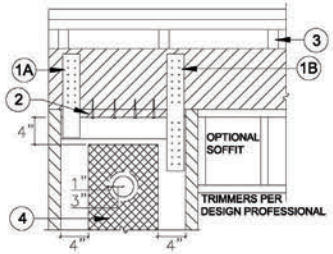
NOTE:
ATTACHMENTS TO ADJACENT TRIMMERS MAY BE MADE AT PREPUNCHED SCREW HOLES OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

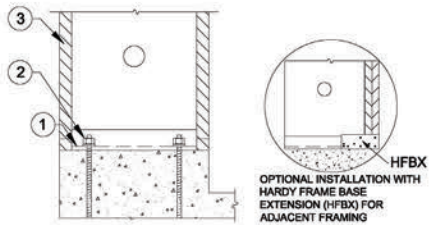
6x HEADER ABOVE-SECTIONS 1

NOTE:
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST.
   (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER 4



OPTIONAL INSTALLATION WITH HARDY FRAME BASE EXTENSION (HFBX) FOR ADJACENT FRAMING

1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB 9

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5	4
HFX-9x79.5	79-1/2			12" Width = 6	
HFX-12,15,18,21 & 24x8	92-1/4			15" Width = 8	
HFX-9x8	93-3/4			18" Width = 10	5
HFX-12,15,18,21 & 24x9	104-1/4			21" Width = 12	
HFX-12,15,18,21 & 24x10	116-1/4			24" Width = 14	6
HFX-15,18,21 & 24x11	128-1/4				
HFX-15,18,21 & 24x12	140-1/4				
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THROUGH 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10	
HFX-15,18,21 & 24x16	188-1/4			21" Width = 12	7
HFX-15,18,21 & 24x17	200-1/4			24" Width = 14	8
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4				
HFX-15,18,21 & 24x20	236-1/4				

TABLE NOTES

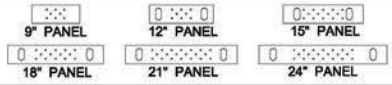
1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

A

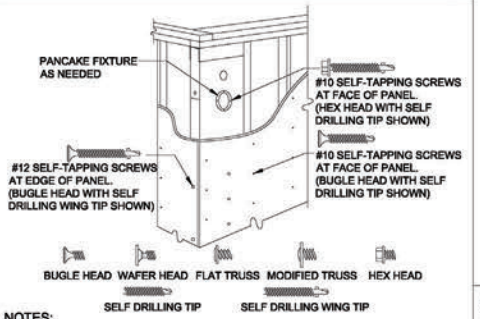
INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"X4-1/2" MITEK® PRO SERIES® WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4 x 3" (MIN)
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.

B



C



NOTES:

A. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
B. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
C. STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
D. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

D

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® *HARDY FRAME*® PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-9075
WWW.HARDYFRAME.COM

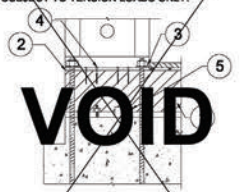
MiTek®

DATE:
1-1-2023

HFX2

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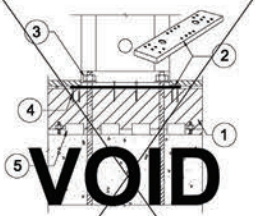
NOTES:
A. INSTALLATION WITHOUT *HARDY FRAME*® BEARING PLATE (HFXBP) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE, BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS
B. COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® PANEL DIRECTLY ON RIM.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. 1/4" x 4-1/2" (MINIMUM) WS SCREWS THROUGH BOTTOM OF PANEL MINIMUM QUANTITY PER TABLE.
5. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

RAISED-OS CORNER 4

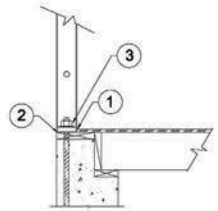
NOTE:
COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
5. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

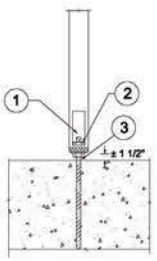
RAISED BEARING PLATE 3

NOTES:
A. CHECK WALL HEIGHT, *HARDY FRAME*® BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO AVOID FILLERS GREATER THAN 1-1/2".
B. FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE



1. FLOOR SHEATHING NOTCHED, INSTALL PANEL ON WOOD PLATE.
2. 15# FELT OR EQUIVALENT RECOMMENDED BETWEEN PANEL BASE AND TREATED MUDSILL.
3. NUTS AND WASHERS PER TABLE NOTE 1.

RAISED STEM WALL 2



1. ACCESS HOLE LOCATED AT EDGE OF POST.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).

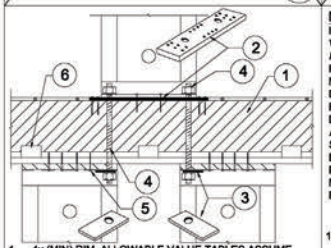
POST ON N&W 1

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Screw Quantity Panel	Screw Quantity Top[2] (ea)	Screw Quantity Bott[3] (ea)	Screw Qty[4] Available at Edges (ea)
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	6	4
HFX-12,15,18,21 & 24x9	104-1/4			15" Width	8	8	
HFX-12,15,18,21 & 24x10	116-1/4			18" Width	10	10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width	12	12	
HFX-15,18,21 & 24x12	140-1/4			24" Width	14	14	6
HFX-15,18,21 & 24x13	152-1/4						

NOTE: *HARDY FRAME*® STACKING WASHERS (HFSW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. *HARDY FRAME*® "STK PANELS" INCLUDE HFSW WASHERS PRE-WELDED IN THE TOP CHANNEL.

1. HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A *HARDY FRAME*®"HFSW" STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A *HARDY FRAME*®"STK" PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK®PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. 1/4" DIAMETER MITEK®PRO SERIES™ WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
4. 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2 INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

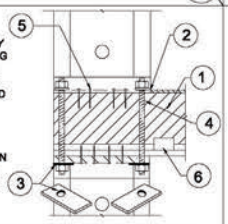
A



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8 IN. DIA HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

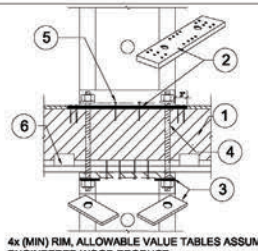
PYRAMID STACK 8

NOTE:
INSTALLATION WITHOUT *HARDY FRAME*® BEARING PLATE (HFXBP) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE, BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS.



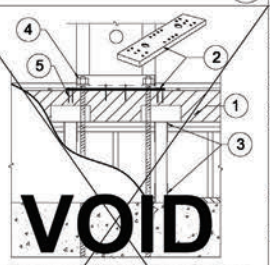
1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® PANEL DIRECTLY ON RIM.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STACK @ OS CORNER 7



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STRAIGHT STACK 6



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. USP POST CAP AND POST BASE BY THE BUILDING DESIGN PROFESSIONAL.
4. NUTS AND WASHERS PER TABLE NOTE 1.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

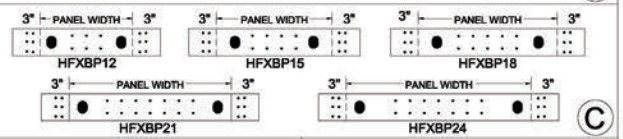
CRIPPLE WALL 5

INSTALLATION ON FLOOR SYSTEMS WITH *HARDY FRAME*® BEARING PLATE (HFXBP)

1. WITH HOLES PRE-DRILLED FOR 1-1/8" DIA.TENSION ANCHORS, INSTALL A SOLID 4x (MINIMUM) RIM IN FLOOR SYSTEM AT PANEL LOCATION. ALLOWABLE VALUE TABLES ASSUME THE RIM IS ENGINEERED WOOD PRODUCT (EWP).
2. NOTCH FLOOR SHEATHING THEN INSTALL HFXBP ON RIM WITH 6 EACH 1/4"X4-1/2" (MIN) "WS" SCREWS AT EACH END.
3. PLACE PANEL ON HFXBP.
4. WHEN STACKING PANELS, INSTALL "HFSW" STACKING WASHERS IN THE TOP CHANNEL OF THE LOWER PANEL. CONNECT LOWER TO UPPER PANELS WITH TENSION ANCHORS (GRADE PER PLANS) AND SECURE AT BOTH ENDS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS TO BE SNUG TIGHT. *HARDY FRAME* "STK" PANELS THAT INCLUDE "HFSW" STACKING WASHERS PRE-WELDED IN THE TOP CHANNEL ARE AVAILABLE.
5. WHEN MORE THAN 12 SCREWS ARE REQUIRED FOR THE BOTTOM CONNECTION OR JOINTS IN FRAMING MEMBERS OCCUR AT SCREW LOCATIONS, INSTALL ADDITIONAL 1/4"x4-1/2" WS SCREWS THROUGH THE BASE OF PANEL WHERE THEY ALIGN WITH HOLES IN THE HFXBP.
6. FOR STANDARD WALL HEIGHTS, INSTALL A 2x FILLER ABOVE PANEL (DTL 5/HFX2). FOR FILLERS GREATER THAN 1-1/2 IN. SEE DETAIL 6/HFX2.

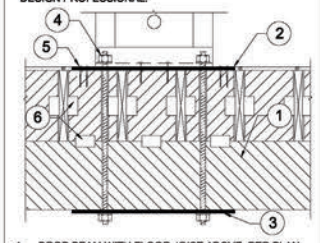
NOTE: INSTALLATIONS MAY VARY WITH JOB SPECIFIC CONDITIONS AND/OR SPECIFICATIONS BY THE BUILDING DESIGN PROFESSIONAL.

B



C

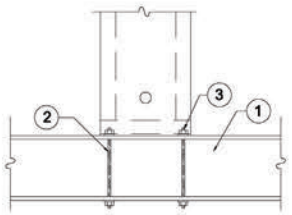
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. DROP BEAM WITH FLOOR JOIST ABOVE PER PLAN.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
4. NUTS AND WASHERS PER TABLE NOTE 1.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP CONNECTORS BY DESIGN PROFESSIONAL

DROP BM - FL SYSTEM 14

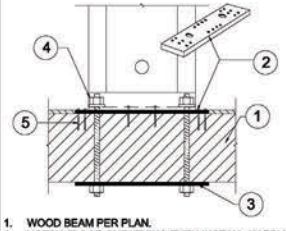
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. STEEL BEAM PER PLANS
2. HOLD DOWN ALL THREAD RODS THRU-BOLTED TO BOTTOM FLANGE OF STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS AT PANEL BASE PER TABLE NOTE 1

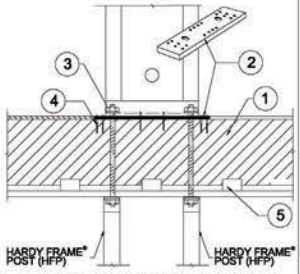
STEEL BM THRU-BOLT 13

LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



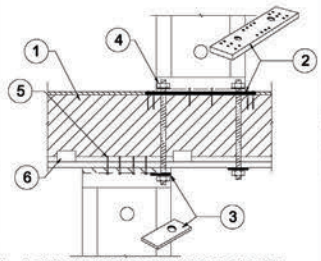
1. WOOD BEAM PER PLAN.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

WOOD BM THRU-BOLT 12



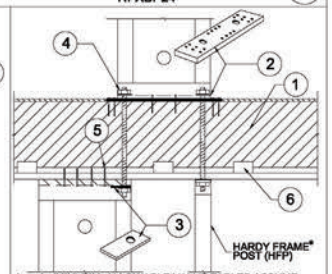
1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
4. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
5. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

HFP POSTS BELOW 11



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED THRU-BOLT 10



1. 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*® BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
4. 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN *HARDY FRAME*® HFTC KIT.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED-HFP POST 9

REVISIONS | DATE

FLOOR SYSTEM DETAILS - HFX PANELS

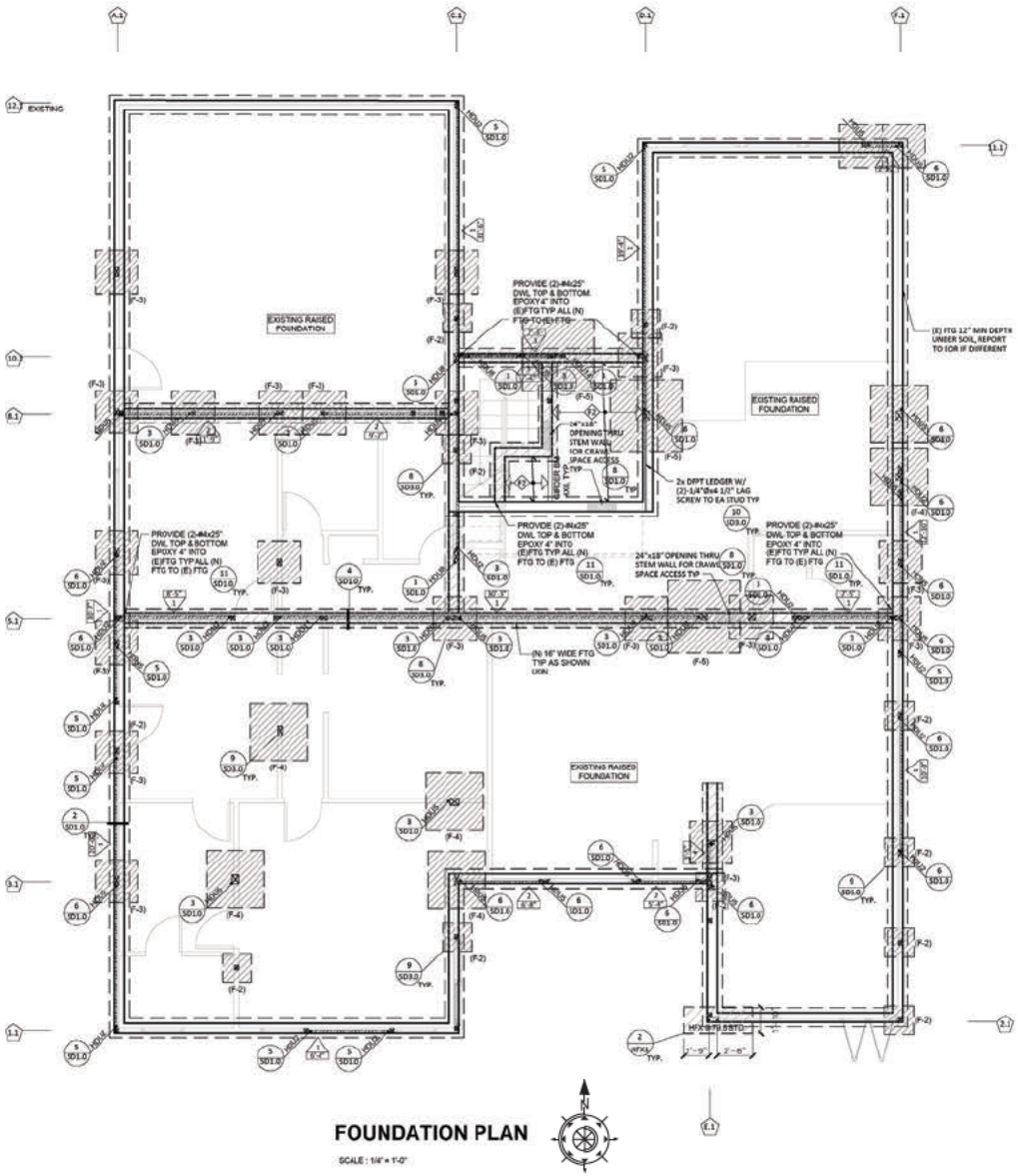
THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK®*HARDY FRAME*® PRODUCTS

MiTek®
HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

DATE:
1-1-2023

HFX3

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FOUNDATION PLAN

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

FOUNDATION NOTES

1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
   PLAN SHOWS STRUCTURAL SLAB, WALLS, ABOVE FOUNDATION.
   ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS.
   CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT ARCHITECTURAL DRAWINGS.
2. SEE STRUCTURAL SPECIFICATIONS ON SHEET SN1.0.
3. NEW STEM WALL FTG. SHALL BE 16" WIDE CONT. FTG. W/ (2)-#4 T&B & #4 VERT @ 16" O.C. TYP.
4. PROVIDE 2x SOLID BLOCKING @ 6'-0" O.C. BETWEEN FLOOR JOIST TYP.
5. ALL FLOOR USE 3/4" PLYWOOD T&G WITH 10d@ 6" O.C. EDGE NAILS 10" O.C. FIELD NAILS TYP AT FLOOR AREA GLUED AND NAILED.
6. PROVIDE FLOOR PLYWOOD EDGE NAILS FULL LENGTH AT ALL SHEAR WALL LINE.
7. FL. JST. GIRDER W/ HUTF HGR AT END TO WALL SILL PL. TYP.
8. HOLDOWNS SHOULD BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
9. ALL HOLDOWNS REQUIRED 4x4 MINIMUM POST.
10. THE NEW FOUNDATION TYPE MUST MATCH EXISTING FOUNDATION, REPORT TO ENGINEER OF RECORD IF IT IS DIFFERENT.
11. HOLDOWN ANCHOR BOLT TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
12. ALL EXISTING FOUNDATION MUST FIELD IN VERIFY.
13. GC SHALL VERIFY ALL EXISTING FOUNDATION AND BEARING WALL LOCATIONS PRIOR TO DEMOLITION AND REPORT TO EOR IF THERE ARE ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.
14. THE SUBGRADE SHOULD BE EITHER CLEAN NATIVE SOIL OR IMPORT SOIL AND IT SHOULD BE UNIFORMLY COMPACTED TO A MINIMUM DEGREE OF RELATIVE COMPACTON OF 90% OF THE MAXIMUM DRY DENSITY.

SYMBOLS LEGEND

- WOOD POST / WOOD POST ABOVE
- DIRECTION OF JOISTS
- SHEAR PANEL LENGTH AND SCHEDULE
- SHEAR PANEL LENGTH AND SCHEDULE
- DETAIL
- BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- SHEAR LINE
- CALIFORNIA FRAMING
- PAD FOOTING
- (E) FOUNDATION
- (N) FOUNDATION

FRAMING NOTES

- (E) EXISTING ROOF RAFTERS
- R2 2 X 10 ROOF RAFTERS @ 16" O.C.
- R3 1 1/4" X 9 1/2" PSL ROOF RAFTERS @ 16" O.C.
- C1 2 X 6 CEILING JOIST @ 16" O.C.
- F1 TJ210 X 12" FLOOR JOIST @ 16" O.C.
- F2 2 X 6 FLOOR JOIST @ 16" O.C.
- D1 2 X 8 DECK JOIST @ 16" O.C.
- D2 TJ210 X 9 1/2" DECK JOIST @16" O.C.

PAD FOOTING SCHEDULE

MARK	FOOTING SIZE	2-STORY THICKNESS	REINFORCING
(F-1)	1'-8" x 1'-4"	24"	5-#4 EA. WAY
(F-2)	2'-0" x 2'-4"	24"	4-#5 EA. WAY
(F-3)	3'-0" x 3'-4"	24"	5-#5 EA. WAY
(F-4)	4'-0" x 4'-4"	24"	7-#5 EA. WAY
(F-5)	5'-0" x 5'-4"	24"	9-#5 EA. WAY

PLYWOOD SHEAR WALL SCHEDULE

MARK	TYPE	EDGE NAILING (10d) SPACING	FDN. SILL PLATE 1 SIDE	FDN. SILL PLATE 2 SIDE	ANCHOR BOLT SPACING 1 SIDE	ANCHOR BOLT SPACING 2 SIDE	A35/LTP4 CLIPS SPACING 1 SIDE	A35/LTP4 CLIPS SPACING 2 SIDE	TOP PLATE CONNECTION NAILING (SEE NOTE. 8) 1 SIDE NAILING	1 SIDE RIM/BLKG	2 SIDE NAILING	2 SIDE RIM/BLKG	CAPACITY (PLF) 1 SIDE	CAPACITY (PLF) 2 SIDE
	1	6" O.C.	2x		32" O.C.	-	16" O.C.	-	16d @ 8" O.C.	2x	-	-	340	-
	2	4" O.C.	2x	3x	24" O.C.	12" O.C.	12" O.C.	12" O.C. EA. SIDE	16d @ 4" O.C.	2x	SDS @ 6" O.C.	3x	510	1020
	3	3" STAGG.	2x	3x	16" O.C.	8" O.C.	9" O.C.	9" O.C. EA. SIDE	(2) 16d @ 6" O.C.	2x	(2) SDS @ 10" O.C.	4x	665	1330
	4	2" STAGG.	2x	3x	12" O.C.	6" O.C.	6" O.C.	6" O.C. EA. SIDE	SDS @ 6" O.C.	2x	(2) SDS @ 6" O.C.	4x	870	1740

1. ALL SHEAR PANEL SHALL BE 15/32" OSB OR CDX **STRUCTURAL I** PLYWOOD. ALL FIELD NAILING SHALL BE 10d @ 12" O.C. ALL EDGE NAILING SHALL BE 10d.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
3. STUDS SHALL BE 2X4 MINIMUM AND SPACED @ 16" O.C. MAXIMUM, U.N.
4. INTERIOR SHEAR WALLS SHALL BE EXTENDED THROUGH THE ATTIC TO THE ROOF SHEATHING.
5. NAILS SHALL BE COMMON NAILS, PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 1/2" FROM THE EDGE OF CONNECTION MEMBER OF ALL PANELS.
6. NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 3" OR LESS O.C. (MINIMUM SPACING BETWEEN NAIL LINES IS 1/2")
7. NAILS FOR PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED.
8. SDS DENOTES 1/4"Ø SDS WOOD SCREWS WITH 2" MINIMUM PENETRATION INTO FRAMING BELOW. ROWS OF SDS SHALL BE STAGGERED 1/2" APART.
9. ALL ANCHOR BOLTS SHALL HAVE 3"SQ.x1/4" W/ 11/16"x1 3/4"DIAGONAL SLOT "USE STD. CUT WASHER OF PLATE WASHER) PLATE WASHERS. USE 3"x4 1/2" AT 6" THICK SHEAR WALL. PLATE WASHER. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGED OF THE SILL PLATE ON THE SIDE WITH SHEATHING.
   a. 5/8Ø A.B. W/ 7" MINIMUM EMBEDMENT INTO CONCRETE. OR
   b. SIMPSON RETROFIT FOUNDATION PLATES URFP/RFP PER MANUFACTURE'S RECOMENDATION.
   c. IN NON-P.T. SLABS, 5/8Ø " EXPENSION BOLT W/ 2 3/4" MIN. EMBEDMENT W MINIMUM 9" EDGE DISTANCE.

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5565

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER — DI TANG — No. C82788 — 12/31/19 — CIVIL — STATE OF CALIFORNIA

PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: FOUNDATION PLAN

DATE: 02/02/20

JOB NO. OE526017

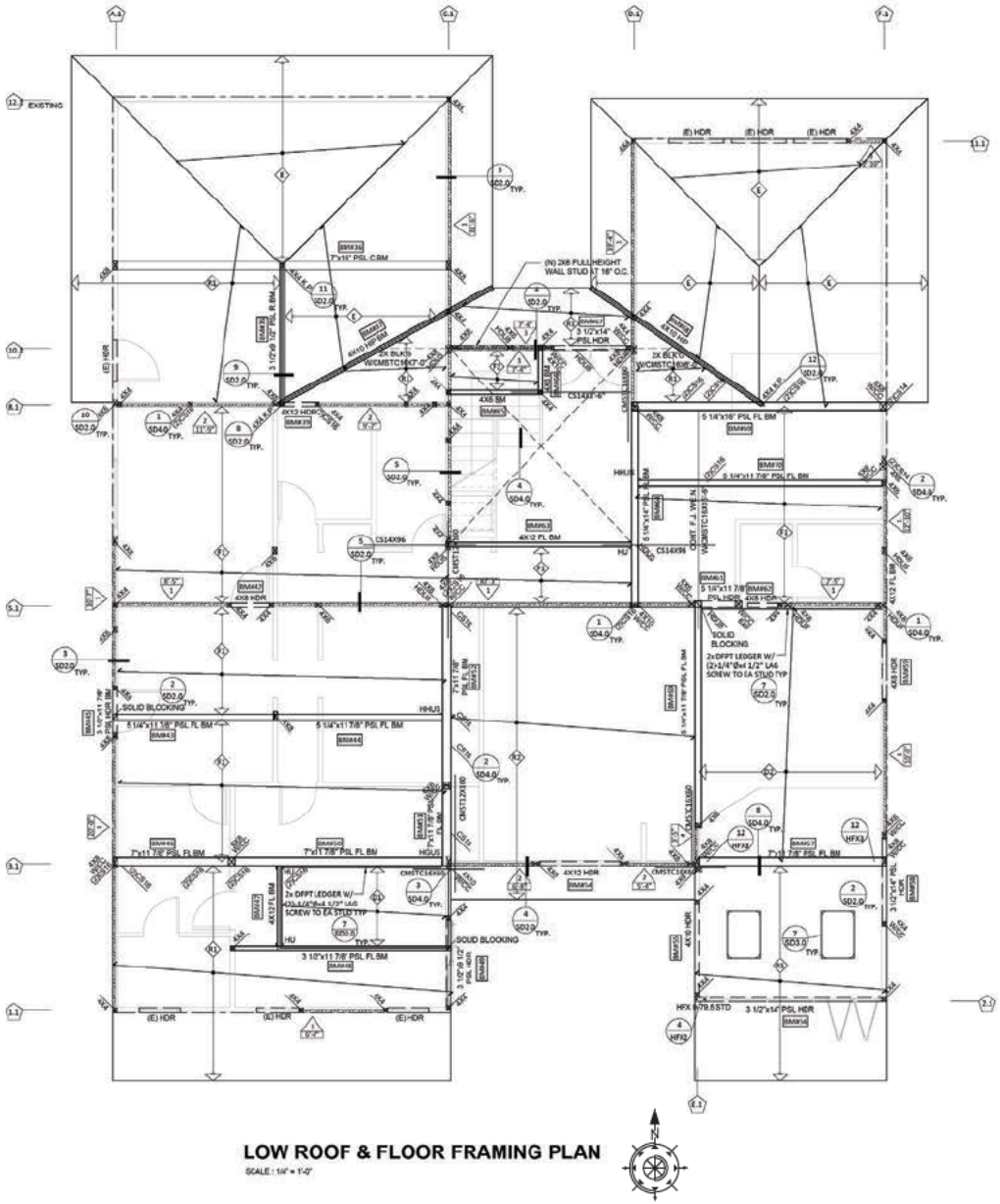
REVISION

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LOW ROOF & FLOOR FRAMING PLAN

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

FRAMING NOTES

1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
   PLAN SHOWS STRUCTURAL WALLS, ROOF LINES ABOVE FOUNDATION. ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT ARCHITECTURAL DRAWINGS.
2. SEE STRUCTURAL SPECIFICATIONS ON SHEET SN1.0.
3. FULL HEIGHT STUDS SHALL BE USED ON EXTERIOR WALLS OF ROOM WITH VAULTED CEILINGS. 2x6 STUD @ 16" O.C. FOR 12'-0" OR MORE WALL HIGH.
4. ALL ROOF USE 15/32" OSB PLYWOOD EXP I (INDEX 32/16) WITH 10d @ 6" O.C. EDGE NAILS AND 12" OC FIELD NAILS UNBLOCKED TYPICAL
5. ALL FLOOR 23/32" PLYWOOD EXP I T&G WITH 10d@ 6" OC EDGE NAILS 10" O.C. FIELD NAILS TYP AT FLOOR AREA GLUED AND NAILED.
6. PROVIDE SIMP. CS16x30" @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP AS SHOWN.
7. ALL BEAM TO BEAM SUPPORT USE HANGER PER HANGER SCHEDULE.
8. PROVIDE SIMP. CS16x30"MIN @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP.
9. PROVIDE PC4 CAP & BC4 BASE TYP AT EA END OF DROPPED FLOOR BM EXTEND POST DOWN TO FOUNDATION.
10. SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
11. ALL BEAMS PROVIDE 4x BEAM WIDTH POST.
12. HOLDOWN SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. ALL EXTERIOR WALLS AND WOOD FRAMED CHIMNEYS MUST BE SHEATHED WITH SHEAR PANEL U.N.
14. PLYWOOD OF ALL INTERIOR SHEAR WALL TO BE EXTENDED UP TO ROOF.
15. THE NEW FOUNDATION TYPE MUST MATCH EXISTING FOUNDATION. REPORT TO ENGINEER OF RECORD IF IT IS DIFFERENT.
16. HOLDOWN ANCHOR BOLT TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
17. ALL EXISTING FRAMING MUST VERIFY IN FIELD
18. GC SHALL VERIFY ALL EXISTING FRAMING AND BEARING WALL LOCATIONS PRIOR TO DEMOLITION AND REPORT TO EOR IF THERE ARE ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.
19. ADD 2X BLK'G BETWEEN FLOOR JOIST BELOW WHEN INTERIOR WALL PERPENDICULAR TO FLOOR JOIST
20. ADD DOUBLE FLOOR JOIST BELOW THE WALL WHEN INTERIOR WALL PARALLEL TO THE FLOOR JOIST

SYMBOLS LEGEND

- WOOD POST
- WOOD POST ABOVE
- DIRECTION OF JOISTS
- SHEAR PANEL LENGTH AND SCHEDULE
- SHEAR PANEL LENGTH AND SCHEDULE
- DETAIL
- BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- SHEAR LINE
- CALIFORNIA FRAMING
- PAD FOOTING
- (E) FOUNDATION
- (N) FOUNDATION

FRAMING NOTES

- EXISTING ROOF RAFTERS
- 2 X 10 ROOF RAFTERS @ 16" O.C.
- 1 1/4" X 9 1/2" PSL ROOF RAFTERS @ 16" O.C.
- 2 X 8 CEILING JOIST @ 16" O.C.
- TJI 210 X 12" FLOOR JOIST @ 16" O.C.
- 2 X 6 FLOOR JOIST @ 16" O.C.
- 2 X 8 DECK JOIST @ 16" O.C.
- TJI 210 X 9 1/2" DECK JOIST @16" O.C.

HANGER SCHEDULE (U.N.O.)

SUPPORTED MEMBER SIZE	HANGER	MIN POST SIZE REQ.
2X RAFTERS, DBL RAFTERS	LSSJ, LSSR	--
2X CEILING / FLOOR JOISTS, DBL. JOISTS	LUS, HU	--
TJI FLOOR I-JOISTS	ITS	--
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAM SAWN LUMBER	HU	4X6 DF#2
5 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 4X8 DF#1
1 3/4" MICROLAM	LSU, HU	2-2X4 DF#2
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

PLYWOOD SHEAR WALL SCHEDULE

MARK	TYPE	EDGE NAILING (10d) SPACING	TDN. SILL PLATE 1 SIDE	TDN. SILL PLATE 2 SIDE	ANCHOR BOLT SPACING 1 SIDE	ANCHOR BOLT SPACING 2 SIDE	ASSLTP4 CLIPS SPACING 1 SIDE	ASSLTP4 CLIPS SPACING 2 SIDE	TOP PLATE CONNECTION NAILING (SEE NOTE. 6) 1 SIDE NAILING	1 SIDE RIM/BLKG	2 SIDE NAILING	2 SIDE RIM/BLKG	CAPACITY (PLF) 1 SIDE	CAPACITY (PLF) 2 SIDE
1	1	6" O.C.	2x		32" O.C.	-	16" O.C.	-	16d @ 6" O.C.	2x	-	-	340	-
2	2	4" O.C.	2x	3x	24" O.C.	12" O.C.	12" O.C.	12" O.C. EA. SIDE	16d @ 4" O.C.	2x	SDS @ 6" O.C.	3x	510	1020
3	3	3" STAGG.	2x	3x	16" O.C.	8" O.C.	9" O.C.	9" O.C. EA. SIDE	(2) 16d @ 8" O.C.	2x	(2) SDS @ 10" O.C.	4x	665	1330
4	4	2" STAGG.	2x	3x	12" O.C.	6" O.C.	6" O.C.	6" O.C. EA. SIDE	SDS @ 6" O.C.	2x	(2) SDS @ 6" O.C.	4x	870	1740

1. ALL SHEAR PANEL SHALL BE 15/32" OSB OR CDX **STRUCTURAL I** PLYWOOD. ALL FIELD NAILING SHALL BE 10d @ 12" O.C. ALL EDGE NAILING SHALL BE 10d.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER EDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAIED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
3. STUDS SHALL BE 2X4 MINIMUM AND SPACED @ 16" O.C. MAXIMUM, U.N.
4. INTERIOR SHEAR WALLS SHALL BE EXTENDED THROUGH THE ATTIC TO THE ROOF SHEATHING.
5. NAILS SHALL BE COMMON NAILS, PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 1/2 FROM THE EDGE OF CONNECTION MEMBER OF ALL PANELS.
6. NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 3" OR LESS O.C. (MINIMUM SPACING BETWEEN NAIL LINES IS 1/2")
7. NAILS FOR PRESERVATIVE-TREATED WOOD SHALL BE HOT DIP GALVANIZED.
8. SDS DENOTES 1/4"Ø SDS WOOD SCREWS WITH 2" MINIMUM PENETRATION INTO FRAMING BELOW. ROWS OF SDS SHALL BE STAGGERED 1/2" APART.
9. ALL ANCHOR BOLTS SHALL HAVE 3"SQ.x1/4" W/ 11/16"x1 3/4" DIAGONAL SLOT "USE STD. CUT WASHER O/ PLATE WASHER) PLATE WASHERS. USE 3"x4 1/2" AT 6" THICK SHEAR WALL. PLATE WASHER. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGED OF THE SILL PLATE ON THE SIDE WITH SHEATHING.
   a. 5/8Ø" A.B. W/ a 7" MINIMUM EMBEDMENT INTO CONCRETE, OR
   b. SIMPSON RETROFIT FOUNDATION PLATES URFP/RFP PER MANUFACTURES RECOMENDATION.
   c. IN NON-P.T. SLABS, 5/8Ø" EXPENSION BOLT W/ 2 3/4" MIN. EMBEDMENT W/ MINIMUM 9" EDGE DISTANCE.

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5995

DESIGN BY:



PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: LOW ROOF & FLOOR FRAMING PLAN

DATE: 02/02/26

JOB NO. OB526017

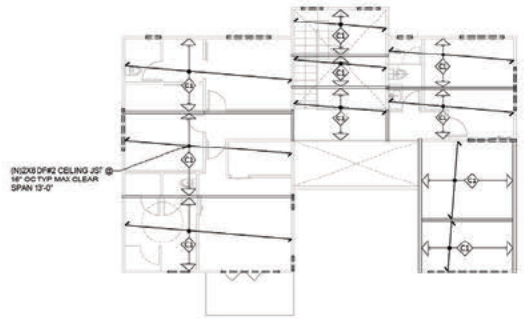
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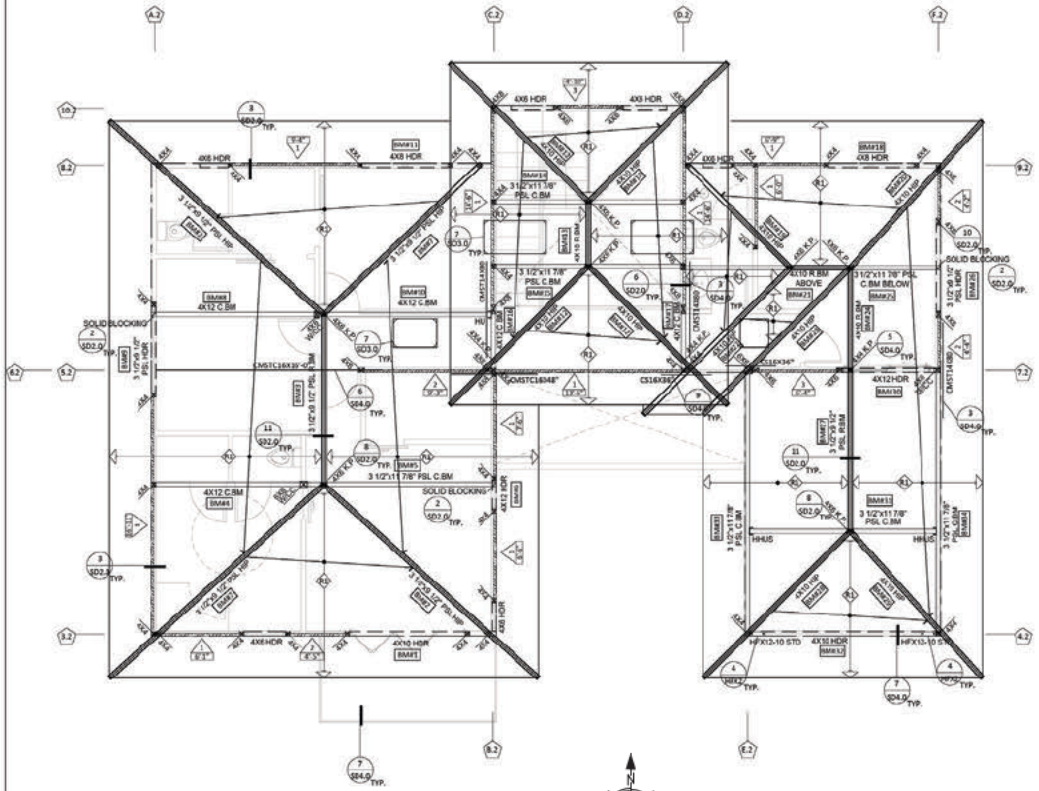
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CEILING PLAN

SCALE : 1/8" = 1'-0"



ROOF FRAMING PLAN

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

HANGER SCHEDULE (U.N.O.)

SUPPORTED MEMBER SIZE	HANGER	MIN. POST SIZE REQ.
2X RAFTERS, DBL. RAFTERS	LSSJ, LSSR	- -
2X CEILING / FLOOR JOISTS, DBL. JOISTS	LUS, HU	- -
TJI FLOOR I-JOISTS	ITS	- -
4X BEAM SAWN LUMBER	HU	4X4 DF#2
6X BEAM SAWN LUMBER	HU	4X6 DF#2
3 1/2" WIDE ENGINEERED BEAM	HHUS	4X4 DF#2
5 1/4" WIDE ENGINEERED BEAM	HHUS	4X6 DF#2
7" WIDE ENGINEERED BEAM	HGUS	6X6 DF#1 / 6X8 DF#1
1 3/4" MICROLAM	LSU, HU	2-2X4 DF#2
TRUSS HANGERS	USE MANUF. SUPPLIED HANGERS	

FRAMING NOTES

1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
   PLAN SHOWS STRUCTURAL WALLS, ROOF LINES ABOVE FOUNDATION. ARCHITECTURAL BACKGROUND INDICATES NON-STRUCTURAL WALLS CONFIRM ALL BACKGROUND INFORMATION WITH CURRENT ARCHITECTURAL DRAWINGS.
2. SEE S"RUCTURAL SPECIFICATIONS ON SHEET SH1.0.
3. FULL HEIGHT STUDS SHALL BE USED ON EXTERIOR WALLS OF ROOM WITH VAULTED CEILINGS. 2x6 STUD @ 16" O.C. FOR 12'-0" OR MORE WALL HIGH.
4. ALL ROOF USE 15/32" OSB PLYWOOD EXP I (INDEX 32/16) WITH 10d @ 6" O.C. EDGE NAILS AND 12" OC FIELD NAILS UNBLOCKED TYPICAL.
5. ALL FLOOR 23/32" PLYWOOD EXP I T&G WITH 10d@ 6" OC EDGE NAILS 10" O.C. FIELD NAILS TYP AT FLOOR AREA GLUED AND NAILED.
6. PROVIDE SIMP. CS16x36" @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP AS SHOWN.
7. ALL BEAM TO BEAM SUPPORT USE HANGER PER HANGER SCHEDULE.
8. PROVIDE SIMP. CS16x36"MIN @ SIDE OF EXTERIOR WALL & SHEAR WALL WHERE TOP PLATES SPLICED OR CONNECTED TO BM TYP.
9. PROVIDE PC4 CAP & BC4 BASE TYP AT EA END OF DROPPED FLOOR BM EXTEND POST DOWN TO FOUNDATION.
10. SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
11. ALL BEAMS PROVIDE 4x BEAM WIDTH POST.
12. HOLDOWN SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
13. ALL EXTERIOR WALLS AND WOOD FRAMED CHIMNEYS MUST BE SHEATHED WITH SHEAR PANEL U.N.
14. PLYWOOD OF ALL INTERIOR SHEAR WALL TO BE EXTENDED UP TO ROOF.
15. THE NEW FOUNDATION TYPE MUST MATCH EXISTING FOUNDATION. REPORT TO ENGINEER OF RECORD IF IT IS DIFFERENT.
16. HOLDOWN ANCHOR BOLT TO BE SET AND POSITIONED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
17. ALL EXISTING FRAMING MUST VERIFY IN FIELD
18. GC SHALL VERIFY ALL EXISTING FRAMING AND BEARING WALL LOCATIONS PRIOR TO DEMOLITION AND REPORT TO EOR IF THERE ARE ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.
19. ADD 23 BLK'G BETWEEN FLOOR JOIST BELOW WHEN INTERIOR WALL PERPENDICULAR TO FLOOR JOIST
20. ADD DOUBLE FLOOR JOIST BELOW THE WALL WHEN INTERIOR WALL PARALLEL TO THE FLOOR JOIST

SYMBOLS LEGEND

- WOOD POST
- WOOD POST ABOVE
- DIRECTION OF JOISTS
- SHEAR PANEL LENGTH AND SCHEDULE
- SHEAR PANEL LENGTH AND SCHEDULE
- DETAIL
- BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
- SHEAR LINE
- CALIFORNIA FRAMING
- PAD FOOTING
- (E) FOUNDATION
- (N) FOUNDATION

FRAMING NOTES

- EXISTING ROOF RAFTERS
- 2 X 10 ROOF RAFTERS @ 16" O.C.
- 1 1/4" X 9 1/2" PSL ROOF RAFTERS @ 16" O.C.
- 2 I 8 CEILING JOIST @ 16" O.C.
- TJI210 X 12" FLOOR JOIST @ 16" O.C.
- 2 I 6 FLOOR JOIST @ 16" O.C.
- 2 I 8 DECK JOIST @ 16" O.C.
- TJI210 X 9 1/2" DECK JOIST @16" O.C.

PLYWOOD SHEAR WALL SCHEDULE

MARK	TYPE	EDGE NAILING (10d) SPACING	FDN. SILL PLATE 1 SIDE	FDN. SILL PLATE 2 SIDE	ANCHOR BOLT SPACING 1 SIDE	ANCHOR BOLT SPACING 2 SIDE	A35/LTP4 CLIPS SPACING 1 SIDE	A35/LTP4 CLIPS SPACING 2 SIDE	TOP PLATE CONNECTION NAILING (SEE NOTE. 8) 1 SIDE NAILING	1 SIDE RIM/BLKG	2 SIDE NAILING	2 SIDE RIM/BLKG	CAPACITY (PLF) 1 SIDE	2 SIDE
	1	6" O.C.	2x		32" O.C.	-	16" O.C.	-	16d @ 4" O.C.	2x	-	-	340	-
	2	4" O.C.	2x	3x	24" O.C.	12" O.C.	12" O.C.	12" O.C. EA. SIDE	16d @ 4" O.C.	2x	SDS @ 6" O.C.	3x	510	1020
	3	3" STAGG.	2x	3x	16" O.C.	8" O.C.	8" O.C.	9" O.C. EA. SIDE	(2) 16d @ 6" O.C.	2x	(2)SDS @ 10" O.C.	4x	665	1330
	4	2" STAGG.	2x	3x	12" O.C.	6" O.C.	6" O.C.	6" O.C. EA. SIDE	SDS @6" O.C.	2x	(2)SDS @ 6" O.C.	4x	870	1740

1. ALL SHEAR PANEL SHALL BE 15/32" OSB OR COX **STRUCTURAL I** PLYWOOD. ALL FIELD NAILING SHALL BE 10d @ 12" O.C. ALL EDGE NAILING SHALL BE 10d.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
3. STUDS SHALL BE 2X4 MINIMUM AND SPACED @ 16" O.C. MAXIMUM.
4. INTERIOR SHEAR WALLS SHALL BE EXTENDED THROUGH THE ATTIC TO THE ROOF SHEATHING.
5. NAILS SHALL BE COMMON NAILS, PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 1/2" FROM THE EDGE OF CONNECTION MEMBER OF ALL PANELS.
6. NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 3" OR LESS O.C. (MINIMUM SPACING BETWEEN NAIL LINES IS 1/2")
7. NAILS FOR PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIP GALVANIZED.
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9. ALL ANCHOR BOLTS SHALL HAVE 3"SQ.x1/4" W/ 11/16"x1 3/4"DIAGONAL SLOT "USE STD. CUT WASHER O/ PLATE WASHER) PLATE WASHERS. USE 3"x4 1/2" AT 6" THICK SHEAR WALL. PLATE WASHER. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGED OF THE SILL PLATE ON THE SIDE WITH SHEATHING.
   a. 5/8Ø" A.B. W/ a 7" MINIMUM EMBEDMENT INTO CONCRETE. OR
   b. SIMPSON RETROFIT FOUNDATION PLATES URFP/RFP PER MANUFACTURE'S RECOMENDATION.
   c. IN NON-P.T. SLABS, 5/8Ø" EXPENSION BOLT W/ 3 3/4" MIN. EMBEDMENT W MINIMUM 9" EDGE DISTANCE.

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94536
TEL (408) 508-5565

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER
GT TANG
No. C82766
12/31/27
CIVIL
STATE OF CALIFORNIA

PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: ROOF FRAMING PLAN

DATE: 02/02/26

JOB NO. OES26017

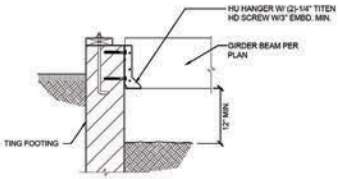
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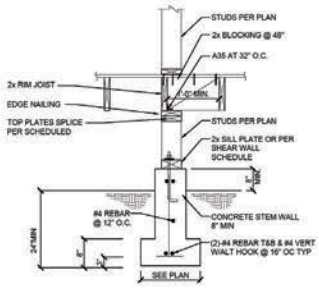
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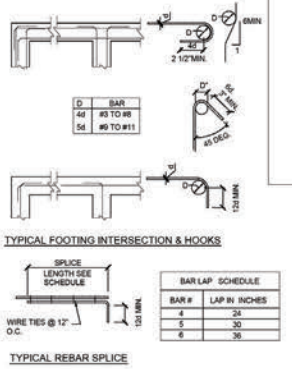
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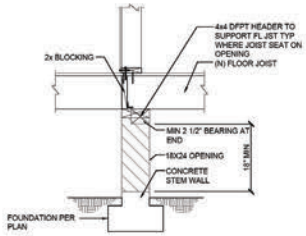
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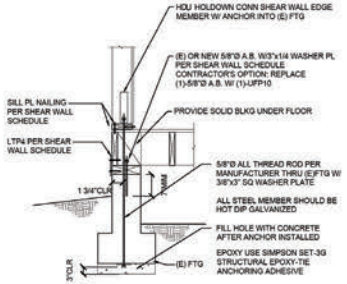
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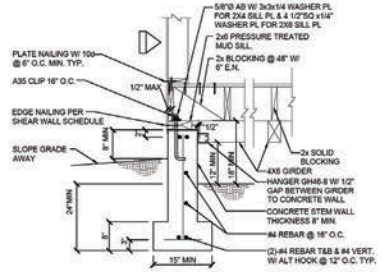
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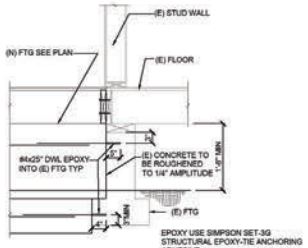
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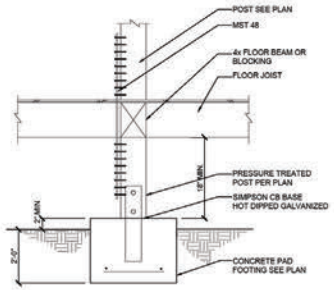
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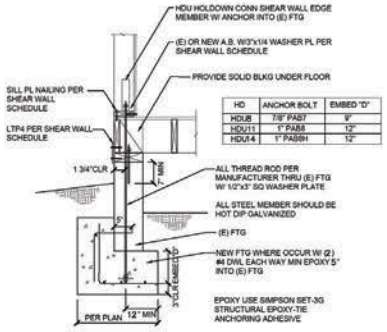
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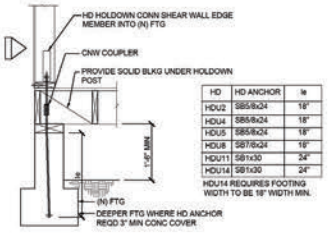
11 DOWEL EPOXY (N) FTG TO (E) FTG



9 POST TO PAD FTG



6 HDU DETAIL



3 HOLDOWN DETAIL

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 568-5595

DESIGN BY:



PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: FOUNDATION DETAIL

DATE: 02/02/26

JOB NO. OE526017

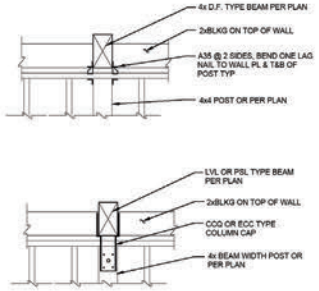
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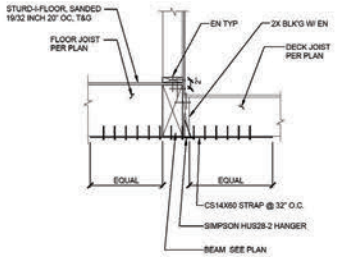
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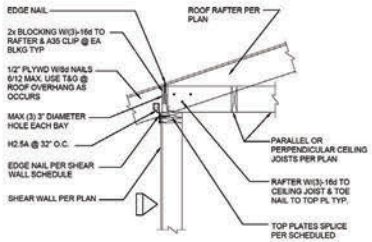
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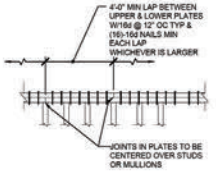
10 BEAM TO POST CONNECTION



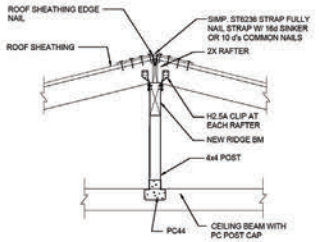
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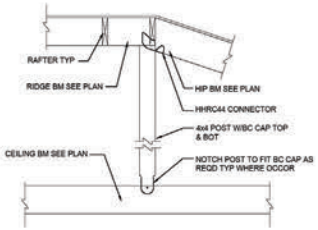
4 SHEAR TRANSFER AT EAVE



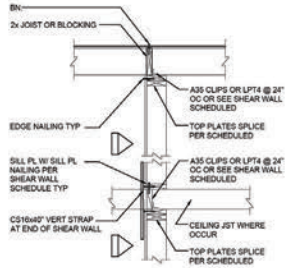
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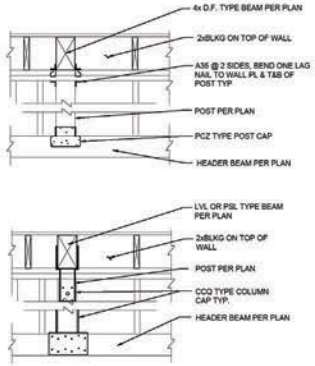
11 KING POST TO ROOF CONNECTION DETAIL



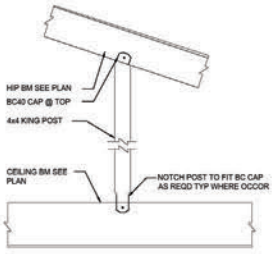
8 RIDGE & HIP CONNECTION



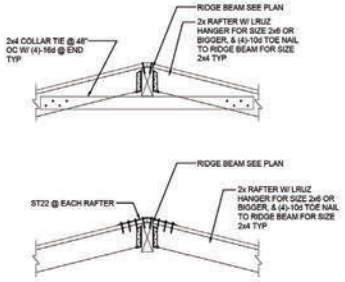
5 INTERIOR SHEAR WALL DETAIL



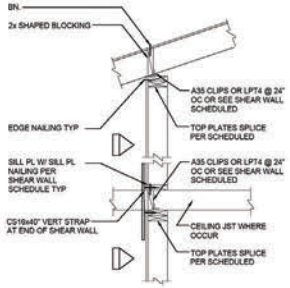
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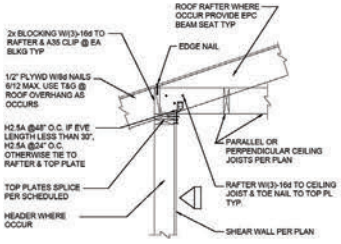
12 HIP BEAM SUPPORT



9 TYP ROOF CONNECTION



6 INTERIOR SHEAR WALL DETAIL



3 SHEAR TRANSFER AT EAVE

ORANGE ENGINEERING
4005 CLIPPER CT.
FREMONT, CA 94538
TEL (408) 508-5565

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER S. T. TANG No. C82788 12/31/27 CIVIL STATE OF CALIFORNIA

PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: FRAMING DETAIL

DATE: 02/02/26

JOB NO. OES26017

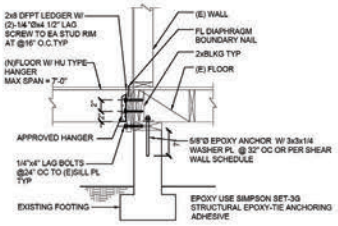
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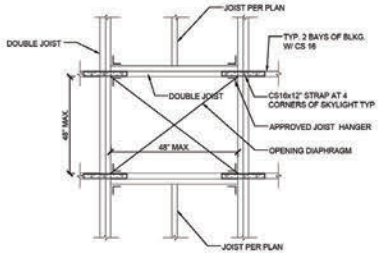
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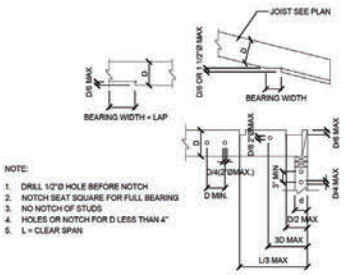
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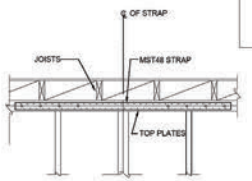
10	(N) FLOOR JOIST TO (E) FLOOR JOIST



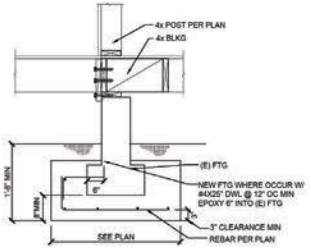
7	ROOF OPENING



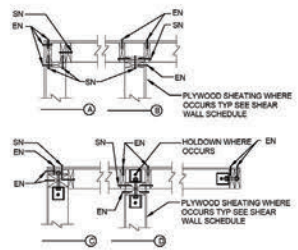
4	TYPICAL ALLOWABLE NOTCHS AT JOIST



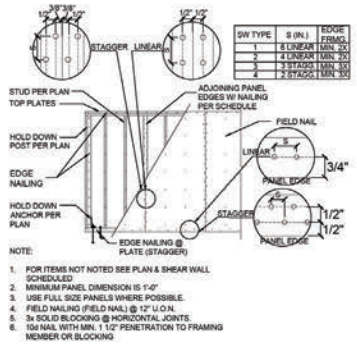
1	DISCONTINUED TOP PLATE



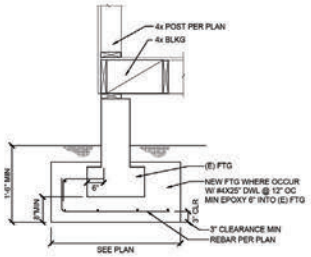
8	(N) PAD FTG TO (E) CONT. FTG INTERIOR



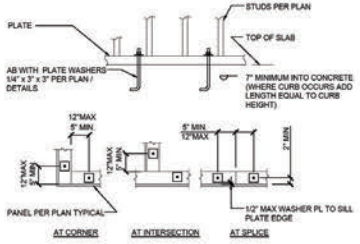
5	TYPICAL SHEAR WALL INTERSECTION



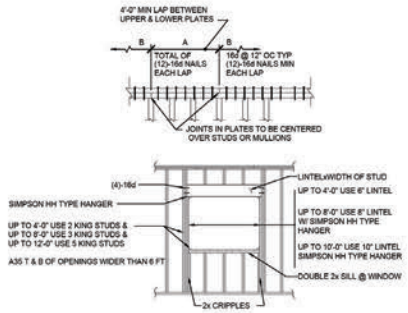
2	TYPICAL SHEAR WALL ELEVATION



9	(N) PAD FTG TO (E) CONT. FTG EXTERIOR



6	TYPICAL PLATE ANCHOR BOLTS



3	TYPICAL OPENING IN WOOD WALLS

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5595

DESIGN BY:

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. C82788
12/31/27
CIVIL

PROJECT ADDRESS:
100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE:
FOUNDATION DETAIL

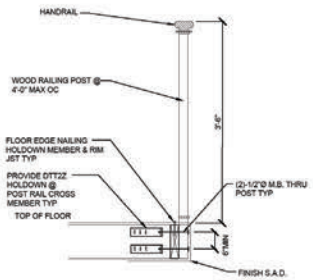
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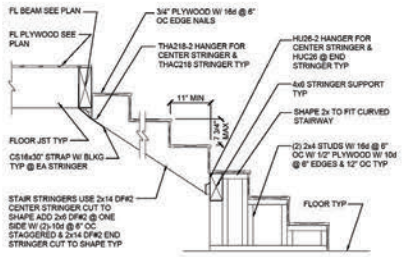
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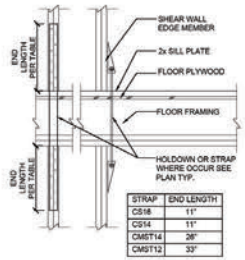
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7 WOOD HANDRAIL

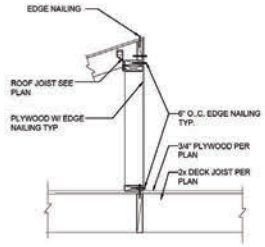


4 STAIRS FRAMING

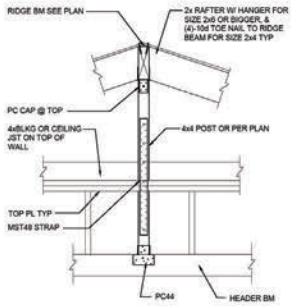


STRAP	END LENGTH
CS16	11"
CS14	11"
CMST14	26"
CMST12	33"

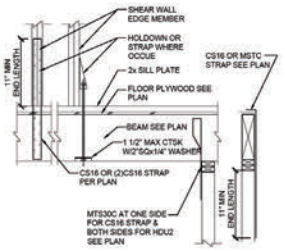
1 TYP EDGE MEMBER HOLDOWN



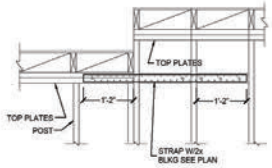
8 DECK TO ROOF CONNECTION DETAIL



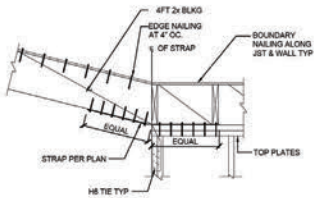
5 RIDGE CONNECTION DETAIL



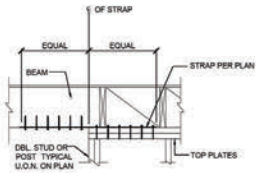
2 STRAP AND HOLDOWN DETAIL



9 STRAP DETAIL



6 STRAP DETAIL



3 STRAP TO BEAM DETAIL

ORANGE ENGINEERING
4005 CLIPPER CT
FREMONT, CA 94538
TEL (408) 508-5585

DESIGN BY:



PROJECT ADDRESS: 100 JAMIE CT., LOS GATOS, CA 95032

SHEET TITLE: FRAMING DETAIL

DATE: 02/02/26

JOB NO. OES26017

REVISION

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