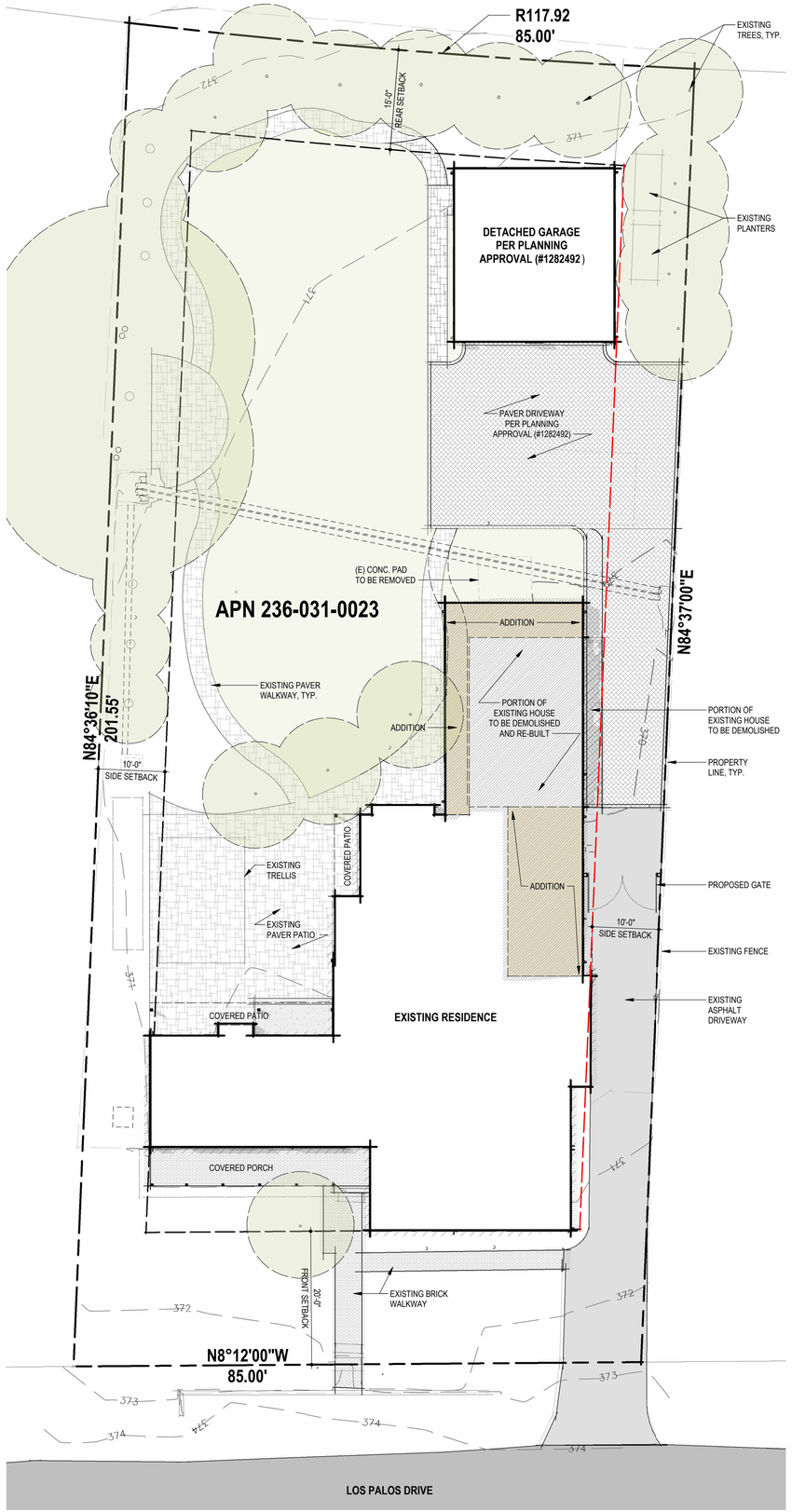


IMPERVIOUS AREA CALCULATIONS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT:	3,528 SF	3,946 SF (919 NEW / 418 NET NEW)
DRIVEWAY:	1,166 SF	1,166 SF
PATIO & WALKWAYS:	2,395 SF	2,289 SF
OTHER (SHED):	140 SF	140 SF
TOTAL IMPERVIOUS AREA:	**7,229 SF**	**7,541 SF**

1 **SITE PLAN**

00 5 10 20 FEET

1" = 10'-0"

Plans are preliminary and not to scale. Windows and floor plans vary per residence, elevation and type. Square footage is approximate and should not be relied upon as a representation, express or implied.

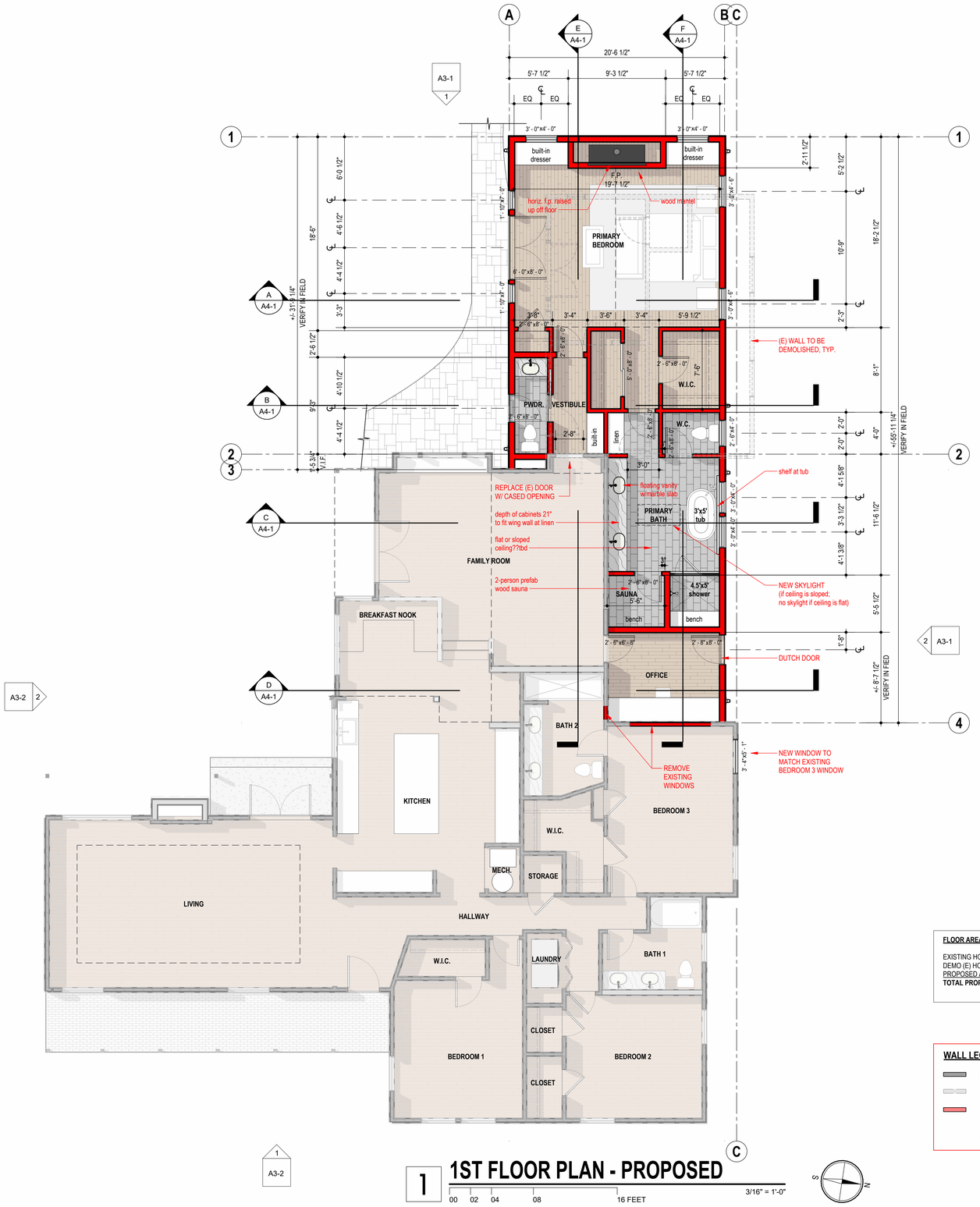
LEFT COAST ARCHITECTURE

689 LOS PALOS DR.

MAIN HOUSE - DD
SEPTEMBER 5, 2024

SITE PLAN - PROPOSED

A1-1



FLOOR AREA CALCULATIONS:

EXISTING HOUSE	= 2,904 SF
DEMO (E) HOUSE	= (501 SF)
PROPOSED ADDITION	= 919 SF
TOTAL PROPOSED FLOOR AREA	**= 3,322 SF**

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL

NOTE: USE 5/8" TYPE "X" GYPSUM WALL BOARD AT ALL NEW WALLS

1 1ST FLOOR PLAN - PROPOSED

3/16" = 1'-0"

00 02 04 08 16 FEET

S N

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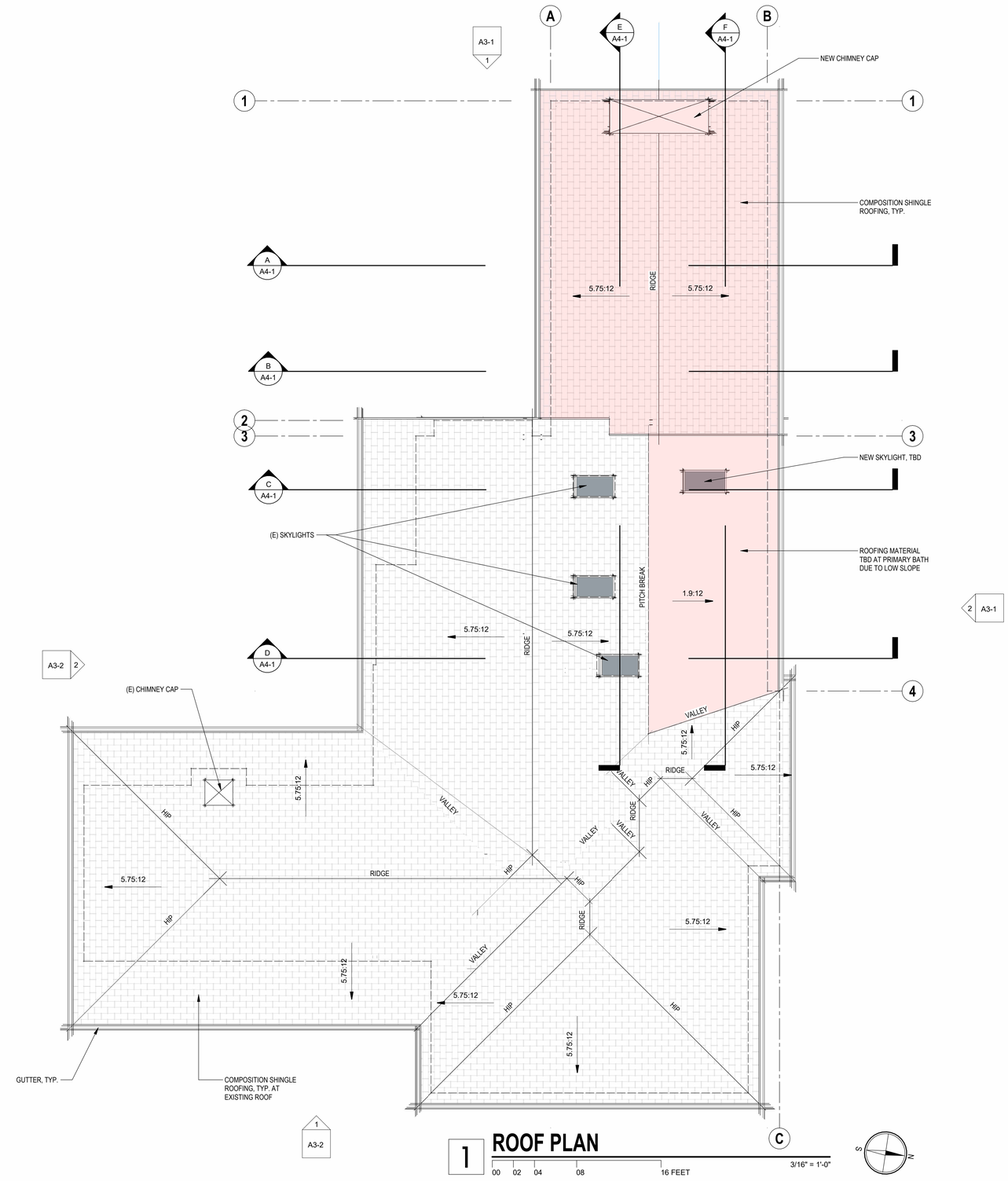
LEFT COAST ARCHITECTURE

689 LOS PALOS DR.

MAIN HOUSE - DD
SEPTEMBER 5, 2024

1ST FLOOR PLAN - PROPOSED

A2-1



1 **ROOF PLAN**

00 02 04 08 16 FEET

3/16" = 1'-0"

Plans are preliminary and not to scale. Windows and floor plans vary per residence, elevation and type. Square footage is approximate and should not be relied upon as a representation, express or implied.

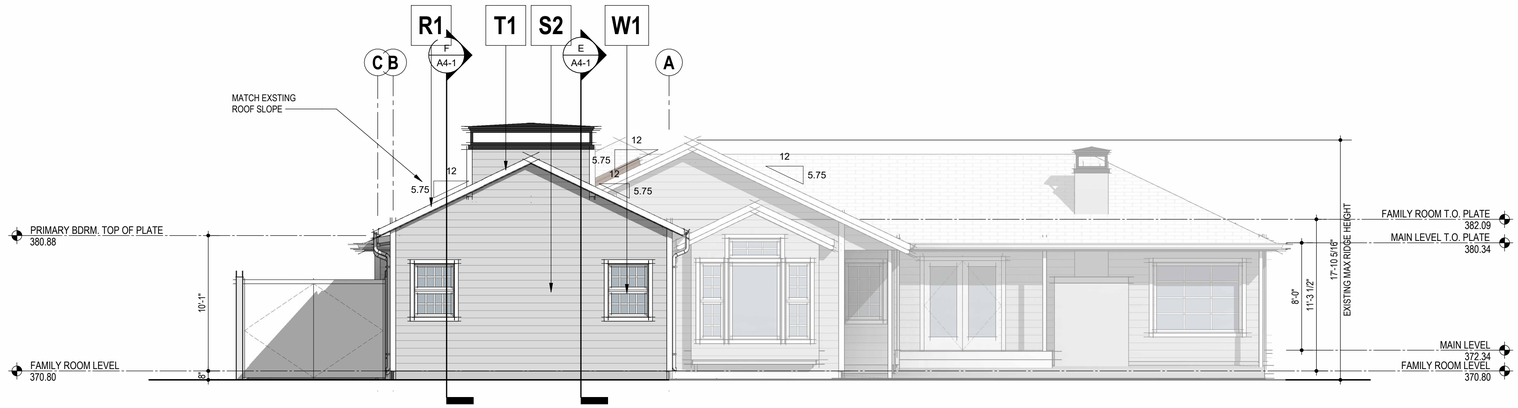
LEFT COAST ARCHITECTURE

689 LOS PALOS DR.

MAIN HOUSE - DD
SEPTEMBER 5, 2024

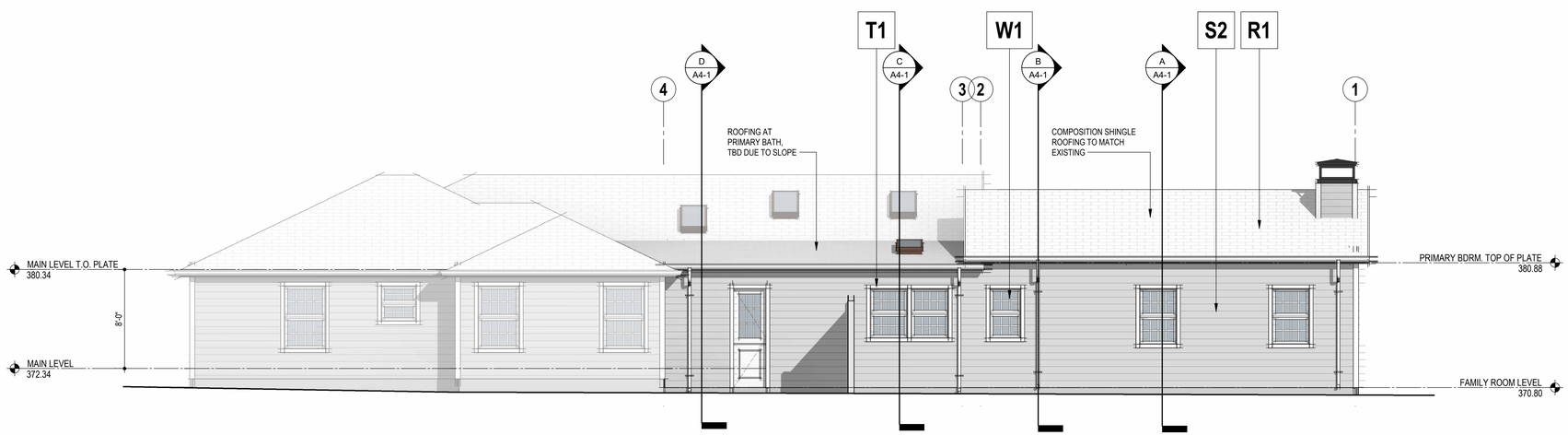
ROOF PLAN

A2-3



1 NORTH ELEVATION

00 02 04 08 16 FEET



2 EAST ELEVATION - SCHEMATIC

00 02 04 08 16 FEET

S1 SIDING 1
HORIZONTAL WOOD
COLOR: MATCH EXISTING HOUSE

T1 TRIM 1
RADIATA PINE
COLOR: MATCH EXISTING HOUSE

W1 WINDOWS & DOORS
EAGLE BY ANDERSON ALUM.
CLAD WINDOWS / DOORS
COLOR: MATCH EXISTING HOUSE

R1 ROOFING
CERTAINTEED LANDMARK
ASPHALT SHINGLE
COLOR: MATCH EXISTING HOUSE

L1 LIGHTING
LATITUDE RUN
ELAH ALUMINUM LED WALL LIGHT
COLOR: BLACK

MATERIAL AND COLOR PALETTE

EXTERIOR ELEVATION MATERIAL LEGEND NOTES:

1. ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON-SITE MOCK-UP.

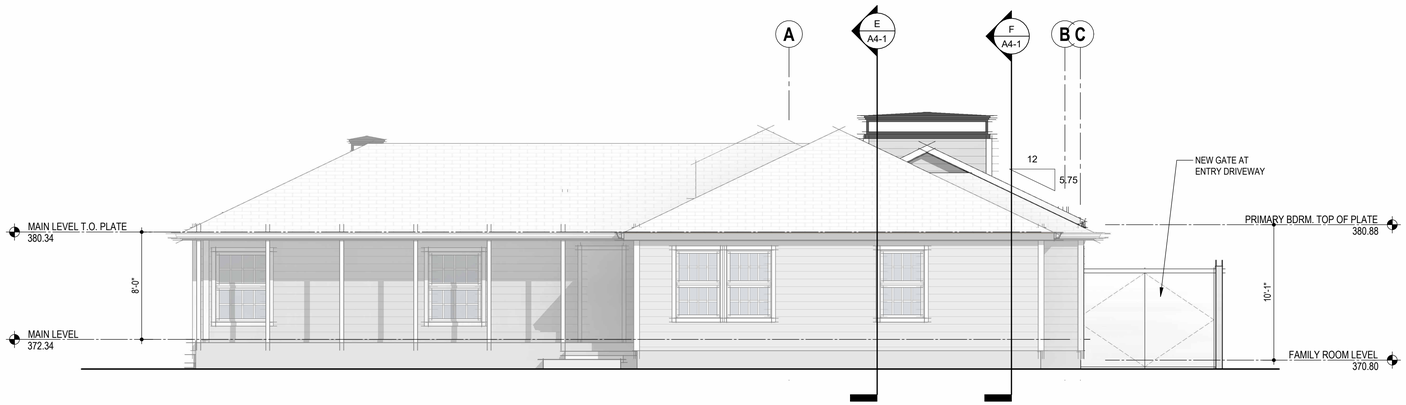
LEFT COAST ARCHITECTURE

689 LOS PALOS DR.

MAIN HOUSE - DD
SEPTEMBER 5, 2024

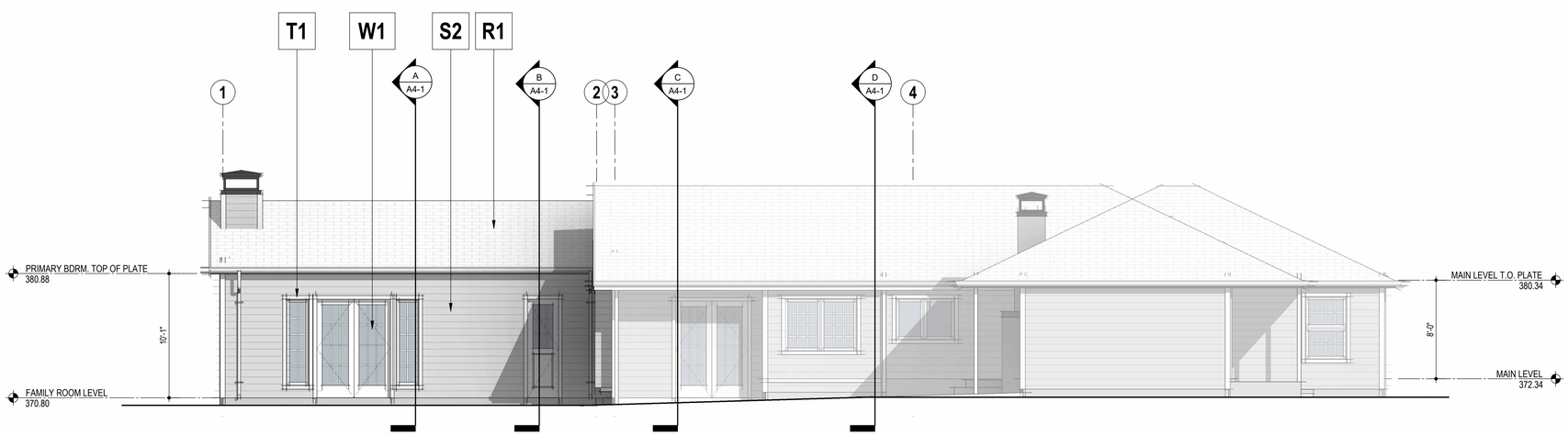
PROPOSED ELEVATIONS

A3-1



1 SOUTH ELEVATION

00 02 04 08 16 FEET



2 WEST ELEVATION

00 02 04 08 16 FEET

S1 SIDING 1
HORIZONTAL WOOD
COLOR: MATCH EXISTING HOUSE

T1 TRIM 1
RADIATA PINE
COLOR: MATCH EXISTING HOUSE

W1 WINDOWS & DOORS
EAGLE BY ANDERSON ALUM.
CLAD WINDOWS / DOORS
COLOR: MATCH EXISTING HOUSE

R1 ROOFING
CERTAINTEED LANDMARK
ASPHALT SHINGLE
COLOR: MATCH EXISTING HOUSE

L1 LIGHTING
LATITUDE RUN
ELAH ALUMINUM LED WALL LIGHT
COLOR: BLACK

MATERIAL AND COLOR PALETTE

EXTERIOR ELEVATION MATERIAL LEGEND NOTES:

1. ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON-SITE MOCK-UP.

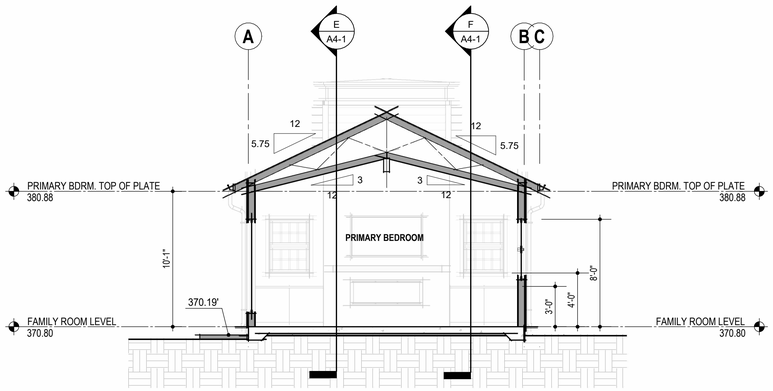
LEFT COAST ARCHITECTURE

689 LOS PALOS DR.

MAIN HOUSE - DD
SEPTEMBER 5, 2024

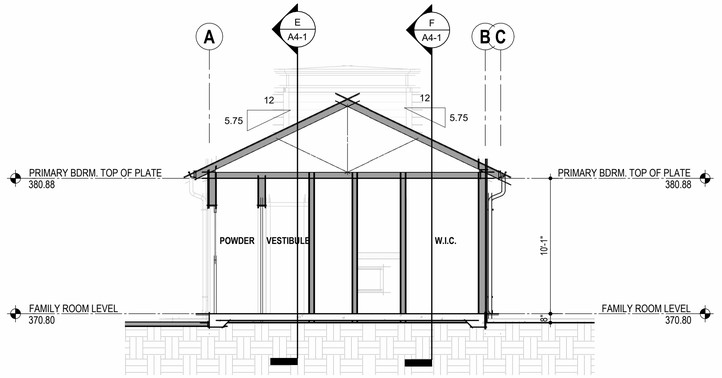
PROPOSED ELEVATIONS

A3-2



A SECTION A

00 02 04 08 16 FEET



B SECTION B

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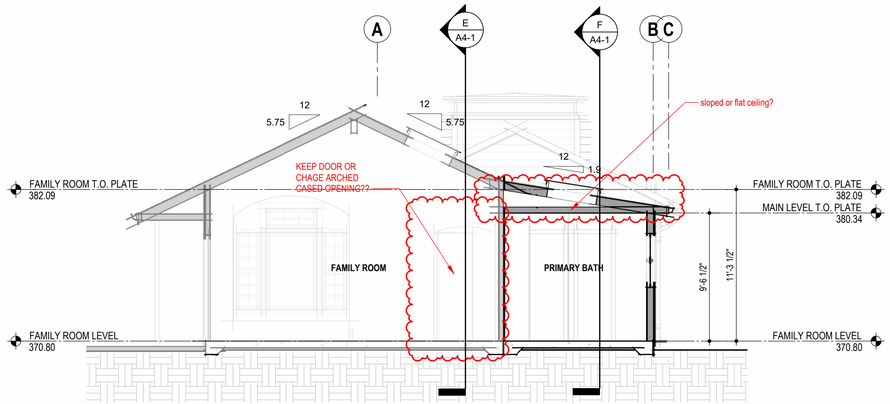

C SECTION C

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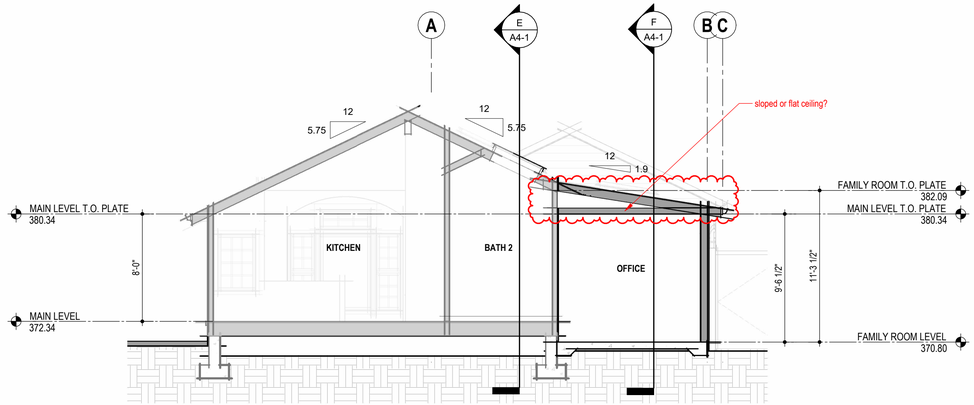
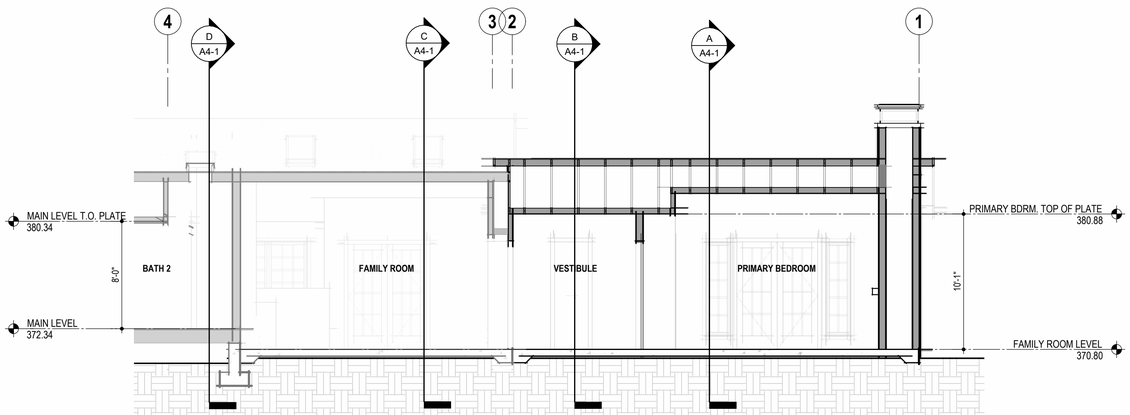


D SECTION D

00 02 04 08 16 FEET



E SECTION E

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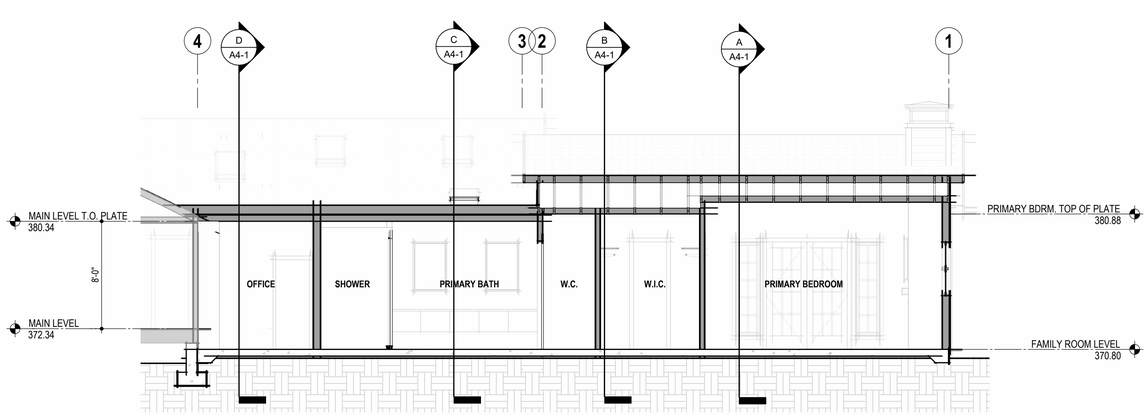

F SECTION F

00 02 04 08 16 FEET

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LEFT COAST ARCHITECTURE

689 LOS PALOS DR.

MAIN HOUSE - DD
SEPTEMBER 5, 2024

BUILDING SECTIONS

A4-1

City of Lafayette

Postentitlement Phase-eligible?	N
Permit Subtype	Accessory Building or Structure
Option	Option 2: Detached
No of Bedrooms	NA
Square Footage Area (Gross)	624 SF
New Impervious Surfaces	624 SF
Planning Entitlement #	NA
Planning ADU Permit?	N
Planning UHD Permit?	N
VHFHSZ?	N
Holds/Conditions	Hold on Issuance and Final Inspection for WMP, Fee
Stamped Sheets	A0.1, A1.1, A2.1, A3.1

Digital

COL Approved Scope: construct new 624 SF detached garage with a maximum ridge height of 16'-10"; construct new permeable paver driveway and walkway; remove 2 protected trees and 2 non-protected trees (TP17-24 previously approved); and plant a total of 7 trees.

City of Lafayette Digital
Planning Services Division
Zoning Clearance
[x] Approved [x] Hold Final Inspection
By Madison Leonard
Date 05/22/2024

City of Lafayette
PLAN CHECK ONLY
Digital

CONSTRUCTION HOURS
8AM to 6PM
MONDAY - FRIDAY
NO CONSTRUCTION VEHICLES BEFORE 8AM

City of Lafayette
HOLD FINAL INSPECTION
BUILDER TO REQUEST CLEARANCE FROM PLANNING DEPT. AT LEAST THREE DAYS IN ADVANCE
Digital

GENERAL NOTES

1. CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES, CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA ELECTRICAL CODE (CEC), MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), ENERGY CODE (CENC), CALIFORNIA FIRE CODE (CFC), AND THE CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC).
2. IN THE EVEN OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
3. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND SHALL VERIFY ALL JOB SITE CONDITIONS AND DIMENSIONS, AND REPORT TO THE DESIGNER ANY DISCREPANCIES BETWEEN ON-SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS (INCLUDING SPECIFICATIONS) PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
4. STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE (CRC).
5. THE CONTRACTOR SHALL OBTAIN APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.
6. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
7. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).
8. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FRO SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE DESIGNER FOR CLARIFICATION.
9. CONTRACTOR AND SUBCONTRACTORS ARE TO REFER TO THE COMPLETE SET OF ALL CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK TO ELIMINATE POSSIBLE FUTURE ERRORS AND OMISSIONS. DO NOT BASE YOUR BID ON ONE SHEET OF DRAWINGS ALONE.
10. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
11. ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN WORKERS COMPENSATION INSURANCE AS REQUIRED BY CALIFORNIA LAW, ALSO, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE OF ADEQUATE COVERAGE, FIRE, THEFT, AND VANDALISM INSURANCE DURING CONSTRUCTION UP TO THE CERTIFICATE OF OCCUPANCY.
12. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGNER. THE OWNER AND THE DESIGNER SHALL BE NAMED AS ADDITIONAL INSURED ON THE CONTRACTORS LIABILITY INSURANCE COVERAGE.
13. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE I.C.C. RESEARCH RECOMMENDATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, PRODUCTS OF EQUAL QUALITY THAT MEET APPLICABLE STANDARDS AND SPECIFICATIONS AND APPROVED BY THE DESIGNER MAY BE USED.
14. UNLESS SPECIFICALLY NOTES IN CONTRACT, LEFT COAST ARCHITECTURE, WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
15. CONTRACTOR SHALL CONSULT PRIOR TO THE START OF CONSTRUCTION ALL REPRESENTATIVES OF CITY AND GAS, ELECTRIC, WATER, TELEPHONE AND CABLE COMPANIES CONCERNING UTILITIES AVAILABILITY AND HOOKUP.
16. UNDER NO CIRCUMSTANCES SHALL ANY SHEETS (DRAWINGS, PRINTS, PLANS, ETC.) MARKED "BID SET" OR "PRELIMINARY NOT FOR CONSTRUCTION" BE USED FOR ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE SUBCONTRACTOR WITH MARKED "CONSTRUCTION DOCUMENTS" OR LATEST EDITION OF PRINTS.
17. CONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES JOB SITE CLEAN OF SUCH RUBBISH. CONTRACTOR SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.
18. SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY CONTRACTORS IN CONNECTION WITH SOME PORTION OF THIS WORK ARE TO BE SUBMITTED TO THE OWNER AND APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR INSTALLMENT.
19. DESIGNER OR ENGINEER STAMPED PLANS CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE DESIGNER OR ENGINEER. PLANS MODIFIED BY OTHER WILL NOT BE ACCEPTED.
20. HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN ALL PERMITS FOR THIS WORK.
21. SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.
22. CIVIL ENGINEERING DRAWINGS ARE PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR SHALL REFER TO THEM FOR SUPPLEMENTAL INFORMATION.
23. GEOTECHNICAL INFORMATION IS PROVIDED UNDER SEPARATE CONTRACT AND THE CONTRACTOR SHALL REFER TO THAT REPORT BY OTHERS.
24. TITLE 24 DESIGN COMPLIANCE: REFER TO ATTACHED CALIFORNIA ENERGY CONSERVATION STANDARDS FOR RESIDENTIAL BUILDINGS DOCUMENTATION. ALSO SEE SEPARATE REPORT PREPARED BY OTHERS FOR ADDITIONAL TITLE 24 DOCUMENTATION AND FOR DESIGN CRITERIA FOR HVAC AND PLUMBING SYSTEMS BY OTHERS.
25. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.
26. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
27. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.
28. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
29. WORK AREAS ARE TO REMAIN CLEAR, SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE TO ENSURE SECURITY. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.6. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
30. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED, IN THE COURSE OF CONSTRUCTION, AS BEING NECESSARY TO BE REMOVED, WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH ARCHITECT AND OWNER'S REPRESENTATIVE. WHETHER PREDETERMINED IN THE CONSTRUCTION DOCUMENTS OR DETERMINED LATER IN FIELD, DISCONNECT, CUT BACK TO SOURCE, AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS CREATED BY REMOVAL OF UTILITIES TO MATCH ADJACENT CONSTRUCTION AND FINISHES.

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.T.	ACOUSTICAL TILE
A.C.P.	ACOUSTICAL CEILING PANEL
ACOUST	ACOUSTICAL
A.D.	AREA DRAIN
ADJ	ADJUSTABLE / ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR / ANCHORAGE
ASF	ALUMINUM STORE FRONT
ARCH	ARCHITECTURAL
AVG	AVERAGE
AWN	AWNING
BD	BOARD
B.F.	BOTH FACES
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.P.	BUILDING PAPER
BDRM	BEDROOM
BLW	BELOW
BRG	BEARING
BRKT	BRACKET
BRZ	BRONZE
BTM	BOTTOM
BTN	BATTEN
BTR	BETTER
BTWN	BETWEEN
B.U.R.	BUILT UP ROOFING
BVL	BEVELED
B.W.	BOTH WAYS
C.B.	CATCH BASIN
CAB	CABINET
C.A.R.	COLD AIR
C.C.	CENTER TO CENTER
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.I.P.	CAST IRON PIPE
C.I.P.C.	CAST-IN-PLACE CONCRETE
C.J.	CONTROL JOINT
CLKG	CAULK / CAULKING
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR	COUNTER
C.O.	CLEAN OUT
C.O.T.G.	CLEAN OUT TO GRADE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CRS	COURSE / COURSES
CSK. S.	COUNTERSUNK SCREW
C.T.	CERAMIC TILE
CTR	CENTER
C.W.	COLD WATER
C.Y.	CUBIC YARD
DBL	DOUBLE
D.H.	DOUBLE HUNG
DEPT	DEPARTMENT
DET	DETAIL
D.F.	DOUGLAS FIR
D.I.B.	DRILL IN BOLT
DIA.	DIAMETER
DIAG	DIAGRAM
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION / DIVIDER
D.L.	DEAD LOAD
DN	DOWN
DR	DOOR
DRWG	DRAWING
DR. FNT.	FOUNTAIN
DS	DOWNSPOUT
DW	DISHWASHER
E	EAST
(E)	EXISTING
EA	EACH
E.B.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
E.N.	EDGE NAILING
ENCL	ENCLOSURE
E.O.S.	EDGE OF SLAB
E.P.	ELECTRIC PANEL
EQUIP	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPOSED
EXT	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.C.C.	FIRE CONTROL CENTER
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.F.B.	FINISHED FLOOR BREAK
F.G.	FIXED GLASS
F.H.	FIRE HYDRANT
F.G.C.	FIRE HOSE CABINET
F.H.V.	FIRE HOSE VALVE
FIN	FINISH
F.L.	FLOW LINE
F.J.	FLUSH JOINT
FLSH'G	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL

FP	FIREPLACE
FPR	FIREPROOF
FRMG	FRAMING
F.R.P.	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
FUR	FURRED / FURRING
G	GAS
GA	GAUGE
GALV	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL	GLASS
G.I.	GALVANIZED IRON
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRDR	GIRDER
G.S.	GYPSUM SHEATHING
G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLD DOWN
HDR	HEADER
HDWR	HARDWARE
HGR	HANGER
H.H.	HEAD HEIGHT
H.M.	HOLLOW METAL
HORZ	HORIZONTAL
H.P.	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING
H.W.	HOT WATER
I.B.	INFILTRATION BARRIER
I.D.	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATED
INT	INTERIOR
INTER	INTERMEDIATE
INV	INVERT
JAN	JANITOR
JST	JOIST
JT	JOINT
K.P.	KICK PLATE
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
L.B.	LAG BOLT
LB	POUND
L.F.	LINEAR FOOT
L.L.	LIVE LOAD
LT	LIGHT
LTL	LINTEL
LKR	LOCKER
L.P.	LOW POINT
LVR	LOUVER
L.V.L.	LAMINATED VENEER LUMBER
LACQ	LACQUER
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MICRO	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
M.R.O.	MASONRY ROUGH OPENING
MOD	MODULAR
MOV	MOVABLE
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.A.	NOT APPLICABLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
O.R.D.	OVERFLOW ROOF DRAIN
O.S.B.	ORIENTED STRAND BOARD
PART	PARTITION
P.C.	PRE CAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
PFB	PREFABRICATED
PL	PLATE
P.D.F.	POWDER DRIVEN FASTENER
P.L.F.	POUNDS PER LINEAL FOOT
P.LAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.H.	PAPER HOLDER
PNT	PAINT
PRJ	PROJECT / PROJECTED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D. / R.	PAPER TOWEL DISPENSER & RECEPTACLE
P.T.R.	PAPER TOWEL RECEPTACLE
P.V.C.P.	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT

Q.T.	QUARRY TILE
R	RISER
R.A.	RETURN AIR
RAD	RADIUS
R.B.	RUBBER BASE
RUB	RUBBER
R/C	REINFORCED CONCRETE
R.D.	ROOF DRAIN
RDWD	REDWOOD
REINF. Or	REINFORCING STEEL BARS RE-BAR
REF	REFERENCE
REFR	REFRIGERATOR / REFRIGERATION
REG	REGISTER
REQ'D	REQUIRED
RET	RETAIN / RETAINING
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
R/S	REINFORCING STEEL
R.W.L.	RAIN WATER LEADER
S	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED	SCHEDULE
S.D.	SOAP DISPENSER
S.DR.	STORM DRAIN
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
S.F.B.	SPIT FACE BLOCK
S.F.S.D.	SEE FOOD SERVICE DRAWINGS
S.G.D.	SLIDING GLASS DOOR
SHT	SHEET
SHTH'G	SHEATHING
SHVLS	SHELVES / SHELVING
SHWR	SHOWER
SIM	SIMILAR
SLR	SEALER
SLDR	SLIDER
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATIONS
S.P.D.	SEE PLUMBING DRAWINGS
SPL.BLK.	SPLASH BLOCK
SQ	SQUARE
S.&R.	SHELF AND ROD
S.S.	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.SK.	SERVICE SINK
S.ST.	STAINLESS STEEL
STA	STATION
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STN	STAIN
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
S.W.	SHEAR WALL
S.T.	SQUARE YARD
SYS	SYSTEM
T	TREAD
T.B.	TOWEL BAR
T.C.	TRASH COMPACTOR
TEL	TELEPHONE
TEMP	TEMPERED
T.O.C.	TOP OF CURB
T.& G.	TONGUE AND GROOVE
THK	THICK (NESS)
THR	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.BLK.	TOP OF BLOCK
T.O.G.	TOP OF GRATE
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
TV	TELEVISION
TXT	TEXTURE
TYP	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
VAR	VARIES
V.B.	VINYL BASE
V.BR.	VAPOR BARRIER
V.C.P.	VITRIFIED CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VENT	VENTILATOR / VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VIN	VINYL
VNR	VENEER
V.T.	VINYL TILE
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/D	WASHER / DRYER
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.HYD.	WALL HYDRANT
WINDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
YD	YARD

MATERIAL SYMBOLS

- EARTH (SECTION)
- CONCRETE (PLAN & SECTION)
- BRICK MASONRY UNIT (PLAN & SECTION)
- CONCRETE MASONRY UNIT (PLAN & SECTION)
- FRAMING MEMBER (BLOCKING)
- 12 FRAMING MEMBER (CONTINUOUS NOMINAL SIZE INDICATED)
- PLYWOOD
- FINISH MILLWORK (ARCH) (SECTION)
- GYPSUM WALL BOARD OR SAND (SECTION)
- ASPHALTIC CONCRETE PAVING (SECTION)
- METAL STEEL OR IRON (SECTION)
- BATT INSULATION (SECTION)
- RIGID INSULATION BOARD OR TILE (SECTION)

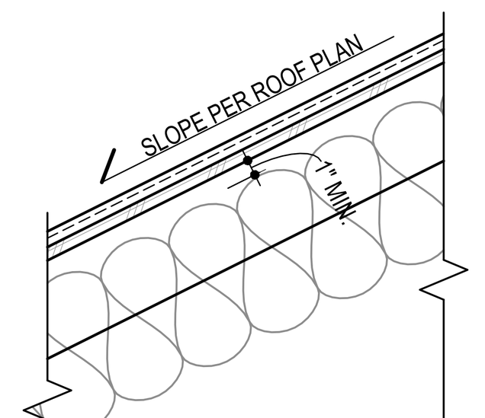
SYMBOLS

- GRID LINE
- SECTION: SECTION IDENTIFICATION, SHEET DESIGNATION
- DETAIL: DETAIL IDENTIFICATION, SHEET DESIGNATION
- INTERIOR ELEVATION: SHEET DESIGNATION, ELEVATION DESIGNATION
- EXTERIOR ELEVATION: ELEVATION IDENTIFICATION, SHEET DESIGNATION
- ELEVATION
- SPOT ELEVATION
- WALL ASSEMBLY TYPE
- ROOF OR FLOOR / CEILING ASSEMBLY TYPE
- MATCH LINE
- ROOM IDENTIFICATION
- WINDOW IDENTIFICATION
- DOOR IDENTIFICATION
- REVISION IDENTIFICATION
- & AND
- ∠ ANGLE
- @ AT
- ℄ CENTER LINE
- [CHANNEL
- Ø DIAMETER
- " INCHES
- ' FEET
- d PENNY
- ⊥ PERPENDICULAR
- ℙ PROPERTY LINE
- ф SQUARE FEET
- # POUND

ASSEMBLY NOTES

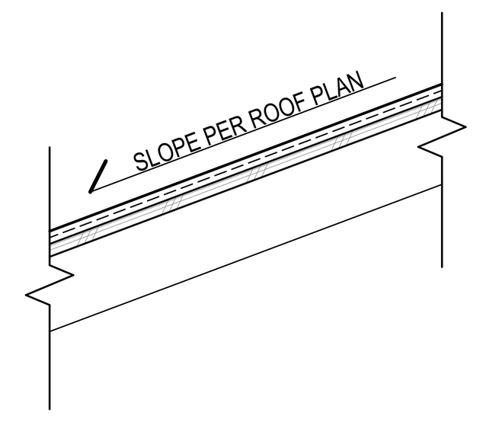
1. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION ON PRODUCTS LISTED IN THE FLOOR, ROOF AND WALL ASSEMBLIES.
2. PROVIDE HORIZONTAL & VERTICAL FIRE BLOCKING & DRAFT STOPPING AT ALL ASSEMBLIES AS REQUIRED BY CODE.
3. PROVIDE REINFORCED BACKING AT WALLS & CEILINGS AS REQUIRED TO SUPPORT ALL EQUIPMENT, FIXTURES, FURNISHINGS, ETC. TO BE ATTACHED TO FRAMING.
4. SEAL ALL PENETRATIONS AT FIRE & SOUND RATED WALLS WITH APPROVED SYSTEMS TO MAINTAIN REQUIRED RATINGS.
5. METAL STUD GAUGES WHERE SHOWN ARE MINIMUM REQUIRED. PROVIDE STUD GAUGES & CONNECTIONS AS REQUIRED BY BUILDING CODE FOR ALL CONDITIONS.
6. ALL INTERIOR PARTITIONS SHALL EXTEND TO FLOOR OR ROOF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.
7. WOOD STUD SIZES SHOWN ARE THE MINIMUM REQUIRED AND STUD SPACING IS THE MAXIMUM ALLOWED. REFER TO THE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
8. REQUIRED STRUCTURAL PLYWOOD SHEATHING IS NOT SHOWN ON ALL WALL ASSEMBLIES. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS FOR PLYWOOD SHEATHING.
9. REFER TO THE REFERENCED STANDARDS FOR SPECIFIC CONSTRUCTION REQUIREMENTS AT FIRE RATED ASSEMBLIES. U.L. - UNDERWRITERS LABORATORIES C.B.C. - CALIFORNIA BUILDING CODE TABLE. GA - GYPSUM ASSOCIATION
10. PROVIDE CEMENTITIOUS BACKER BOARD @ WALL AREAS SCHEDULED TO RECEIVE TILE WAINSCOT.

ASSEMBLIES



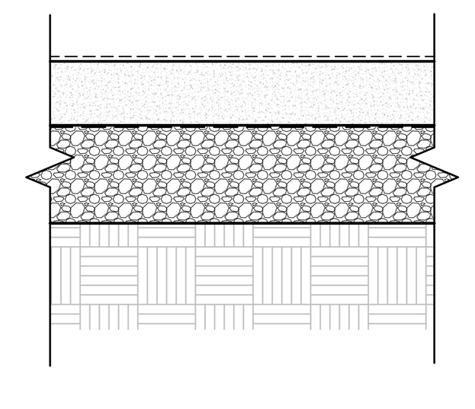
R1 TYPICAL ROOF TRUSS ASSEMBLY

- COMPOSITION ASPHALT SHINGLE CLASS "A" ROOFING
- ROOFING UNDERLAYMENT, PER MFR.
- EXTERIOR SHEATHING, S.S.D.
- MFR'D ROOF TRUSSES @ 24" O.C. MAX., S.S.D.
- 1" MIN. AIR GAP PER CRC 806.3
- UN-FACED BATT INSULATION
- 5/8" TYPE "X" G.W.B.
- SCHEDULED FINISH



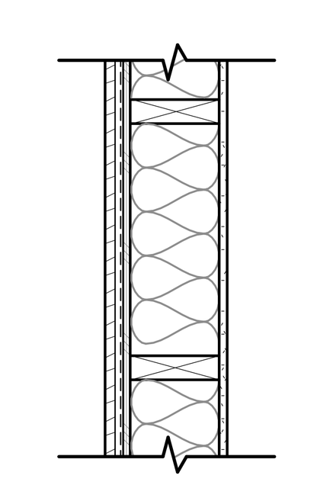
R2 TYPICAL ROOF RAFTER ASSEMBLY

- COMPOSITION ASPHALT SHINGLE CLASS "A" ROOFING
- ROOFING UNDERLAYMENT, PER MFR.
- EXTERIOR SHEATHING, S.S.D.
- SCHEDULED RAFTERS, S.S.D.



F1 SLAB ON GRADE

- CONC. SEALER FINISH OR SCHEDULED FINISH
- REINFORCED CONCRETE SLAB, S.S.D.
- VAPOR BARRIER
- FREE DRAININAG ROCK LAYER, S.S.D.
- PREPARED SUB-GRADE, S.S.D



W1 TYPICAL EXTERIOR WALL - SIDING

- HORIZONTAL WOOD SIDING, MATCH EXISTING HOUSE
- WEATHER RESISTIVE BARRIER PER CRC 703.1
- EXTERIOR SHEATHING, S.S.D.
- 2X6 STUDS @ 16" O.C.
- BATT INSULATION
- 5/8" G.W.B.
- SCHEDULED FINISH

DEFERRED SUBMITTALS

CBC 107.3.4.1 DEFERRED SUBMITTALS. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

ROOF TRUSS

1. TRUSS LAYOUT PLAN, DRAWINGS AND CALCULATIONS SHALL BE PREPARTED BY A PROFESSIONAL. TWO (2) COMPLETE COPIES OF TRUSS CALCULATIONS AND LAYOUT DRAWINGS WILL BE SUBMITTED DIRECTLY TO THE AUTHORITY HAVING JURISDICTION (AHJ) UNDER A SEPARATE AND DEFERRED SUBMITTAL. THE TRUSS CALCUATIONS WILL BE SUBMITTED TO THE PROJECT'S ENGINEER OF RECORD (EOR) FOR REVIEW. THE RESUBMITTED TRUSS DOCUMENTS MUST BEAR NOTATION FROM THE EOR INDICATING THAT THE TRUSS CALCULATIONS HAVE BEEN REVIEWED AND FOUND TO CONFORM TO THE INTENT OF THE PROJECT'S STRUCTURAL DESIGN.

CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CEnC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
LAFAYETTE MUNICIPAL CODE
CCCFPD

NOTE:
1. CALGREEN NOT APPLICABLE PER CEC SECTION 301.1.1 - NO ADDITION TO CONDITIONED AREA, VOLUME, OR SIZE
2. SOLAR NOT REQUIRED PER CEC SECTION 150.2(a) EXCEPTION 7 - ADDITION
3. FIRE SPRINKLERS NOT REQUIRED PER CRC R313.3.1.2 EXCEPTION 4 - DETACHED GARAGE

PROJECT INFORMATION

PROJECT SCOPE:
THIS PROJECT PROPOSES TO ADD A DETACHED GARAGE (+/-624 SF) AT REAR OF SITE.

ADDRESS: 689 LOS PALOS DR. LAFAYETTE, CA 94549 — APN: 236-031-0023

PARCEL		
ZONING DISTRICT:	R-10 (SINGLE FAMILY RESIDENTIAL)	
GROSS PARCEL AREA:	17,000 SF (0.39 ACRES)	
VERY HIGH FIRE SEVERITY ZONE:	NO	
FLOOD ZONE:	NO	
HILLSIDE OVERLAY DISTRICT:	NO	
RIDGELINE SETBACK:	NO	
SETBACKS	ALLOWABLE (R-10)	PROPOSED
FRONT YARD SETBACK:	20'-0"	+/- 152'-11"
SIDE YARD SETBACK:	10'-0"	+/- 10'-4"
TOTAL SIDE YARD SETBACK (AGGREGATE):	20'-0"	+/- 59'-10" (10'-4"+49'-6")
REAR SETBACK:	15'-0"	+/-15'-6"
BUILDING HEIGHT	ALLOWABLE (R-10)	PROPOSED
MAX. BUILDING HEIGHT(SECTION 6-313):	35'-0"	+/- 13'-6"
MAX. RIDGE HEIGHT (SECTION 6-1903):	17'-0"	+/- 16'-10"
MAX. STORIES (PER SECTION 6-787):	2-1/2	1
PARKING	ALLOWABLE (R-10)	PROPOSED
PARKING SPACES: (10'X20' MIN. - COVERED OR OPEN)	2 SPACES	2 SPACES
IMPERVIOUS SURFACES	EXISTING	PROPOSED
BUILIDING FOOTPRINT:	2,904 SF	3,528 SF (624 SF NEW)
DRIVEWAY:	1,166 SF	1,166 SF
PATIO & WALKWAYS:	2,522 SF	2,395 SF
OTHER (SHED):	140 SF	140 SF
TOTAL IMPERVIOUS AREA:	**6,732 SF**	**7,229 SF**
FLOOR AREA CALCS.	EXISTING	PROPOSED
MAIN HOUSE:	2,904 SF	2,904 SF
GARAGE:	-	624 SF
OTHER (SHED):	140 SF	140 SF
TOTAL FLOOR AREA:	**3,044 SF**	**3,668 SF**
CODE INFORMATION		
OCCUPANCY GROUP:	U	
CONSTRUCTION TYPE:	V-B	

PROJECT DIRECTORY

OWNER:
ALLISON AND NICK TARRAB
689 LOS PALOS DR.
LAFAYETTE, CA 94549

CONTACT: ALLISON TARRAB
PHONE: (925) 451-5988
EMAIL: allison.tarrab@gmail.com

ARCHITECT:
LEFT COAST ARCHITECTURE INC.
3800 MOUNT DIABLO BLVD., SUITE 200
LAFAYETTE, CA 94549

CONTACT: SCOTT THOMSEN
PHONE: (925) 297-5688
EMAIL: scott@leftcoastarch.com

STRUCTURAL ENGINEER:
ADVANCED ENGINEERING
3381 WALNUT BLVD. SUITE 220
BRENTWOOD, CA 94513

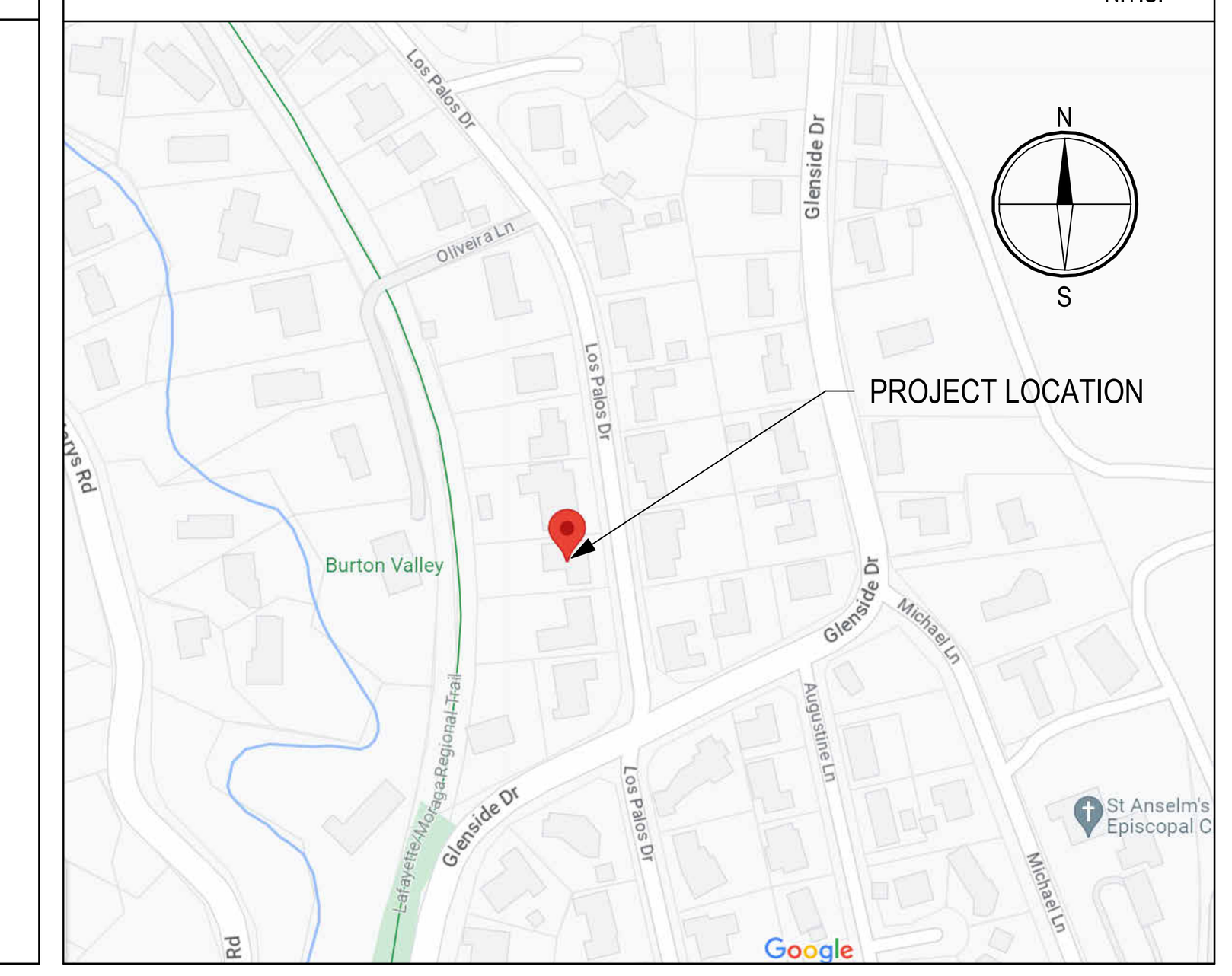
CONTACT: SCOTT KAEDING, P.E.
PHONE: (925) 516-3502 Ext. 24
EMAIL: sk@advegineering.com

CIVIL ENGINEER:
DEBOLT CIVIL ENGINEERING
480 SAN RAMON VALLEY BLVD., UNIT L
DANVILLE, CA 94526

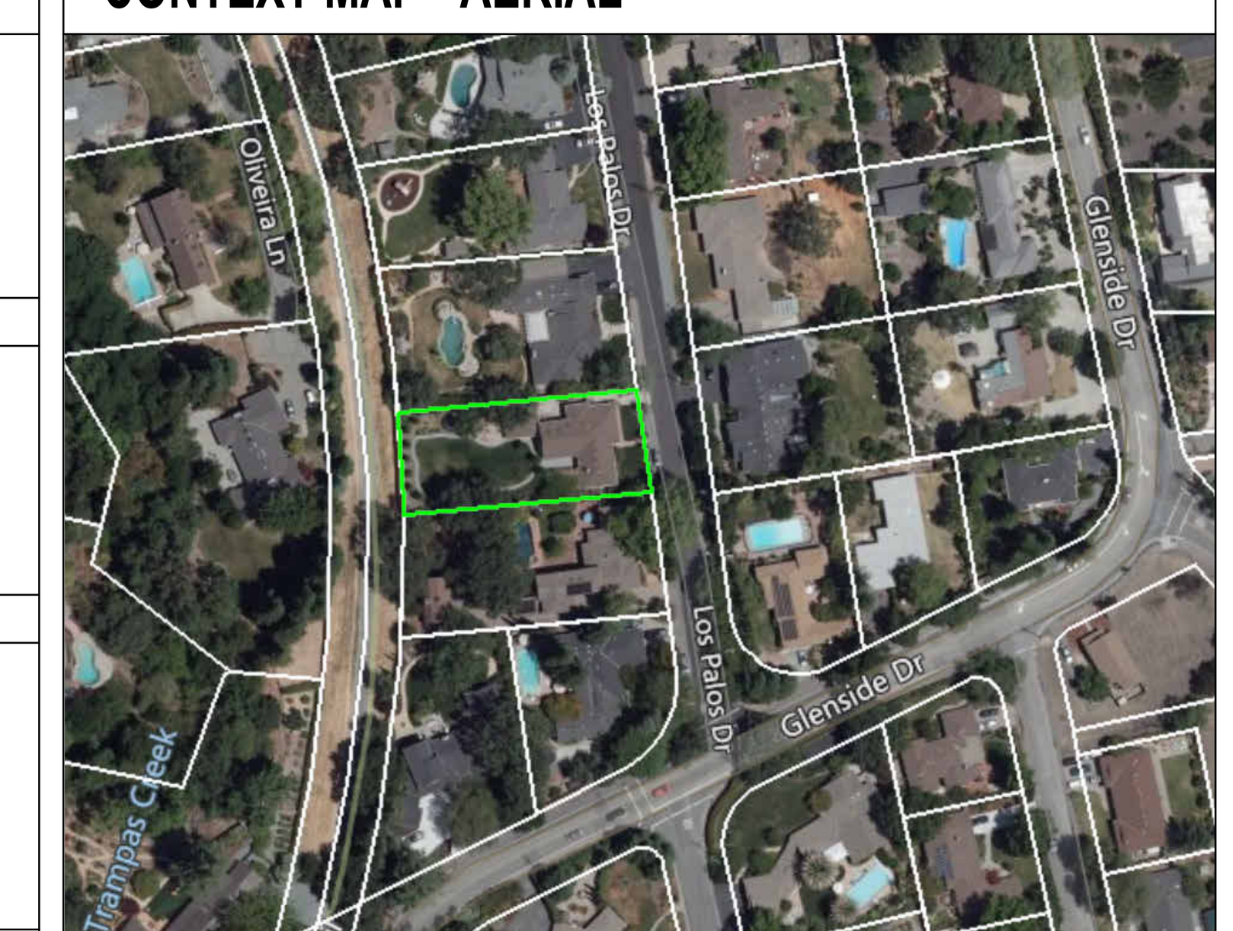
CONTACT: EMILE MORALES, P.E.
PHONE: (925) 837-3780
EMAIL: office@deboltcivil.com

VICINITY MAP

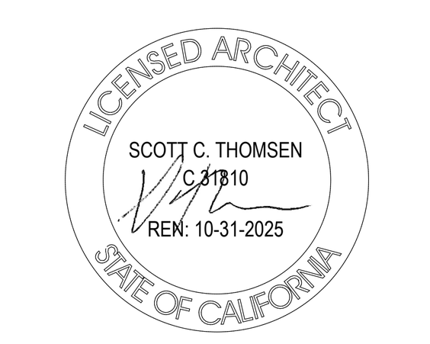
N.T.S.



CONTEXT MAP - AERIAL



SHEET INDEX



LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

689 LOS PALOS DR.
LAFAYETTE, CA 94549
APN:236-031-0023

REVISION SCHEDULE		
#	DESCRIPTION	DATE

PROJECT NO ----
SCALE As indicated
DRAWN KB CHECKED ST
DATE MAY 20, 2024 BUILDING DEPT. SUBMITTAL
SHEET TITLE GENERAL INFO. & TYPICAL ASSEMBLIES

A0.1

LEGEND

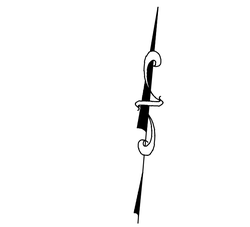
PERVIOUS PAVERS
SEE DETAIL THIS SHEET

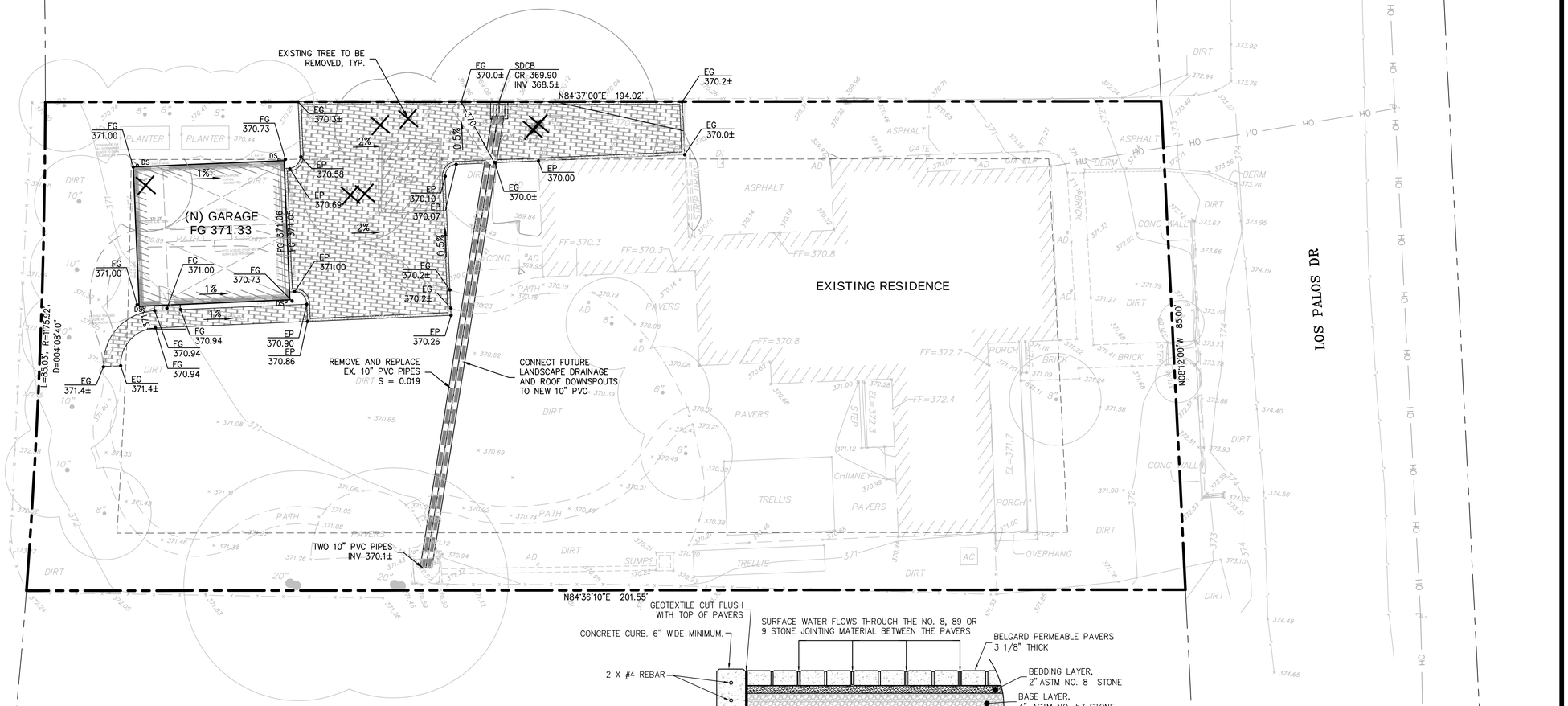
BUILDING OUTLINE

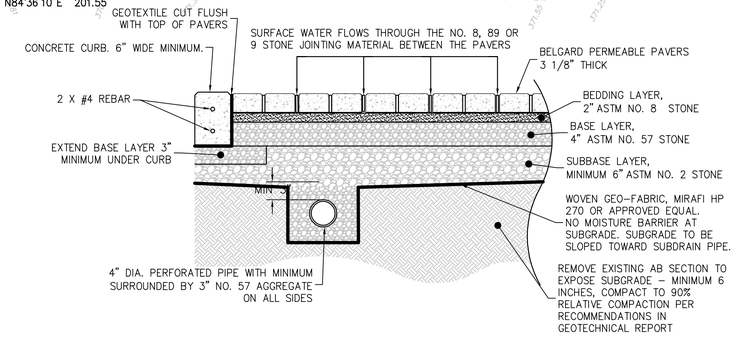
DS ROOF GUTTER DOWNSPOUT

GRADING NOTES:

1) ALL DRY UTILITIES, WATER AND SEWER SERVICES BY OTHERS.
2) ROOF DOWNSPOUTS SHALL DISCHARGE STORM DRAIN SYSTEM VIA UNDERGROUND PIPING.
3) BUILDING SETBACKS TO BE CONFIRMED BY OTHERS.
4) CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 8" BETWEEN LOWEST WOOD STRUCTURAL MEMBER AND THE ADJACENT EXTERIOR FINISHED GRADE.
5) PAD GRADES ARE ASSUMED, TO BE CONFIRMED WITH FINAL FOUNDATION DESIGN.







PERMEABLE PAVERS DETAIL

N.T.S.

City of Lafayette
G/L PERMIT REQUIRED

- ☐ Creek Work
- ☐ Drainage Discharge
- ☐ Drainage Installation
- ☒ Others permeable pavers and subgrade
- ☐ Paving & Subgrade
- ☐ Erosion Control
- ☐ Walls

JML 5-21-24 Digital

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

GRADING AND DRAINAGE PLAN

689 LOS PALOS DR

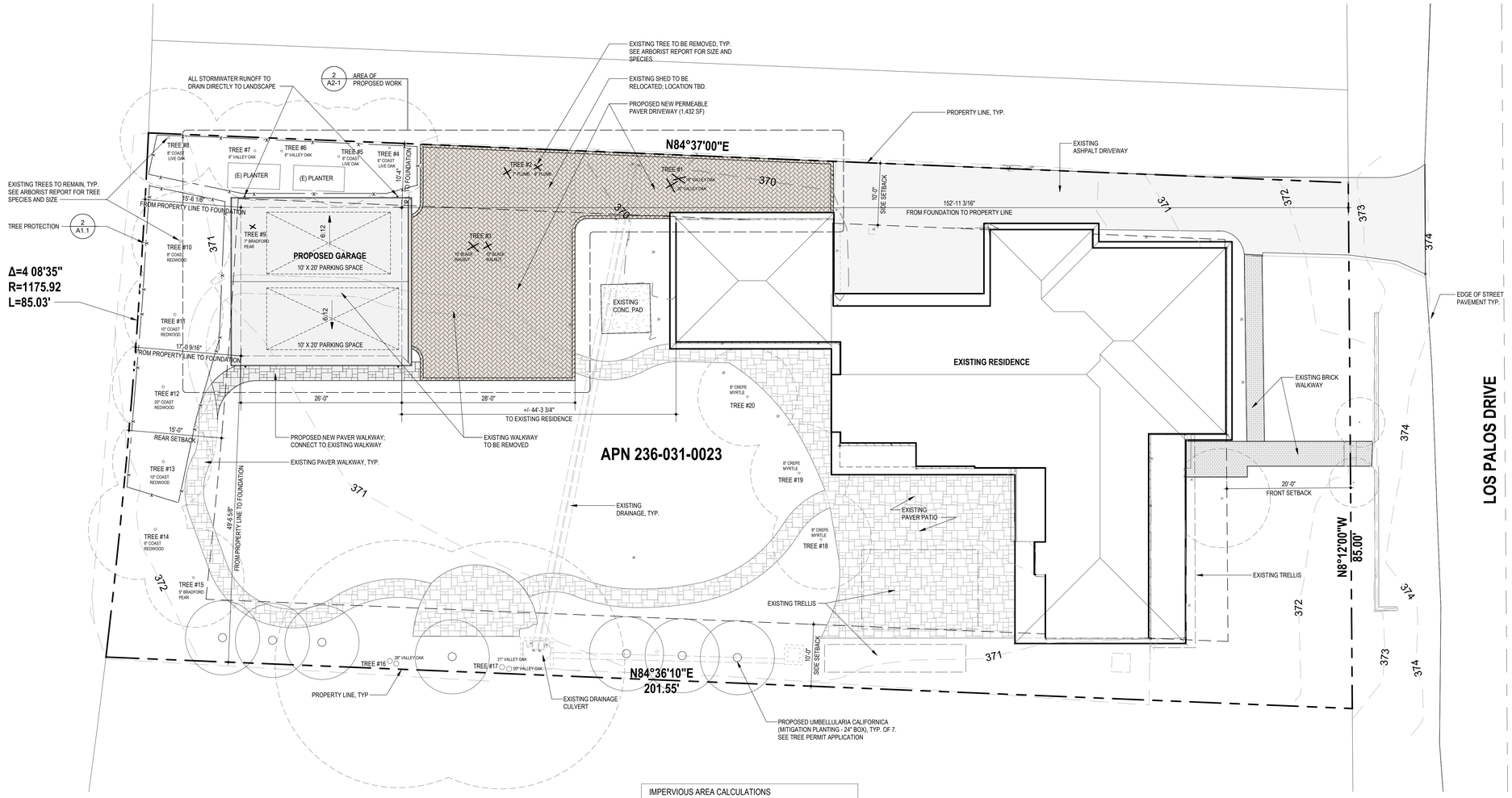
LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/24 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

DEBOLT 50+ YEARS CIVIL ENGINEERING
(925) 837-3780 | OFFICE@DEBOLTCIVIL.COM
480 SAN RAMON VALLEY BLVD UNIT L, DANVILLE, CA 94526

Date: 05/20/24
Scale: 1"=10'
By: EM
Job No.: 24119

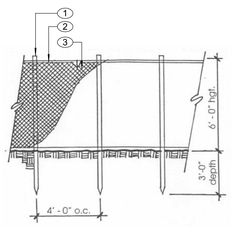


IMPERVIOUS AREA CALCULATIONS	EXISTING	PROPOSED
BUILDING FOOTPRINT:	2,904 SF	3,528 SF (624 SF NEW)
DRIVEWAY:	1,166 SF	1,166 SF
PATIO & WALKWAYS:	2,522 SF	2,395 SF
OTHER (SHED):	140 SF	140 SF
TOTAL IMPERVIOUS AREA:	**6,732 SF**	**7,229 SF**

1 SITE PLAN - GARAGE ADDITION

1/8" = 1'-0"

00 04 08 16 FEET



1. METAL STAKES W/ORANGE CONSTRUCTION FENCING: THREAD A HEAVY METAL CABLE THROUGH THE TOP STAKE HOLES. WEAVE ORANGE FABRIC EVERY OTHER OPENING ALONG THE VERTICAL STAKE AND WIRE THE FABRIC 12" ON CENTER (O.C.) ALONG THE HOIRZONTAL CABLE.

   WOOD STAKES W/ORANGE CONSTRUCTION FENCING OR LANDSCAPE FABRIC: STAPLE EITHER FABRIC, EVERY 6' VERTICALLY TO 2" DIAMETER LODGEPOLE PINE STAKES AND HORIZONTALLY TO A 2"X4" TOP BAR.

2. METAL CABLE (W/METAL STAKE) OR 2"x4" WOOD MEMBER (W/WOOD STAKE).

3. ORANGE CONSTRUCTION OR LANDSCAPE FABRIC. MAINTAINED DURING CONSTRUCTION.

NOTE:
1. ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
2. DIRECT ALL DRAIN WATER AWAY FROM THE TREE DRIP LINE AREA.

2 TREE PROTECTION

NOT TO SCALE

PROTECTED TREE TABLE

TREE NUMBER	TREE SPECIES	DIAMETER	PRUNED OR REMOVED
#1	Valley Oak, *Juglans hindsii*	20",19" (split)	Removed
#3	California Black Walnut, *Quercus lobata*	10",10" (split)	Removed

SITE PLAN GENERAL NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITEWORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES.
2. THIS PLAN IS NOT A GRADING AND DRAINAGE PLAN OR EROSION CONTROL PLAN. REFER TO PLANS BY CIVIL ENGINEER.
3. ALL GRADING, SITE PREPARATION, PLACEMENT, AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH CITY AND/OR COUNTY GRADING ORDINANCES.
4. ALL ROOF DRAINAGE SHALL BE SURFACE DRAINED TO LANDSCAPE.
5. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO THE BUILDING.
6. WATER SHOULD BE PREVENTED FROM PONDING ANYWHERE ON THE SITE AND PARTICULARLY NEAR THE BUILDING. WATER FROM DOWNSPOUTS SHOULD BE DIRECTED TO CARRY THE WATER AWAY FROM THE BUILDING.
7. ALL EXISTING UTILITIES ARE LOCATED IN THE STREET WITH LATERALS TO THE HOUSE LOCATION. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING LATERALS AT THE PROPERTY LINE.
8. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
10. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
11. PROVIDE TREE PROTECTION FOR ANY CRITICAL TREES IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION. REFER TO ARBORISTS REPORT FOR MORE INFORMATION.
12. PROVIDE INTERMEDIATE PULL BOXES FOR POWER, CATV, & TELEPHONE AS PER UTILITY COMPANY REQUIREMENTS.
13. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED.
14. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
15. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR FOOTING AND SITE PREPARATION AS DESCRIBED ABOVE. PREVENT WATER FROM RUNNING INTO ANY EXCAVATED AREAS.
16. BACKFILL MATERIAL SHALL BE FREE OR ORGANIC MATTER AND ROCKS OR LUMPS OVER 6-INCHES (2-INCHES AT UTILITY TRENCHES). COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1557; IN LIFTS NO EXCEEDING 8-INCHES UNCOMPACTED THICKNESS. BACKFILL AND COMPACT OVER-EXCAVATED AREA. NO FILL MATERIAL SHALL BE PLACED DURING UNFAVORABLE WEATHER CONDITIONS.
17. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.
18. SURFACE DRAINAGE SHALL SLOPE 5% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 10 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS.
19. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERTY SUPPORT TRENCHES.
20. UNUSUAL CONDITIONS NOT COVERED BY CONTRACT IF ENCOUNTERED SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.
21. HAZARDOUS WASTE TESTING SHALL BE PROVIDED, INCLUDING ASBESTOS TESTING AND REMEDIATION.

SITE PLAN LEGEND

- 624' — EXISTING CONTOUR MINOR
- 624' — EXISTING CONTOUR MAJOR
- 624' — PROPOSED CONTOUR
- 6245.25' — SPOT ELEVATION
- UTILITY AS NOTED
- PROPERTY LINE
- B.S.B.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.P.E. — MULTI-PURPOSE EASEMENT
- 20"P — TREE WITH DIAMETER & TYPE P=PINE F=FIR C=CEDAR
- TREE TO BE REMOVED
- -W- — UTILITY LINE

NOTE:
1. FOR ALL FINISHED GRADE ELEVATIONS, TOP /BOTTOM OF WALL ELEVATIONS, AND GRADING INFORMATION, PLEASE REFER TO CIVIL DRAWINGS
2. FOR ALL SITE FINISH MATERIALS, PLANTING, IRRIGATION AND EXTERIOR LIGHTING INFORMATION, PLEASE REFER TO LANDSCAPE DRAWINGS.

City of Lafayette Digital
Planning Services Division
Zoning Clearance
Approved Hold Final Inspection
By Madison Leonard
Date 05/22/2024

City of Lafayette PLAN CHECK ONLY Digital

CONSTRUCTION HOURS 8AM to 6PM MONDAY - FRIDAY NO CONSTRUCTION VEHICLES BEFORE 8AM

City of Lafayette HOLD FINAL INSPECTION
BUILDER TO REQUEST CLEARANCE FROM PLANNING DEPT. AT LEAST THREE DAYS IN ADVANCE Digital

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31910
REN. 10-31-2025
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

689 LOS PALOS DR.
LAFAYETTE, CA 94549
APN:236-031-0023

REVISION SCHEDULE		
#	DESCRIPTION	DATE

PROJECT NO

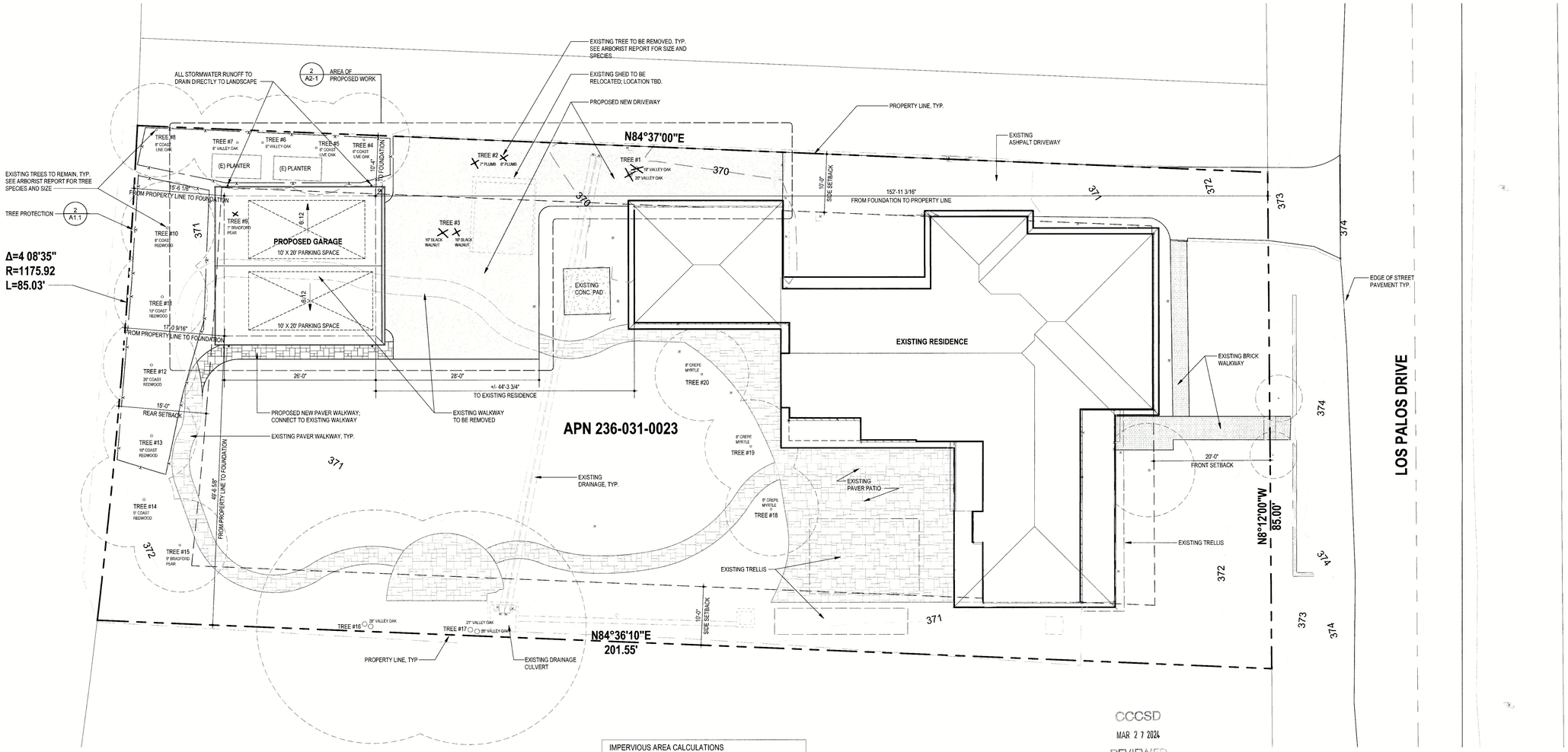
SCALE
As indicated

DRAWN KB
CHECKED ST

DATE
MAY 20, 2024
BUILDING DEPT. SUBMITTAL

SHEET TITLE
SITE PLAN

A1.1



IMPERVIOUS AREA CALCULATIONS		
	EXISTING	PROPOSED
BUILDING FOOTPRINT:	2,904 SF	3,528 SF (624 SF NEW)
DRIVEWAY:	1,166 SF	2,598 SF (1,432 SF NEW)
PATIO & WALKWAYS:	2,522 SF	2,395 SF
OTHER (SHED):	140 SF	140 SF
TOTAL IMPERVIOUS AREA:	**6,732 SF**	**8,661 SF**

CCCSD
MAR 2 7 2024
REVIEWED

1 SITE PLAN - GARAGE ADDITION

1/8" = 1'-0"

00 04 08 16 FEET

N

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Central San Project/Plan Approval

This plan has been reviewed by Central San. Public sewer service is available to the proposed improvements. Based on the proposed plan there is no apparent conflict between existing Central San facilities and the proposed improvements. It is the responsibility of the property owner to ensure that the improvements are constructed in accordance with this plan. It shall be the responsibility of the owner to establish proper building elevation of the plumbing outlets to provide acceptable grades for connections to public sewers.

PUBLIC SEWER OUTSIDE PROPERTY BOUNDARIES

PUBLIC SEWER WITHIN PROPERTY BOUNDARIES- Public sewer facilities and/or easements exist on the property

It is the responsibility of the property owner to determine the location of any public sewer facilities and/or easement(s) relative to the proposed construction. Any encroachment into sewer easements or conflicts with existing sewer facilities shall be removed and/or corrected to the satisfaction of Central San, at the property owner's sole expense. The property owner, shall also be liable for the cost of any work relating and/or other work to Central San made necessary as a result of an encroachment.

Central San assumes no responsibility for the accuracy of any record information provided. It is the owner's responsibility to verify actual field location of all public sewer facilities.

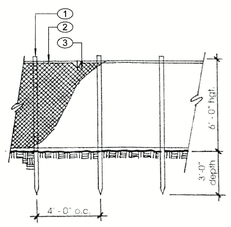
Any sewer work for the proposed structure(s) that is outside the building footprint requires a permit from Central San which will be issued under the following conditions:

1. Applicable sewer connection and inspection fees are paid to Central San.
2. The building rough plumbing is completed and approved by the City or County.
3. An approved sewer connection permit from Central San.

All improvements shall be constructed to conform to Central San's Standards and Specifications.

Any subsequent revisions to this plan require resubmittal to Central San for approval prior to construction. Deviations from or changes to this plan may incur additional Central San fees which are due and payable prior to plan approval.

Type of Improvement: New Detached Garage
By: [signature] Date: 3/27/24



1. METAL STAKES W/ORANGE CONSTRUCTION FENCING: THREAD A HEAVY METAL CABLE THROUGH THE TOP STAKE HOLES. WEAVE ORANGE FABRIC EVERY OTHER OPENING ALONG THE VERTICAL STAKE AND WIRE THE FABRIC 12" ON CENTER (O.C.) ALONG THE HOIRZONTAL CABLE.

   WOOD STAKES W/ORANGE CONSTRUCTION FENCING OR LANDSCAPE FABRIC: STAPLE EITHER FABRIC, EVERY 6" VERTICALLY TO 2" DIAMETER LODGEPOLE PINE STAKES AND HORIZONTALLY TO A 2"X4" TOP BAR.

2. METAL CABLE (W/METAL STAKE) OR 2"x4" WOOD MEMBER (W/WOOD STAKE).

3. ORANGE CONSTRUCTION OR LANDSCAPE FABRIC. MAINTAINED DURING CONSTRUCTION.

NOTE:
1. ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
2. DIRECT ALL DRAIN WATER AWAY FROM THE TREE DRIP LINE AREA.

2 TREE PROTECTION

NOT TO SCALE

PROTECTED TREE TABLE

TREE NUMBER	TREE SPECIES	DIAMETER	PRUNED OR REMOVED
#1	Valley Oak, *Juglans hindsii*	20",19" (split)	Removed
#3	California Black Walnut, *Quercus lobata*	10",10" (split)	Removed

SITE PLAN GENERAL NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITEWORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES.
2. THIS PLAN IS NOT A GRADING AND DRAINAGE PLAN OR EROSION CONTROL PLAN. REFER TO PLANS BY CIVIL ENGINEER.
3. ALL GRADING, SITE PREPARATION, PLACEMENT, AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH CITY AND/OR COUNTY GRADING ORDINANCES.
4. ALL ROOF DRAINAGE SHALL BE SURFACE DRAINED TO LANDSCAPE.
5. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO THE BUILDING.
6. WATER SHOULD BE PREVENTED FROM PONDING ANYWHERE ON THE SITE AND PARTICULARLY NEAR THE BUILDING. WATER FROM DOWNSPOUTS SHOULD BE DIRECTED TO CARRY THE WATER AWAY FROM THE BUILDING.
7. ALL EXISTING UTILITIES ARE LOCATED IN THE STREET WITH LATERALS TO THE HOUSE LOCATION. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING LATERALS AT THE PROPERTY LINE.
8. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
10. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
11. PROVIDE TREE PROTECTION FOR ANY CRITICAL TREES IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION. REFER TO ARBORISTS REPORT FOR MORE INFORMATION.
12. PROVIDE INTERMEDIATE PULL BOXES FOR POWER, CATV, & TELEPHONE AS PER UTILITY COMPANY REQUIREMENTS.
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C-31810
REN. 10-31-2025
STATE OF CALIFORNIA

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APN:236-031-0023

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO

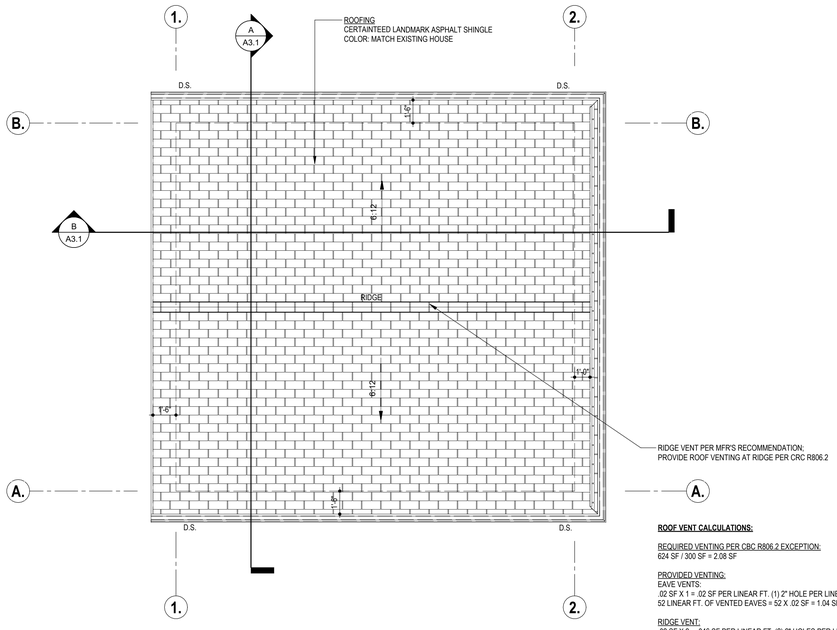
SCALE
As indicated

DRAWN KB
CHECKED ST

DATE
MARCH 18, 2024
BUILDING DEPT. SUBMITTAL

SHEET TITLE
SITE PLAN

A1.1



ROOF VENT CALCULATIONS:

REQUIRED VENTING PER CBC R806.2 EXCEPTION:
624 SF / 300 SF = 2.08 SF

PROVIDED VENTING:
EAVE VENTS:
.02 SF X 1 = .02 SF PER LINEAR FT. (1) 2" HOLE PER LINEAR FOOT
52 LINEAR FT. OF VENTED EAVES = 52 X .02 SF = 1.04 SF EAVE VENTING - 50%

RIDGE VENT:
.02 SF X 2 = .046 SF PER LINEAR FT. (2) 2" HOLES PER LINEAR FOOT
26 LINEAR FT. OF RIDGE VENT = 26 X .04 SF = 1.04 SF RIDGE VENTING - 50%

TOTAL VENTING PROVIDED: 2.08 SF

2 GARAGE ROOF PLAN

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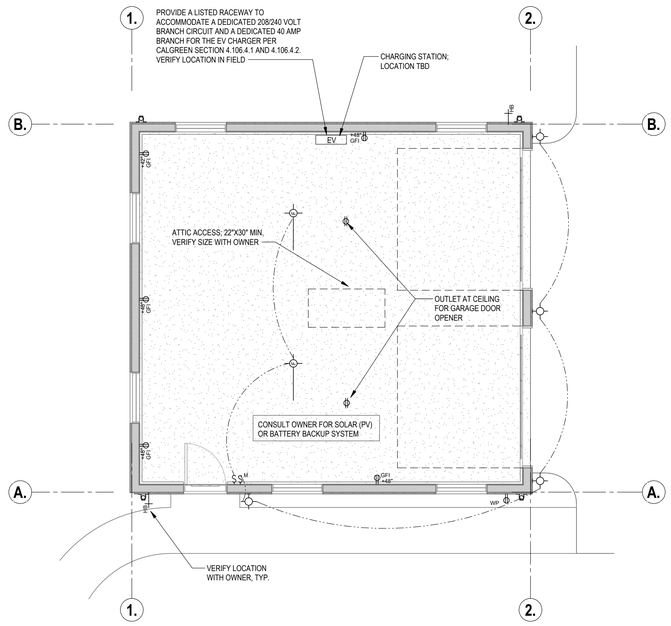
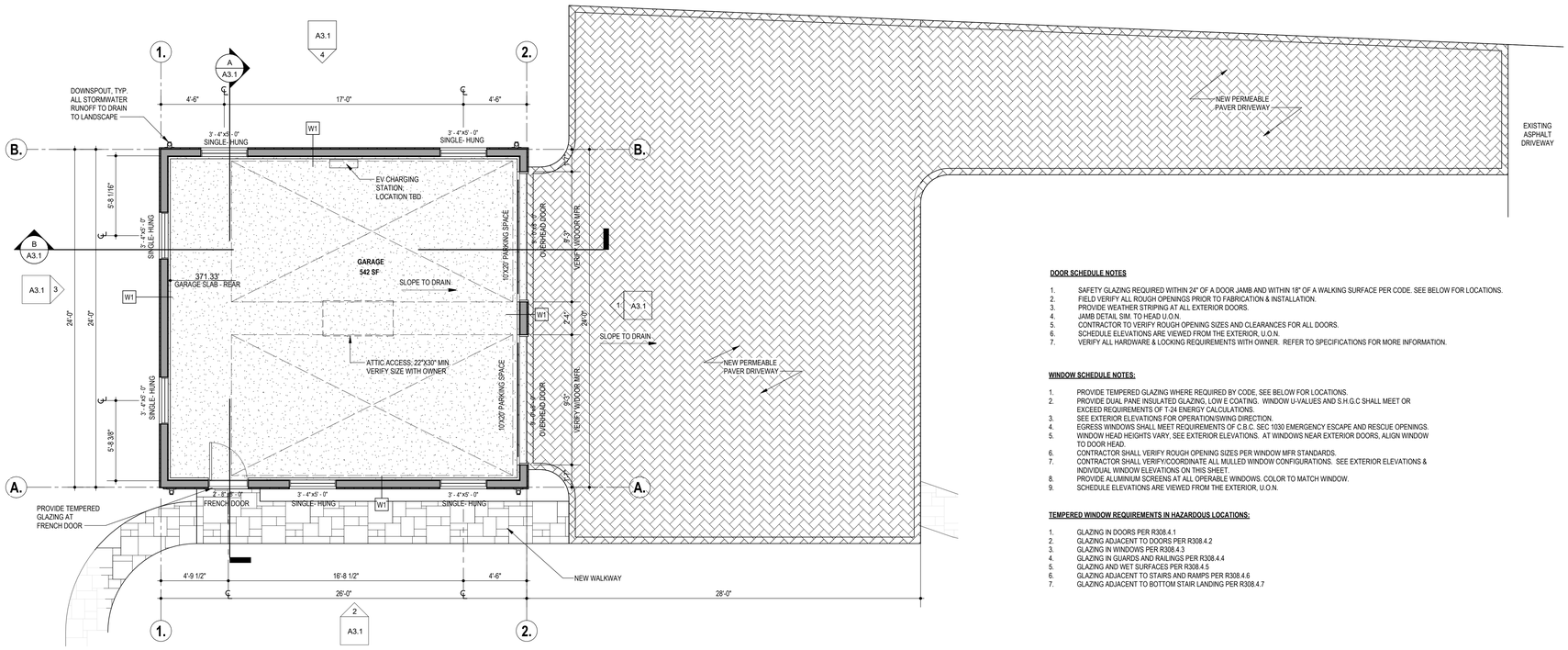


3 GARAGE MP&E PLAN

00 02 04 08 FEET

MECHANICAL, ELECTRICAL & PLUMBING PLAN NOTES:

1. HIGH-EFFICIENCY LUMINARIES (SUCH AS FLUORESCENT LIGHTS) USED INSIDE THE DWELLING MUST BE THE TYPE THAT DO NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
2. WHERE MOTION SENSORS ARE USED INSTEAD OF FLUORESCENT LIGHTING WITHIN THE HOUSE, THE MAINUAL - ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND MUST BE TURNED ON MANUALLY WITH A SWITCH.
3. RECESSED LUNIMIARIES IN INSULATED CEILINGS MUST BE IC RATED, ELECTRONIC BALLAST, AND AIR-TIGHT (AT).
4. LOW MERCURY SHALL BE INSTALLED WHEREVER LINEAR FLUORESCENT LAMPS OR COMPACT FLUORESCENT LAMPS ARE USED OR REPLACED.
5. BATH & KITCHENS: PROVIDE "ENERGY STAR" BATHROOM FANS. VENT TO THE OUTSIDE. ALL FANS SHALL BE ON A TIMER OR HUMIDSTAT. KITCHEN RANGE HOOD SHALL BE VENTED TO THE OUTSIDE.



DOOR SCHEDULE NOTES

1. SAFETY GLAZING REQUIRED WITHIN 24" OF A DOOR JAMB AND WITHIN 18" OF A WALKING SURFACE PER CODE. SEE BELOW FOR LOCATIONS.
2. FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION & INSTALLATION.
3. PROVIDE WEATHER STRIPING AT ALL EXTERIOR DOORS.
4. JAMB DETAIL SIM. TO HEAD U.O.N.
5. CONTRACTOR TO VERIFY ROUGH OPENING SIZES AND CLEARANCES FOR ALL DOORS.
6. SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, U.O.N.
7. VERIFY ALL HARDWARE & LOCKING REQUIREMENTS WITH OWNER. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

WINDOW SCHEDULE NOTES:

1. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE, SEE BELOW FOR LOCATIONS.
2. PROVIDE DUAL PANE INSULATED GLAZING, LOW E COATING. WINDOW U-VALUES AND S.H.G.C SHALL MEET OR EXCEED REQUIREMENTS OF T-24 ENERGY CALCULATIONS.
3. SEE EXTERIOR ELEVATIONS FOR OPERATION/SWING DIRECTION.
4. EGRESS WINDOWS SHALL MEET REQUIREMENTS OF C.B.C. SEC 1030 EMERGENCY ESCAPE AND RESCUE OPENINGS.
5. WINDOW HEAD HEIGHTS VARY, SEE EXTERIOR ELEVATIONS. AT WINDOWS NEAR EXTERIOR DOORS, ALIGN WINDOW TO DOOR HEAD.
6. CONTRACTOR SHALL VERIFY ROUGH OPENING SIZES PER WINDOW MFR STANDARDS.
7. CONTRACTOR SHALL VERIFY/COORDINATE ALL MULLED WINDOW CONFIGURATIONS. SEE EXTERIOR ELEVATIONS & INDIVIDUAL WINDOW ELEVATIONS ON THIS SHEET.
8. PROVIDE ALUMINUM SCREENS AT ALL OPERABLE WINDOWS. COLOR TO MATCH WINDOW.
9. SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, U.O.N.

TEMPERED WINDOW REQUIREMENTS IN HAZARDOUS LOCATIONS:

1. GLAZING IN DOORS PER R308.4.1
2. GLAZING ADJACENT TO DOORS PER R308.4.2
3. GLAZING IN WINDOWS PER R308.4.3
4. GLAZING IN GUARDS AND RAILINGS PER R308.4.4
5. GLAZING AND WET SURFACES PER R308.4.5
6. GLAZING ADJACENT TO STAIRS AND RAMPS PER R308.4.6
7. GLAZING ADJACENT TO BOTTOM STAIR LANDING PER R308.4.7

1 GARAGE FLOOR PLAN

00 02 04 08 FEET

N S

City of Lafayette Digital
Planning Services Division
Zoning Clearance
☒ Approved ☒ Hold Final Inspection
By Madison Leonard
Date 05/22/2024

City of Lafayette
PLAN CHECK ONLY
Digital

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Digital

MP&E LEGEND

	120V DUPLEX RECEPTACLE
240V	240V RECEPTACLE
	120V DUPLEX RECEPTACLE FLOOR/CEILING MOUNT
WP	120V WEATHER PROOF DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
GFI	120V DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
SD	SMOKE & CARBON MONOXIDE DETECTOR
T	THERMOSTAT
S	SINGLE POLE SWITCH
S3	3 WAY SWITCH
SD	SWITCH WITH DIMMER
SM	SWITCH TO EXTERIOR LIGHTING CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
	RECESSED LIGHT FIXTURE (LED)
	WALL SCONCE
	SURFACE MOUNTED FLUORESCENT TUBE FIXTURE
LED	LED UNDER CABINET / STRIP LIGHTING
HB	HOSE BIB
TV	CABLE / SATELLITE
TEL	TELEPHONE JACK
SW	STRUCTURED WIRING (DATA / CAT6)

ROOF PLAN GENERAL NOTES

1. ALL ROOF PENETRATIONS, PIPES, VENTS, FLUES, ETC. TO BE BEHIND MAIN RIDGE OF ROOF OR SO AS NOT TO BE VISIBLE FROM FRONT OF HOUSE. CONTRACTOR TO VERIFY ALL ROOF PENETRATION LOCATIONS W/OWNER BEFORE START OF CONSTRUCTION.
2. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOFING MATERIAL - REFER TO EXTERIOR MATERIAL LEGEND. WATER HEATER/FURNACE/BOILER EXHAUST VENT SHALL BE DIRECT VENT THROUGH WALL AND SHALL NOT PENETRATE THROUGH ROOF WITHOUT PRIOR REVIEW W/ ARCHITECT.
3. NON-VENTING ROOFING SYSTEM TO COMPLY WITH C.B.C. SECTION 1203.3.; INSULATE PER ENERGY CODE.
4. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
5. PROVIDE MIN. 1/4:12 ROOF SLOPE PER CODE TO ENSURE POSITIVE DRAINAGE.
6. VERIFY ROOF MATERIAL CLASSIFICATION WITH LOCAL JURISDICTION.
7. ALL MECHANICAL PENETRATIONS TO BE LOCATED MINIMUM 12" FROM VALLEYS, WALLS AND OTHER PENETRATIONS.
8. WHERE RAFTERS FORM CEILING (SEE CEILING FRAMING PLANS OR BUILDING SECTIONS) A MINIMUM RAFTER DEPTH OF 9-1/4" IS REQUIRED TO ACCOMMODATE R-30 INSULATION & 11-1/4" IS REQUIRED TO ACCOMMODATE R-38 INSULATION.
9. ALL FLASHING SHALL BE 26 GAUGE G.S.M.
10. FLASH ALL VALLEYS (INSTALL FLASHING OVER NOT LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE LENGTH OF THE VALLEY AS REQUIRED BY CBC 705A.3).
11. CONTRACTOR TO VERIFY ALL RIDGE LOCATIONS AND PLATE HEIGHTS.
12. ROOF OVERHANGS TO BE AS INDICATED ON PLANS AND/OR AS DETAILED.

VENTED ROOF SYSTEM

ROOF VENTILATION PER CRC 806.2 & 806.3 (SEE BELOW):
CRC 806.2: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF VENTED SPACE.

EXCEPTION: THE MIN. NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH THE FOLLOWING CONDITIONS ARE MET:

1. IN CLIMATE ZONES 6, 7, & 8, A CLASS 1 OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF CEILING.
2. NOT LESS THAN 40 PERCENT OR MORE THAN 50 PERCENT OF REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION OF MORE THAN 3FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

CRC 806.3: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN 1 INCH SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF VENTS.

FLOOR PLAN GENERAL NOTES

1. UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS.
2. F INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES ON SHEET
3. PROVIDE SOLID BACKING FOR ALL BATH HARDWARE & ACCESSORIES IN BATHROOMS, TYP.
4. PROVIDE SAFETY GLAZING IN ALL TUB & SHOWER ENCLOSURES.
5. ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O., SEE STRUCTURAL DRAWINGS.
6. ATTIC, FLOOR, AND WALL INSULATION PER TITLE-24 REPORT.
7. VERIFY LOCATIONS OF F.A.U.'S AND EXT. CONDENSER UNITS PER STATE / LOCAL CODE.
8. CARPET AND UNDERLAYMENT SHALL BE TYPE AND COLOR AS SELECTED BY THE OWNER.
9. CONSULT OWNER FOR TYPE, SPECIES, AND FINISH OF HARDWOOD FLOORS. TOP OF CARPET TO BE FLUSH WITH TOP OF HARDWOOD FLOOR.
10. QUARRY, CERAMIC, OR MARBLE TILE FLOORS SHALL BE SET IN FULL MORTAR BED. CONSULT WITH OWNER FOR TYPE, SIZE, COLOR AND FINISH OF TILE.
11. CERAMIC TILE, GRANITE OR CORIAN COUNTERTOPS AND SPLASH SHALL BE COLOR AND FINISH AS SELECTED BY OWNER.
12. USE 5/8" GYPSUM BOARD THROUGHOUT.
13. MATERIALS USED FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE CRC 702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENSSHIELD OR EQUIVALENT. TUB / SHOWER WALLS TO BE SMOOTH, HARD, NON-ABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT UP 72" MIN, PER CRC 307.2.
14. CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES, AND DOOR AND WINDOW CASINGS.
15. ALL MUDSILLS SHALL BE PRESSURE TREATED LUMBER PER STATE / LOCAL CODE.
16. THERE SHALL BE A MINIMUM OF 8" CLEARANCE BETWEEN THE MUDSIL AND THE EXTERIOR GRADE PER STATE / LOCAL CODE.
17. ANY DUCT PENETRATING THROUGH THE 5/8" TYPE X SHEETROCK OF THE GARAGE WALL MUST BE MADE WITH SHEET METAL NOT LESS THAN 26 GA. PER STATE / LOCAL CODE.
18. ALL GLAZING SUBJECT TO HUMAN IMPACT IS REQUIRED TO BE SAFETY GLAZED (TEMPERED OR SAFETY GLASS) PER STATE / LOCAL CODE.
19. THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
20. ROOF & SHEAR WALL PLYWD. IS REQUIRED TO BE EXT. GLUE TYPE PER STATE/LOCAL CODE.
21. FINISHES SHALL BE LOW-VOC INTERIOR WALL / CEILING PAINTS (<50 GPL VOC'S REGARDLESS OF SHEEN).
22. CAULKS & CONSTRUCTION ADHESIVES SHALL BE LOW-VOC & MEET SCAQMD RULE 1168.
23. CONTRACTOR SHALL USE ENVIRONMENTALLY PREFERABLE MATERIALS FOR THE INTERIOR FINISHES PER THE REQUIREMENTS OF THE GREEN POINT RATED HOME CHECKLIST.
24. USE MOISTURE RESISTANT MATERIALS AND PRACTICES IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.
25. STAIR RISER HEIGHT SHALL BE 7.75 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 10 INCHES MINIMUM.

WALL LEGEND

	2X4 WALL
	2x6 WALL

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31810
REN. 10-31-2025
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688

689 LOS PALOS DR.
LAFAYETTE, CA 94549
APN:236-031-0023

REVISION SCHEDULE

#	DESCRIPTION	DATE

PROJECT NO

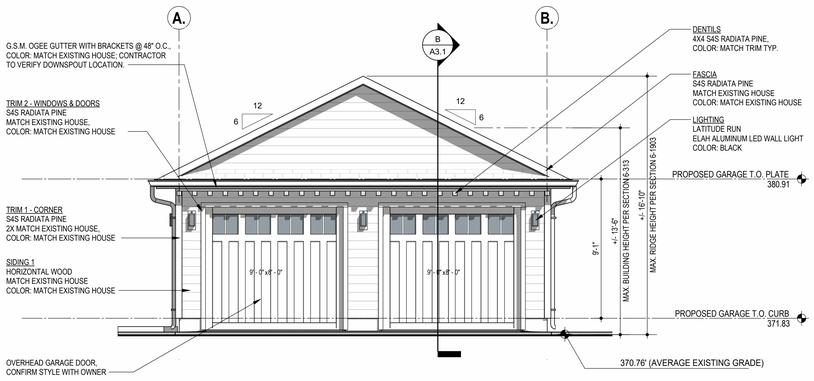
SCALE
As indicated

DRAWN KB
CHECKED ST

DATE
MAY 20, 2024
BUILDING DEPT. SUBMITTAL

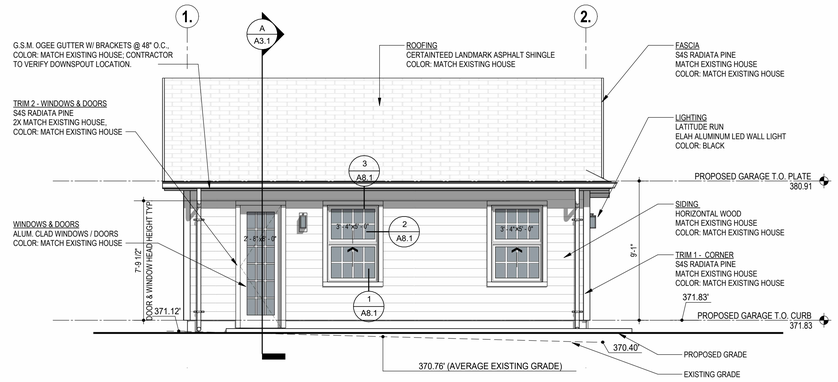
SHEET TITLE
GARAGE FLOOR, ROOF, & MPE PLAN

A2.1



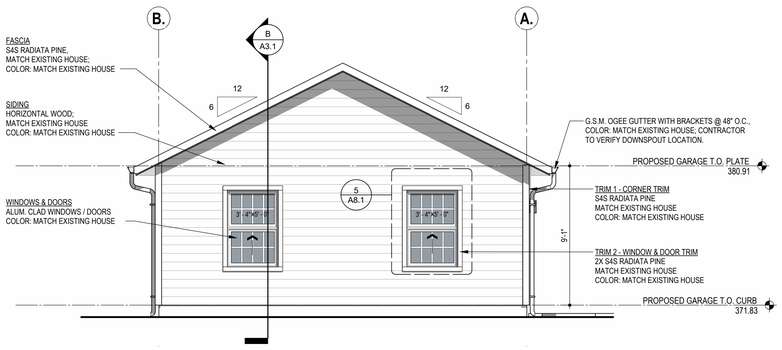
1 GARAGE - EAST ELEVATION

00 02 04 08 FEET



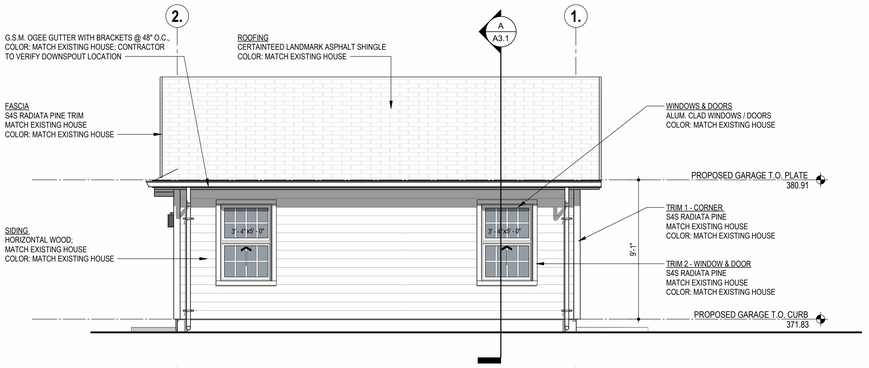
2 GARAGE - SOUTH ELEVATION

00 02 04 08 FEET



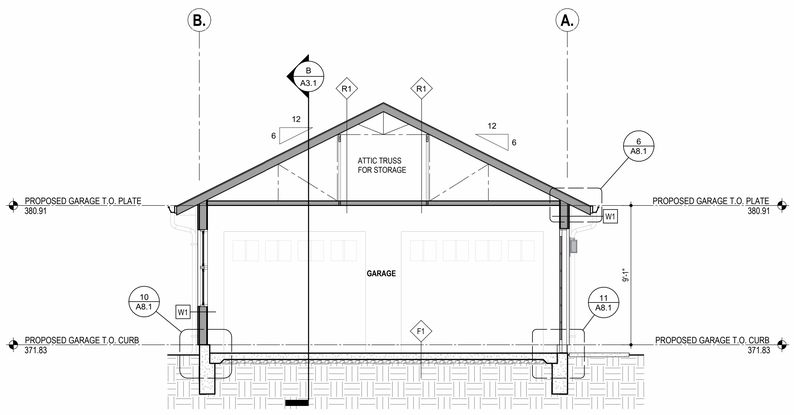
3 GARAGE - WEST ELEVATION

00 02 04 08 FEET



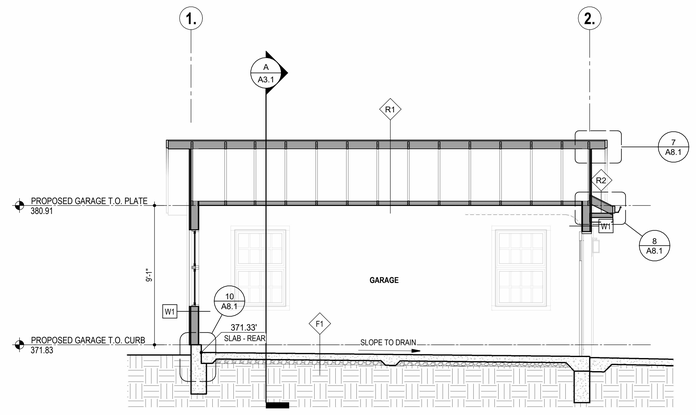
4 GARAGE - NORTH ELEVATION

00 02 04 08 FEET



A GARAGE- SECTION A

00 02 04 08 FEET



B GARAGE- SECTION B

00 02 04 08 FEET

BUILDING SECTION NOTES

1. FLOOR ELEVATIONS SHOWN ARE TOP OF SUBFLOOR OR SLAB. CONTRACTOR SHALL VERIFY ELEVATIONS OF FINISH FLOORS BASED ON FLOOR FINISHES SELECTED AND FLUSH ADJOINING FLOORS OF DIFFERENT MATERIALS.
2. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN & DETAILS.
3. PROVIDE UNDER FLOOR, BELOW SLAB, AND FOUNDATION PERIMETER DRAINAGE AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL REPORT.
4. PROVIDE CODE REQUIRED CLEARANCES AT CRAWL SPACE: 12" MIN CLEAR UNDER BEAMS/GIRDERS, 18" MIN CLEAR UNDER JOISTS. PROVIDE GREATER CLEARANCES WHERE NOTED, OR REQUIRED FOR M.P.&E. SPACE & ACCESS REQUIREMENTS.
5. PROVIDE CLASS 1 VAPOR BARRIER OVER GRADE AT CRAWL SPACE, TYP. JOINTS IN VAPOR BARRIER SHALL OVERLAP 6" MIN AND BE SEALED OR TAPED. VAPOR BARRIER SHALL EXTEND UP STEMWALL AT LEAST 6" AND BE ATTACHED AND SEALED TO STEMWALL.
6. PROVIDE MINIMUM SIZE OPENING OF 18" X 24" TO ACCESS ALL UNDERFLOOR CRAWL SPACE AREAS. COORDINATE SIZE & LOCATION OF ACCESS OPENINGS WITH APPLIANCES, EQUIPMENT, AND CLEAN-OUTS LOCATED IN THE CRAWL SPACE.
7. CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHEATHING, AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 8" OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCHES, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER. EXCEPT WHERE THE SIDING, SHEATHING, OR WALL FRAMING ARE NATURALLY DURABLE OR PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1. CRC SECTION R317.1(5).
8. PROVIDE 2" NOMINAL LUMBER FIREBLOCKING AT ALL ASSEMBLIES & LOCATIONS AS REQUIRED BY CODE, C.R.C. R302.11, TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL & HORIZONTAL, TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN THE TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
     - a. VERTICALLY AT THE CEILING & FLOOR LEVELS
     - b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS & COVED CEILINGS.
   - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
   - D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES @ CEILING & FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
9. PROVIDE DRAFTSTOPPING PER C.R.C. 302.12 AT THE CONCEALED SPACES OF FLOOR/CEILING ASSEMBLIES SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPPING MATERIALS SHALL COMPLY WITH C.R.C. 302.12.1.
10. VERIFY CLEARANCE REQUIREMENTS FOR FORCED AIR DUCTING & NOTIFY ARCHITECT IF ADDITIONAL SPACE IS NEEDED.
11. PROVIDE A MINIMUM SIZE OPENING OF 22"x30" TO ALL ATTIC AREAS WITH MORE THAN 30" OF HEADROOM. PROVIDE 30" CLEAR HEADROOM IN THE ATTIC SPACE AT OR ABOVE THE OPENING. COORDINATE SIZE & LOCATION OF ACCESS OPENINGS WITH APPLIANCES, AND EQUIPMENT LOCATED IN THE ATTIC.
12. PROVIDE ACCESS TO MECHANICAL APPLIANCES & EQUIPMENT LOCATED IN CRAWL SPACE, ATTIC & ON ROOFS IN ACCORDANCE WITH THE CA MECH CODE.
13. (#) INDICATES ROOF & FLOOR TYPES, SEE TYPICAL ASSEMBLIES FOR DETAILS.

EXTERIOR ELEVATION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, AND COLORS WITH OWNER INCLUDING BUT NOT LIMITED TO: EXTERIOR PLASTER, WOOD, TRIM, DOORS, WINDOWS, DOWNSPOUTS, GUTTERS, AND ROOFING.
2. ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON-SITE MOCK-UP. NOTIFY ARCHITECT FOR REVIEW PRIOR TO CONTACTING DESIGN REVIEW.
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

City of Lafayette Digital
Planning Services Division
Zoning Clearance
(X) Approved (X) Hold Final Inspection
By Madison Leonard
Date 05/22/2024

City of Lafayette
PLAN CHECK ONLY
Digital

City of Lafayette
HOLD FINAL INSPECTION
BUILDER TO REQUEST CLEARANCE FROM PLANNING DEPT. AT LEAST THREE DAYS IN ADVANCE
Digital

CONSTRUCTION HOURS
8AM to 6PM
MONDAY - FRIDAY
NO CONSTRUCTION VEHICLES BEFORE 8AM

LICENSED ARCHITECT
SCOTT C. THOMSEN
C-31910
REN. 10-31-2025
STATE OF CALIFORNIA

LEFT COAST ARCHITECTURE
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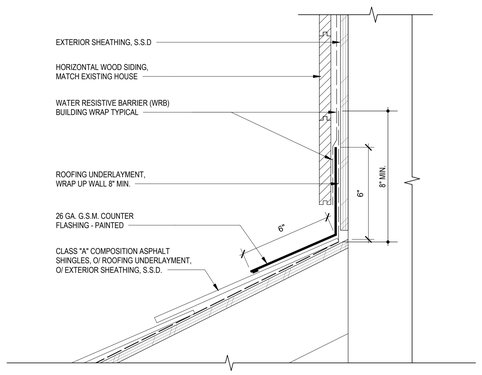
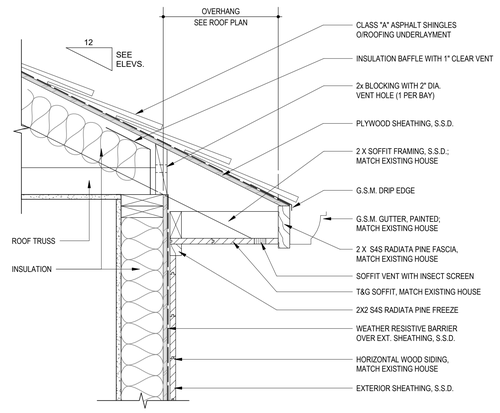
SHEET TITLE
GARAGE ELEVATIONS AND SECTIONS

A3.1



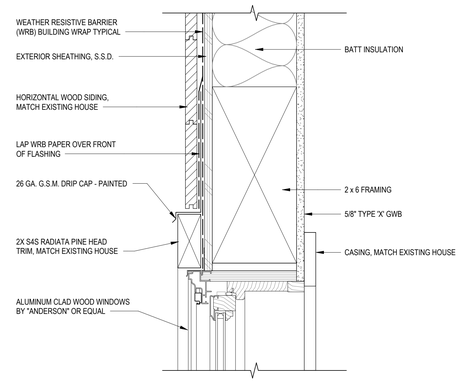
9 WALL/ROOF FLASHING DET'L 1

3" = 1'-0"



6 TYP. EAVE DETAIL

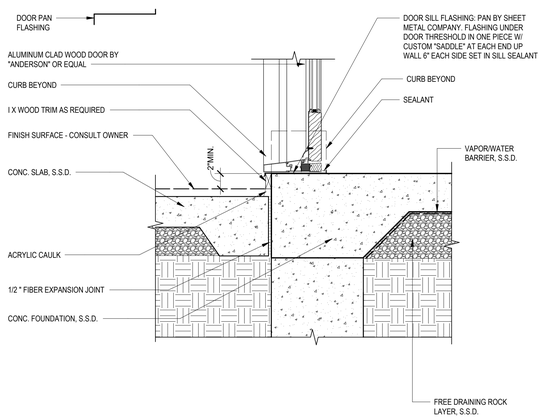
1 1/2" = 1'-0"



SEE DETAIL 4/A8.1 FOR FLASHING SEQUENCE

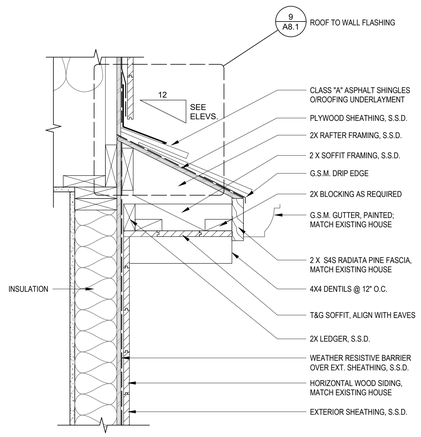
3 WINDOW HEAD DETAIL

3" = 1'-0"



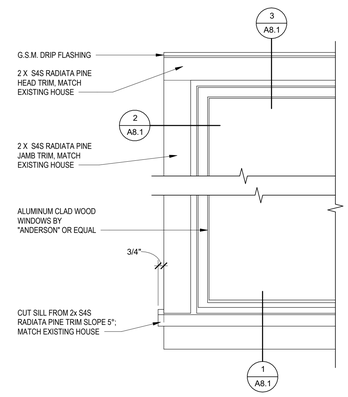
11 DOOR SILL DETAIL

1 1/2" = 1'-0"



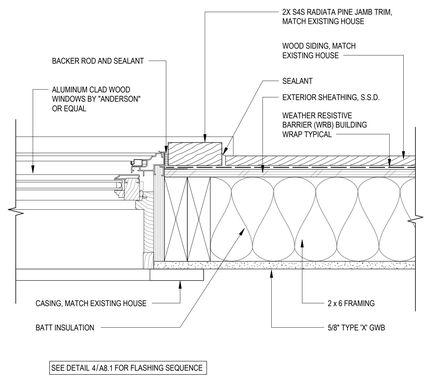
8 RAFTER EAVE DETAIL

1 1/2" = 1'-0"



5 WINDOW ELEVATION

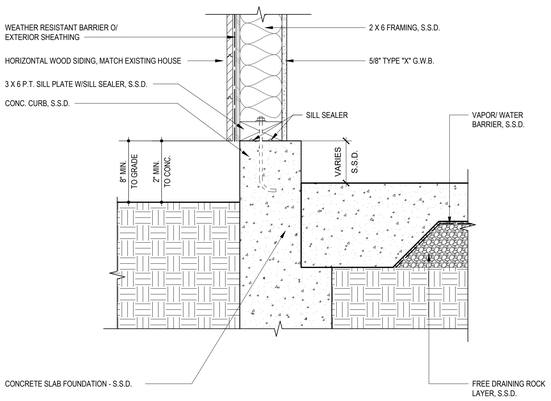
1 1/2" = 1'-0"



SEE DETAIL 4/A8.1 FOR FLASHING SEQUENCE

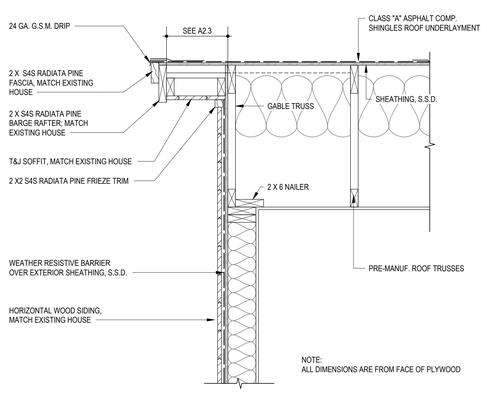
2 WINDOW JAMB DETAIL

3" = 1'-0"



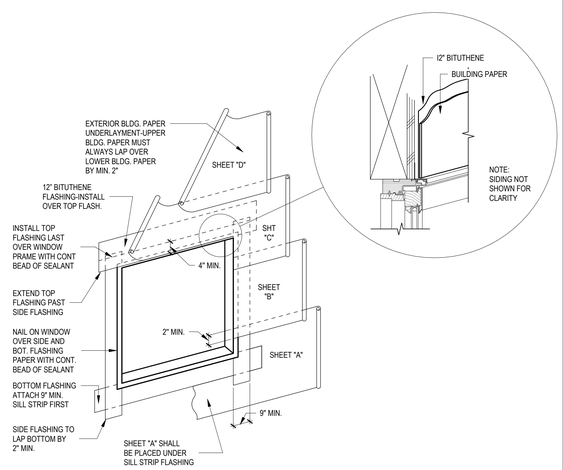
10 SLAB CURB AT GARAGE

1 1/2" = 1'-0"



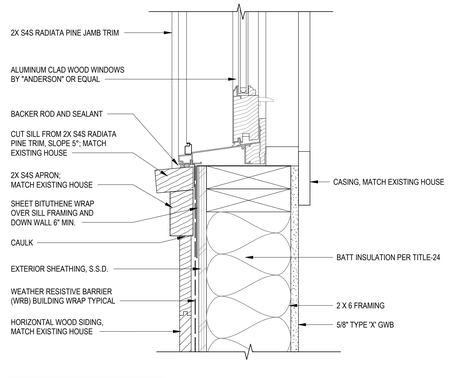
7 TYP. ROOF RAKE

1" = 1'-0"



4 WINDOW FLASHING GARAGE

1 : 25



SEE DETAIL 4/A8.1 FOR FLASHING SEQUENCE

1 WINDOW SILL DETAIL

3" = 1'-0"

LICENSED ARCHITECT
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BUILDING DEPT. SUBMITTAL

SHEET TITLE
ARCHITECTURAL DETAILS GARAGE

A8.1

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC); THE MOST RECENT VERSIONS OF THE CMC, CPC AND CEC; ALL APPLICABLE LOCAL CODES AND ORDINANCES; AND LOCALLY ACCEPTED STANDARDS OF PRACTICE.
2. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED EXCLUSIVELY FOR USE ON THIS PROJECT ONLY. THE DRAWINGS AND SPECIFICATIONS, OR PORTIONS THEREOF, SHALL NOT BE USED ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION OF THE ENGINEER.
3. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION.
4. STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL SYSTEMS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING CONSTRUCTION.
5. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FINISH MATERIALS AND THEIR LOCATIONS, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR STAIRS, CURBS, ETC.
6. ALL DETAIL REFERENCES SHALL BE CONSIDERED "TYPICAL". THE INTENT OF TYPICAL DETAILS SHALL BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE IN THE PROJECT. WHEN DETAILS LABELED "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE GENERAL INTENT OF THE DETAIL TO THE REFERENCED CONDITION.
7. **THE CONTRACTOR SHALL REVIEW ALL DRAWINGS IMMEDIATELY UPON RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.**
8. STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS OF PRACTICE TO MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE EDITION OF THE CBC. ANY OMISSIONS OR DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS THAT ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION. ALL WORK SHALL BE COORDINATED SO COOPERATION BETWEEN THE TRADES IS ACCOMPLISHED.
9. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND LOCAL ORDINANCES.
10. THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO CARRY THE SUPERIMPOSED LIVE LOADS AS PRESCRIBED BY THE CALIFORNIA BUILDING CODE AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES, WITH NO SPECIAL PROVISIONS TO CARRY CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT.
11. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURE TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
12. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, BRACING, AND SHORING SYSTEMS AS REQUIRED FOR INSTALLATION, STABILITY AND SAFETY OF NEW WORK AND EXISTING STRUCTURES, PIPING, AND FOUNDATION SYSTEMS. CONTRACTOR SHALL ALSO PROVIDE FOR THE SAFETY OF PEDESTRIANS AND JOB SITE PERSONNEL. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING CONSTRUCTION FROM INCLEMENT WEATHER AND PHYSICAL DAMAGE.
13. CONTRACTOR SHALL COORDINATE WITH THE CITY TO ENSURE ALL INSPECTIONS (INCLUDING SPECIAL INSPECTIONS) ARE COMPLETED PER THE LOCAL BUILDING DEPARTMENT REQUIREMENTS. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
14. IF PROVIDED, OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER IS INTENDED TO IMPROVE THE PROBABILITY THAT THE WORK IS COMPLETED IN GENERAL CONFORMANCE WITH THE ENGINEERING INTENT OF THE DESIGN. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLETING THE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, GENERALLY ACCEPTED STANDARDS OF PRACTICE, AND CITY/COUNTY REQUIRED INSPECTIONS.
15. ALL FRAMING HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONGTIE, OR EQUAL. ALTERNATE FRAMING HARDWARE MANUFACTURERS SHALL NOT BE PROVIDED UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER AND THE BUILDING OWNER. IF ALTERNATE HARDWARE SYSTEMS ARE AUTHORIZED, THE CONTRACTOR SHALL FORWARD COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

FOUNDATION NOTES

1. FOOTING DEPTH DIMENSION ARE INTO UNDISTURBED SOIL OR ENGINEERED FILL APPROVED BY THE GEOTECHNICAL ENGINEER, IF APPLICABLE. FINAL FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT GRADE OR BOTTOM OF APPROVED FILL.
2. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER (IF APPLICABLE) SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.
3. MINIMUM CLEARANCE OF 8" SHALL BE PROVIDED BETWEEN EARTH AND WOOD IN ALL LOCATIONS PER CBC 2304.12
4. DRAINAGE AND SURFACE RUNOFF:
   PERIMETER GRADES SHOULD BE POSITIVELY SLOPED AT ALL TIMES TO PROVIDE FOR RAPID REMOVAL OF SURFACE WATER RUNOFF AWAY FROM THE FOUNDATION SYSTEMS AND TO PREVENT PONDING OF WATER UNDER FOUNDATIONS OR SEEPAGE TOWARD THE FOUNDATION SYSTEMS AT ANY TIME DURING OR AFTER CONSTRUCTION. PONDED WATER MAY CAUSE UNDESIRABLE SOIL SWELL OR SETTLEMENT AND LOSS OF STRENGTH.
   A. AS A MINIMUM REQUIREMENT, FINISHED GRADES SHOULD HAVE SLOPES OF AT LEAST 5 PERCENT WITHIN 10 FEET FROM THE EXTERIOR WALLS AND AT RIGHT ANGLES TO ALLOW SURFACE WATER TO DRAIN POSITIVELY AWAY FROM THE STRUCTURE. FOR PAVED AREAS, THE SLOPE GRADIENT CAN BE REDUCED TO 2 PERCENT.
   B. ALL SURFACE WATER SHOULD BE COLLECTED AND DISCHARGED INTO APPROVED DRAINAGE FACILITIES. APPROVED DRAINAGE FACILITIES SHALL BE SPECIFIED BY THE THE CIVIL ENGINEER, IF APPLICABLE.
   C. ALL ROOF STORMWATER SHOULD BE COLLECTED AND DIRECTED TO DOWNSPOUTS. STORMWATER FROM ROOF DOWNSPOUTS SHOULD NOT BE ALLOWED TO DISCHARGE DIRECTLY ONTO THE GROUND SURFACE IN CLOSE PROXIMITY TO THE FOUNDATION SYSTEM. RATHER, STORMWATER FROM ROOF DOWNSPOUTS SHOULD BE DIRECTED BY AN IMPERMEABLE SURFACE INTO THE STREET OR TO AN APPROVED DRAINAGE FACILITY. IF THIS IS NOT ACCEPTABLE, WE RECOMMEND DOWNSPOUTS DISCHARGE AT LEAST 5 FEET AWAY FROM FOUNDATIONS.
5. OVER-OPTIMUM SOIL MOISTURE CONDITIONS:
   THE CONTRACTOR SHOULD ANTICIPATE ENCOUNTERING EXCESSIVELY OVER-OPTIMUM (WET) SOIL MOISTURE CONDITIONS DURING WINTER OR SPRING GRADING, OR DURING OR FOLLOWING PERIODS OF RAIN. IN ADDITION, WET SOIL CONDITIONS MAY BE ENCOUNTERED NEAR THE BOTTOM OF EXCAVATIONS. WET SOIL CAN MAKE PROPER COMPACTION DIFFICULT OR IMPOSSIBLE. WET SOIL CONDITIONS SHALL BE MITIGATED BY APPROVED MEANS.
6. VAPOR TRANSMISSION
   WHERE MOISTURE VAPOR TRANSMISSION IS A CONCERN, CONSULT A WATERPROOFING EXPERT. THE ELIMINATION OF MOISTURE TRANSMISSION IS OUTSIDE THE SCOPE OF THESE PLANS.
   A. AT A MINIMUM, A TOUGH, WATER VAPOR RETARDING MEMBRANE SHOULD BE INSTALLED BELOW ALL SLAB FOUNDATIONS SYSTEMS TO REDUCE MOISTURE CONDENSATION UNDER FLOOR COVERINGS. THE VAPOR RETARDER SHOULD MEET ASTM E 1745 CLASS A REQUIREMENTS FOR WATER VAPOR PERMEABILITY, TENSILE STRENGTH, AND PUNCTURE RESISTANCE. VAPOR TRANSMISSION THROUGH THE SLAB FOUNDATIONS CAN ALSO BE REDUCED BY USING HIGH STRENGTH CONCRETE WITH A LOW WATER-CEMENT RATIO.
7. DEEPEN PERIMETER FOOTINGS AS REQUIRED WHERE FOOTING, OR EDGE OF SLAB, IS WITHIN 3'-0" OF EDGE OF BIO-SWALE, BIO-RETENTION FACILITIES, TRENCHES, ETC. DEEPEN FOOTING SUCH THAT A 1:1 PLANE IS MAINTAINED BETWEEN BOTTOM OF FOOTING AND BOTTOM OF ADJACENT EXCAVATION. SEE DTL. 307/SD3 FOR MORE INFORMATION.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
9. CONTRACTOR TO REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
11. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.

SHEAR WALL NOTES

1. WHERE A STRUCTURAL SHEAR WALL IS INDICATED ON PLANS THE ASSEMBLY SHALL RUN HORIZONTALLY AND CONTINUOUSLY TO THE NEAREST WALL OPENING OR END OF THE WALL; THE ASSEMBLY SHALL RUN VERTICALLY CONTINUOUSLY FROM THE BOTTOM OF THE NEAREST SOLE OR BOTTOM PLATE UP TO THE TOP OF THE NEAREST DOUBLE TOP PLATE (OR BEAM). ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED AND EDGE NAILED.
2. WHERE HOLDOWN POSTS OR STUDS ARE INDICATED AT THE END OF A SHEAR WALL, THE SHEAR PLYWOOD SHALL BE EDGE NAILED AND THE POST SHALL RUN CONTINUOUSLY FROM THE SOLE PLATE TO THE DOUBLE TOP PLATE. HOLDOWNS SHALL BE ATTACHED TO POSTS AT THE ENDS OF SHEAR WALL AND SHALL EXTEND TO EITHER FRAMING BELOW OR TO FOUNDATION AS SHOWN ON PLANS.
3. SEE SHEAR WALL SCHEDULE ON PLANS FOR REQUIRED SHEAR WALL NAILING, ANCHOR BOLTS, SILL NAILS, AND OTHER SHEAR TRANSFER HARDWARE.
4. SHEAR WALL PLYWOOD SHALL NOT BE CUT FOR PIPE, DUCTS, SLEEVES, ETC., U.N.O. OR DETAILED.
5. UNLESS OTHERWISE DETAILED, ALL INTERIOR SHEAR WALL SHALL BE CONTINUOUS TO THE ROOF OR FLOOR PLYWOOD IN ACCORDANCE WITH THE TYPICAL SHEAR TRANSFER DETAILS
6. PLYWOOD SHEETS LOCATED AT SHEAR WALL EDGES SHALL BE AT LEAST 12" WIDE. PLYWOOD EDGES SHALL BE EDGE NAILED TO ALL SHEAR WALL FRAMING MEMBERS. SEE SHEAR WALL SCHEDULE FOR FIELD NAILING REQUIREMENTS.
7. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL THAT REQUIRE 3x MUDSILLS AND 3x FRAMING AT ADJOINING PLYWOOD PANEL EDGES. SILL PLATES, TOP PLATES AND MEMBERS IN THE FIELD OF INDIVIDUAL PLYWOOD PANELS DO NOT TYPICALLY BACK ADJOINING PANEL EDGES AND THUS MAY BE 2x.

OBSERVATION OF CONSTRUCTION

1. IN ADDITION TO OBSERVATIONS BY THE SOILS ENGINEER(IF APPLICABLE), AND CITY INSPECTOR, OBSERVATION OF THE CONSTRUCTION BY THE PROJECT ENGINEER IS RECOMMENDED FOR THIS PROJECT. THE CONTRACTOR SHALL PHASE THE PROJECT AND COORDINATE WITH THE ENGINEER TO ENSURE THAT THE PRIMARY STRUCTURAL ELEMENTS OF THE CONSTRUCTION ARE OBSERVED PRIOR TO COVERING WITH FINISHES OR OTHER MATERIALS. AS A MINIMUM, OBSERVATION BY THE ENGINEER IS RECOMMENDED AS FOLLOWS:
   A. REINF. STEEL AND HARDWARE EMBEDDED IN THE FOUNDATION SHALL BE OBSERVED PRIOR TO CONC. PLACEMENT
   B. SHEAR WALL AND FRAMING ELEMENTS SHALL BE OBSERVED PRIOR TO INSTALLATION OF FINISHES.
2. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF OUR VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT. DURING OUR VISITS, ADVANCED ENGINEERING WILL NOT BE MAKING DETAILED INSPECTIONS, OR VERIFYING DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING APPLICABLE CODES AND THE APPROVED CONSTRUCTION DOCUMENTS.

DEFERRED SUBMITTALS

1. THE FOLLOWING DEFERRED SUBMITTALS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO THE DOCUMENTS BEING SUBMITTED TO THE PROJECT ENGINEER, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS FOR 1.) COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, 2.) COORDINATION WITH OTHER TRADES, 3.) CONTRACTIBILITY, AND 4.) DIMENSIONAL ACCURACY. REVIEW OF THE SHOP DRAWINGS BY THE PROJECT ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLETING THE WORK IN CONFORMANCE WITH THE PROJECT DOCUMENTS.
   A. ROOF TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER PRIOR TO FABRICATION OF THE TRUSSES.
2. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH A LETTER INDICATING IF THE SHOP DRAWINGS DEMONSTRATE GENERAL CONFORMANCE WITH THE INTENT OF THE STRUCTURAL DESIGN. THE CONFORMANCE LETTER FROM THE ENGINEER SHALL BE SUBMITTED TOGETHER WITH THE SHOP DRAWINGS TO THE BUILDING OFFICIAL FOR APPROVAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEPARTMENT APPROVAL OF ALL DEFERRED SUBMITTALS PRIOR TO BEGINNING OF CONSTRUCTION.

SPECIAL INSPECTIONS PER 2022 CBC 1701

1. IN ADDITION TO OBSERVATIONS BY THE CITY INSPECTOR AND THE PROJECT ENGINEER, SPECIAL INSPECTIONS BY AN ICC CERTIFIED SPECIAL INSPECTOR IS REQUIRED AS FOLLOWS:
   A. EPOXY ANCHORS INSTALLED IN CONCRETE SHALL HAVE SPECIAL INSPECTION OF HOLE DEPTH & DIAMETER, MATERIALS, CLEANING PROCEDURES, AND INSTALLATION PER ICC-REPORT ICC-ES/ESR-2508 SECTION 4.4.3.
   B. TITEN HD ANCHORS INSTALLED IN CONCRETE SHALL HAVE SPECIAL INSPECTION OF DRILLING AND INSTALLATION PER ICC-REPORT ICC-ES/ESR-2713 SECTION 4.4.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO ENSURE SPECIAL INSPECTION IS PROVIDED PER CITY REQUIREMENTS. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER AND MUST DEMONSTRATE THEIR QUALIFICATIONS TO THE ARCHITECT/ENGINEER OF RECORD AND THE BUILDING OFFICIAL. PENDING PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND THE BUILDING OFFICIAL, DP ADVANCED ENGINEERING, INC. MAY PERFORM SPECIFIC SPECIAL INSPECTION SERVICES IN LIEU OF AN ICC CERTIFIED SPECIAL INSPECTOR.

FASTENING SCHEDULE (C.B.C. TABLE 2304.10.2)

ITEM	DESCRIPTION OF CONNECTION	FASTENING (NOTE 1, 4, 8)		
		COMMON / BOX	SMOOTH SHANK	STAPLES
1	JOIST TO SILL OR GIRDER, TOE-NAIL	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
2	BRIDGING TO JOIST, TOE-NAIL EA. END	(2) 8d	(2) 3" x 0.131"	(2) 3"-14 GA.
3	1" x 6" SUBFLOOR OR LESS, TO EACH JOIST, FACE NAIL	(2) 8d	N.A.	N.A.
4	WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	(3) 8d	N.A.	N.A.
5	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d	N.A.	N.A.
6	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16"	3" x 0.131" AT 8" O.C.	3"-14 GA. AT 12" O.C.
	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d AT 16"	(4) 3" x 0.131" AT 16" O.C.	(4) 3"-14 GA. PER 16" O.C.
7	TOP PLATE TO STUD, END NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
8	STUD TO SOLE PLATE, END NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
	STUD TO SOLE PLATE, TOE-NAIL	(4) 8d	(4) 3" x 0.131"	(3) 3"-14 GA.
9	DOUBLE STUDS, FACE NAIL	16d AT 24"	3" x 0.131" AT 8" O.C.	3"-14 GA. AT 8" O.C.
10	DOUBLED TOP PLATES, TYP. FACE NAIL	16d AT 16"	3" x 0.131" AT 12" O.C.	3"-14 GA. AT 12" O.C.
	DOUBLE TOP PLATES, LAP SPLICE	(8) 16d	(12) 3" x 0.131"	(12) 3"-14 GA.
11	BLOCKING BETWEEN JOISTS OR RAFTERS, TO TOP PLATE, TOE-NAIL	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
12	RIM JOIST TO TOP PLATE, TOE-NAIL	8d AT 6"	3" x 0.131" AT 6" O.C.	3"-14 GA. AT 6" O.C.
13	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
14	CONTINUOUS HEADER, TWO PIECES	16d AT 16" ALONG EDGE	N.A.	N.A.
15	CEILING JOIST TO PLATE, TOE-NAIL	(3) 8d	(5) 3" x 0.131"	(5) 3"-14 GA.
16	CONTINUOUS HEADER TO STUD, TOE-NAIL	(4) 8d	N.A.	N.A.
17	CEILING JOISTS: LAPS OVER PARTITIONS, FACE NAIL *(SEE C.B.C. TABLE 2308.10.4.1)*	(3) 16d MIN.	(4) 3" x 0.131"	(4) 3"-14 GA.
18	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL *(SEE C.B.C. TABLE 2308.10.4.1)*	(3) 16d MIN.	(4) 3" x 0.131"	(4) 3"-14 GA.
19	RAFTER TO PLATE, TOE-NAIL *(SEE C.B.C. TABLE 2308.10.1)*	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
20	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d	(2) 3" x 0.131"	(3) 3"-14 GA.
21	1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(3) 8d	N.A.	N.A.
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d	N.A.	N.A.
23	BUILT-UP CORNER STUDS	16d AT 24"	3" x 0.131" AT 16" O.C.	3"-14 GA. AT 16" O.C.
24	BUILT-UP GIRDERS AND BEAMS, FACE NAIL TOP AND BTM STAGG. ON OPP. SIDE	20d AT 32"	3" x 0.131" AT 24" O.C.	3"-14 GA. AT 24" O.C.
	BUILT-UP GIRDERS AND BEAMS, FACE NAIL AT ENDS AND AT EACH SPLICE	(2) 20d	(3) 3" x 0.131"	(3) 3"-14 GA.
25	2" PLANK TO EACH BEARING	16d	N.A.	N.A.
26	COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d	(4) 3" x 0.131"	(4) 3"-14 GA.
27	JACK RAFTER TO HIP, TOE-NAIL	(3) 10d	(4) 3" x 0.131"	(4) 3"-14 GA.
	JACK RAFTER TO HIP, FACE NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
28	ROOF RAFTER TO 2x RIDGE BEAM, TOE-NAIL OR FACE-NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
29	JOIST TO BAND JOIST, FACE NAIL	(3) 16d	(4) 3" x 0.131"	(4) 3"-14 GA.
30	LEDGER STRIP, FACE NAIL	(3) 16d	(4) 3" x 0.131"	(4) 3"-14 GA.
31	WOOD STRUCTURAL PANELS AND PARTICLE BOARD (NOTE 2): SUBFLOOR, ROOF + WALL SHEATHING TO FRAMING:			
	1/2" AND LESS	6d (NOTE 3, 7)	2.375" x 0.113" (NOTE 9)	1.75" x 16 GA. (NOTE 10)
	19/32" TO 3/4"	8d (NOTE 4) 6d (NOTE 5)	2.375" x 0.113" (NOTE 11)	2" x 16 GA. (NOTE 11)
	7/8" TO 1"	8d (NOTE 3)	N.A.	N.A.
	1-1/8" TO 1-1/4"	10d OR 8d (NOTE 4)	N.A.	N.A.
	SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):			
	3/4" AND LESS	6d (NOTE 5)	N.A.	N.A.
	7/8" TO 1"	8d (NOTE 5)	N.A.	N.A.
	1-1/8" TO 1-1/4"	10d (NOTE 4) 8d (NOTE 5)	N.A.	N.A.
32	PANEL SIDING TO FRAMING (NOTE 2):			
	1/2" AND LESS	6d (NOTE 6)	N.A.	N.A.
	5/8"	8d (NOTE 6)	N.A.	N.A.

NOTES: FOR SI: 1 inch = 25.4 mm

1. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 4'-0" OR MORE. NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR-WALLS, REFER TO C.B.C. SECTION 2305. WALL SHEATHING NAILS ARE PERMITTED TO BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148")
4. COMMON (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148"; 16d - 3.5" x 0.162")
5. DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148")
6. CORROSION-RESISTANT SIDING (6d - 1.875" x 0.106"; 8d - 2.375" x 0.128") OR CASING (6d - 2" x 0.099"; 8d - 2.5" x 0.113") NAILS.
7. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2.5" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
8. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
9. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
10. FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
11. FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.

NAIL SCHEDULE

FASTENER PER PLAN	SHANK DIA.	HEAD DIA.	MIN. LENGTH
8d	0.131"	0.281"	2-1/2"
10d	0.148"	0.312"	3"
16d	0.148"	0.344"	3-1/4"
16d COMMON	0.162"	0.344"	3-1/2"
20d	0.192"	0.406"	4"

NOTES:
1. ALL NAILS IN MANUF. HARDWARE SHALL BE PER MANUFACTURERS SPECIFICATIONS AS NOTED TO ACHIEVE MAX HARDWARE VALUE.
2. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH SODIUM BORATE SBX/DOT PRESERVATIVE-TREATED WOOD IN AN INT., DRY ENVIRONMENT SHALL BE PERMITTED.
3. FASTENERS IN CONTACT WITH PRESERVATIVE -TREATED TREATED WOOD USING ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), COPPER AZOLE (CA-B & CA-C, MCA-C) OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALV. OR STAINLESS STEEL

ABBREVIATION LEGEND

@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
AGGREG.	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ALT.	ALTERNATE
ARCH.	ARCHITECT(URAL)
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
B/	BOTTOM OF
B.C.	BOTTOM CHORD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
B.N.	BOUNDARY NAILING
B.O.	BY OTHERS / BOTTOM OF
B.O.C.	BOTTOM OF CONCRETE
B.O.F.	BOTTOM OF FOOTING
B.O.S.	BOTTOM OF STEEL
BRG	BEARING
B.S.	BOTH SIDES
BTM	BOTTOM
BTWN	BETWEEN
CALCS	CALCULATIONS
CANT.	CANTILEVER
C.B.	CEILING BEAM
C.B.C.	CALIFORNIA BUILDING CODE
C.C.	CENTER TO CENTER
C.C.J.	CRACK CONTROL JOINT
C.F.	CUBIC FOOT
C.J.	CONTROL JOINT - OR - CEILING JOIST
℄	CENTERLINE
CLG	CEILING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
COLL.	COLLECTOR
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.P.	COMPLETE PENETRATION WELD
C.S.	COUNTERSUNK
C.T.	COLLECTOR TRUSS
CTR	CENTER
CTRD	CENTERED
C.Y.	CUBIC YARD
DBL	DOUBLE
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
D.J.	DECK JOIST
D.T.	DRAG TRUSS
DP	DEEP
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA.	EACH
E.B.	EXPANSION BOLT
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
EMB.	EMBEDMENT
EMBED.	EMBEDMENT
E.N.	EDGE NAIL
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
E.W.	EACH WAY
EXT.	EXTERIOR
FDN	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH
F.J.	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
F.O.B.	FACE OF BLOCK
F.N.	FACE NAIL
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.P.	FIREPLACE - OR - FULL PENETRATION
FRMD	FRAMED
FRMG	FRAMING
F.S.	FAR SIDE
FT	FOOT
FTG	FOOTING
G & N	GLUE AND NAIL
GA.	GAGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
GEN.	GENERAL
GLB	GLUED-LAMINATED BEAM
GR.	GRADE
G.T.	GIRDER TRUSS
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
HD	HOLDOWN
H.D.G.	HOT-DIP GALVANIZED
HDR	HEADER
HGR	HANGER
H.H.N.	HEAVY HEX NUT
H.N.	HEX NUT
HORIZ.	HORIZONTAL
H.S.B.	HIGH STRENGTH BOLT
HSS	STRUCTURAL TUBE
HT	HEIGHT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INT.	INTERIOR
INV.	INVERT(ED)
JNT	JOINT
JST	JOIST
J.T.	JACK TRUSS
	KIPS
K.D.	KILN-DRIED
KLF	KIPS PER LINEAL FOOT
K.P.	KING POST
lbs	POUNDS
L.B.	LAG BOLT
L.F.	LINEAL FOOT
LONGIT.	LONGITUDINAL
LG	LONG
L.L.	LIVE LOAD
LSL	LAMINATED STRAND LUMBER
LT	LIGHT
LTWT	LIGHTWEIGHT
LVL	LAMINATED VENEER LUMBER
MATL	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MID.	MIDDLE
MIN.	MINIMUM
M.I.W.	MALLEABLE IRON WASHER
M.O.	MASONRY OPENING
MOIST.	MOISTURE
MFR	MANUFACTURER
MFRD	MANUFACTURED
MTL	METAL
(N)	NEW
N.A.	NOT APPLICABLE
N.B.	NON-BEARING
N.D.T.	NON-DESTRUCTIVE TESTING
N.I.C.	NOT IN CONTRACT
NLG	NAILING
No.	NUMBER
N.S.	NEAR SIDE
N.S.G.	NON-SHRINK GROUT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.O.S.	OUTSIDE FACE OF STUD
O.H.	OVERHANG - OR - OPPOSITE HAND
OPNG	OPENING
O.S.B.	ORIENTED STRAND BOARD
O.W.S.J.	OPEN WEB STEEL JOIST
O.W.J.G.	OPEN WEB JOIST GIRDER
P.A.	POST ABOVE
P.A.F.	POWDER-ACTUATED FASTENER
PARL	PARALLEL
P.C.F.	POUNDS PER CUBIC FOOT
PEN.	PENETRATION
PERF.	PERFORATED
PERP.	PERPENDICULAR
PL.	PLATE
PLY.	PLYWOOD
PLYWD	PLYWOOD
PR	PAIR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.S.L.	PARALLEL-STRAND LUMBER
PST	POST
PT	POINT
P.T.	PRESSURE TREATED - OR - POST-TENSION
R	RADIUS
RECM'D	RECOMMEND(ATION)
REF.	REFERENCE
REINF.	REINFORCED - OR - REINFORCING - OR - REINFORCEMENT
REQD	REQUIRED
RET.	RETAINING
RETAIN.	RETAINING
R.J.	ROOF JOIST
R.O.	ROUGH OPENING
R.P.	"REAL POST"
R.R.	ROOF RAFTER
R/S	RESAWN (ROUGH-SAWN)
R.T.	ROOF TRUSS
R.W.	RETAINING WALL
RWD	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.B.	SOLID BLOCK
S.B.T.	SET-BACK TRUSS
SCHED.	SCHEDULE
SEP.	SEPARATION
S.G.T.	SUB-GIRDER TRUSS
SHT	SHEET
SIM.	SIMILAR
S.M.S.	SHEET METAL SCREW
S.J.	SOFFIT JOIST
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	SELECT STRUCTURAL
S4S	SURFACED 4 SIDES
STAGG.	STAGGER - OR - STAGGERED
STD	STANDARD
STIFF.	STIFFENER
STL	STEEL
STRUCT.	STRUCTURAL
SW	SHEAR WALL
SYMM.	SYMMETRICAL
T + B	TOP AND BOTTOM
T + G	TONGUE AND GROOVE
T.C.	TOP CHORD
THK	THICK
THKND	THICKENED
T.N.	TOE NAIL
T.O.B.	TOP OF BLOCK
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL - OR - TOP OF SHEATHING
T.O.W.	TOP OF WALL
T/	TOP OF
T.P.	TOP PLATE
TRANSV.	TRANSVERSE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
w/	WITH
WD	WOOD
W.P.	WORK POINT - OR - WATERPROOF(ING)
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH
#	NUMBER (PREFIX)
#	POUNDS (SUFFIX)

NOTE REGARDING STRUCTURAL DRAWINGS:

THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL FRAME. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NONSTRUCTURAL ITEMS INCLUDING NONSTRUCTURAL WALLS, WHICH REQUIRE SPECIAL PROVISIONS DURING CONSTRUCTION. ONLY OPENINGS REQUIRING SPECIAL FRAMING ARE SHOWN ON STRUCTURAL PLANS. SEE TYPICAL DETAILS FOR REINFORCING AROUND NOMINAL OPENINGS NOT SHOWN.

STRUCTURAL DESIGN INFORMATION

BASIS OF STRUCTURAL DESIGN: 2022 CALIFORNIA BUILDING CODE

LATERAL SYSTEM DESIGN DATA

GENERAL DESIGN DATA:
IMPORTANCE FACTOR - 1
OCCUPANCY CATEGORY - II
ANALYSIS PROCEDURE USED - EQUIVALENT LATERAL FORCE
LATERAL FORCE RESISTING SYSTEM - WOOD SHEAR WALLS

WIND DESIGN DATA:
3 SECOND GUST SPEED - 95 mph
WIND EXPOSURE RATING - Exp. C

SEISMIC DESIGN DATA:
SOIL SITE CLASS - D
SEISMIC DESIGN CATEGORY - D
SEISMIC BASE SHEAR - 4.260 kips
SEISMIC RESPONSE COEFFICIENT, Cs - 0.218
RESPONSE MODIFICATION FACTOR, R - 6.5
MAPPED SPECTRAL RESPONSE ACCELERATION, S_s - 1.773
MAPPED SPECTRAL RESPONSE ACCELERATION, S_1 - 0.650

SPECTRAL RESPONSE COEFFICIENTS, S_{DS} - 1.418
SPECTRAL RESPONSE COEFFICIENTS, S_{D1} - 0.737

SOILS & FOUNDATION DESIGN DATA

SOILS ENGINEER - RECOMMENDATIONS FROM 2022 CBC
REPORT NUMBER - CHAPTER 18
REPORT DATE -

SPREAD FOOTING FOUNDATION
ALLOWABLE SOIL PRESSURE - 1500 PSF (OVERALL)
MINIMUM FOOTING WIDTH - 12 INCHES
MINIMUM FOOTING DEPTH - 24 INCHES

GRAVITY LOAD SCHEDULE

MATERIAL	DEAD LOAD	LIVE LOAD
ROOF	6.0 psf	20.0 psf
CEILING	8.0 psf	10.0 psf
EXT. WALL	12.0 psf	40.0 psf
INT. WALL	7.0 psf	

NOTE: ROOF DEAD LOAD INCLUDES A MINIMUM OF 1,250 lbs OR 3 psf (WHICHEVER IS GREATER) PHOTOVOLTAIC LOADING WHERE OCCURS, S.A.D.

PROJECT MANAGER

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DO NOT SCALE THESE DRAWINGS

SYMBOLS LEGEND

NOT ALL SYMBOLS USED IN THE DRAWING ARE LISTED BELOW. REFER TO AMERICAN WELDING SOCIETY PUBLICATIONS FOR WELDING SYMBOLS.

(LENGTH) SW-# — INDICATES SHEAR WALL NUMBER AND MINIMUM DESIGN LENGTH. SHEAR WALL SHALL BE AS NOTED IN THE SHEAR WALL SCHEDULE 103/SD1

HD — INDICATES HOLDOWN TYPE AS MANUFACTURED BY THE "SIMPSON STRONGTIE COMPANY." HOLDOWNS SHALL BE AS NOTED IN THE HOLDOWN SCHEDULE, PER 203/SD2

INDICATES INTERIOR BEARING WALL BELOW

INDICATES HEADER PER HEADER SCHEDULE 401D/SD4

INDICATES WALL BELOW (NON-BEARING AT INTERIOR CONDITION)

INDICATES WALL ABOVE

INDICATES BALLOON FRAMED WALL. REFER TO NOTE 6. UNDER GENERAL FRAMING NOTES FOR STUD SIZE AND SPACING REQUIREMENTS, U.N.O.

P.A. — INDICATES POST BELOW

INDICATES POST ABOVE

DETAIL NUMBER

SHEET NUMBER

INDICATES ELEVATION

— REFERENCE TO STRUCTURAL CALCULATIONS FOR THE BENEFIT OF THE BUILDING OFFICIAL

INDICATES REVISION NUMBER AND PLAN REVISIONS INSIDE CLOUD

E — REFERENCE TO STRUCTURAL CALCULATIONS FOR THE BENEFIT OF THE BUILDING OFFICIAL

INDICATES HANGER.

HANGERS SHALL BE AS NOTED IN THE HANGER SCHEDULE PER 409/SD4

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TARRAB RESIDENCE
GARAGE ADDITION
689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA

1
2
3
4
5
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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:

Sheet Description:
GENERAL NOTES AND DESIGN CRITERIA

No Scale

Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923
Sheet No. SN1

ROOF TRUSS DESIGN REQUIREMENTS

ROOF TRUSSES SHALL NOT BE INSTALLED UNTIL MOISTURE CONTENT OF TRUSS MEMBERS (AS MEASURED AND DOCUMENTED BY THE CONTRACTOR) IS EQUAL TO OR LESS THAN 19%

1. ROOF TRUSS MANUFACTURER SHALL SUPPLY TO THE CONTRACTOR ROOF TRUSS SHOP DRAWINGS FOR REVIEW AND APPROVAL. ROOF TRUSS SHOP DRAWINGS SHALL BE SIGNED BY A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER AND SHALL INCLUDE TRUSS LAYOUTS, CALCULATIONS, HANGERS REQUIREMENTS, SPECIFICATIONS, AND DETAILS. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST LOCAL AND STATE BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS. SEE THE LOAD SCHEDULE FOR TYPICAL DEAD AND LIVE LOADS USED IN THE STRUCTURAL DESIGN. **TRUSS DESIGNER SHALL SIZE AND SPECIFY ALL HANGERS NECESSARY TO SUPPORT TRUSSES.**

2. TRUSS MANUFACTURER TO SPECIFY AND ADEQUATELY DETAIL ALL STRONG-BACKS, CROSS BRIDGING, AND/OR BRACING WHICH SHALL BE REQUIRED TO BRACE ALL TRUSSES. ALL CONNECTORS SHALL BE ICC APPROVED.

3. TRUSS DESIGNER SHALL REINFORCE ALL GABLE AND SHEAR TRUSSES TO TRANSFER LATERAL LOADS INDICATED ON THE PLANS FROM THE TOP CHORD TO THE BOTTOM CHORD. **ALL GABLE TRUSSES SHALL HAVE A MINIMUM OF 1500 POUND DRAG LOAD APPLIED U.N.O. ON PLANS.**

4. TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR SPECIAL TRUSS REQUIREMENTS INCLUDING CEILING CONFIGURATIONS, OVERHANGS, ATTIC MOUNTED FAU UNITS, AND OPENINGS FOR SKYLIGHTS, VENTS, CHIMNEYS, ACCESS DOORS, ETC.

5. TRUSS LAYOUT SHOWN ON THE PLANS IS FOR TRUSS MANUFACTURER'S AID IN DESIGNING THE TRUSSES. ACTUAL TRUSS LAYOUT SHALL UTILIZE BEARING WALLS SHOWN ON THE PLANS AND SHALL MAINTAIN ARCHITECTURAL ROOF AND CEILING PROFILES. INTERIOR WALLS, INCLUDING INTERIOR SHEAR WALLS, SHALL NOT BE USED FOR BEARING UNLESS SPECIFICALLY NOTED IN THE STRUCTURAL PLANS.

6. TOTAL LOAD AND LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO THE FOLLOWING:

DEFLECTION AND CAMBER LIMITATIONS

MAX DEFLECTION (LIVE LOAD)	SPAN / 360
	3/4" (INCL. CREEP)
MAX DEFLECTION (TOTAL LOAD)	SPAN / 240
	1" (INCL. CREEP)
REQUIRED CAMBER	DEAD LOAD DEFL.[A]

NOTE:
A. PROVIDE A MIN. SLOPE 1/4" PER FOOT OF SPAN FOR PROPER DRAINAGE TO PREVENT WATER PONDING
B. DIFFERENTIAL DEFLECTION BETWEEN TWO CONSECUTIVE TRUSSES SHALL NOT EXCEED 0.30"
C. DEFLECTIONS SHALL BE FURTHER REDUCED TO ELIMINATE UNDESIRABLE APPEARANCE, FINISH CRACKING, SHIFTING, OR AS DIRECTED BY DEVELOPER/OWNER BASED ON DESIRED SPEC LEVEL.

7. TRUSS SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS (APPROVED BY THE ENGINEER) SHALL BE FORWARDED TO THE BUILDING DEPARTMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION. APPROVED TRUSS DRAWINGS SHALL BECOME PART OF CONSTRUCTION DOCUMENTS.

8. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR A BOTTOM CHORD LIVE LOAD AS PRESCRIBED BY THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE OR ASCE.
   8.1 UNINHABITABLE ATTIC AREAS WITHOUT STORAGE SHALL BE DESIGNED FOR A **BTM CHORD LIVE LOAD OF 10 PSF**.
      A. UNINHABITABLE ATTIC AREAS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN THE JOIST AND RAFTER IS LESS THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATION CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE OF 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. **THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.**

   8.2 UNINHABITABLE ATTIC AREAS WITH STORAGE SHALL BE DESIGNED FOR A **BOTTOM CHORD LIVE LOAD OF 20 PSF.**
      A. UNINHABITABLE ATTIC AREAS WITH STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN THE JOIST AND RAFTER IS 42 INCHES OR GREATER, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATION CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE OF 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. **THIS LOAD IS ASSUMED TO ACT CONCURRENTLY WITH ALL OTHER LIVE LOAD REQUIREMENTS.**

9. TRUSSES ARE TO BE DESIGNED FOR THE FOLLOWING LOADS, U.N.O.:

DEAD LOADS

TOP CHORD DEAD LOAD	6.0 PSF
BTM CHORD DEAD LOAD	8.0 PSF
PHOTOVOLTAIC LOAD	5.0 PSF [A, B]

NOTE:
A. PHOTOVOLTAIC DEAD LOAD SHALL BE APPLIED NON-CONCURRENT WITH LIVE LOAD.
B. SEE ARCHITECTURAL AND SOLAR DRAWINGS PANEL PLACEMENT AND LOCATIONS.

LIVE LOADS

TOP CHORD LIVE LOAD	20.0 PSF
BTM CHORD LIVE LOAD	10.0 PSF [A]
	20.0 PSF [B]

NOTE:
A. UNINHABITABLE LIVE LOAD PER SECTION 8.1. LOAD DOES NOT ACT CONCURRENTLY WITH TOP CHORD
B. UNINHABITABLE LIVE LOAD PER SECTION 8.2. LOAD ACTS CONCURRENTLY WITH TOP CHORD

10. PER SECTION 1704.5 OF THE CURRENT EDITION OF THE C.B.C., THE TRUSS MANUFACTURER IS TO PROVIDE REPORTS OF SPECIAL INSPECTIONS AND TESTS IN ACCORDANCE WITH SECTION 1704.2.4. OF THE CURRENT C.B.C. ADDITIONALLY, REPORTS AND CERTIFICATES SHALL BE SUBMITTED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL FOR EACH OF THE FOLLOWING:
    A. CERTIFICATES OF COMPLIANCE FOR THE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES ON THE PREMISES OF A REGISTERED AND APPROVED FABRICATOR IN ACCORDANCE WITH SECTION 1704.2.5.1.

GENERAL FRAMING NOTES

1. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. NOTCH DETAILS, IF PROVIDED, ARE FOR GENERAL GUIDANCE ONLY. THE ENGINEER SHALL BE CONTACTED TO APPROVE LOCATIONS OF PROPOSED NOTCHES. STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF STUD WIDTH. CUTTING OR NOTCHING OF STUDS IN NON-BEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH. SEE DETAIL 404/SD4 FOR MORE INFORMATION.

2. **TYPICAL FRAMING AND STRUCTURAL MATERIALS:**
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR, AND SHALL BE STAMPED WITH A GRADE MARK WITH THE FOLLOWING GRADES. FRAMING LUMBER SHALL CONFORM TO GRADING RULES OF WWPA AND COMPLIES WITH DOC PS 20.
MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% AT THE TIME OF CONSTRUCTION.

FRAMING MATERIAL	GRADE	FRAMING MATERIAL	GRADE
TYPICAL WALL STUDS	PER NOTE 6 BELOW	RAFTERS (2x DIMENSIONAL)	D.F. #2, MIN. U.N.O.
SOLE PLATES (2x MIN.) [1]	STUD GRADE, MINIMUM	BUILT UP HEADERS (2-2x)	D.F. #2, MIN. U.N.O.
MUDSILLS (2x MIN.) [2]	P.T. DF. STD & BETTER	4x POSTS/BEAMS/RAFTERS	D.F. #2, MIN. U.N.O.
TOP PLATES (2x MIN.)	D.F. #2, MIN. U.N.O.	6x POSTS/BEAMS/RAFTERS	D.F. #1, MIN. U.N.O.
RIM JOIST (2x DIMENSIONAL)	D.F. #2, MIN. U.N.O.	STRUCTURAL PLYWOOD	APA RATED SHTG
FLR JOISTS (2x DIMENSIONAL)	D.F. #2, MIN. U.N.O.	LUMBER EXPOSED TO WEATHER [3]	P.T. D.F. #2 U.N.O.

   1. SOLE PLATES, AS NOTED ABOVE, ARE ALL INTERIOR SILL PLATES NOT IN CONTACT WITH CONCRETE. MATERIAL SHALL BE UC1 INTERIOR/DRY CATEGORY AS DEFINED BY AWPA STANDARD U1.
   2. MUDSILLS, AS NOTED ABOVE, ARE ALL INTERIOR SILL PLATES IN DIRECT CONTACT WITH CONCRETE. MATERIAL SHALL BE UC2 INTERIOR/DAMP CATEGORY AS DEFINED BY AWPA STANDARD U1.
   3. LUMBER EXPOSED TO WEATHER, AS NOTED ABOVE, IS ALL EXTERIOR LUMBER ABOVE GROUND AND EXPOSED TO WEATHER. MATERIAL SHALL BE UC3B ABOVE GROUND EXPOSED CATEGORY AS DEFINED BY AWPA STANDARD U1.

3. PRESERVATIVE TREATED OR NATURALLY DURABLE MATERIALS:
LUMBER SHALL BE TREATED WITH TYPICAL WATERBORNE PRESERVATIVES: ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), COPPER AZOLE (CA-B & CA-C, MCA-C) AND SODIUM BORATES (SBX/DOT). THESE TREATMENTS ARE OFTEN REFERRED TO BY TRADE NAMES SUCH AS: WOLMANIZED NATURAL SELECT™ (COPPER AZOLE), PRESERVE AND NATUREWOOD® (ACQ), MICROPRO™, SMART SENSE™ (MCQ), AND ADVANCE GUARD® (BORATE).

   A. ALL INTERIOR/DAMP CONSTRUCTION, UC2 CATEGORY, SHALL BE TREATED WITH SODIUM BORATE SBX/DOT.
      1. PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH SODIUM BORATE SBX/DOT PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

   B. ALL EXTERIOR ABOVE GROUND CONSTRUCTION (INCL. DECK FRAMING), UC3B CATEGORY, SHALL BE TREATED WITH ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), OR COPPER AZOLE (CA-B & CA-C, MCA-C)
      1. ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED TREATED WOOD USING ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), OR COPPER AZOLE (CA-B & CA-C, MCA-C) SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH GOVERNING CBC SEC. 2304.10 AND SHALL BE IN ACCORDANCE WITH ASTM A 153.

   C. WOOD JOISTS OR WOOD STRUCTURAL FLOORS THAT ARE CLOSER THAN 18 INCHES OR WOOD GIRDERS THAT ARE CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION SHALL BE PRESERVATIVE-TREATED WOOD IN ACCORDANCE CBC.

4. **GLUE-LAMINATED STRUCTURAL MATERIALS:**
STANDARD SPECIFICATIONS FOR GLUE-LAMINATED STRUCTURAL MEMBERS, ANSI/AITC A 190.1 AND ASTM D3737. GLUE-LAMINATED BEAMS SHALL BE INSPECTED AND A CERTIFICATE PROVIDED TO THE FILED INSPECTOR AT THE TIME OF FRAMING INSPECTION. FABRICATION SHALL BE PERFORMED IN ACCORDANCE WITH CBC 1705.5. ALL GLUE-LAMINATED BEAMS THAT ARE CONTINUOUS OVER SUPPORTS OR CANTILEVERED SHALL HAVE TENSION LAMINATIONS ON TOP OF BEAMS. **MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 16% AT THE TIME OF CONSTRUCTION.**

   A. GLULAM MEMBERS IN DRY SERVICE USE SHALL BE DOUGLAS-FIR 24F-V4 (SINGLE SPAN) OR COMBINATION 24F-V8 (MULTI-SPAN & CANTILEVER) U.N.O. BEAMS SHALL BE ARCHITECTURAL GRADE WHEN EXPOSED TO VIEW, S.A.D.
      1. GLULAM MEMBERS, SEE PLAN SPECIFICATIONS FOR CAMBER WHERE OCCURS.

MATERIAL GRADE	E ($x10^6$ psi)	Fb (psi)	Fv (psi)	Fc (psi)	RADIUS, U.N.O.
DF/DF 24F-V4	1.8	2400	265	650	3500' RADIUS
DF/DF 24F-V8	1.8	2400	265	650	NO CAMBER

   B. GLULAM MEMBERS IN WET SERVICE USE SHALL BE ALASKAN CEDAR 20F-V12 (SINGLE SPAN) OR COMBINATION 20F-V13 (MULTI-SPAN & CANTILEVER) U.N.O.
      1. GLULAM MEMBERS, SEE PLAN SPECIFICATIONS FOR CAMBER WHERE OCCURS.

MATERIAL GRADE	E ($x10^6$ psi)	Fb (psi)	Fv (psi)	Fc (psi)	RADIUS, U.N.O.
AC/AC 20F-V12	1.5	2000	265	560	3500' RADIUS
AC/AC 20F-V13	1.5	2000	265	560	NO CAMBER

   C. DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL GLULAM MEMBERS SHALL CONFORM TO THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARD, MANUAL No. 301 AND THE COMMERCIAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER, CS 253.

   D. STRUCTURAL PLYWOOD SHALL BE GRADED PER APA PSI-83AND SHALL BE INTERIOR TYPE SHEATHING C-D GRADE WITH EXTERIOR GLUE. EQUIVALENT O.S.B. WOOD STRUCTURAL PANEL MAY BE USED AS AN ALTERNATE TO PLYWOOD. HOWEVER, IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA RECOMMENDATIONS, O.S.B. SHALL NOT BE USED BELOW TILE MORTAR. ALL HORIZONTAL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS, WITH STAGGERED JOINTS.

5. **STRUCTURAL COMPOSITE LUMBER (SCL) MATERIALS:**
ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE MANUFACTURED PER ASTM D5055 AND ASTM D5456. STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY BOISE CASCADE, OR EQUAL. ALTERNATE MANUFACTURERS ARE PERMITTED AND CONSIDERED AN EQUIVALENT SUBSTITUTION IF THE SUBSTITUTED MATERIAL MEETS, OR EXCEEDS, ALL THE DESIGN PROPERTIES LISTED BELOW.

SPECIFICATION	MATERIAL	WIDTH (in.) [2]	E ($x10^6$ psi)	Fb (psi)	Fv (psi)	$Fc_{\perp}$ (psi)	$Fc_{\parallel}$ (psi)
RIM JOIST	VERSA-STRAND LVL	1-5/16	1.4	1800	225	525	2500
LVL COLUMN	VERSA-LAM LVL	3.5, 5.25, 7	1.7	2650	285	750	3000
LVL STUD	VERSA-STUD LVL	1.5	1.7	2617	285	450	3000
LVL BEAM	VERSA-LAM 2.0E	1.75	2.0	2800	285	750	3000
LVL BEAM	VERSA-LAM 2.0E	3.5, 5.25, 7	2.0	3100	285	750	3000

   1. BEAM DEPTH IS ASSUMED TO MATCH FLOOR FRAMING DEPTH U.N.O.
   2. MFR BEAM MEMBERS MAY BE BUILT UP TO ACHIEVE SPECIFIED WIDTHS PER DETAIL 609/SD6 U.N.O. ON PLANS.

6. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL BE FRAMED AS FOLLOWS (U.O.N.):

EXTERIOR WALL STUD HEIGHT TABLE (L/360 DEFL.)

MAX. PLATE HT	STUD TYPE	SPACING
21'-5"	(2) 2x6 DOUG-FIR #1	12" O.C.
19'-5"	(2)-2x6 DOUG-FIR #1	16" O.C.
15'-1"	2x6 DOUG-FIR #2	16" O.C.
12'-1"	(2)-2x4 DOUG-FIR #1	16" O.C.
	2x6 STUD GRADE	16" O.C.
10'-1"	2x4 DOUG-FIR #1	16" O.C.
	2x6 STUD GRADE	16" O.C.
9'-1"	2x4 DOUG-FIR #2	16" O.C.
	2x6 STUD GRADE	16" O.C.
8'-1"	2x4 STUD GRADE	16" O.C.
	2x6 STUD GRADE	16" O.C.

INTERIOR WALL STUD HEIGHT TABLE (L/240 DEFL.)

MAX. PLATE HT	STUD TYPE	SPACING
21'-5"	2x6 STUD GRADE	12" O.C.
19'-5"	2x6 STUD GRADE	16" O.C.
15'-1"	2x6 STUD GRADE	16" O.C.
12'-1"	2x4 STUD GRADE	16" O.C.
	2x6 STUD GRADE	16" O.C.

NOTE:
A. STUD HEIGHTS EXCEEDING 10'-1" SHALL BE BRACED MID-HEIGHT USING FULL DEPTH 2x BLOCKING.

7. TOP PLATES SHALL BE DOUBLED ON ALL STUD WALLS. LAP 4'-0" MINIMUM AT TOP PLATE SPLICES, WITH (12) 16d NAILS EACH SIDE OF SPLICE, U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 4'-0" MINIMUM.

8. POSTS IN WALLS MAY BE MADE WITH MULTIPLE STUDS OF EQUIVALENT WIDTH AND DEPTH, U.O.N. SECURE MULTIPLE STUDS WITH 16d NAILS AT 8" O.C. STAGGERED.

9. PROVIDE KING STUDS AT THE ENDS OF ALL HEADERS OR OTHER BEAMS INSTALLED IN WALLS, SEE DETAIL 401/SD4 ADJACENT, STACKING WINDOWS SHALL BE SEPARATED BY KING STUDS THAT ARE CONTINUOUS FROM SILL TO TOP PLATE, CRIPPLE STUDS UNDER HEADERS SHALL BE CONTINUOUS TO SILL PLATE. END NAIL KING STUDS TO HEADERS.

10. ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FULL BEARING IS PROVIDED WITHOUT THE USE OF SHIMS.

11. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING AND FINISHES. BALLOON FRAME ALL WALLS WITH SLOPING CEILING OR WITH RAISED CEILINGS.

12. INSTALL HORIZONTAL MEMBERS WITH CROWN UP. WHERE KNOTS EXIST NEAR THE TOP OR BOTTOM OF HORIZONTAL MEMBERS, INSTALL MEMBER WITH KNOTS UP. CANTILEVERED DECK JOISTS SHALL BE CAREFULLY NOTCHED AND TRIMMED (IF NECESSARY) TO PROVIDE SLOPE WITHOUT OVER-CUTTING.

13. PROVIDE FULL DEPTH BLOCKING OR CONTINUOUS RIM JOIST AT ALL FLOOR AND ROOF FRAMING SUPPORTS. FRAMING MEMBERS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" MINIMUM OVERLAP CENTERED OVER INTERIOR SUPPORTS.

14. ALL BOLTED WOOD CONNECTIONS SHALL HAVE A WASHER UNLESS A STEEL PLATE IS SPECIFIED. HOLES SHALL BE PROPERLY ALIGNED. OVERSIZED HOLES ARE NOT ALLOWED. NUTS SHALL BE SNUG TIGHTENED. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16".

15. NAILED WOOD CONNECTIONS SHALL USE COMMON WIRE NAILS, U.N.O. MIN. NAILING REQUIREMENTS FOR STANDARD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE GOVERNING C.B.C. FASTENING SCHEDULE (TABLE 2304.10.1).

16. ALL MANUFACTURED CONNECTION HARDWARE SHALL BE AS DESIGNATED ON DRAWINGS AND INSTALLED (WITH ALL NAIL HOLES FILLED) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE ICC APPROVALS.

17. INSTALL LAG SCREWS IN DRILLED LEAD HOLES WITH A DIA. EQUAL TO 3/4" OF THE SHANK DIAMETER. LAG SCREWS SHALL NOT BE HAMMERED IN. PROVIDE WASHERS UNDER HEADS BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED.

CONCRETE NOTES

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 BUILDING CODE (C.B.C.) AND THE LATEST EDITION OF THE ACI 318-19, UNLESS NOTED OTHERWISE.

1. CONCRETE REQUIREMENTS: BASED ON NORMAL WEIGHT CONCRETE (UNIT WEIGHT OF 145 TO 150 pcf).

	MINIMUM COMPRESSIVE STRENGTH (psi) (AT 28 DAYS)	SLUMP (+/- 1/2")	AGGREG. SIZE	SPEC. INSP. REQD	MAXIMUM WATER TO CEMENT RATIO (NOTE 1F)	CEMENT TYPE ASTM C150
FOOTINGS ON GRADE	3000	4"	1"	NO **	.55	II OR V
FLOOR SLABS ON GRADE	3000	4"	1"	NO **	.55	II OR V

** **SPECIAL INSPECTION IS NOT REQUIRED, DESIGN COMPRESSIVE STRENGTH IS 2500 psi, HIGHER STRENGTHS HAVE BEEN SPECIFIED FOR QUALITY CONTROL.**

   A. COARSE AGGREGATE SHALL BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF AGGREGATE SHALL BE AS NOTED IN SCHEDULE ABOVE AND DEFINED BELOW. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED FREE FROM SILT, LOAM OR CLAY.
      1. GRADE BEAMS, STEM WALLS, RETAINING WALLS AND OTHER CONCRETE FRAMEWORK LESS THAN 10" WIDE SHALL USE 3/4" AGGREGATE CONFORMING TO ASTM C33 WITH 100% PASSING 1" SIEVE AND 90% (MINIMUM) PASSING 3/4" SIEVE. TO ENSURE PROPER CONCRETE COVER AND CONSOLIDATION.
      2. FOOTING AND SLABS ON GRADE, INCLUDING POST-TENSION AND MAT SLABS, SHALL USE 1" AGGREGATE CONFORMING TO ASTM C33 WITH 95% (MINIMUM) PASSING 1" SIEVE.
   B. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIES, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
   C. CONCRETE EXPOSED TO SULFATE SHALL USE TYPE V CEMENT WITH POZZOLAN.
   D. FLY ASH OR POZZOLANS, IF USED, SHALL CONFORM WITH ASTM C618, COAL FLY ASH AND RAW OR CALCINED NATURAL POLZZLAN FOR USE AS A MINERAL ADMIXTURE IN CONCRETE. USAGE SHALL NOT EXCEED 25 PERCENT, BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIALS. WHEN POZZOLANS ARE USED TO MITIGATE THE EFFECT OF SULFATE CONTAINING SOILS THEY SHALL BE OF A TYPE THAT HAS DEMONSTRATED SUCH ABILITY BY TEST OR SERVICE RECORD.
   E. ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
   F. CEMENT SHALL CONFORM WITH ASTM C150 & C 595, PORTLAND CEMENT AND BLENDED HYDRAULIC CEMENTS
   G. TRANSIT MIX SHALL BE PER ASTM C-94.
   H. MIX DESIGN SHALL MEET THE RECOMMENDED SPECIFICATION UNLESS AN ALTERNATE MIX IS SUBMITTED AND REVIEWED BY THE ENGINEER.

2. SPECIAL INSPECTION OF CONCRETE WORK IS REQD WHERE NOTED ABOVE. WHEN REQD, SPECIAL INSPECTION SHALL INCLUDE THE INSPECTION OF THE PLACEMENT OF REINFORCEMENT, AND THE INSPECTION OF THE CONCRETE PLACEMENT OPERATIONS AS WELL AS CONCRETE CYLINDER TESTS, PER C.B.C. SECTION 1705.3. THE FOLLOWING THREE CRITERIA ESTABLISH THE REQD MINIMUM SAMPLING FREQUENCY FOR EACH CLASS OF CONCRETE:
   A. ONE EACH DAY A GIVEN CLASS IS PLACED, NOR LESS THAN
   B. ONCE FOR EACH 150 yd OF EACH CLASS PLACED EACH DAY, NOR LESS THAN
   C. ONCE FOR EACH 5000 ft OF SLAB OR WALL SURFACE AREA PLACED EACH DAY.

3. SPLICES OF CONTINUOUS REINFORCEMENT SHALL HAVE A MINIMUM LAP PER DETAILS 302/SD3 AND 303/SD3 UNLESS NOTED OTHERWISE. ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND, AND AWAY FROM FORMS. REINFORCING BAR FABRICATION, LAPS AND PLACEMENT SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.

4. REINFORCING SHALL BE NEW STOCK, DEFORMED BARS, CONFORMING TO ASTM A-615 AS FOLLOWS (U.N.O.) :
   NO. 3 AND SMALLER: GRADE 40
   NO. 4 AND LARGER: GRADE 60
   A. ALL BARS TO BE WELDED SHALL MEET THE REQUIREMENTS OF ASTM A706, GRADE 60.
   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FLAT SHEETS ONLY. LAP FABRIC 6" MINIMUM.
   C. REINFORCEMENT PLACEMENT SHALL CONFORM TO DETAIL A/SD5
   D. ANCHOR BOLTS SHALL BE ASTM A307, U.N.O. AND SHALL CONFORM TO DETAIL 301/SD3

5. REINFORCEMENT COVER: ALL DIMENSIONS SHOWING THE LOCATIONS OF REINFORCEMENT STEEL NOT NOTED AS "CLEAR", ARE TO THE CENTER OF THE STEEL. MINIMUM CLEAR COVERAGE OF REINFORCEMENT SHALL BE AS FOLLOWS:
   A. CONCRETE CAST AGAINST EARTH,
      EXCEPT SLABS ON GRADE: 3"
      SLABS ON GRADE: 1-1/2" U.N.O.
   B. CONCRETE CAST IN FORMS, BUT EXPOSED TO EARTH OR WEATHER:
      No. 5 REINFORCING AND SMALLER: 1-1/2"
      No. 6 REINFORCING AND LARGER: 2"
   C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:
      SLABS, WALLS AND JOISTS: 3/4"
      BEAMS AND COLUMNS: 1-1/2"

6. UNFORMED CONCRETE SURFACE CURING:
   A. CURE FOR ONE TO SEVEN DAYS BY MAINTAINING TEMPERATURE ABOVE 50 DEGREES FAHRENHEIT, AND IN A MOIST CONDITION.
   B. APPLY MEMBRANE-FORMING CURING COMPOUND TO DAMP CONCRETE IMMEDIATELY AFTER COMPLETION OF THE MOIST-CURING PERIOD.

7. THE CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST TWO DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE SO THAT OBSERVATION OF THE WORK MAY BE PERFORMED AS REQUIRED BY THE ENGINEER'S CONTRACT OR THE CODE.

8. FOOTING/GRADE BEAM CONSTRUCTION JOINTS SHALL CONFORM TO DETAIL 304/SD3

9. CRACK CONTROL JOINTS SHALL BE PLACED IN CONCRETE SLABS ON GRADE AT A SPACING OF 12'-0" MAX. O.C. EACH WAY (U.N.O. ON PLAN) PER DETAIL 305A/SD3 LOCATION OF SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. SLAB ON GRADE CONSTRUCTION JOINTS SHALL CONFORM TO 305B/SD3

10. ALL PIPES AND DUCTS THROUGH CONCRETE SHALL BE SLEEVED. VERIFY OPENINGS WITH PLUMBER AND ELECTRICIAN. SEE DETAIL 306/SD3

11. IF SPECIFIED, WELDED WIRE FABRIC SHALL BE 6x6-W1.4xW1.4. WIRE FABRIC SHALL BE ELECTRICALLY WELDED STEEL PER ASTM A185. LAP 6" MINIMUM AT ALL EDGES AND TIE AT THREE PLACES TO REINFORCING DOWELS (WHERE OCCUR) EXCEPT LOCATIONS WHERE SLAB IS INDEPENDENT OF FOUNDATION. CONTRACTOR SHALL PROVIDE SUPPORT CHAIRS TO ENSURE FABRIC IS LOCATED IN THE CENTER OF THE SLAB.

12. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4 USING ASTM A706 REINFORCING BAR SPECIFICATIONS.

EXPANSION AND EPOXY ANCHORS IN CONCRETE NOTES

1. EXPANSION ANCHORS SHALL BE SIMPSON STRONG BOLT 2 PER ICC-ESR 3037, OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2. EPOXY (ADHESIVE) ANCHORS SHALL BE SIMPSON SET-3G PER ICC-ESR 4057 OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3. PROVIDE SPECIAL INSPECTION OF ALL EPOXY (ADHESIVE) ANCHOR INSTALLATIONS, AS OUTLINED IN ESR, EXCEPT FOR SLAB ON GRADE DOWELS AND FOOTING TO FOOTING CONNECTIONS. PROVIDE SPECIAL INSPECTION OF ALL EXPANSION ANCHORS, AS OUTLINED IN ESR.

DO NOT SCALE THESE DRAWINGS

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TARRAB RESIDENCE
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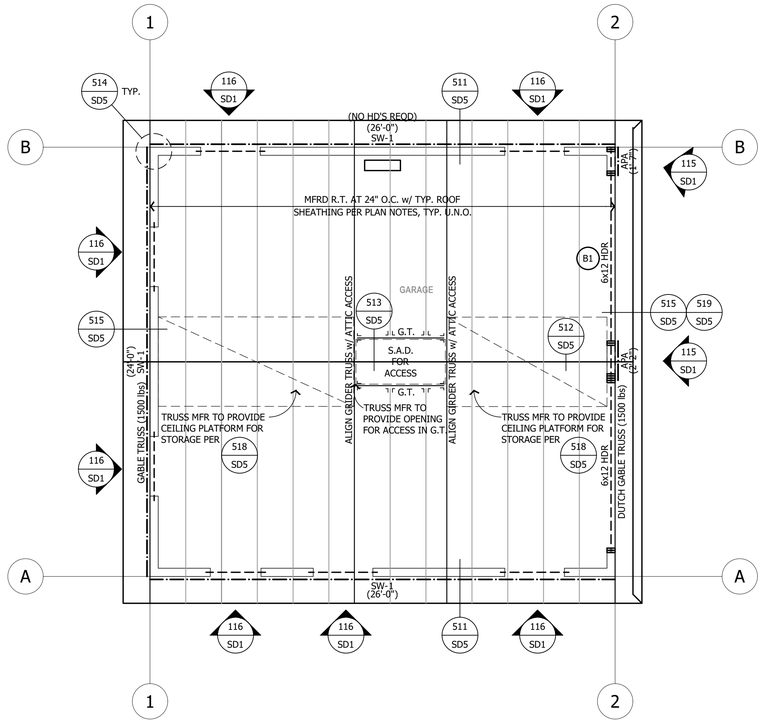
PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:
REGISTERED PROFESSIONAL ENGINEER
SCOTT R. KAEDING
C085241
EXP. 03/31/2024
CIVIL
STATE OF CALIFORNIA

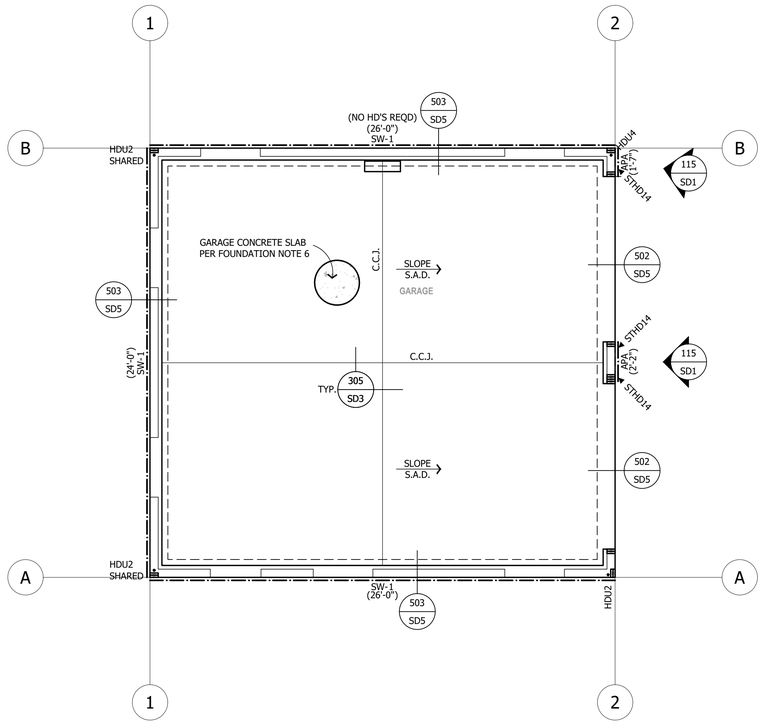
Sheet Description:
GENERAL SPECIFICATIONS AND NOTES

No Scale

Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923
Sheet No. SN2



A ROOF FRAMING PLAN



B FOUNDATION PLAN

ROOF FRAMING PLAN NOTES

1. WALLS SHOWN AS SOLID ARE BELOW FRAMING. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND OTHER REQUIREMENTS.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, ETC. THE PROJECT ARCHITECT IS RESPONSIBLE FOR SPECIFYING DIMENSIONS TO ALL PROJECT ELEMENTS.
3. DETAIL KEYS AND OTHER INFORMATION ARE TYPICAL.
4. ROOF FRAMING TERMS:
   ALL BEAMS SHALL BE CONSIDERED FLUSH, (TOP OF BEAM EQUAL TO TOP OF ROOF FRAMING AND BOTTOM OF ROOF FRAMING) UNLESS NOTED OTHERWISE ON PLANS AS ONE OF THE FOLLOWING:
   A. **DROPPED:** BEAM IS SET BELOW ROOF FRAMING WITH TOP OF BEAM SET AT BOTTOM OF ROOF FRAMING.
   B. **DOWNSET:** BEAM IS DEEPER THAN THE ROOF FRAMING AND SET WITH TOP OF BEAM EQUAL TO TOP OF ROOF FRAMING. BOTTOM OF BEAM EXTENDS BELOW ROOF FRAMING.
   C. **UPSET:** BEAM IS DEEPER THAN THE ROOF FRAMING AND SET WITH BOTTOM OF BEAM EQUAL TO BOTTOM OF ROOF FRAMING. TOP OF BEAM EXTENDS ABOVE ROOF FRAMING.
   D. **"HDR":** BOTTOM OF HEADER IS SET AT ROUGH OPENING (R.O.). SEE ARCH. FOR HEIGHT. IF HEADER BREAKS TOP PLATES INSTALL CS14 x 36" STRAP FROM FACE OF PLATE TO FACE OF HEADER, TYPICAL AT EACH END OF HEADER.
5. ROOF FRAMING:
   ROOF SHALL BE FRAMED WITH PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. INSTALLED PER APPROVED ROOF TRUSS SHOP DRAWINGS. ROOF TRUSS MANUFACTURER SHALL DESIGN THE ROOF TRUSSES AS SPECIFIED IN THE GENERAL NOTES (SHEET SN-2, U.N.O.). SEE ROOF TRUSS DETAILS DETAILS ON SHEET SD7 FOR TYPICAL DETAILING.
   A. ROOF TRUSSES WITH FLAT BOTTOM CHORDS SHALL BE SECURED TO END BEARING POINTS WITH "H1" CLIP TO TOP PLATE. ROOF TRUSSES WITH SLOPED BOTTOM CHORDS SHALL BE SECURED TO BEARING POINTS WITH SIMPSON "TC" CLIPS OR EQUIVALENT CONNECTORS THAT ALLOW HORIZONTAL MOVEMENT IN ACCORDANCE WITH THE ROOF TRUSS DESIGNER'S REQUIREMENTS.
   B. PROVIDE 2x BLOCKING BELOW ALL HIPS, VALLEYS, AND RIDGES. CONTRACTOR SHALL INSTALL STRONGBACKS, CROSS BRIDGING, AND/OR BRACING AS SPECIFIED BY THE ROOF TRUSS SHOP DRAWINGS.
6. MANUFACTURED BEAM FRAMING:
   ALL MANUFACTURED WOOD BEAMS SHALL BE "VERSA-LAM" MANUFACTURED BY BOISE CASCADE. REFER TO "GENERAL FRAMING NOTES" ON SHEET SN2 FOR MATERIAL SPECIFICATIONS.
7. ROOF SHEATHING:
   TYPICAL ROOF SHEATHING SHALL BE 15/32" THICK (24/0 OR 32/16) CDX GRADE PLYWOOD (OR EQUIVALENT-RATED ORIENTED STRAND BOARD (O.S.B.) WITH GAP PER MANUFACTURER. ROOF SHEATHING SHALL BE NAILED WITH 8d AT 6" O.C. (EDGES) AND 8d AT 12" O.C. (FIELD), UNLESS NOTED OTHERWISE ON THE PLAN. ORIENT SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS, AND STAGGER END JOINTS.
   A. PLYWOOD SHEETS LOCATED AT ROOF EDGES OR CHANGES IN FRAMING SHALL BE AT LEAST 24 INCHES WIDE OR SHALL BE EDGE BLOCKED AND NAILED. EDGE NAIL PLYWOOD TO ALL GABLE AND SHEAR TRUSSES (TRUSSES WITH DRAG LOADS).
   B. EDGE NAIL ROOF PLYWOOD TO ALL ROOF COLLECTORS (JOISTS WITH HORIZ. STRAPS).
8. SUPPORT OF BEAMS, HIPS, GIRDERS, ETC.:
   INSTALL POSTS (POST SIZE TO MATCH BEAM AND WALL SIZE), MINIMUM BELOW ALL ROOF BEAMS AND GIRDERS. CONTRACTOR SHALL VERIFY FRAMING LAYOUT TO ENSURE CONTINUOUS AND SOLID BLOCKING UNDER ALL CONCENTRATED LOADS.
9. CRICKETS AND/OR CALIFORNIA (BUILT-UP FRAMING):
   CRICKETS AND/OR CALIFORNIA FRAMING SHALL BE CONSTRUCTED WITH 2x6 MEMBERS AT 24" O.C. SUPPORTED TO THE ROOF BELOW AT 48 INCHES ON CENTER. ROOF PLY SHALL CONTINUE BELOW CRICKETS AND/OR CALIFORNIA FRAMING.
10. DRAG / COLLECTOR MEMBERS:
    FRAMING MEMBERS NOTED AS "DRAG" OR "COLLECTOR" SHALL HAVE CONTINUOUS ROOF PLYWOOD EDGE NAILING FOR THE FULL LENGTH OF THE MEMBER.
    A. ANCHOR ALL DRAG / COLLECTOR MEMBERS TO TOP PLATE PER DETAIL 514/SD5
11. CHIMNEY FRAMING:
    CHIMNEYS SHALL BE BALLOON FRAMED FROM THE FLOOR LEVEL BELOW THE ROOF. ALL CHIMNEY WALLS SHALL BE SHEATHED PER "SW-1" REQUIREMENTS, U.N.O.
12. HEADERS:
    WINDOW AND DOOR HEADERS SHALL CONFORM TO THE HEADER SCHEDULE, U.N.O. ON THE PLAN 401/SD4
13. TOP PLATE SPLICES:
    TOP PLATE SPLICES OF ALL WALLS SHALL CONFORM TO DETAIL 405/SD4
    INSTALL CS14 x 3'-0" LONG STRAPS AT TOP PLATE SLOPE CHANGES AND OTHER DISCONTINUOUS TOP PLATE CONDITIONS. (CONTRACTORS OPTION TO USE 1x TOP PLATE AT NON-BEARING NON-STRUCTURAL WALLS)
14. **TOP CONNECTORS SHALL BE INSTALLED AT EXTERIOR WALL TOP PLATES AT 4'-0" O.C. MAXIMUM WHERE SHEAR IS NOT NOTED ON PLANS.**
15. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS. ALL DETAIL CALLOUTS SHALL BE CONSIDERED TYPICAL. THE CONTRACTOR SHALL REVIEW THE DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED.
16. ROOF BEAM I.D. No's:
    BEAM ID NUMBERS (IN CALCULATIONS ONLY) NOTED THUS: B#
17. HANGERS:
    ALL HANGERS SHALL CONFORM TO THE HEADER SCHEDULE PER U.N.O. ON THE PLAN 409/SD4
18. SHEAR WALL AT OPENING TRIMMERS:
    WHERE SHEAR WALL LENGTH SPECIFIED ON PLANS REQUIRES EDGE NAILING TO WINDOW AND/OR DOOR TRIMMERS, REFER TO DETAIL 108/SD1
19. SHEAR WALLS:
    LENGTHS OF SHEAR WALLS ARE SHOWN ABOVE OR BELOW SHEAR WALL NUMBER (SEE PLAN). THE NUMBERS INDICATE THE MIN. DESIGN LENGTH OF THE SHEAR WALL. SEE 103/SD1

FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND OTHER REQUIREMENTS.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, ETC. THE PROJECT ARCHITECT IS RESPONSIBLE FOR SPECIFYING DIMENSIONS TO ALL PROJECT ELEMENTS. THE DIMENSIONS SHOWN ON THE FOUNDATION PLANS SHALL NOT BE USED FOR CONSTRUCTION. THE FOUNDATION SHALL BE CONSTRUCTED USING THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.
3. DETAIL KEYS AND OTHER INFORMATION ARE TYPICAL.
4. THE FOUNDATION SHALL CONSIST OF A UNIFORM THICKNESS REINFORCED CONCRETE STRUCTURAL SLAB PER DETAIL A/SD5
   A. STEP FOUNDATION AS REQUIRED FOR FLOOR ELEVATION CHANGES AND COMPLIANCE WITH DETAILS. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE PROPER SURFACE DRAINAGE AWAY FROM THE FOUNDATION AT ALL LOCATIONS. ROOF GUTTER DOWNSPOUTS SHALL NOT DISCHARGE NEAR THE FOUNDATION.
5. CONCRETE TIE BEAMS SHALL BE 12" SQUARE AND SHALL BE REINFORCED WITH (2) #4 HORIZ. REINFORCING, TOP AND BOTTOM. TIE BEAM REINFORCEMENT SHALL CONTINUE THROUGH FOUNDATION ELEMENTS OR SHALL BE PROPERLY TIED TO FOUNDATION REINFORCING.
6. GARAGE AND LANDSCAPE SLABS SHALL BE INDEPENDENT OF THE FOUNDATION. THE CONTRACTOR SHALL INSTALL ASPHALT-IMPREGNATED EXPANSIVE JOINT MATERIAL BETWEEN SLABS AND THE FOUNDATION.
   A. TYPICAL GARAGE SLAB-ON-GRADE SHALL BE 5" MINIMUM THICK CONCRETE SLAB, REINFORCED WITH #4 BARS AT 18" O.C. EACH WAY, CHAIRED AT SLAB CENTERLINE, OVER VAPOR BARRIER BY OTHERS, OVER 4" FREE DRAINING ROCK LAYER.
7. HOLDOWNS:
   HOLDOWNS NOTED OCCUR AT THE LEVEL OF FRAMING SHOWN FOR CONNECTION OF WALLS ABOVE TO FOOTING.
   A. ALL HOLDOWN MEMBERS IN CONTACT WITH P.T. MATERIAL SHALL BE HOT-DIP GALVANIZED. USE HOT-DIPPED GALVANIZED ANCHOR BOLTS WITH 3" X 3" X 1/4" PLATE WASHERS. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD SHALL BE PERMITTED.
   B. ALL HOLDOWNS SHALL BE INSTALLED WITH ANCHORS PER DETAIL 203/SD2
   C. CONTRACTOR SHALL REVIEW HOLDOWN ANCHOR REQUIREMENTS FOR EMBEDMENT CONDITIONS THAT REQUIRE DEEPENED STEM WALL. REFER TO FOR REQUIREMENTS. 203/SD2 205/SD2
   D. PROVIDE POSTS AT ALL HOLDOWNS AS SHOWN IN DETAIL 203/SD2 WHERE DOUBLE 2x POSTS ARE USED, SISTER WITH 16d FACE NAILS AT SILL NAILING PER SHEAR WALL SCHEDULE. WHERE 3x MEMBERS AT PANEL EDGES ARE REQUIRED, USE 4x MINIMUM POST FOR HOLDOWN PER 103/SD1 FRAMER SHALL CONFIRM LAYOUT BEFORE CONCRETE IS POURED. NOTIFY ENGINEER OF CONFLICTS PRIOR TO PROCEEDING.
8. CONTRACTOR SHALL REVIEW HOLDOWN ANCHOR REQUIREMENTS FOR EMBEDMENT CONDITIONS THAT REQUIRE DEEPENED FTG. REFER TO FOR REQUIREMENTS. 203/SD2 208/SD2
9. REFER TO THE PROJECT SOILS REPORT IF APPLICABLE, FOR ADDITIONAL FOUNDATION AND SITE CONSTRUCTION REQUIREMENTS. ALL FOUNDATION ELEMENTS SHALL COMPLY WITH ALL CONDITIONS CONTAINED WITHIN APPROPRIATE SOILS REPORT AND REQUIREMENTS OF 2022 CBC CHAPTER 18. THE RESPONSIBLE SOILS ENGINEER IF APPLICABLE, SHALL OBSERVE ALL SLAB AND FOUNDATION SUBGRADES PRIOR TO PLACING CONCRETE. SEE SOILS REPORT FOR SPECIFIC INSPECTION REQUIREMENTS.
10. ALL FOUNDATION PLATES AND MUDSILLS SHALL BE PRESSURE-TREATED DOUGLAS FIR MARKED OR BRANDED BY AN APPROVED AGENCY. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL LOCATIONS THAT REQUIRE 3x MINIMUM MUDSILLS. FOUNDATION PLATES AND MUDSILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. HOT-DIPPED GALVANIZED ANCHOR BOLTS WITH 3" x 3" x 1/4" PLATE WASHERS. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD SHALL BE PERMITTED. EMBED ANCHOR BOLTS 7" INTO CONCRETE FOUNDATION, WALL OR 12" INTO GROUTED MASONRY, AND SPACE NOT MORE THAN 4'-0" APART, UNLESS NOTED OTHERWISE ON THE SHEAR WALL SCHEDULE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER BOARD WITH ONE BOLT LOCATED 12" MAXIMUM AND 4-3/8" MINIMUM OF EACH END. FOR ADDITIONAL INFORMATION SEE DETAIL 301/SD3
11. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
    ALL DETAIL CALLOUTS SHALL BE CONSIDERED TYPICAL. CONTRACTOR SHALL REVIEW THE DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED.
12. SHEAR WALLS:
    LENGTHS OF SHEAR WALLS ARE SHOWN ABOVE OR BELOW SHEAR WALL NUMBER (SEE PLAN) THE NUMBERS INDICATE THE MINIMUM DESIGN LENGTH OF THE SHEAR WALL. SEE DETAIL 103/SD1
13. MANUFACTURED STRONG WALL NOTES:
    CONTRACTOR TO PROVIDE RAISED CONCRETE STEM WALL AS DETERMINED FOR PROPER INSTALLATION OF STRONG WALL TO TOP PLATES OF WALL ABOVE. FOR MORE INFORMATION, SEE DETAILS SHOWN ON STRONG WALL DETAIL SHEET.

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TARRAB RESIDENCE
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Engineering Seal:

REGISTERED PROFESSIONAL ENGINEER SCOTT R. KAEDING C085241 EXP. 09/31/2024 CIVIL STATE OF CALIFORNIA

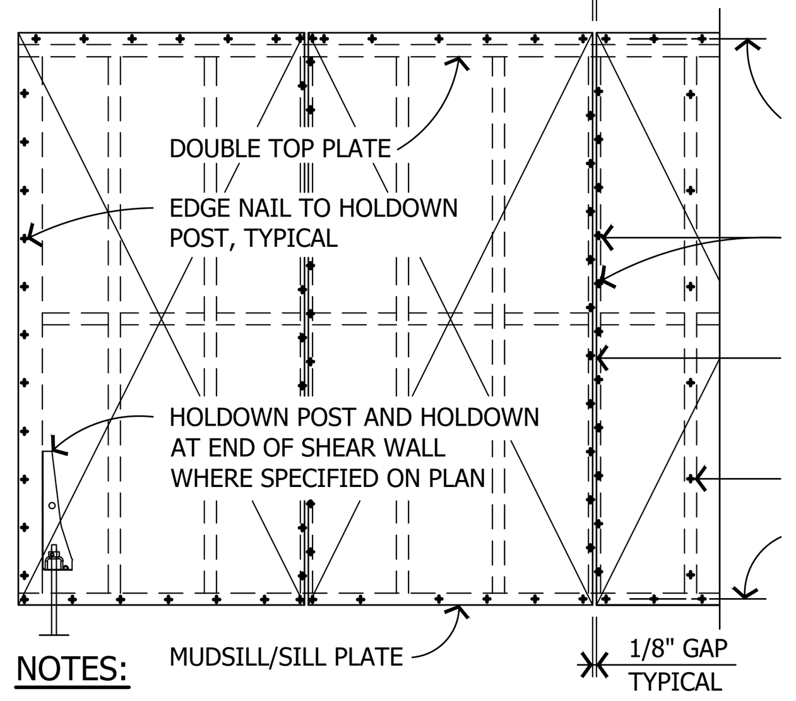
Sheet Description:
FOUNDATION AND ROOF FRAMING PLAN

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

Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

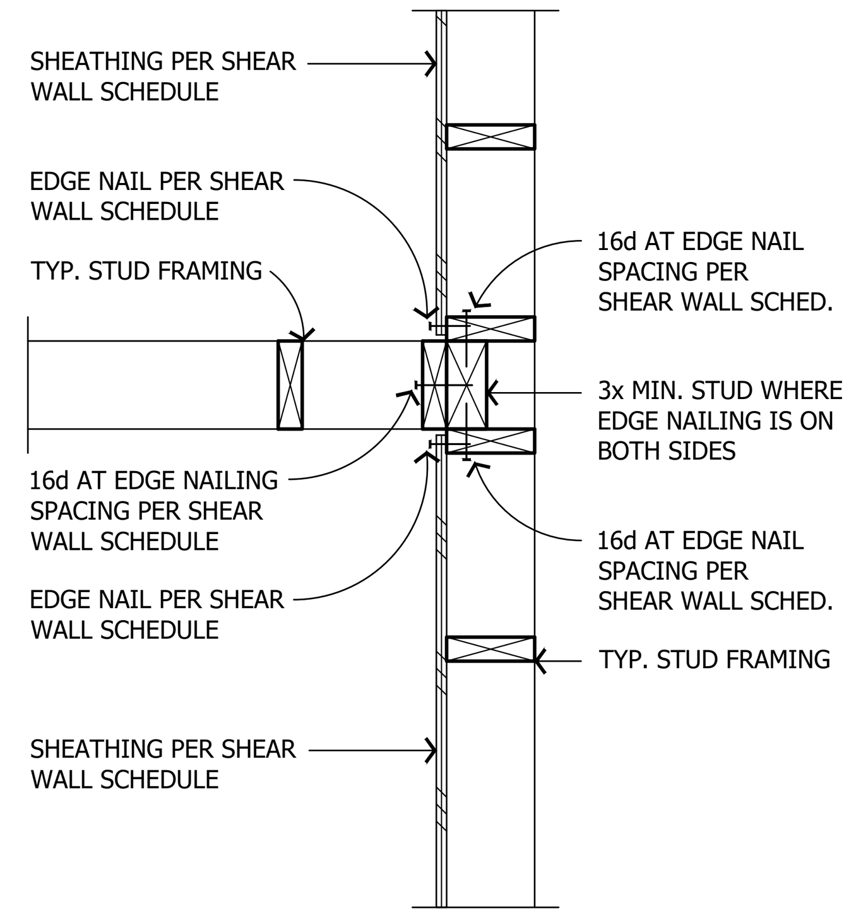
Sheet No.
S1

SHEETS MAY BE PLACED HORIZONTALLY (NOT SHOWN), PROVIDE BLOCKING AT ALL EDGES.



NOTES:
1. SEE SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING, NAILING, AND SILL CONNECTIONS.
2. FOR LOCATION OF HOLDOWNS AND HD POSTS, SEE TYPICAL DETAILS ON SHEET SD2.

101 TYP. SHEAR WALL ELEVATION



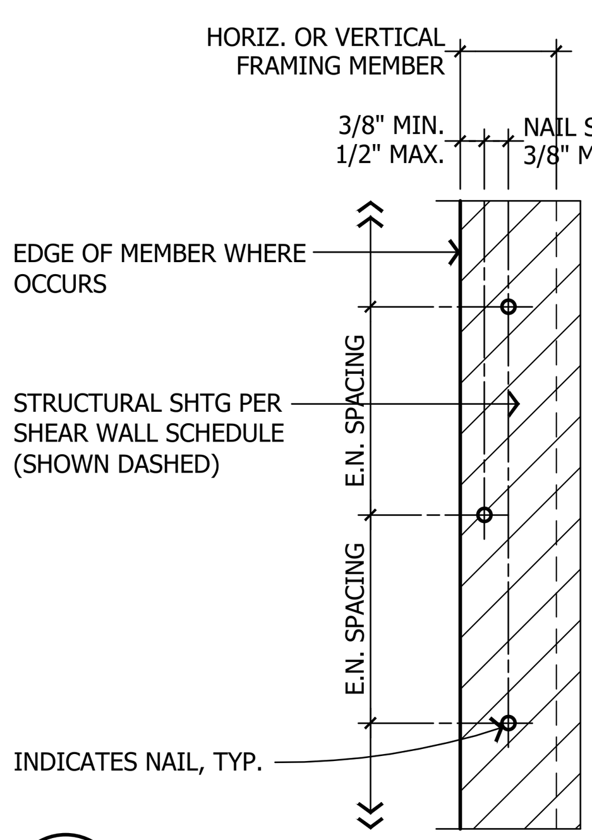
102 SHEAR TRANSFER AT WALL INTERSECTION

3/8" PLYWOOD SHEATHING	HATCHED BEARING	X'-X" SW-1	X'-X" SW-2	X'-X" SW-3	X'-X" SW-4	X'-X" SW-5
SHEAR WALL LENGTH: SHEAR WALL DESIGNATION:	HATCHED BEARING	X'-X" SW-1	X'-X" SW-2	X'-X" SW-3	X'-X" SW-4	X'-X" SW-5
APA RATED SHEATHING:	NO PLY REQD.	3/8"	3/8"	3/8"	3/8"	3/8" STR. 1
8d EDGE NAIL (0.131 DIA):	--	8d @ 6" O.C.	8d @ 4" O.C.	8d @ 3" O.C.	8d @ 2" O.C.	8d @ 2" O.C.
8d FIELD NAIL (0.131 DIA.):	--	8d @ 12" O.C.	8d @ 12" O.C.	8d @ 12" O.C.	8d @ 12" O.C.	8d @ 12" O.C.
FRAMING MEMBER AT ADJOINING PANEL EDGES:	--	SINGLE 2x	SINGLE 2x	SINGLE 3x, 4x OR 2-2x w/ 16d @ 4" O.C.	SINGLE 3x, 4x OR 2-2x w/ 16d @ 3" O.C.	SINGLE 3x OR 4x
3x SILL REQUIRED:	NO	NO	NO	NO	NO	NO
SILL CONN. (BEAM/BLKG): 16d NAIL (0.148 DIA.x3.25"): OR SDWS SCREW (SDWS19600):	16d @ 8" O.C. --	16d @ 6" O.C. SDWS @ 16" O.C.	16d @ 4" O.C. SDWS @16" O.C.	16d @ 4" O.C. SDWS @ 12" O.C.	16d @ 3" O.C. STAGGERED SDWS @ 10" O.C.	16d @ 2" O.C. STAGGERED SDWS @ 8" O.C.
SILL CONNECTION (RIM): 16d NAIL (0.148 DIA.x3.25"): OR SDWS SCREW (SDWS19600):	16d @ 8" O.C. --	16d @ 6" O.C. SDWS @ 16" O.C.	16d @ 4" O.C. SDWS @16" O.C.	16d @ 4" O.C. SDWS @ 12" O.C.	16d @ 4" O.C. & LTP5 @ 36" O.C. SDWS @ 10" O.C.	16d @ 4" O.C. & LTP5 @ 24" O.C. SDWS @ 8" O.C.
5/8" A.B. W/ 2x MUDSILL: OR 5/8" A.B. W/ 3x MUDSILL:	@ 48" O.C. MAX @ 48" O.C. MAX	@ 32" O.C. MAX @ 48" O.C. MAX	@ 32" O.C. MAX @ 48" O.C. MAX	@ 24" O.C. MAX @ 32" O.C. MAX	@ 16" O.C. MAX @ 32" O.C. MAX	@ 16" O.C. MAX @ 24" O.C. MAX
TOP CONNECTION - "RBC" OR TOP CONNECTION - "LTP4" OR TOP CONNECTION - "LS50" OR TOP CONNECTION - "A35"	@ 48" O.C. MAX @ 48" O.C. MAX @ 48" O.C. MAX @ 48" O.C. MAX	@ 20" O.C. MAX @ 24" O.C. MAX @ 24" O.C. MAX @ 30" O.C. MAX	@ 12" O.C. MAX @ 18" O.C. MAX @ 18" O.C. MAX @ 22" O.C. MAX	@ 10" O.C. MAX @ 12" O.C. MAX @ 12" O.C. MAX @ 16" O.C. MAX	@ 8" O.C. MAX @ 10" O.C. MAX @ 10" O.C. MAX @ 12" O.C. MAX	@ 6" O.C. MAX @ 8" O.C. MAX @ 8" O.C. MAX @ 10" O.C. MAX

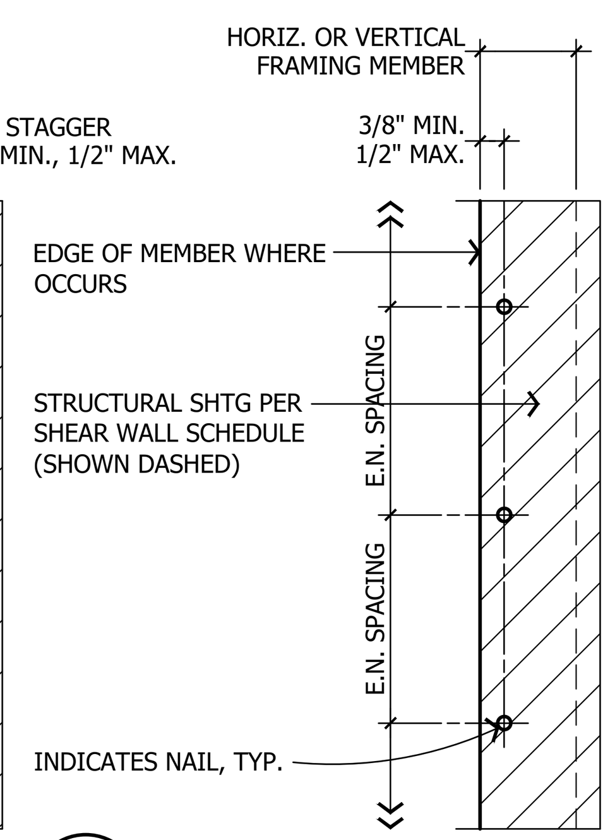
1/2" PLYWOOD SHEATHING	X'-X" SW-6	X'-X" SW-7	X'-X" SW-8
SHEAR WALL LENGTH: SHEAR WALL DESIGNATION:	X'-X" SW-6	X'-X" SW-7	X'-X" SW-8
APA RATED SHEATHING:	15/32" STR. 1	15/32" STR. 1 EACH FACE	15/32" STR. 1 EACH FACE
10d EDGE NAIL (0.148 DIA):	10d @ 2" O.C.	10d @ 4" O.C.	10d @ 3" O.C.
10d FIELD NAIL (0.148 DIA.):	10d @ 12" O.C.	10d @ 12" O.C.	10d @ 12" O.C.
FRAMING MEMBER AT ADJOINING PANEL EDGES:	SINGLE 3x OR 4x	SINGLE 3x OR 4x	SINGLE 3x OR 4x
3x SILL REQUIRED (NOTE 5):	YES	YES	YES
SILL CONN. (BEAM/BLKG): SDWS SCREW (SDWS19600):	SDWS @ 6" O.C. STAGGERED	SDWS @ 4" O.C. STAGGERED	SDWS @ 4" O.C. STAGGERED
SILL CONNECTION (RIM): 16d NAIL (0.148 DIA.x3.25"): OR SDWS SCREW (SDWS19600):	16d @ 4" O.C. & LTP5 @ 12" O.C. SDWS @ 6" O.C.	16d @ 3" O.C. & LTP5 @ 12" O.C. SDWS @ 4" O.C.	16d @ 2" O.C. & LTP5 @ 12" O.C. SDWS @ 4" O.C.
5/8" A.B. W/ 2x MUDSILL: OR 5/8" A.B. W/ 3x MUDSILL:	-- @ 24" O.C. MAX	-- @ 16" O.C. MAX	-- @ 16" O.C. MAX
TOP CONNECTION - "RBC" OR TOP CONNECTION - "LTP4" OR TOP CONNECTION - "LS50" OR TOP CONNECTION - "A35"	@ 6" O.C. MAX @ 8" O.C. MAX @ 8" O.C. MAX @ 8" O.C. MAX	-- @ 6" O.C. MAX @ 6" O.C. MAX @ 6" O.C. MAX	-- -- @ 6" O.C. MAX

1. APA RATED SHEATHING SHALL BE 4'-0" x 8'-0" MIN. EXCEPT AT BOUNDARIES OR AT CHANGES IN FRAMING WHERE A 16" MINIMUM WIDTH IS ALLOWED. ALL PANEL EDGES AND BOUNDARIES SHALL BE NAILED TO 2X FRAMING U.N.O.
   A. PLYWOOD AND OSB SHALL BE TYPE CDX GRADE OR BETTER (EXCEPT WHERE STRUCTURAL 1 GRADE IS NOTED).
   B. STR. 1 = STRUCTURAL 1 GRADE PLYWOOD OR O.S.B.
2. ALL NAILS SHALL HAVE MINIMUM SHANK DIAMETER AS SPECIFIED IN SCHED.
   A. ALL FASTENERS THAT ARE INSTALLED INTO OR IN CONTACT WITH PRESSURE TREADED LUMBER ARE TO BE HOT DIPPED GALVANIZED
   B. PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED.
3. FASTENERS ARE SPACED LESS THEN 4" ON CENTER AT PANEL EDGES: 104A/SD1
   A. NAILING AT PANEL EDGES SHOULD BE STAGGERED PER DETAIL
4. FASTENERS AT SILL CONN. ARE INDICATED TO BE STAGGERED:
   A. STAGG. NAILING SHALL BE TWO ROWS OF FASTENERS PER SCHED. FROM SILL TO DBL RIM, DBL JOIST, DBL BLKG OR 3.5" WIDE (MIN.) MEMBER.
5. 3x SILL PLATES MAY BE OMITTED WHEN ALTERNATE SHEATHING JOINT AT RIM OR BLOCKING IS PROVIDED PER DETAIL 107/SD1
6. ALL ANCHOR BOLTS MUST BE INSTALLED WITH 3"x3"x0.229" GALVANIZED PLATE WASHERS PER THE CURRENT CBC.
   A. PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED.
7. WHERE SHEAR MATERIAL IS APPLIED ON BOTH FACES OF A SHEAR WALL, AND NAIL SPACING IS LESS THAN 6" O.C. ALL THE FOLLOWING REQ. SHALL BE MET:
   A. THE VERTICAL SHEAR PANEL JOINTS ON OPPOSITE FACES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, UNLESS SUCH FRAMING MEMBERS ARE 4x OR THICKER.
   B. INSTALL 3.5" (MIN.) MEMBER BELOW ALL DOUBLE SIDED SHEAR WALLS.
   C. **USE 3x SILLS.**
8. FOR ALTERNATE MUDSILL ANCHORAGE, SEE DETAIL 109/SD1

103 SHEAR AND BEARING WALL SCHEDULE

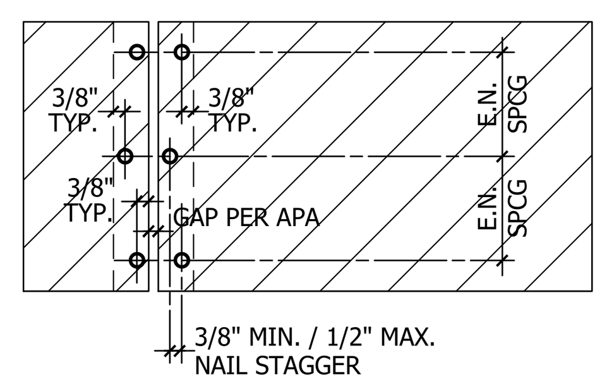


104A STAGGERED NAILING AT SPACING OF 4" OR LESS

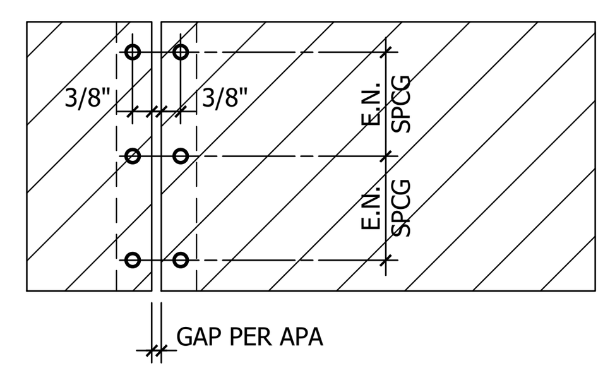


104B STANDARD NAILING AT SPACE OF 6" ON CENTER

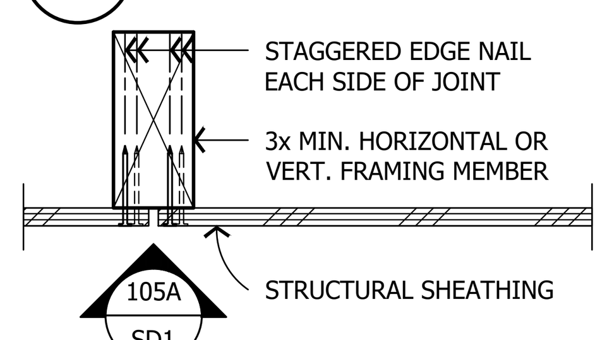
104 TYP. SHEAR WALL EDGE NAIL PATTERN



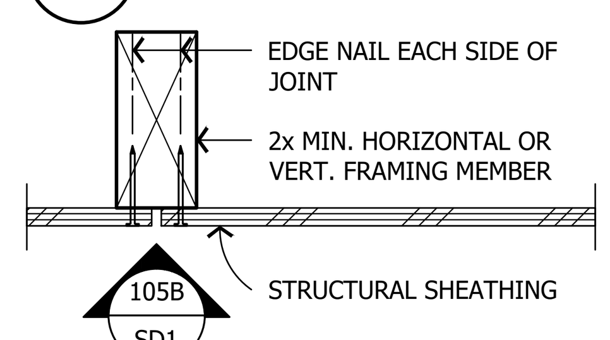
105A ELEVATION



105B ELEVATION

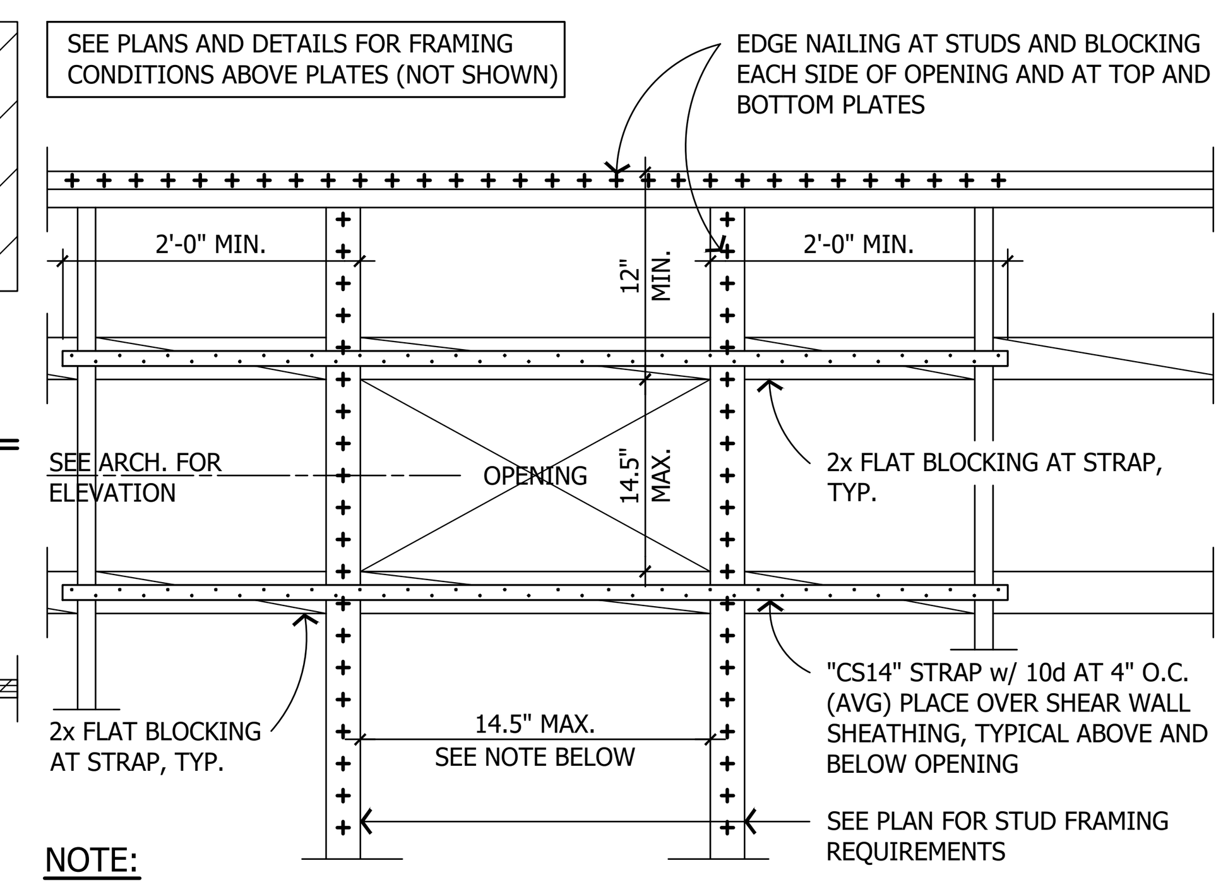


105C STAGG., WHERE NOTED PLAN VIEW



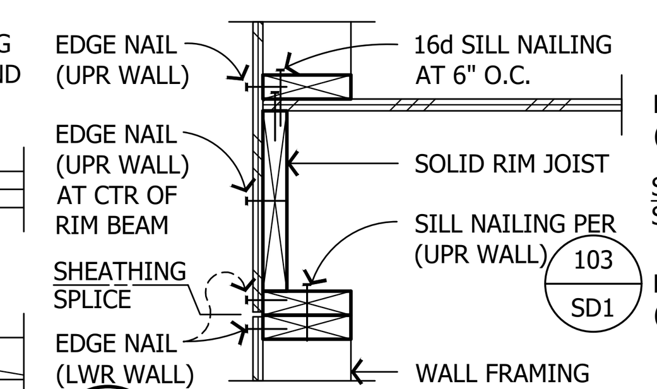
105D STANDARD PLAN VIEW

105 SHEATHING AT ADJOINING PANEL EDGE

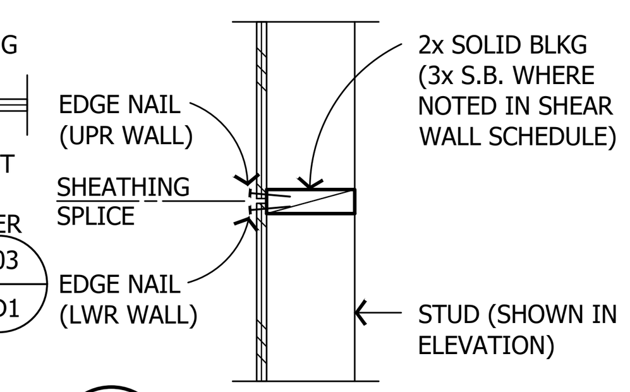


NOTE:
OPENING MAY BE PROVIDED IN SHEAR WALLS FOR VENTS, ETC. PROVIDING THE VENT(S) WIDTH DOES NOT EXCEED 10 PERCENT OF THE TOTAL SHEAR WALL LENGTH IN THAT LINE OF SHEAR WALLS.

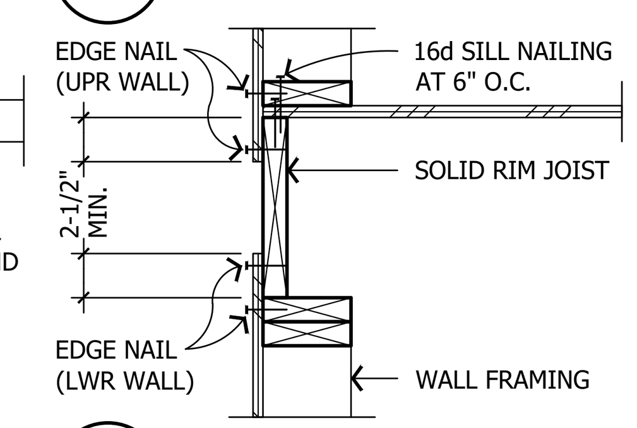
106 SMALL OPENING IN SHEAR WALL



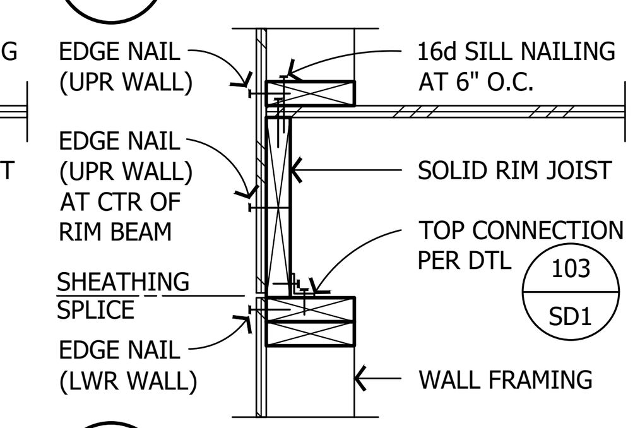
107A JOINT BTWN TOP PLATES



107B JOINT AT BLOCKING



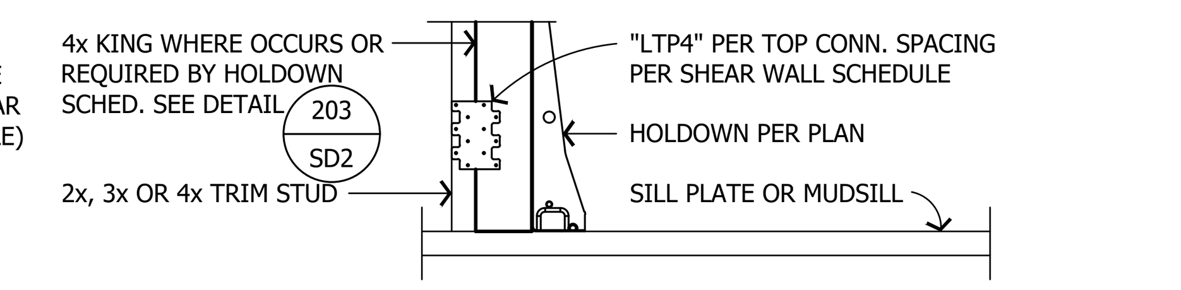
107C JOINT AT SOLID RIM



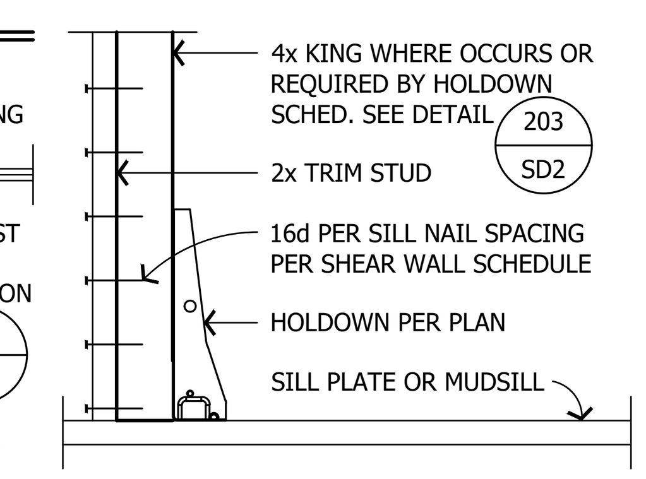
107D JOINT AT B.O. RIM (SIM. AT T.O. RIM)

1. FOR ADDITIONAL EDGE NAIL REQUIREMENTS, SEE DETAIL 104/SD1 AND 105/SD1

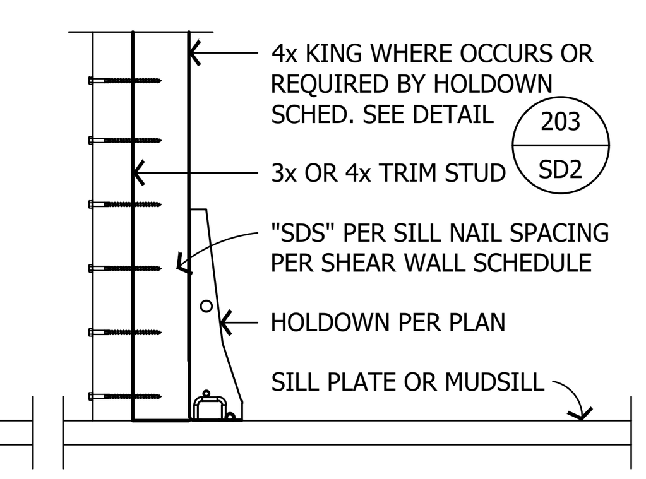
107 SHEATHING JOINT AT RIM OR BLKG



108A "LTP4" CLIP CONNECTION



108B NAILED CONNECTION



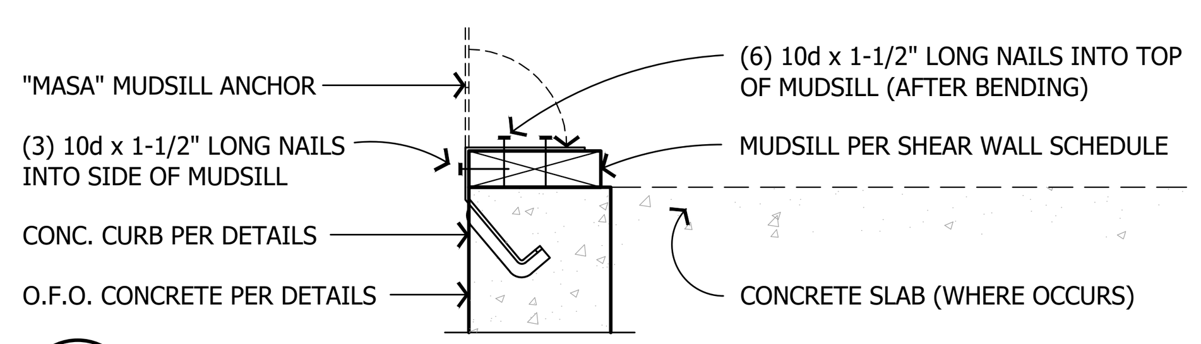
108C SCREWED CONN.

108 TRIM STUD TO HOLDOWN POST

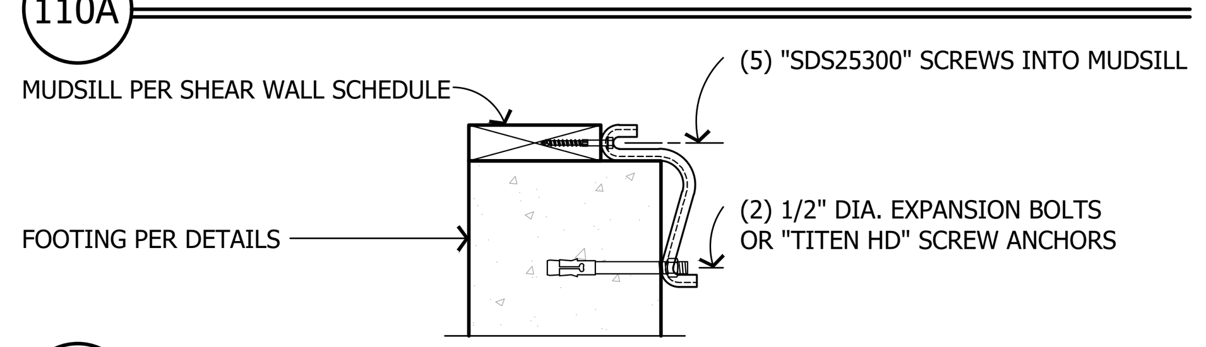
ALTERNATIVE MUDSILL ANCHORAGE			
ALTERNATIVE ANCHORAGE MAY BE INSTALLED IN LIEU OF 5/8" DIA. ANCHOR BOLTS NOTED IN THE SHEAR WALL SCHEDULE AND PLAN NOTES.			
SHEAR WALL DESIGNATION	"MASA" OR " URFP" 110/SD1	"TITEN HD" (NOTE 2.) 111/SD1	EPOXY THREAD ROD 112/SD1
HATCHED BEARING	48" O.C.	48" O.C.	48" O.C.
X'-X" SW-1	32" O.C.	32" O.C.	32" O.C.
X'-X" SW-2	20" O.C.	32" O.C.	32" O.C.
X'-X" SW-3	16" O.C.	24" O.C.	24" O.C.
X'-X" SW-4	10" O.C. 3x SILL REQUIRED	16" O.C.	16" O.C.
X'-X" SW-5	9" O.C. 3x SILL REQUIRED	16" O.C.	16" O.C.
X'-X" SW-6	8" O.C. 3x SILL REQUIRED	24" O.C. 3x SILL REQUIRED	16" O.C. 3x MUDSILL REQD
X'-X" SW-7 & SW-8	NOT ALLOWED	16" O.C. 3x SILL REQUIRED	8" O.C. 3x MUDSILL REQD

1. SIMPSON "MASA" ANCHORS SHALL BE INSTALLED PER ICC REPORT No. ESR-2555.
2. SIMPSON TITEN HD ANCHORS SHALL BE INSTALLED PER ICC REPORT No. ESR-2713.

109 ALTERNATIVE MUDSILL ANCHORAGE



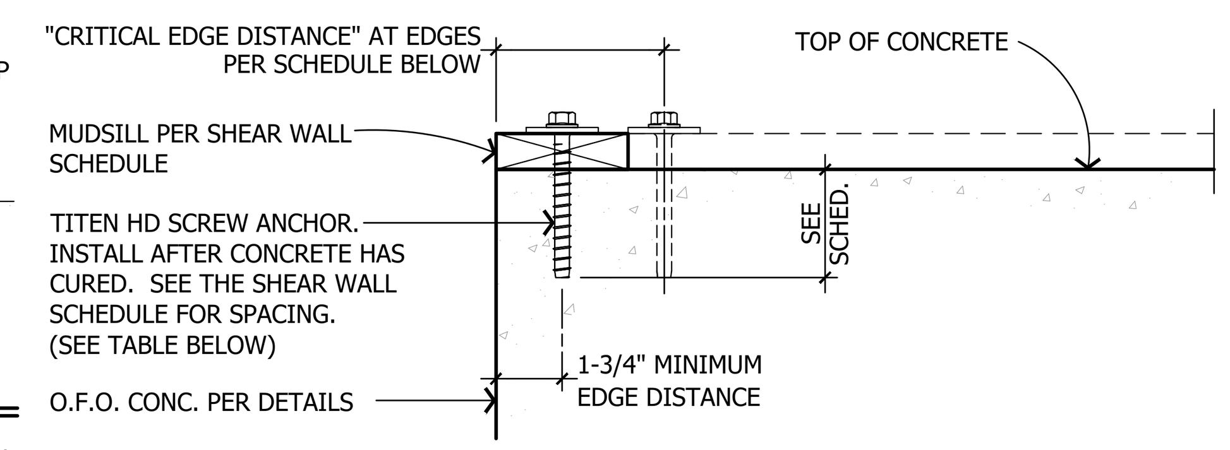
110A "MASA" ON CONCRETE CURB



110B "URFP" ANCHORAGE

1. FULL LOADS APPLY FOR SPALLS UP TO A MAX OF 1-1/4" AND A MAX DEPTH OF 7/8". ANY EXPOSED PORTION OF THE "MASA" MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
2. MINIMUM "MASA" END DISTANCE IS 4" AND MINIMUM CENTER-TO-CENTER SPACING IS 8"

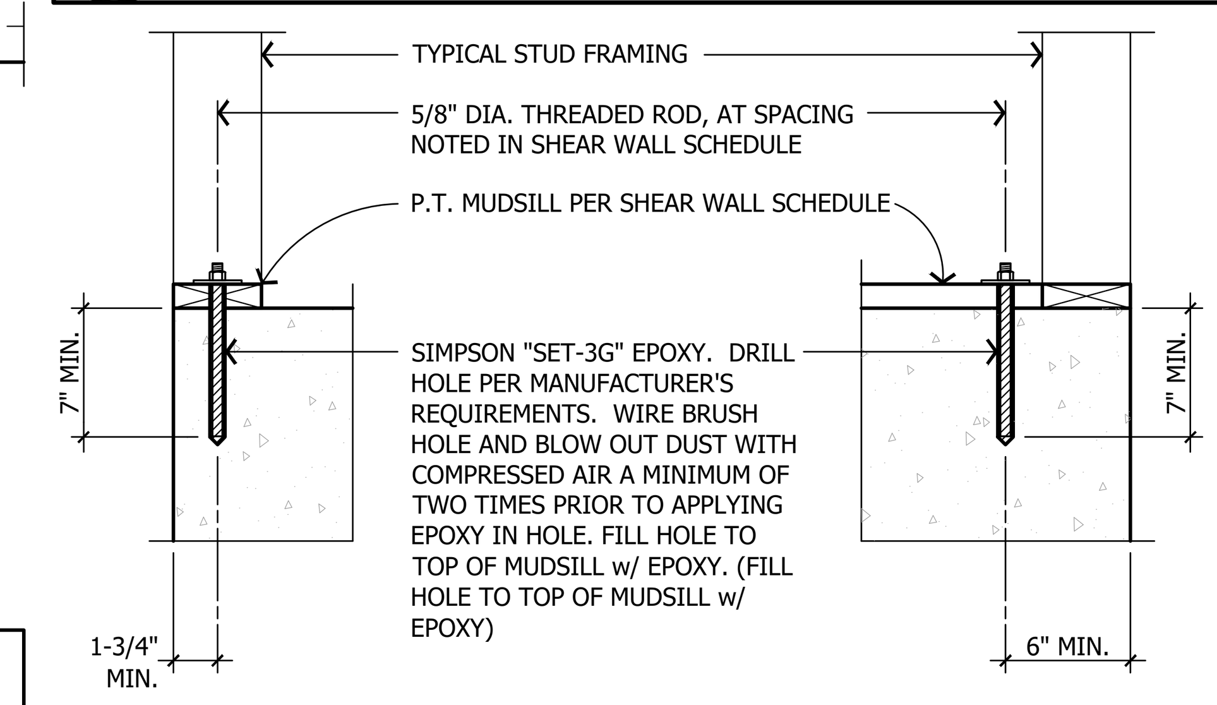
110 MASA ANCHORAGES



1. DRILL THE HOLE TO THE SPECIFIED EMBEDMENT DEPTH PLUS 1/2" MINIMUM TO ALLOW THE THREAD TAPPING DUST TO SETTLE AND BLOW IT CLEAN USING COMPRESSED AIR.
2. INSERT THE ANCHOR THROUGH THE WASHER AND INTO THE HOLE.
3. TIGHTEN THE ANCHOR UNTIL THE HEX WASHER HEAD COMES IN CONTACT WITH THE WASHER.
4. CAUTION: OVERSIZED HOLES IN THE BASE MATERIAL WILL REDUCE OR ELIMINATE THE MECHANICAL INTERLOCK OF THE THREADS WITH THE BASE MATERIAL AND WILL REDUCE THE ANCHOR'S LOAD CAPACITY. USE A TITEN HD SCREW ANCHOR ONE TIME ONLY. INSTALLING THE ANCHOR MULTIPLE TIMES MAY RESULT IN THREAD WEAR AND REDUCE LOAD CAPACITY.

SILL PLATE	ANCHOR MODEL	NOMINAL ANCHOR DIA.	DRILL BIT DIAMETER	EMBEDMENT DEPTH	CRITICAL END DISTANCE
2x	THDB6200H	5/8"	5/8"	6 1/4"	6"
3x	THDB621000H	5/8"	5/8"	7 1/4"	6"

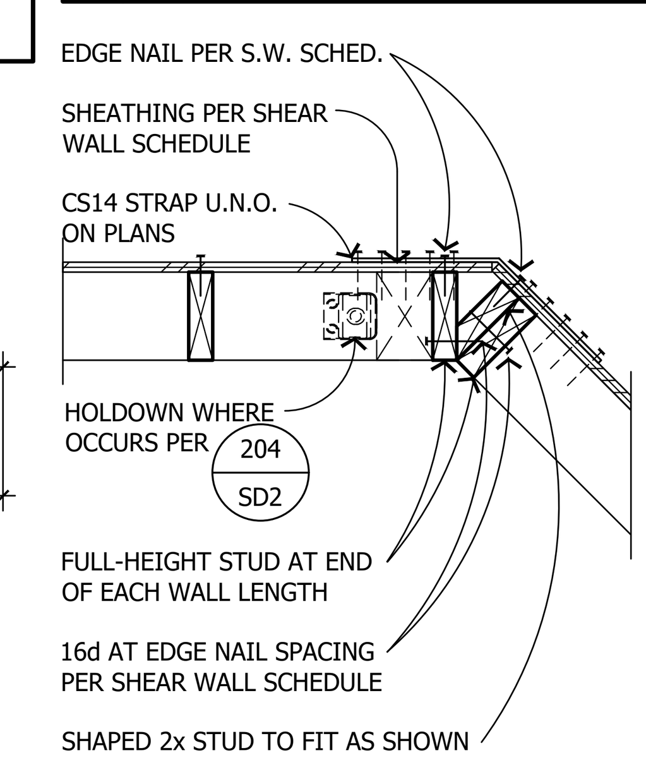
111 "TITEN HD" ANCHORAGE & NOTES



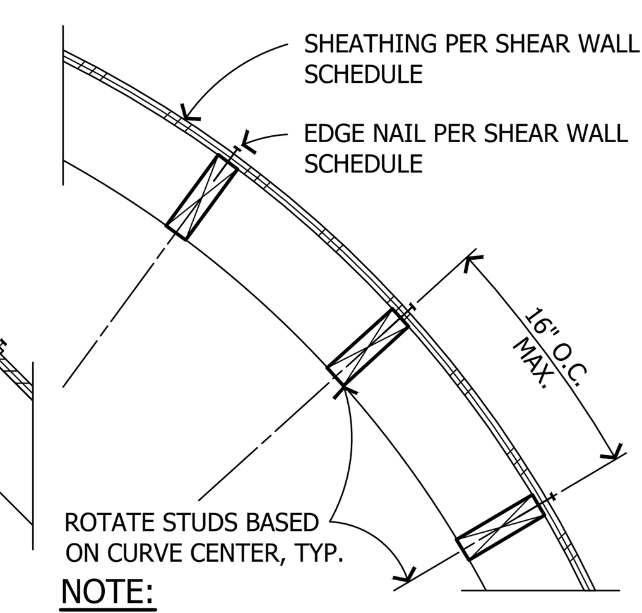
112A AT EDGE

112B AT CORNER

112 RETROFIT ANCHOR BOLT



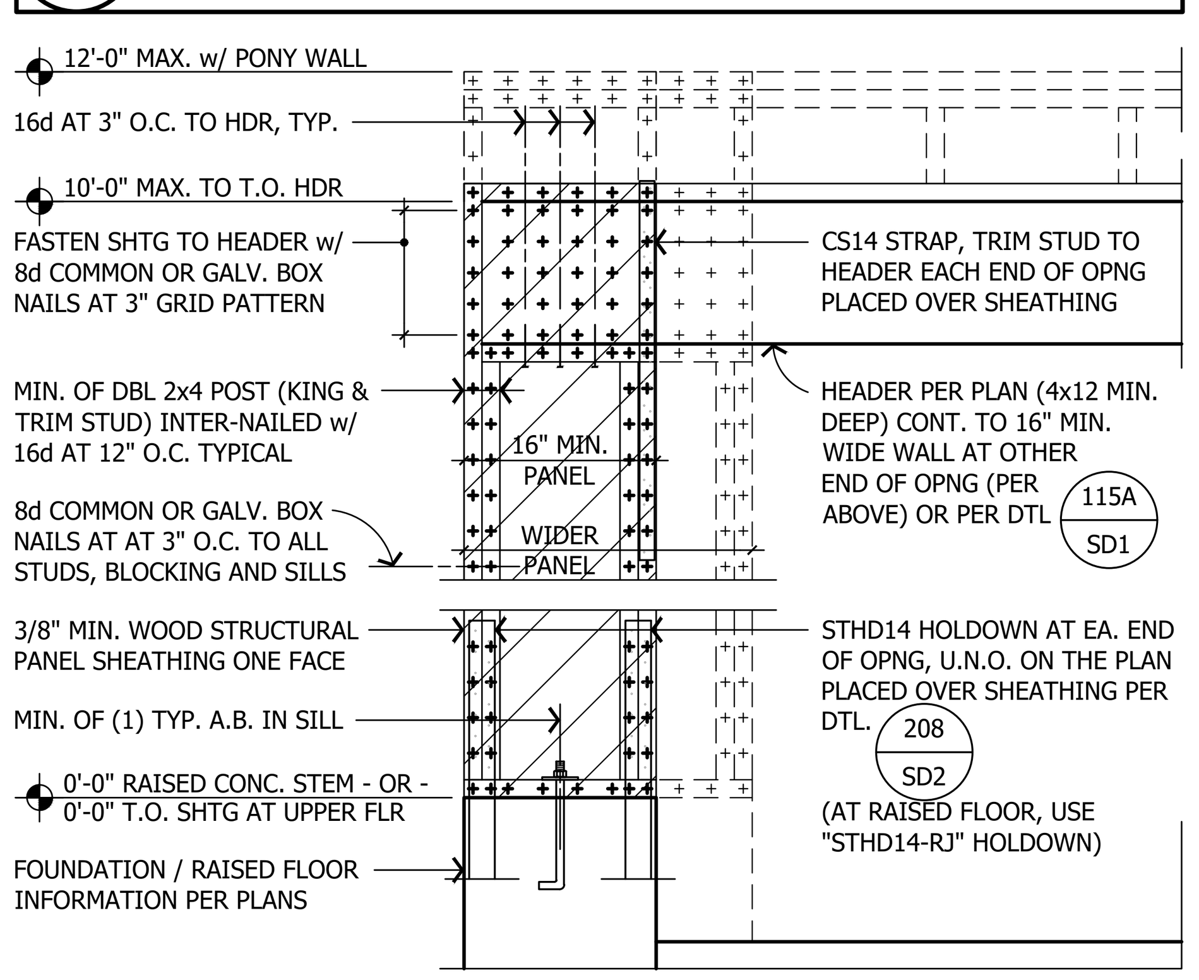
114A AT ANGLE

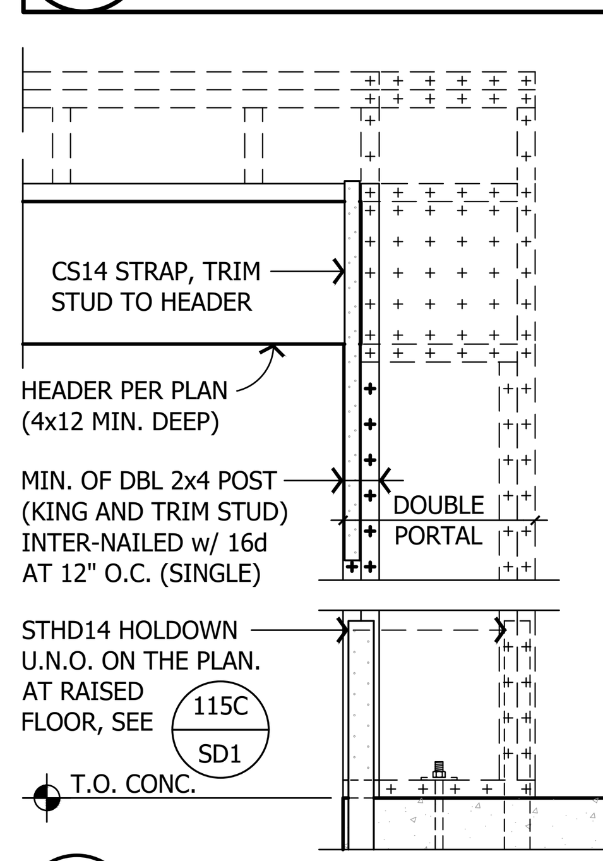


NOTE:
TYP. CURVED WALL PLATE SHALL BE (2) LAYERS OF 3/4" PLYWOOD MIN. WITH 4'-0" LAP SPLICE 3" TOTAL DEPTH AT TOP PLATE, AND 1-1/2" TOTAL DEPTH AT SILL PLATE.

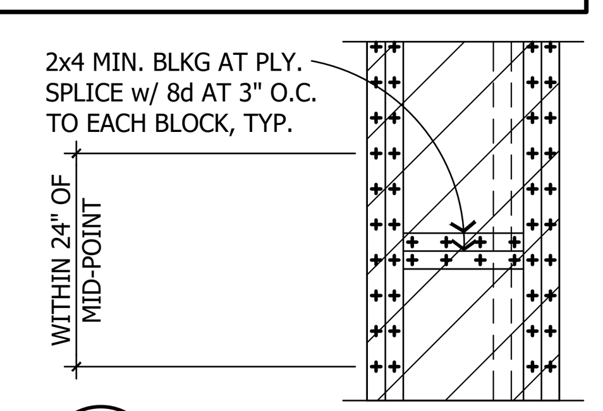
114B AT CURVE

114 ANGLED / CURVED INTERSECTION

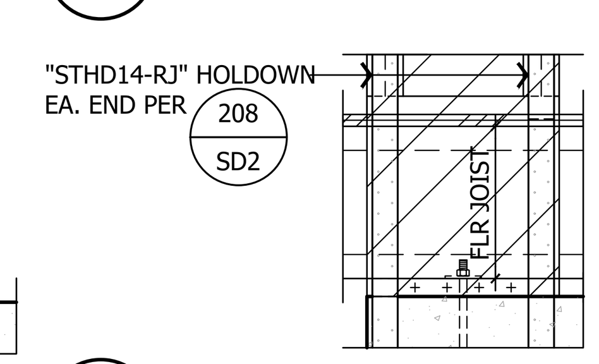




115A SINGLE / DBL PORTAL

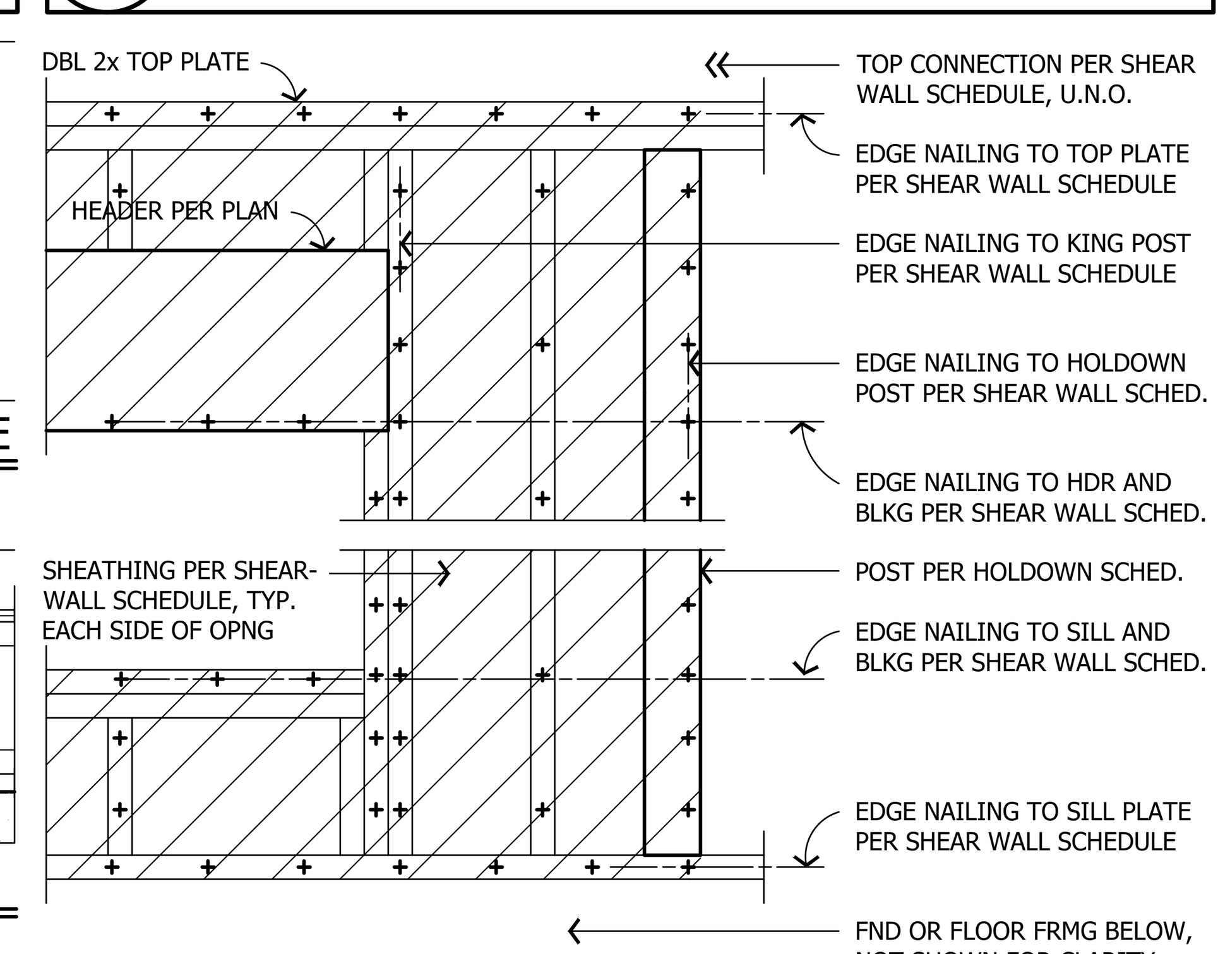


115B BLKG AT PLY. SPLICE



115C AT RAISED FLOOR

115 APA PORTAL-FRAME DESIGN WITH HOLDOWNS



116 SHEAR PANEL AT OPENING (EACH END)

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

TARRAB RESIDENCE
GARAGE ADDITION
689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA

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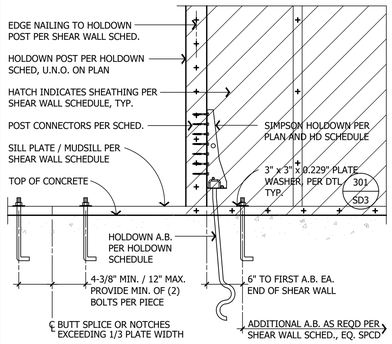
Engineering Seal:
REGISTERED PROFESSIONAL ENGINEER SCOTT R. KAEDING C085241 EXP. 03/31/2024 CIVIL STATE OF CALIFORNIA
[illegible]

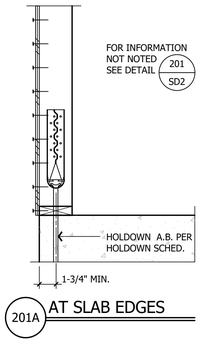
Sheet Description:
SHEAR WALL SCHEDULE AND TYPICAL DETAILS

No Scale

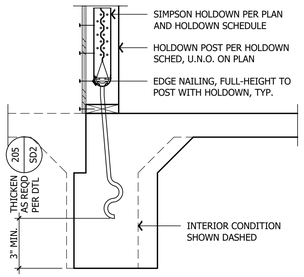
Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923
Sheet No. SD1

DO NOT SCALE THESE DRAWINGS

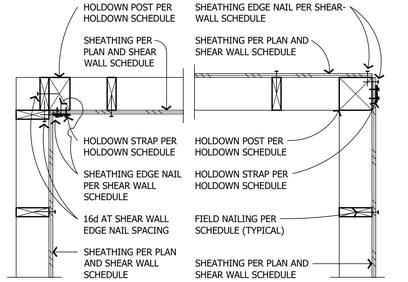




201A AT SLAB EDGES



201B TYPICAL HOLDOWN A.B.



202A INTERIOR CORNER

202B EXTERIOR CORNER

STRAP HOLDOWN SCHEDULE

STRAP	END LENGTH	FASTENERS EA. END	MIN. POST SIZE	ALLOWABLE LOAD
"CS14"	15"	(13) 10d (0.148 DIA . x 2-1/2")	(2) 2x	2490 lbs
(2) "CS14"	15"	(13) 10d (0.148 DIA . x 2-1/2") EACH STRAP	4x4 / (2) 2x6	4980 lbs
"CMST14"	30"	(33) 10d (0.148 DIA . x 2-1/2")	4x6 / 6x6	6490 lbs
"CMST12"	39"	(43) 10d (0.148 DIA . x 2-1/2")	4x8 / 6x6	9215 lbs

1. FILL ALL NAIL HOLES PER MANUFACTURER'S REQUIREMENTS.
2. STRAPS SHALL BE INSTALLED OVER PLYWOOD SHEATHING.
3. STRAPS MUST BE INSTALLED FLAT TO THE FACE OF THE POST. NO BENDS, NICKS OR SLACK OF ANY KIND ARE ALLOWED. STRAPS INSTALLED WITH ANY BENDS, NICKS OR SLACK SHALL BE CONSIDERED AS INADEQUATE AND MUST BE RE-INSTALLED.
4. STRAPS MUST BE INSTALLED VERTICALLY WHEN USED AS A HOLDOWN. STRAPS INSTALLED ON A SLOPE OR AT AN ANGLE SHALL BE CONSIDERED AS INADEQUATE AND MUST BE RE-INSTALLED.
5. LOADS INCLUDE A 60% LOAD DURATION INCREASE ON THE FASTENERS FOR WIND OR SEISMIC.
6. CMST STRAPS ONLY - USE EVERY OTHER ROUND HOLE IF THE WOOD TENDS TO SPLIT. INCREASE STRAP LENGTH AS REQUIRED TO ACHIEVE MINIMUM NUMBER OF FASTENERS LISTED IN TABLE ABOVE.
7. PRE-DRILL HOLES TO PREVENT WOOD SPLITTING AS REQUIRED.

NOTE: A. WHERE NOTED, SB1x30 REQUIRES FOOTING WIDTH TO BE 18" WIDE.

SCREWED / BOLTED HOLDOWN SCHEDULE

ANCHOR	POST CONNECTORS	HOLDOWN ANCHOR	MIN. POST	ALLOW. LOAD
"HDU2"	(6) SDS25212 SCREWS	SSTB24 OR SB5/8x24	(2) 2x	2940 lbs
"HDU4"	(10) SDS25212 SCREWS	SB5/8x24	(2) 2x	3815 lbs
"HDU5"	(14) SDS25212 SCREWS	SB5/8x24	(2) 2x	5645 lbs
"HDU8"	(20) SDS25212 SCREWS	SB7/8x24	4x6 / 6x6	7855 lbs
"HDU11"	(30) SDS25212 SCREWS	PAB8 (OR EQUIV.)	4x8 / 6x6	11175 lbs
"HDU14"	(36) SDS25212 SCREWS	PAB8 (OR EQUIV.)	4x8 / 6x6	14390 lbs
"HD19"	(5) 1" DIA. A307 BOLTS	PAB10 (OR EQUIV.)	4x8 / 6x6	19070 lbs

1. RE-TIGHTEN ALL BOLTS PRIOR TO SHEAR WALL CLOSE-IN.
2. DOUBLE 2x HOLDOWN POSTS SHALL BE SISTERED TOGETHER PER 103 SD1 SILL NAILING REQUIREMENTS FOR SHEAR WALL TYPE. SEE DETAIL FOR MORE INFORMATION.
3. CONTRACTOR'S OPTION TO SUBSTITUTE "STHD" TYPE HOLDOWNS:

ANCHOR	"STHD" OPTION	POST CONNECTORS	MIN. POST	ALLOW. LOAD
"HDU2"	"STHD10"	(20) 16d SINKERS	(2) 2x	2940 lbs
"HDU4"	"STHD14"	(24) 16d SINKERS	(2) 2x	3815 lbs

201 TYPICAL HOLDOWN AND HOLDOWN ANCHOR BOLT INSTALLATION

204A INTERIOR CORNER

204B EXTERIOR CORNER

202 SHARED STRAP AT SHEAR WALL CORNER

203 SLAB HOLDOWN SCHEDULES

NOTES:
1. NAIL STRAP FROM BOTTOM UP TO INSURE STRAP IS INSTALLED WITH NO SLACK.
2. STRAP MAY BE BENT ONE FULL CYCLE - BENT 90 DEGREES, THEN BENT VERTICAL - DO NOT BEND STRAP MULTIPLE TIMES.
3. IF SPALLING GREATER THAN 4" OCCURS AFTER BENDING STRAP, OMIT STRAP AND CONTACT ENGINEER OF RECORD AND SIMPSON STRONG-TIE REPRESENTATIVE FOR FIX.

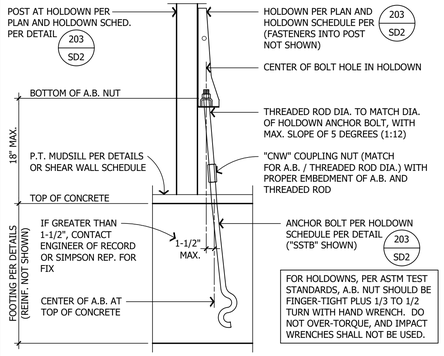
204 HOLDOWN AT SHEAR WALL CORNER (PLAN)

205 DEEPENED FOUNDATION (FOR A.B.)

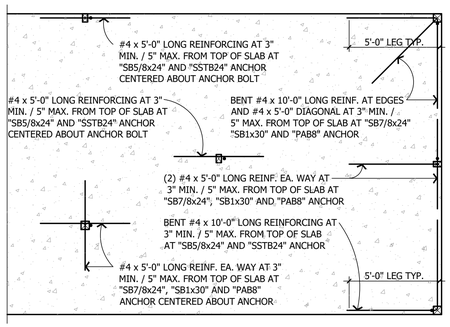
206 HOLDOWN A.B. TO EXTERIOR FOOTING

207 HOLDOWN A.B. TO INTERIOR FOOTING

208 "STHD" STRAP TO EXTERIOR FOOTING



209 RAISED HOLDOWN AT OFFSET C.I.P. A.B.



NOTE: O.K. TO COMBINE REBAR REQUIREMENTS AT ADJACENT ANCHORS

213 REINF. AT HOLDOWN BOLTS (PLAN)

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

TARRAB RESIDENCE GARAGE ADDITION

689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA

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Engineering Seal:

REGISTERED PROFESSIONAL ENGINEER SCOTT R. KAEDING C085241 EXP. 09/31/2024 CIVIL STATE OF CALIFORNIA

Sheet Description:
HOLDOWN SCHEDULE AND TYPICAL DETAILS

No Scale

Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

Sheet No.
SD2

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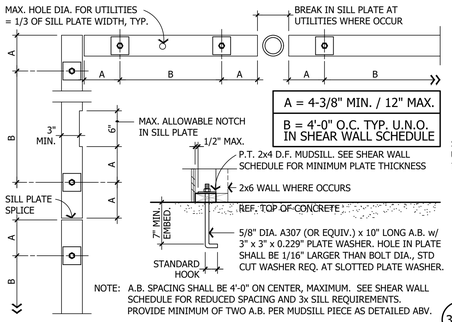
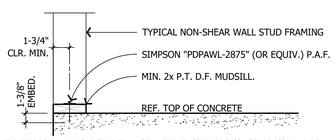


VERIFY EXACT LOCATION OF FRAMING BEFORE ANCHOR BOLT PLACEMENT.

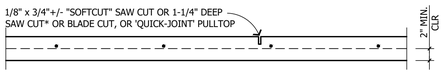


SHOT PIN ALTERNATE: AT INTERIOR WALLS, POWDER ACTUATED FASTENERS (SHOT PINS) MAY BE USED TO ANCHOR MUDSILL TO THE FOUNDATION AT NON-SHEAR WALL LOCATIONS ONLY. PROVIDED THE POWDER ACTUATED FASTENERS ARE INSTALLED PER THE REQUIREMENTS LISTED BELOW:

1. P.A.F. ARE ONLY PERMITTED AT INT. NON-STRUC. WALLS. DO NOT INSTALL P.A.F. IN LOCATIONS WHERE BEARING, SHEAR WALLS OR BRACED WALLS ARE NOTED ON THE PLANS
2. SIMPSON P.A.F. SHALL BE GALVANIZED AND INSTALLED PER I.C.C. REPORT ESR-2138
3. MIN. EMBED. OF FASTENER IS ACHIEVED WHEN THE WASHER IS FULLY BRNG ON THE PLATE.
4. FASTENERS MUST NOT BE DRIVEN UNTIL CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2000 psi.
5. FASTENERS MUST BE DRIVEN INTO A PRESSURE-TREATED 2x WOOD SILL PLATE AND MUST BE AT LEAST 1-3/4" FROM THE CONCRETE EDGE.
6. P.A.F. SHALL BE INSTALLED AT 32" O.C. EACH PIECE OF PLATE SHALL HAVE A MIN. OF TWO FASTENERS PLACED AT 6" FROM THE ENDS WITH A MIN. SPACING OF 4" BETWEEN P.A.F.

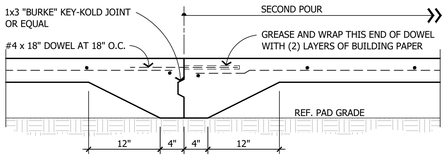
301A SHOT PIN PLACEMENT AT NON-STRUCTURAL WALLS

301 TYPICAL ANCHOR BOLT AND SHOT PIN PLACEMENT



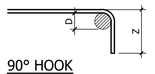
305A CONTROL JOINT

* JOINT TO BE CUT WITHIN 12 HOURS OF CONCRETE POUR

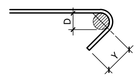


305B CONSTRUCTION JOINT

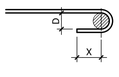
302 TYP. REINFORCING HOOKS AND LAPS



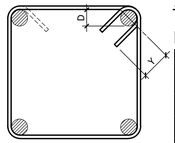
90° HOOK



135° HOOK



180° HOOK



TIES / STIRRUPS

LAP SPLICE

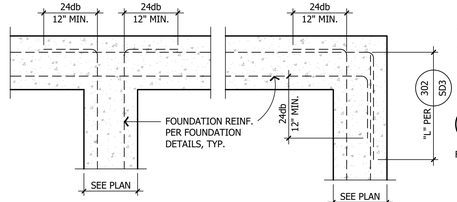
MIN. REQUIRED HOOK LENGTHS

BAR	#3	#4	#5	#6	#7	#8
"D"	2-1/4"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"X"	2-1/2"	2-1/2"	2-1/2"	3"	3-1/2"	4"
"Y"	3"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"Z"	5"	6"	7"	8"	10"	11"

MIN. REQUIRED LAP LENGTHS

BAR SIZE	#3	#4	#5	#6	#7	#8
"L"	22"	29"	36"	43"	63"	72"

303 STD REINF. HOOKS - DOUBLE ROW



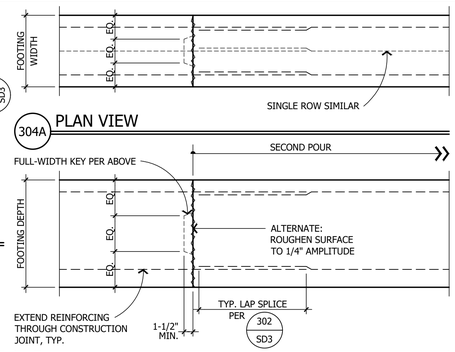
303A TEE COND.

303B CORNER COND.

NOTES:

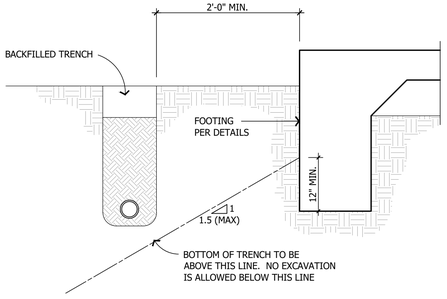
1. db = BAR DIAMETER
2. PLACE ALL BENDS HORIZONTALLY.
3. FOR SINGLE CURTAIN STEEL PROVIDE SIMILAR BENDS AT 3" CLEAR FROM FAR FACE OF FOOTING, U.N.O.

304 FOOTING CONSTRUCTION JOINT



304A PLAN VIEW

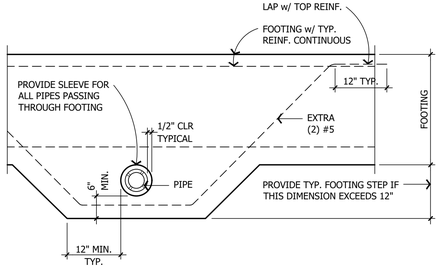
305 CRACK CONTROL JOINTS (SLAB-ON-GRADE)



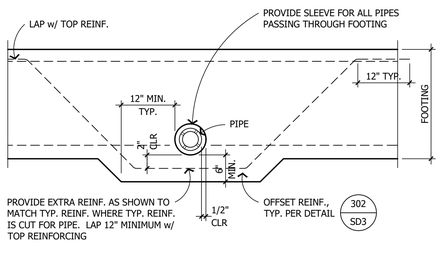
NOTE:
UNLESS OTHERWISE APPROVED BY GEOTECH. ENGINEER

307 PIPE / TRENCH PARALLEL TO FOOTING

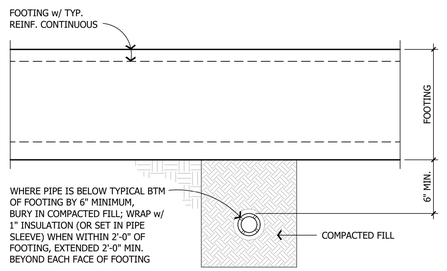
306 PIPE PERPENDICULAR TO FOOTING



306A PIPE BELOW FOOTING

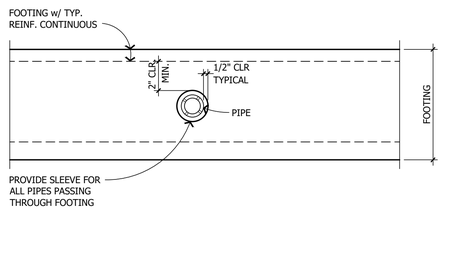


306B PIPE THROUGH FOOTING



306C PIPE BELOW FOOTING

WHERE FOOTING NEED NOT BE DEEPENED



306D PIPE BETWEEN BARS

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

TARRAB RESIDENCE GARAGE ADDITION

689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:

REGISTERED PROFESSIONAL ENGINEER SCOTT R. KAEDING C085241 EXP. 06/31/2024 CIVIL STATE OF CALIFORNIA

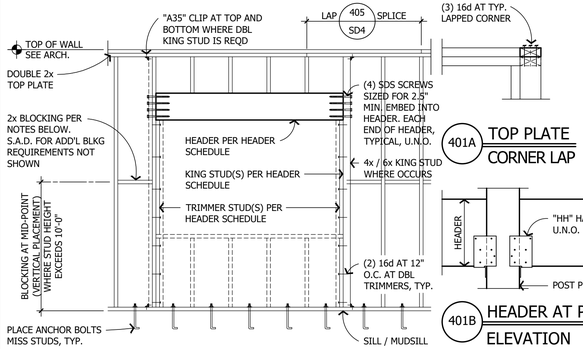
Sheet Description:
TYPICAL CONCRETE DETAILS

No Scale

Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

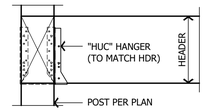
Sheet No.
SD3

DO NOT SCALE THESE DRAWINGS



401A TOP PLATE CORNER LAP

401B HEADER AT POST ELEVATION



401C HEADER AT CORNER POST - ELEVATION

SILL ANCHORS AND P.T. D.F. MUDSILLS

1. PLATES AND MUDSILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. HOT DIPPED GALVANIZED ANCHOR BOLTS WITH 3 x 3 x 1/4" PLATE WASHERS. EMBED ANCHOR BOLTS 7" INTO CONCRETE OR 12" INTO GROUTED MASONRY, AND SPACE NOT MORE THAN 48" APART, U.N.O. THERE SHALL BE A MINIMUM OF TWO BOLTS PER BOARD WITH ONE BOLT LOCATED 12" MAX/5" MIN. OFF EACH END.
2. ALL PLATES AND MUDSILLS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR (P.T. D.F.)
3. USE ONLY HOT-DIPPED GALVANIZED ANCHOR BOLTS, PLATE WASHERS, NAILS AND OTHER HARDWARE WHEN IN CONTACT WITH P.T. LUMBER, U.N.O. BY LUMBER MFR.

HEADER SCHEDULE - TYP. U.N.O. ON PLAN

MAX. ROUGH OPENING		3'-6"	4'-6"	5'-6"	6'-6"	8'-6"
BEARING (ROOF)	2x4 WALL	4x6 D.F. #2	4x8 D.F. #2	4x10 D.F. #2	4x10 D.F. #2	3.5 x 9.5 LVL
	2x6 WALL	6x6 D.F. #1	6x6 D.F. #1	6x8 D.F. #1	6x8 D.F. #1	6x10 D.F. #1
BEARING (FLOOR)	2x4 WALL	4x8 D.F. #2	4x10 D.F. #2	4x10 D.F. #2	3.5 x 9.5 LVL	3.5 x 9.5 LVL
	2x6 WALL	6x6 D.F. #1	6x8 D.F. #1	6x10 D.F. #1	6x10 D.F. #1	5.25 x 9.5 LVL
NON- BRG WALLS	2x4 WALL	4x4 D.F. #2	4x4 D.F. #2	4x4 D.F. #2	4x6 D.F. #2	4x8 D.F. #2
	2x6 WALL	4x6 (FLAT)	4x6 (FLAT)	4x6 (FLAT)	6x6 D.F. #1	6x6 D.F. #1

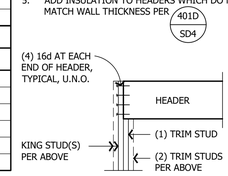
KING STUD SCHEDULE - TYP. U.N.O. ON PLAN

MAX. ROUGH OPENING			3'-6"	4'-6"	5'-6"	6'-6"	8'-6"
MAX. PLATE HEIGHT	8'-1"	2x4 WALL	(1) - 2x4	(2) - 2x4	(2) - 2x4	(2) - 2x4	(2) - 2x4
		2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6
	9'-1"	2x4 WALL	(2) - 2x4	(2) - 2x4	(2) - 2x4	(3) - 2x4	(3) - 2x4
		2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6
	10'-1"	2x4 WALL	(2) - 2x4	(2) - 2x4	(3) - 2x4	(4) - 2x4	(5) - 2x4
		2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6	(2) - 2x6

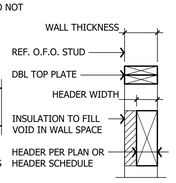
401D HEADER SCHEDULE - TYPICAL U.N.O. ON THE PLAN

NOTES

1. ALL ROUGH OPENINGS 6'-0" AND GREATER SHALL HAVE DOUBLE 2x TRIM STUDS.
2. TRIM STUDS SHALL BE CONTINUOUS FROM BOTTOM OF HEADER TO THE TOP OF THE SILL PLATE BELOW.
3. STACK ALL KING AND TRIM STUDS FROM LEVEL AT WHICH THEY OCCUR CONTINUOUS DOWN TO SILL PLATE AT FOUNDATION LEVEL. PROVIDE SOLID FILLER IN JOIST SPACE.
4. USE 1-3/4" LSL FILLER OF MATCHING DEPTH TO SHIM TO WALL WIDTH.
5. ADD INSULATION TO HEADERS WHICH DO NOT MATCH WALL THICKNESS PER 401D SD4

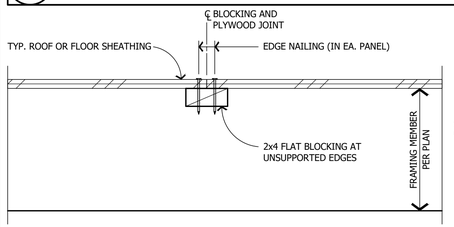


401E TRIM / KING STUDS

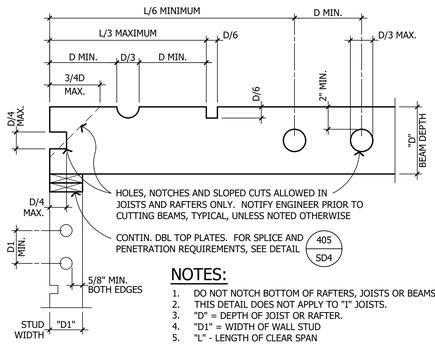


401F INSULATION AT HEADER

401 TYPICAL FRAMED WALL OPENING AND HEADER SCHEDULE



403 BLOCKED + NAILED PLYWOOD DIAPHRAGM



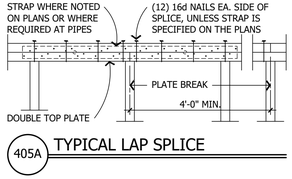
NOTES:

1. DO NOT NOTCH BOTTOM OF RAFTERS, JOISTS OR BEAMS
2. THIS DETAIL DOES NOT APPLY TO "I" JOISTS.
3. "D" = DEPTH OF JOIST OR RAFTER.
4. "D1" = WIDTH OF WALL STUD
5. "L" - LENGTH OF CLEAR SPAN

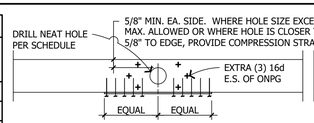
404 TYPICAL HOLES AND NOTCHES

DRILLED HOLE SCHEDULE

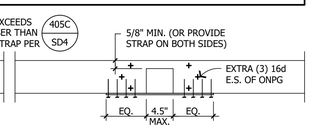
	TOP PLATE SIZE	MAX. HOLE SIZE SIZE WITHOUT TENSION STRAPS	MAX. HOLE * SIZE WITH TENSION STRAPS
EXT. OR INT. BRG WALL OR SHEAR WALL	2x4	7/8" DIA.	2-1/4" DIA.
	2x6	2-7/8" DIA.	4-1/4" DIA.
INT. NON-STRUCTURAL PARTITION	2x4	2-1/8" DIA.	2-1/4" DIA.
	2x6	4-1/8" DIA.	4-1/4" DIA.



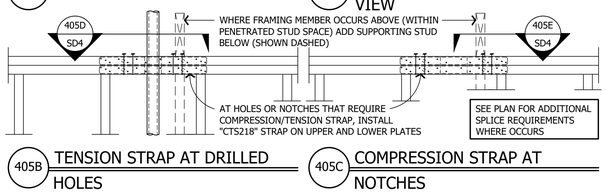
405A TYPICAL LAP SPLICE



405D TENSION STRAP - PLAN VIEW



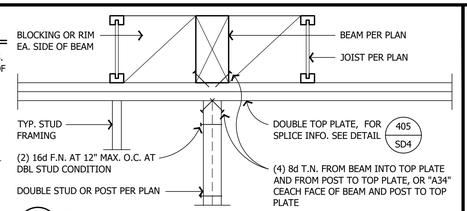
405E COMPRESSION STRAP - PLAN VIEW



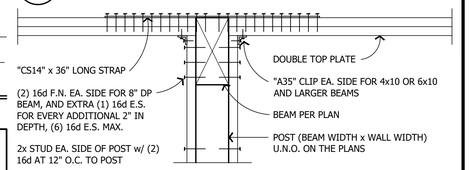
405B TENSION STRAP AT DRILLED HOLES

405C COMPRESSION STRAP AT NOTCHES

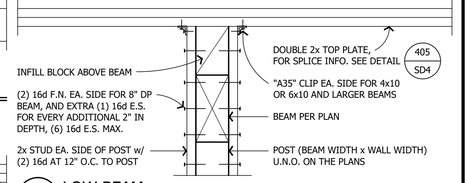
405 TOP PLATE SPLICES, BREAKS AND PENETRATIONS



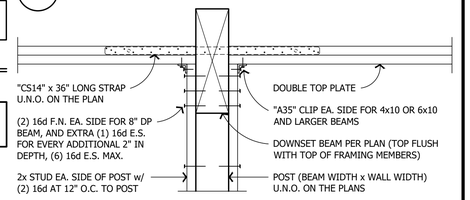
412A FLUSH BEAM



412B DROPPED BEAM



412C LOW BEAM



412D DOWN-SET BEAM

412 TYPICAL BEAM SUPPORT IN WALL

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

TARRAB RESIDENCE GARAGE ADDITION

689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

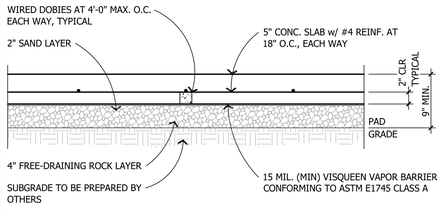
Engineering Seal:

Sheet Description:
TYPICAL CARPENTRY DETAILS

No Scale

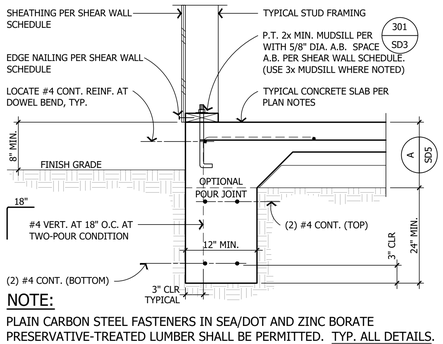
Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

Sheet No.
SD4



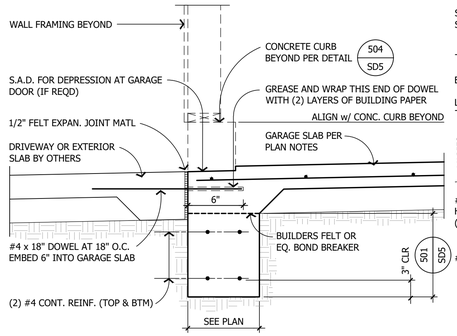
AT GARAGE SLAB COND.:
VAPOR BARRIER MAY BE OMITTED IN GARAGE SLABS. CONTRACTOR TO VERIFY WITH LOCAL BUILDING OFFICIAL

A TYPICAL SLAB-ON-GRADE SECTION

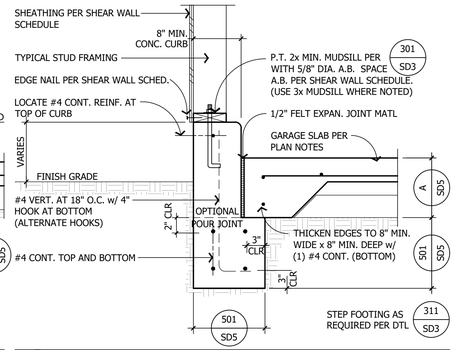


NOTE:
PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED. TYP. ALL DETAILS.

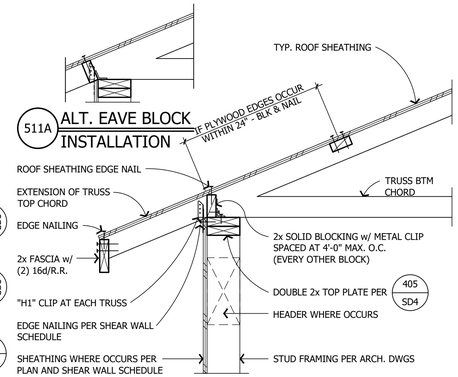
501 TYPICAL PERIMETER FOOTING



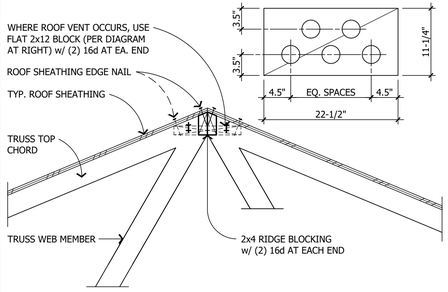
502 GARAGE SLAB AT DOOR OPENING



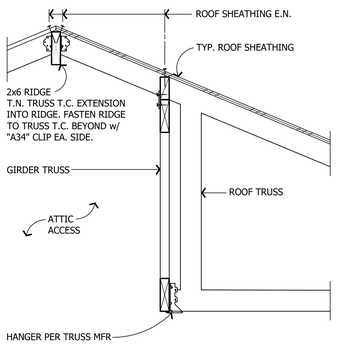
503 GARAGE SLAB AT PERIMETER FOOTING



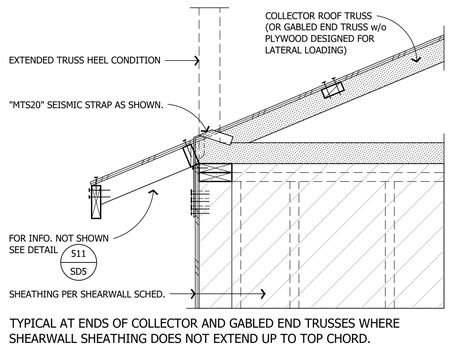
511 TRUSS PERPEND. TO EXTERIOR WALL



512 RIDGE BLOCKING AT ROOF TRUSSES

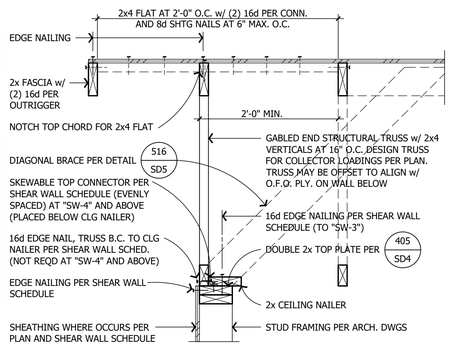


513 TRUSS TO GIRDER TRUSS

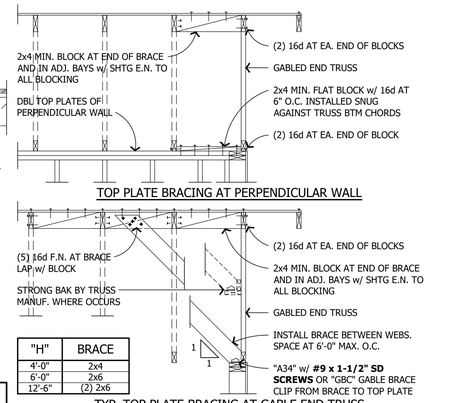


TYPICAL AT ENDS OF COLLECTOR AND GABLED END TRUSSES WHERE SHEARWALL SHEATHING DOES NOT EXTEND UP TO TOP CHORD.

514 COLLECTOR TRUSS UPLIFT ANCHORAGE



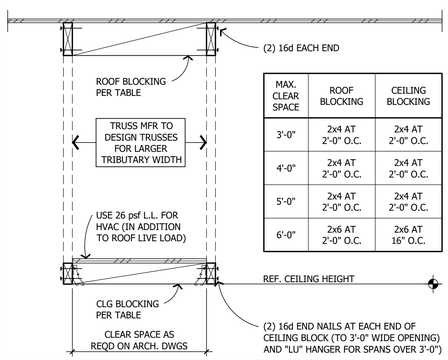
515 GABLED END TRUSS



"H"	BRACE
4'-0"	2x4
6'-0"	2x6
12'-6"	(2) 2x6

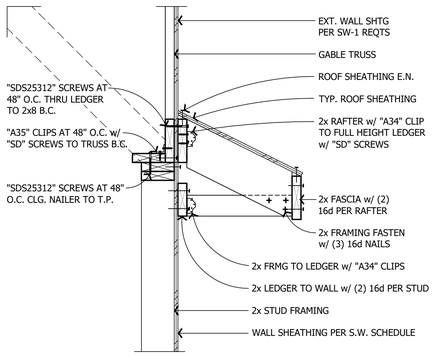
TYP. TOP PLATE BRACING AT GABLE END TRUSS

516 GABLE END TRUSS BRACING



MAX. CLEAR SPACE	ROOF BLOCKING	CEILING BLOCKING
3'-0"	2x4 AT 2'-0" O.C.	2x4 AT 2'-0" O.C.
4'-0"	2x4 AT 2'-0" O.C.	2x4 AT 2'-0" O.C.
5'-0"	2x4 AT 2'-0" O.C.	2x4 AT 2'-0" O.C.
6'-0"	2x6 AT 2'-0" O.C.	2x6 AT 16" O.C.

518 ROOF TRUSSES AT HVAC / ATTIC ACCESS



519 LOW ROOF FRAMING AT GARAGE DOOR

ADVANCED ENGINEERING
3381 Walnut Blvd. Ste. 220
Brentwood, CA 94513
Office: 925.516.3502
Fax: 925.262.4662

TARRAB RESIDENCE
GARAGE ADDITION
689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA

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PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.

Engineering Seal:

Sheet Description:
FOUNDATION DETAILS
MAT

Scale: 1" = 1'-0"

Initial Issue Date: February 28, 2024
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

Sheet No.
SD5

DO NOT SCALE THESE DRAWINGS