5/8" Gypsum Board	548.3 SQ FT
5/8" Gypsum Board	24.7 SQ FT
5/8" Gypsum Board	262.1 SQ FT
5/8" Soffit Gypsum Board	32.0 SQ FT
5/8" Soffit Gypsum Board	191.8 SQ FT
5/8" Soffit Gypsum Board	152.7 SQ FT
5/8" Gypsum Board	1742.7 SQ FT
Backer Board	148.9 SQ FT
5/8" Gypsum Board	8227.3 SQ FT
5/8" Gypsum Board	1080.8 SQ FT
5/8" Moisture Resistant Gypsum Board	115.4 SQ FT
5/8" Gypsum Board Ceiling	2676.0 SQ FT
5/8" Gypsum Board Ceiling	721.1 SQ FT

GENERAL FLOOR PLAN NOTES

7.75" MAX ELEV. CHANGE PROVIDE A MIN. 36" LEVEL LANDING, 2% MIN. SLOPE AWAY FROM HOUSE

7.75" MAX ELEV. CHANGE PROVIDE A MIN. 36" LEVEL LANDING, 2% MIN. SLOPE AWAY FROM HOUSE

7.75" MAX ELEV. CHANGE PROVIDE A MIN. 36" LEVEL LANDING, 2% MIN. SLOPE AWAY FROM HOUSE

SHAMPOO NICHE TO BE WALL TO WALL

ECOSMART FIRE ETHANOL FIREPLACES HERITAGE 5655

FIREPIT

SECOND FLOOR ABOVE

GUEST BEDROOM 113

GUEST BATH 114

GUEST CLOSET 112

STUDY/GYM 111

HALL 1 110

FOYER 100

SITTING ROOM 109

GREAT ROOM 101

KITCHEN 102

DINING ROOM 103

AV STORAGE

STORAGE 108

POWDER ROOM 105

LAUNDRY / MUDROOM 106

MECHANICAL G2

STORAGE 107

VESTIBULE 136

PANTRY 104

SALOON DOOR

GARAGE G1

24X36 CRAWLSPACE ACCESS

STACK OVEN

36" FRZ

36" REF

48" GAS RANGE TOP

Washer

Dryer

PROJECT NORTH

1 Proposed First Floor

1/4" = 1'-0"

A200

Scale 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. SEE SHEET A002 FOR ADDITIONAL NOTES.
2. ALL DIMENSIONS ARE FRAMING TO FRAMING DIMENSION UNLESS OTHERWISE NOTED.
3. EER=EMERGENCY ESCAPE & RESCUE. MIN OF ONE OPERABLE EER OPENING IN EACH SLEEPING ROOM PER R310.1 & SHALL MEET REQUIREMENTS OF R310.1.1 & R310.2. SEE PLAN & WDW SCHED FOR EER WDW LOCATIONS.
4. WINDOW FALL PROTECTION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH SECTION R13.2. SEE WDW SCHED FOR WOOD LOCATIONS.
5. THE IMMEDIATE ADJOINING SPACE TO SHOWERS WITHOUT CURBS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC AND THE CEC.
6. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SELF-LATCHING AND SELF-CLOSING (WHEN RESIDENCE AND GARAGE ARE FIRE SPRINKLERED).
7. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 (CRC R309.4)
8. NET SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA PER CPC 408.6
9. AT LEAST ONE BATHROOM SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. (GUEST BATH 114) (CRC R328.1.1 AND R328.1.2))
   - A. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHERS CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
   - B. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 AND 39.5 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   - C. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OF THE FIXTURE OR ON ONE SIDE WAL AND THE BACK WALL.
   - D. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
   - E. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHRUB RIM.
   - F. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE CH. 4 DIV. 4. (CRC R328.1.1.1)

5/8" Gypsum Board	7355.1 SQ FT
5/8" Soffit Gypsum Board	96.8 SQ FT
5/8" Moisture Resistant Gypsum Board	334.6 SQ FT
Backer Board	445.0 SQ FT
5/8" Gypsum Board Ceiling	3395.0 SQ FT

Proposed Second Floor

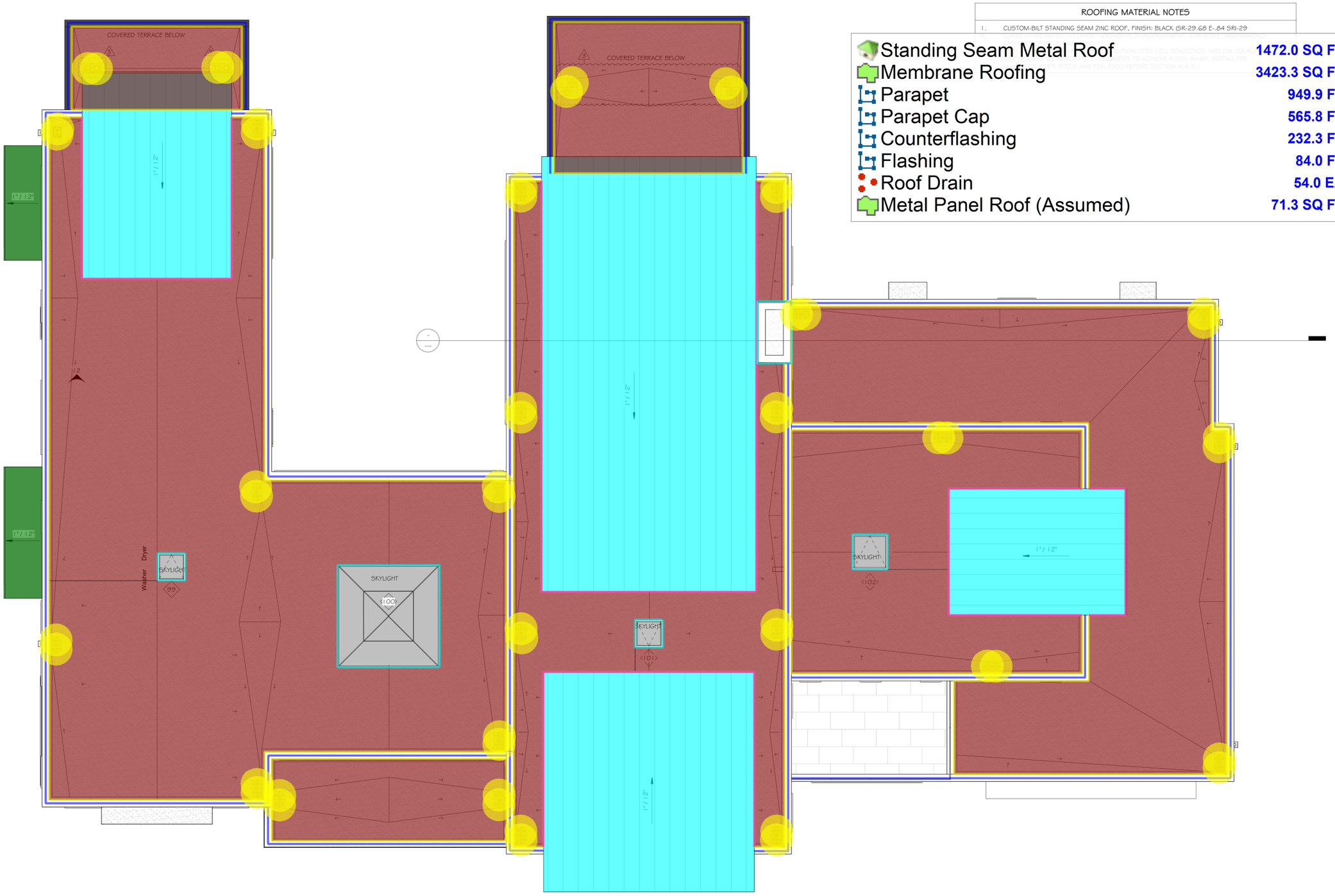
1/4" = 1'-0"

A201

Scale 1/4" = 1'-0"

ROOFING MATERIAL NOTES
1. CUSTOM-BILT STANDING SEAM ZINC ROOF, FINISH: BLACK (SR-29.68 E-.84 SRI-29

Standing Seam Metal Roof	1472.0 SQ FT
Membrane Roofing	3423.3 SQ FT
Parapet	949.9 FT
Parapet Cap	565.8 FT
Counterflashing	232.3 FT
Flashing	84.0 FT
Roof Drain	54.0 EA
Metal Panel Roof (Assumed)	71.3 SQ FT



1 Proposed Roof Plan
1/4" = 1'-0"

A202

Scale 1/4" = 1'-0"

LEGEND AND NOTES

NEW FLOOR JOIST: 2x8 D.F. NO.2 OR BETTER AT 16" O.C., TYP. (U.O.N.)
PROVIDE DBL JOIST UNDER PARALLEL NON-BEARING PARTITION WALL ABOVE &
2-2x BLOCKING UNDER PERPENDICULAR NON-BEARING PARTITION WALL ABOVE

DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING PLAN FOR SIZES & LOCATION)
-DIMENSIONAL LUMBER: D.F. NO.1, TYP. (U.O.N.)
-STRUCTURAL COMPOSITE LUMBER: ICC NO. ESR 1387
MICROLAM LAMINATED VENEER LUMBER (LVL) E=2.0 x 10^6 PSI
PARALLAM PARALLEL STRAND LUMBER (PSL) E=2.2 x 10^6 PSI
-STRUCTURAL COMPOSITE LUMBER: ICC NO. ESR 2909
PACIFIC WOODTECH LUMBER (PT LVL) E=2.0 x 10^6 PSI

8"x24" DEEP GRADE BEAM W/(6)-NO.5 HORIZONTAL BARS, 2-TOP, 2-MIDDLE, & 2-BOTTOM & NO.3 TIES AT 12" O.C. SEE DETAIL 12/S4

12"x30" DEEP GRADE BEAM W/(6)-NO.5 HORIZONTAL BARS, 2-TOP, 2-MIDDLE, & 2-BOTTOM & NO.3 TIES AT 12" O.C. SEE DETAIL 12/S4

18"x30" DEEP GRADE BEAM W/(8)-NO.5 HORIZONTAL BARS, 3-TOP, 2-MIDDLE, & 3-BOTTOM & NO.3 TIES AT 12" O.C. SEE DETAIL 12/S4

18"ø PIER MIN. 15'-0" MIN. BELOW BOTTOM OF GRADE BEAM
5'-0" MIN. INTO BEDROCK W/(4)-NO.5 VERTICAL BARS & NO.3 TIES AT 6" O.C. TYPICAL, U.O.N.

LEDGER TO CONCRETE NEW WALL/FTG.:
-2x10 P.T.D.F. NO. 1 OR BETTER W/⅝"øx8" A.B.'s (GALV.) AT 16" O.C. STAGG. TYP. (U.O.N.)

4x6 HDR. DENOTES CRAWL SPACE ACCESS SEE DETAIL (MIN. 18"x24") 11/STD2 OR 12/STD2

HDUE DENOTES SIMPSON HDUE HOLDOWNS, NEW FOOTING : SEE DETAIL 1/S8 AND 2/S8

DSA DENOTES DOUBLE STUD FROM ABOVE

PFA DENOTES POST FROM ABOVE

AD DENOTES AREA DRAIN, SEE ARCHITECTURAL PLAN

S.A.D. DENOTES CHANGE IN GRADE; SEE ARCHITECTURAL

HORIZONTAL DIAPHRAGMS

FLOORS: ¾" CDX PLYWOOD W/10d COMMON NAILS AT 4" O.C. BO
EDGES, AND 10" O.C. FIELD. (UNBLOCKED UNLESS OTHER

IF 1⅛" THICK PLYWOOD IS USED FOR FLOOR DIAPHRAGM, & LONG SDS SCREWS AT SILL PLATE NAILING FOR 1 SHEARWALLS

ANCHOR BOLT SCHEDULE:

6/S4	30.6 FT
2/S4	76.0 FT
2/S4	7.5 FT
3/S4	68.5 FT
9/S4	53.4 FT
5/S4	17.1 FT
1/S4	60.1 FT
4/S4	98.6 FT
12" 4/S4	24.8 FT
7/S4	52.0 FT
18" 7/S4	40.5 FT
8/S4	50.9 FT
4/STD2	171.4 FT
18" 3/S4	35.6 FT
#4 Dowels @ 24" O.C.	224.0 FT
Stair	25.1 SQ FT
WSWH Anchor Bolt 1x30	4.0 EA
18" Dia Pier	52.0 EA
18" Dia Pier	14.0 EA
18" Dia Pier 10/S4	19.0 EA
18" Dia Pier 11/S4	4.0 EA
5" Concrete Slab w/ #4 Bars @ 12" O.C. Each Way o/ 15 Mil. Stego Wrap Clas...	2250.1 SQ FT
5" Concrete Slab w/ #4 Bars @ 12" O.C. Each Way o/ 15 Mil. Stego Wrap Class...	718.8 SQ FT
Score Joint	54.0 FT
34"x54"x24" Deep Widened Grade Beam 6/S7	2.0 EA
34"x48"x24" Deep Widened Grade Beam 6/S7	2.0 EA

5" CONCRETE SLAB w/NO.4 BARS AT 12" O.C., EACH WAY o/12"-¾"ø CLEAN CRUSHED ROCK

GUEST BEDROOM
GUEST CLOSET
GUEST BATH
HALL
STUDY/GYM
SITTING ROOM
FOYER
GREAT ROOM
KITCHEN
STORAGE
POWER ROOM
LAUNDRY/ MUDROOM
MECHANICAL
STORAGE
PANTRY
DINING ROOM
GARAGE

2x8 BLK'G AT WALL ABOVE
CANT'L. 2x8
(2)-2x8's
LPCZ
GH68-8 OR HU HGR, GALV., TYP.
U26-3 HGR-TYP.
6x6 POST w/PCZ (T) & PBS (B), TYP.
2x10 P.T.D.F. NO.1 LEDGER w/⅝"x8" A.B. AT 16" O.C., STAGG., TYP.
2x8 FLOOR JOIST AT 16" O.C., TYP.
2x8 FLOOR JOIST AT 8" O.C. AT ISLAND
2x8 FLOOR JOIST AT 8" O.C. (THIS AREA)
6x8 GIRDER TYP.
7"x7¼" LVL
MSTC48B3
5½x11⅞ P.T. LVL
7x7¼ P.T. LVL
NO.4 DOWELS AT 24" O.C., TYP.
WSWH-AB 1x30 FOR SSW ABV.
34"x48"x24" DEEP WIDENED GRADE BEAM
34"x54"x24" DEEP WIDENED GRADE BEAM, SEE 6/S7 TYP.
SCORE SLAB AS SHOWN
5" CONCRETE SLAB w/NO.4 BARS AT 12" O.C., EACH WAY o/15 MIL STEGO WRAP CLASS "A" o/12"-¾"ø CLEAN CRUSHED ROCK

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ROOF/ATTIC VENTILATION.

SHEET
S1

LEGEND AND NOTES

ROOF RAFTERS : TJI230x11⅞" AT 24" O.C., TYP. (U.O.N.)

NEW DECK JOIST: 2x10 D.F. NO.2 OR BETTER AT 16" O.C., TYP. (U.O.N.)
PROVIDE DBL JOIST UNDER PARALLEL NON-BEARING PARTITION WALL ABOVE & 2-2x BLOCKING UNDER PERPENDICULAR NON-BEARING PARTITION WALL ABOVE

FLOOR JOIST: TJI 230 x 14" DEEP AT 16" O.C., TYP. (U.O.N.)
ESR-1153
PROVIDE DBL JOIST UNDER PARALLEL NON-BEARING PARTITION WALL ABOVE AND TJI BLOCKING UNDER PERPENDICULAR NON-BEARING PARTITION WALL ABOVE.

HEADERS: 4" WALL – 4x12 D.F. NO.1 OR BETTER, TYP (U.O.N.) (4x6 AT PARTITION WALL)
6" WALL – 6x12 D.F. NO.1 OR BETTER, TYP. (U.O.N.)

DENOTES SKYLIGHT OPENING PROVIDE DOUBLE FRAMING ALL AROUND SEE DETAIL 2/STD2

DENOTES 3x STUD/BLK'G WALL AREA (ONLY AT ABUTTING PLYWOOD PANEL JOINT)

SIMPSON WOOD ICC ESR-1679
FIELD VERIFY ALL FIELD DIMENSIONS AGAINST PANEL DIMENSIONS AND DETAIL INSTALLATION PRIOR TO POURING THE FOUNDATION AND ORDERING PANELS.

DENOTES INTERIOR BEARING WALL

DENOTES WALL FROM ABOVE

DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING PLAN FOR SIZES & LOCATION)
–DIMENSIONAL LUMBER: D.F. NO.1, TYP. (U.O.N.)
–STRUCTURAL COMPOSITE LUMBER: ICC NO. ESR 1387
MICRO=LAM LAMINATED VENEER LUMBER (LVL) E=2.0 x 10^6 PSI
PARALLAM PARALLEL STRAND LUMBER (PSL) E=2.2 x 10^6 PSI
–STRUCTURAL COMPOSITE LUMBER: ICC NO. ESR 2909
PACIFIC WOODTECH LUMBER (PT LVL) E=2.0 x 10^6 PSI
–STEEL BEAM: HOLLOW STRUCTURAL STEEL (HSS), A500 GRADE "C"
WIDE FLANGE (W), A992 Fy=50 KSI, TYP. (U.O.N.)
(SPECIAL INSPECTION REQUIRED FOR ALL WELDS)

LEDGER 1¾"x11⅞" LVL w/(3)–¼"x3½" SDS SCREW AT 16" O.C. OR EA. STUD, TYP. (U.O.N.)

DENOTES ST6236 COLLECTOR STRAP– BEAM TO BEAM, BEAM TO TOP PLATE, TOP PLATES TO 3x BLK'G, OR TIE TOP PLATES TYP. U.O.N.; SEE DETAIL 12/STD3

DENOTES SIMPSON COIL STRAP (COLLECTOR) SEE DETAIL 8/STD3 CS16 –EXTEND 24" MIN INTO SHEAR WALL–TYP. (U.O.N.)

DENOTES SHEARWALL STRAP ABOVE AND BELOW OPENING SEE DETAIL 8/S8 1

DENOTES 4x OR 6x D.F. NO.1 OR BETTER POST, SEE PLAN

DENOTES DOUBLE STUD, SEE PLAN

DENOTES HSS COLUMN, SEE PLAN

SFA DENOTES STRAP FROM ABOVE

PFA DENOTES POST FROM ABOVE

SHEAR WALL SCHEDULE

DENOTES SHEAR WALL. SEE PLAN FOR LOCATION

SHEAR WALL	PANEL NAILING AND MATERIALS	SILL PLATE NAILING (FLOOR)	SIMPSON A35 BETWEEN BLK'G OR RIM MEMBER & TOP PLATE
1	1/2" CDX PLYWD. W/8d @ 6" O.C. EDGES & 12" O.C. FIELD	16d @ 6" O.C.	A35 @ 24" O.C.
2	1/2" CDX PLYWD. W/8d @ 4" O.C. EDGES & 12" O.C. FIELD	16d @ 4" O.C.	A35 @ 18" O.C.
3 *	1/2" CDX PLYWD. W/8d @ 3" O.C. EDGES & 12" O.C. FIELD	¼"@x5" SDS @ 6" O.C.	A35 @ 16" O.C.
4 *	1/2" CDX PLYWD. W/8d @ 2" O.C. EDGES & 12" O.C. FIELD	¼"@x5" SDS @ 4" O.C.	A35 @ 12" O.C.
5 *	1/2" STRUCT. I PLYWD. W/10d @ 2" O.C. EDGES & 12" O.C. FIELD	¼"@x5" SDS @ 4" O.C.	A35 @ 8" O.C.

* REQUIRED 3x STUD/BLK'G. AT ABUTTING PLYWOOD PANEL JOINT

HORIZONTAL DIAPHRAGMS

ROOF: 1/2" CDX PLYWOOD WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY, 6" O.C. EDGES, AND 12" O.C. FIELD. (UNBLOCKED UNLESS OTHERWISE NOTED ON PLANS)

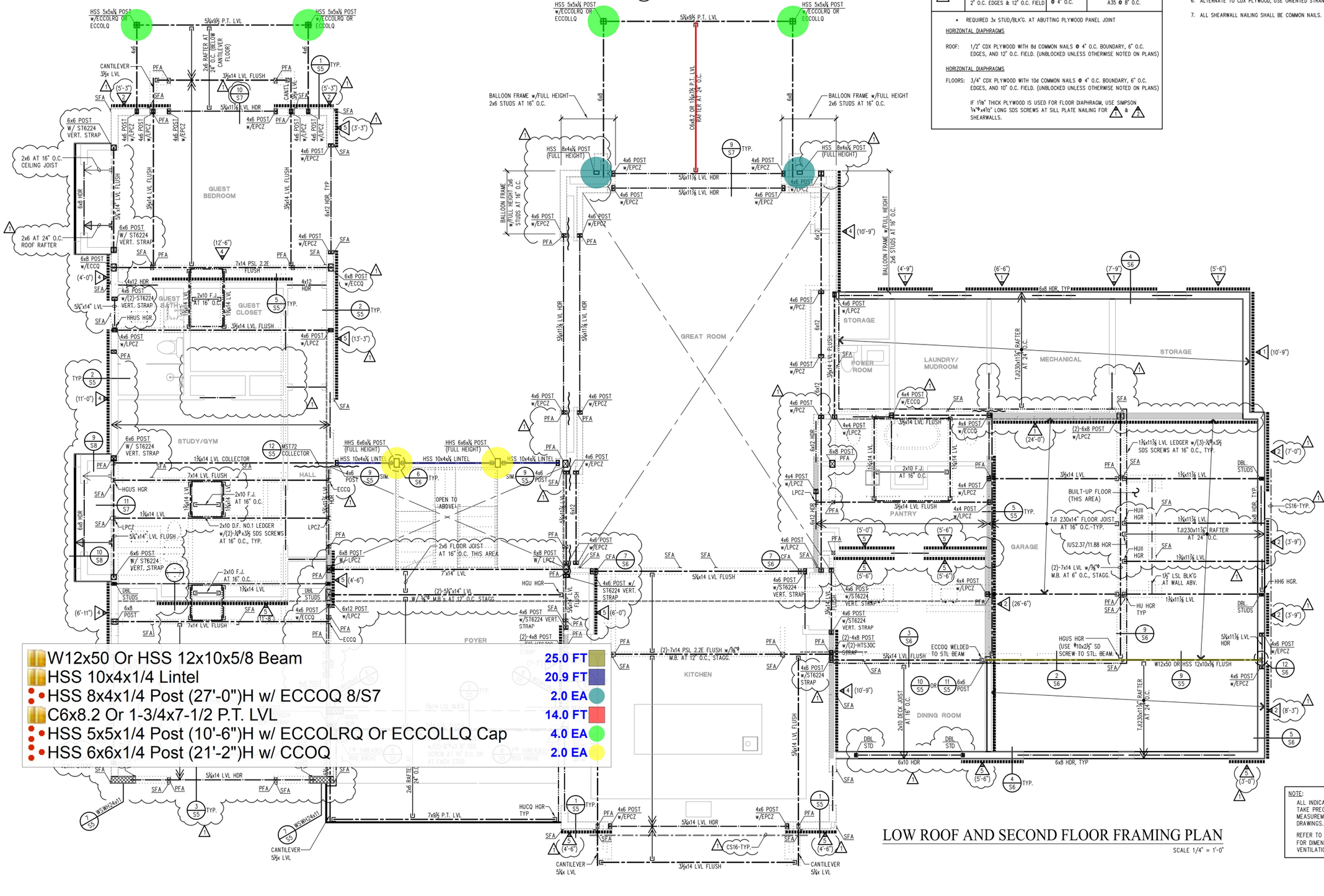
HORIZONTAL DIAPHRAGMS

FLOORS: 3/4" CDX PLYWOOD WITH 10d COMMON NAILS @ 4" O.C. BOUNDARY, 6" O.C. EDGES, AND 10" O.C. FIELD. (UNBLOCKED UNLESS OTHERWISE NOTED ON PLANS)

IF 1⅛" THICK PLYWOOD IS USED FOR FLOOR DIAPHRAGM, USE SIMPSON ¼"@x4½" LONG SDS SCREWS AT SILL PLATE NAILING FOR 1 & 2 SHEARWALLS.

SHEAR WALL NOTES

1. ALL EXTERIOR WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR 1 NAILING UNLESS OTHERWISE NOTED ON PLANS.
2. ALL EXTERIOR AND INTERIOR CRIPPLE WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR 1 NAILING UNLESS OTHERWISE NOTED ON PLANS.
3. ALL CRIPPLE WALLS, EXTERIOR OR INTERIOR, WITH TWO FLOORS OR STORIES ABOVE, SHALL BE 2x6 STUD WALL WITH SHEAR 1 NAILING UNLESS OTHERWISE NOTED ON PLANS.
4. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
6. ALTERNATE TO CDX PLYWOOD, USE ORIENTED STRANDED BOARD (OSB).
7. ALL SHEARWALL NAILING SHALL BE COMMON NAILS.



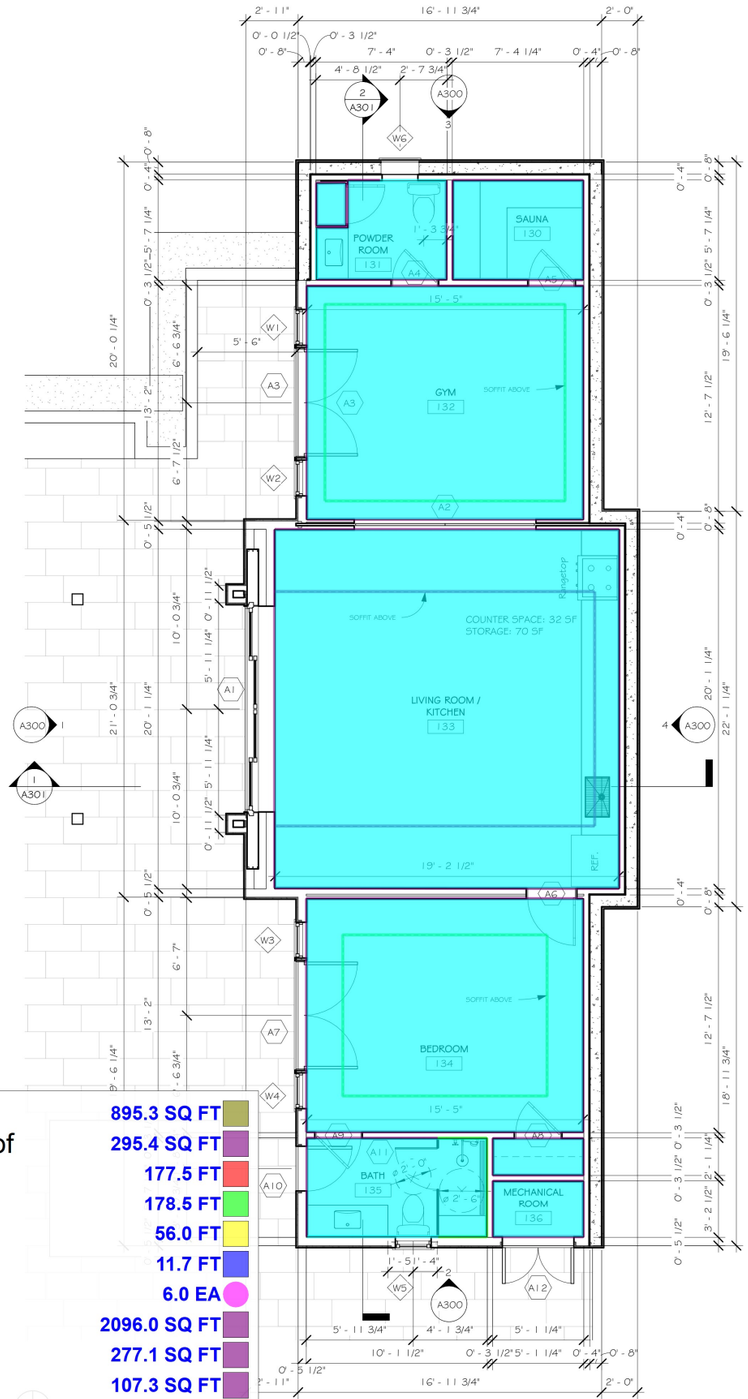
LOW ROOF AND SECOND FLOOR FRAMING PLAN

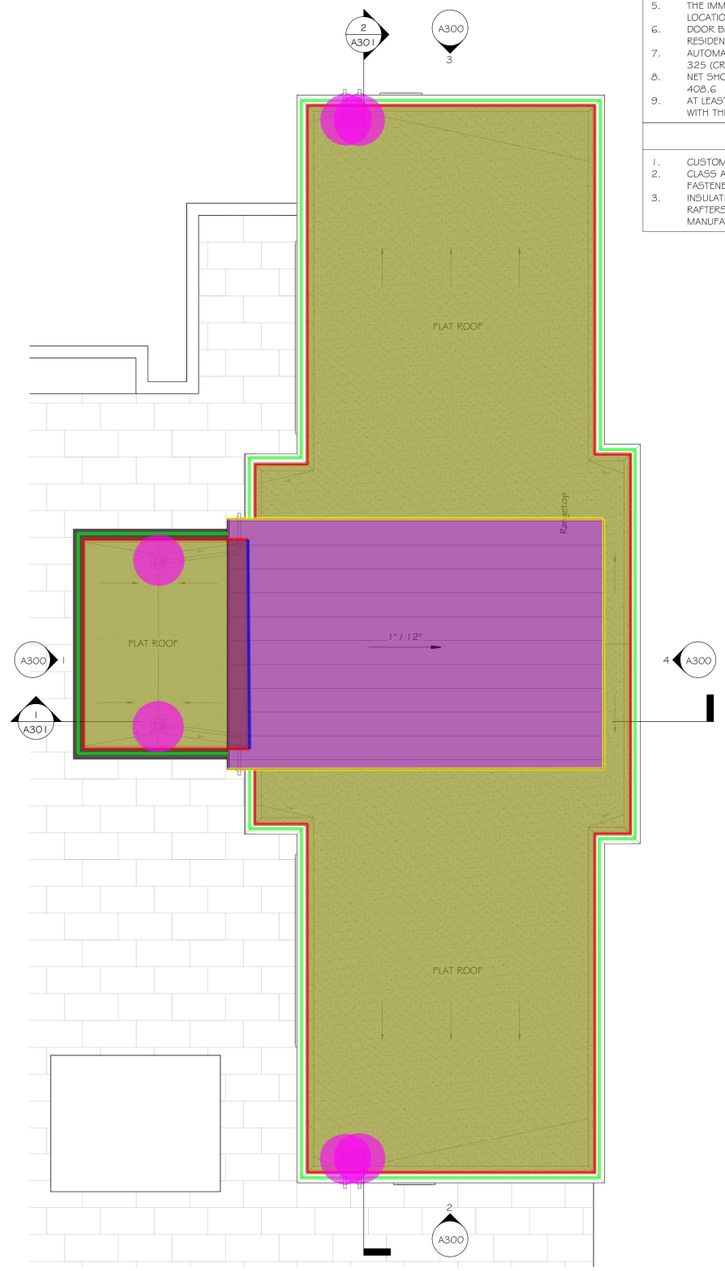
SCALE 1/4" = 1'-0"

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ROOF/ATTIC VENTILATION.

SHEET
S2





GENERAL FLOOR PLAN NOTES

1. SEE SHEET A002 FOR ADDITIONAL NOTES.
2. ALL DIMENSIONS ARE FRAMING TO FRAMING DIMENSION UNLESS OTHERWISE NOTED.
3. EER=EMERGENCY ESCAPE & RESCUE. MIN OF ONE OPERABLE EER OPENING IN EACH SLEEPING ROOM PER R310.1 & SHALL MEET REQUIREMENTS OF R310.1.1 & R310.2. SEE PLAN & WDW SCHED FOR EER WDW LOCATIONS.
4. WINDOW FALL PROTECTION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH SECTION R13.2. SEE WDW SCHED FOR WOOD LOCATIONS.
5. THE IMMEDIATE ADJOINING SPACE TO SHOWERS WITHOUT CURBS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC AND THE CEC.
6. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SELF-LATCHING AND SELF-CLOSING (WHEN RESIDENCE AND GARAGE ARE FIRE SPRINKLERED).
7. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 (CRC R309.4)
8. NET SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA PER CPC 408.6
9. AT LEAST ONE BATHROOM SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. (CRC R327.1.1)

ROOFING MATERIAL NOTES

1. CUSTOM-BILT STANDING SEAM ZINC ROOF, FINISH: BLACK (SR-29.68 E-.84 SRI-29
2. CLASS A FIRE RATED, (1) LAYER "VERSASHIELD UNDERLAYMENT, ESR-2053, MECHANICALLY FASTENED OVER (2) LAYERS 30 FELT
3. INSULATION: HUNTSMAN BUILDING SOLUTION OPEN CELL SEALECTION 500 (OR EQUAL) BETWEEN RAFTERS AND NO ATTIC VENTS. THICKNESS TO ACHIEVE A MIN. R=38. INSTALL PER MANUFACTURER'S SPECS AND ESR-3500 REPORT SECTION 4.4.2.1

Membrane Roofing	895.3 SQ FT
Standing Seam Metal Roof	295.4 SQ FT
Parapet	177.5 FT
Parapet Cap	178.5 FT
Counterflashing	56.0 FT
Flashing	11.7 FT
Roof Drain	6.0 EA
5/8" Gypsum Board	2096.0 SQ FT
5/8" Gypsum Board	277.1 SQ FT
5/8" Gypsum Board	107.3 SQ FT
5/8" Gypsum Board	28.4 SQ FT
5/8" Gypsum Board	240.2 SQ FT
5/8" Gypsum Board	500.0 SQ FT
5/8" Moisture Resistant Gypsum ...	139.2 SQ FT
5/8" Soffit Gypsum Board	89.6 SQ FT
Backer Board	109.7 SQ FT
5/8" Gypsum Board Ceiling	947.8 SQ FT

PROJECT NORTH

1 Proposed ADU Floor Plan
1/4" = 1'-0"

PROJECT NORTH

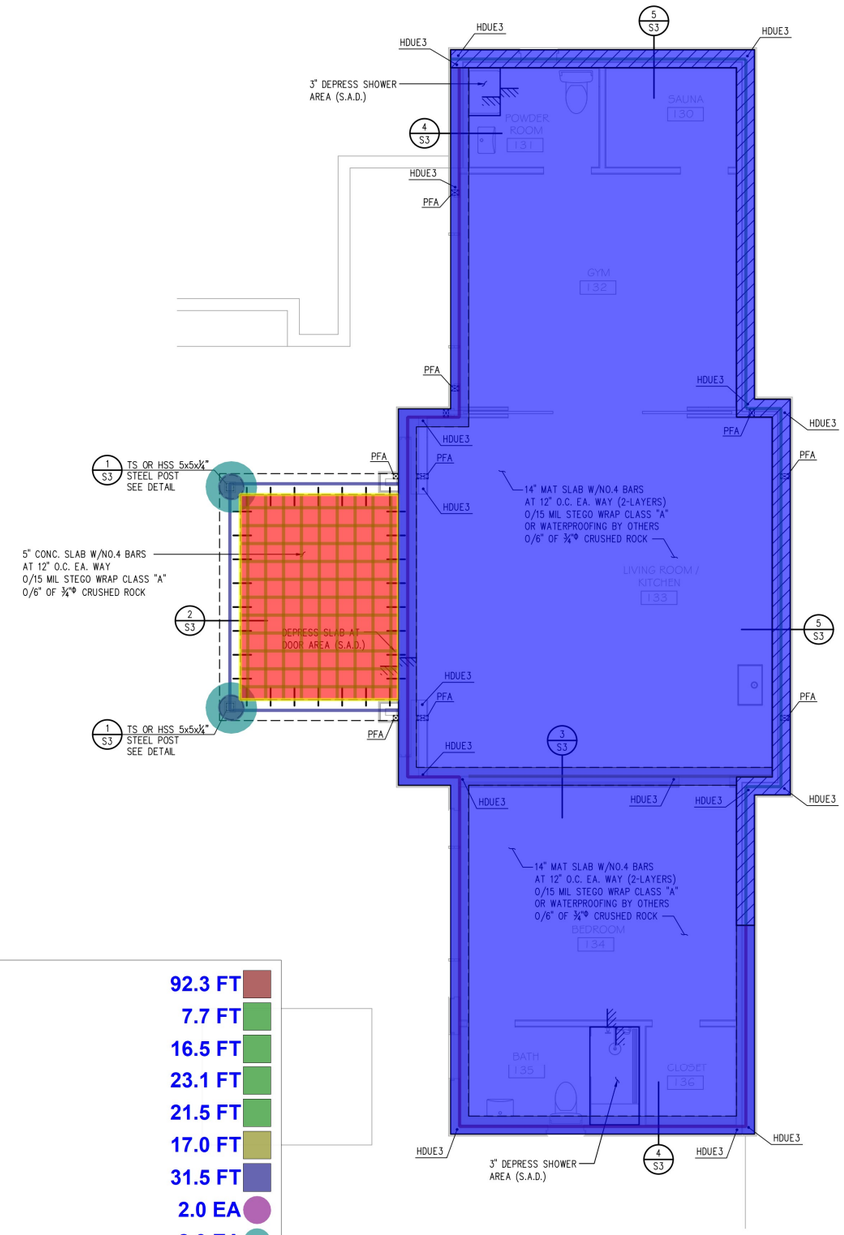
2 Proposed ADU Roof Plan
1/4" = 1'-0"

WALL LEGEND

- (E) WALL TO REMAIN SHOWN SOLID
- (E) WALL TO BE DEMOLISHED
- (N) WALL SHOWN HATCHED GRAY

A200

Scale 1/4" = 1'-0"



LEGEND AND NOTES

- NEW 12" THICK CONCRETE RETAINING WALL
- 12" WIDE CONTINUOUS FOOTING
- DENOTES 14"x14" DEEP CONCRETE TIE BEAM W/(2)-NO.5 HORIZ. BARS TOP & BOTTOM W/ NO.4 TIES AT 12" O.C. SEE DETAIL 2/S3
- HDUE — DENOTES SIMPSON HDUE HOLDOWNS, NEW FOOTING : SEE DETAIL 6/S3
- S.A.D. — DENOTES CHANGE IN GRADE; SEE ARCHITECTURAL PLANS

ANCHOR BOLT SCHEDULE:

NEW FOOTING : USE 3x P.T.D.F. SILL W/⅝"Øx12" A.B.'S (GALV.) AT 48" O.C. (MIN. 2 BOLTS PER SILL & 7" EMBED) (USE 3"x3"x¼" STEEL PLATE WASHERS (GALV.) TYPICAL, (U.O.N.)

SOIL ENGINEER: SILICON VALLEY SOIL ENGINEERING
REPORT # SV3153 DATED NOVEMBER 25, 2025
PHONE # (408) 324-1400

BEFORE CONSTRUCTION:

A. SOILS ENGINEER SHALL REVIEW AND APPROVE THE FOLLOWING IN WRITING
1. STRUCTURAL CALCULATION RELATED TO THE FOUNDATION
2. GRADING, AND FOUNDATION PLANS

DURING CONSTRUCTION:

THE EARTHWORK, DRAINAGE AND FOUNDATION PHASE OF CONSTRUCTION SHOULD BE OBSERVED AND TESTED BY SOIL ENGINEER AS PER SOIL REPORT.

REFER TO SOIL REPORT FOR OTHER RECOMMENDATIONS.

A MINIMUM OF 48 HOURS NOTICE SHOULD BE PROVIDED FOR ALL CONSTRUCTION OBSERVATIONS.

4/S3	92.3 FT
(1'-6")H 5/S3	7.7 FT
(4'-2")H Wall 5/S3	16.5 FT
(4'-6")H Wall 5/S3	23.1 FT
(8'-10")H Wall 5/S3	21.5 FT
3/S3	17.0 FT
2/S3	31.5 FT
18" Dia Pier	2.0 EA
1/S3	2.0 EA
5" Concrete Slab w/ #4 Bars @ 12" O.C. Each Way o/ 1...	101.4 SQ FT
Grid Lines - 0	200.5 FT
#4 Bar Dowel @ 16" O.C.	40.6 FT
14" Mat Slab w/ #4 Bars @ 12" O.C. Each Way (2-Lay...	1136.2 SQ FT

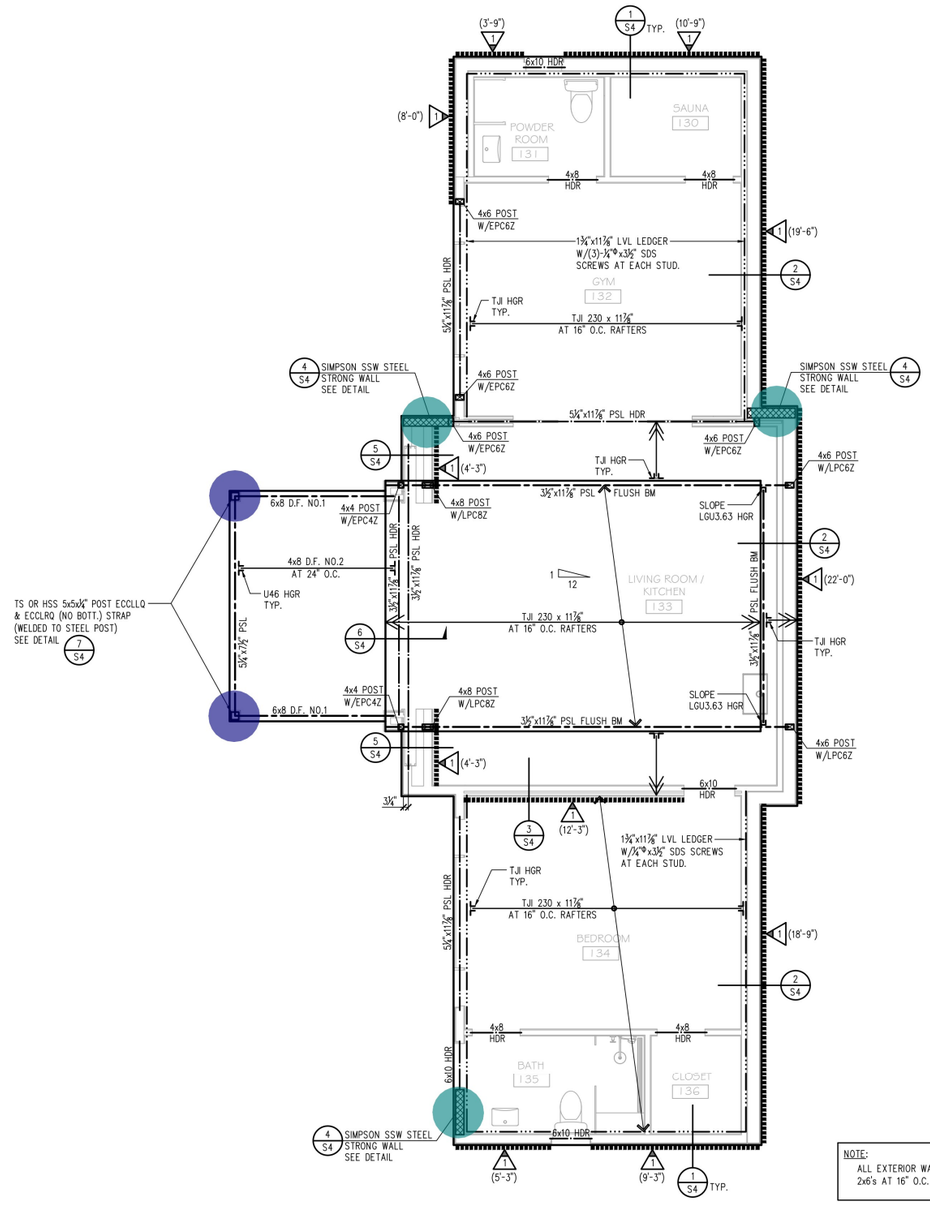
FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS

SHEET
S1



LEGEND AND NOTES

ROOF RAFTERS : 4x6 D.F. NO.2 OR BETTER AT 24" O.C., TYP. (U.O.N.)

EXISTING ROOF RAFTERS: 2x AT 24" O.C., (V.I.F.)

FLOOR JOIST: TJI 230 x 11⅞" DEEP AT 16" O.C., TYP. (U.O.N.)
ESR-1153
PROVIDE DBL JOIST UNDER PARALLEL NON-BEARING PARTITION WALL ABOVE AND TJI BLOCKING UNDER PERPENDICULAR NON-BEARING PARTITION WALL ABOVE.

HEADERS: 4" WALL – 4x8 D.F. NO.1 OR BETTER, TYP. (U.O.N.)
6" WALL – 6x10 D.F. NO.1 OR BETTER, TYP. (U.O.N.)

SIMPSON STEEL STRONG WALL (SSW) ICC ESR-1679
FIELD VERIFY ALL FIELD DIMENSIONS AGAINST PANEL DIMENSIONS AND DETAIL INSTALLATION PRIOR TO POURING THE FOUNDATION AND ORDERING PANELS.

DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING PLAN FOR SIZES & LOCATION)
-DIMENSIONAL LUMBER: D.F. NO.1, TYP. (U.O.N.)
-STRUCTURAL COMPOSITE LUMBER: ICC NO. ESR 1387
MICROLAM LAMINATED VENEER LUMBER (LVL) E=2.0 x 10^6 PSI
PARALLAM PARALLEL STRAND LUMBER (PSL) E=2.2 x 10^6 PSI
-STRUCTURAL COMPOSITE LUMBER: ICC NO. ESR 2909
PACIFIC WOODTECH LUMBER (PT LVL) E=2.0 x 10^6 PSI
-GLU-LAM BEAM: GRADE 24F-V4, STANDARD CAMBER, TYP. (U.O.N.)
-STEEL BEAM: HOLLOW STRUCTURAL STEEL (HSS), A500 GRADE "C"
TUBE STEEL (TS), A500 GRADE "C"
WIDE FLANGE (W), A992 Fy=50 KSI, TYP. (U.O.N.)
CHANNEL (C), A992 Fy=50 KSI, TYP. (U.O.N.)
ANGLE (∠), A572 Gr. 50, TYP. (U.O.N.)
(SPECIAL INSPECTION REQUIRED FOR ALL WELDS)

LEDGER 1¾"x11⅞" LVL (E=2.2) W/(3)-¼"x3½" SDS SCREWS AT 16" O.C. OR E.A. STUD, TYP. (U.O.N.)

DENOTES SIMPSON COIL STRAP (COLLECTOR) SEE DETAIL 8/STD3 CS16 -EXTEND 24" MIN INTO SHEAR WALL-TYP. (U.O.N.)

DENOTES 4x OR 6x D.F. NO.1 OR BETTER POST, SEE PLAN

DENOTES DOUBLE STUD, SEE PLAN

DENOTES HSS OR TS COLUMN, SEE PLAN

SHEAR WALL SCHEDULE

DENOTES SHEAR WALL. SEE PLAN FOR LOCATION

SHEAR WALL	PANEL NAILING AND MATERIALS	SILL PLATE NAILING (FLOOR)	SIMPSON A35 BETWEEN BLK'G OR RIM MEMBER & TOP PLATE
1	1/2" CDX PLYWD. W/8d @ 6" O.C. EDGES & 12" O.C. FIELD	16d @ 6" O.C.	A35 @ 24" O.C.

SHEAR WALL NOTES

1. ALL EXTERIOR WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR 1 NAILING UNLESS OTHERWISE NOTED ON PLANS.
2. ALL EXTERIOR AND INTERIOR CRIPPLE WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR 1 NAILING UNLESS OTHERWISE NOTED ON PLANS.
3. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
4. WHERE PANELS ARE APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5. ALTERNATE TO CDX PLYWOOD, USE ORIENTED STRANDED BOARD (OSB).
6. ALL SHEARWALL NAILING SHALL BE COMMON NAILS.

NOTE:
ALL EXTERIOR WALL SHALL BE MIN. 2x6's AT 16" O.C. U.O.N. (S.A.D.)

TS Or HSS 5x5x1/4 Post (9'-6")H w/ EXXLLQ And ECCLRQ 7/S4 — 2.0 EA
Simpson SSW Steel Strong Wall 4/S4 — 3.0 EA

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ROOF/ATTIC VENTILATION.

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

SHEET
S2

N10°07'40"E 268.32'

S77°22'00"E 135.00'

N17°07'00"E 280.18'

S85°49'50"E 85.68'

SUMMIT DRIVE (40')

(N) ADU
FF = 121.20
UNDER SEPARATE PERMIT SUBMITTAL

PROPOSED RESIDENCE
FF = 121.20
CRAWL SPACE = VARIES

GARAGE
SLOPE SLAB 1%

(N) POOL
COPING = 121.12

PORTION OF (N) ADU WALL TO RETAIN. TW 131.00 TYP. SSP. SAP.

(N) RETAINING WALL. SSP. 2/SRW2

(N) RETAINING WALL. SSP. 1/SRW2

THE SOILS ENGINEER SHALL CERTIFY BACKFILL AND COMPACTION OF POOL UPON COMPLETION, WHICH SHALL BE PROVIDED TO THE TOWN.

ROLLED GUTTER ALONG SUMMIT DRIVE SHALL BE UPGRADED AND REPAIRED PER TOWN STANDARDS. CONTACT PUBLIC WORKS AT 650-375-7444 FOR SPECIFIC CURB/GUTTER INSTALLATION INSTRUCTION AND QUANTITIES PRIOR TO PERFORMING ANY WORK. 4/C-5.2

20' SIDE SETBACK

30' STREET SETBACK

CONFORM

1" LIP AT GARAGE FACE

SEDIMENTATION BASIN RIM 113.1±

TRENCH DRAIN GR 106.0±

BUBBLE BOX GR 103.3±

BUBBLE BOX GR 102.2±

FLOW-THRU PLANTER (621 SF)

5' WIDE SEWER EASEMENT

7-6" Risers	42.0 SQ FT
20-6" Riser	70.8 SQ FT
5-6" Risers	48.3 SQ FT
7-7.5" Risers	20.2 SQ FT
8-7" Risers	14.1 SQ FT
10-7.5" Risers	49.1 SQ FT
6" Concrete Slab w/ #4 Bars 12" O.C. ...	4387.2 SQ FT
12" Wall	388.8 FT
8" Wall	246.2 FT

CIVIL ENGINEER FINAL LETTER
AT THE TIME OF FINAL INSPECTION FOR THE PROJECT, A LETTER FROM THE CIVIL ENGINEER RESPONSIBLE FOR THE GRADING & DRAINAGE PLANS SHALL BE ADDRESSED TO THE TOWN/CITY/COUNTY CONFIRMING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS.

GRAPHIC SCALE 0 10 20

Drawing Number: C-2



1 Proposed Front (North)
1/4" = 1'-0"





Smooth Stucco	3126.4 SQ FT
Dark Procalain Tile Calding	348.7 SQ FT
Aluminum Faux Wood Panel	180.9 SQ FT
2" Stucco Band	474.2 FT
2" Window Trim	69.7 FT

2 Proposed Side Elevation (West)
1/4" = 1'-0"

A300

Scale 1/4" = 1'-0"



2 Proposed Rear (South)
1/4" = 1'-0"



1 Proposed Side Elevation (East) Updated Per COA 5/4 Meeting
1/4" = 1'-0"

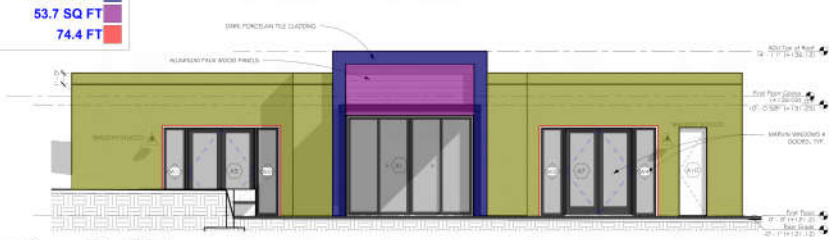
Smooth Stucco	2469.2 SQ FT
Dark Procalain Tile Calding	496.3 SQ FT
Aluminum Faux Wood Panel	292.7 SQ FT
2" Stucco Band	423.0 FT
2" Window Trim	166.5 FT

**PREVIOUSLY PROPOSED SIDE ELEVATION 5/4 ADRB MEETING

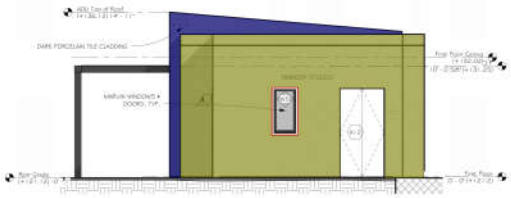
A301

Scale 1/4" = 1'-0"

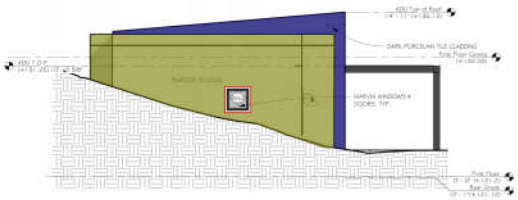
Smooth Stucco	1340.3 SQ FT
Dark Procelain Tie Cladding	121.0 SQ FT
Aluminum Faux Wood Panel	53.7 SQ FT
2" Stuco Band	74.4 FT



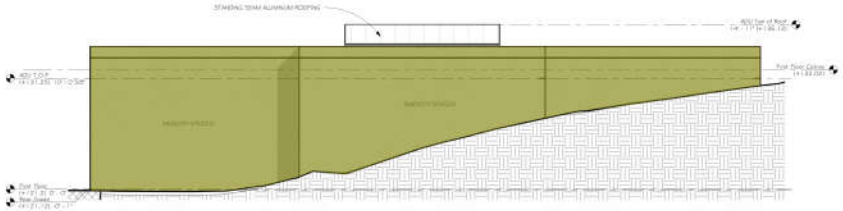
1 Proposed Front (East)
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"



4 Proposed Rear (West)
1/4" = 1'-0"

A300

Scale 1/4" = 1'-0"