

GENERAL NOTES:

CONSTRUCTION KADDLES SHALL BE INSTALLED ALONG STREET SIDES TO PREVENT EROSION DURING RAINY SEASON.

SILT AND MUD IN PUBLIC RIGHT OF WAY: IT IS THE RESPONSIBILITY OF THE CONTRACTOR & HOMEOWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT OF WAY IS REMOVED UP ON A DAILY BASIS. MUD, SILT, CONCRETE & OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINS.

DOCUMENTATION SHALL BE PROVIDED PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CDESSC SECTION 4.402.2.1.

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 98 & OUR STANDARD DETAIL & SPECIFICATION S1.7.

A COMPLETED CFCR LIG 01 E FORM MUST BE PROVIDED TO THE CITY/TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1.510.103(D)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT & ANY CONTRACTOR & SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, & TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEMS, &/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT. CFC SEC. 903.5.3 & HEALTH & SAFETY CODE 13114.7.

A. ALL ADHESIVES SEALANTS CAULKS, PAINTS COATINGS, & AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.

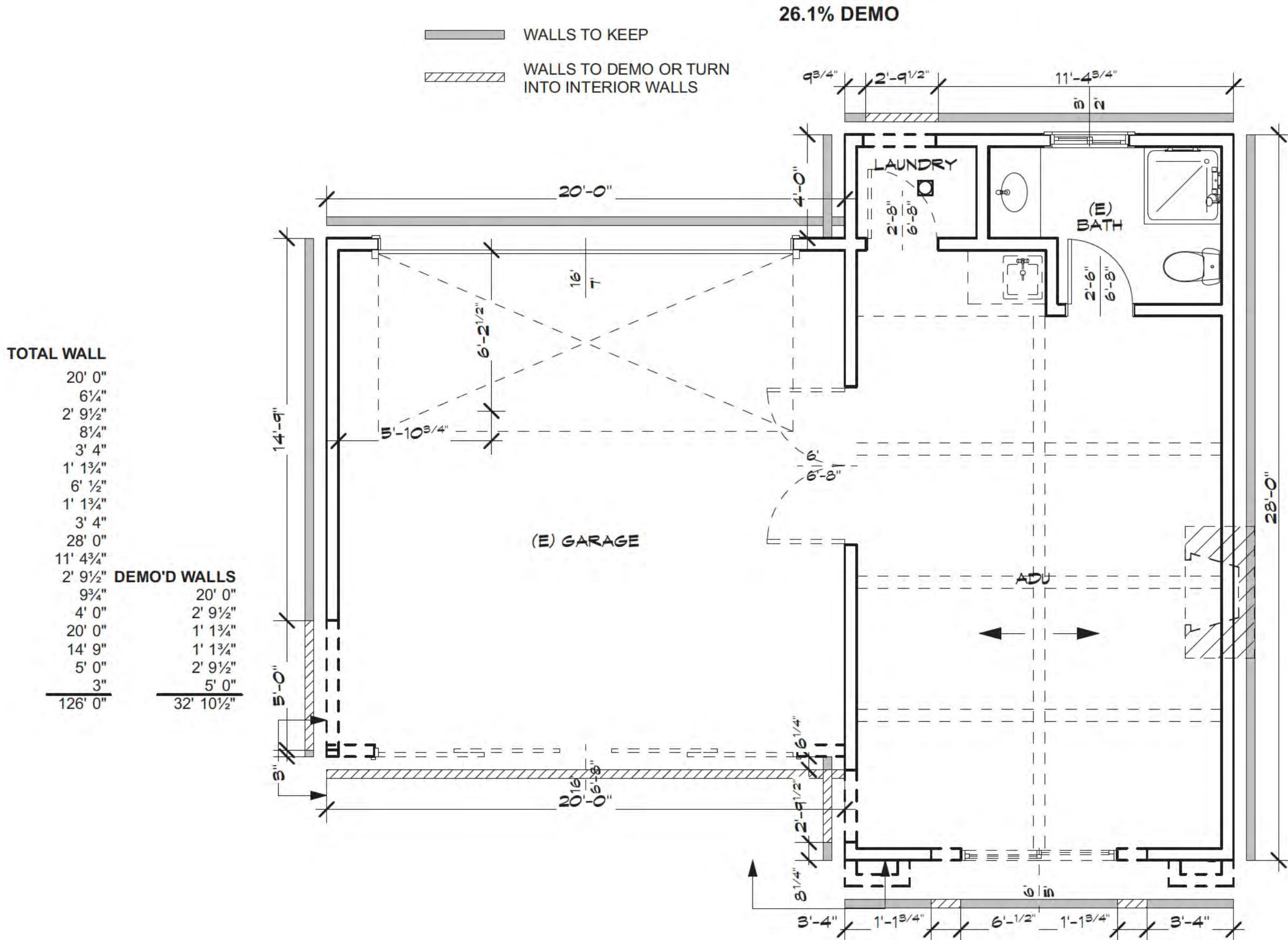
B. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES SEALANTS CAULKS, PAINTS COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION ADHESIVE), RESILIENT FLOORING SYSTEMS, & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CDESSC SECTION 4.504.

Prior to final occupancy all exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. All lighting shall utilize shields so that no bulb is visible and to ensure that the light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.

	Exterior Footprint	Preserved Walls	Demo'd Walls
Main Floor	126'-0"	93'-1½"	32'-10½"

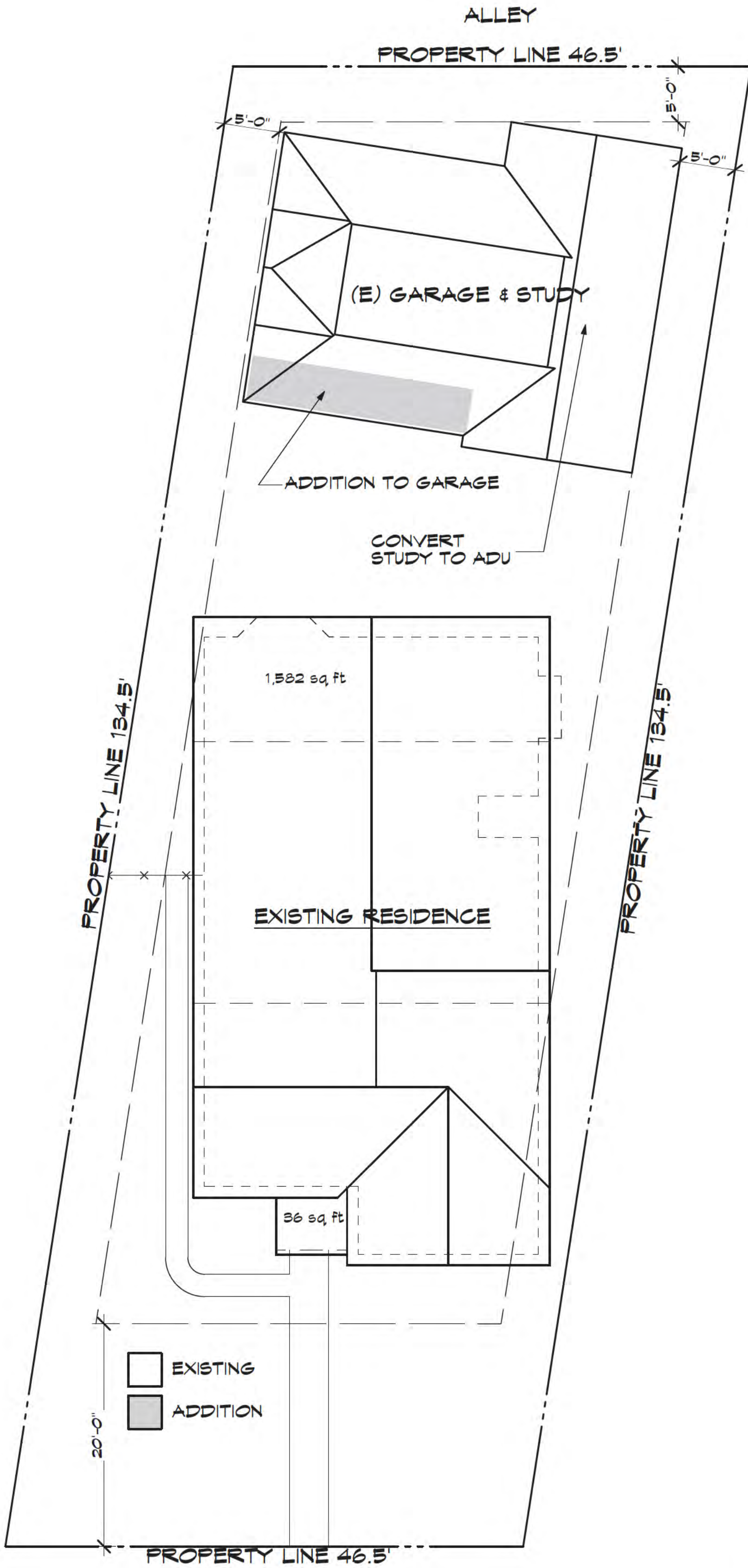
If preserved wall framing is greater than demo'd wall framing then NO TECH DEMO
If demo'd wall framing is greater than preserved wall framing then TECH DEMO

Since 93'-1½" is greater than 32'-10½", NO TECH DEMO



DEMO FLOOR PLAN

SCALE: 1/4" = 1' 0"

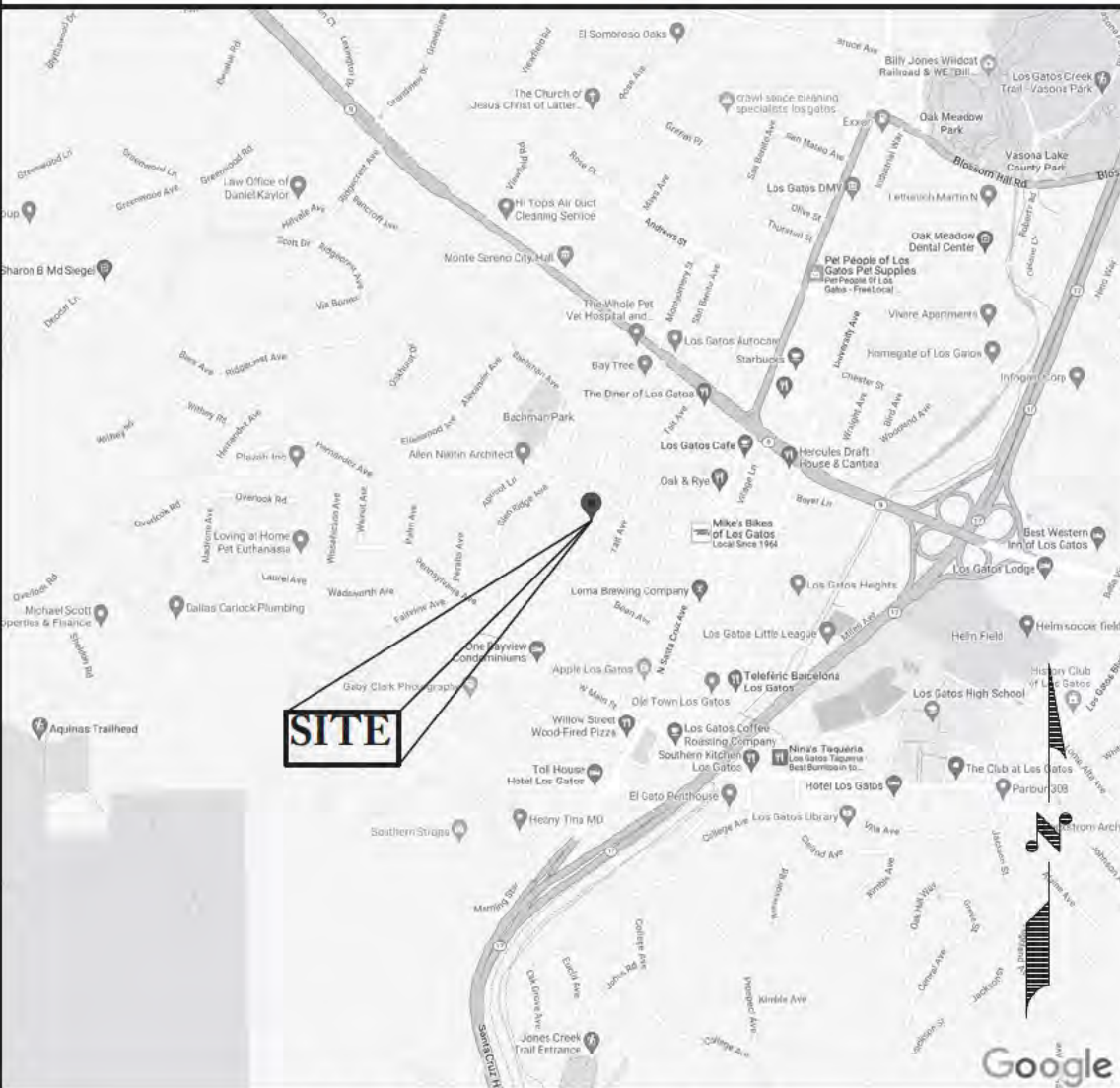


SITE PLAN

SCALE: 1/8" = 1' 0"

MASSOL AVE.

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:	- 142 Massol Ave. - Los Gatos, Ca. 95030
OWNER:	- [REDACTED] - 142 Massol Ave. - Los Gatos, Ca. 95030
APN#:	- 510-18-048
SPRINKLERS:	- No
ZONING:	- R-1D:LHP
OCCUPANCY GROUP:	- R-3/U
CONSTRUCTION TYPE:	- V-B
LOT AREA:	- 6,181 SF
HOUSE FLOOR AREA CALCS:	35-([6.181-5] X .20) = 34% FAR 25
GARAGE FLOOR AREA CALCS:	10-([6.181-5] X .07) = 9.67% FAR 25
HOUSE FAR 6,181 X 34% = 2,102 SF	
GARAGE FAR 6,181 X 9.67% = 598 SF	
SETBACKS:	
FRONT	15'
REAR	20'
SIDE	5'
MAX. HEIGHT	30'
BUILDING AREAS:	EXISTING ADDITION PROPOSED FAR
MAIN FLOOR	1,571 SF -42 SF 1,529 SF 25%
2nd FLOOR	0 SF 570 SF 600 SF
STUDY/ADU	420 SF 0 SF 420 SF 6.14%
GARAGE	400 SF 80 SF 480 SF
COVERED PORCH	56 SF 15 SF 71 SF

PROJECT DIRECTORY

DESIGNER:	STRUCTURAL ENGINEER:
JOEL T.S. LEMONS	DUQUETTE ENGINEERING
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CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2022 CBC, CRC, CFC, CEC, CMC, CFC, CALIFORNIA ENERGY REQUIREMENTS, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.

SCOPE OF WORK

ADD 80 SQ FT TO EXISTING GARAGE. CONVERT STUDY TO ADU.

DEFERRED SUBMITTAL

NONE

SHEET INDEX

A-1	TITLE SHEET/SITE PLAN/ADU DEMO PLAN
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S0.2	SHEARWALL SCHEDULE/WOOD SHEARWALL DETAILS
S1.0	FOUNDATION PLAN/CEILING FRAMING PLAN
S1.1	ROOF FRAMING PLAN
S2.0	FOUNDATION & DRAMING DETAILS

THIS WORK WAS PREPARED BY
JOEL T.S. LEMONS
OR UNDER HIS SUPERVISION.

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ADU CONVERSION

142 MASSOL AVE.

LOS GATOS, CA. 95030

Rev Description

Date: 3/10/24

Scale: AS NOTED

Drawn By: JL

Checked By: JL

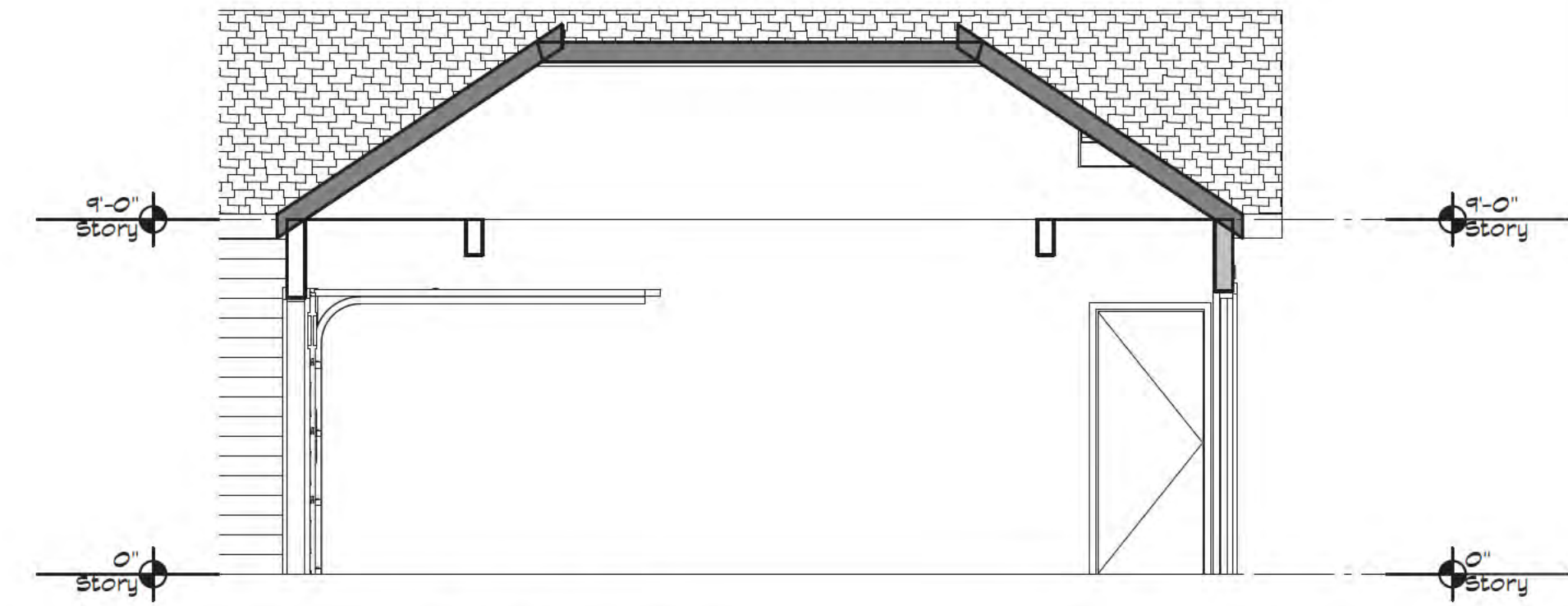
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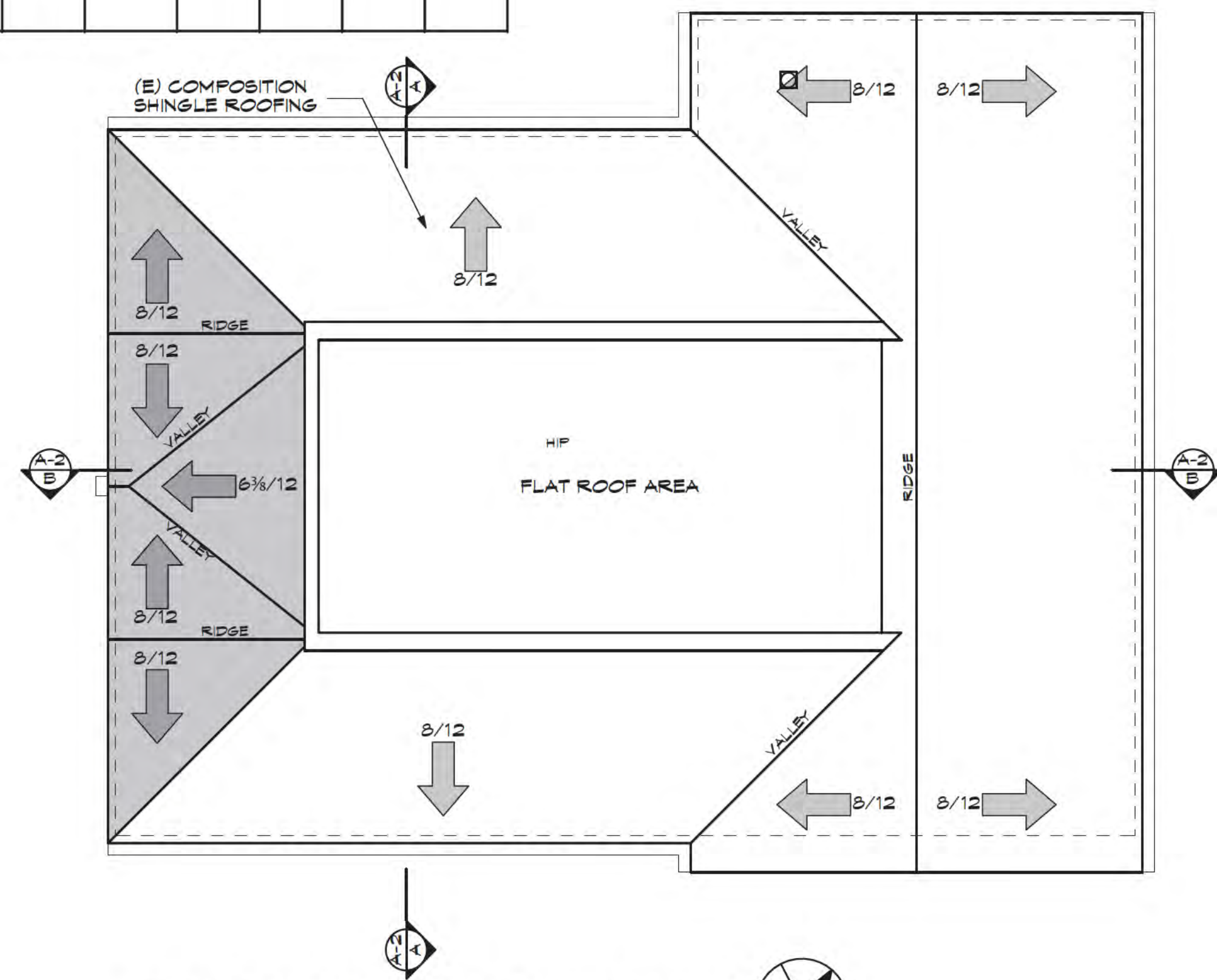


SECTION B-B

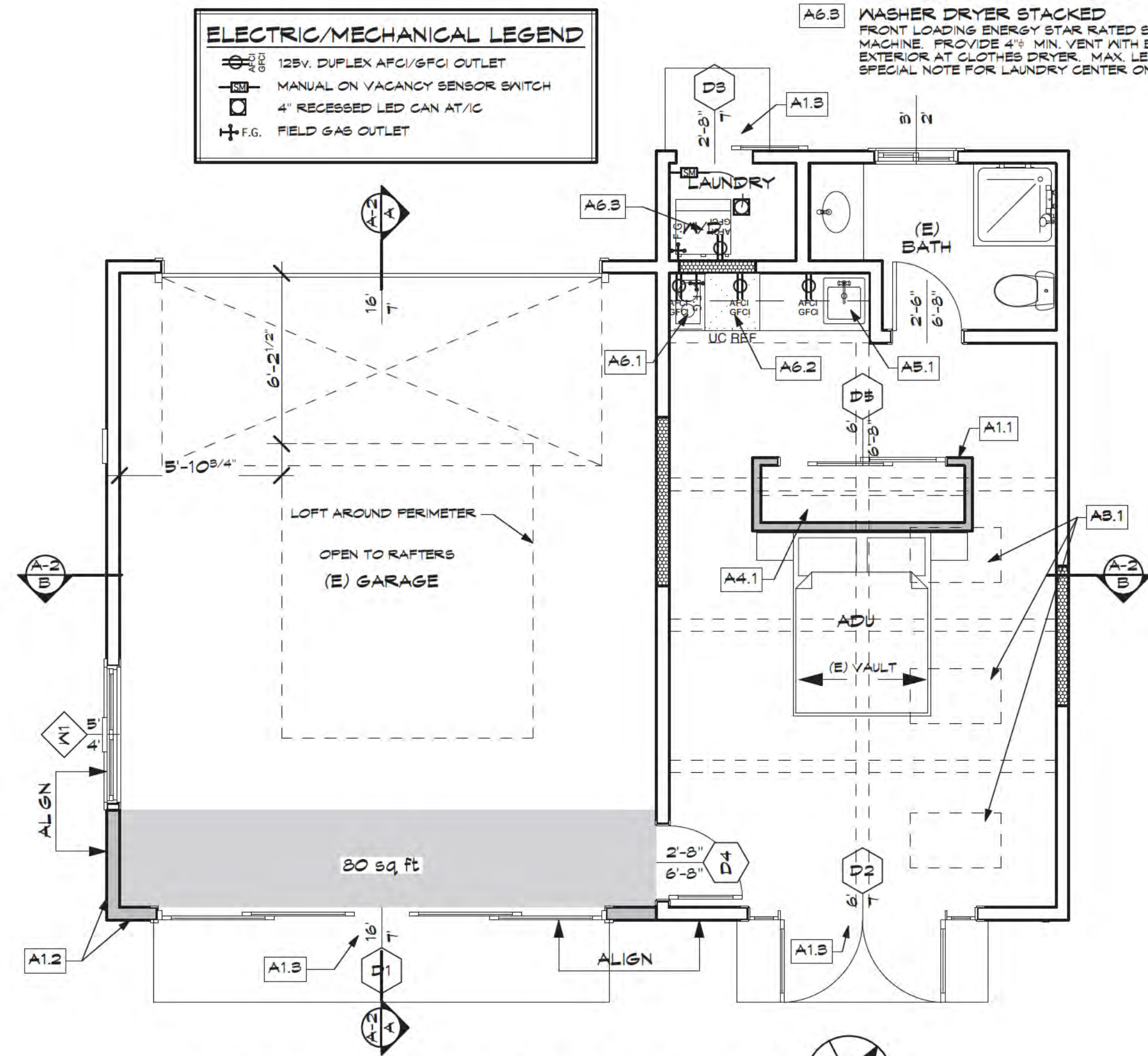


SECTION A-A

Door & Window Schedule										
ID	Room	Nominal W x H	View From Reveal Side	Type	Frame Material	Tempered Glass	Screen	Remarks	Egress	Header Height
D1	Garage	16'-0"x7'-0"		Double Slider	Alum Clad Wood Frame	Yes	Yes		No	T-0"
D2	ADU	6'-0"x7'-0"		Double Swing	Alum Clad Wood Frame	Yes	No		Yes	T-0"
D3	Laundry	2'-8"x7'-0"		Barn Sliding Door	Solid Core Wood 1 1/2"	No	No		No	T-0"
D4	Garage/ADU	2'-8"x6'-8"		Swing	Solid Core Wood 1 1/2"	No	No		No	6'-8"
D5	ADU Closet	6'-0"x6'-8"		Bypass	Solid Core Wood 1 1/2"	No	No		No	6'-8"
W1	Garage	5'-0"x4'-0"		Fixed	Alum Clad Wood Frame	No	No		No	T-0"



PROPOSED ROOF PLAN



PROPOSED FLOOR PLAN

- A1.0 STRUCTURE**
- A1.1** 4" NOM. STUD WALL
3/4" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A1.2** 6" NOM. STUD WALL
3/4" TH. STUD WALL FROM 2X STUDS @ 16" O.C.
- A1.3** EXTERIOR LANDINGS
FLOORS & LANDINGS AT EXTERIOR DOORS, THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIVISION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). GRC RS11.3 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 1 5/8" BEL ON THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR GRC RS11.3.1
- A3.0 FENESTRATION**
- A3.1** VELUX SKYLIGHT
PROVIDE 2040 CURS MOUNTED FIXED SKYLIGHT WITH TEMPERED GLASS. MODEL PCM2222 ER 0199
- A4.0 CABINETS**
- A4.1** CLOSETS
POLES & SHELVES, CONFIG. PER INT. DESIGNER
- A5.0 PLUMBING**
- A5.1** SINGLE SINK W/DISPOSAL
PROVIDE AIR SWITCH FOR DISPOSAL
- A6.0 APPLIANCES, FIREPLACES, ETC.**
- A6.1** 12" GAS COOKTOP
PROVIDE NECESSARY POWER SOURCE ON SEPARATE CIRCUIT. GAS SHUT OFF VALVE TO BE READILY ACCESSIBLE
- A6.2** UNDER COUNTER REFRIDGERATOR
PROVIDE ENERGY STAR REFRIGERATOR
- A6.3** WASHER DRYER STACKED
FRONT LOADING ENERGY STAR RATED STACKED WASHER/DRYER MACHINE. PROVIDE 4" MIN. VENT WITH BACKDRAFT DAMPER TO EXTERIOR AT CLOTHES DRYER. MAX LENGTH 14' PER CMR 504.3.2 SEE SPECIAL NOTE FOR LAUNDRY CENTER ON LOWER FLOOR.

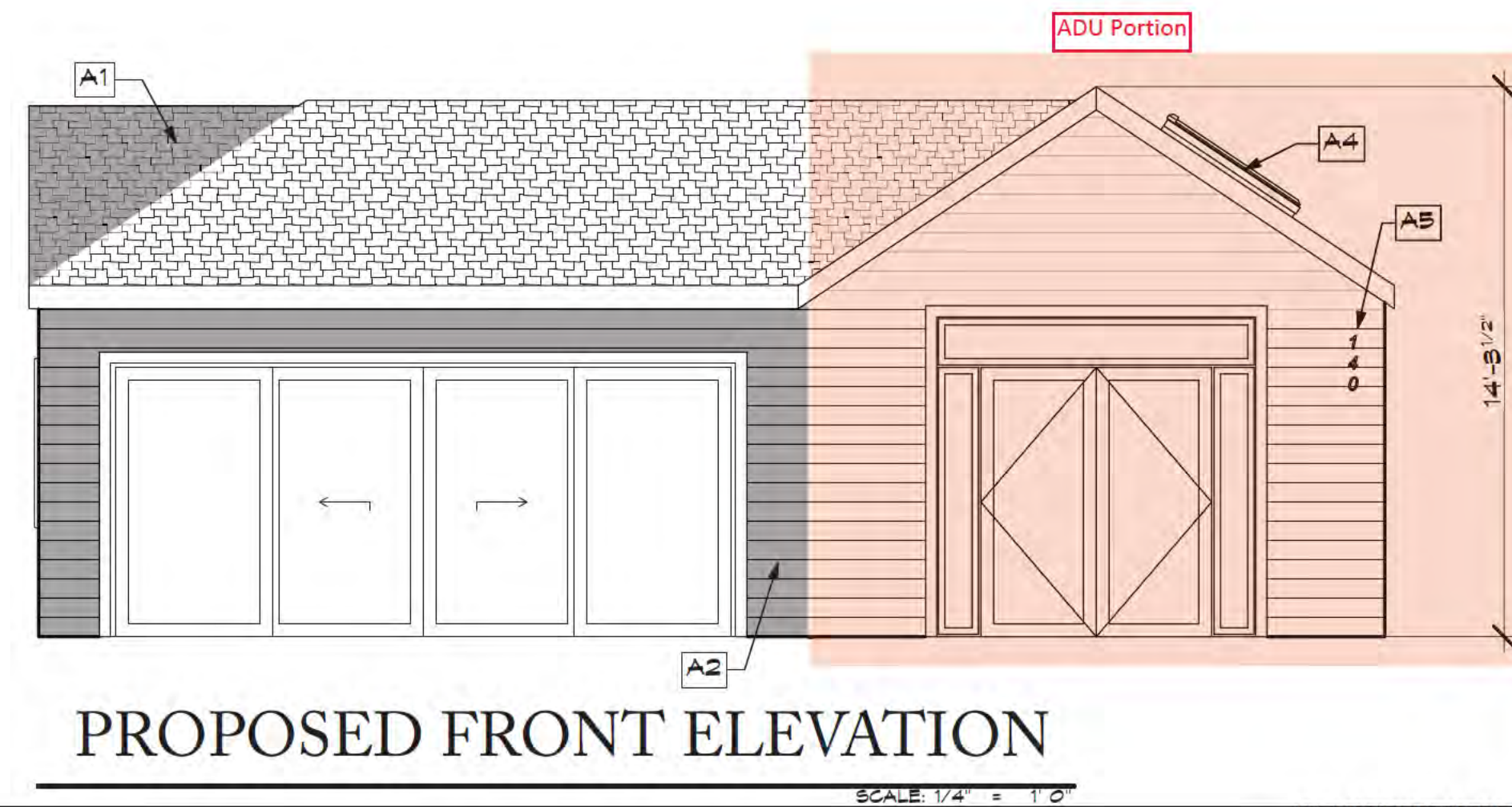
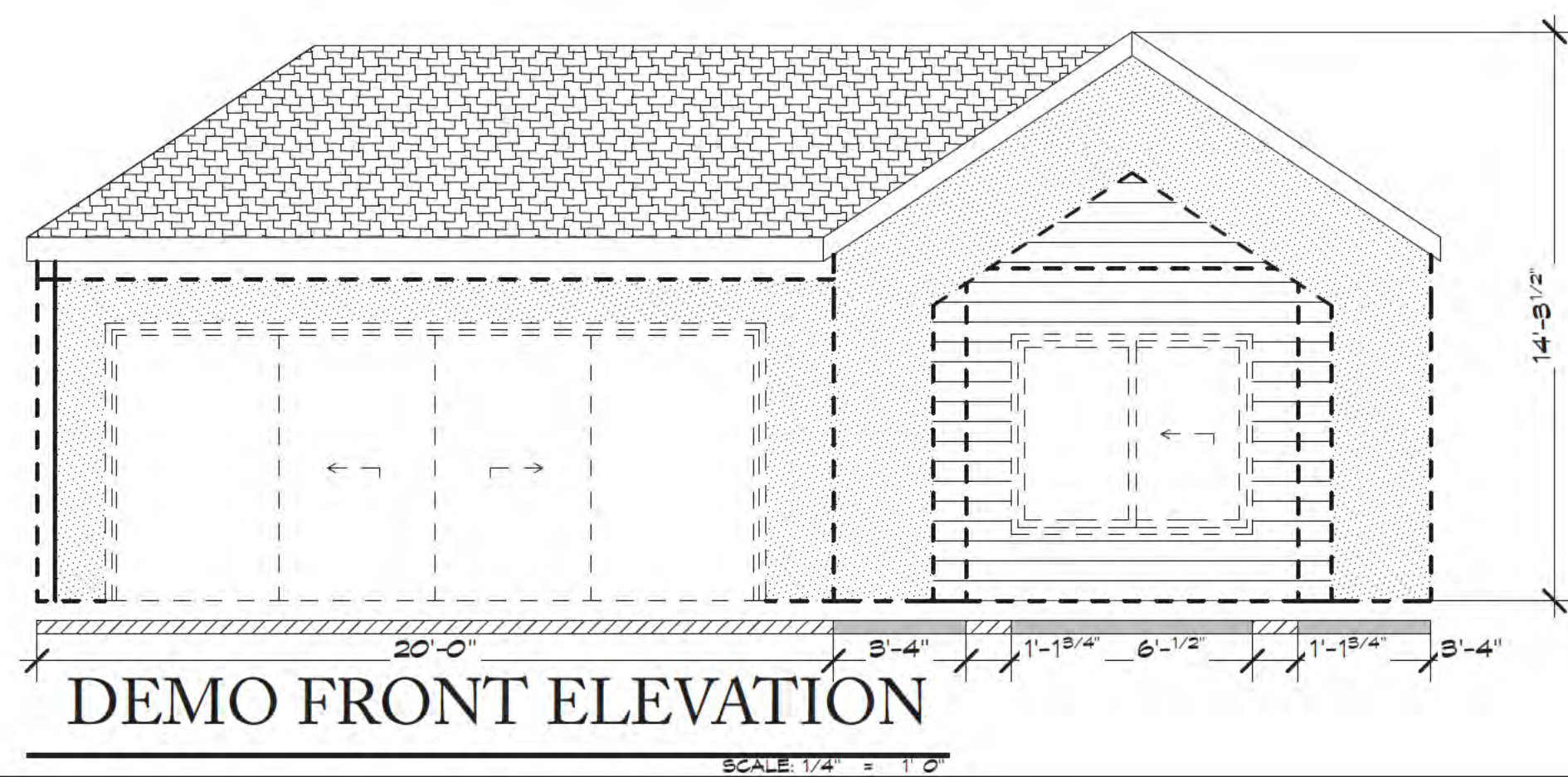
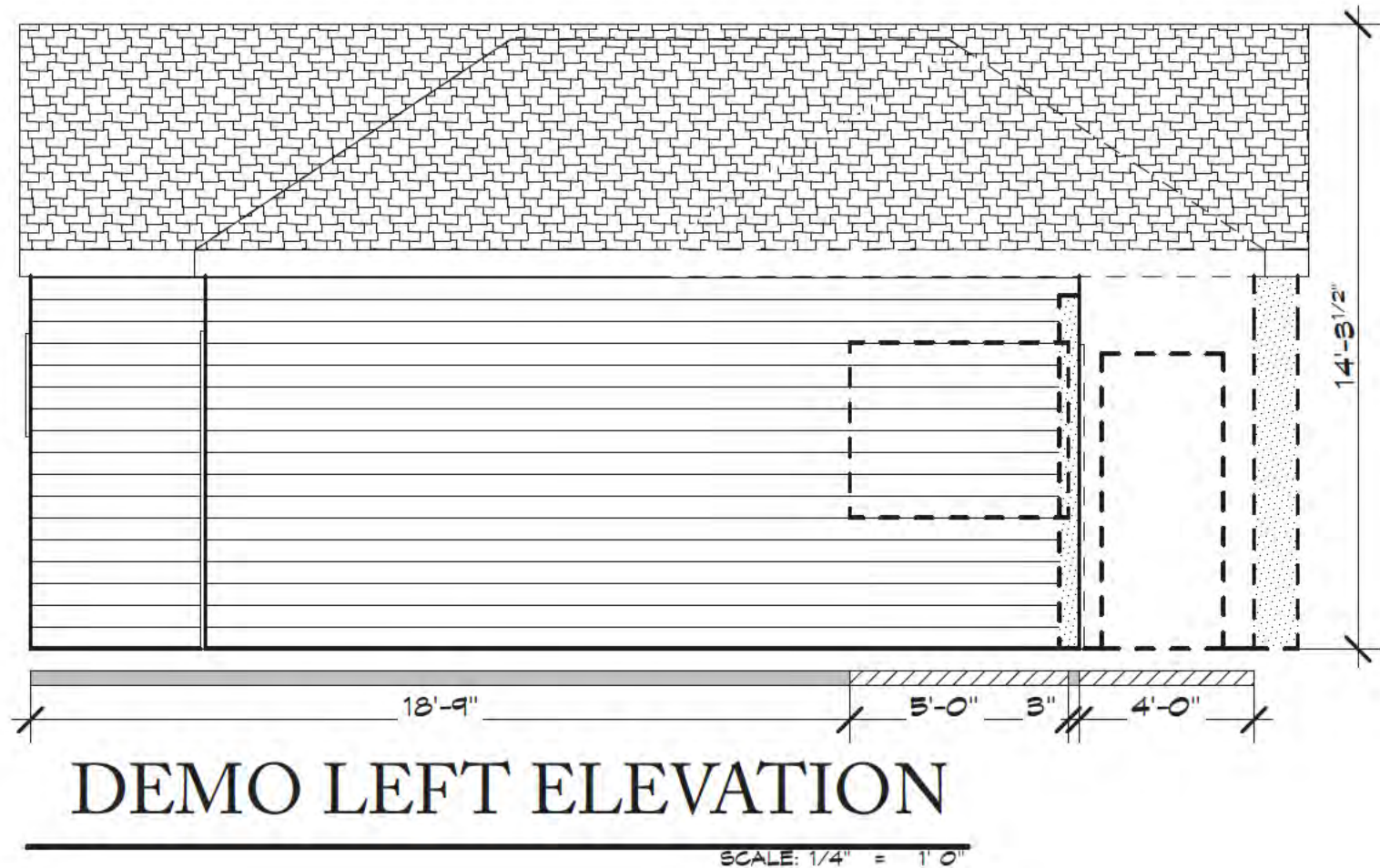
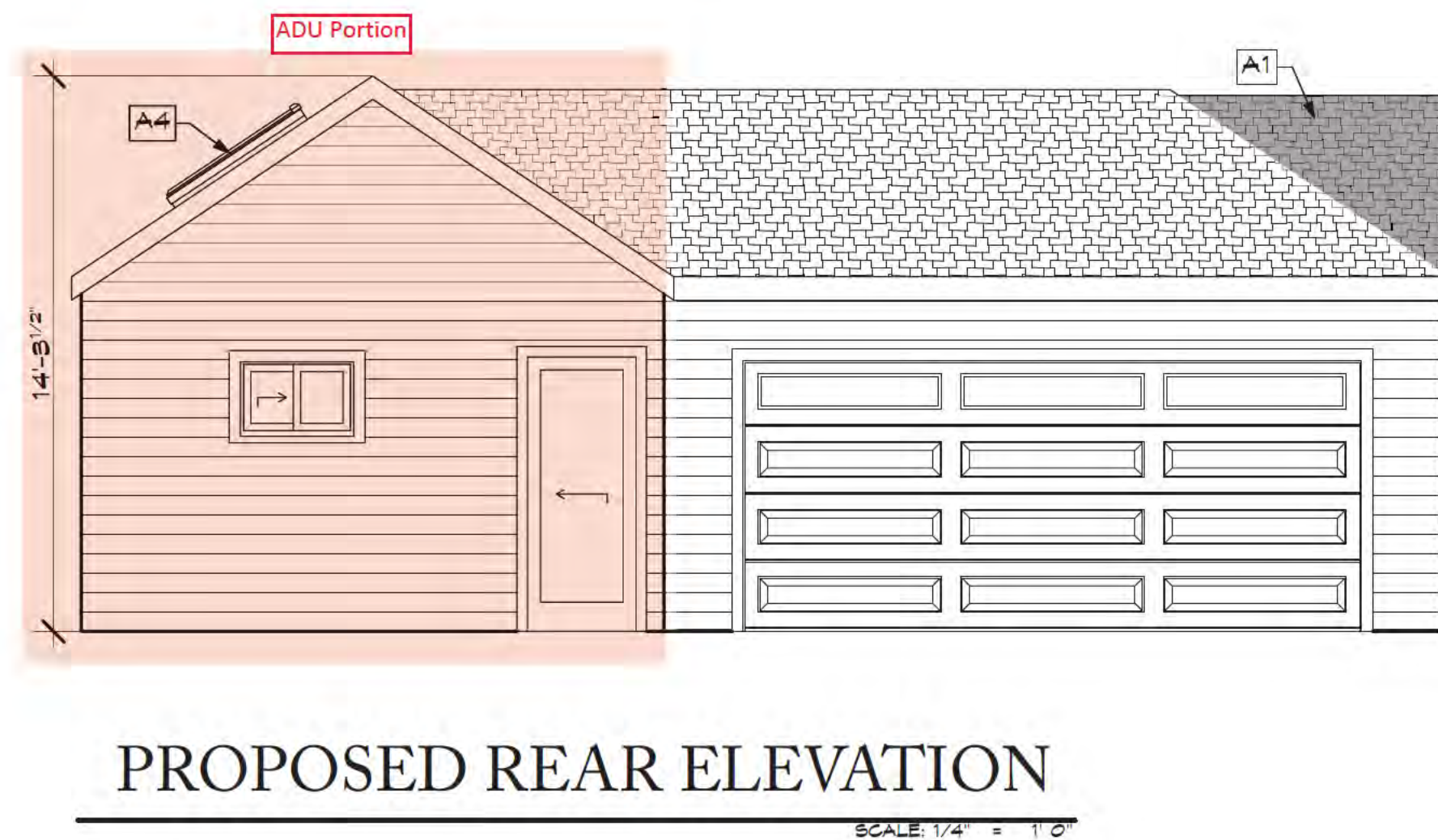
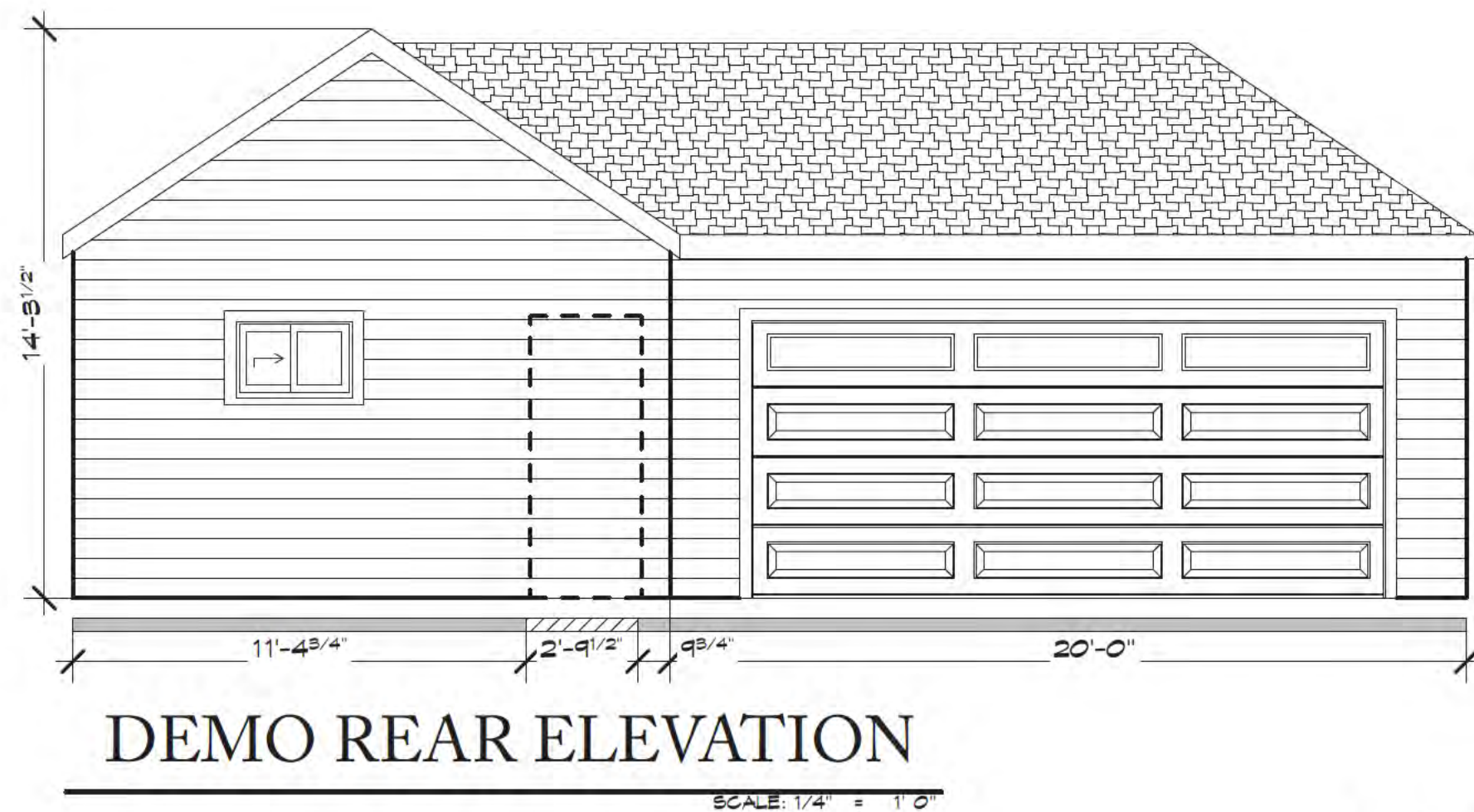
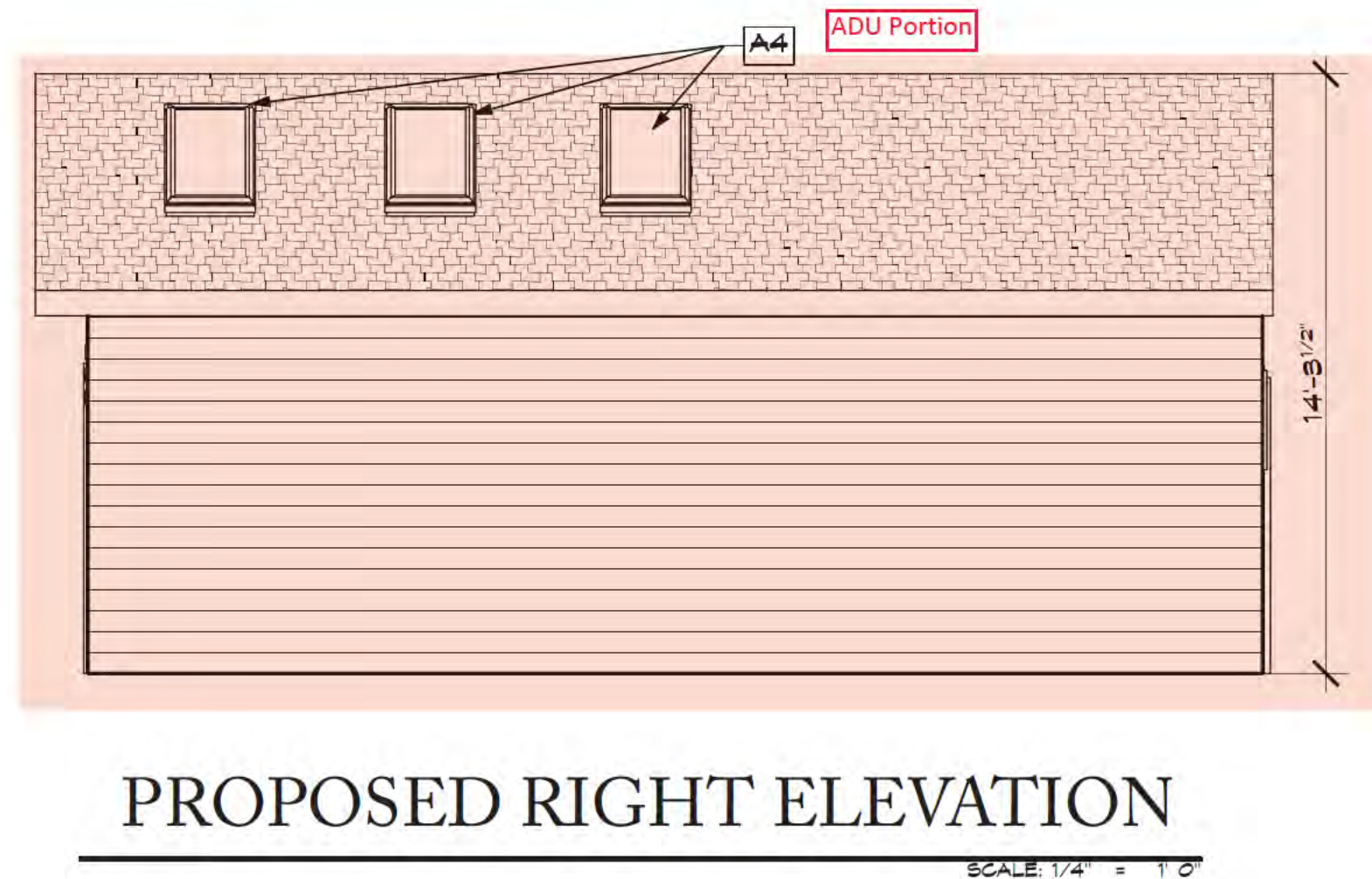
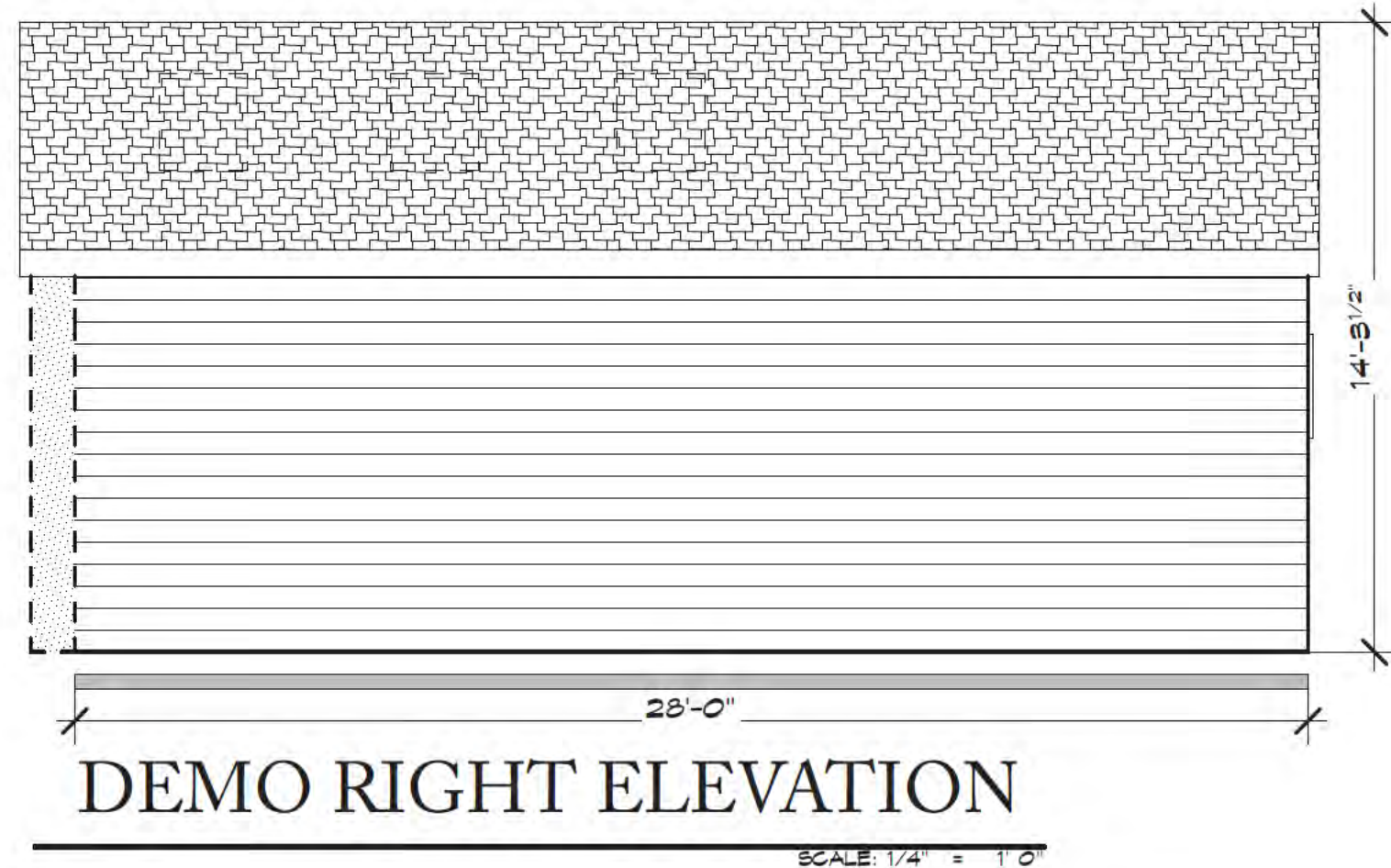
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ELEVATION LEGEND

- A1 ROOFING
CLASS "A" ROOF ASSEMBLY, COMPOSITION SHINGLES O/1 LAYER
GLASS & VISIBLE FROM THE STREET OR ROAD FRONTING THE
PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR
BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS
OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. 4" HIGH
WITH A MIN. STROKE WIDTH OF 1/8". WHERE ACCESS IS BY MEANS
OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE
VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER
SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
CEC RB19.1
- A2 EXTERIOR WALL FINISH
HORIZONTAL SIDING O/1 LAYER TYVEK HOUSE WRAP O/1/2" CDX
PLYWOOD SHEATHING TO MATCH (E)
- A3 WINDOWS
ALUM. CLAD WOOD FRAMED WINDOWS
- A4 SKYLIGHT
PROVIDE VELUX 2040 CURB MOUNTED FIXED SKYLIGHT WITH
TEMPERED GLASS, MODEL FCM2246 ER-0199
- A5 SITE ADDRESS

STRUCTURAL SPECIFICATIONS

SHEATHING

ALL SHEATHING SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1, AMERICAN PLYWOOD ASSOCIATION. EACH SHEET SHALL BE STAMPED WITH THE PS AND/OR APA GRADEMARK.

ROOF SHEATHING

- SHALL BE MINIMUM 1/2" OSB OR 3 PLY INTERIOR TYPE RATED SHEATHING, C-D GRADE WITH EXTERIOR GLUE (CDX-EXPOSURE 1), SPAN RATING 32/16, SPECIES GROUP 2 OR BETTER.

WALL SHEATHING

- SHALL BE MINIMUM 1/2" OSB OR 3 PLY INTERIOR TYPE RATED SHEATHING, C-D GRADE WITH EXTERIOR GLUE (CDX-EXPOSURE 1), SPAN RATING 24/0, SPECIES GROUP 2 OR BETTER.

ALL SHEATHING PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR TYPE SHEATHING VS. INTERIOR TYPE SHEATHING AS REFERENCED ABOVE.

ALL UNBLOCKED SHEATHING EDGES SHALL BE TONGUE-AND-GROOVE OR SUPPORTED WITH CLEATS OR CLIPS.

FRAMING

DOUGLAS FIR COAST REGION, CONFORMING TO WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING AND DRESSING RULE NO. 17 AS AMENDED TO DATE.

- 2x, 3x, PLATES, JOISTS, AND PURLINS NO.2 (900F-b), PARA. 123-a.
- 4x, PURLINS, LEDGERS, AND BEAMS, NO.1 (1000F-b), PARA. 123-b.
- 6x BEAMS, DENSE NO.1 (1550F-b), PARA. 130-bb.
- 4x4 POSTS, NO.1 (1500F-c), PARA. 124-b.
- 4x6 POSTS, NO.1 (1500F-c), PARA. 123-b.
- 6x6 AND LARGER POSTS, DENSE NO.1 (1200F-c), PARA. 131-bb.
- 2x4, 3x4, STUDS BLOCKING, CONSTRUCTION GRADE, (1000F-b), PARA. 122-b.
- 2x6 OR LARGER STUDS AND BLOCKING NO.1 (1000F-b), PARA. 123-b.
- FOUNDATION PLATES: SBX/DOT OR ZINC BORATE PRESSURE TREATED DOUGLAS FIR.

ALL FRAMING LUMBER 6" OR LARGER IN THE LEAST DIMENSION SHALL BE F.O.H.C.

ALL FRAMING MEMBERS SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.

PARALLAMS / MICROLLAMS / TJI'S

- PARALLAMS, MICROLLAMS AND TJI'S SHALL BE MANUFACTURED BY MEYERHAEUSER.
- PARALLAM AND MICROLLAM SHALL BE 2.0E. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ICBO REPORT ESR-1387.
- TJI CONSTRUCTION SHALL BE IN ACCORDANCE WITH ICBO REPORT ESR-1153

LIGHT GAGE METAL CONNECTORS

ALL LIGHT GAGE METAL CONNECTORS SHALL BE SIMPSON COMPANY STRONG TIE CONNECTORS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

CONCRETE

ALL CONCRETE SHALL HAVE PROPERTIES AS LISTED BELOW.
MAXIMUM WATER-CEMENT RATIO, BY WEIGHT SHALL BE AS FOLLOWS:

	W/O FLY ASH	W/ UP TO 15% FLY ASH
5000 PSI CONCRETE AT 28 DAYS	.48	0.43
4000 PSI CONCRETE AT 28 DAYS	.55	0.5
3500 PSI CONCRETE AT 28 DAYS	.55	0.5
3000 PSI CONCRETE AT 28 DAYS	.55	0.5
2500 PSI CONCRETE AT 28 DAYS	.55	0.5
2000 PSI CONCRETE AT 28 DAYS	.67	0.60

APPROXIMATELY 3 OUNCES PER SACK OF CEMENT OF POZZOLITH 300R OR APPROVED EQUAL SHALL BE USED AS A WATER DISPERSING ADDITIVE. AT CONTRACTOR'S OPTION, AN AIR ENTRAINING AGENT CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATION C 260 MAY BE ADDED TO THE CONCRETE TO PROVIDE SPECIFIED AMOUNTS OF ENTRAINED AIR.

CONCRETE ELEMENT	MIN. 28 DAY COMPRESSIVE STRENGTH	MAX. SIZE AGGREGATE (INCHES)	MAX. SLUMP	TOTAL AIR CONTENT
FOOTINGS	*3000	3/4	4	--%
SLAB ON GRADE	*3000	3/4	4	4%±1.5%
YARD CONCRETE, WALKS, AND CURBS	2500	3/4	4	---

*2500 PSI USED FOR DESIGN, NO SPECIAL INSPECTION REQUIRED

REINFORCING STEEL

BARs FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A-615 INCLUDING SUPPLEMENT S1. LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE ON THE PLANS.

ADHESIVE ANCHORING FOR CONCRETE

EPOXY ADHESIVE SHALL BE HILTI HIT-RE 500-V3 ADHESIVE ICC REPORT ESR-3814 OR SIMPSON SET-XP EPOXY ADHESIVE ICC REPORT ESR-2508. THE PROPORTIONS SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE CONDITION AND USE. PREPARATION OF CONCRETE INCLUDING DRILLING OF HOLES FOR ANCHORS AS WELL AS EPOXY ANCHOR INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

MACHINE BOLTS, ANCHOR BOLTS AND STUDS

ASTM A307

THREADED RODS

ASTM F1554 GRADE A36

CONSTRUCTION LIABILITY

CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

EXISTING CONDITIONS

THE CONTRACTOR OR SUBCONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND OR ORDERING MATERIAL, ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

SPECIAL INSPECTIONS

THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:

ADHESIVE ANCHORS

- DURING ALL ADHESIVE ANCHORING INSTALLATIONS.

EXPANSION ANCHORS

- THE SPECIAL INSPECTOR MUST BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, HOLE DIMENSIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS, ANCHOR EMBEDMENT AND TIGHTENING TORQUE.

SPECIAL INSPECTOR

- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF A PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPLICABLE DESIGN DRAWINGS AND SPECIFICATIONS.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISION OF THIS CODE.

ABBREVIATIONS

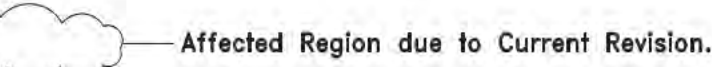
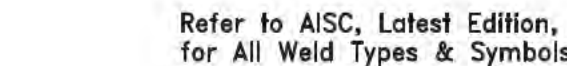
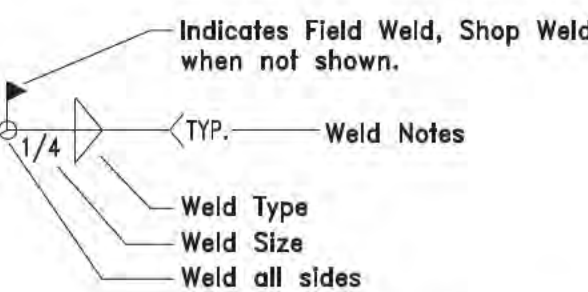
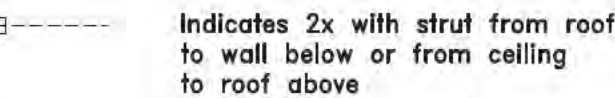
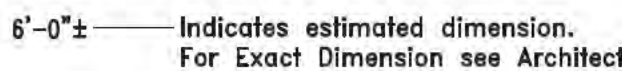
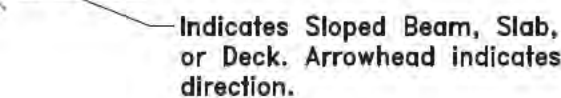
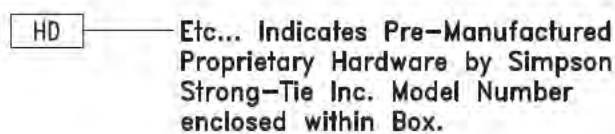
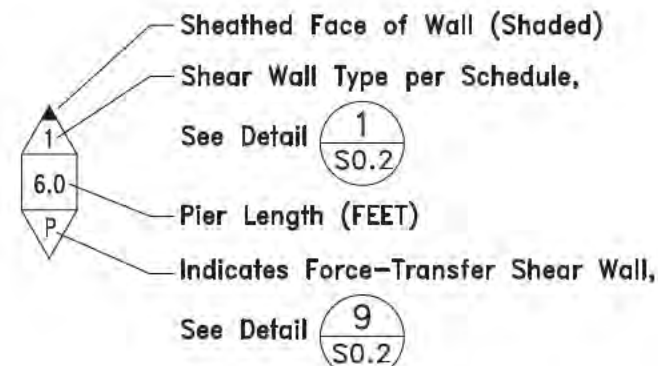
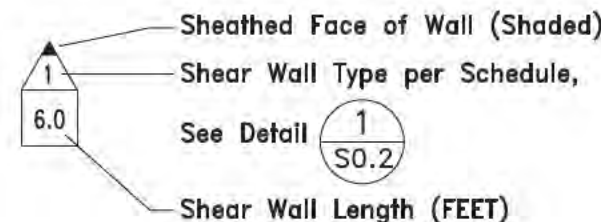
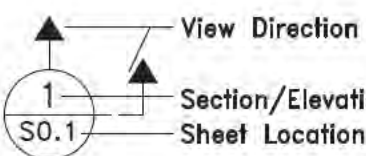
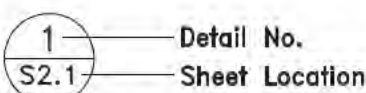
&	And
A.B.	Anchor bolt
ABV.	Above
⊙	At
ALUM.	Aluminum
ARCH.	Architect or Architectural
BLK.	Block
BLKG.	Blocking
BLW.	Below
BN	Boundary Nailing per Schedule/Plan
BTWN.	Between
C	Channel
CANTL.	Cantilevered
CL or ☐	Centerline
C.J.	Construction Joint or Cold Joint
C.J.P.	Complete Joint Penetration
CLR	Clear
COL.	Column
COLL.	Collector
CONC.	Concrete
CONN.	Connection
CONT.	Continuous
CMU	Concrete Masonry Unit
DBL.	Double
DF	Douglas Fir
DIA. or ⌀	Diameter
DWG.	Drawing(s)
(E)	Existing
EA.	Each
EF	Edge Fastening
ELEV.	Elevation
EMBED.	Embedment
EN	Edge Nail per Shearwall Schedule
EQ.	Equal
EXT.	Exterior
E.W.	Each Way
FDN.	Foundation
F.F.	Finish Floor
FLR.	Floor
FN	Field Nailing per Schedule
F.O.H.C.	Free of Heart Center
F.P.	Full Penetration
FRMG.	Framing
FTG.	Footing
ga.	Gage (Gauge)
GALV.	Galvanized
G.I.	Galvanized Iron
GLB	Glulam Beam
HD	Holdown
HDR	Header
HGR	Hanger
HORIZ.	Horizontal
H.S.B.	High Strength Bolt(s)
H.S.S.	Hollow Structural Section
HT	Height
INT.	Interior
I.M.R.F.	Intermediate Moment Resisting Frames
LBS. or #	Pounds
LSL	Laminated Strand Lumber
LVL	Laminated Veneer Lumber
LT.	Light
(LL.H.)	Long Leg Horizontal
(LL.V.)	Long Leg Vertical
MAX.	Maximum
M.B.	Machine Bolt(s)
MC	Miscellaneous Channel
MECH.	Mechanical
MFR.	Manufacturer
MIN.	Minimum
(N)	New
N.T.S.	Not To Scale
o/	Over
O.C.	On Center
O.M.R.F.	Ordinary Moment Resisting Frame
O.F.	Outside Face
O.H.	Opposite Hand
OSB	Oriented Strand Board
PL or ☐	Plate
PLYWD.	Plywood
P.J.P.	Partial Joint Penetration
P.P.	Partial Penetration
PSL	Parallel Strand Lumber
PTDF	Pressure Treated Douglas Fir
REINF.	Reinforcing or Reinforcement
REQ.	Require or Required
RDWD.	Redwood
S.A.D.	See Architectural Drawings
SECT.	Section
SHT.	Sheet
SIM.	Similar
SN	Sill Nail
SMRF.	Special Moment Resisting Frame
SPECS.	Specifications
SQ. or ☐	Square
S.S.	Stainless Steel
SP	Standard Pipe
XSP	Extra Strong Pipe
XXSP	Double Extra Strong Pipe
STAGG	Staggered
STD.	Standard
STIFF.	Stiffener
STL.	Steel
T&B	Top and Bottom
T.&G.	Tongue and Groove
TN	Toe Nail
T.O.C.	Top of Concrete or Top of Curb
T.O.P.	Top of Plywood
T.O.S.	Top of Steel
TS	Tube Steel
TYP.	Typical
U.N.O.	Unless Noted Otherwise
VERT.	Vertical
V.I.F. or *	Verify In Field
w/	With
w/o	Without
W.P.	Work Point
WT.	Weight

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S0.2	SHEARWALL SCHEDULE & WOOD SHEARWALL DETAILS
S1.0	FOUNDATION PLAN
	CEILING FRAMING PLAN
S1.1	ROOF FRAMING PLAN
S2.0	FOUNDATION AND FRAMING DETAILS

SYMBOLS LEGEND

SYMBOL DESCRIPTION



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STRUCTURAL SPECIFICATIONS
ABBREVIATIONS LEGEND
SYMBOLS LEGEND
TABLE OF CONTENTS

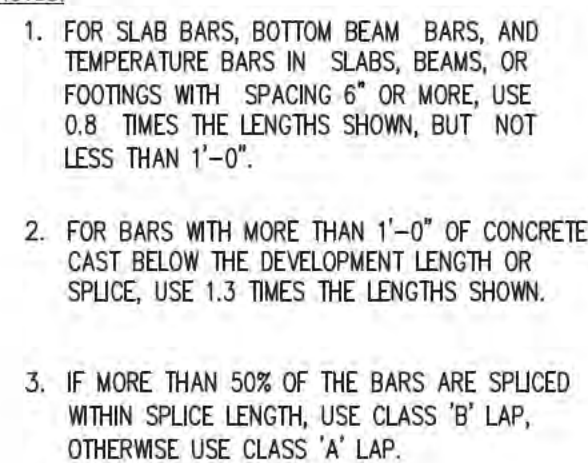
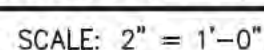
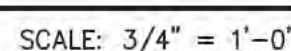
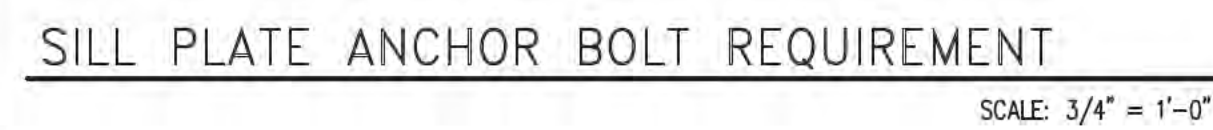
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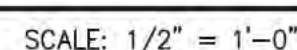
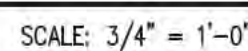
NAILING SCHEDULE	
NAILED CONNECTION DESCRIPTION	MINIMUM REQUIRED NAILING (UNLESS DETAILED OTHERWISE)
JOIST TO SILL PLATE OR GIRDER	(3)-8d TOE NAILS
BRIDGING TO JOIST	(2)-8d TOE NAILS EACH END
1"x 6" SUB-FLOOR OR LESS	(2)-8d FACE NAILS EACH JOIST
WIDER THAN 1"x 6" SUB-FLOOR	(3)-8d FACE NAILS EACH JOIST
2" SUB-FLOOR TO JOIST OR GIRDER	(2)-16d BLIND & FACE NAIL
SOLE PLATE TO JOIST OR GIRDER	16d @ 16" O.C. FACE NAIL, (3)-16d EVERY 16" O.C. AT BRACED WALL PANELS
TOP PLATE TO STUD	(2)-16d END NAIL
STUD TO SILL PLATE	(4)-8d TOE NAIL, (2)-16d END NAIL AT 2x SILL OR (2)-20d END NAIL AT ALL 3x SILL
DOUBLE STUDS	16d FACE NAILS @ 24" O.C.
DOUBLE TOP PLATES	16d FACE NAILS @ 16" O.C., (8)-16d AT LAPS
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3)-8d TOE NAILS
RIM JOIST OR BLOCKING TO TOP PLATE OR SILL PLATE	8d TOE NAILS @ 6" O.C.
TOP PLATE AT LAPS AND INTERSECTIONS	(2)-16d FACE NAILS
CONTINUOUS HEADER, TWO PIECES (ALONG EACH EDGE) w/ ½" SPACER	16d @ 16" O.C.
CEILING JOIST (Cj) TO PLATE	(3)-8d TOE NAILS
CONTINUOUS HEADER TO STUD	(4)-8d TOE NAILS
CEILING JOIST (Cj) LAPPED OVER PARTITIONS	(3)-16d FACE NAILS
CEILING JOIST (Cj) PARALLEL TO RAFTERS	(3)-16d FACE NAILS
RAFTER OR ROOF TRUSS TO PLATE	(3)-10d TOE NAILS, (2)-10d TOE NAILS ON ONE SIDE AND (1)-10d TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
1" DIAGONAL BRACE TO EACH STUD & PLATE	(3)-8d FACE NAILS
1"x 6" SHEATHING OR LESS TO EACH BEARING	(3)-8d FACE NAILS
1"x 8" SHEATHING OR LESS TO EACH BEARING	(3)-8d FACE NAILS
WIDER THAN 1"x 8" SHEATHING TO EACH BEARING	(3)-8d FACE NAILS
BUILT-UP CORNER STUDS	16d FACE NAILS @ 12" O.C.
BUILT-UP GIRDERS AND BEAMS	20d @ 32" O.C. FACE NAILS TOP & BOTTOM, STAGGERED w/ (2)-20d AT EACH END & SPLICES
2" PLANKS, EACH END AND EACH BEARING	(2)-16d
COLLAR TIE TO RAFTER	(3)-10d FACE NAILS
ROOF RAFTER TO HIP OR VALLEY RAFTER	(4)-16d TOE NAILS OR (3)-16d FACE NAILS
ROOF RAFTER TO 2x RIDGE BEAM	(4)-16d TOE NAILS OR (3)-16d FACE NAILS
JOISTS TO RIM JOIST	(3)-16d FACE NAILS
2x LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3)-16d FACE NAILS AT EACH JOIST OR RAFTER

1. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. BOX NAILS ARE PROHIBITED.
2. WHERE POSSIBLE, DRIVE NAILS PERPENDICULAR TO THE GRAIN IN LIEU OF TOE NAILING.
3. NAILING DETAILED ELSEWHERE SUPERSEDES THE REQUIREMENTS OF THIS SCHEDULE. NAILING SHOWN ABOVE ARE MINIMUM REQUIREMENTS.
4. NAILS USED AT PRESSURE TREATED FRAMING SHALL BE HOT-DIPPED GALVANIZED.

①



SCALE: 3" = 1'-0"



S0.1

SHEAR WALL PLATE FASTENING SCHEDULE		
MARK	FASTENING	LOCATION
⬠	16d @ 6" O.C.	FROM WALL SILL PLATE TO 2x JOIST OR BLOCKING BELOW
⬢	A35, L50, L550 OR LTP4 @ 16" O.C.	FROM WALL TOP PLATE TO 2x JOIST OR BLOCKING OR RIM TO SILL
⬢	16d @ 4" O.C.	FROM WALL SILL PLATE TO 2x JOIST OR BLOCKING BELOW
⬢	A35, L50, L550 OR LTP4 @ 12" O.C.	FROM WALL TOP PLATE TO 2x JOIST OR BLOCKING OR RIM TO SILL
⬢	1/2" x 6" LAG SCREWS @ 12" O.C., PREDRILL	FROM WALL SILL PLATE TO 2x JOIST OR BLOCKING BELOW
⬢	A35, L50, L550 OR LTP4 @ 8" O.C.	FROM WALL TOP PLATE TO 2x JOIST OR BLOCKING OR RIM TO SILL
⬢	1/2" x 6" LAG SCREWS @ 8" O.C., PREDRILL	FROM WALL SILL PLATE TO 2x JOIST OR BLOCKING BELOW
⬢	A35, L50, L550 OR LTP4 @ 6" O.C.	FROM WALL TOP PLATE TO 2x JOIST OR BLOCKING OR RIM TO SILL
⬢	5/8" x 12" A.B.'S @ 32" O.C.	FROM WALL SILL PLATE TO MUDDSILL TO CONCRETE
⬢	5/8" x 12" A.B.'S @ 24" O.C.	FROM WALL TOP PLATE TO MUDDSILL TO CONCRETE
⬢	5/8" x 12" A.B.'S @ 16" O.C.	FROM WALL SILL PLATE TO MUDDSILL TO CONCRETE

WALL SHEATHING SCHEDULE **		
MARK	SHEATHING	NAILING
⬢	1/2"	8d @ 6" O.C. EDGES & 12" O.C. FIELD, BLOCK ALL SHEET EDGES.
⬢	1/2"	8d @ 4" O.C. EDGES & 12" O.C. FIELD, BLOCK ALL SHEET EDGES.
⬢	1/2"	8d @ 4" O.C. EDGES & 12" O.C. FIELD, BLOCK ALL SHEET EDGES.
⬢	1/2"	8d @ 3" O.C. EDGES & 12" O.C. FIELD, BLOCK ALL SHEET EDGES.
⬢	1/2"	8d @ 2" O.C. EDGES & 12" O.C. FIELD, BLOCK ALL SHEET EDGES.




* INSTALL MINIMUM OF 3x MEMBERS AT ALL ADJOINING SHEET EDGES (STUDS AND BLOCKING) AND AT MUDDSILL - STAGGER NAILS

** WHERE PANELS ARE APPLIED ON BOTH FACES OF THE WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

SHEARWALL SCHEDULE

SCALE: 1/2" = 1'-0"

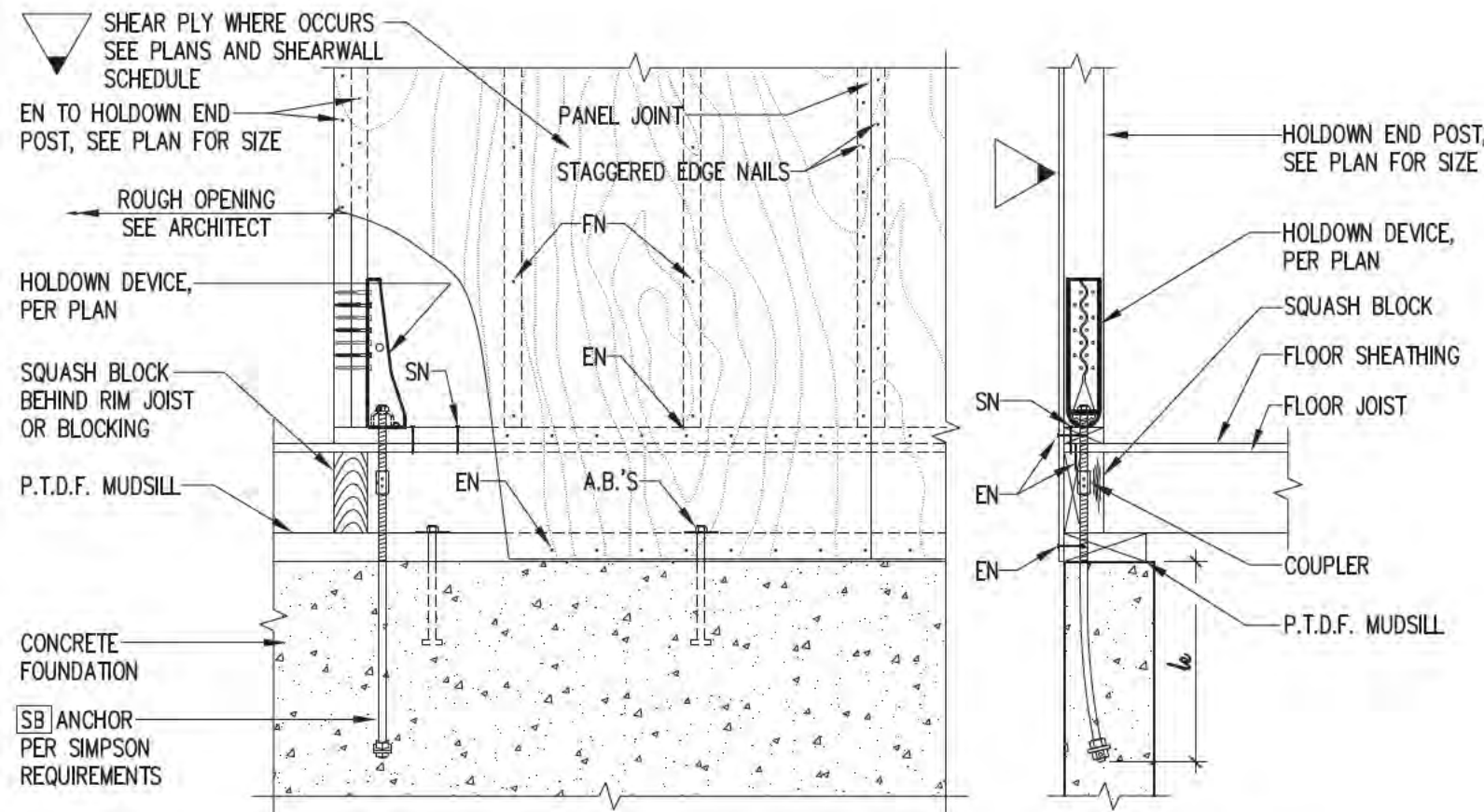
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FIELD VERIFICATION OF NAILS			
NAIL DESIGNATION	8d COMMON	10d COMMON	16d COMMON
SHANK DIAMETER	0.131" DIA.	0.148" DIA.	0.162" DIA.
LENGTH	2 1/2"	3"	3 1/2"
HEAD MARKING: TRUESPEC NUMERICAL CODE	③	④	⑥
TRUESPEC COLOR CODE	BLUE	PURPLE	ORANGE
ACTUAL SIZE			

SHEARWALL NAIL SPECIFICATION:

- COLLATED NAILS MANUFACTURED BY HALSTEEL®-TREE ISLAND STEEL (U.S.A.), WITH THE "TRUESPEC"® NAIL IDENTIFICATION SYSTEM SHALL BE IN ACCORDANCE WITH ICBO REPORT ESR-1768. FOR ORDERING INFORMATION AND LOCAL DISTRIBUTORS CONTACT TREE ISLAND STEEL
4190 EAST SANTA ANA
ONTARIO, CA 91761
PH: 1 (800) 255-6974
FAX: 1 (909) 595-0439

- NAILS USED AT PRESSURE PRESERVATIVE TREATED FRAMING SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

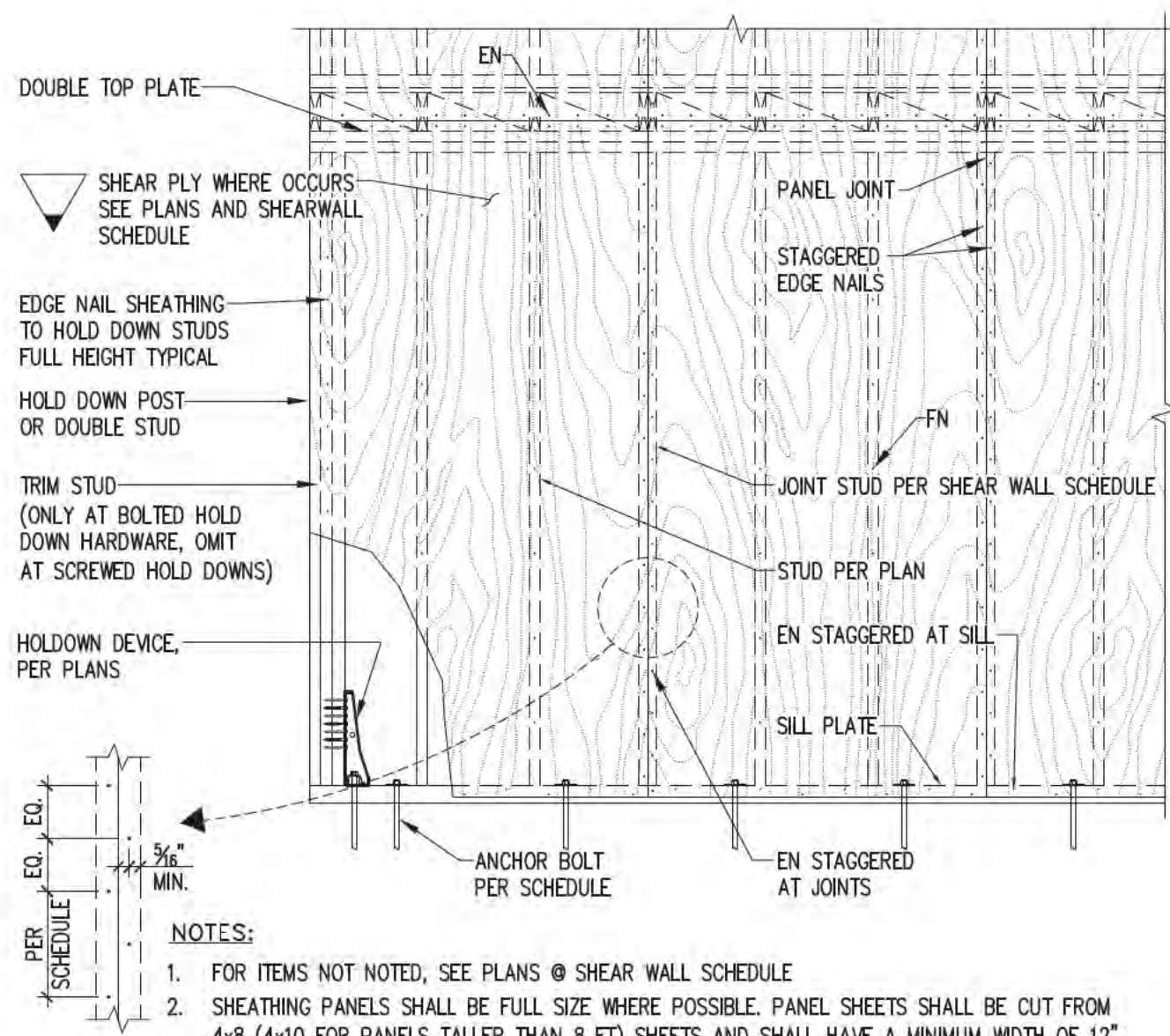


HOLDOWN	SB ANCHOR BOLT	MIN. ANCHOR EMBEDMENT, ℓ_a
HDU2-SDS2.5, HDU4-SDS2.5, & HDU5-SDS2.5	SB 5/8" x 24"	18"
HDU8-SDS2.5 & HDQ8-SDS3	SB 7/8" x 24"	18"
HDU11-SDS2.5, HDU14-SDS2.5, HDQ11-SDS2.5, & HDQ14-SDS2.5	SB 1" x 30"	24"

SCREWED HOLD-DOWN ANCHOR AT SHEARWALL ENDS INTO NEW CONCRETE FOOTING

SCALE: 3/4" = 1'-0"

2

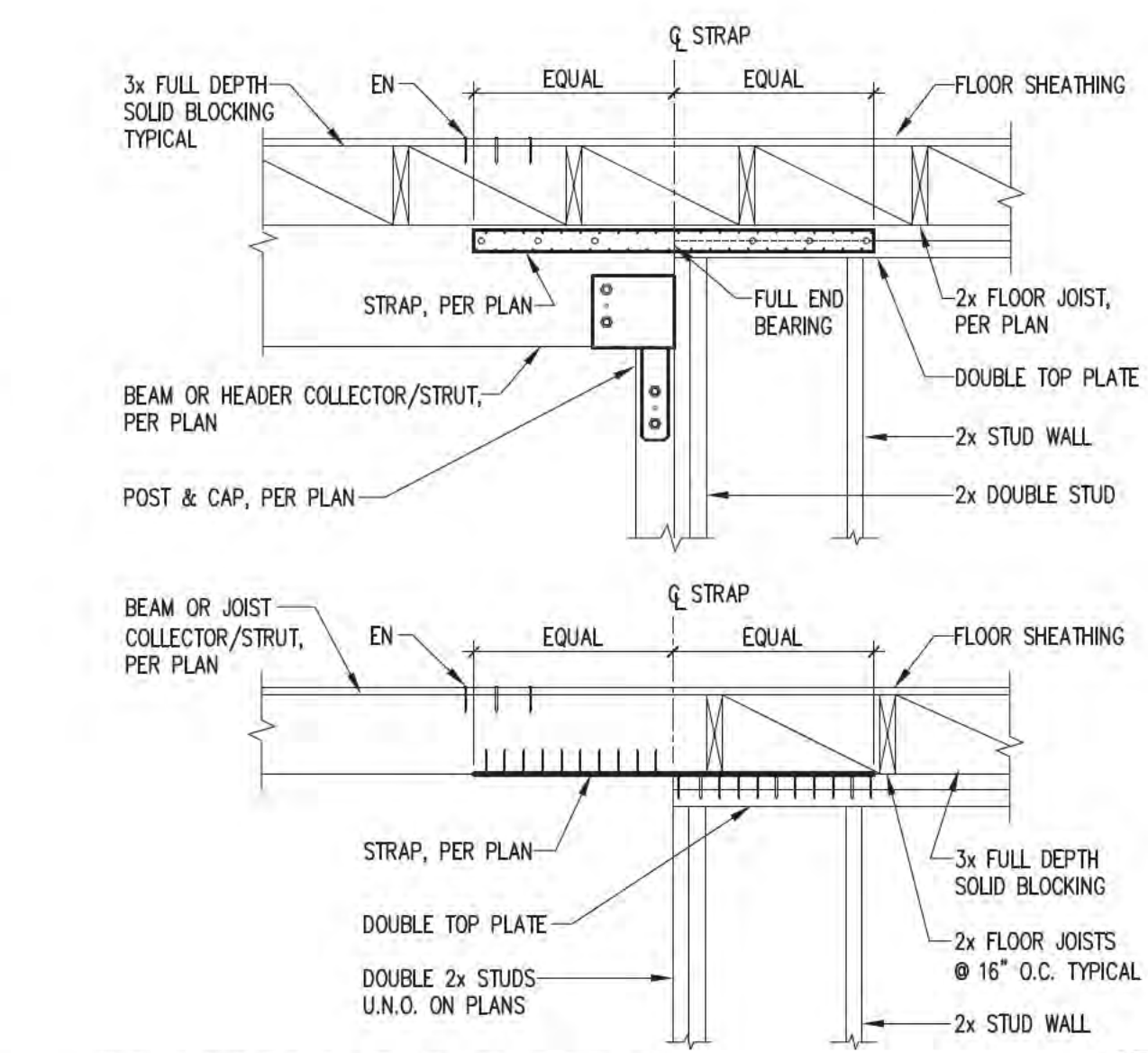


TYPICAL SHEARWALL FRAMING REQUIREMENT

SCALE: 1/2" = 1'-0"

5

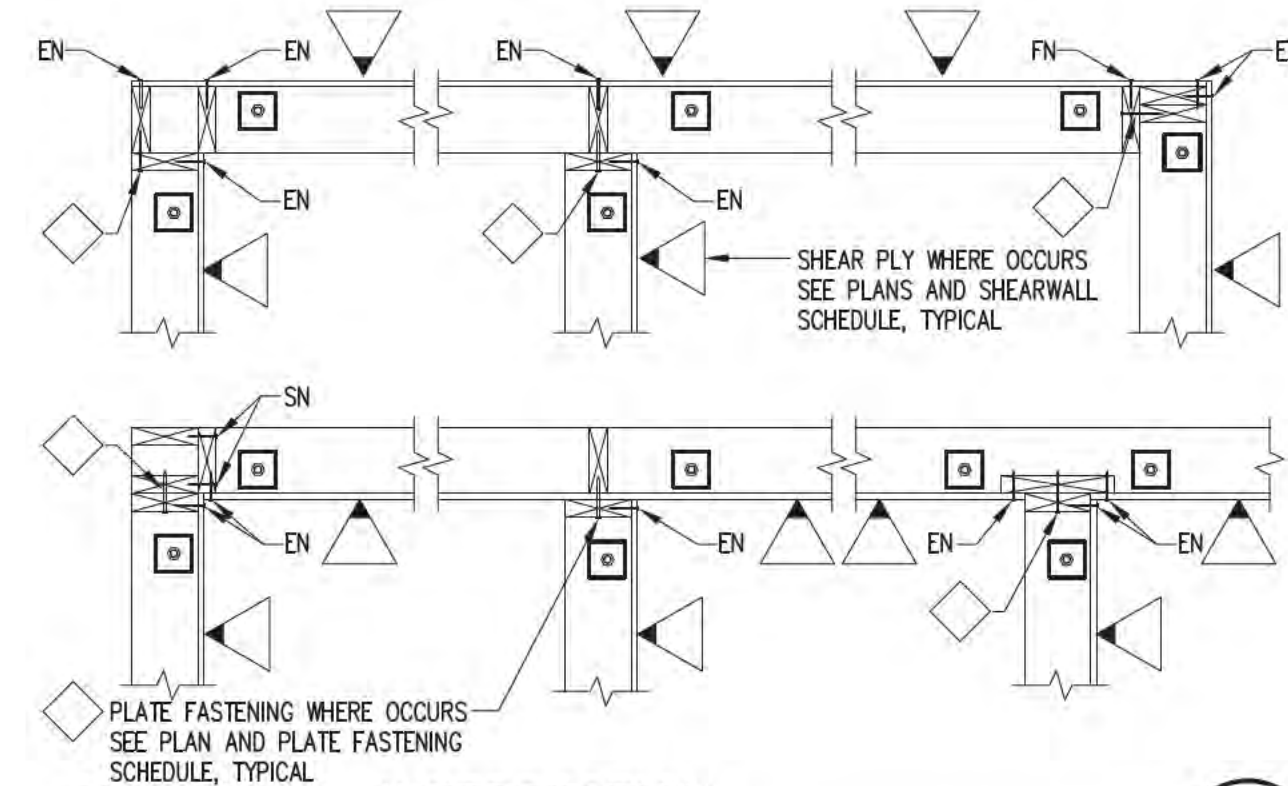
- NOTES:
- FOR ITEMS NOT NOTED, SEE PLANS @ SHEAR WALL SCHEDULE
 - SHEATHING PANELS SHALL BE FULL SIZE WHERE POSSIBLE. PANEL SHEETS SHALL BE CUT FROM 4x8 (4x10 FOR PANELS TALLER THAN 8 FT) SHEETS AND SHALL HAVE A MINIMUM WIDTH OF 12".
 - FIELD NAILING (FN) SHALL BE INSTALLED PER SHEAR WALL SCHEDULE.
 - PROVIDE 3x SOLID BLOCKING AT HORIZONTAL JOINTS (WHERE OCCURS)



COLLECTOR STRAP DETAIL

SCALE: 3/4" = 1'-0"

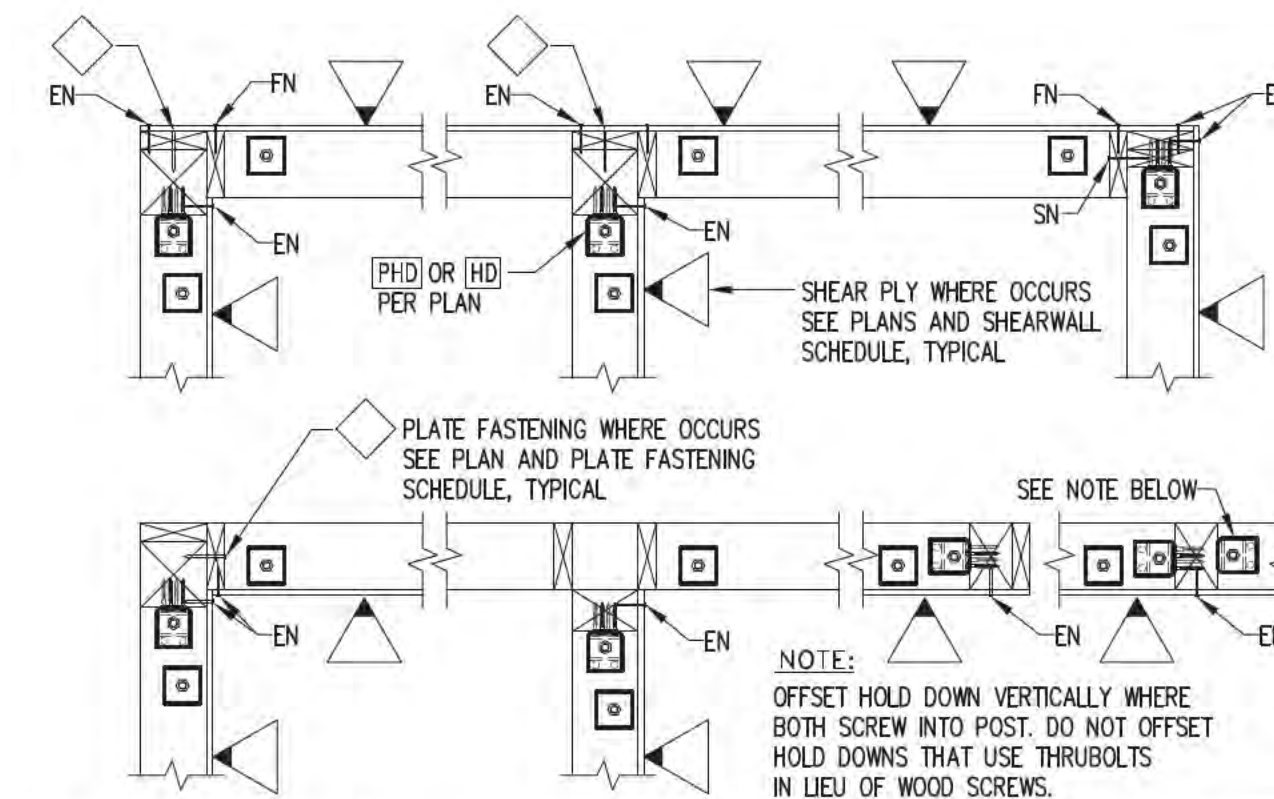
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SHEARWALL INTERSECTION FRAMING REQUIREMENTS

SCALE: 3/4" = 1'-0"

6



PLAN: SHEARWALL INTERSECTION WITH HOLD-DOWNS

SCALE: 3/4" = 1'-0"

7

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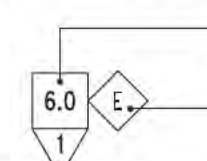
SHEARWALL SCHEDULE
WOOD SHEARWALL DETAILS

Sheet No.:

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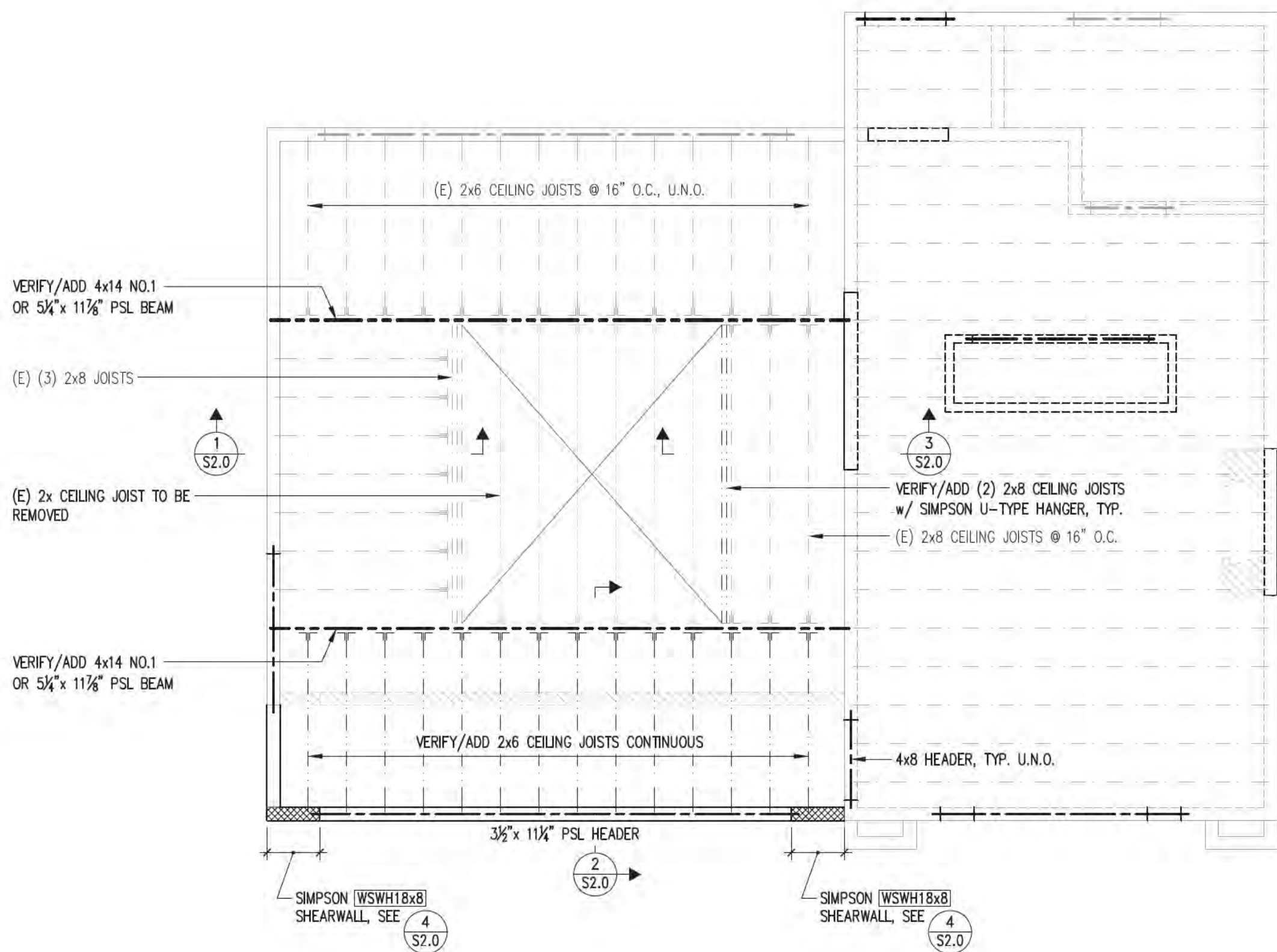
SEE ARCHITECTURAL DRAWINGS FOR ALL
DIMENSIONS, ELEVATIONS AND WALL LAYOUT.
DO NOT SCALE THE STRUCTURAL DRAWINGS.

FRAMING NOTES :

- INDICATES EXISTING WALLS
- INDICATES NEW WALLS
- INDICATES EXISTING WALLS TO BE REMOVED
- SEE SHEET S0.1 FOR MINIMUM NAILING REQUIREMENTS.
- SEE SHEET S0.0 FOR STRUCTURAL SPECIFICATIONS.
- SHEATH ALL NEW EXTERIOR WALLS WITH 1/2" PLY. NAIL WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD, U.N.O. PER NOTE 5.

INDICATES WALL LENGTH (FEET) USED IN CALCULATIONS
INDICATES SHEAR WALL PLATE FASTENING, SEE SCHEDULE ON SHEET S0.2.
- INDICATES SHEAR WALLS WITH SPECIAL NAILING REQUIREMENTS, SEE SCHEDULE ON SHEET S0.2.
- SEE DETAILS (2) (S0.1), (3) (S0.1) AND (5) (S0.1) FOR TYPICAL STUD AND JOIST CUTOUT LIMITS, TOP PLATE, AND HEADER FRAMING DETAILS

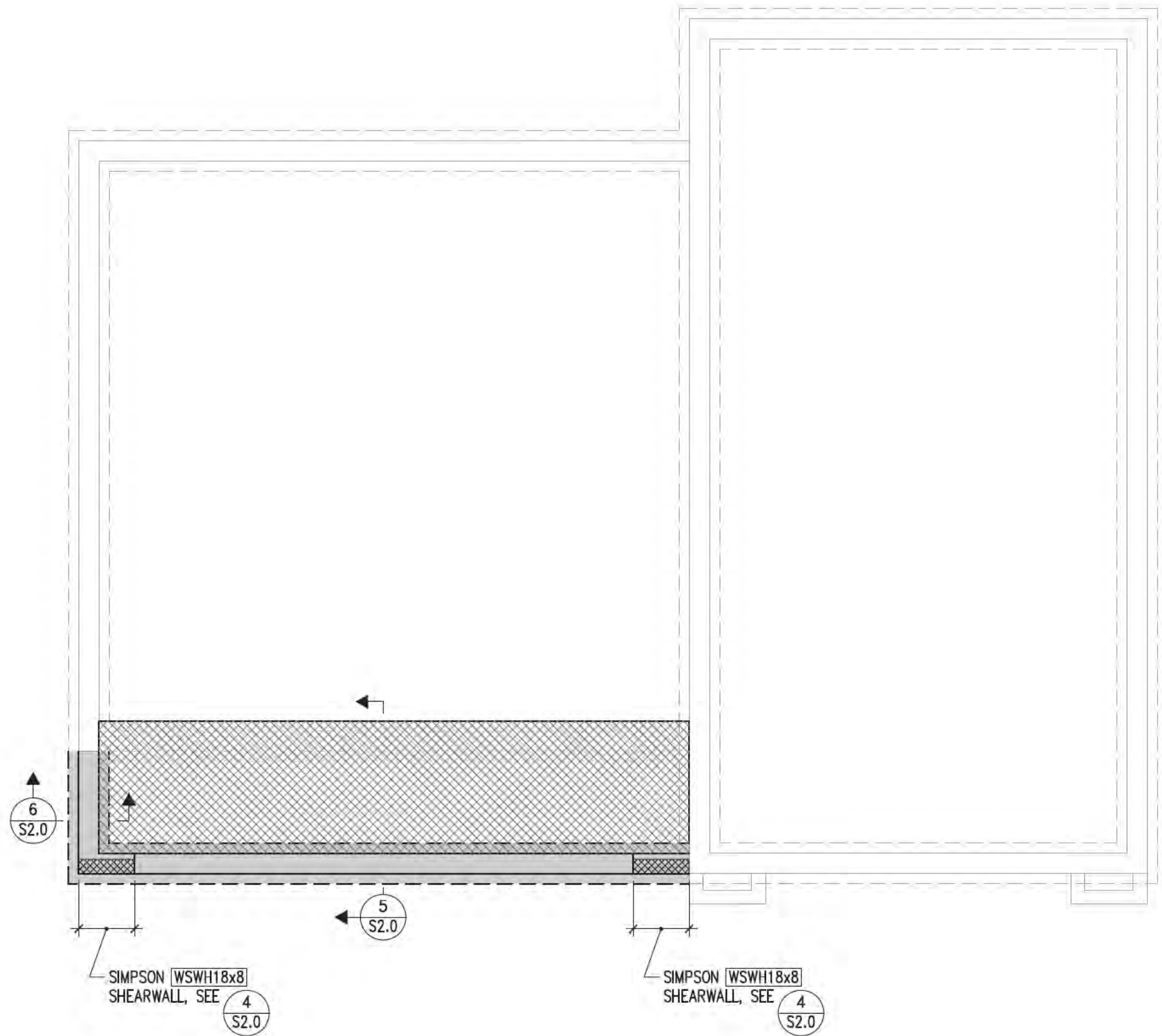
FOUNDATION NOTES :

- INDICATES EXISTING FOUNDATION
- INDICATES NEW FOUNDATION
- [HDU] INDICATES HOLDOWNS AT FOUNDATION. LOCATE ALL HOLDOWNS AT A DOUBLE CORNER STUD OR THE OPENING KING AND CRIPPLE STUD.
SEE DETAIL (2) (S0.2) AND (3) (S0.2) FOR TYPICAL HOLDOWN AT FOUNDATION



CEILING FRAMING PLAN

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



FOUNDATION PLAN

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

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FOUNDATION PLAN
CEILING FRAMING PLAN

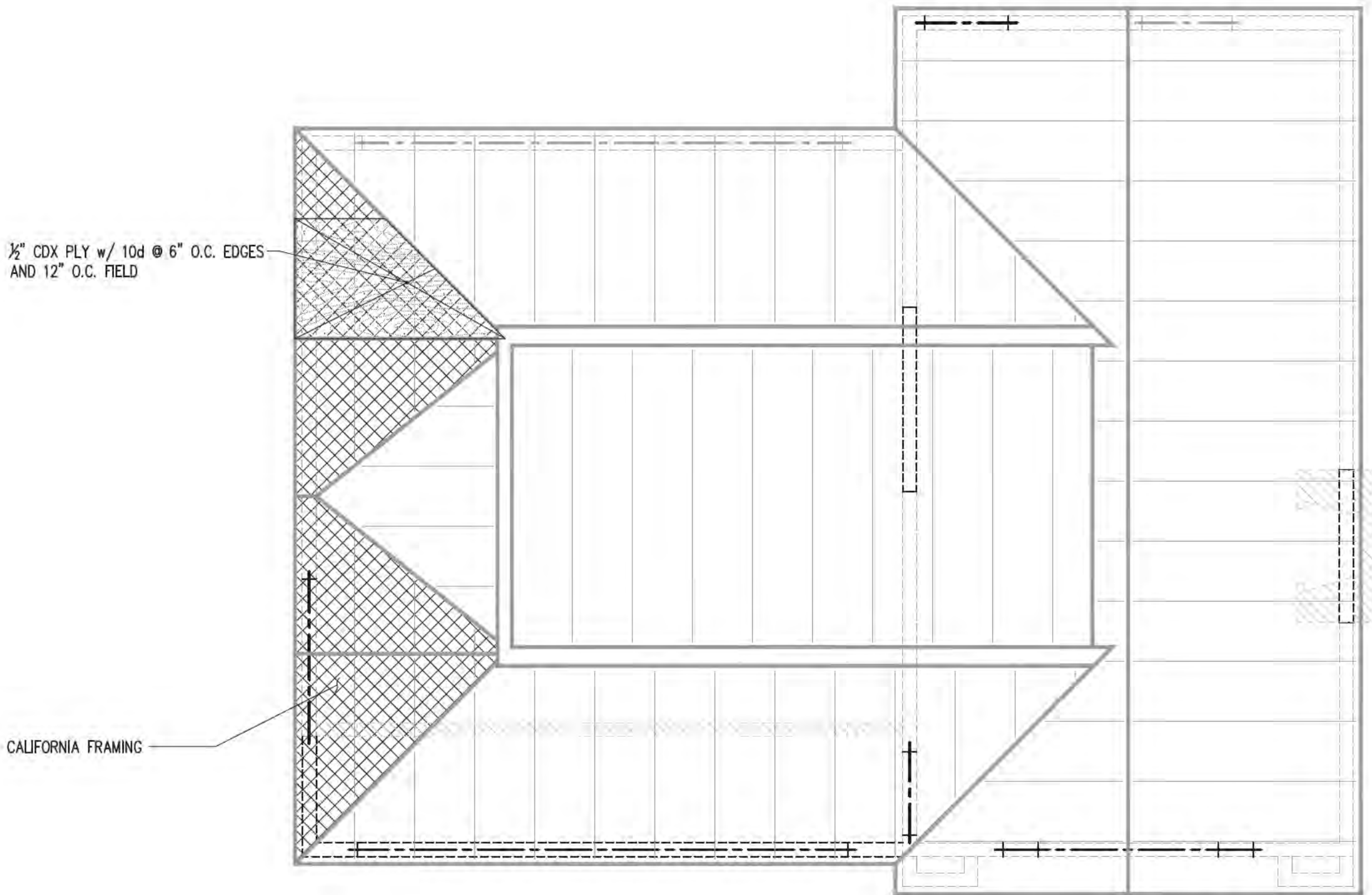
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S1.0

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- INDICATES EXISTING WALLS
- INDICATES NEW WALLS
- INDICATES EXISTING WALLS TO BE REMOVED
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- SEE SHEET SO.0 FOR STRUCTURAL SPECIFICATIONS.
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- INDICATES WALL LENGTH (FEET) USED IN CALCULATIONS
INDICATES SHEAR WALL PLATE FASTENING, SEE SCHEDULE ON SHEET SO.2.
INDICATES SHEAR WALLS WITH SPECIAL NAILING REQUIREMENTS, SEE SCHEDULE ON SHEET SO.2.
- SEE DETAILS (2/50.1), (3/50.1) AND (5/50.1) FOR TYPICAL STUD AND JOIST CUTOUT LIMITS, TOP PLATE, AND HEADER FRAMING DETAILS



ROOF FRAMING PLAN

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

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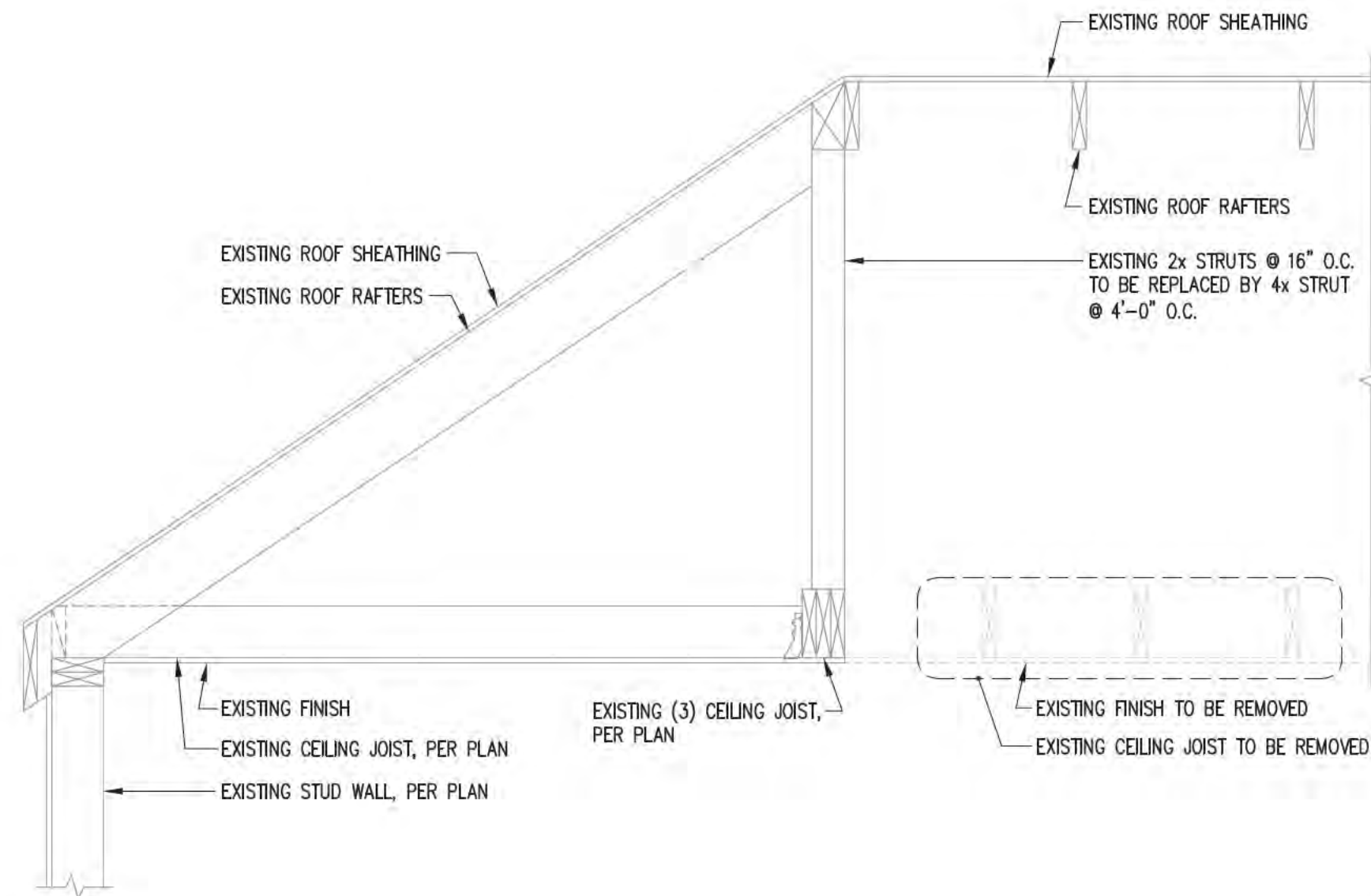
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ROOF FRAMING PLAN

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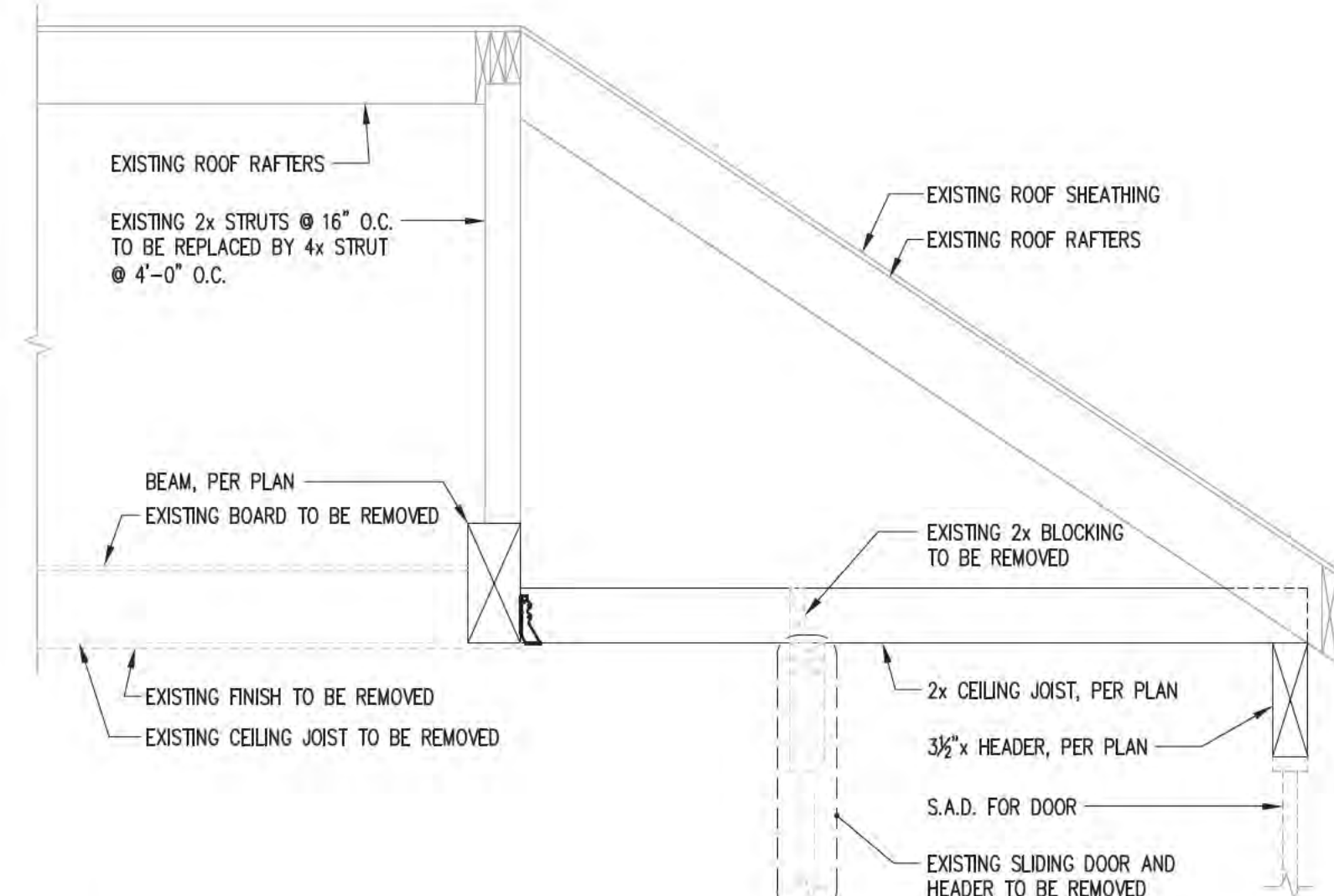
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SECTION

SCALE: 3/4" = 1'-0"

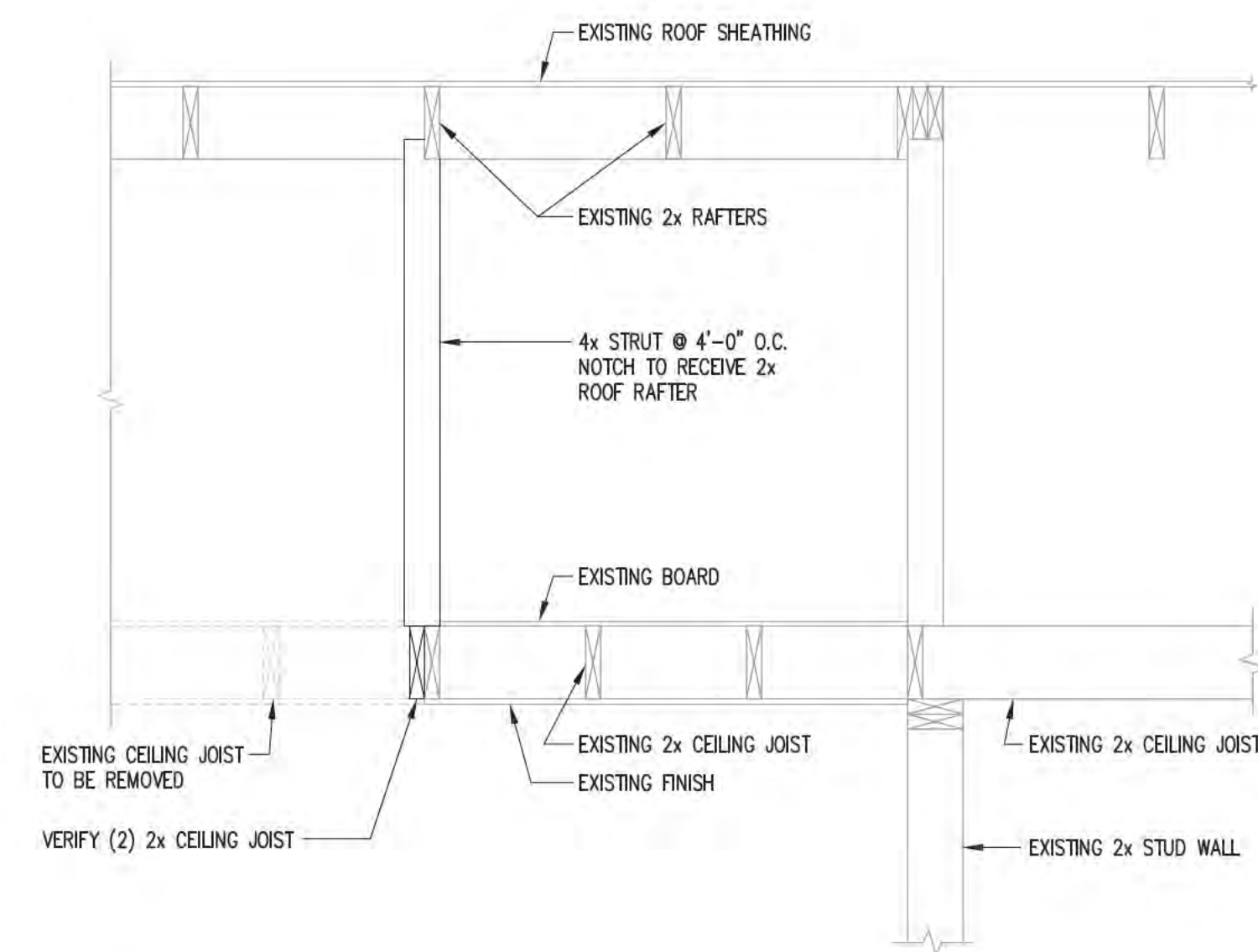
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SECTION

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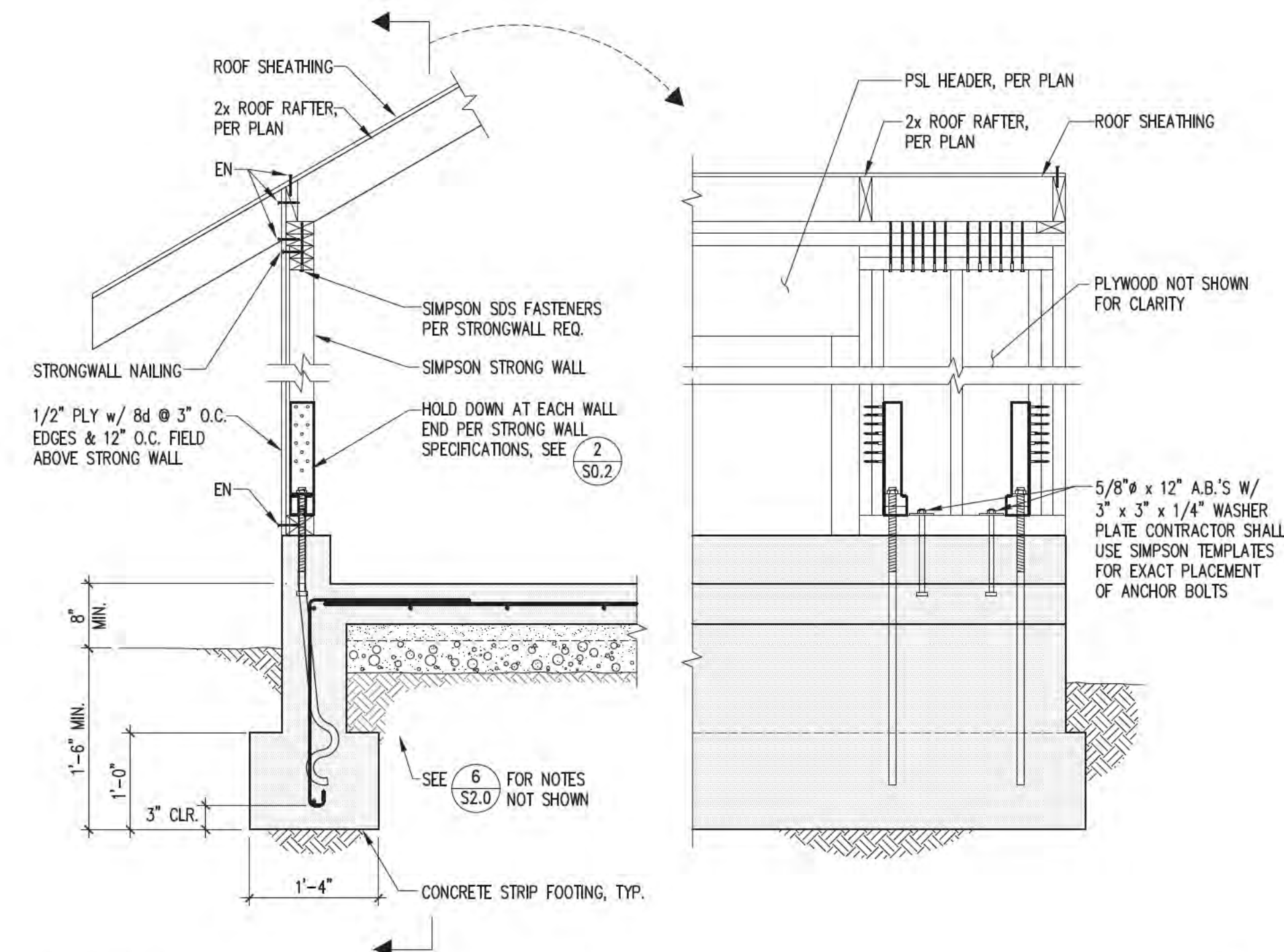
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SECTION

SCALE: 3/4" = 1'-0"

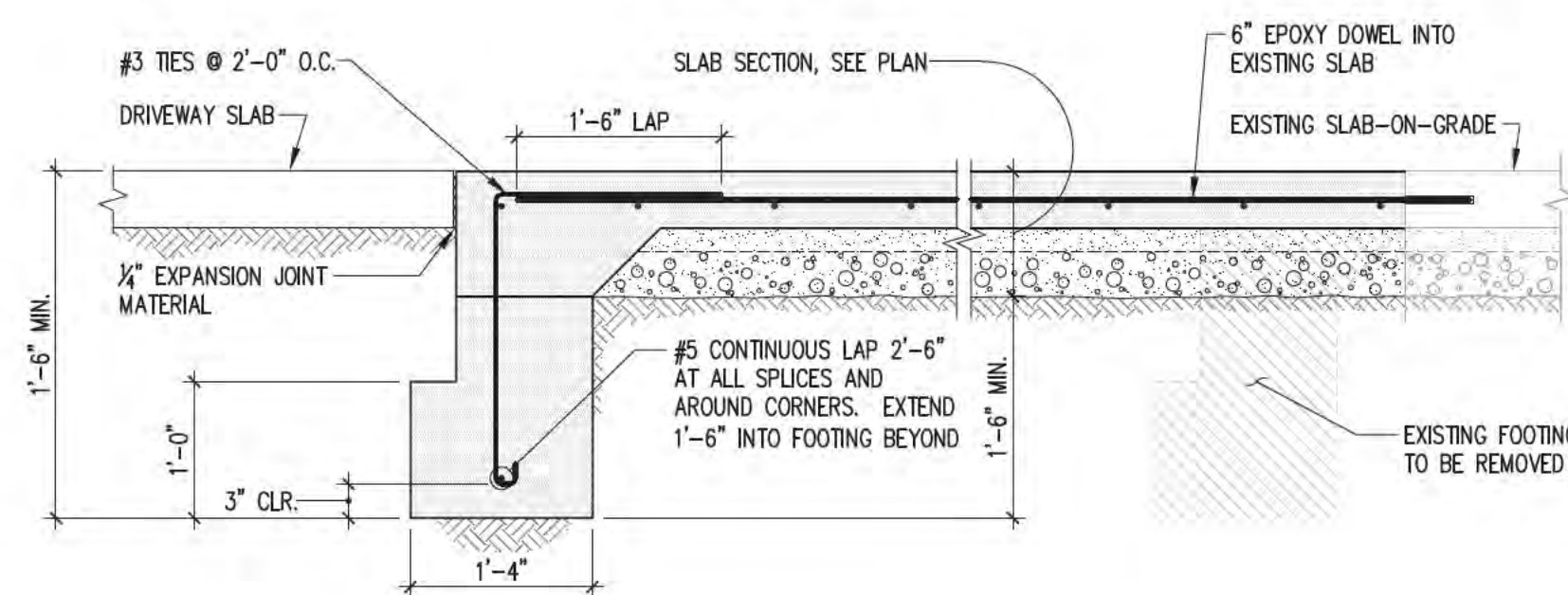
3



SECTION

SCALE: 3/4" = 1'-0"

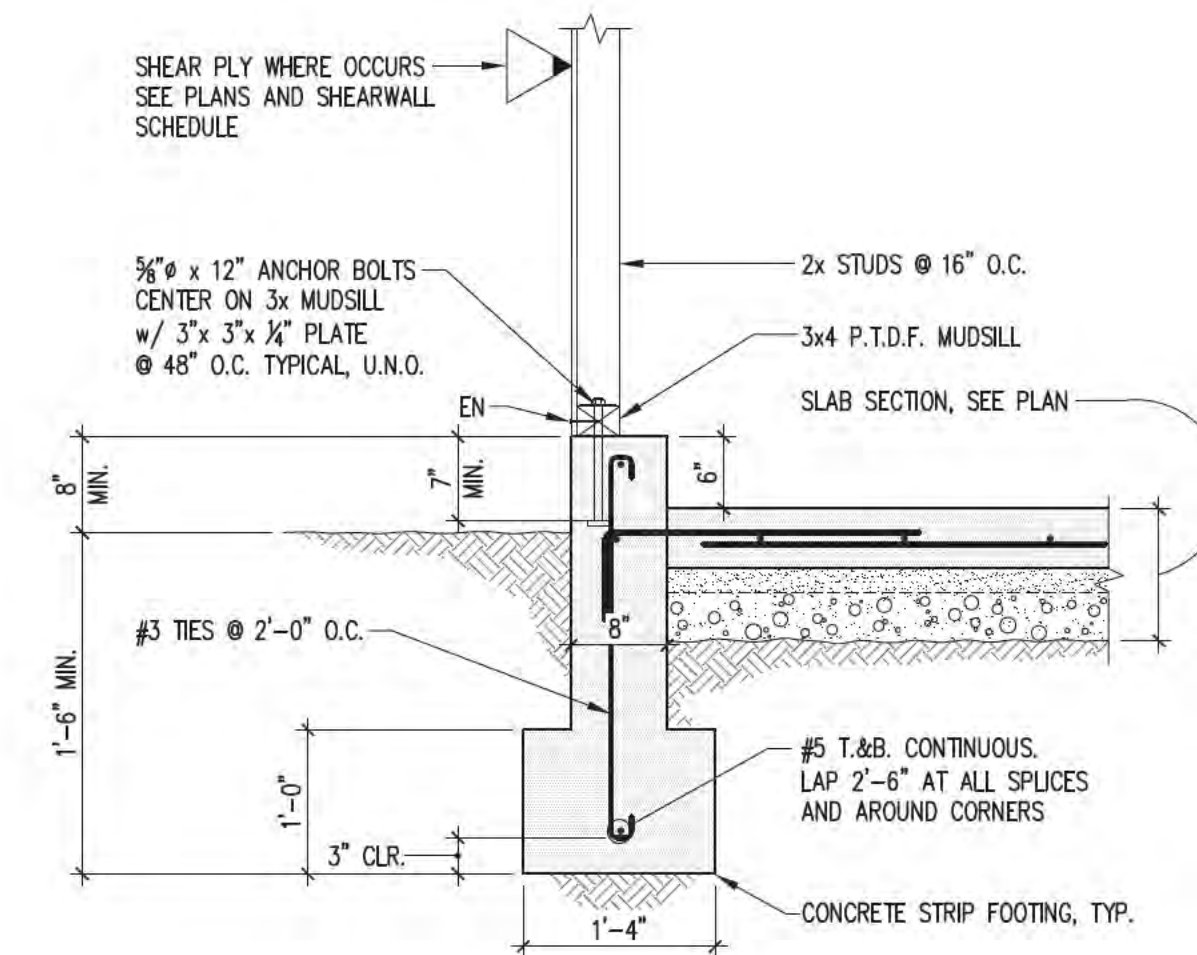
4



SECTION

SCALE: 3/4" = 1'-0"

5



SECTION

SCALE: 3/4" = 1'-0"

6

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Revisions:

▲ Release For Plan Check 03/04/24

Project Engineer:

ARH/DDM

Checked By:

SPD

Date:

03/04/2024

Scale:

3/4" = 1'-0"

Job No:

246016

Sheet Title:

**FOUNDATION AND
FRAMING DETAILS**

Sheet No.:

S2.0

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