

WALLACE AND JONES ADDITION & ADU

SITE PLAN NOTES

PROVIDE POSITIVE DRAINAGE AWAY FROM NEW FOUNDATION. (SLOPE FINISH GRADE AWAY MINIMUM 2% TYPICAL).

IF ANY EARTH WORK AND/OR GRADING IS DONE ON THE PROPERTY OR ANY ACCESS ROADS, OWNER OR CONTRACTOR SHALL MAINTAIN AN UNINTERRUPTED FLOW OF WATER IN SWALES AND NATURAL COURSES, UPON COMPLETION OF THE PROJECT. PROPERTY OWNER IS RESPONSIBLE FOR THE ADEQUACY OF ANY DRAINAGE FACILITIES AND FOR THE CONTINUED MAINTENANCE THEREOF IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

RECYCLE AND / OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.

POST CONSUMER OR PRE CONSUMER RECYCLED CONTENT VALUE (RCV) MATERIALS ARE USED ON THE PROJECT. TIER 1: NOT LESS THAN A 10 PERCENT RECYCLED CONTENT VALUE.

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN 4.400.2

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

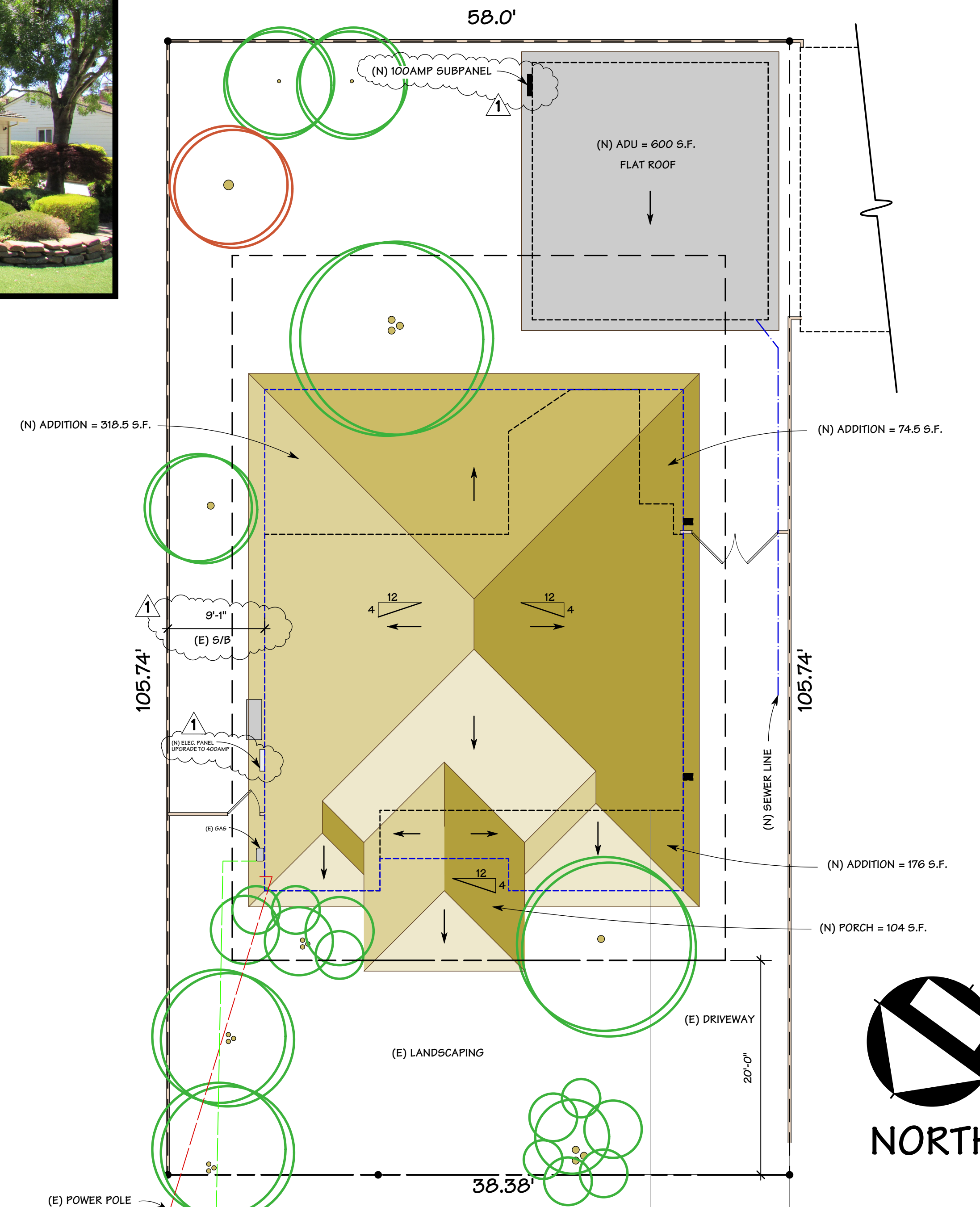
PRIOR TO ANY GRADING, SCRAPING OR TRENCHING WITHIN / UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONS TO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL BE APPROVED BY THE CITY OF SARATOGA PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING. THE CITY OF SARATOGA ARBORIST IS: KATE BEAR, (408)868-1276

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL PROVIDE FIELD INSPECTION REPORT IN WRITING BEFORE REQUESTING CITY INSPECTION OF FOUNDATION.

GEOTECHNICAL ENGINEER OR CIVIL ENGINEER SHALL ISSUE A FINAL REPORT STATING THE COMPLETED PAD, FOUNDATION, FINISH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORM TO THE APPROVED PLAN, SPECIFICATIONS AND INVESTIGATION.



EXISTING SITE PHOTO



SITE W/ ROOF PLAN

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

PROPOSED ADDITION AND ADU

BUILDING CODES AND REGULATIONS

2022 CRC CALIFORNIA RESIDENTIAL CODE
 2022 CBC CALIFORNIA BUILDING CODE
 2022 CPC CALIFORNIA PLUMBING CODE
 2022 CMC CALIFORNIA MECHANICAL CODE
 2022 CEC CALIFORNIA ELECTRIC CODE
 2022 CALIFORNIA CODE FOR BUILDING CONSERVATION
 2022 CEC CALIFORNIA ENERGY CODE
 2022 CAL Green CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 CFC CALIFORNIA FIRE CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS

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- PP POLLUTION PREVENTION PLAN

APPROVAL AND STAMP AREA

All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Street Opening Permit issued by the City Engineering Department.

Issuance of the Street Opening Permit and payment of all appropriate fees shall be completed by the developer prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

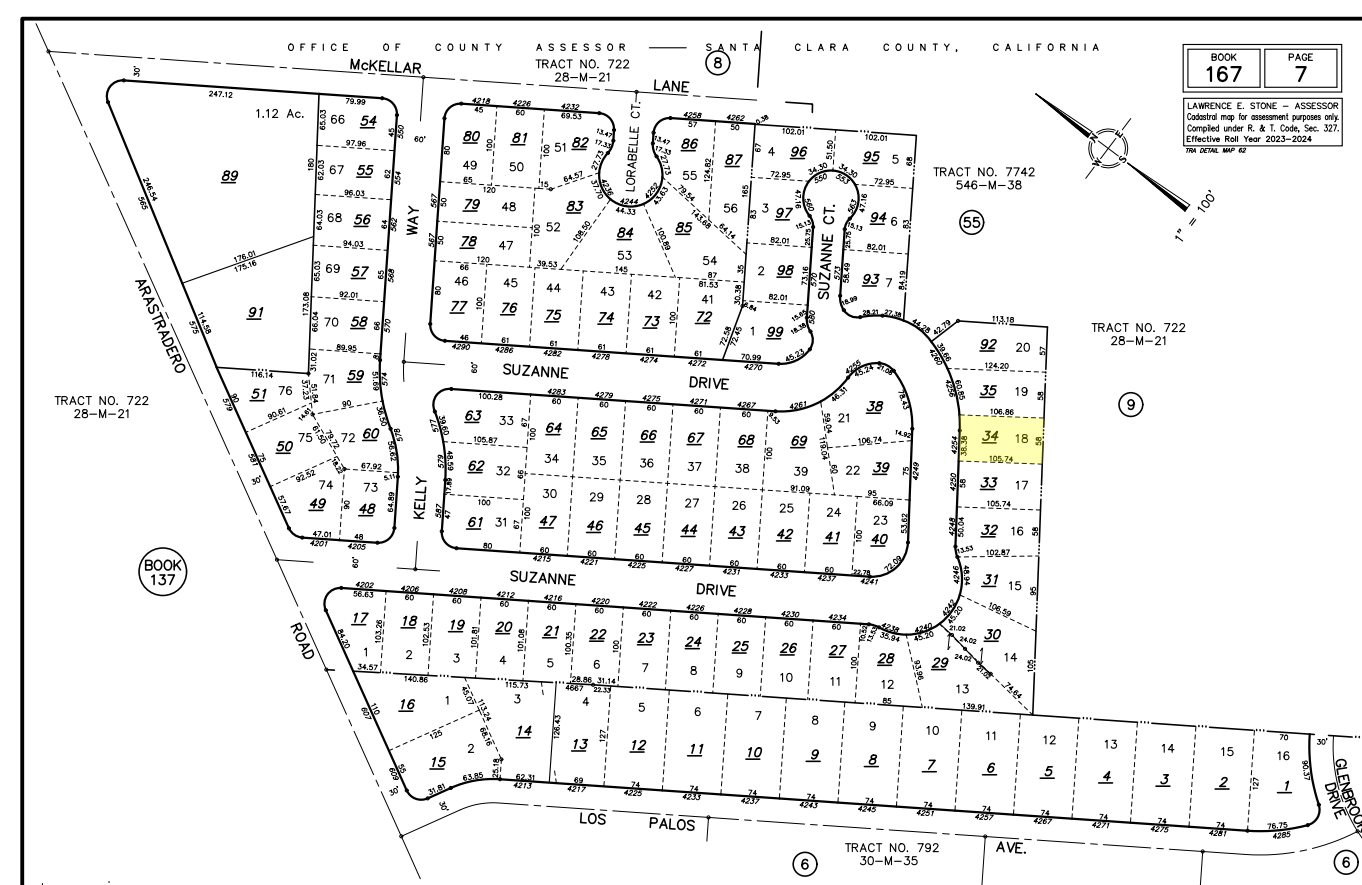
SCOPE OF WORK

- ADDITION OF 568 S.F. TO REAR AND FRONT, CONSISTING OF A TOTAL OF (3) BEDROOMS, (3) BATHROOMS, OFFICE, LIVING ROOM, DINNING ROOM, AND KITCHEN.
- NEW ADU 600 S.F. ABOVE NON- LIVING AREA WITH ADDITION OF 72 S.F.
- NEW FRONT PORCH OF 104 S.F.
- UPGRADE MAIN ELECTRICAL PANEL TO 400AMPS.

SITE DATA

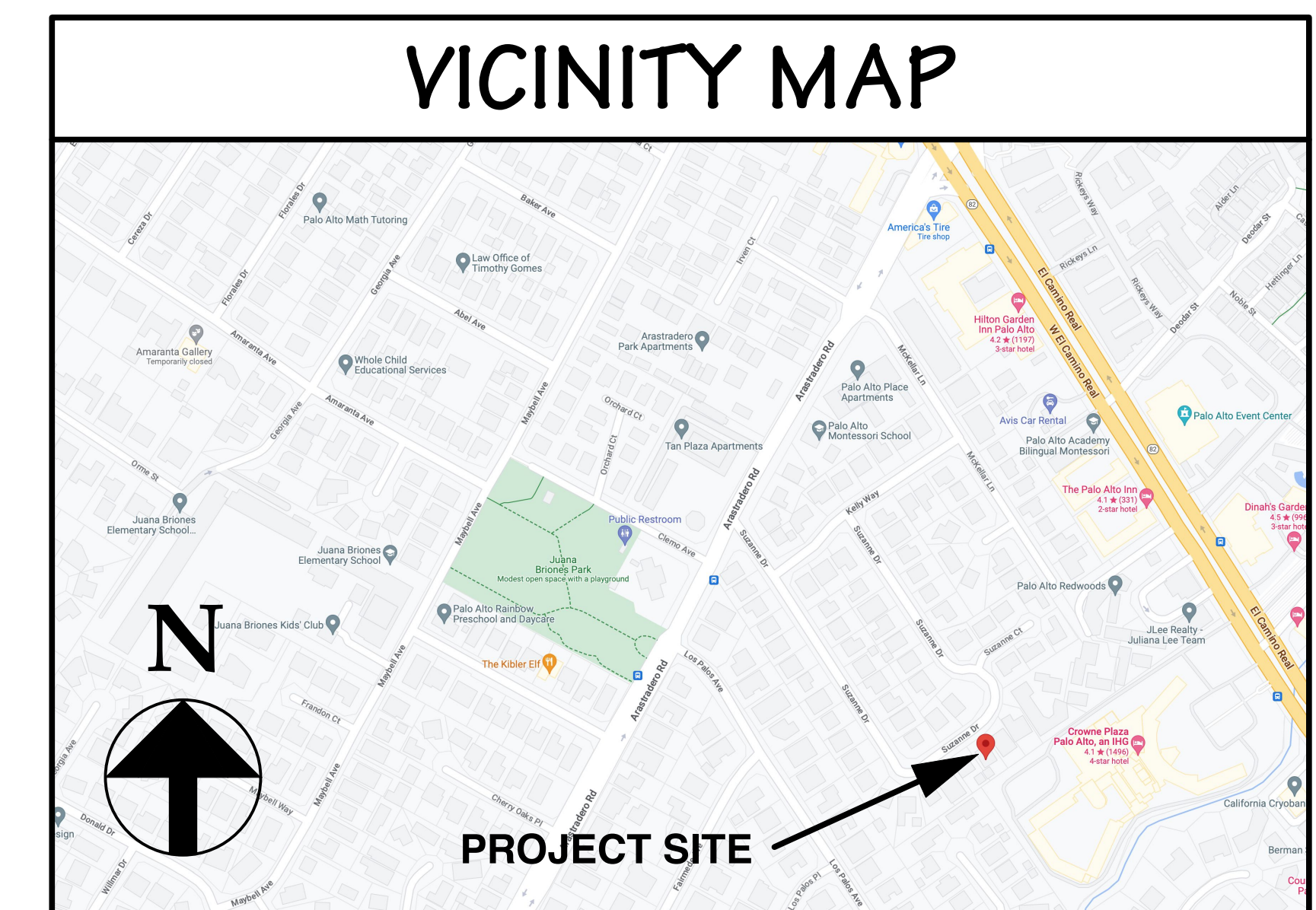
A.P.N.	167-07-034
LOT SIZE	6,133.5 S.F.
FIRE SPRINKLERS MAIN	NO
FIRE SPRINKLERS ADU	NO
ZONING	R-1
SLOPE IS	<10%
(E) LIVING AREA	1,221.0 S.F.
(E) GAME ROOM	528.0 S.F.
(N) NON LIVING AREA	72.0 S.F.
(N) LIVING AREA	569.0 S.F.
(N) ADU	600.0 S.F.
TOTAL LIVING AREA	1790.0 S.F.
(N) PORCH	104.0 S.F.

NOTE: NEW FIRE SPRINKLERS TO ADU AND MAIN HOUSE WILL BE DIFFERED.



APN MAP

167-07-034



VICINITY MAP

OWNER:
 REGINA WALLACE / STEFFOND JONES
 4254 SUZANNE DRIVE
 PALO ALTO, CA. 94306

DESIGN BY:
 PACIFIC BLUE DEVELOPMENTS
 38 Colleen Way
 Campbell, CA. 95008
 (408) 504-6826 Cell



REVISION:
 A PER CITY COMMENTS DATED 05/08/2024

SITE W/ ROOF PLAN
 VICINITY MAP
 PLAN NOTES

DRAWN BY
 Michael S. Radu

CHECKED BY
 PBD

JOB NO.
 23-07

DATE
 05/10/2024

SCALE
 AS SHOWN

SHEET

A-1

EXTERIOR ELEVATION NOTES

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR IN THE C.B.C. STANDARDS AND APPLIED DIRECTLY OVER STUDS OR SHEATHING AT ALL EXTERIOR WALLS. BARRIERS SHALL BE INSTALLED HORIZONTALLY, WEATHERBOARD FASHION, WITH UPPER LAYER LAPPED OVER LOWER LAYER NOT LESS THAN 2 INCHES. WHERE VERTICAL JOINTS OCCUR LAP BARRIER NOT LESS THAN 6 INCHES. PER C.R.C.

EXTERIOR STUCCO FINISH SHALL BE A 3-COAT SYSTEM, 7/8 INCH MINIMUM THICK, HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). PER C.R.C. R703.7, R703.7.2.1 AND R703.7.3

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

FLASH ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER WITH SHEET METAL OR APPROVED WATERPROOF PAPER. EXTEND AT LEAST 3" UNDER BUILDING PAPER BEHIND EXTERIOR WALL COVERING. ALL PENETRATIONS SHALL BE THOROUGHLY CAULKED AND SEALED. PER C.R.C.

WHERE REQUIRED, PROVIDE 26 GA. G.I. STEP FLASHING AT ALL ROOF TO WALL CONNECTIONS, CRICKET FLASHING AT ALL CHIMNEYS, AND SADDLE FLASHING AT ALL SKYLIGHTS (UNLESS SELF FLASHING).

PROVIDE 26 GA. G.I. FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

ANCHORED MASONRY VENEER SHALL BE 22 GA GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING NO. 9 GA CONTINUOUS WIRE JOINT REINFORCEMENT) TO RESULT IN ONE ANCHOR PER 2-SQ. FT. OF MASONRY VENEER (E.G., SPACED @ 24" O.C. MAXIMUM HORIZONTAL AND 12" O.C. MAXIMUM VERTICAL). PER C.R.C. SECTION R703.8, TABLE R703.3(1) AND FIGURE R703.8, AND R703.12

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

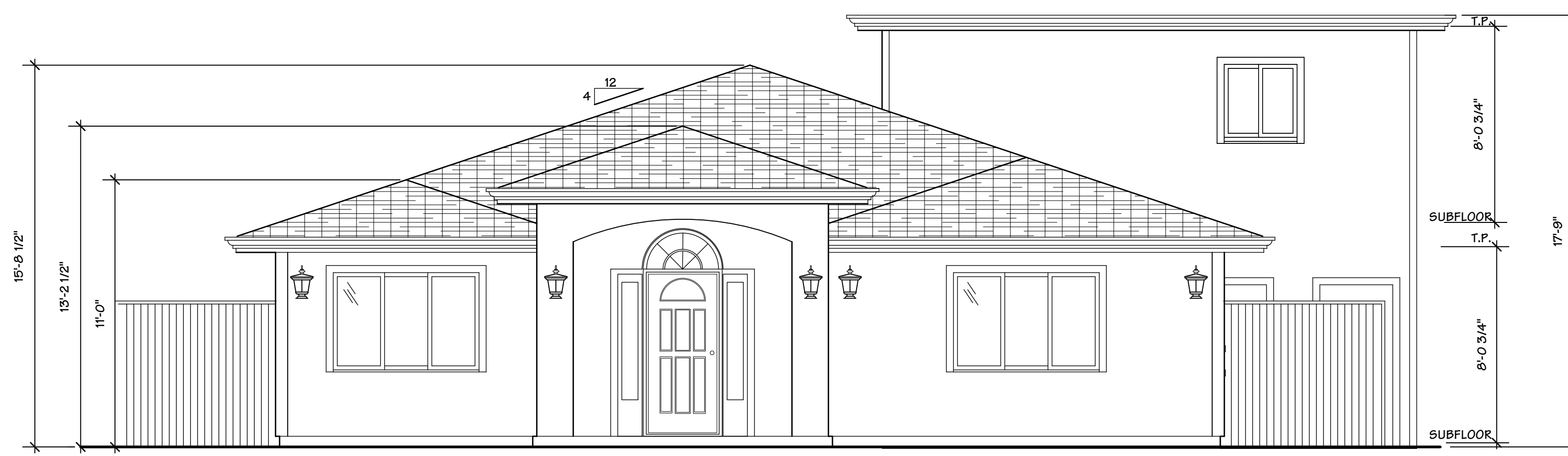
DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
3. MANUAL S-2004 OR EQUIVALENT.

NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. PER C.R.C. SECTION 319.1

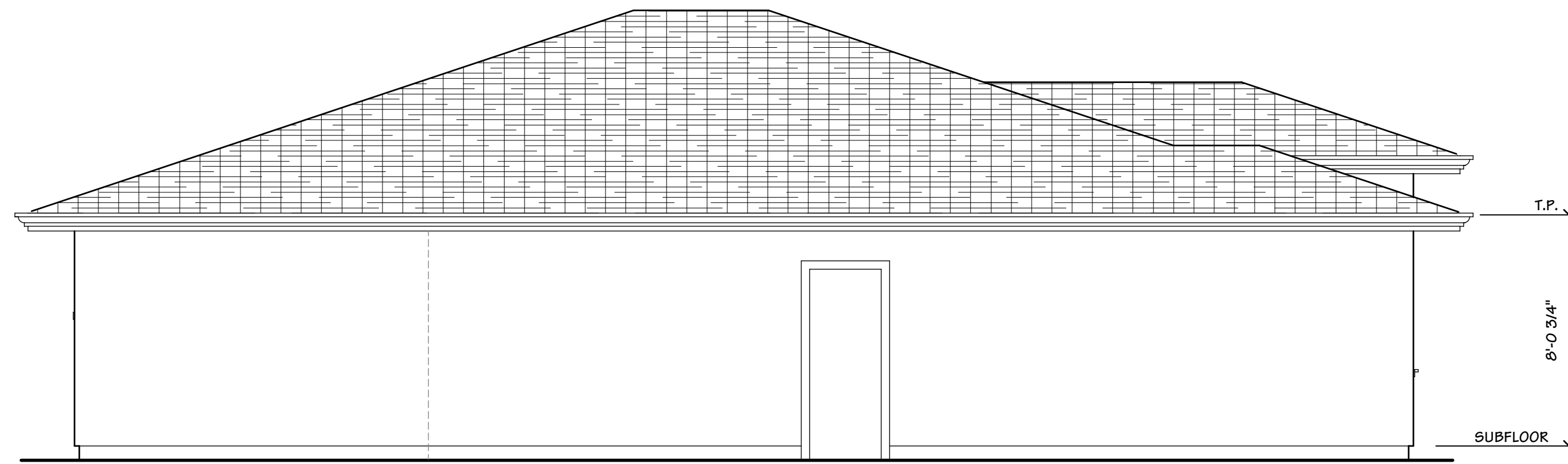
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED. PER C.R.C. SECTION 317.1.2

CONCRETE PIERS PROJECT 8" MINIMUM ABOVE EXPOSED EARTH. SHALL BE COVERED BY AN IMPERVIOUS MOISTURE BARRIER. PER C.R.C. R317.1.4 EXCEPTION 2



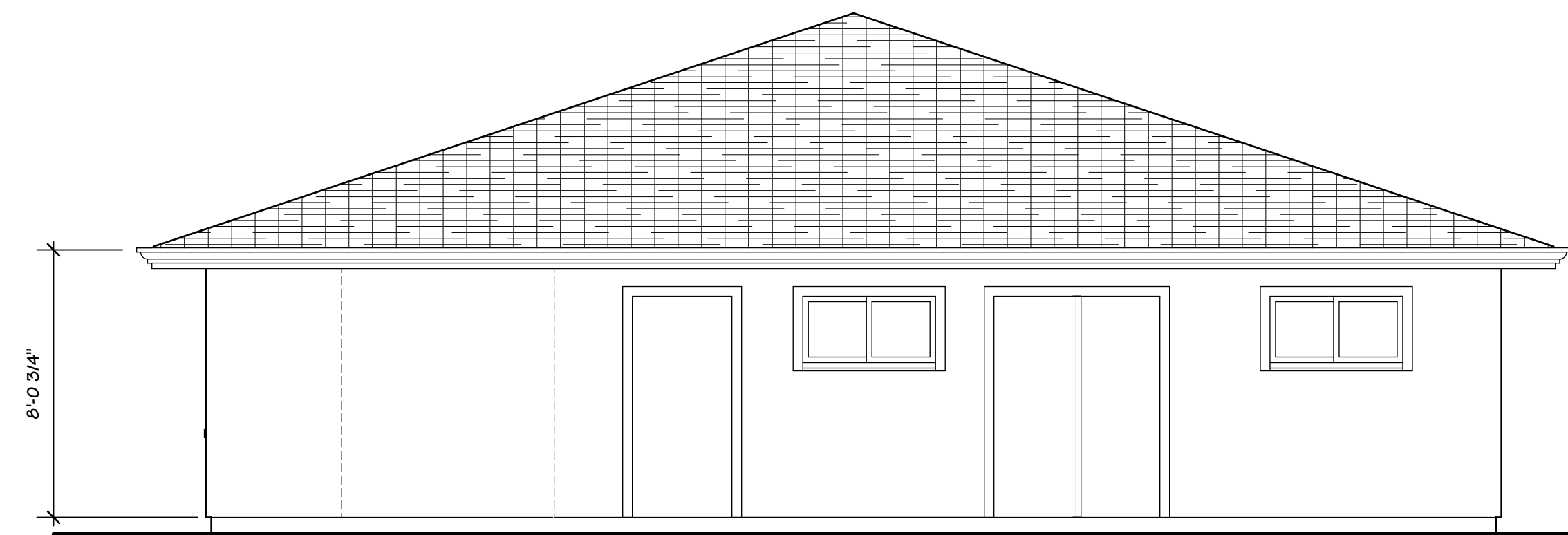
FRONT ELEVATION

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



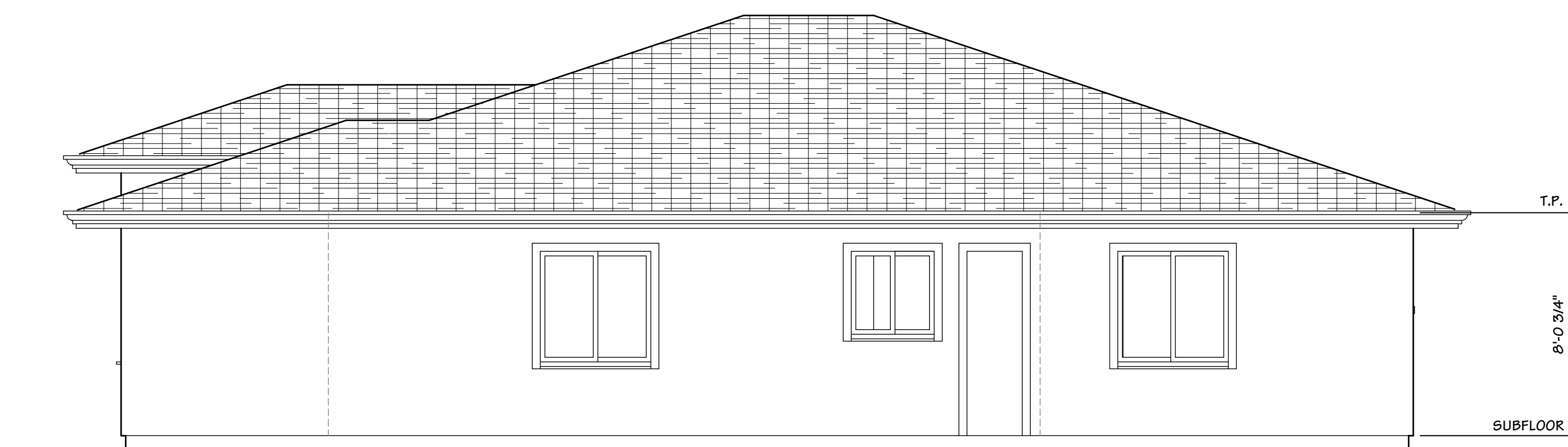
LEFT SIDE ELEVATION

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



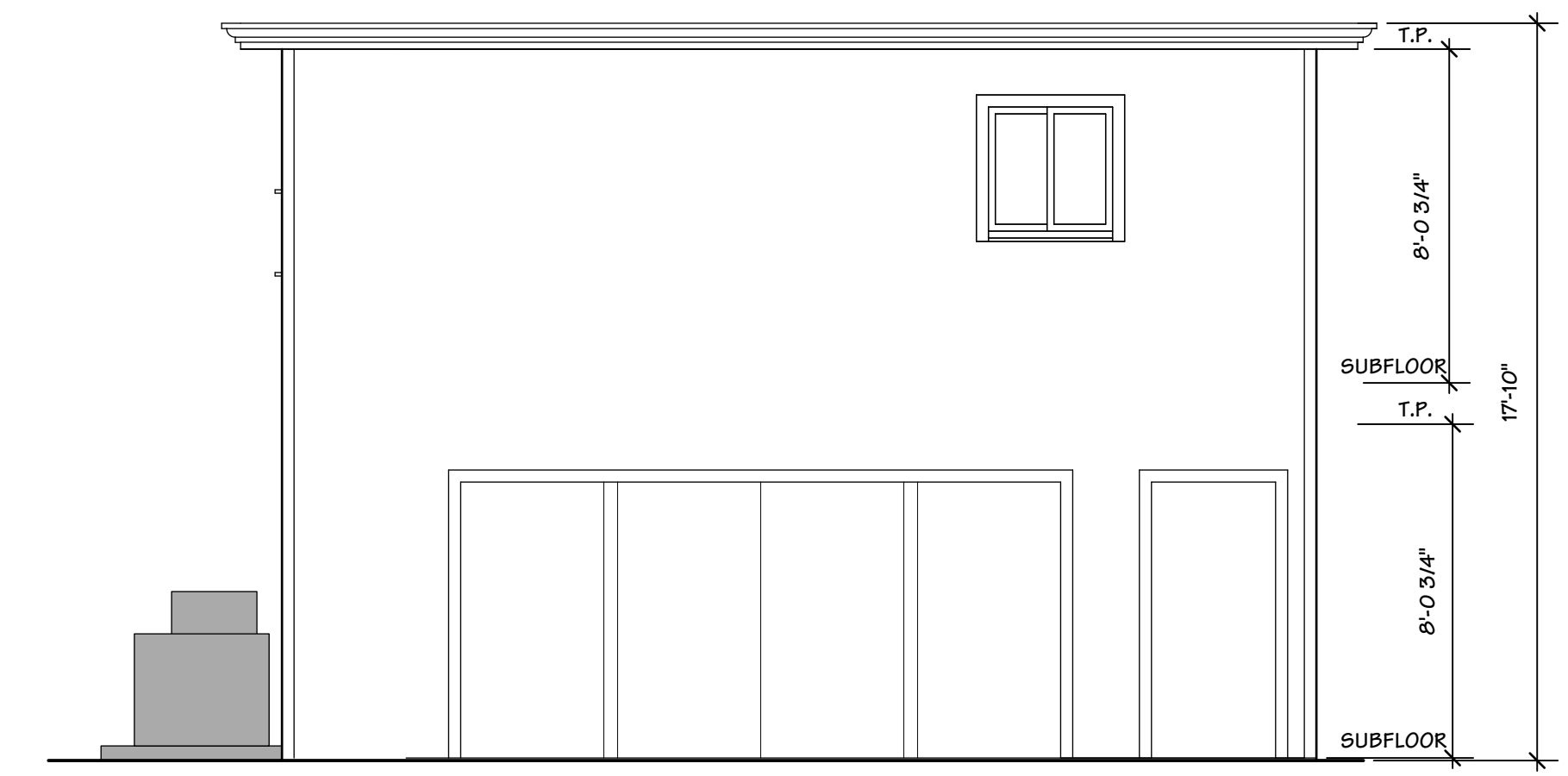
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



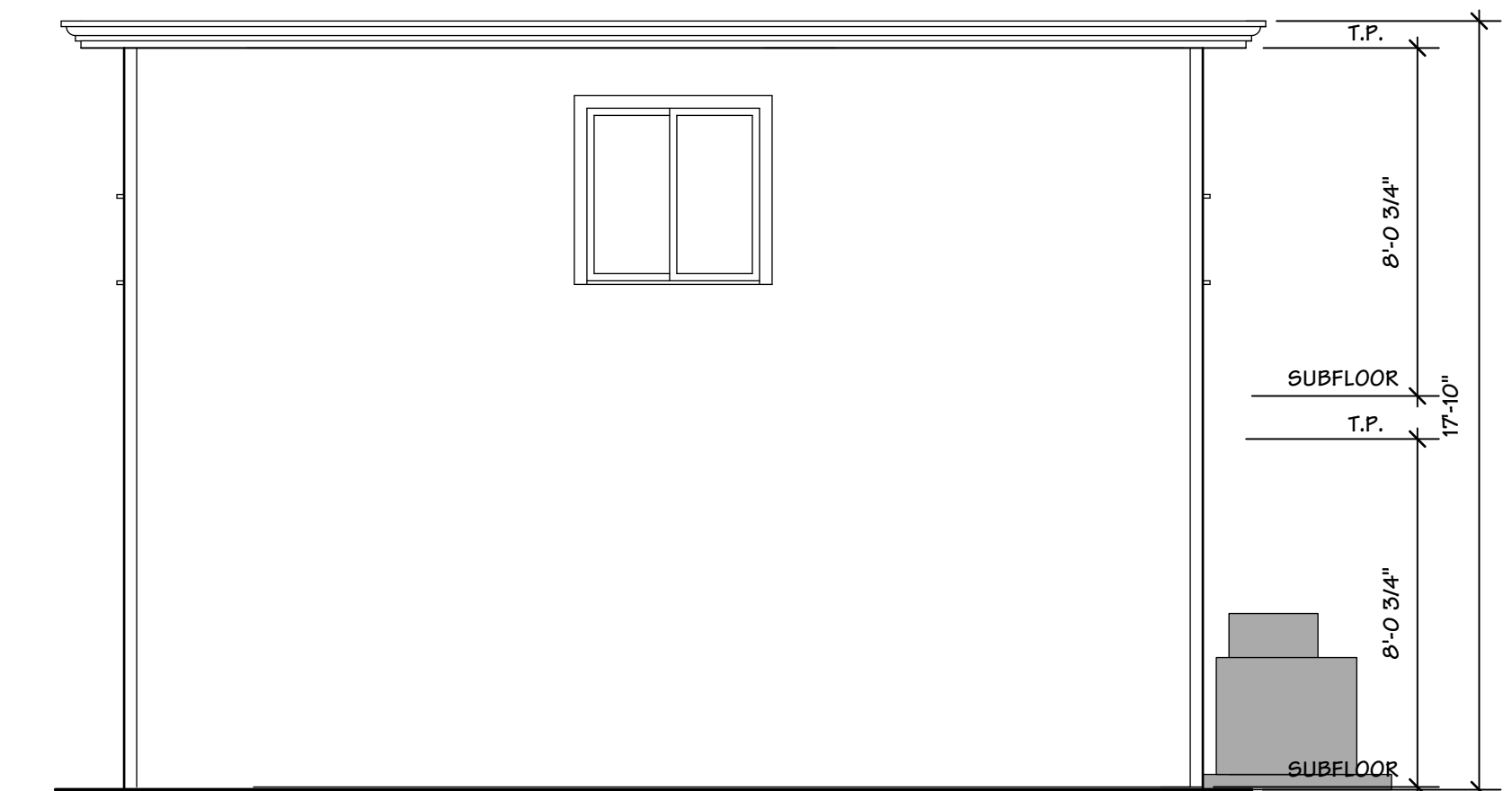
FRONT ELEVATION - ADU

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



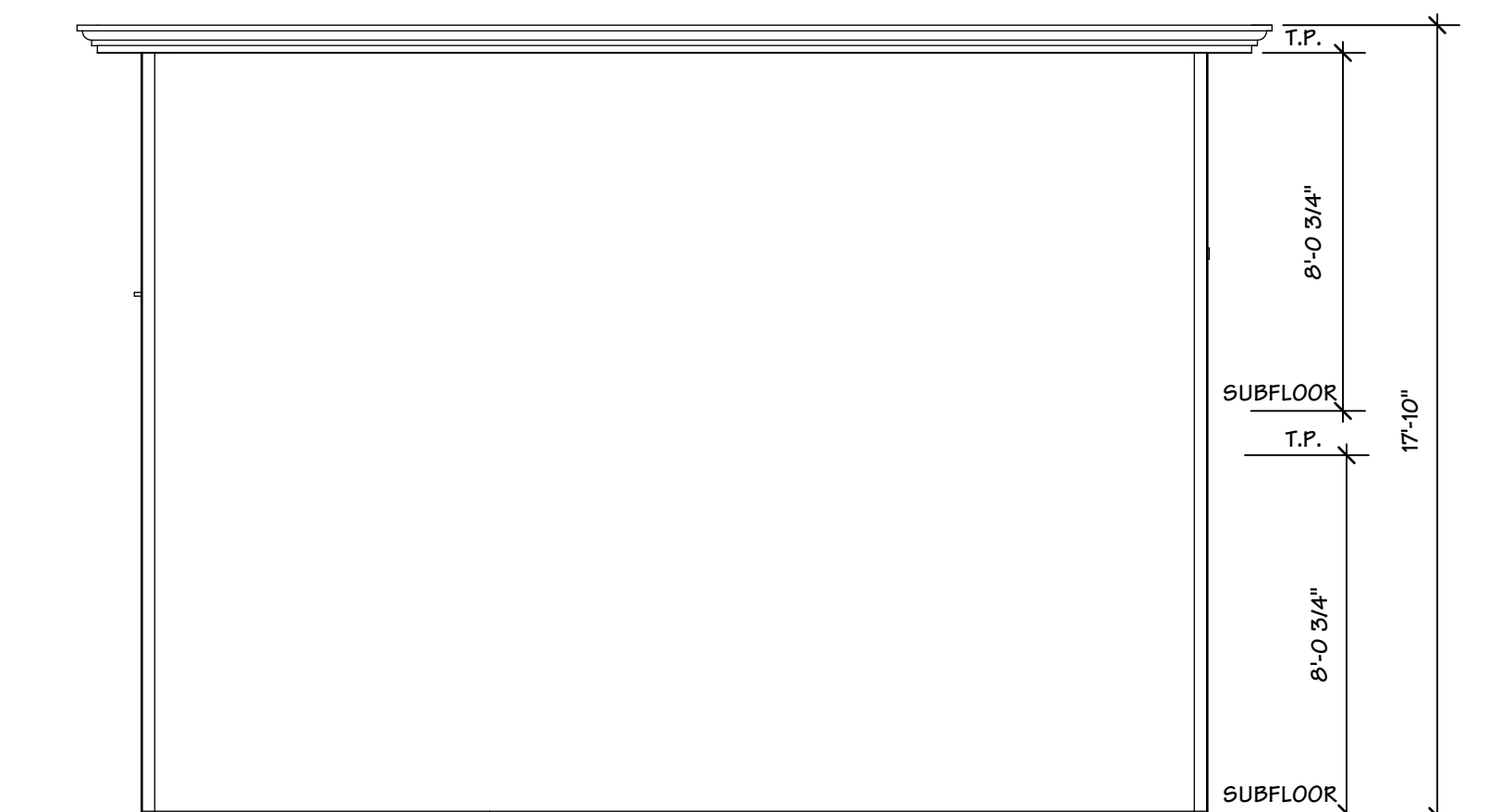
LEFT ELEVATION - ADU

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



REAR ELEVATION - ADU

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



LEFT ELEVATION - ADU

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

OWNER:
REGINA WALLACE / STEFFOND JONES
4254 SUZANNE DRIVE
PALO ALTO, CA. 94306

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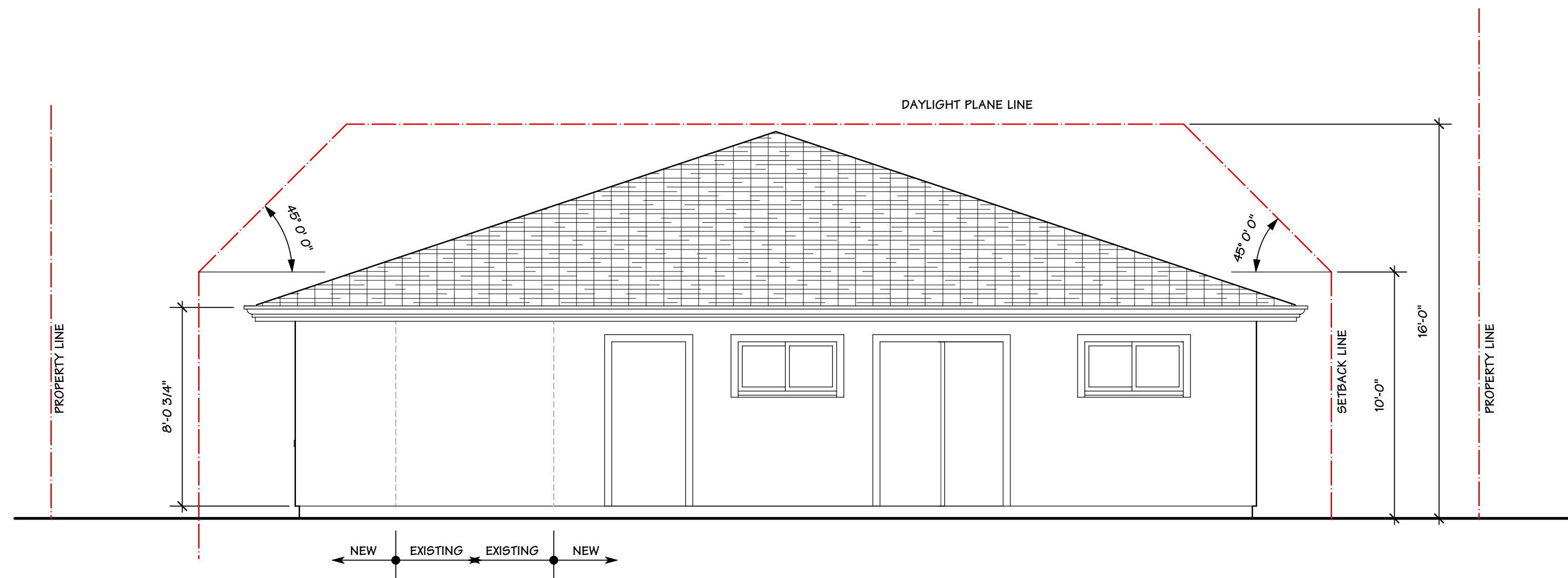


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EXTERIOR ELEVATIONS PLAN NOTES

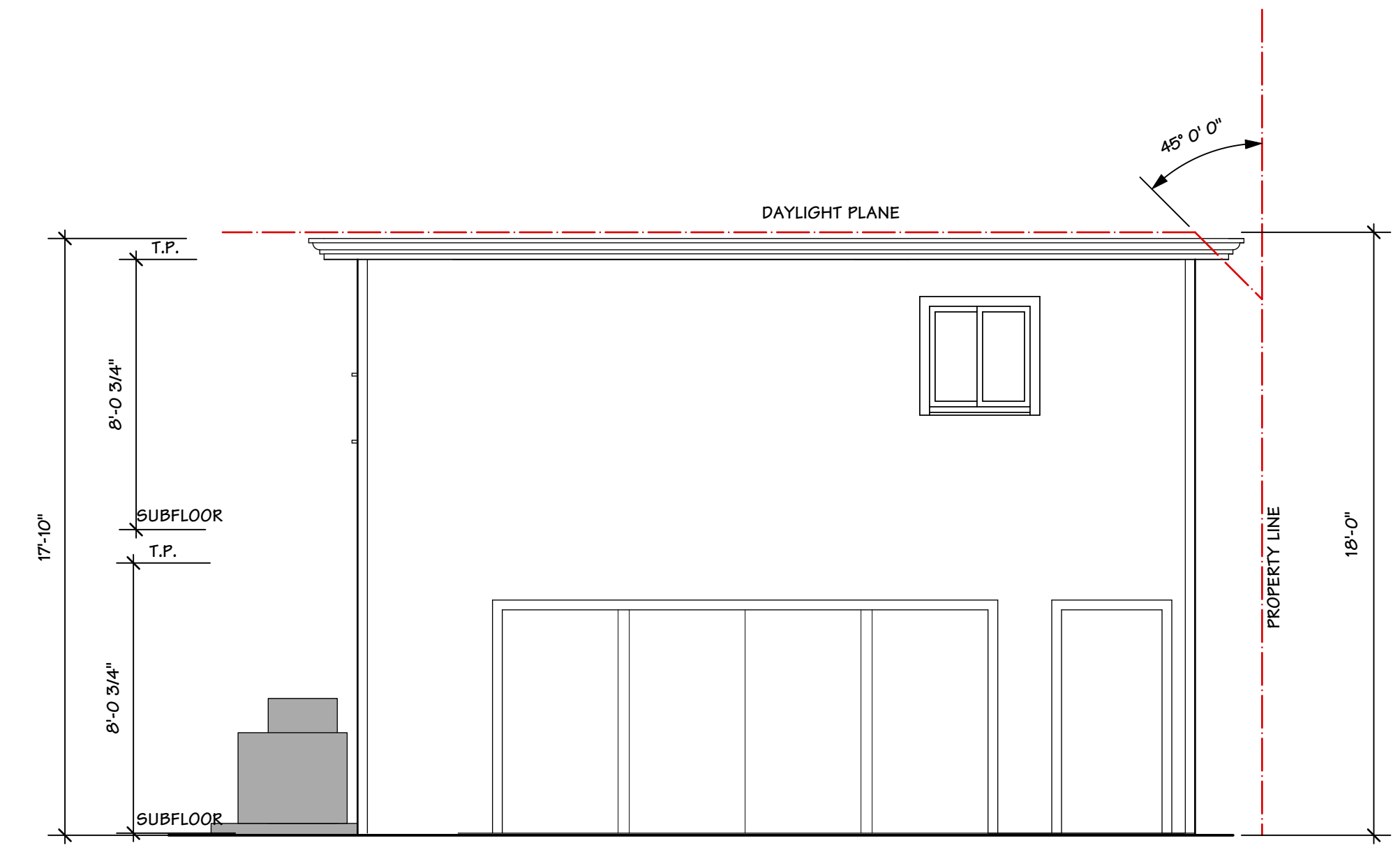
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A-2



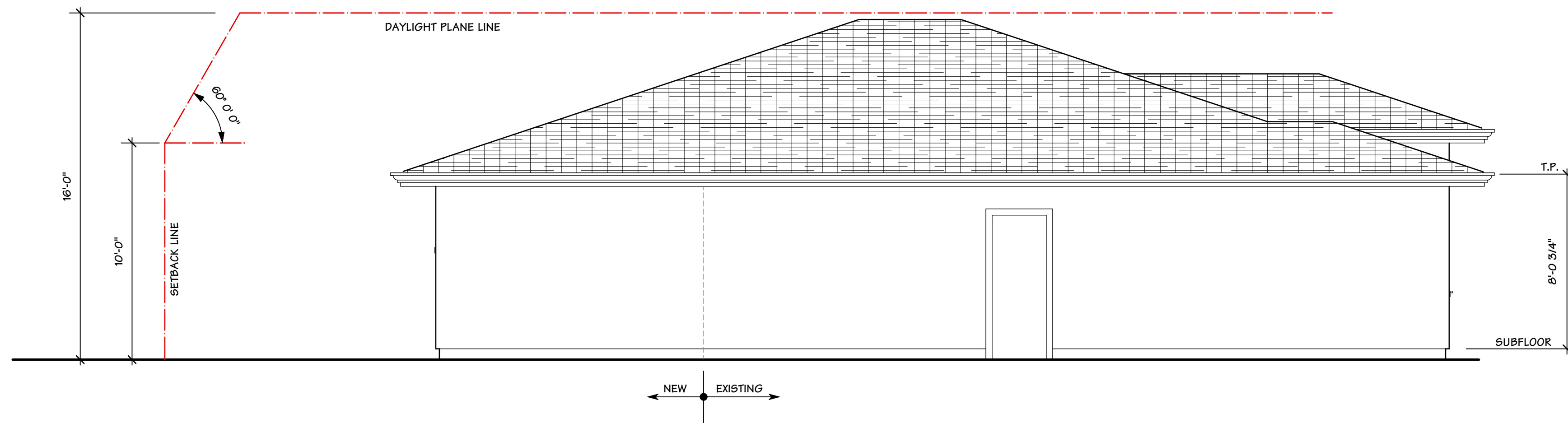
REAR VIEW / PRIMARY SIDE DAYLIGHT PLANE

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



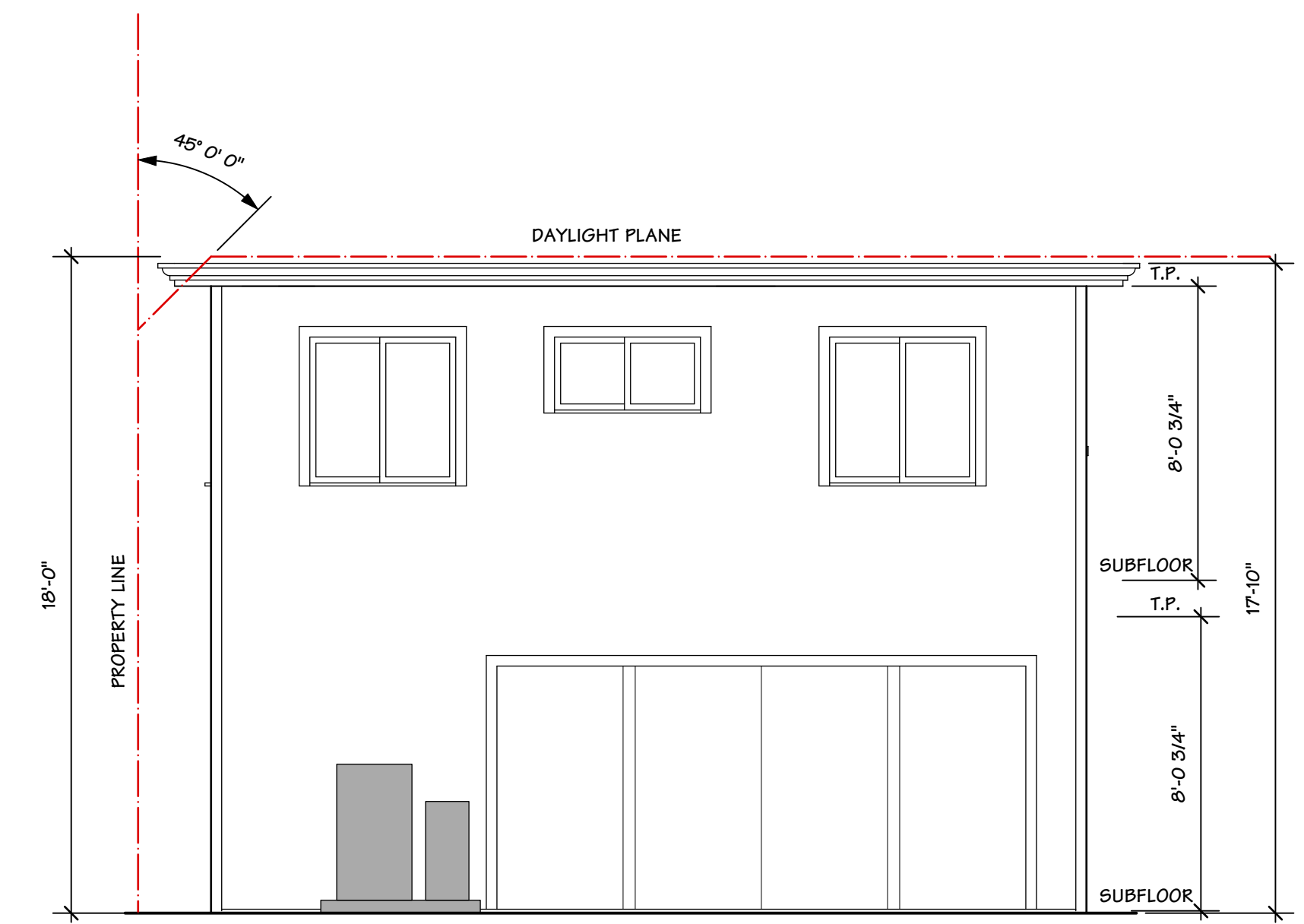
FRONT VIEW / PRIMARY SIDE DAYLIGHT PLANE - ADU

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



LEFT VIEW / REAR PRIMARY DAYLIGHT PLANE

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



LEFT VIEW / REAR PRIMARY DAYLIGHT PLANE - ADU

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

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PACIFIC BLUE DEVELOPMENTS
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**DAYLIGHT PLANE PLAN
PLAN NOTES**

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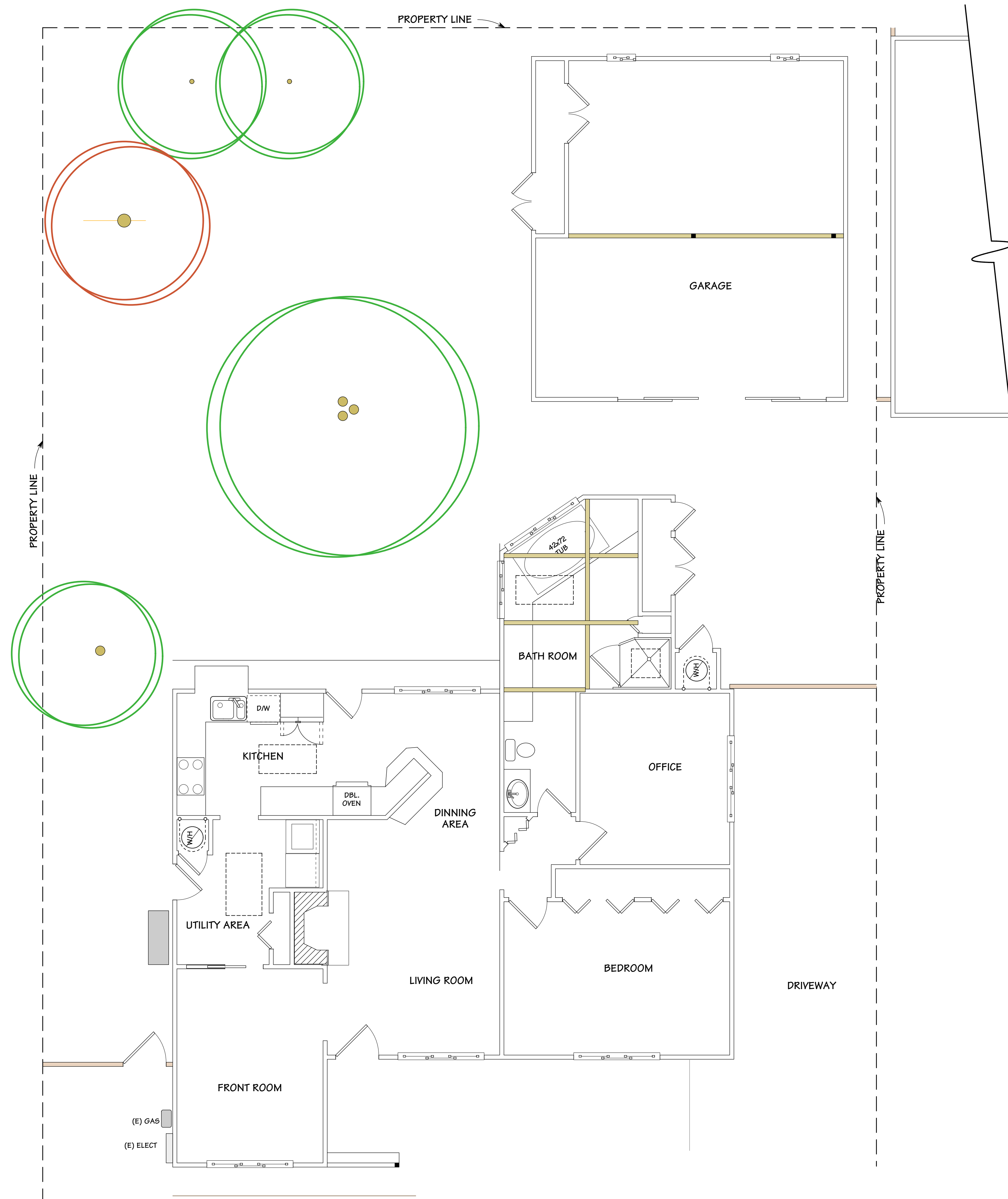
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A-2.1



WALL LEGEND

	EXISTING WALL
	NEW WALL
	REMOVE WALL
	PATCH / CLOSE WALL

EXISTING FLOOR PLAN

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

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EXISTING FLOOR PLAN

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A-3

FLOOR PLAN NOTES

PROVIDE EMERGENCY EGRESS WINDOWS WITH MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. DIMENSIONS SHALL BE 24" MIN. HIGH BY 20" MIN. WIDE, WITH A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE THE SUBFLOOR. C.R.C.

GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LABELED "SAFETY GLASS", AND COMPLY WITH C.R.C. AS FOLLOWS:

- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS, SHOWERS, AND GLAZING IN ANY PORTION OF A WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.

- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

- GLAZING IN INDIVIDUALLY FIXED OR OPERABLE PANELS (OTHER THAN ABOVE) THAT MEET ALL OF THE FOLLOWING CONDITIONS: GLAZING GREATER THAN 9 SQ. FT. IN AREA; BOTTOM EXPOSED EDGE LESS THAN 18" & TOP EXPOSED EDGE GREATER THAN 36" ABOVE THE FLOOR; AND WITHIN 36" HORIZONTALLY OF ANY WALKING SURFACE.

SLIDING GLASS WINDOWS SHALL BE DESIGNED AND INSTALLED SO AS TO PREVENT THEIR REMOVAL BY RAISING THE MOVABLE PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. SLIDING UNITS SHALL ALSO HAVE AN APPROVED PRIMARY AND AUXILIARY LOCKING DEVICE PERMANENTLY MOUNTED AND NOT ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING. THE MOVABLE SECTION OF THE SLIDING UNITS SHALL BE MOUNTED ON THE INSIDE TRACK.

ALL DOORS AND WINDOWS ARE TO BE FULLY WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS.

ALL JOINTS AND PENETRATIONS ARE TO BE PROPERLY CAULKED AND SEALED PER TITLE 24 REQUIREMENTS.

PROVIDE 26 GA. GI. FLASHING AT ALL NEW CONCRETE PORCH/STOOP AREAS WHERE CONTACT WITH WOOD FRAMING WILL OCCUR.

ALL STEPS AND STAIRWAYS RISERS SHALL NOT BE LESS THAN 4" MIN. OR GREATER THAN 7.75" MAX. ALL TREADS SHALL BE 13" WIDE (BUT, NOT LESS THAN 9" MIN.) TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS. C.R.C.

SHOWER AND TUB WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE, SUCH AS TILE OR OTHER APPROVED MATERIAL, TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAIN INLET. APPLY NON-ABSORBENT MATERIAL TO WATER-PROOF BUILDING PAPER AND WIRE LATH, INSTALLED OVER WATER-RESISTANT GYP. BOARD APPLIED DIRECTLY TO STUDS. C.R.C.

PROVIDE MIN. 24" CLEAR AT FRONT AND MIN. 30" CLEAR WIDTH AT ALL WATER CLOSETS.

SEISMIC STRAP WATER HEATER TO BUILDING AND INSTALL A MIN. R-12 INSULATION BLANKET. C.P.C. SECTION 510.5, & TITLE 24 REQUIREMENTS.

EXHAUST FANS IN BATHROOMS, LAUNDRY ROOMS, AND SIMILAR ROOMS SHALL BE VENTED DIRECTLY TO THE OUTSIDE AND CAPABLE OF PROVIDING A MINIMUM OF FIVE COMPLETE AIR CHANGES PER HOUR. C.R.C.

MECHANICAL AND PLUMBING PENETRATIONS PASSING ENTIRELY THROUGH BOTH PROTECTIVE MEMBRANES OF BEARING WALLS REQUIRED TO HAVE A FIRE-RESISTANCE RATING, AND WALLS REQUIRING PROTECTED OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE BLOCKS SUITABLE FOR THE METHOD OF PENETRATION. PER C.R.C.

PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS PER C.R.C.

(A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND COVE CEILING.

(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

(D) IN OPENINGS OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

(E) AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

5/8" TYPE 'X' ONE HOUR FIRE RATED GYP. BOARD SHALL BE INSTALLED ON ALL WALLS AND CEILING AT GARAGE SIDE WHICH ARE COMMON TO ANY LIVING AREAS, ALSO INSTALL FIRE RATED GYPSUM BOARD AT UNDERSIDE OF ANY ENCLOSED STAIRWAYS. PER C.R.C.

ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVE, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOORSCORE PROGRAM; OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350. C.R.C.

PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

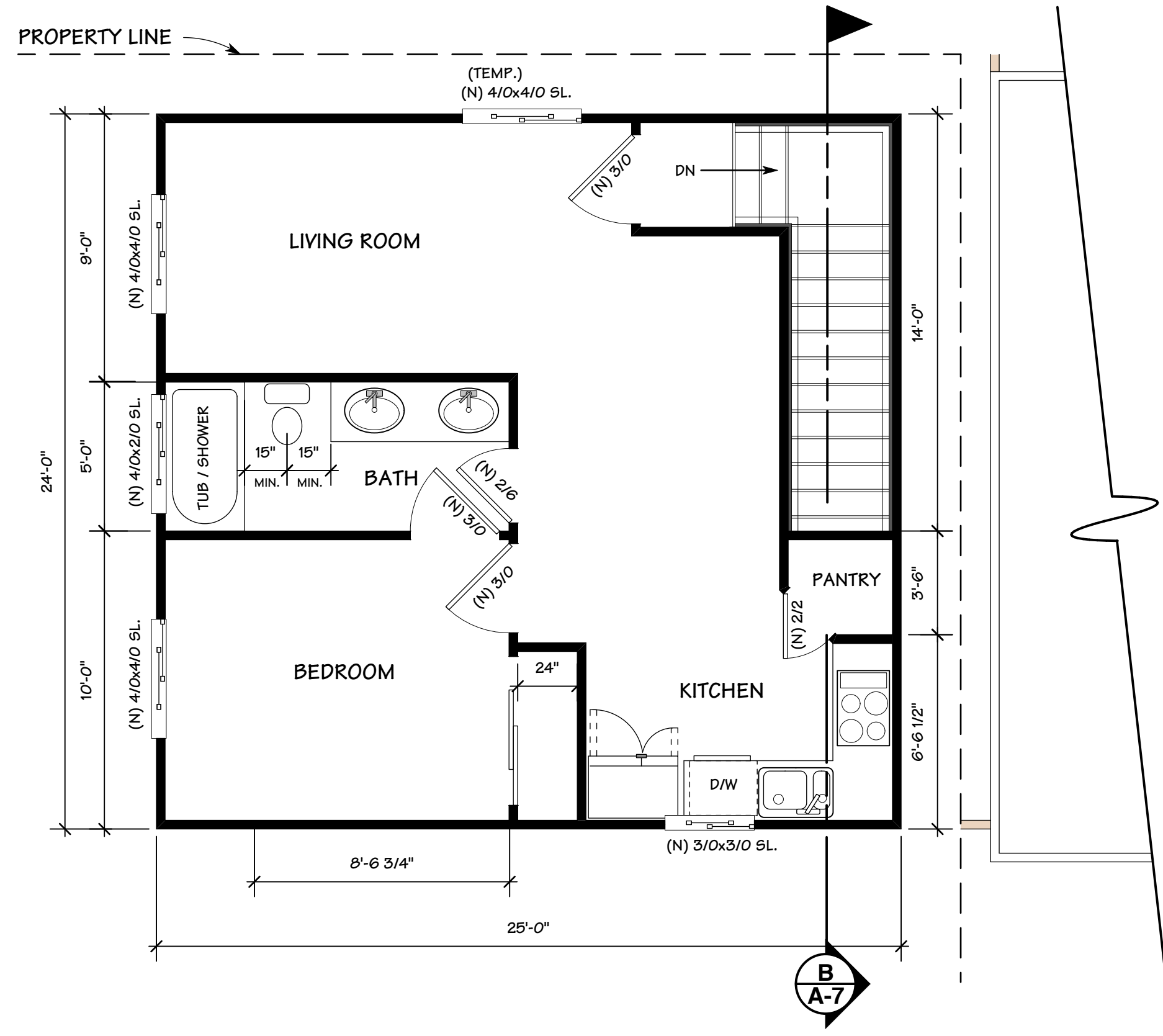
VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

SHOWER AND OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NOABSORBENT SURFACE (E.G. CERAMIC TILE, FIBERGLASS ECT.) OVER MOISTURE RESISTANT UNDERLAYMENT (E.G. WATER RESISTANT GYPSUM BOARD, GREEN BOARD ECT.) TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR. PER C.R.C. 307.2, R702.4 AND R702.3.7

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PER C.R.C. SECTION R311.2

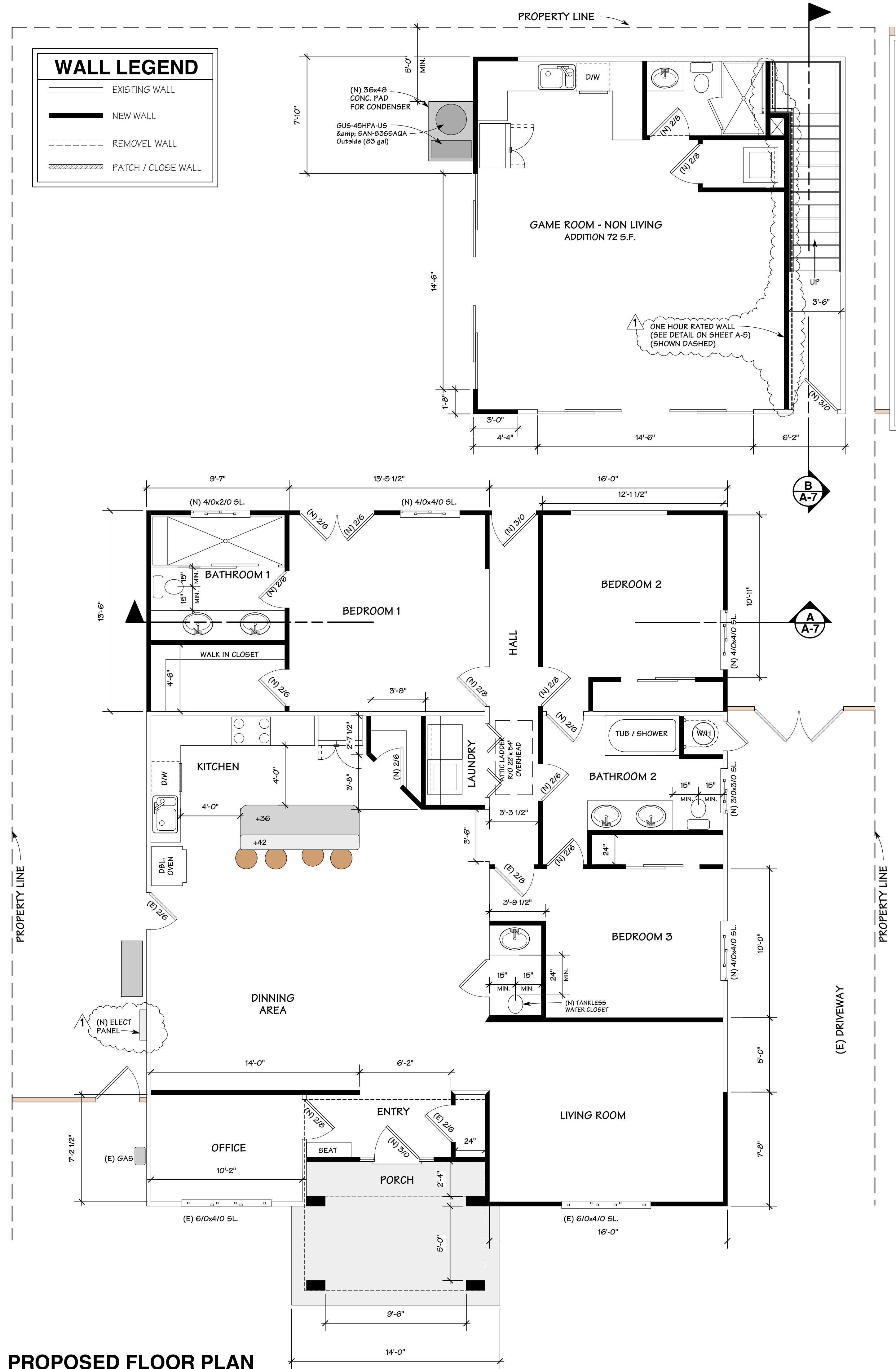
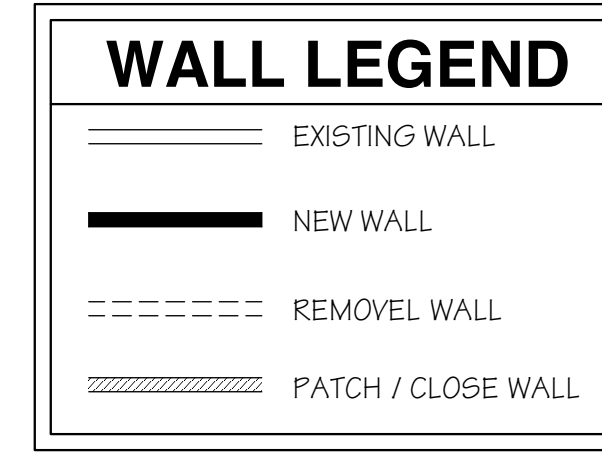
ALL EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA/WDMA/CSA 1011.5.2/A440

EXTERIOR SIDED-HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/CSA 1011.5.2/A440 OR COMPLY WITH SECTION R609.1 AND R609.3 OR COMPLY WITH C.R.C. SECTION R609.



PROPOSED NEW 2nd level ADU FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

OWNER:
REGINA WALLACE / STEFFOND JONES
4254 SUZANNE DRIVE
PALO ALTO, CA. 94306

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
Michael S. Radu
Camden, CA 95008
(408) 594-6826 Cell



REVISION:	DATE
1	PER CITY COMMENTS DATED 05/09/2024

PROPOSED FLOOR PLAN
PROPOSED 2nd LEVEL ADU
PLAN NOTES

DRAWN BY
Michael S. Radu

CHECKED BY
PBD

JOB NO.
23-07

DATE
05/10/2024

SCALE
AS SHOWN

SHEET

A-4

SECTION NOTES

CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF THE CALIFORNIA RESIDENTIAL CODE CHAPTERS 3, 4, 6 AND 8 SHALL APPLY TO THIS PROJECT.

ANY AND ALL ELEMENTS OF THE PREPARED PLANS THAT EXCEED THE MINIMUM STANDARDS REQUIRED BY CODE OR A PROJECT STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE OVER SUCH MINIMUM STANDARDS AND REQUIREMENTS.

ALL LUMBER TO BE USED IN THE CONSTRUCTION AND REMODELING OF THIS STRUCTURE SHALL BE DOUGLAS FIR - LARCH (COAST REGION) GRADE II OR BETTER (SEE ALSO PLANS AND SPECS.).

ALL HEADERS INSTALLED OVER DOORS, WINDOWS, AND ANY NECESSARY OPENINGS ARE TO BE 4X12 DF # 2 OR BETTER (U. N. O.).

PROVIDE DOUBLE TRIMMER OR POST AT EACH SIDE OF OPENINGS 8'-0" OR GREATER (TYP.).

ALL INTERIOR NON-BEARING WALL BRACING TO BE MIN. EITHER A 1X4 DF # 2 CONTINUOUS LET-IN, OR SIMPSON WB STRAPS AT 45° MIN. / 60° MAX. TYPICAL.

ALL EXTERIOR WALL BRACING SHALL BE MIN. 3/8" CDX SOILD PYWOOD SHEATHING WITH 8d NAILS AT 6" O.C. (EDGES) & 12" O.C. (FIELD) TYPICAL UNLESS NOTED OTHERWISE..

EXTERIOR FINISH, WHERE APPLIC., SHALL BE MINIMUM 7/8" STANDARD 3 COAT APPLICATION CEMENT PLASTER (STUCCO) OVER LAYER OF PAPERBACK METAL OR WIRE LATH WITH Drip SCREED AT BASE. WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED UNDER LATH AS DESCRIBED ABOVE, AND WHEN APPLIED OVER WOOD BASED SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE D PAPER. PER C.R.C.

NOTE: PAPERBACK STUCCO WIRE IS EQUIVALENT TO 1 LAYER OF GRADE D PAPER.

WALL FRAMING SHALL BE 2X4 STUDS AT 16" O.C. MAX. PROVIDE DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE WITH (2) ROWS OF 16d AT EVERY 6" (TYPICAL).

INSULATE ALL NEW WALLS WITH R-19, CEILINGS WITH R-38, AND UNDERFLOOR AREAS WITH R-19 MINIMUM BATT INSULATION PER TITLE 24 REQUIREMENTS.

PROVIDE SOLID BLOCKING AT ENDS OF ALL CEILING JOISTS AND RAFTERS WITH SCREENED EAVE VENTS INSTALLED IN PER C.R.C.

PROVIDE CONTINUOUS SCREENED VENT STRIP AT SOFFITED EAVE WITH 2X SOLID BLOCKING AT ENDS OF CEILING JOISTS. DRILL MIN. OF (3) 2" DIA. HOLES IN EACH BLOCK FOR PROPER VENTILATION REQUIREMENTS PER C.R.C.

PROVIDE WEATHER-RESISTIVE BARRIER AT EXTERIOR WALLS (E.G., WOOD SIDING OVER BUILDING PAPER, ETC.), PER 2016 C.R.C. 703.2

ALL NAILING SHALL COMPLY WITH C.R.C. U.N.O. ON THE PLANS OR STRUCTURAL CALCULATIONS.

ADHERED OR ANCHORED VENEER SHALL BE INSTALLED OVER 1" MIN. MORTAR GROUT BACKING, OVER PAPERBACKED STUCCO WIRE, AND WHEN APPLIED TO SOLID SHEATHING A CONTINUOUS WEATHER RESTRICTIVE BARRIER MUST FIRST BE INSTALLED. PER C.R.C.

ROOF COVERING TO COMPLY WITH C.R.C. CHAPTER 9 ALL ROOFING MATERIAL MUST BE LABELED AND CERTIFIED PER U.L. AND ASTM STANDARDS, AND MEET THE REQUIREMENTS OF SECTION R905.4.

ROOFING MATERIAL TO BE LIGHTWEIGHT METAL TILE (ICD# 9001) OVER TYPE 30 SATURATED RAG FELT INSTALLED OVER 1/2" MIN. APA RATED (24/16) CDX PLYWOOD SHEATHING WITH 8d NAILS AT 6" (E) & 12" (F). USE 1&G PLYWOOD OR 1" CLIPS AT 48" O.C. (TYPICAL).

DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT
 2. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA 1 MANUAL D-2009 OR EQUIVALENT.
 3. MANUAL S-2004 OR EQUIVALENT.

1/2" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL WALLS AND FLAT CEILING AREAS WITH 5d NAILS @ 7" O.C. MAX. EACH WAY. REFER TO C.R.C.

5/8" MINIMUM GYPSUM BOARD (SHEETROCK) TO BE INSTALLED AT ALL SLOPED CEILING AREAS WITH 6d NAILS @ 7" O.C. EACH WAY TYPICAL. REFER TO C.R.C.

PROVIDE DBL. 2X SOLID BLOCKING ABOVE AND BELOW ALL BEARING AND NON-BEARING PARTITIONS.

INSTALL DBL. 2X FRAMING WITH SIMPSON METAL HANGERS (O.A.E.) AT ALL SKYLIGHT OPENINGS (TYPICAL).

DRAFT STOPPING SHALL BE INSTALLED WHERE THE AREA OF THE CONCEALED SPACES IN THE ATTIC, FLOOR AND / OR WALLS EXCEED 1,000 SQ. FT. PER SECTION R302.12, DIVIDING THE CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

ATTIC VENTILATION
 ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY OPENINGS TO THE EXTERIOR (TYPICALLY AT THE EAVE LINE) COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED PER CRC SECTION 806 AND 806.2

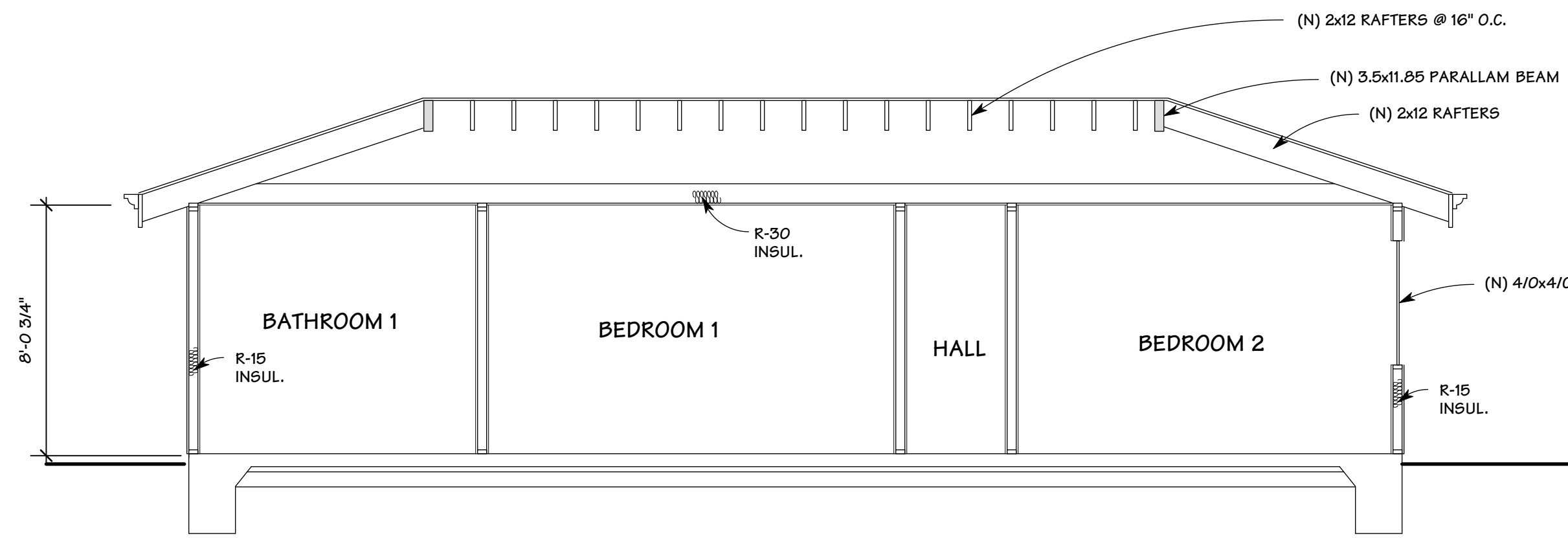
FORMULA
 ATTIC AREA AD + 150 SQ. FT. = REQUIRED OPEN AREA OF ATTIC VENTILATION (ROA)

$$\frac{(AA)}{150 \text{ SQ. FT.}} = \frac{(ROA) + \text{FREE VENT AREA (FVA)}}{150 \text{ SQ. FT.}} = \text{NUMBER OF VENTS REQUIRED}$$

$$\frac{(AA)}{150 \text{ SQ. FT.}} = \frac{(ROA)}{(FVA)} = \text{NUMBER OF VENTS REQUIRED}$$

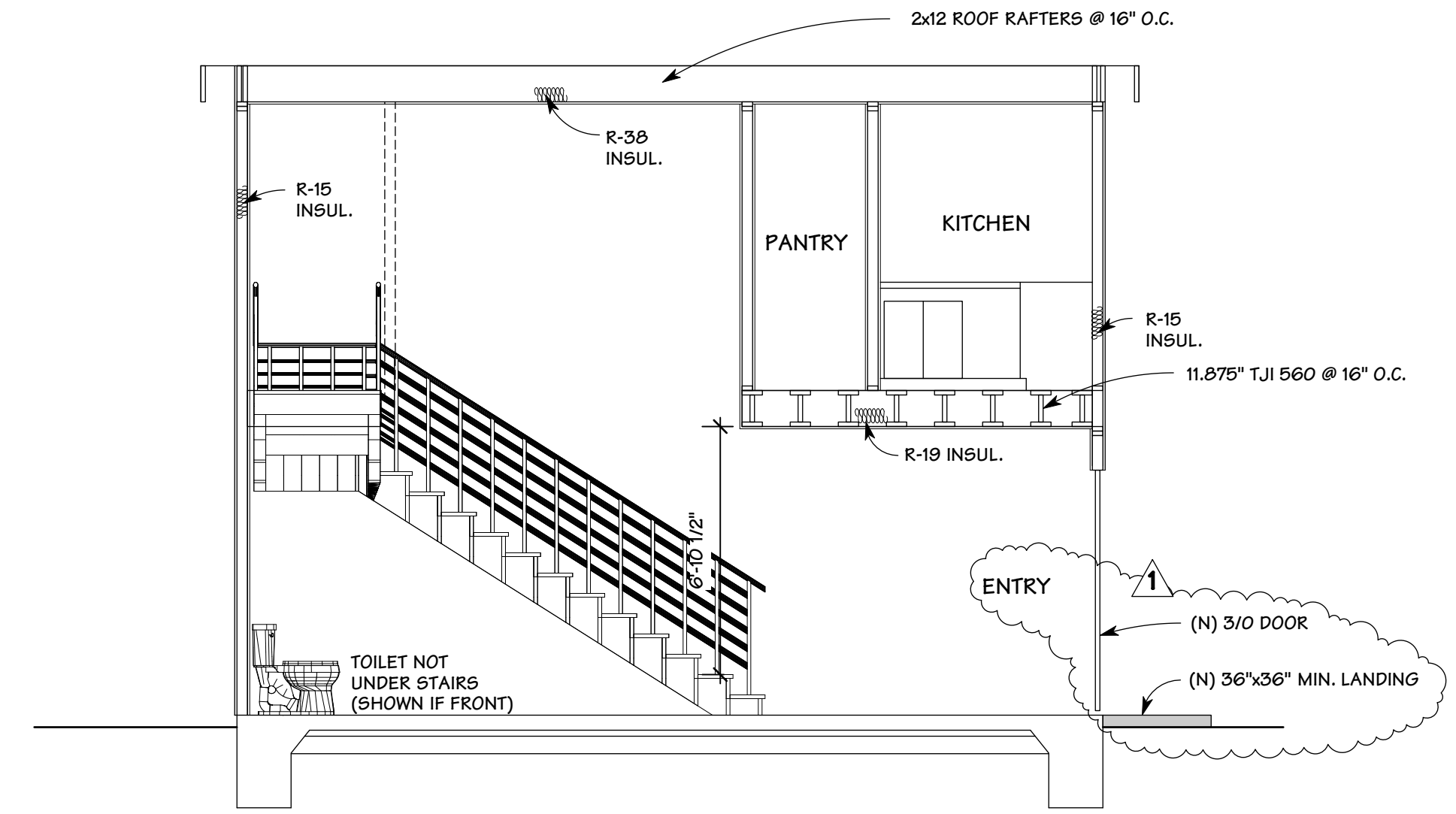
$$\frac{1,790.0}{150 \text{ SQ. FT.}} = \frac{11.93}{.7} = \text{MIN. OF } 18 \text{ NEW VENTS REQUIRED. VENT SIZE } 24" \times 6" \text{ R.O.}$$

EXCEPTION:
 THE REQUIRED EAVE VENT AREA MAY BE REDUCED TO 1/200 OF THE TOTAL SPACE TO BE VENTILATED -- PROVIDED A MIN. OF 50% OF THE REQUIRED VENT AREA IS SUPPLIED BY GABLE, OR OTHER TYPE ROOF VENTS INSTALLED AT LEAST THREE FEET ABOVE EAVE VENTILATORS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS.



SECTION - A

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



SECTION - B

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

GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
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GYPSUM WALLBOARD, RESILIENT CHANNELS.
 MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 12" o.c. with vertical joints located midway between studs. End joints backblocked with resilient channels. 2" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 17 1/2" long, 0.0915" shank, 1 1/2" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). (LOAD-BEARING)

Thickness: 5 1/2"
 Approx. Weight: 7 pcf
 Fire Test: Based on UL R14196, OSNK05371, 2-15-05, UL Design U305
 Sound Test: NRCC TL93-103, 3-98, NRCC TL93-118, 3-98

1 HOUR FIRE RATED WALL DETAIL

FLOOR-CEILING SYSTEMS, WOOD FRAMED			
GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate joints and 1 1/2" Type G drywall layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.

Approx. Ceiling Weight: 5 pcf
 Fire Test: FM FC 172, 2-25-72; ITS, 8-8-98
 Sound Test: Estimated

1 HOUR FIRE RATED FLOOR AT CEILING

OWNER: REGINA WALLACE / STEFFOND JONES
 4254 SUZANNE DRIVE
 PALO ALTO, CA. 94306

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
 Michael S. Radu
 10000 Wilshire Blvd., Suite 200
 Culver City, CA 90230
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REVISION:
 A PER CITY COMMENTS DATED 05/09/2024

SECTIONS PLAN NOTES

DRAWN BY: Michael S. Radu

CHECKED BY: PBD

JOB NO.: 23-07

DATE: 05/10/2024

SCALE: AS SHOWN

SHEET: A-5

ELECTRICAL / MECHANICAL / PLUMBING NOTES

PROVIDE ELECTRICAL SYSTEM GROUNDING PER SECTION 250 OF THE CALIFORNIA ELECTRICAL CODE TYPICAL.

SMOKE DETECTORS IN DWELLING UNITS SHALL BE HARDWIRED AND MOUNTED ON THE CEILING OR WALL AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. IF THE DWELLING UNIT HAS MORE THAN ONE STORY A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN ANY BASEMENT IF APPLICABLE. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. REFER TO C.E.C.

IN EVERY HABITABLE ROOM, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREE-STANDING BAR-TYPE COUNTERS, SHALL BE INCLUDED IN THE SIX FOOT MEASUREMENT. C.E.C.

ATTICS AND ROOF AREAS THAT ARE ACCESSIBLE, THE ELECTRICAL CABLE WITHIN SEVEN (7) FEET OF OPENING SHALL BE PROTECTED PER C.E.C. 320.25

CARBON MONOXIDE ALARMS

(A) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THIS DWELLING PER C.R.C. R315

(B) SPECIFY THAT CARBON MONOXIDE ALARMS SHALL BE "LISTED" AS COMPLYING WITH UL2034 AND UL2075 PER C.R.C. R315.3

RECEPTACLES SHALL,

(A) NOT BE OVER 6" FROM OPENINGS INCLUDING ANY WALL SPACE 2' OR WIDER.

(B) NOT BE MORE THAN 12" O.C. INCLUDING SLIDING GLASS DOORS.

(C) BE G.F.I. CIRCUITS WHEN INSTALLED WITHIN 6' OF SINKS AND WHEN INSTALLED OUTDOORS PER C.E.C. ARTICLE 210-0(a).

(D) HAVE WATERPROOF COVERS WHEN INSTALLED OUTDOORS.

A 22" x 30" MINIMUM ACCESS TO FURNACE LOCATED IN THE ATTIC IS REQUIRED. IN ADDITION THE OPENING AND PASSAGEWAY MUST BE AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.

A SOLID 24" MIN. WIDE PLATFORM PATH FROM THE ACCESS OPENING TO THE FURNACE, WITH A RECEPTACLE AT THE FAN AND LIGHT, SWITCHED FROM THE ACCESS OPENING. PER C.M.C. 904.11

PROVIDE AN ADDITIONAL WATERTIGHT CORROSION RESISTANT METAL PAN BELOW CONDENSATE PRODUCING EQUIPMENT (IE. FURNACE) INSTALLED IN ATTIC. A SECONDARY DRAIN LINE MUST BE LOCATED AT A POINT WHERE IT CAN BE READILY OBSERVED. PER C.M.C. 310.2

ACCESS DOOR TO THE FURNACE/COOLING EQUIPMENT / COMPARTMENT SHALL BE A MINIMUM OF 24" WIDE AND A MINIMUM OF 30" CLEAR WORKING SPACE (OF A HEIGHT EQUAL TO THAT OF THE EQUIPMENT OR 6.5 FEET) ON THE FIREBOX SIDE.

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CGBC SECTION 4.303.1.1 THROUGH 4.303.1.4.4

PLUMBING FIXTURES AND FITTINGS REQUIRED IN CGBC SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE C.P.C. AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SMOKE DETECTORS SHALL BE INTERCONNECTED 110V WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS AT THE FOLLOWING LOCATIONS:
(1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS, (4) AT LEAST ONE AT EVERY LEVEL AND (5) FARTHER THAN 3 FEET HORIZONTAL DISTANCE FROM THE BATHROOM DOOR CONTAINING A BATHTUB OR SHOWER. PER C.R.C. R314.3, R314.4, R314.5.

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. PER C.E.C. 210.12(A)

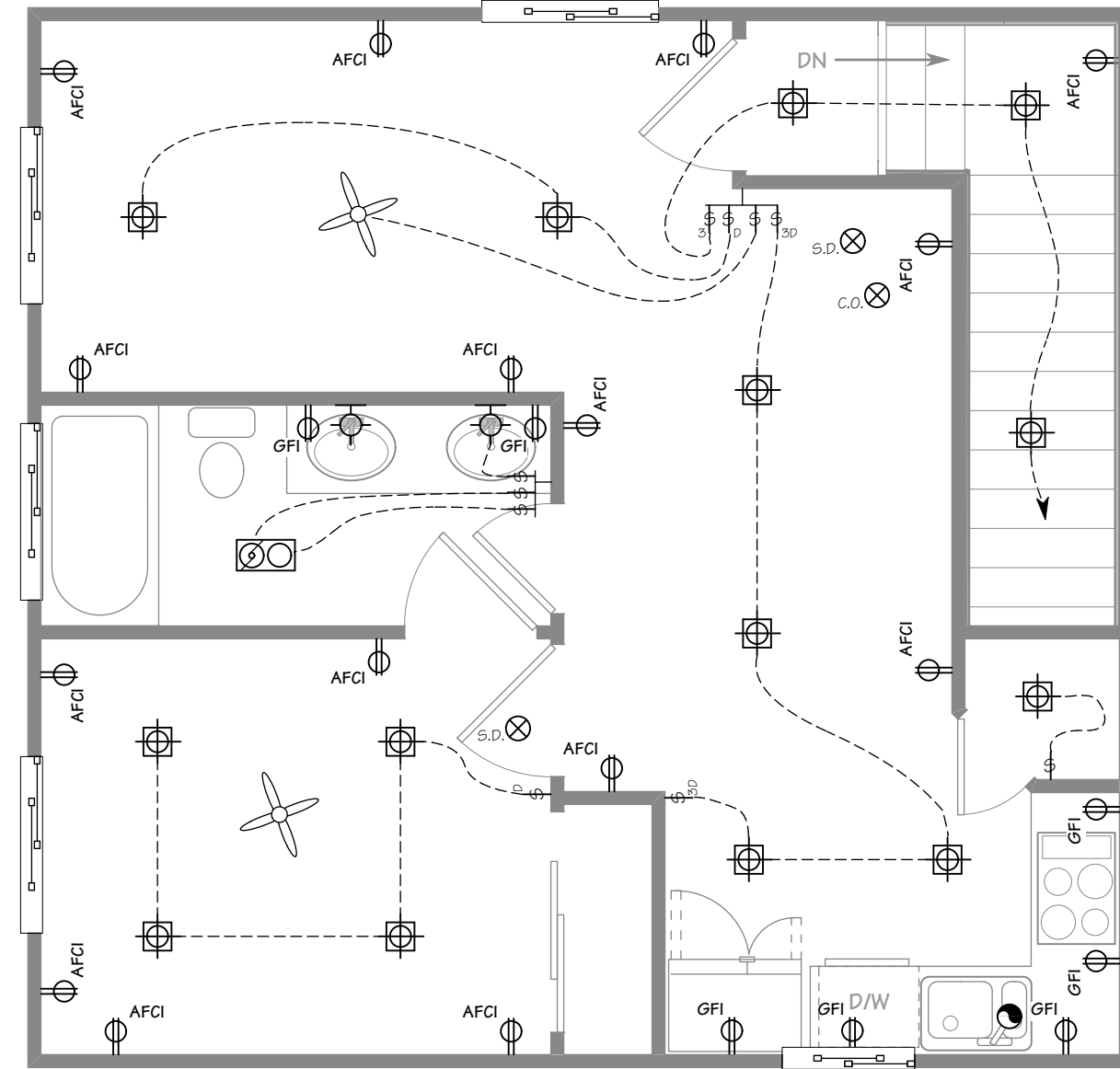
TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES — ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. PER C.E.C. 210-11(C)(1) AND 210-52 (B)

A DEDICATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) PER C.E.C. 210.52 (C)(3) AND EXCEPTION: CEC210.23(A)(1) AND (A)(2).

A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. PER C.E.C. 210.11(C)(2) AND 210.52(F)

A PRESSURE ABSORBING DEVICE (OR APPROVED MECHANICAL DEVICE), LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES, THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (I.E., DISHWASHER, WASHING MACHINE, ETC.). PER C.P.C. 609.10

EXHAUST OUTLETS SHALL BE LOCATED A MINIMUM OF 10-FT FROM DOORS, OCCUPIED AREAS AND OPERABLE WINDOWS. PER C.M.C. 407.2.2



2ND FLOOR ELEC. /MECH. /PLUMB. PLAN

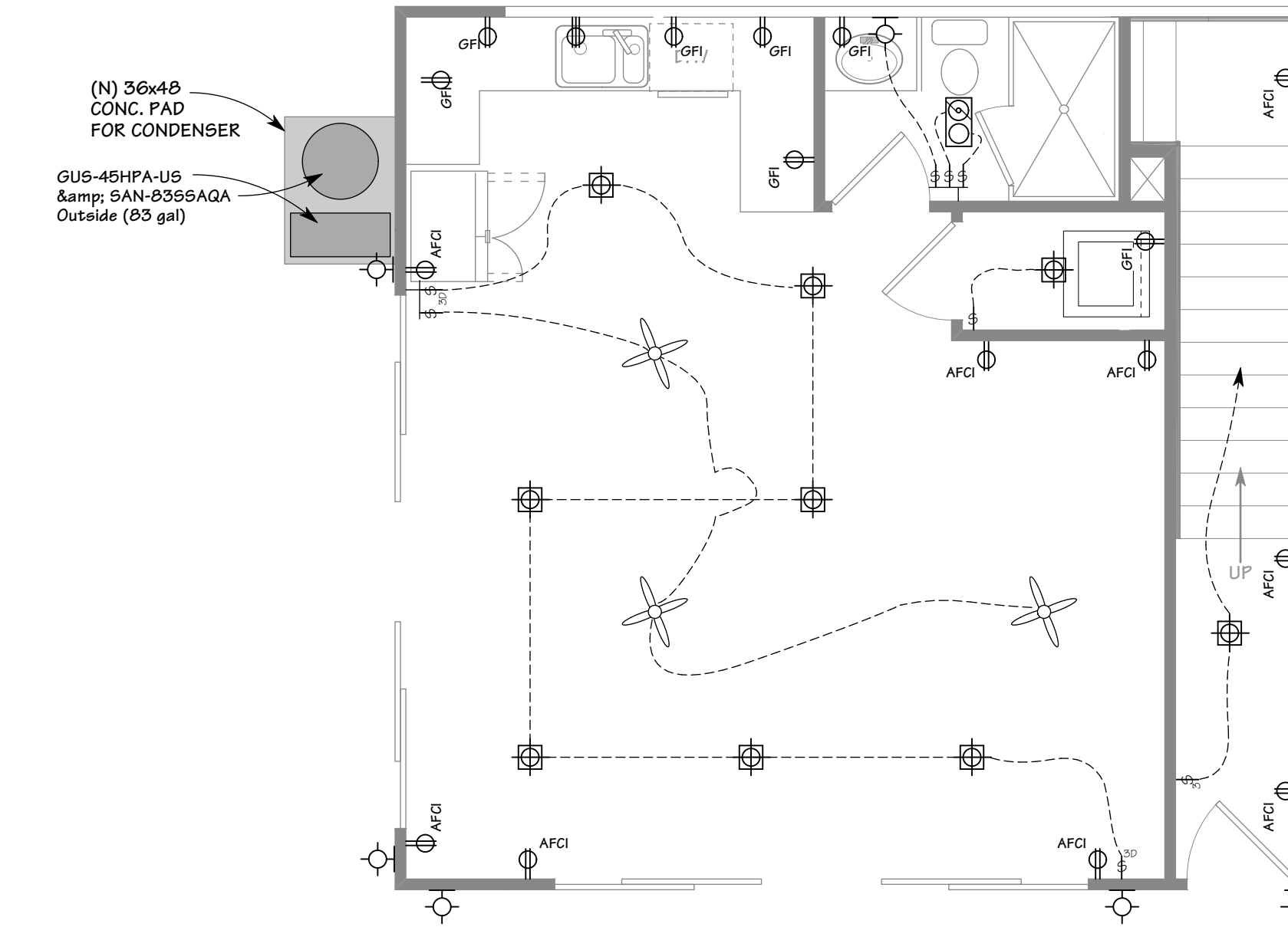
SCALE: 1/4" = 1'-0"

NOTES FOR HIGH EFFICACY LIGHTING:
 A. BATHROOM LIGHTING SHOWN ON SHEET A-2, TO HAVE HIGH EFFICACY LIGHTING, OR ARE PROVIDED WITH A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
 B. GARAGE, LAUNDRY ROOM AND/OR UTILITY ROOM LIGHTING SHALL BE HIGH EFFICACY, OR HAVE A MANUAL-ON MOTION SENSOR. IF THE MANUAL-ON MOTION SENSOR IS PROVIDED, IT SHOULD FURTHER BE INDICATED TO TURN-OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND BE CAPABLE OF BEING TURNED ON MANUALLY WITH A SWITCH. CA ENERGY CODE 150.0(K)2J
 C. INDICATE THAT OTHER AREAS IN THE HOME, I.E., BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC., SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY DIMMERS OR VACANCY SENSOR FOR LIGHTING CONTROL, EXCEPT CLOSETS SMALLER THAN 70 SQUARE FEET AND HALLWAYS. CA ENERGY CODE 150.0(K)1A, 2K AND TABLE 150.0-A
 D. OUTDOOR LIGHTING ATTACHED TO THE BUILDING, MUST BE HIGH EFFICACY, OR CONTROLLED BY BOTH MOTION SENSOR AND PHOTO-CONTROL DEVICES. NOTE THAT LIGHTING NOT ATTACHED TO THE BUILDING (I.E., LANDSCAPER LIGHTING) IS EXEMPT. CA ENERGY CODE 150.0(K)3A

NOTE:
ALL LIGHTING FIXTURES SHALL BE OF HIGH EFFICACY.

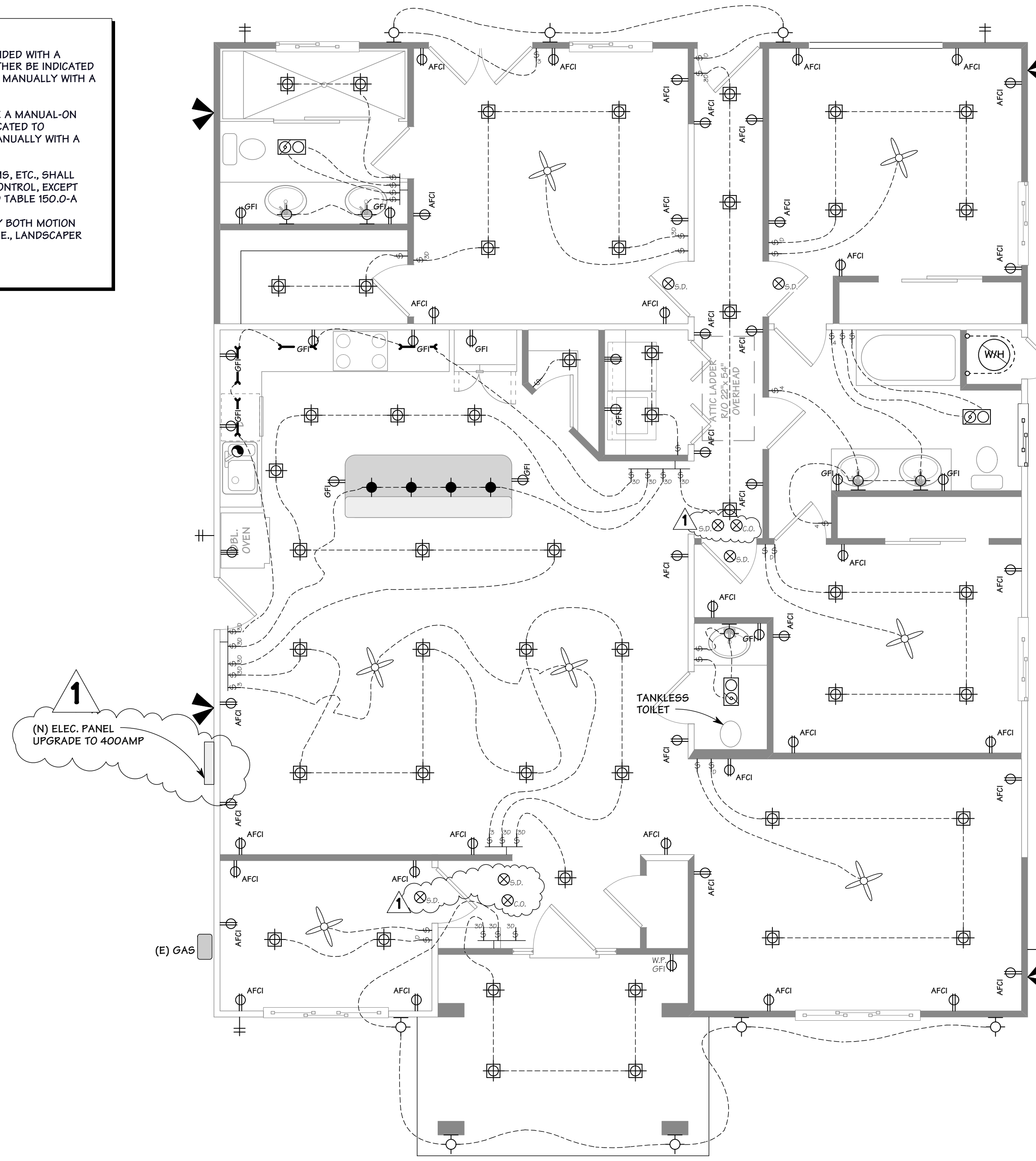
Recessed luminaries with the following features per CA Energy Code 150.0(k)1C:

- IC-rated,
- Airtight (AT) per ASTM E283,
- Sealed with gasket or caulk,
- Accessible ballast or drivers from below the ceiling,
- Without screw base sockets, and
- Light sources compliant with JC8-2016-E.



1ST FLOOR ELEC. /MECH. /PLUMB. PLAN

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



MAIN FLOOR ELEC. /MECH. /PLUMB. PLAN

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

ELECTRICAL/MECHANICAL SYMBOL LEGEND

- LIGHT SWITCH, SINGLE POLE; +48" U.O.N.
- LIGHT SWITCH, 3-WAY; +48" U.O.N.
- LIGHT SWITCH, DIMMABLE; +48" U.O.N.
- LIGHT SWITCH, VACANCY SENSOR; +48" U.O.N.
- CEILING FAN/LIGHT CONTROL
- OUTLET, DUPLEX CONVENIENCE - 20A, 120V; +12" U.O.N.
- OUTLET, SAME AS ABOVE EXCEPT GFI TYPE
- OUTLET, SAME AS ABOVE EXCEPT GFI & WATER PROOF
- OUTLET, ARC-FAULT CIRCUIT INTERRUPTER
- OUTLET, IN CAB FACE, GFI IN KITCHEN
- SWITCHED OUTLET, 1/2 HOT - 20A, 120V; +12" U.O.N.
- OUTLET, FOURPLEX CONVENIENCE - 20A, 120V +12" U.O.N.
- OUTLET, INDIVIDUAL APPLIANCE - 20A, 220V
- UNDER-COUNTER OUTLET
- COUNTER-TOP OUTLET
- FLOOR OUTLET - 20A, 120V
- DOT ADJACENT TO SYMBOL INDICATES MOUNTING ABOVE COUNTER TOP
- PENDANT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- LOW VOLTAGE RECESSED FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- RECESSED FLOURESCENT CEILING LIGHT FIXTURE
- ACCENT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- WALL SCONCE
- FLOURESCENT FIXTURE, UNDER CAB MNTD. DIRECT WIRE, LENGTH VARIES
- SURFACE MOUNTED FLOURESCENT FIXTURE
- FAN/FLOURESCENT LIGHT
- EXHAUST FAN (CEILING UNIT U.O.N.) (TO PROVIDE MIN. 5 AIR CHANGES/HR. PER UBC 1203.3)
- DISPOSAL
- TELEPHONE OUTLET +12" U.O.N.
- FLOOR MOUNTED TELEPHONE JACK
- TELEVISION HOOKUP
- PUSH BUTTON
- DOORBELL CHIME
- THERMOSTAT
- JUNCTION BOX
- MOTOR CONNECTION
- APPROVED SMOKE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- APPROVED CARBON MONOXIDE DETECTOR - CEILING MOUNTED & WIRED TO MAIN SERVICE WITH BATTERY BACK-UP
- GARAGE DOOR OPENER
- GAS OUTLET
- F.G. KEY
- HOSE BIB w/ VACUUM BREAKER
- AIR RETURN
- AIR REGISTER AT FLOOR
- AIR REGISTER @ WALL
- AIR REGISTER @ CEIL.
- MOTION / SOLAR FLOOD LIGHT
- CEILING FAN

OWNER: REGINA WALLACE / STEFFOND JONES
4254 SUZANNE DRIVE
PALO ALTO, CA. 94306

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
32 Colleen Way
Cambell CA. 95008
(408) 304-6626 Cell



REVISION: PER CITY COMMENTS DATED 05/09/2024

ELEC. / MECH. / PLUMB. PLANS PLAN NOTES

DRAWN BY: Michael S. Radu

CHECKED BY: PBD

JOB NO.: 23-07

DATE: 05/10/2024

SCALE: AS SHOWN

SHEET: A-6

Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification					
				Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153	
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
4.1 Planning and Design									
Mandatory			Storm water drainage and retention during construction (less than one acre)						
Tier 2 Mand.			Soil protection - Tier 2 requirements						
Mandatory			Grading and paving						
Tier 2 Mand.			All-Electric Buildings/Site (New buildings and substantial remodels)						
Tier 2 Mand.			Water permeable surfaces for 30% - Tier 2 requirements						
Tier 2 Mand.			Cool roof for reduction of heat island effect - Tier 2 requirements						
Tier 2 Mand.			Electric vehicle (EV) charging for residential structures (Locally amended)						
Mandatory			EV Charging: New one-family, two-family and townhouse dwellings						
Mandatory			EV Charging: New multi-family residential structures						
Mandatory			EV Charging: New Hotels and Motels						
Mandatory			Bicycle Parking (Locally amended)When an addition or change of use results in increased parking [MF]						
Elective			Site selection						
Elective			Community connectivity						
Elective			Supervision and education by a Special Inspector (Locally amended)						
Elective			Deconstruction (Locally amended, Mandatory on or after July 1, 2020)						
Elective			Reuse of existing materials (Locally amended)						
Elective			Soil protection						
Elective			Landscape design						
Elective			Vegetated roof						
Elective			Reduction of heat island effect for nonroof areas						
Elective			Light pollution reduction (Locally amended)						
Elective			Innovative concepts and local environmental conditions						
4.3 Water Efficiency and Conservation									
Mandatory			Indoor Water Use: Water closets (1.28 gpf)						
Mandatory			Indoor Water Use: Urinals (Wall Mounted) 0.125 gpf, all others 0.5 gpf						
Mandatory			Indoor Water Use: Single showerhead (1.8 gpm at 80 psi)						
Mandatory			Indoor Water Use: Multiple showerheads serving one shower (1.8 gpm at 80 psi)						
Mandatory			Indoor Water Use: Residential lavatory faucets (1.2 gpm at 80 psi)						
Mandatory			Indoor Water Use: Lavatory faucets in common and public use areas (0.5 gpm at 60 psi) [MF]						
Mandatory			Indoor Water Use: Metering faucets (0.2 gallons per cycle)						
Mandatory			Indoor Water Use: Kitchen faucets (1.8 gpm at 60 psi)						
Mandatory			Indoor Water Use: Standards for plumbing fixtures and fittings (Meet 2022 Plumbing Code)						
Mandatory			Outdoor potable water use in landscape areas (NWELO)						
Mandatory			Recycled water supply systems [N]						
Tier 2 Mand.			Recycled water for landscape irrigation (when landscape >1,000 sq. ft.) [MF only][AA]						
Mandatory			Swimming pool and spa covers (Provide vapor retardant cover)						
Elective			Kitchen faucets (1.5 gpm at 60 psi)						
Elective			Alternate water sources for nonpotable applications						
Elective			Appliances						
Elective			Nonwater supplied urinals and waterless toilets						
Elective			Hot water recirculation systems						
Elective			Rainwater catchment systems						
Elective			Potable water elimination						
Elective			Irrigation metering device (Locally amended)						
Elective			Graywater (Locally amended, Whole house graywater system counts as 3 electives)						
Elective			Recycled water piping (Locally amended)						
Elective			Recycled water for landscape irrigation (Locally amended)						
Elective			Innovative concepts and local environmental conditions						
4.4 Material Conservation and Resource Efficiency									
Tier 2 Mand.			Recycled content - 15% - Tier 2 requirements						
Tier 2 Mand.			Low carbon concrete requirements						
Mandatory			Rodent proofing fill annular spaces around pipes, cables, conduits or other openings to protect against rodents						
Mandatory			Enhanced construction waste reduction (80% Diversion w/ job valuation >\$25,000 or meet state standards of 65%)						
Mandatory			Construction waste management plan in Green Halo						
Mandatory			Waste management company						
Mandatory			Operation and maintenance manual provided to the building owner						
Mandatory			Recycling by occupants (≥ 5 multi-family units) [MF]						
Elective			Efficient framing techniques - Lumber size						
Elective			Efficient framing techniques - Dimensions and layouts						
Elective			Efficient framing techniques - Building systems						
Elective			Efficient framing techniques - Pre-cut materials and details						
Elective			Prefinished building materials						
Elective			Concrete floors						
Elective			Use of building materials from rapidly renewable sources						
Elective			Drainage around foundations						
Elective			Roof drainage						
Elective			Fastening details						
Elective			Material protection						
Elective			Door protection						
Elective			Roof overhang						
Elective			Innovative concepts and local environmental conditions						

Code Section	Y	N	Plan Sheet, Spec or Attachment Reference	Compliance Path Verification					
				Plan Check		Rough GB Inspection IVR # 152		Final Inspection IVR # 153	
				CORR	INITIAL	CORR	INITIAL	CORR	INITIAL
4.5 Environmental Quality									
Mandatory			Replaces shall be direct-vent sealed combustion type (all-electric)						
Mandatory			Covering of duct openings, protection of mechanical equipment during construction						
Mandatory			Adhesives, sealants and caulks - Table 4.504.1 and 4.504.2 for VOC limits						
Mandatory			Paints and coatings - Table 4.504.3 for VOC limits						
Mandatory			Aerosol paints and coatings						
Mandatory			Verification - documentation to verify compliant VOC limit on finish materials						
Mandatory			Carpet systems- Documentation to verify compliant with VOC limits						
Mandatory			Carpet cushion						
Mandatory			Carpet systems: Carpet adhesive - Table 4.504.1 for VOC limits						
Tier 2 Mand.			Resilient flooring systems for 100% - Tier 2 requirements						
Mandatory			Composite wood products						
Mandatory			Concrete slab foundations - vapor retarder required						
Mandatory			Capillary break for slab-on-grade foundations						
Mandatory			Moisture content of building materials ≤ 19% for wall and floor framing						
Mandatory			Bathroom exhaust fans (when required) shall be provided with the following:						
Mandatory			1. ENERGY STAR fans ducted to outside of building						
Mandatory			2. Humidity controlled OR functioning as a component of a whole-house ventilation system						
Mandatory			3. Humidity controls with manual or automatic means of adjustment for relative humidity range of ≤ 50% to 80% max						
Mandatory			Heating and air conditioning system design (all-electric on or after January 1, 2023)						
Mandatory			Indoor Air Quality Management Plan [MF]						
Elective			Thermal insulation						
Elective			Construction filters (HR)						
Elective			Direct-vent appliances						
Elective			Innovative concepts and local environmental conditions						

Legend:
Y - Yes: the measure is in the scope of work
N - No: the measure is not in the scope of work
PAMC - Palo Alto Municipal Code; locally amended
[N] - New Construction
[MF] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

The Green Building Survey is a required project submittal. The survey can be found at the following link. The online survey shall be completed and a Green Building Survey Report will be sent in an email. Include a copy of the survey report on a separate page in this plan set. Please indicate the reference page here _____.

Special Inspector Acknowledgement

The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR

I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.

Signature (Green Building Special Inspector) _____

Print Name _____

Phone or Email _____

Date _____

SECTION TO BE COMPLETED AFTER CONSTRUCTION

After construction is complete submit the following at the City Development Center to schedule your final inspection:

Construction debris receipts from an approved facility using Green Halo.

If HERS testing was required per the homes energy report, attach the completed forms.

If there were alterations during construction that impacted the energy report (i.e. R values, U factors, Equipment Types) return the report and report it.

I certify that:

CALGreen inspections were performed throughout construction.

Home has met the CALGreen measures as claimed on this sheet.

If you required for landscaping may be excluded from this confirmation if it is within 6 months of final inspection.

Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report of this home, unless the new report is provided as an attachment.

Signature (Green Building Special Inspector) _____
Sign only after project is complete

Print Name _____

Date _____

CITY STAMPS ONLY



Title 24, Part 11, California Green Building Code (CALGreen)
City of Palo Alto Development Center Green Building Requirements
City of Palo Alto Green Building Ordinance 5570 (PAMC 16.14 Amendments)
<http://www.bac.ca.gov/homes/CALGreen.aspx>
https://www.cityofpaloalto.org/Departments/Planning_Development/Services/Development/Services/Green-Building/Compliance
https://codeofordinance.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-72369

2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2
Version 01/23

Application: This plan sheet is for residential new construction of any size and substantial remodels.

GB-1
Mandatory
+Tier 2

OWNER: REGINA WALLACE / STEFFOND JONES
4254 SUZANNE DRIVE
PALO ALTO, CA. 94306

DESIGN BY:
PACIFIC BLUE DEVELOPMENTS
38 Colleen Way
Cambert CA. 95008
(408) 504-6626 Cell



REVISION:
A PER CITY COMMENTS DATED 05/08/2024

CALIFORNIA GREEN WORKSHEET
FOR MAIN RESIDENCE

DRAWN BY
Michael S. Radu
CHECKED BY
PBD
JOB NO.
23-07
DATE
05/10/2024
SCALE
AS SHOWN
SHEET

CG-1



2022 RESIDENTIAL GREEN BUILDING APPLICATION CALGREEN MANDATORY + TIER 2
Version 01/23

Application: This plan sheet is for residential new construction of any size and substantial remodels.

GB-1
Mandatory
+Tier 2

DRAWN BY: Michael S. Radu
CHECKED BY: PBD
JOB NO.: 23-07
DATE: 05/10/2024
SCALE: AS SHOWN
SHEET: CG-2

Table with columns: Code Section, Y, N, Reference, Plan Sheet, Spec or Attachment, Plan Check, Rough GB Inspection, Final Inspection, and Compliance Path Verification (CORR, INITIAL).

Table with columns: Code Section, Y, N, Attachment Reference, Plan Sheet, Spec or Attachment, Plan Check, Rough GB Inspection, Final Inspection, and Compliance Path Verification (CORR, INITIAL).

Legend:
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N - No: the measure is not in the scope of work
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[M] - Multi-family dwellings
[AA] - Additions and alterations
[HR] - High-rise building

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Special Inspector Acknowledgement
The project will be verified by a RESIDENTIAL GREEN BUILDING SPECIAL INSPECTOR
I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after-construction requirements below.
Signature (Green Building Special Inspector)
Print Name
Phone or Email
Date

SECTION TO BE COMPLETED AFTER CONSTRUCTION
After construction is complete submit the following at the City Development Center to schedule your final inspection:
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[] Someone has met the CALGreen measures as claimed on this sheet.
[] Those required for landscaping may be excluded from this confirmation if [] within 6 months of final inspection.
Through a combination of onsite inspections and confirmation from the Contractor there have been no alterations that impacted the energy report [] home, unless the new report is provided as an attachment.
Signature (Green Building Special Inspector)
Sign only after project is complete
Print Name
Date

CITY STAMPS ONLY

OWNER: REGINA WALLACE / STEFFOND JONES
4254 SUZANNE DRIVE
PALO ALTO, CA. 94306

DESIGN BY: PACIFIC BLUE DEVELOPMENTS
3900 California Ave.
Cambert, CA. 95008
(408) 504-6626 Cell

REVISION:
A PER CITY COMMENTS DATED 05/08/2024

CALIFORNIA GREEN WORKSHEET FOR ADU

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, ALSO COMPLY WITH ADMINISTRATIVE REQUIREMENTS OF COR TITLE 24, PART 1, CALIFORNIA ADMINISTRATIVE CODE, STANDARD BUILDING CODE, CHAPTER 4, GROUP 1, LATEST REVISION, 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 THAT THE 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.
 CONTRACTOR SHALL COMPLY WITH AND CHECK ALL CONTRACT DOCUMENTS A MINIMUM OF TWO WEEKS PRIOR TO COMMENCING WORK. HE SHALL IMMEDIATELY REPORT ANY DISCREPANCY TO THE SEOR FOR CLARIFICATION AND HE SHALL NOT PROCEED WITH ANY WORK AFFECTED BY THE DISCREPANCY UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED IN WRITING. GENERAL CONTRACTOR MUST THOROUGHLY REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS PRIOR TO START OF CONSTRUCTION TO MINIMIZE THE QUANTITY OF RFIs DURING CONSTRUCTION. ALL REQUESTS FOR INFORMATION (RFIs) MUST COME FROM THE GENERAL CONTRACTOR AND MUST BE TYPED OR LEGIBLY HAND PRINTED WITH CLEAR, CONCISE INFORMATION. THEY MUST BE FIRST SUBMITTED TO THE OWNER'S INSPECTOR AND MUST BEAR THE INSPECTOR'S SIGNATURE AND COMMENTS PRIOR TO BEING SENT TO THE ARCHITECT. ALL RFIs MUST BE SUBMITTED IN A TIME FRAME THAT ASSURES A MINIMUM OF 10 WORKING DAYS FOR REVIEW AND RESPONSE. (RFIs CONCERNING UNRESOLVABLE CONDITIONS WILL RECEIVE PRIORITY ATTENTION).
 GENERAL CONTRACTOR WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION FOR HIS EXPENSES INCURRED IN THE PROCESSING OF RFIs. NO EXTENSIONS IN TIME OR OVERHEAD COST INCREASES WILL BE PERMITTED FOR ANY WORK PERFORMED AS A RESULT OF ANY RFIs RESPONDED TO IN THE TIME FRAME OUTLINED ABOVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WORK AND IDENTIFY ANY CONFLICTS IN A TIMELY MANNER SUCH THAT ALTERNATIVE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.

THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON THESE DRAWINGS. THE CONTRACTOR ADMITS AND AGREES THAT THE CONTRACT DOCUMENTS EXHIBIT THE INTENT AND PURPOSE OF THE OWNER IN REGARD TO THE WORK, AND THAT THEY ARE NOT COMPLETE IN EVERY DETAIL, AND ARE TO BE CONSIDERED AS SHOWING THE PURPOSE AND INTENT ONLY, AND THE CONTRACTOR FURTHER AGREES TO FURNISH ALL LABOR OR MATERIAL FOR ANY DETAIL THAT IS NECESSARY TO CARRY OUT SAID INTENT AND PURPOSE OF THE CONTRACT DOCUMENTS WITHOUT EXTRA CHARGE TO THE OWNER. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
 NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE SEOR IN ADVANCE OR SHOWN ON THESE DRAWINGS. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WHERE THE DRAWINGS, INCLUDING THESE GENERAL NOTES AND THE TYPICAL DETAILS, ARE IN CONFLICT WITH THE SPECIFICATIONS, THE DRAWINGS, INCLUDING THESE GENERAL NOTES AND THE TYPICAL DETAILS, SHALL GOVERN.
 PROVIDE OPENINGS, CURBS, BLOCKING, FRAMING AND/OR SUPPORTS FOR ITEMS INDICATED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL, OTHER DRAWINGS OR SPECIFICATIONS INCLUDED IN CONSTRUCTION DOCUMENTS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND OTHER INFORMATION NOT SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS. PROVIDE INSPECTIONS, TESTS, AND REPORTS IN ACCORDANCE WITH THE 2022 CBC, ESPECIALLY CHAPTER 17A, AND COR TITLE 24, PART 1, CHAPTER 4, GROUP 1.

ALL REQUIRED INSPECTIONS AND TESTS ARE THE RESPONSIBILITY OF THE OWNER. THE SEOR AND SPECIAL INSPECTORS OR TESTING AGENCY SHALL PROVIDE INSPECTION AND TEST REPORTS AND OTHER REQUIRED DOCUMENTATION TO THE OWNER. ARCHITECT, STRUCTURAL ENGINEER OF RECORD PER CBC SECTIONS 1703.7.2 AND 1704.1.2, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTOR OR TESTING. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CBC SECTION 1705.1. CONTRACTOR SHALL INSURE ALL MECHANICAL AND ELECTRICAL EQUIPMENT HAS SEISMIC CERTIFICATION PER CBC SECTION 1705.2 TO ACCOMMODATE THE DESIGN LOADS NOTED ON THESE DRAWINGS. DIMENSIONS AND ELEVATIONS SHOWN ARE APPROXIMATE AND ARE PROVIDED AS AN AID IN INTERPRETING THE DRAWINGS ONLY. DIMENSIONS AND ELEVATIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS, ORIGINAL DRAWINGS AND EXISTING CONDITIONS. IN THE EVENT OF CONFLICT, DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SHALL GOVERN. DRAWING SCALES GIVEN ARE APPROXIMATE. DO NOT SCALE PLANS OR DETAILS. ALL BOLTS EMBEDDED IN CONCRETE SHALL BE HEADED UN. PROVIDE ASTM A307 TYPE A OR C (INCLUDING SUPPLEMENTARY REQUIREMENT S1) OR ASTM F1554 (WELDBLEND GRADE 55 w/ SUPPLEMENTARY REQUIREMENT S1, UN), UNLESS NOTED OTHERWISE ON DRAWINGS. ALL BOLTS SHALL HAVE FULL DIAMETER BODIES.

EQUIPMENT ANCHORAGE NOTES:

1. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES DESCRIBED IN THE 2022 CBC, SECTION 1614A.1.3 AND ASCE 7-10 SECTIONS 13.3, 13.4 & 13.6. THE ATTACHMENT OF THE EQUIPMENT SHALL BE DESIGNED BY THE MECHANICAL, ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER TO RESIST THE FORCES DESCRIBED ABOVE, BUT NEED NOT TO BE DETAILED ON THE PLANS.
 EQUIPMENT WEIGHING LESS THAN 400 POUNDS SUPPORTED DIRECTLY ON THE FLOOR OR ROOF.
 FURNITURE REQUIRED TO BE ATTACHED IN ACCORDANCE WITH PART 2, TITLE 24, C.C.R.
 TEMPORARY OR MOVABLE EQUIPMENT.
 EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUPPORTED BY VIBRATION ISOLATORS.
 EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.
 FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL/ELECTRICAL ENGINEER AND THE FIELD REPRESENTATIVE OF THE DIVISION OF THE STATE ARCHITECT.

REINFORCING STEEL NOTES:

BARs FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A615 INCLUDING SUPPLEMENT S1. WHERE REINFORCING STEEL IS SHOWN TO BE WELDED, BARS SHALL CONFORM TO ASTM 706. LAP SPLICES SHALL CLASS B U.N.O. IN ACCORDANCE WITH ACI 318-14. STANDARD HOOKS SHALL BE IN ACCORDANCE WITH ACI 318-19.

ABBREVIATIONS	K.B.	KICK BRACE
A.B.	K.P.	KING POST OR KICKER POST
ABN.	A.B.	ABOVE
BD.	M.A.	MST ABOVE
M.B.	M.M.	MACHINE BOLT
BM.	MFR.	MANUFACTURER
BLW.	BLW.	BELOW
BLK.	MAX.	MAXIMUM
BLK/G.	MIN.	MINIMUM
B.	MTL.	METAL
B.N.	(N)	NEW
C.B.C.	N.T.S.	NOT TO SCALE
CLG.	OC.	ON CENTER
C.B.	O.F.	OUTSIDE FACE
O.C.	O.H.	OPPOSITE HAND
COL.	P.A.	POST ABOVE
CONC.	PL.	PLATE
CONT.	PLY.	PLYWOOD
Ø.	PLYWD.	PLYWOOD
D.	P.E.N.	PLYWOOD EDGE NAILING
Ø.	PLF.	POUNDS PER LINEAL FOOT
D.S.	P.S.I.	POUNDS PER SQ. INCH
O.F.	P.S.F.	POUNDS PER SQ. FOOT
E.	PSL.	PARALLEL STRAND LUMBER
(E)	P.T.	PRESSURE TREATED
EXT.	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
F.O.S.	REBAR.	DEFORMED REINFORCING BAR
F.O.C.	S.A.D.	SEE ARCHITECTURAL DRAWINGS
F.N.	S.W.S.	SHEATHING WOOD SCREW
FIN.	SHT.	SHEET
FIN.	SHT.	SHEATHING
F.L.R.	SHT.	SHEET
F.L.R.	SPCS.	SPECIFICATIONS
C.B.	STL.	STEEL
FTG.	STL.	STEEL
GYP.	STL.	STEEL
GLB.	SQ.	SQUARE
LAMINATED BEAM	SQR.	SQUARE
H.F.	T.O.BM	TOP OF BEAM, ETC.
HGR.	T & G	TONGUE & GROOVE
HRD.	T & B	TOP & BOTTOM
H.D.	T.L.	TOTAL LOAD
HORIZ.	TY.	TYPICAL
H.D.G.	U.B.C.	UNIFORM BUILDING CODE
ICBO	UNL.	UNLESS NOTED
INT.	U.N.O.	UNLESS OTHERWISE
INT.	UNL.	UNLESS OTHERWISE
INT.	UNL.	UNLESS OTHERWISE
INT.	UNL.	UNLESS OTHERWISE
L.V.L.	NOTD.	NOTED
L.S.	VERT.	VERTICAL
LL	WI	WITH

FOUNDATION/CONCRETE NOTES :

1. FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (DESIGNED FOR 2500 PSI), UNLESS SPECIFIED OTHERWISE. REINFORCING STEEL SHALL BE DEFORMED BARS OF BILLET OR AXLE STEEL PER ASTM A615 GRADE 40. FOR #5 AND BIGGER BARS, GRADE 60 SHALL BE USED. REBAR, DOWELS AND OTHER EMBEDDED ELEMENTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. REINFORCEMENT SHALL BE CLEAN AND FREE OF EXTRANEOUS MATERIAL. ALL BUNDLES SHALL BE GRADED SO AS TO PROVIDE 5% POSITIVE DRAINAGE AWAY FROM THE HOUSE.
 2. HOLDOWN LOCATIONS SHALL NOT BE SCALED OFF OF FOUNDATION PLANS. THEY SHALL BE LOCATED BY CLOSE EVALUATION OF ARCHITECTURAL FLOOR PLANS, SHEARWALL PLANS, AND THE FRAMING PLANS. FOR ALL HOLDOWN INSTALLATIONS, CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR EMBEDMENT, COVERAGE AND OTHER REQUIREMENTS.

3. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC (CALIFORNIA BUILDING CODE, COR TITLE 24, PART 2) AND ACI STANDARD 318, OF THE AMERICAN CONCRETE INSTITUTE, UNLESS SHOWN OR NOTED OTHERWISE ON THESE DRAWINGS. AGGREGATE SHALL CONFORM TO ASTM C33, UN. USE 1" MAXIMUM AGGREGATE, UN. ALSO SEE ACI 318 SECTION 3.3 AND CBC SECTION 1903A.3 FOR ADDITIONAL REQUIREMENTS. CEMENT SHALL BE ASTM C150, TYPE I OR TYPE II, UN. SEE ALSO REQUIREMENTS OF CBC SECTION 1903A.5. TEST CEMENTIOUS MATERIAL PER CBC SECTION 1916A.1 IF MANUFACTURER CERTIFICATION IS NOT AVAILABLE. REINFORCING STEEL SHALL BE DEFORMED CONFORMING TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SEE ALSO REQUIREMENTS OF CBC SECTION 1903A.4. WHEREVER POSSIBLE CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT SHALL NOT BE LESS THAN 2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT, OR 1-1/2 TIMES MAXIMUM SIZE AGGREGATE, NOT LESS THAN 1-1/2". WHERE REINFORCING IS TO BE WELDED, OR IN CONCRETE FRAMES OR SHEARWALLS, UTILIZE ASTM A706 DEFORMED REINFORCEMENT. TEST REINFORCING PER CBC SECTION 1916A.2. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185. WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CBC AND THE STRUCTURAL WELDING CODE - REINFORCING STEEL, AWS D1.4, OF THE AMERICAN WELDING SOCIETY. PROVIDE WELDING PROCEDURE AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED. REINFORCING WITH C.E. ABOVE 7.5 SHALL NOT BE WELDED. OWNER'S TESTING LABORATORY SHALL APPROVE WELDING PROCEDURE, WELDER QUALIFICATIONS AND MILL TEST REPORTS PRIOR TO EXECUTION OF WELDING. PROVIDE INSPECTION PER CBC CHAPTER 17A AND AWS D1.4. SEE ESPECIALLY CBC SECTION 1704.4.2. SEE CBC SECTION 1903A.4 FOR ADDITIONAL REQUIREMENTS. COVERAGE FOR REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC AND ACI STANDARD 318 UNLESS SHOWN OTHERWISE ON THE DRAWINGS. LAP SPLICES FOR REINFORCING BARS SHALL BE PER THE REINFORCING LAP SPICE SCHEDULE ON THESE DRAWINGS OR 24" MINIMUM UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WIRE BARS TOGETHER AT LAPS OR SPLICES. STAGGER LAPS IN ADJACENT HORIZONTAL OR SLOPING REINFORCING BARS A MINIMUM OF THE REQUIRED SPlice LENGTH. HOOKS AND BENDS SHALL BE ACI STANDARD HOOKS AND BENDS PER CBC SECTION 1907A UNLESS SHOWN OTHERWISE. WELDED WIRE FABRIC SHALL BE SPECIFIED BY LAPPING A MINIMUM OF 12 INCHES OR TWO CROSS WIRES, WHICHEVER IS GREATER. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CBC, ACI 318, ASTM C94 AND ACI STANDARD 304. NO WATER SHALL BE ADDED TO CONCRETE AFTER INITIAL BATCHING. COMPLY ESPECIALLY WITH THE REQUIREMENTS OF CBC SECTION 1905A AND ACI SECTION 9.5.7 THRU 5.13. ALL EMBEDDED ITEMS SHALL BE PLACED ACCURATELY AND SECURED PRIOR TO BEGINNING CONCRETE PLACEMENT. INSERTING EMBEDDED ITEMS INTO CONCRETE AFTER PLACEMENT IS NOT ALLOWED. CONSTRUCTION JOINTS SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. CONSTRUCTION JOINTS SHALL COMPLY WITH CBC SECTION 1906A.4. REINFORCING AND EMBEDMENT ITEMS SHALL BE FREE OF EXCESSIVE SLAG OR RUST, DIRT, GREASE, OIL, ICE OR ANY OTHER SUBSTANCE THAT WILL IMPAIR BOND WITH CONCRETE. ALL CONCRETE WORK SHALL BE FORMED. CASTING OF FOUNDATION CONCRETE AGAINST SIDES OF FOOTING EXCAVATIONS SHALL NOT BE ALLOWED EXCEPT WHERE FOOTING DIMENSION IS INCREASED 1" ON ALL SIDES AND DSA FIELD ENGINEER APPROVAL IS OBTAINED. DRILLED IN CONCRETE EXPANDED BOLTS SHALL BE "KWIK-BOLT-1Z" BY HILTI, INC., PER ICC APPROVAL NO. ESR-1917, OR APPROVED EQUIVALENT. USE EXPANSION AND EPOXY ANCHORS ONLY WHERE SHOWN ON THE DRAWINGS OR APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.

4. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:
 POURED AGAINST FORMS 2"
 PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OF DUCTS EXCEEDING ONE-THIRD THE SLAB OR FOOTING THICKNESS SHALL BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAINED. DOWELS, ANCHOR BOLTS AND OTHER EMBEDDED ITEMS ARE TO BE SECURED IN PLACE BEFORE CONCRETE IS POURED.

WOOD NOTES:

1. ALL WOOD CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC), ESPECIALLY CHAPTERS 17A AND 23, AND THE 2019 NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA) NDS-15, PER CBC STANDARDS CHAPTER 35, STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADE IN ACCORDANCE WITH PS 20, AMERICAN SOFTWOOD LUMBER STANDARD GRD PS 20 AND WITH THE WESTERN LUMBER GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU, LATEST REVISIONS. WOOD MEMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION. ALL 4" AND LARGER MEMBERS SHALL BE FREE OF HEART CENTER DOUGLAS FIR SMOOTH IS NOT ALLOWED. EACH PACE SHALL BE GRADE MARKED AND NO TRACE MAY FALL BELOW THE GRADES INDICATED. GRADES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL FRAMING EXCEPT AS NOTED ----- NO. 2 (ALL FIRST FLOOR POSTS TO BE NO.1)

2. ALL PLYWOOD SHEATHING ON THESE DRAWINGS SHALL BE C-O STRUCTURAL I WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-95 (DOC PS 1). ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH A PANEL SPAN RATING IN ACCORDANCE WITH CBC TABLE NO. 2304.7(3). USE 4"x8" PANELS, UNLESS, EXCEPT AT BOUNDARIES AND FRAMING CHANGES WHERE THE MINIMUM PANEL DIMENSION SHALL BE 24" FOR 4"x8" UNLESS PANEL IS SUPPORTED AT ALL FOUR SIDES BY FRAMING OR BLOCKING. MINIMUM PANEL DIMENSION SHALL BE 12" FOR PANELS SUPPORTED ON ALL SIDES. ALL MEMBERS CLOSER THAN 8" TO EXPOSED SOIL (U.O.N), SILL PLATES AND ALL OTHER MEMBERS IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO THE WEATHER SHALL BE PPT, U.O.N, PPT MEMBERS SHALL BE PRESSURE PRESERVATIVE TREATED DOUGLAS FIR-LARCH. PRESSURE PRESERVATIVE TREATED MEMBERS SHALL BE PER THE REQUIREMENTS OF 2022 CBC CHAPTER 23, ESPECIALLY SECTIONS 2303.1.8 AND 2304.11, AND THE AWPA WUPA U-04 PER CBC STANDARDS, CHAPTER 35, PROVIDE AWPA USE CATEGORY U2Z @ INTR LCRTNS, U2Z @ EXTR ANY GROUND, AND U24C FOR GROUND CONTACT, UNLESS OTHERWISE NOTED. EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4. SEE ALSO REQUIREMENTS OF CBC SECTION 2304.11. WHERE WALLS OR PARTITIONS ARE SUPPORTED BY WOOD JOISTS, DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND PROVIDE 2x JOIST DEPTH SOLID BLOCK BLOCKING BETWEEN JOISTS UNDER PARTITIONS CROSSING JOISTS. PROVIDE 2x FULL DEPTH SOLID BLOCKING FOR ALL FRAMING MEMBERS AT ENDS. ALL SUPPORTS AND AS REQUIRED BY CBC SECTION 2308.8.5. BOLTS FOR TRIMMER CONNECTIONS SHALL BE FULL DIAMETER BODY AND PER THE REQUIREMENTS OF ASTM A307, GRADE A AND ANSIA/AF&PA STANDARD B18.2.1, UNLESS OTHERWISE NOTED.

3. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23 AND ANSIA/AF&PA NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION OF THE AMERICAN FOREST AND PAPER ASSOCIATION (NDS), AND SHALL HAVE A MINIMUM BENDING YIELD STRENGTH OF 45,000 PSI. BOLT HOLES SHALL BE 1/16" INCH LARGER THAN BOLT DIAMETER. RETIGHTEN BOLTS BEFORE CLOSING IN WORK. LAG SCREWS SHALL CONFORM TO ANSIA/AF&PA STANDARD B18.2.1, THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23, AND THE NDS. HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER. PROVIDE FULL DIAMETER BODY, STEEL LAG SCREWS WITH MINIMUM BENDING YIELD STRENGTH PER NDS PART 11 TABLES. PROVIDE MALLEABLE IRON WASHERS OR STANDARD CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD, UN. PROVIDE 1/4"x3"x3/4" WASHERS ON SILL PL ANCHOR BOLTS, TYPICAL.

4. WOOD SCREWS SHALL CONFORM TO ANSIA/AF&PA STANDARD B18.6.1, THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE CHAPTER 23, AND THE NDS. WOOD SCREWS SHALL BE STEEL, WITH MINIMUM BENDING YIELD STRENGTHS PER NDS PART 11 TABLES AND CUT THREADS. LEAD HOLES FOR SCREWS SHALL BE 7/8 OF THE SHANK DIAMETER AT THE SHANK (UNTREATHED PORTION) AND 7/8 OF THE THREAD ROOT DIAMETER FOR THE TREADED PORTION OF THE SCREW. WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON STRUCTURAL DRAWINGS.

5. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER. STRUCTURAL NAILING SHALL BE WITH COMMON STEEL WIRE NAILS PER ASTM F1967. ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23, ESPECIALLY SECTION 2303.6, AND THE NDS. NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH CBC TABLE 2304.10.1. PROVIDE NAILS WITH MINIMUM BENDING YIELD STRENGTHS PER CBC SECTION 2303.6. EDGE OR END DISTANCES SHALL NOT BE LESS THAN ONE HALF OF THE REQUIRED PENETRATION, U.O.N. THE SPACING CENTER TO CENTER OF NAILS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION, UNLESS OTHERWISE NOTED. PROVIDE PENETRATION THROUGH STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT. NAILS, BOLTS, LAG SCREWS, SCREWS, OTHER FASTENERS, CONNECTORS & ALL OTHER STEEL ITEMS EXPOSED TO MOISTURE, HIGH HUMIDITY, THE EXTERIOR OR IN PRESSURE PRESERVATIVE TREATED MEMBERS SHALL BE HOT DIPPED GALVANIZED PER ASTM A153, OR TYPE 304 OR 316 STAINLESS STEEL. PROVIDE ELECTRO GALVANIZED EISENBERG, SEE CBC SECTION 2304.10.1, FOR ADDITIONAL REQUIREMENTS. PROVIDE ICC EVALUATION REPORTS FOR ALL SUBSTITUTIONS. NAILING OF BLOCKING FOR FLOOR AND ROOF FRAMING MEMBERS SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 BLOCKING ENDS TO FRAMING - 4:10 TOENAILS (2 E.S.) OR 3:16 END NAILS EACH END
 PLYWOOD ABOVE TO BLOCKING - PLYWOOD EDGE NAILS AND SPACING.
 BLOCKING TO STRUCTURE BELOW - 16d TOENAILS AT PLYWOOD EDGE NAIL SPACING (STAGGERED, 1/2 EACH SIDE)
 PROVIDE CROSS BRIDGING, SOLID BRIDGING OR OTHER LATERAL SUPPORT FOR ALL FRAMING MEMBERS IN ACCORDANCE WITH THE REQUIREMENTS OF NDS AND CBC SECTION 2308.8.5. PROVIDE SHOP DRAWINGS FOR ALL PREFABRICATED JOIST MEMBERS AND GUELD-LAMINATED BEAMS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. INFORMATION IN BOX INDICATES MODEL NUMBER OR CONNECTOR HARDWARE BY THE SIMPSON COMPANY, SAN LEANDRO, CALIFORNIA. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED LOADS. PROVIDE SHEARWALL/SDPED HANGERS AS REQ'D, TYP.) SEE ALSO CBC SECTIONS 1705A.3, 1705A.4 AND 1707A.3 FOR ADDITIONAL REQUIREMENTS FOR SUBSTITUTIONS. PROVIDE ICC EVALUATION REPORTS FOR ALL SUBSTITUTIONS.

6. GUELD-LAMINATED BEAMS (ELB) SHALL BE SP-8P SP-2E. FABRICATE WITH WET-USE ADHESIVE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, ESPECIALLY ANSIA/AF&PA STANDARD A19.1 STRUCTURAL GUELD LAMINATED TIMBER, ASTM D3737 AND ASTM D2559. SEE ALSO CBC SECTION 2303.1.3. WRAP INDIVIDUALLY AND END SEAL GUELD-LAMINATED BEAMS SHALL BE INDUSTRIAL APPEARANCE GRADE UNLESS NOTED OTHERWISE. PROVIDE ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW IN THE COMPLETED STRUCTURE. FABRICATOR SHALL PROVIDE AITC OR APA COMPLIANCE CERTIFICATE TO ARCHITECT AND USA. ALL GUELD-LAMINATED TIMBER SHALL BE CONTINUOUSLY INSPECTED DURING FABRICATION IN ACCORDANCE WITH CBC SECTION 1704A.6. PRESSURE TREAT PER CBC SECTION 2304.11.3 WHERE EXPOSED TO MOISTURE, WEATHER OR HIGH HUMIDITY.
 EXCEPT WHERE MORE STRINGENT CONSTRUCTION IS SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 23, SECTION 2308, CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS, AS A MINIMUM.

7. WOOD INDICATED ON THE DRAWINGS TO BE PRESSURE PRESERVATIVE TREATED (PPT) SHALL BE TREATED IN ACCORDANCE WITH THE CBC AND AWPA STANDARDS UNLESS OTHERWISE NOTED. ALL CUTS, HOLES AND NOTCHES SHALL BE FIELD TREATED PER AWPA M-4. ALL TREATED MEMBERS SHALL BE IDENTIFIED WITH CERTIFICATION STAMP OF AN APPROVED INDEPENDENT AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARDS COMMITTEE PER CBC SECTION 2303.1.1. FRAMING MEMBERS OR PLYWOOD SHEATHING SHALL BE DAPPED OR NOTCHED TO ACCOMMODATE TOP FLANGES OF JOIST OR BEAM HANGERS, SHEET METAL STRAPS AND OTHER CONNECTION HARDWARE SHOWN OR INDICATED ON THESE DRAWINGS. DAPS, CUTS OR NOTCHES SHALL BE MADE IN A NEAT MANNER AND SHALL BE THE MINIMUM SIZE AND DEPTH NECESSARY TO ALLOW MEMBERS TO FIT TIGHT, SHEATHING TO BE FLAT, AND BEAR ON SUPPORT MEMBERS AND AVOID UNSIGHTLY OR OTHERWISE UNACCEPTABLE UNDULATIONS IN SHEATHING.

8. PROVIDE SPECIAL INSPECTIONS FOR WOOD CONSTRUCTION AS REQUIRED BY CBC CHAPTER 17A, ESPECIALLY SECTION 1704A.6 (ALL FLOOR AND ROOF PLYWOOD SHEATHING SHALL BE INSPECTED AS REQUIRED FOR HIGH LOAD DIAPHRAGMS), ALSO PROVIDE SPECIAL INSPECTION PER CBC SECTIONS 1705A.3, 1705A.4 AND 1707A.3 FOR ALL WOOD CONSTRUCTION.

SHEARWALL NOTES:

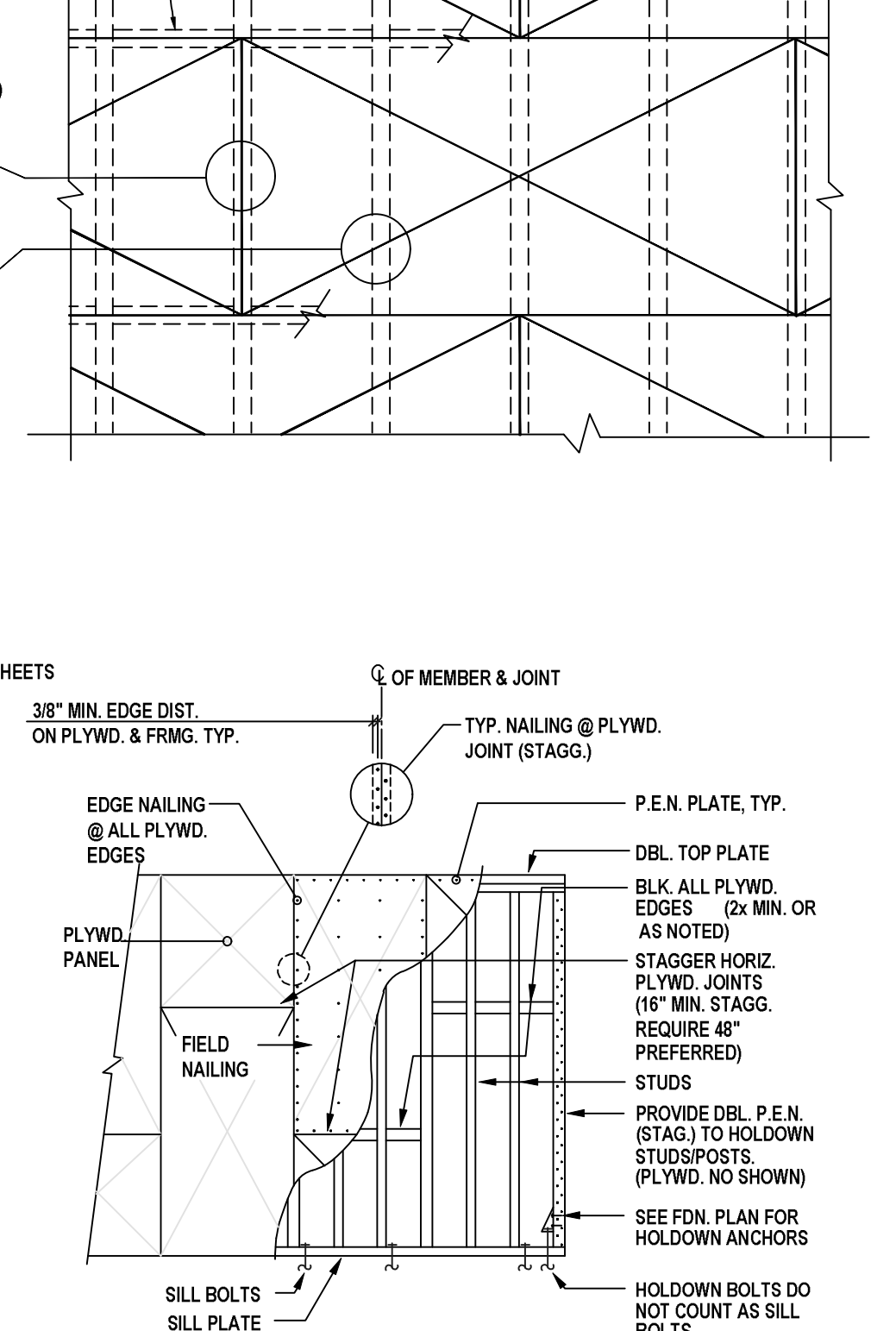
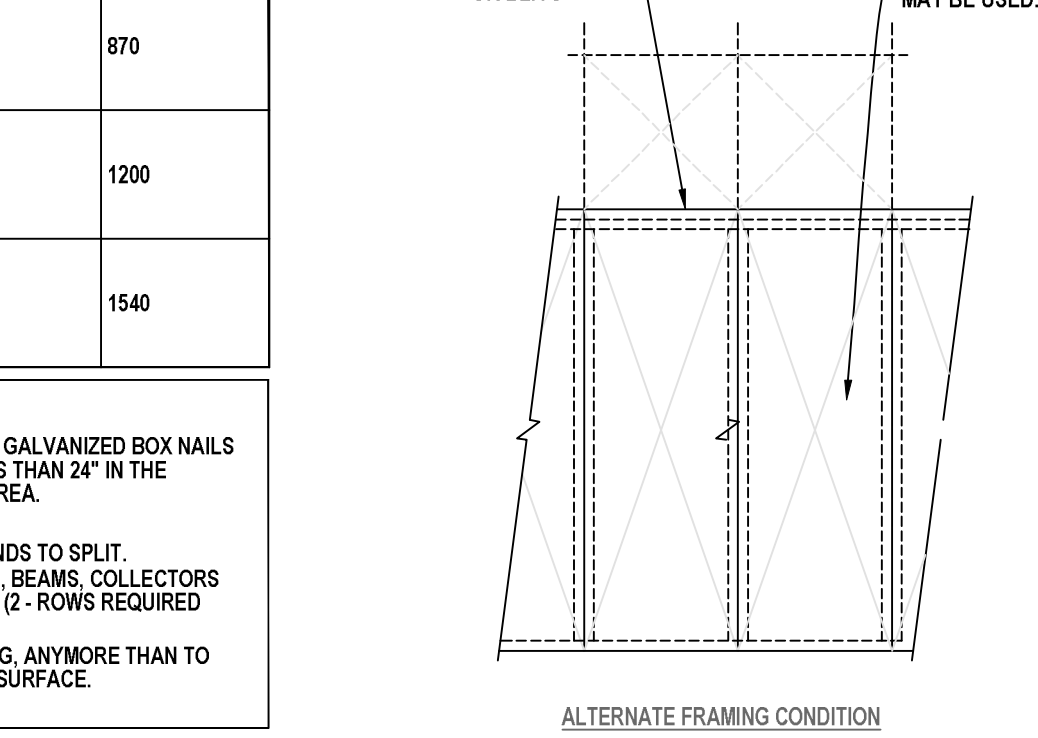
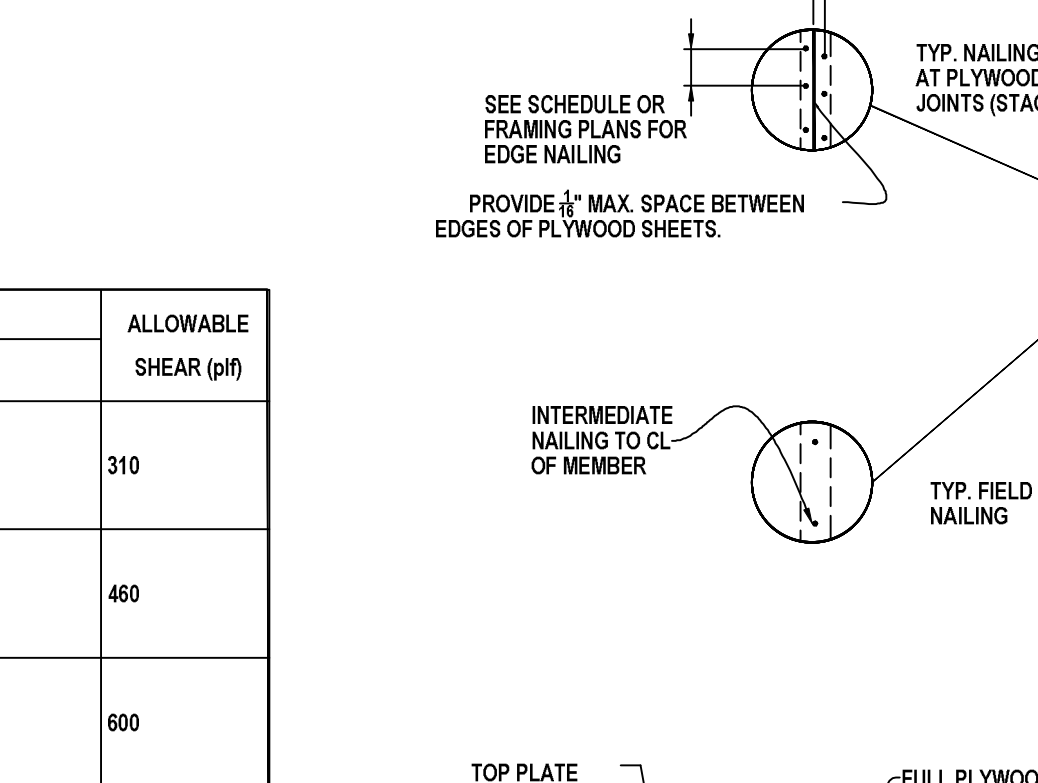
CONTRACTOR SHALL REVIEW ALL TYPICAL SHEARWALL CONNECTION DETAILS PRIOR TO START CONSTRUCTION. ALL SHEAR MATERIALS ON SHEARWALLS SHALL BE EXTENDED FROM HORIZONTAL DIAPHRAGM TO HORIZONTAL DIAPHRAGM. SILL NAILING IS THE FASTENING OF THE SILL (SOLE) PLATE LOCATED AT THE BOTTOM OF THE SHEARWALL THROUGH THE HORIZONTAL DIAPHRAGM (FLOOR SHEATHING) INTO THE FRAMING MEMBER BELOW. CARE MUST BE TAKEN TO ENSURE THE PENETRATION OF THE SILL NAILING THROUGH FASTENERS INTO THE BLOCKINGS, RIM JOISTS, BEAM OR CONCRETE SLAB BELOW. SILL NAILING DOES NOT APPLY WHEN SILL PLATE IS RESTING DIRECTLY OVER CONCRETE SURFACE. IN THIS CASE, ANCHOR BOLTS AS INDICATED ON THE FOUNDATION PLANS SHALL BE FOLLOADED. SILL NAILING MAY BE OMITTED AND REPLACED WITH A MINIMUM OF 2(16d) AT 16" O.C. FOR THE FOLLOWING CONDITIONS:
 AT ALL NON-SHEARWALLS
 AT PERIMETER SHEARWALLS WHERE THE SHEAR MATERIAL (PANEL) COVERING THE UPPER LEVEL SHEARWALL IS ONE-PIECE EXTENDED CONTINUOUSLY ACROSS THE FLOOR THICKNESS TO THE RIM JOIST (UPPER FLOOR CONDITION) OR THE MID SILL (GROUND LEVEL CONDITION), IN THIS CASE, SHEARWALL EDGE NAILING MUST BE PROVIDED AT TWO FOLLOWING LOCATIONS:
 ALONG THE RIM JOIST OR BLOCKINGS AT THE FLOOR THICKNESS
 ALONG THE SILL PLATE OF THE UPPER LEVEL SHEARWALL
 BLOCK NAILING IS THE FASTENING OF BLOCKINGS, THE RIM JOISTS OR THE BEAM LOCATED DIRECTLY BELOW THE SHEARWALL TO THE TOP PLATES OR BEAMS OF THE LOWER LEVEL. A35F CLIPS MAY REPLACE A35F CLIPS WITH THE EXCEPTION THAT IT IS NOT PERMITTED WHERE NAILS WOULD BE DRIVEN INTO LAMINATION OF LUMBER. ALL BLOCKINGS OTHER THAN THOSE LOCATED UNDERNEATH THE SHEARWALL SHALL BE HELD IN PLACE BY THE FOLLOWINGS:
 FOR 2X BLOCKINGS, JOISTS: 3D TOE NAILS SPACED OF MAXIMUM 8" ON CENTER.
 FOR T1J OR SIMILAR BLOCKINGS OR JOISTS: 16d SINKERS AT 8" ON CENTER VERTICALLY APPLIED THROUGH THE BOTTOM CHORD.
 FOR TRIMMERBAND OR SIMILAR VERTICAL-LAMINATED LUMBER A34 AT 16" IS RECOMMENDED.

AT PERIMETER SHEARWALLS, THE BLOCK NAILING IN THE ABOVE SCHEDULE MAY BE OMITTED AND REPLACED PER 3.8. ABOVE IF ALL THE THREE FOLLOWING CONDITIONS ARE MET:
 THE SHEARWALLS OF THE UPPER LEVEL IS STOCKED OVER THE LOWER LEVEL (VERTICALLY & HORIZONTALLY ALIGNED). THE SHEAR MATERIAL (PANEL) COVERING THE LOWER SHEARWALL IS ONE-PIECE EXTENDED UPWARD CONTINUOUSLY ACROSS THE TOP PLATES AND THE FLOOR THICKNESS AND EDGE NAILED TO THE RIM JOIST OR BLOCKINGS ABOVE. EDGE NAILING PER THE LOWER LEVEL SHEARWALL IS PROVIDED ALONG THE UPPER TOP PLATE OF THE LOWER LEVEL SHEARWALL.
 PANEL JOINTS VS. 3X FRAMING
 USE SHEAR MATERIAL IS APPLIED ON BOTH FACES OF A SHEARWALL AND NAIL SPACING IS CLOSER THAN 8" ON CENTER. ALL THE FOLLOWING REQUIREMENTS SHALL BE MET:
 USE 3X SILL AND 3X TOP PLATE WHEN THE HORIZONTAL SHEAR PANEL JOINTS OCCUR AT THE SILL AND THE TOP PLATE.
 THE VERTICAL SHEAR PANEL JOINTS OF OPPOSITE FACES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS UNLESS SUCH MEMBERS ARE 3X OR THICKER. WHEN 3X ARE USED, THE NAILS ON BOTH SIDES OF 3X SHALL BE STAGGERED.

NAILS:
 ALL COMMON NAILS SPECIFIED IN THE ABOVE SCHEDULE MAY BE REPLACED WITH HOTDIPPED GALVANIZED BOX NAILS. MINIMUM NAIL DIAMETERS SHALL BE 0.131" FOR 8d NAILS AND 0.148" FOR 10d NAILS.

MARK	COLLECTOR CONNECTION	CAPACITY	DETAIL	SCHEDULE	NOTES
1	'S16236' STRAP	3845#			JOIST TO JOIST
2	'S16236' STRAP	3845#			BEAM TO PLATE
3	'S16236' STRAP	3845#			BEAM/JOIST TO PLATE/BEAM

MARK	FLOOR SHEATHING	CAPACITY	DETAIL	SCHEDULE	NOTES
1	'S16236' STRAP	3845#			JOIST TO JOIST
2	'S16236' STRAP	3845#			BEAM TO PLATE
3	'S16236' STRAP	3845#			BEAM/JOIST TO PLATE/BEAM



1. WALL SHALL BE FRAMED WITH STUDS AT 16" O.C. OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
 2. ALL FRAMING MEMBERS RECEIVING EMBEDDING FROM ANSING PANELS SHALL NOT BE LESS THAN 2" IN A SINGLE 1-1/2" NOMINAL MEMBER OR TWO 1-1/2" NOMINAL MEMBERS FASTENED IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUE BETWEEN FRAMING MEMBERS.
 3. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
 4. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1932' PLYWOOD WITH 8d AT 6" O.C. EDGES AND 16d @ 24" O.C. THE FIELD UNLESS OTHERWISE NOTED IN THE SHEAR WALL SCHEDULE.

SCALE: NOT TO SCALE (N.T.S.) TYP. (DO NOT SCALE DETAILS. SEE PLANS FOR ACTUAL DIMENSIONS OR SIZES)

STRUCTURAL NOTES&DETAILS

DATE: 12-12-2023
 SCALE:
 DRAWN: N.T.S.
 CHECKED: M.KASIR
 DATE: 2022-6-66
 SHEET: S-1

PROJECT: WALLACE/JONES RESIDENCE DR., 4254 SUZANNE DR., PALO ALTO, CA

PROFESSIONAL ENGINEERS, INC.

REVISIONS BY

REQUIRED SPECIAL INSPECTIONS:
 PLYWOOD SHEAR WALL SYSTEMS WITH NAIL SPACING OF 4" O.C. OR CLOSER. EPXY HOLDINGS INSTALLATION. PROVIDE A MINIMUM OF 3 WORKING DAYS NOTICE PRIOR TO REQUIRED TIME OF VISIT.

REVISIONS BY

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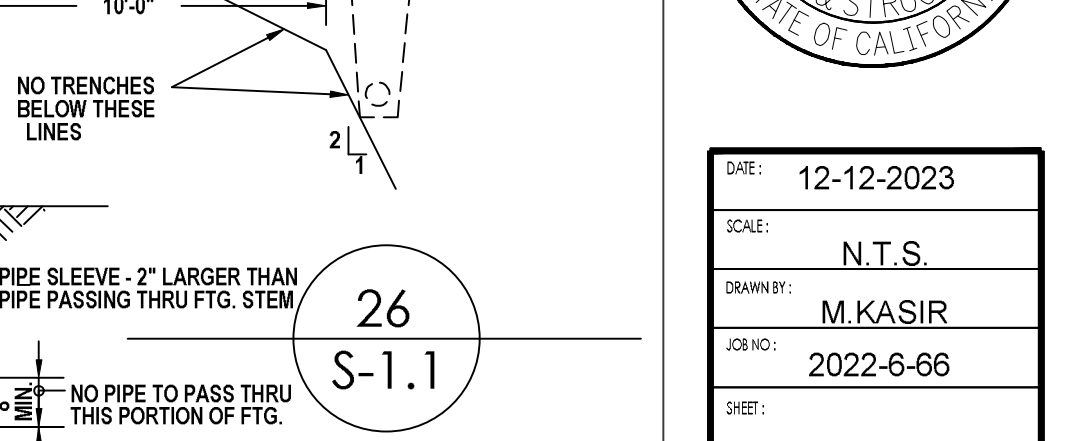
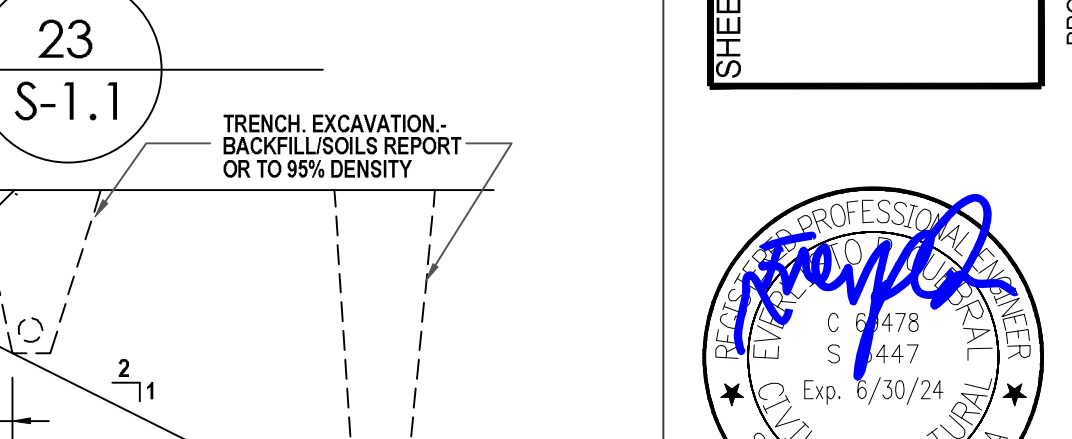
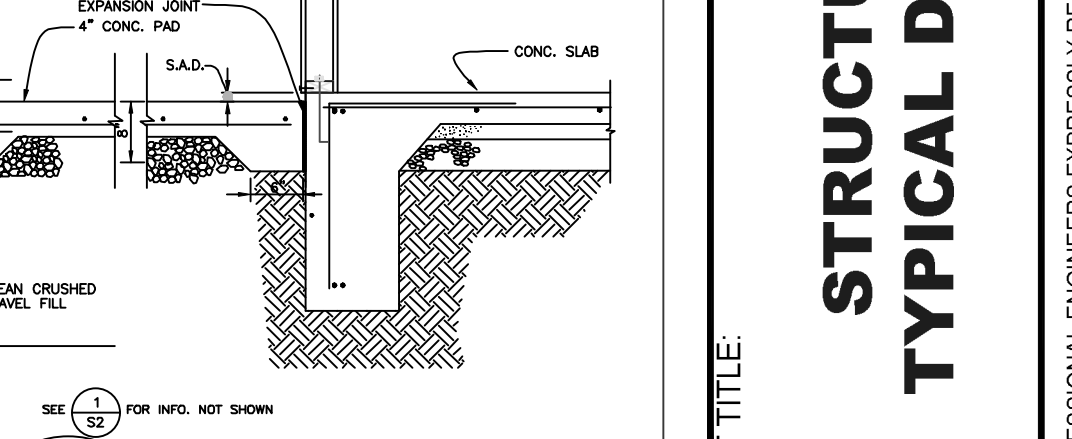
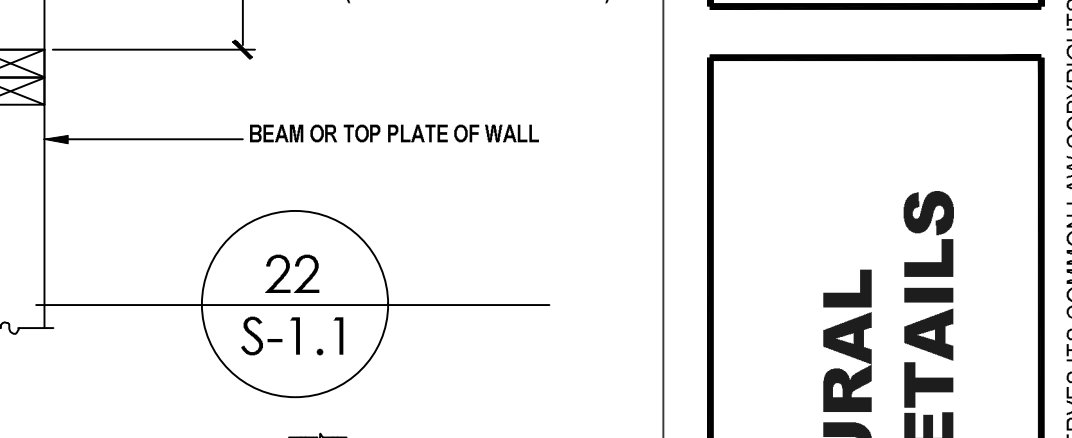
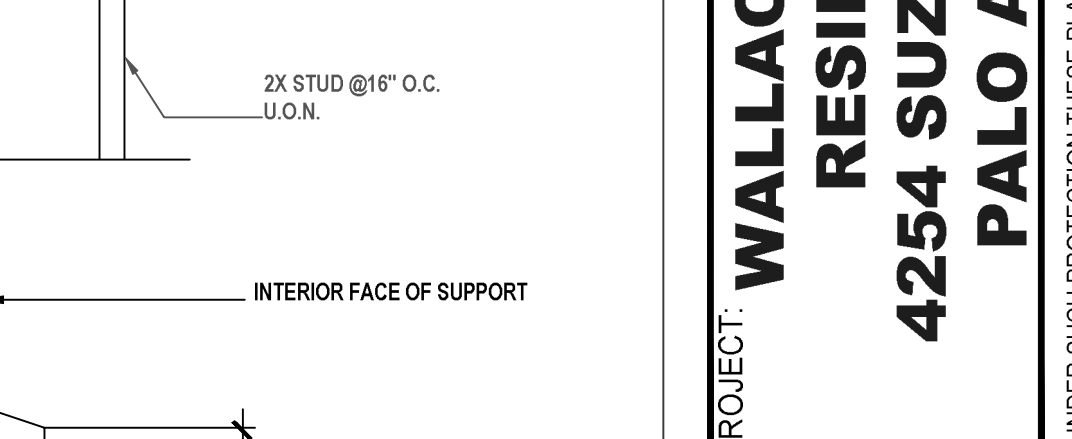
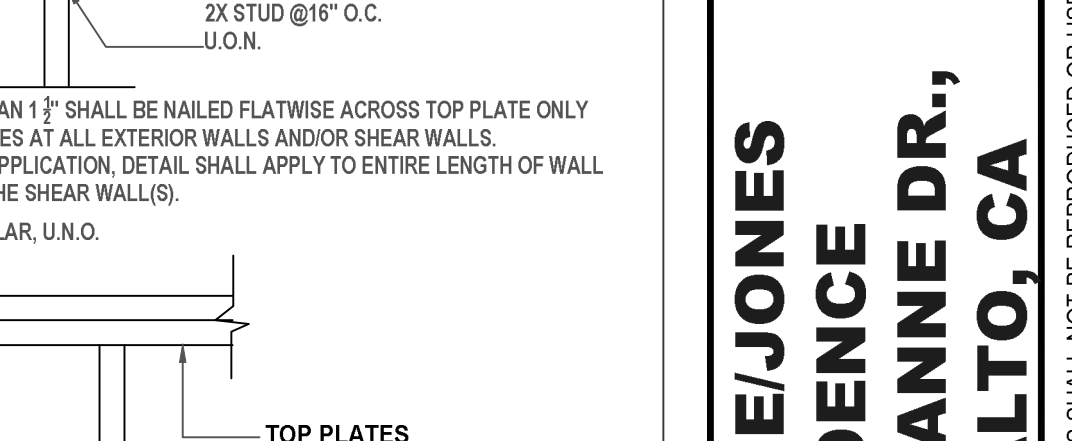
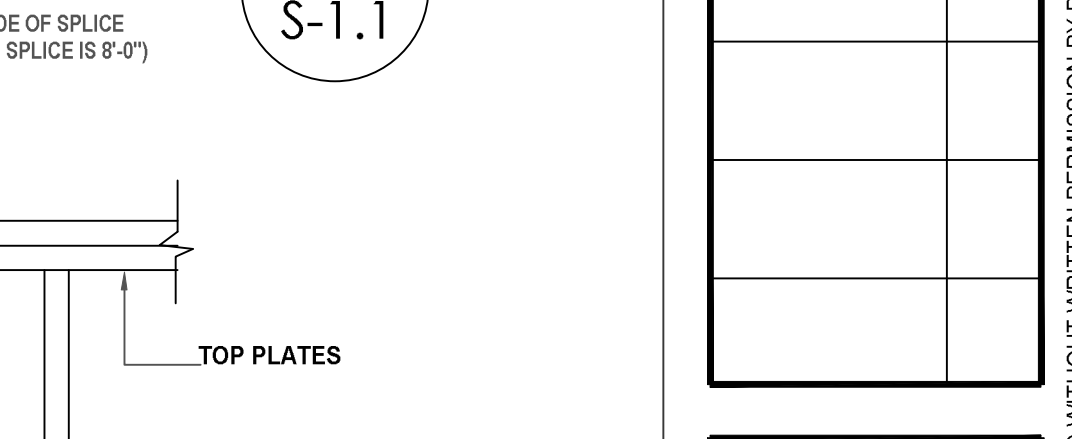
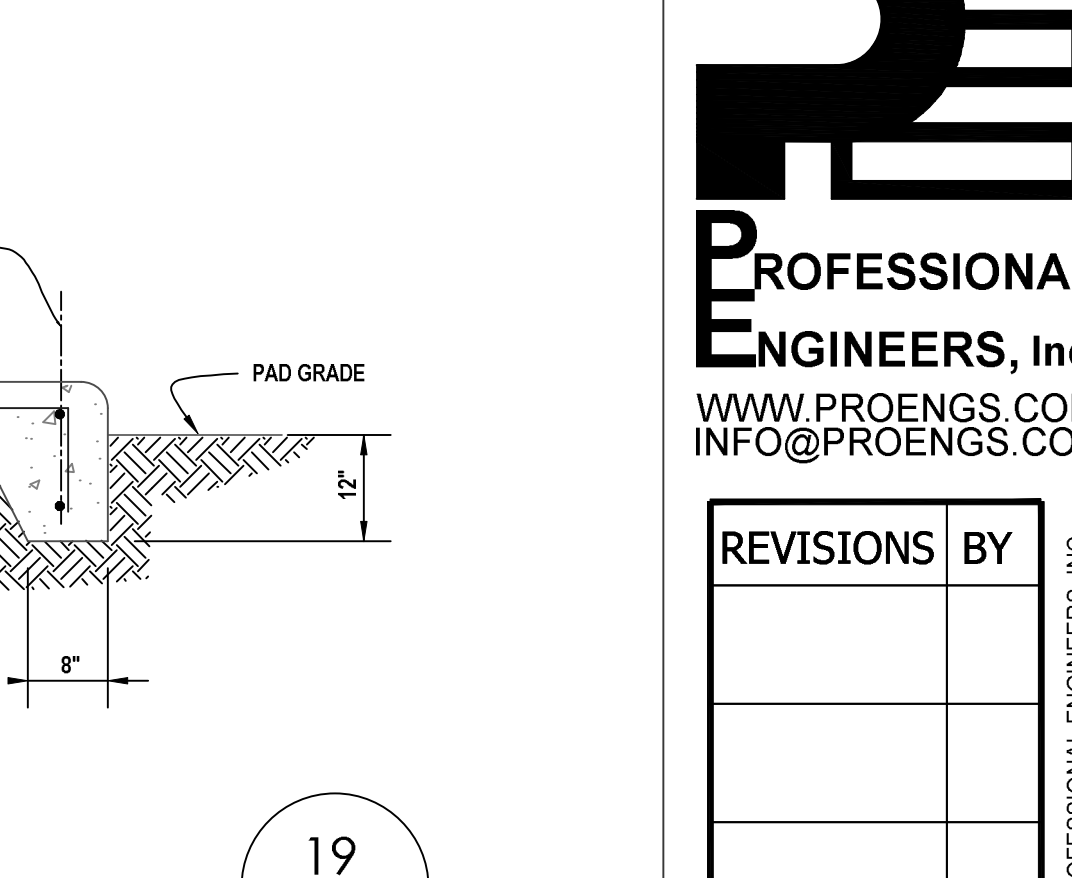
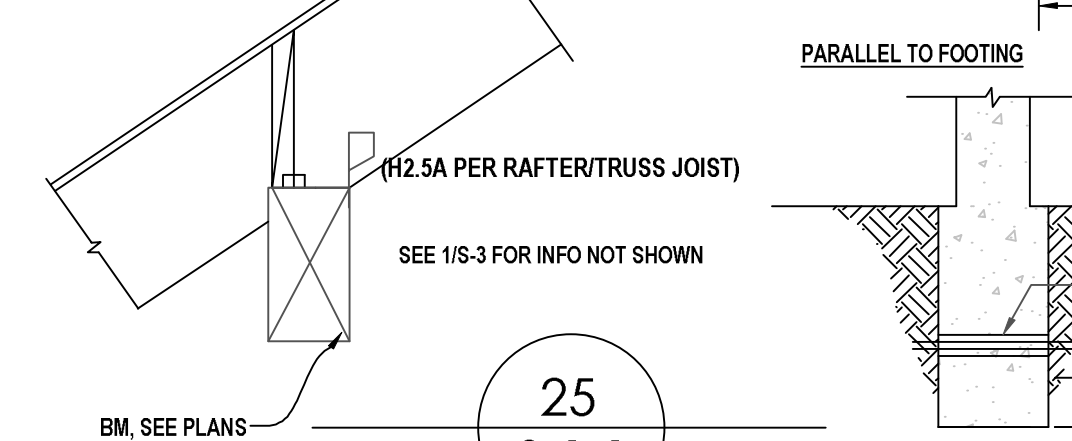
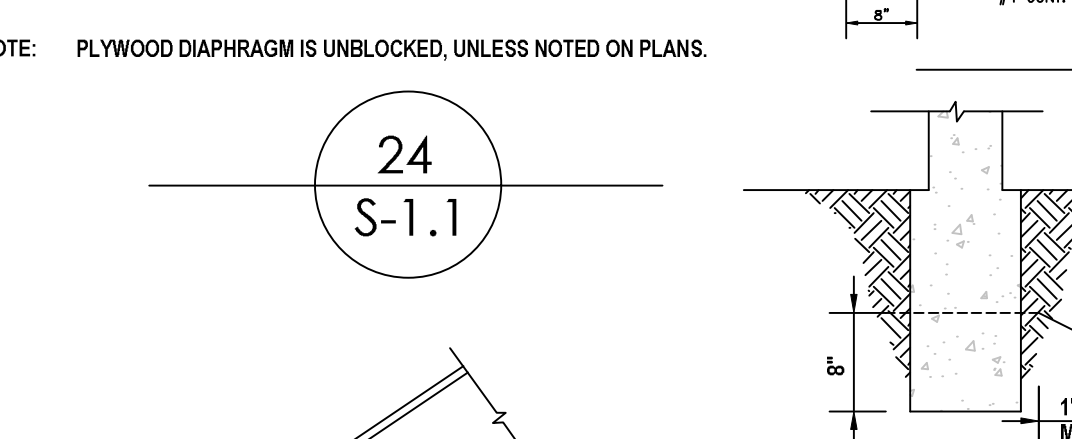
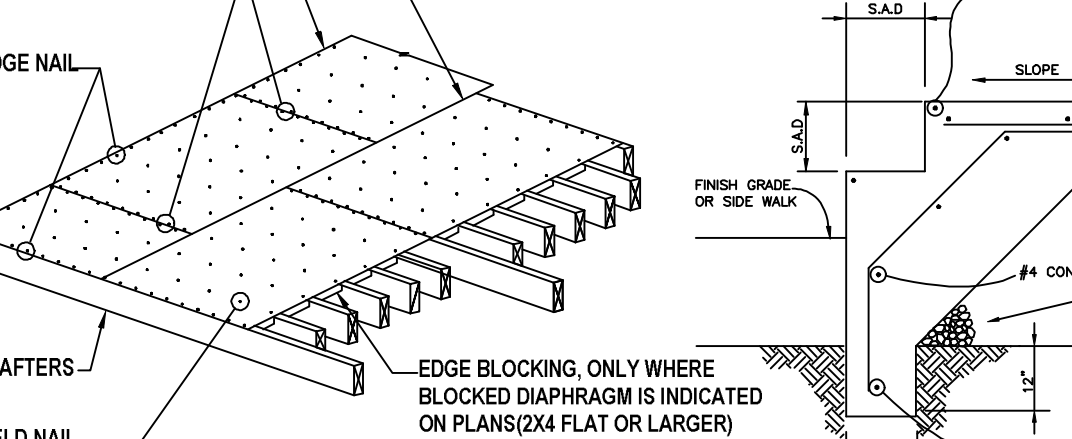
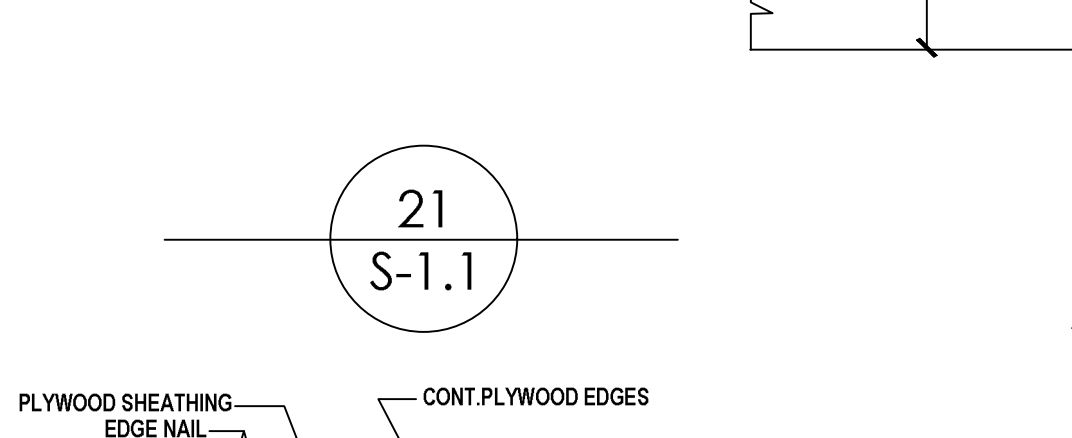
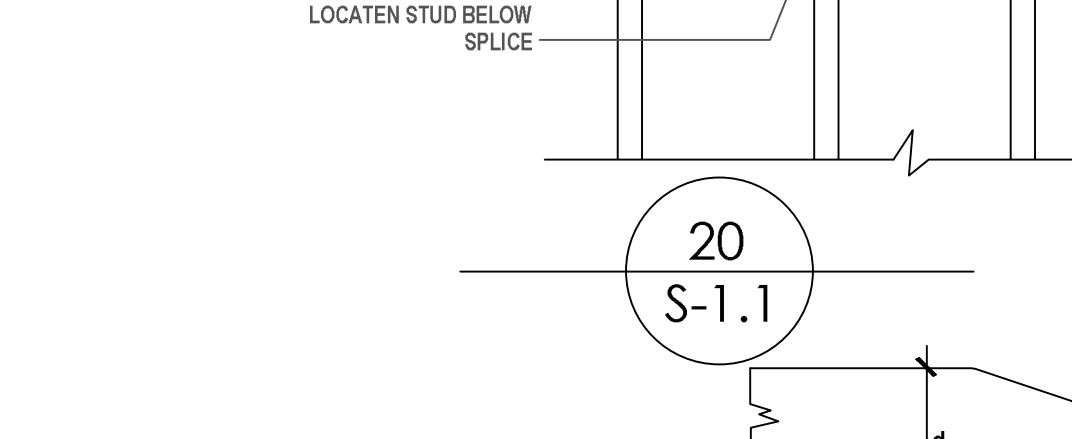
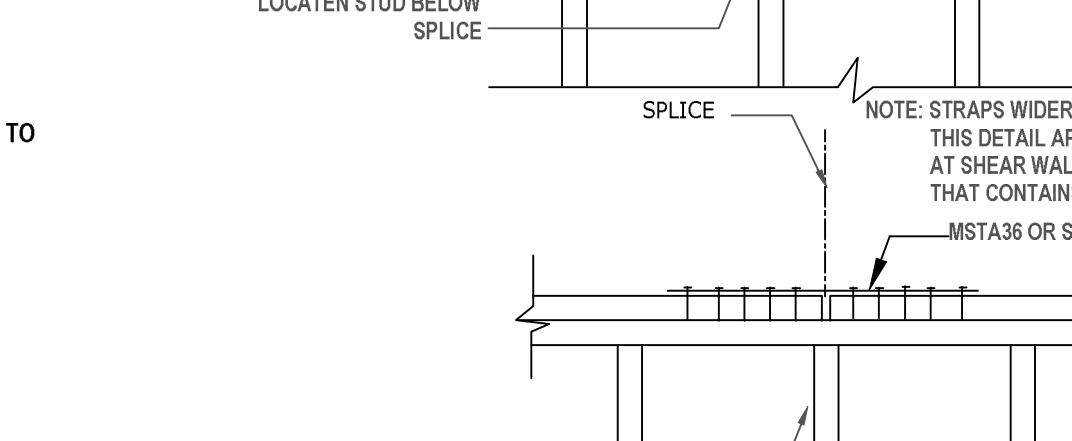
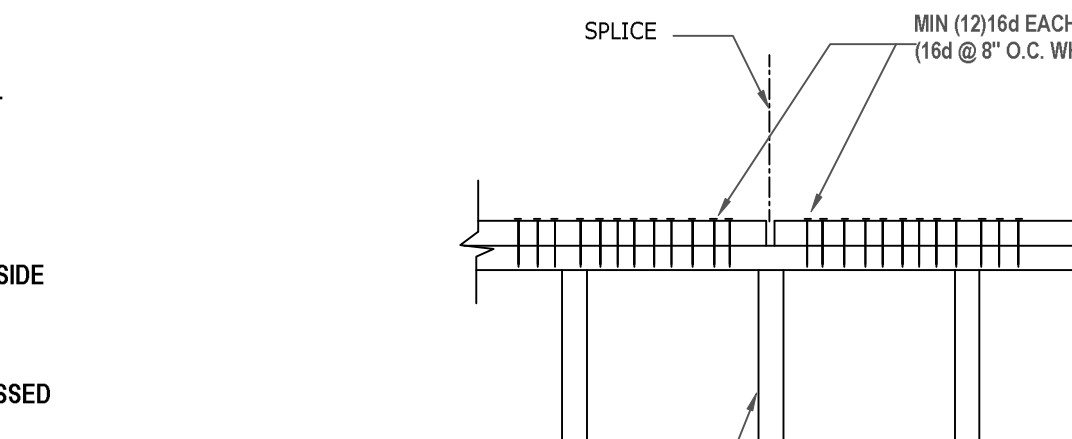
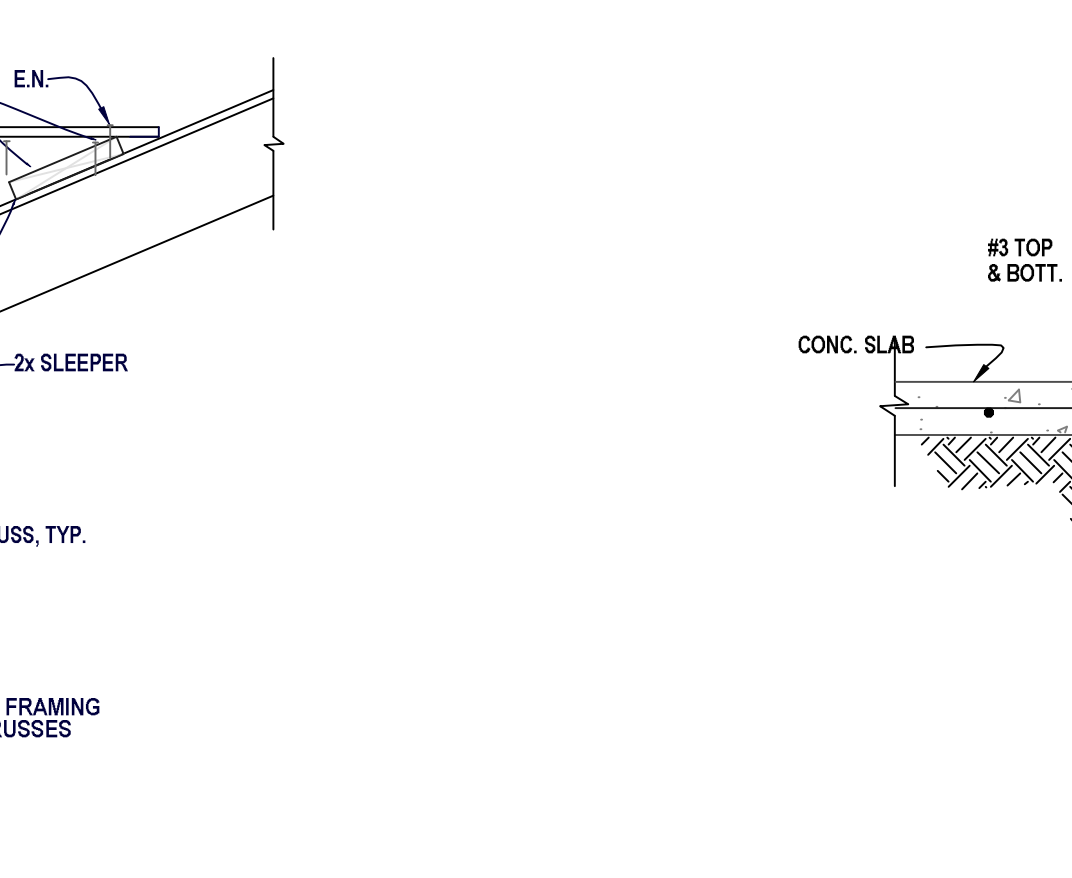
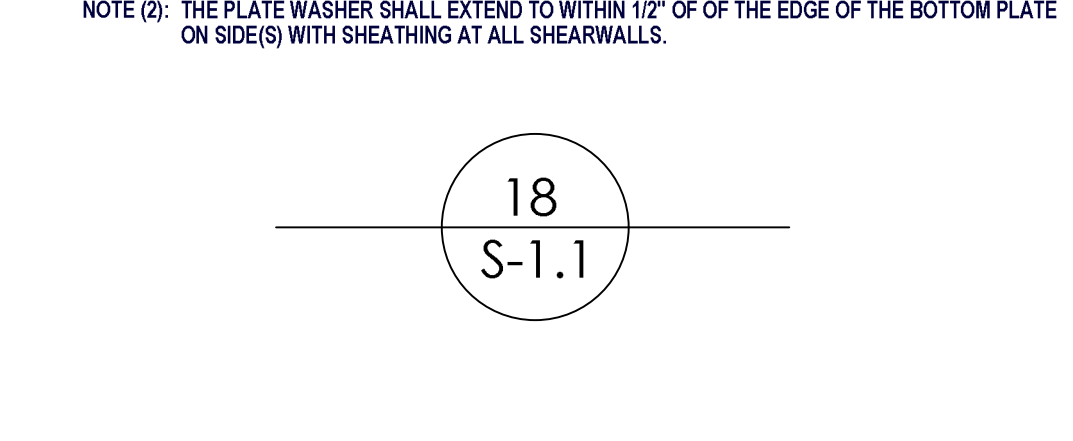
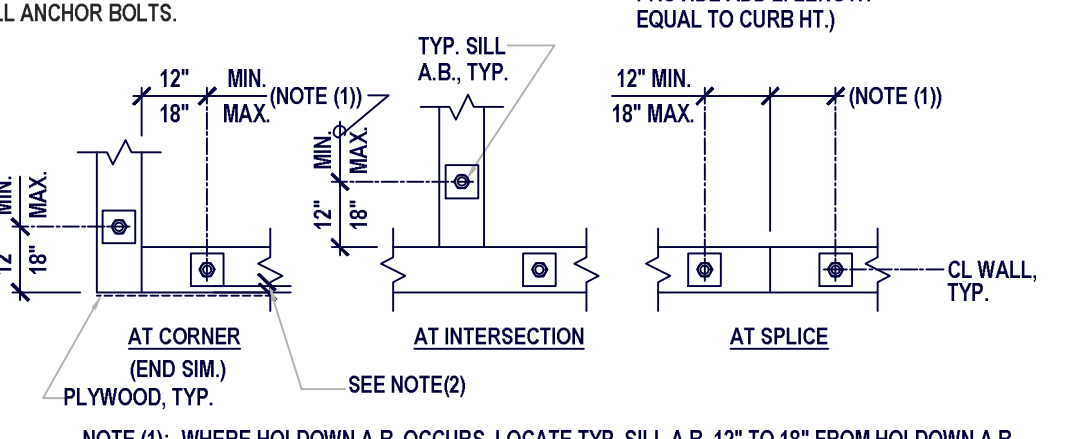
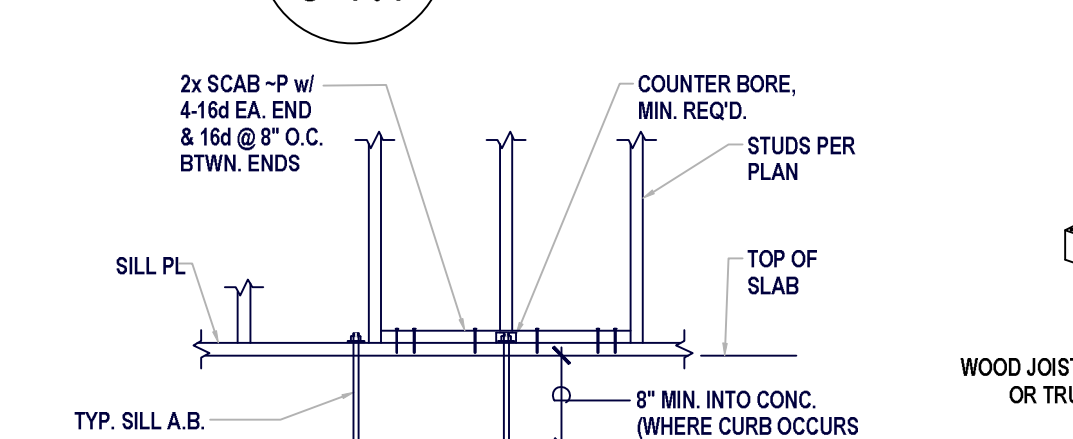
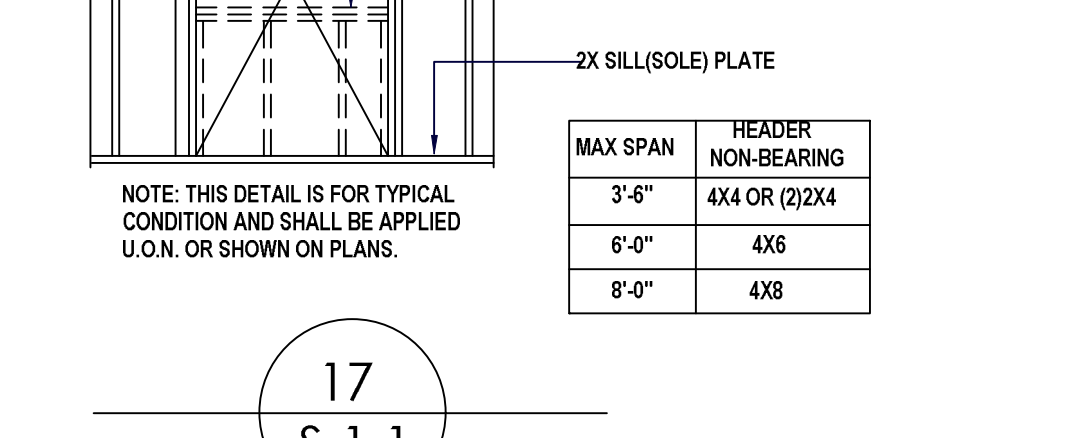
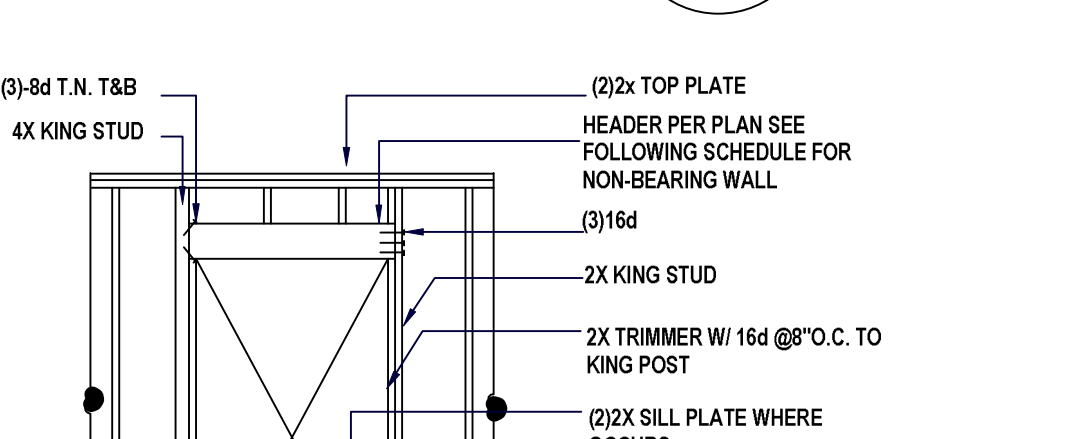
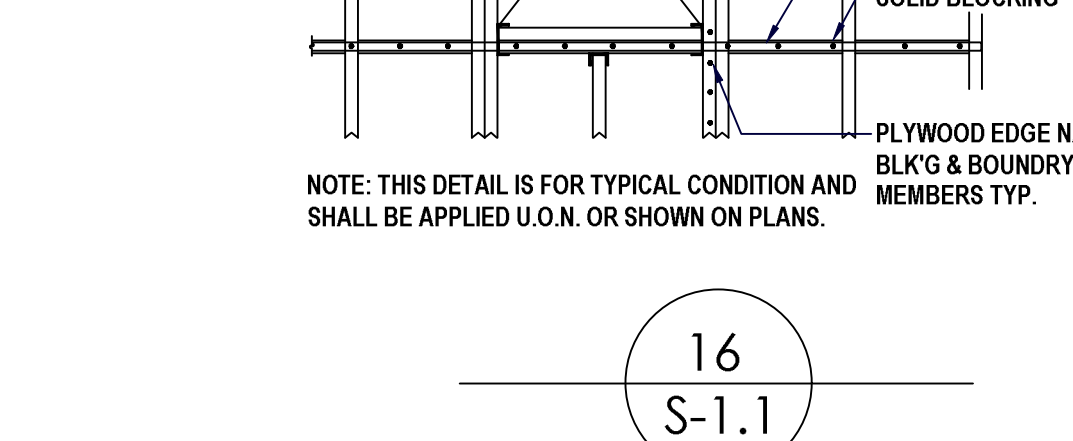
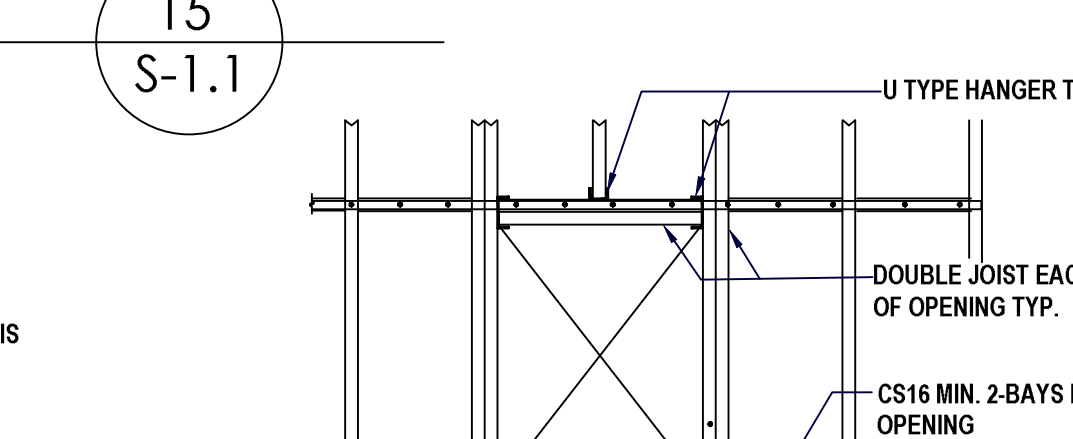
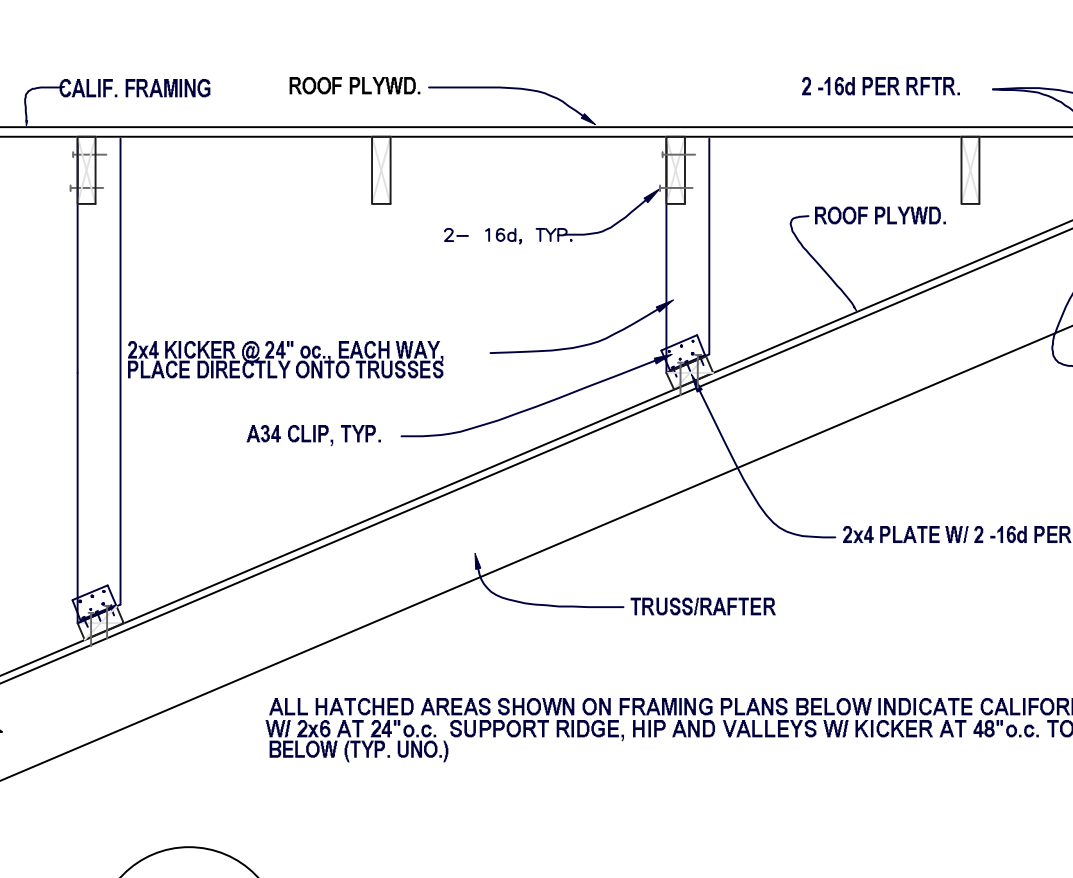
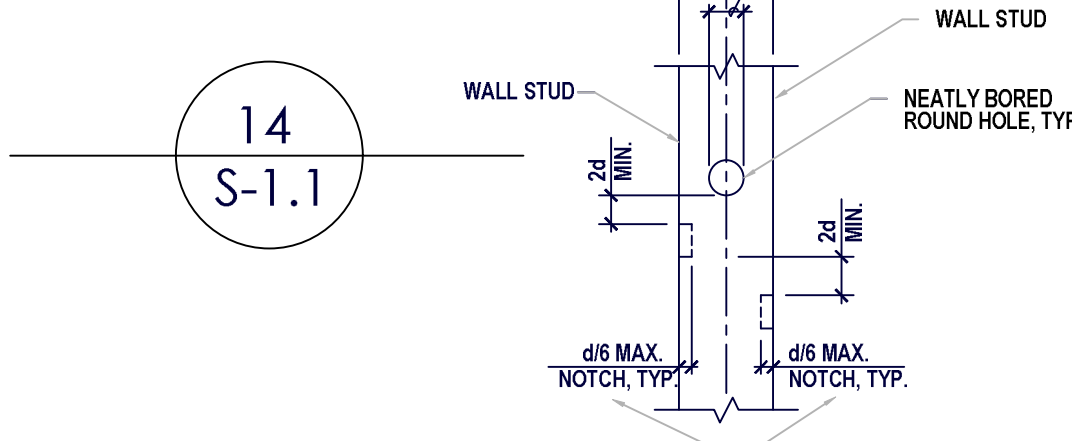
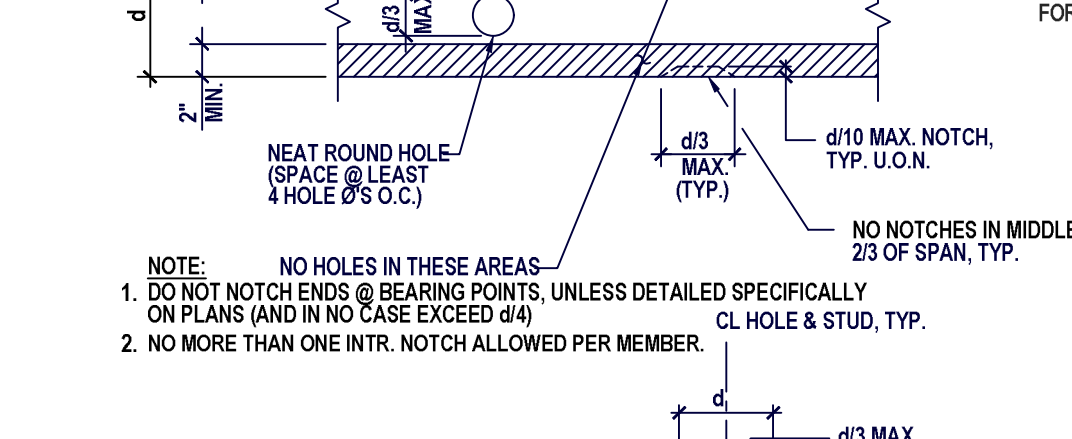
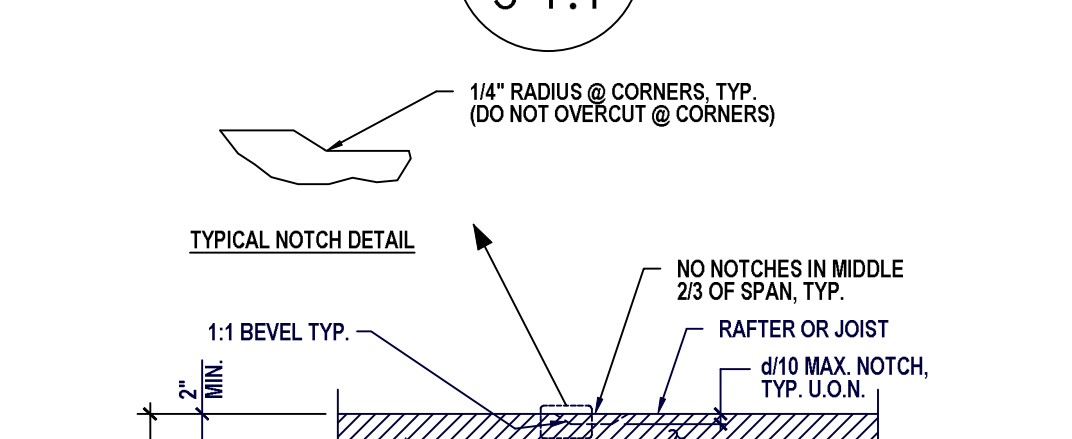
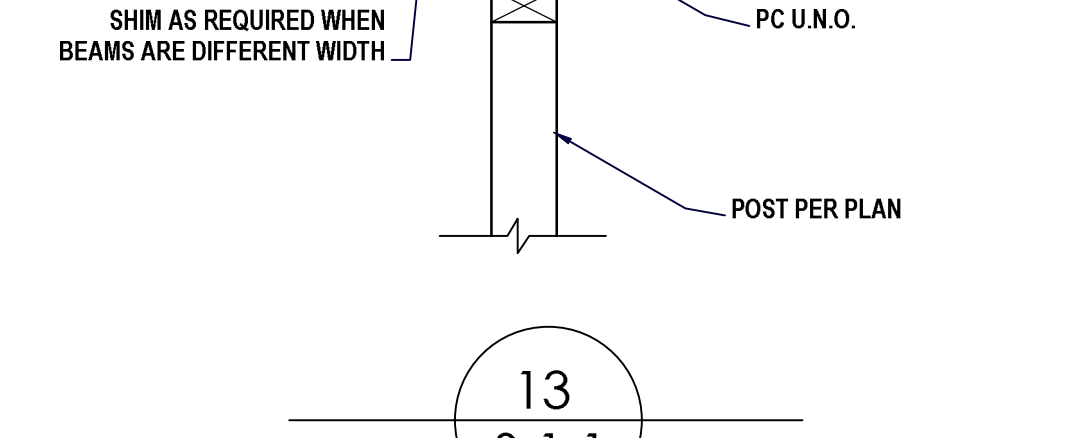
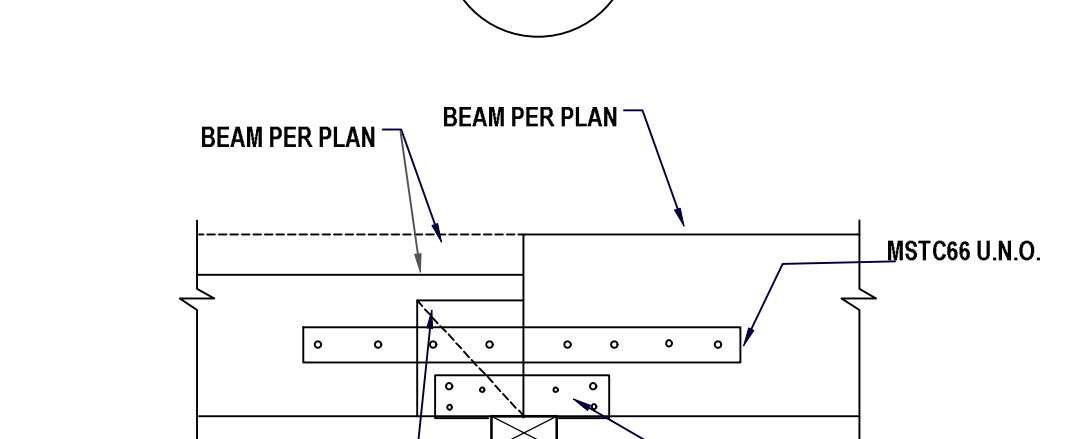
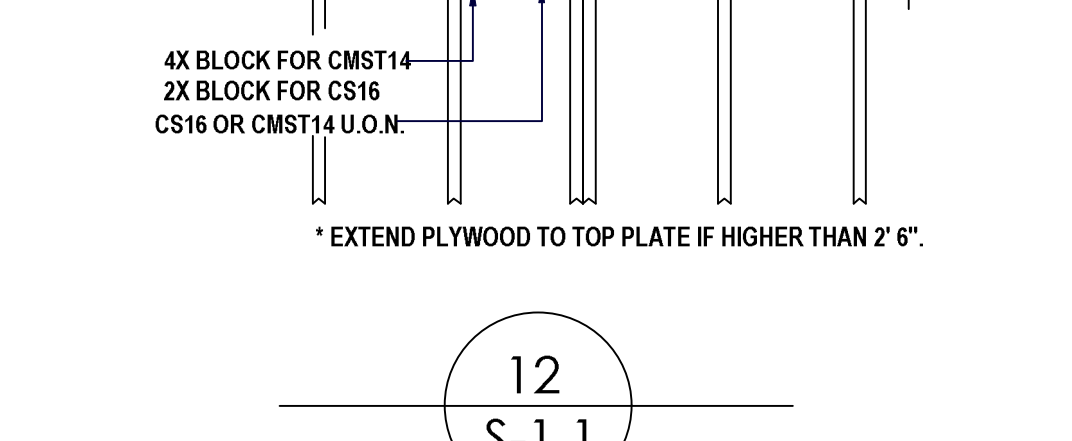
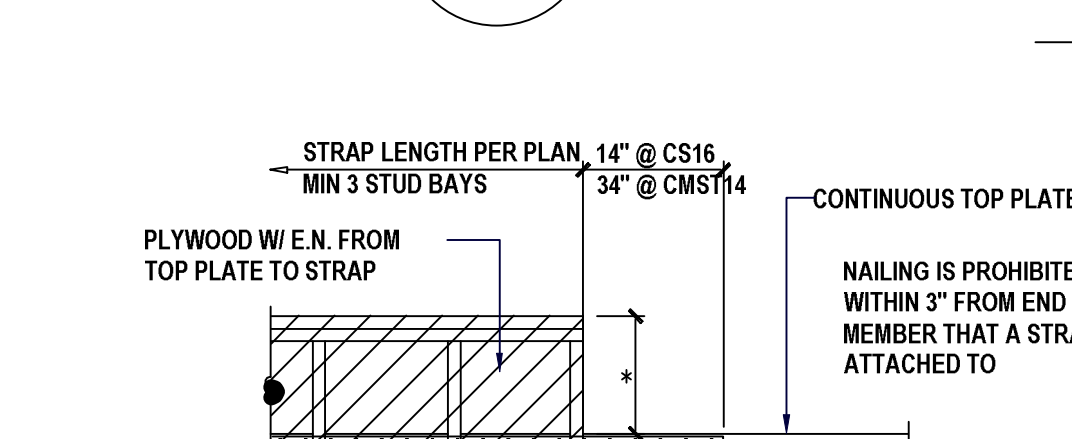
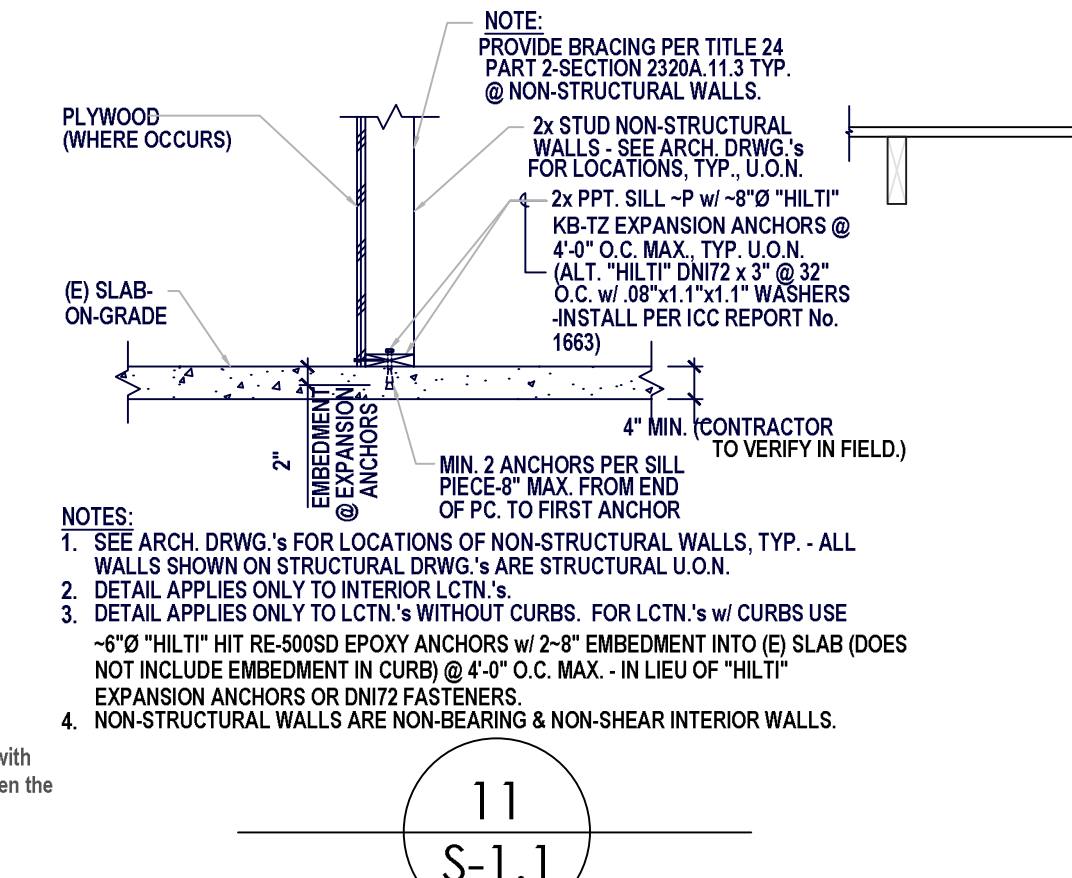
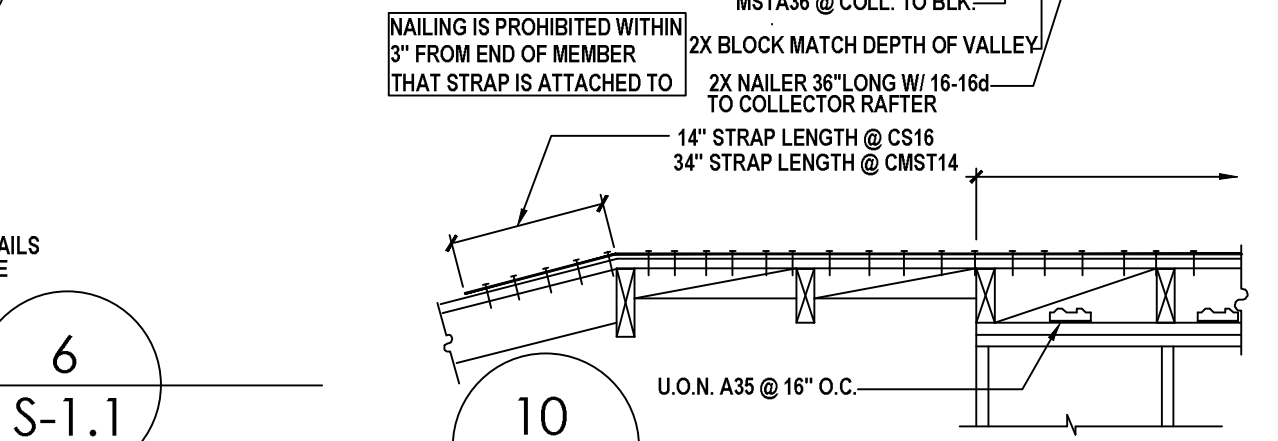
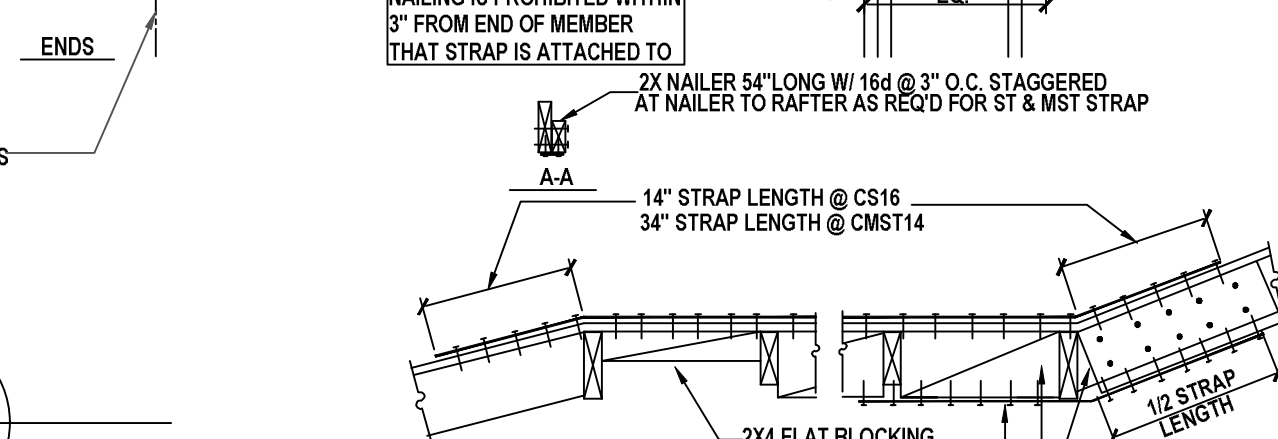
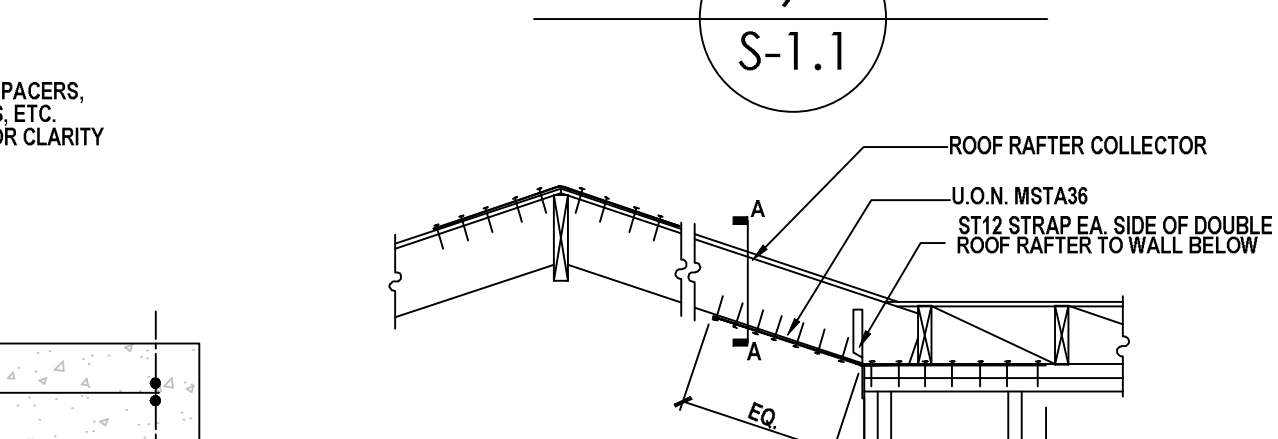
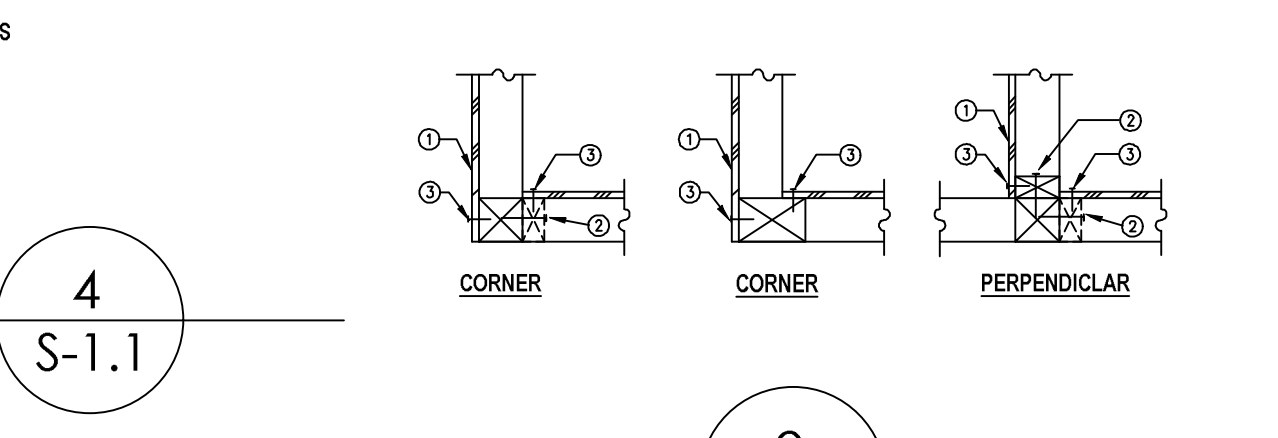
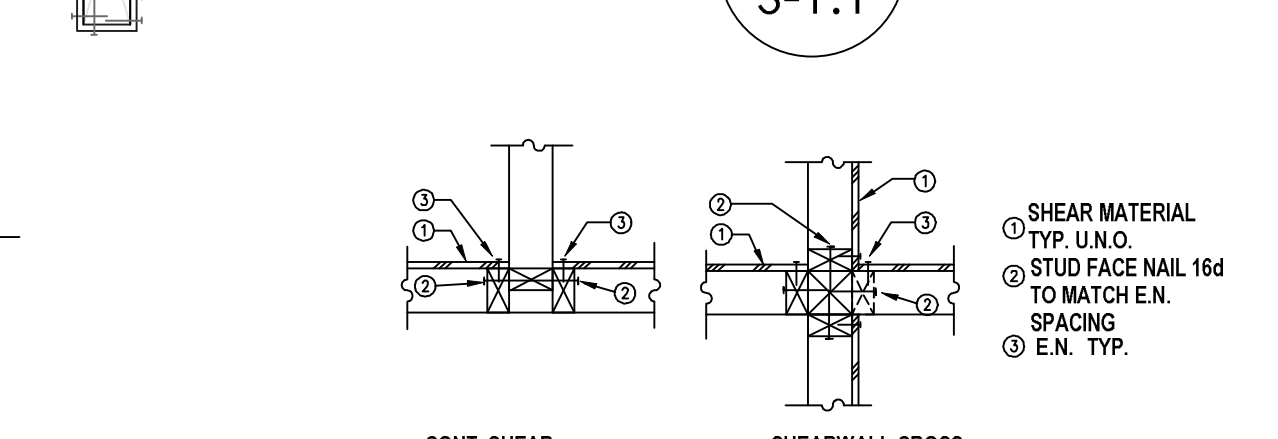
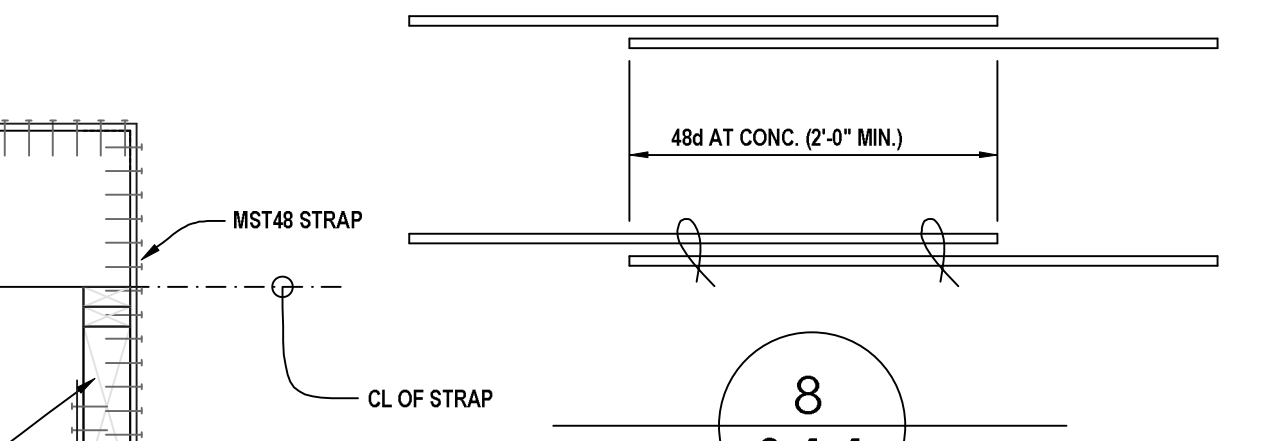
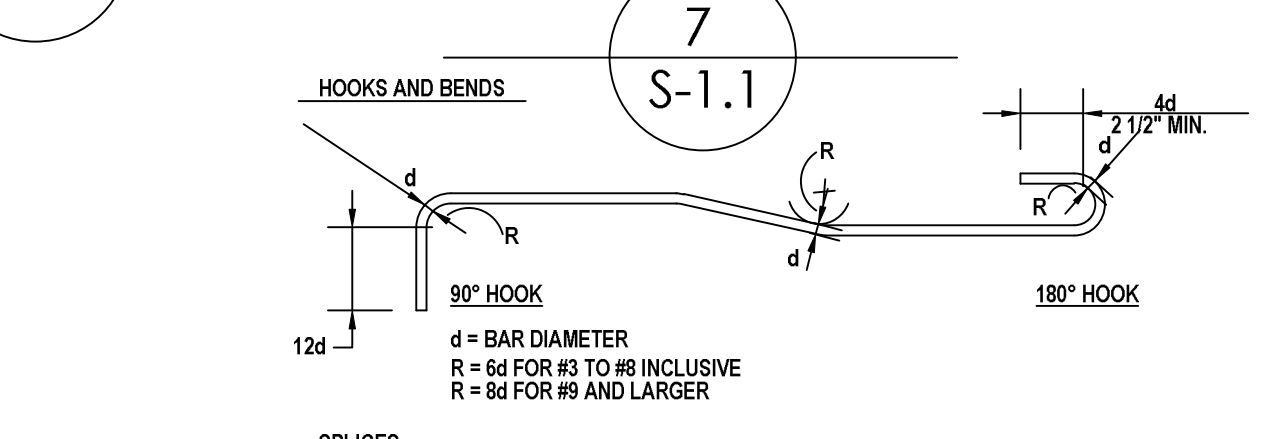
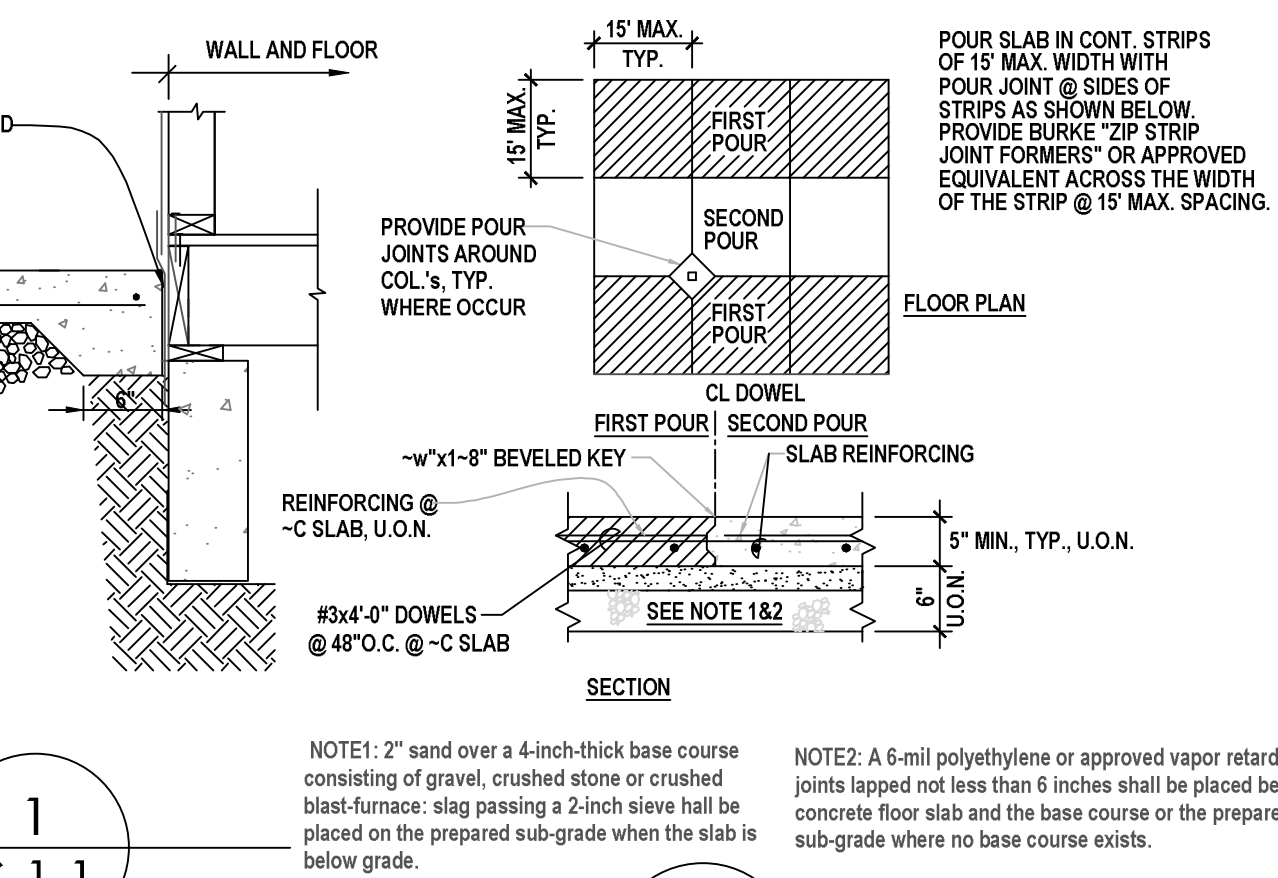
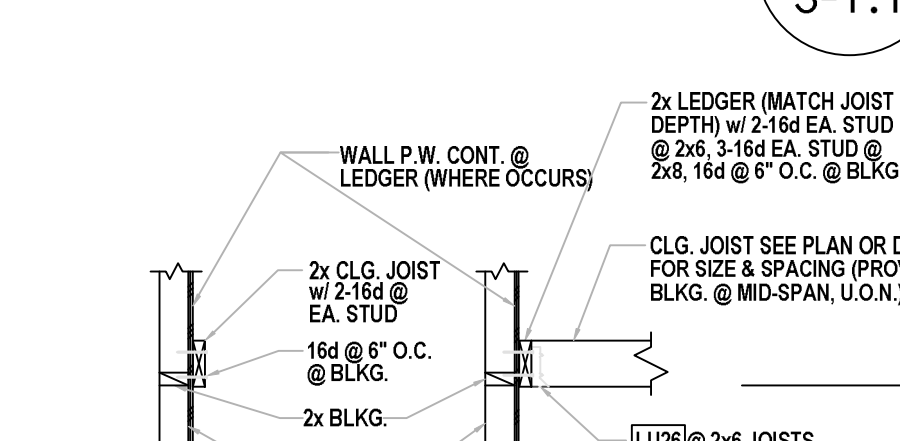
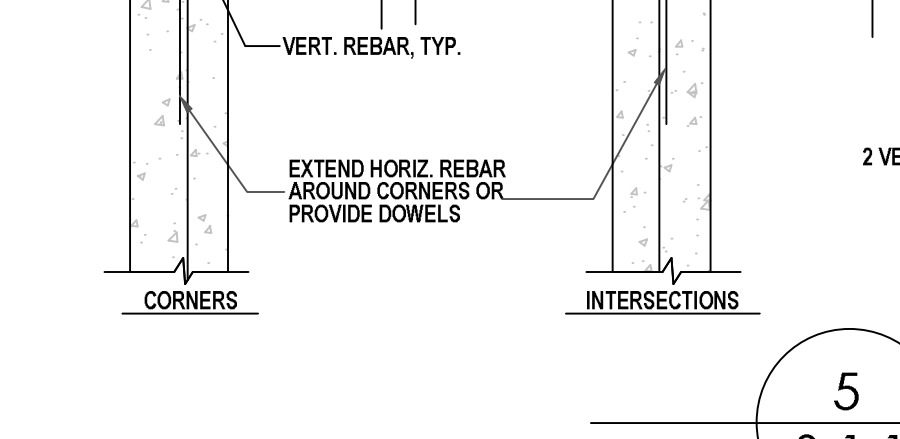
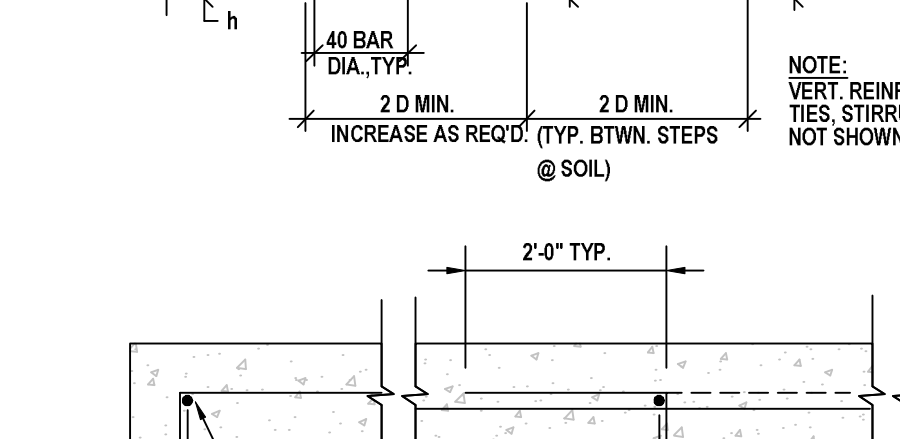
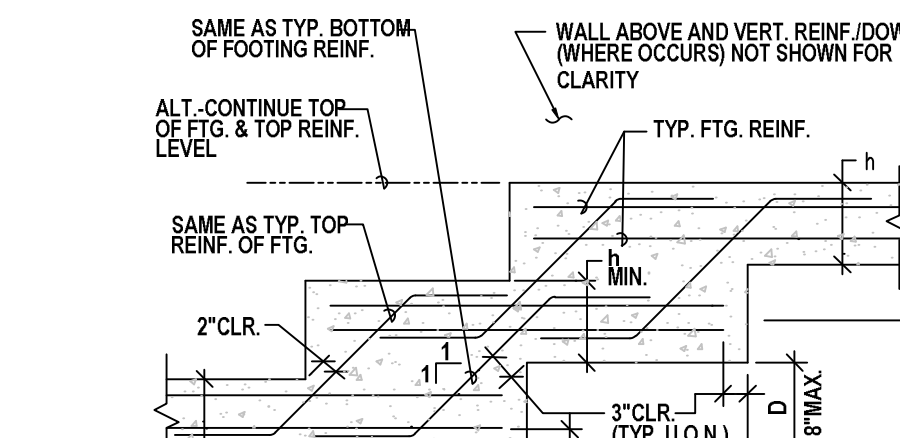
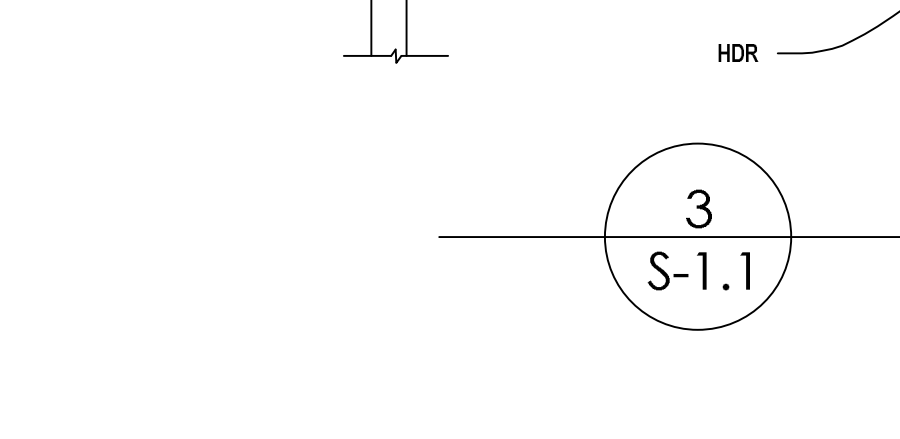
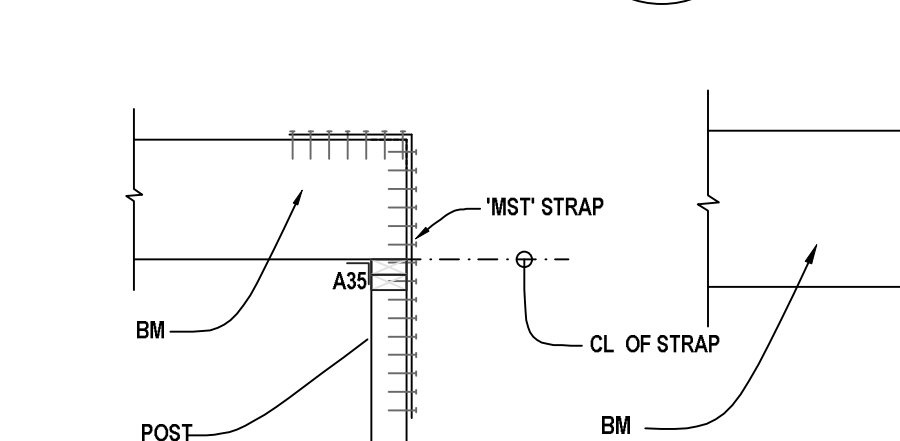
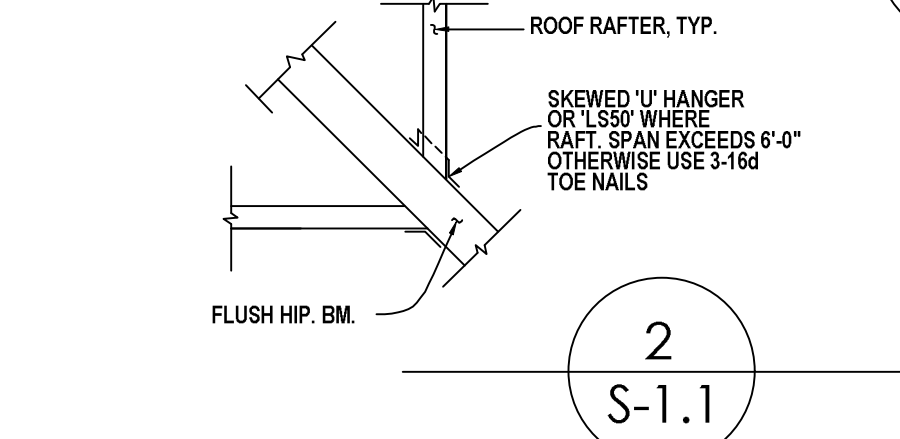
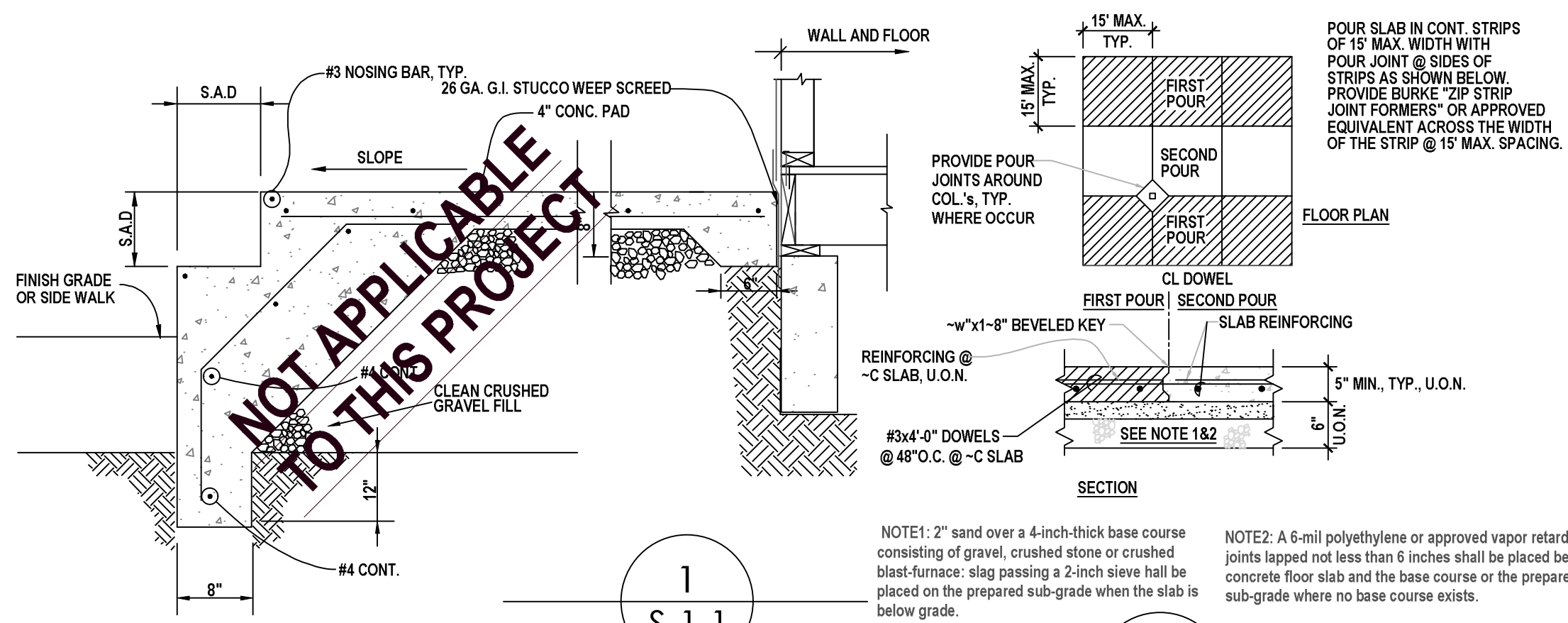
REVISIONS	BY

PROJECT: **WALLACE/JONES RESIDENCE**
4254 SUZANNE DR., PALO ALTO, CA

SHEET TITLE: **STRUCTURAL TYPICAL DETAILS**

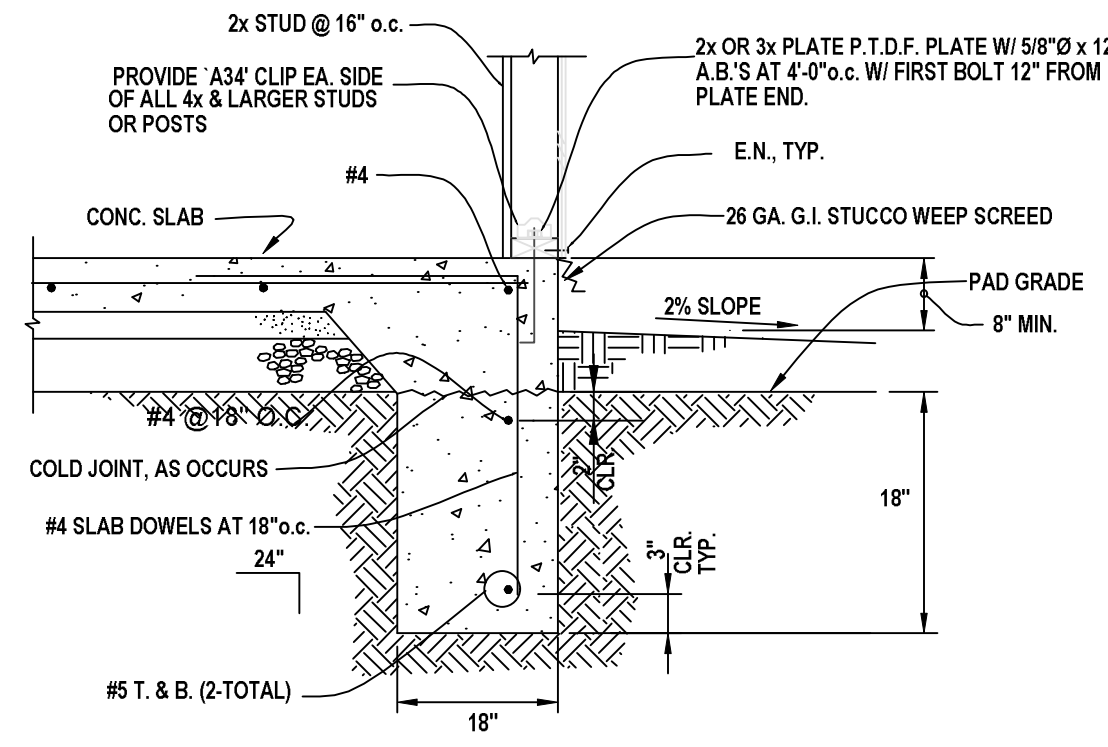


DATE: 12-12-2023
 SCALE: N.T.S.
 DRAWN BY: M.KASIR
 JOB NO: 2022-6-66
 SHEET: S-1.1



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NOTE: WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.

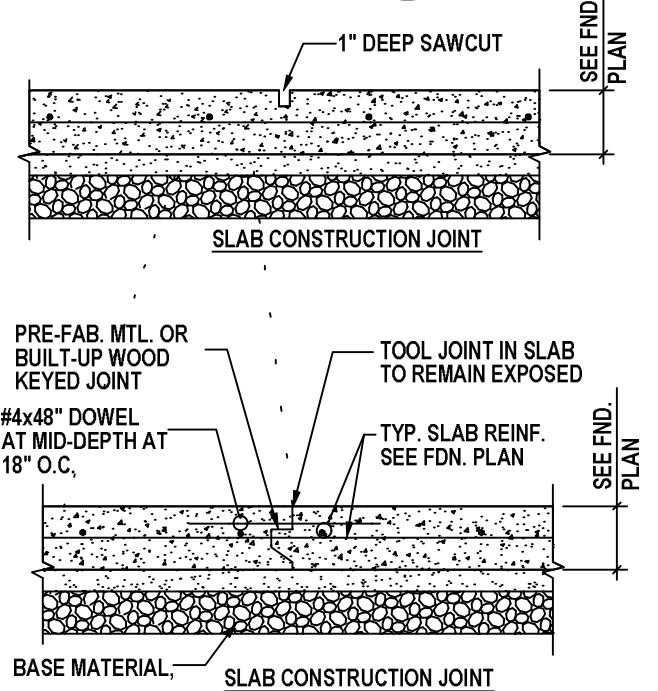


NOTE: SEE DETAIL 18S-1.1 FOR ANCHOR BOLT PLATE REQUIREMENTS.

1. THE EDGE OF THE SQUARE PLATE WASHER TO BE EXTENDED TO WITHIN 1/2" OF SHEATHED EDGE OF THE SILL PLATE.
2. USE 3" x 3" x 0.229" WASHER PLATE FOR ALL ANCHOR BOLTS.

NOTE: SEE DETAIL 18S-1.1 FOR ANCHOR BOLT PLATE REQUIREMENTS.

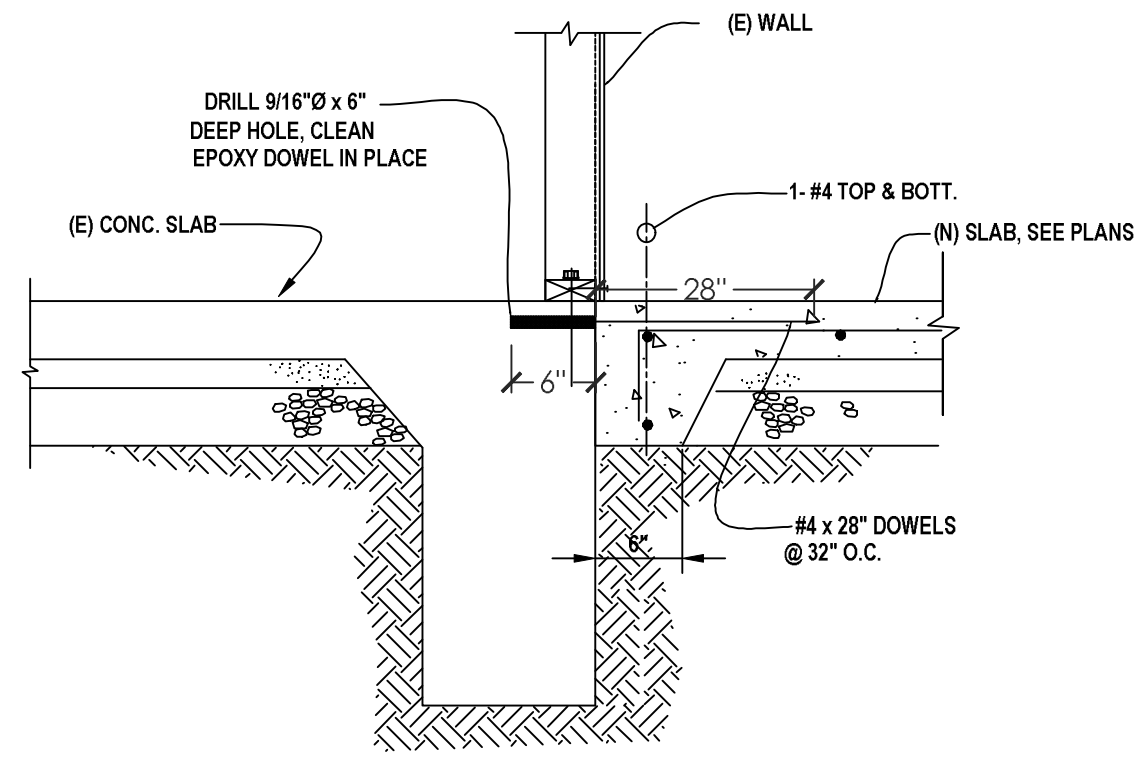
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S-2



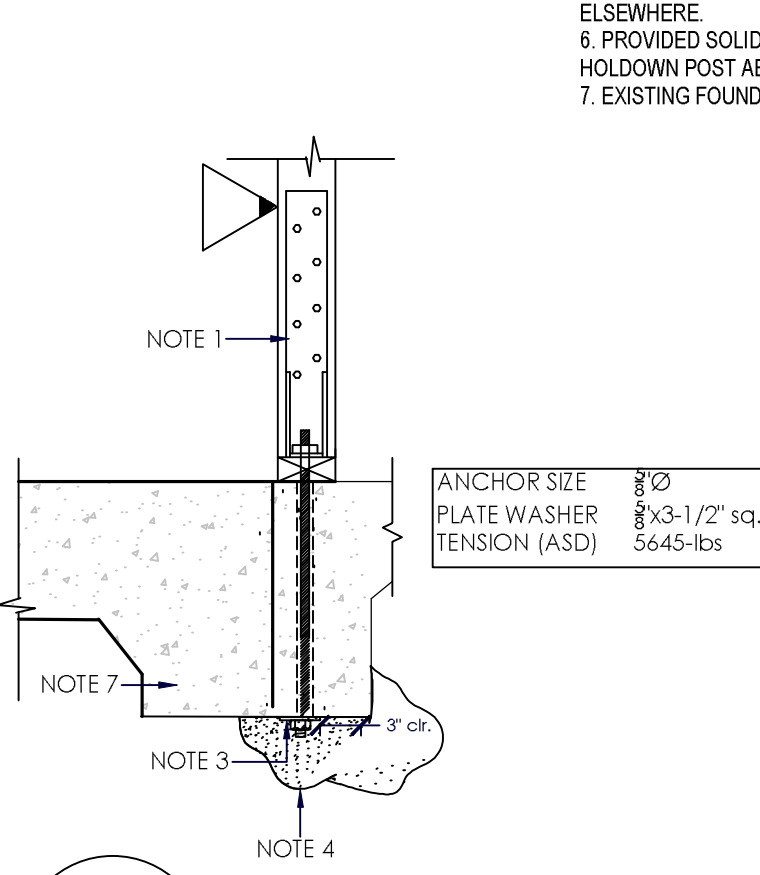
NOTE: (SEE SOIL REPORT, IF ANY): 2" sand over a 4-inch-thick base course consisting of gravel, crushed stone or crushed blast-furnace slag passing a 2-inch sieve shall be placed on the prepared sub-grade when the slab is below grade.

A 10-mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared sub-grade where no base course exists.

6
S-2

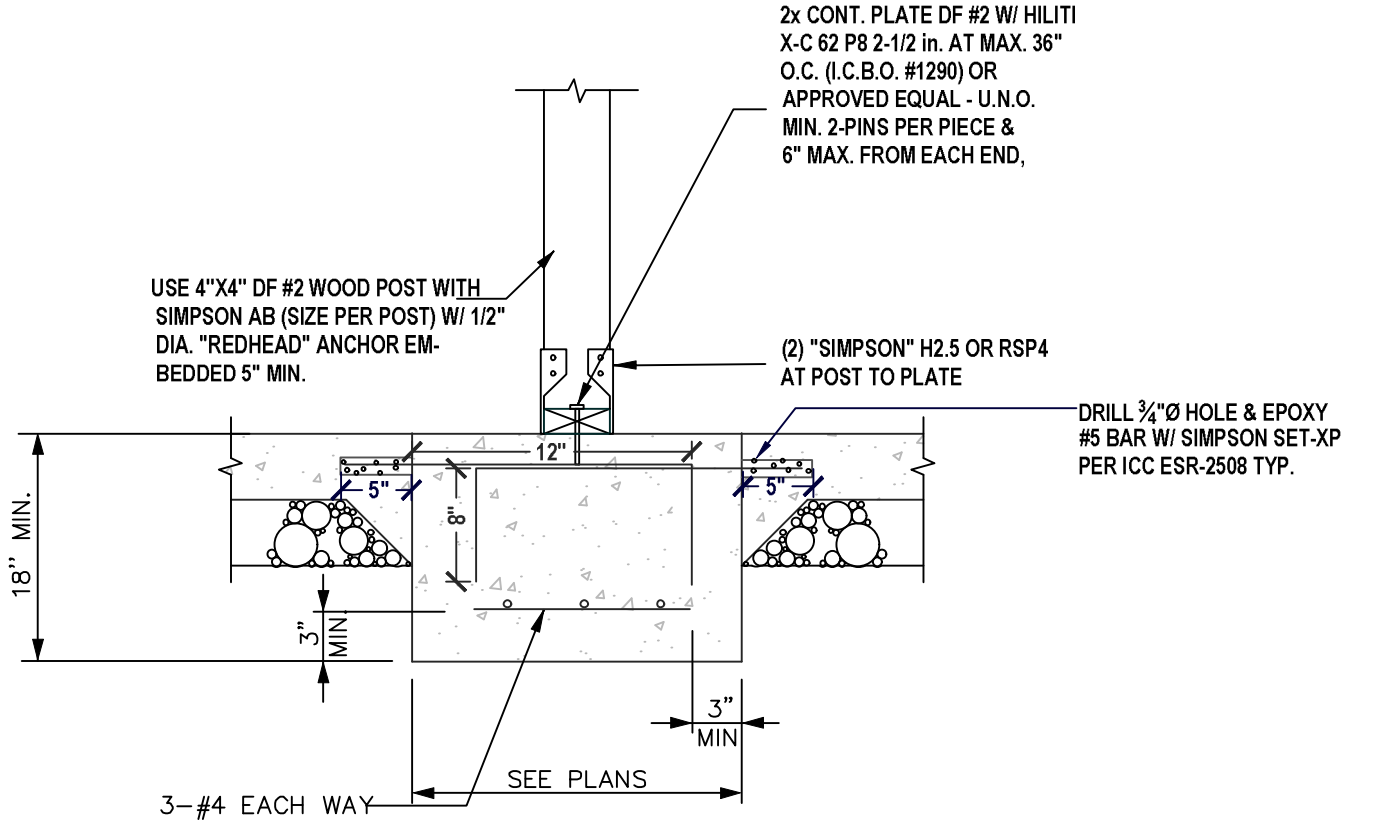


9
S-2

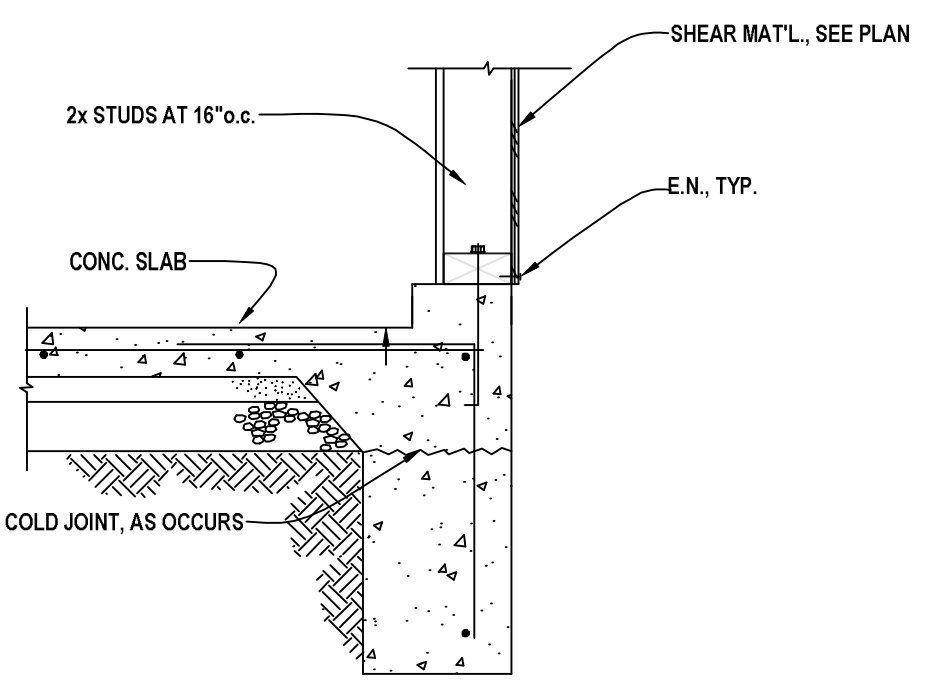


10
S-2

- NOTES:
1. HOLD-DOWN PER PLAN (HDU5 MAX W/ 4x POST).
 2. APPROPRIATELY SIZED HOT-DIPPED GALV. THREADED ROD ANCHOR, ASTM F1954 GRADE 36 OR A307.
 3. HOT-DIPPED GALV. SQUARE PLATE WASHER PER CHART SHOWN.
 4. 3" CLEAR MINIMUM CONCRETE COVER.
 5. RETRO-FIT SHEAR-WALL AS DETAILED ELSEWHERE.
 6. PROVIDED SOLID BLOCKING UNDER HOLD-DOWN POST ABOVE.
 7. EXISTING FOUNDATION AS OCCURS.

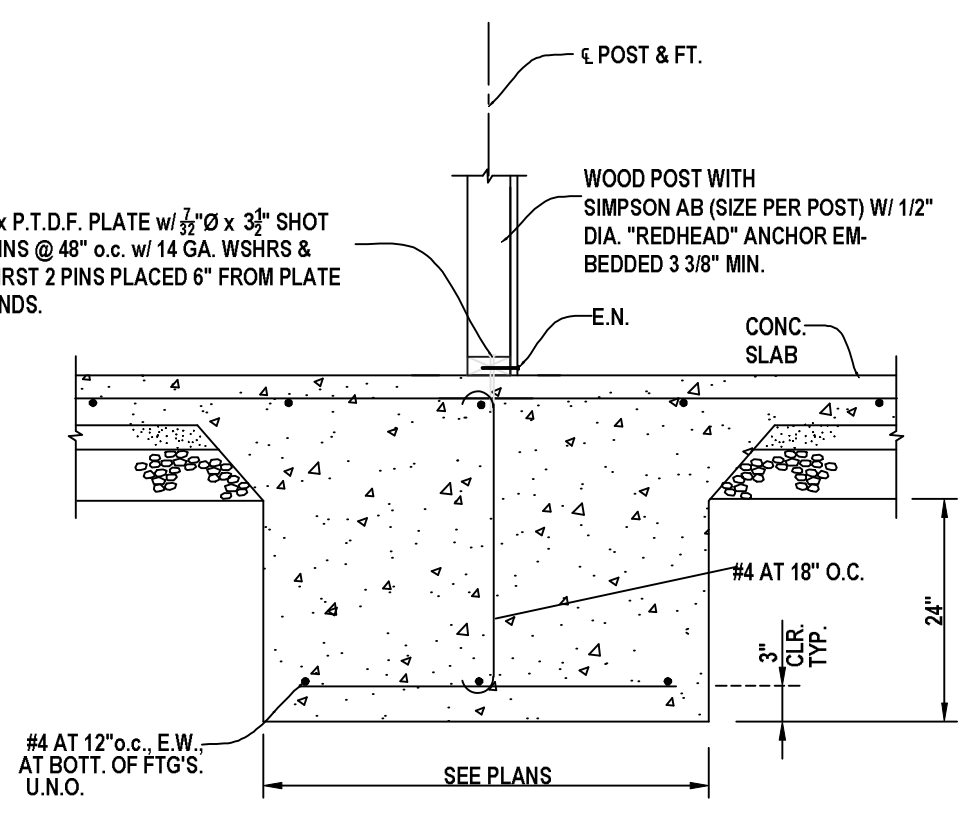


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S-2

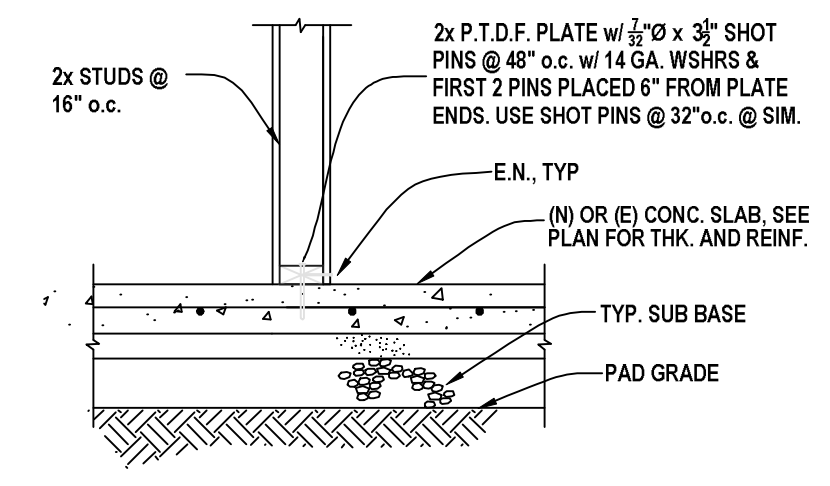


NOTE: SEE DET. 1/S-2 FOR ALL OTHER INFO. NOT SHOWN.

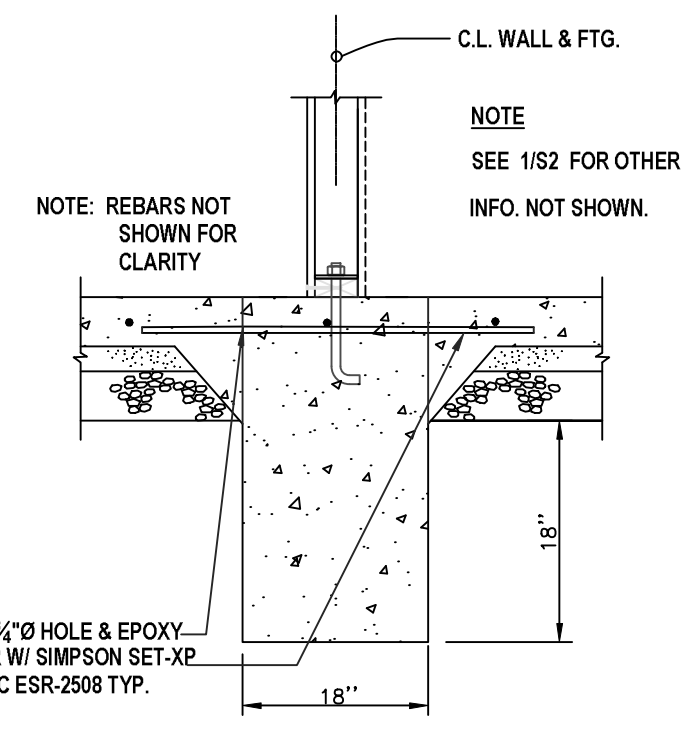
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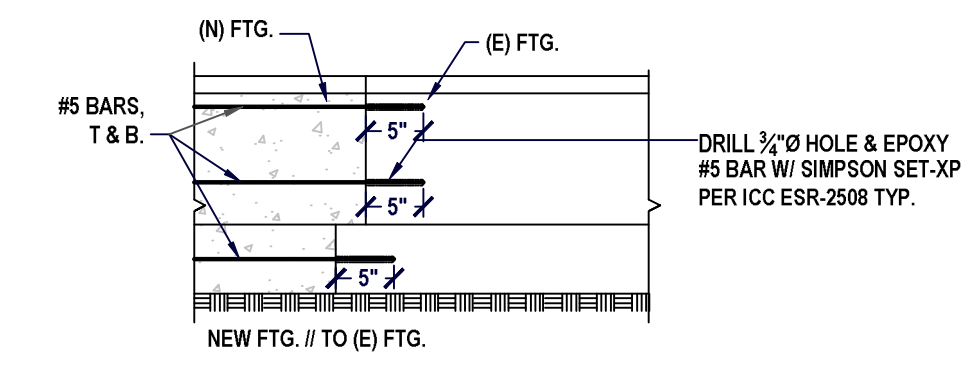
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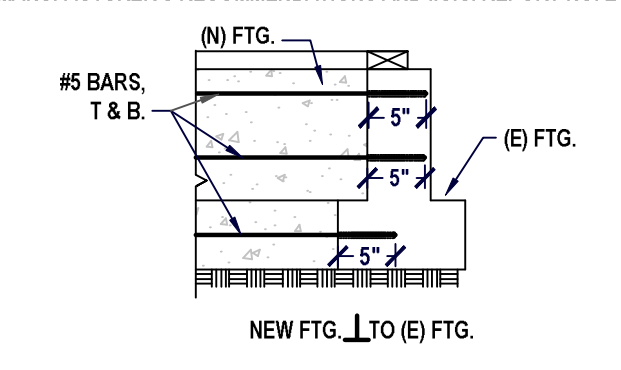
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S-2



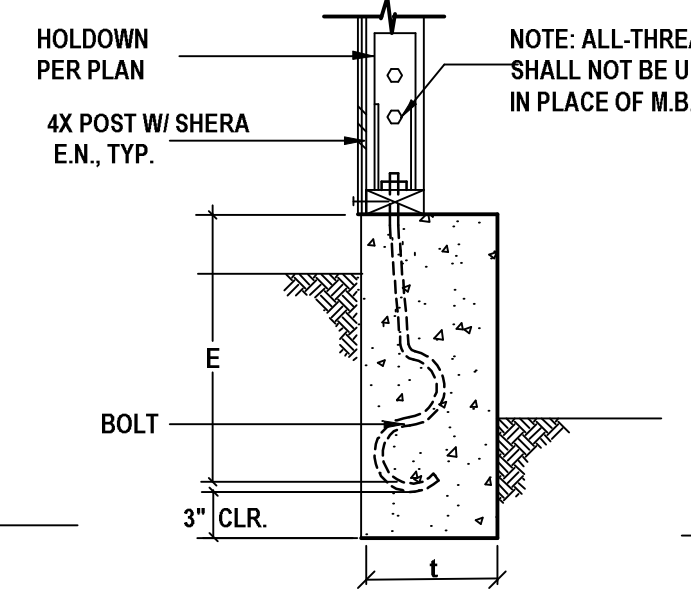
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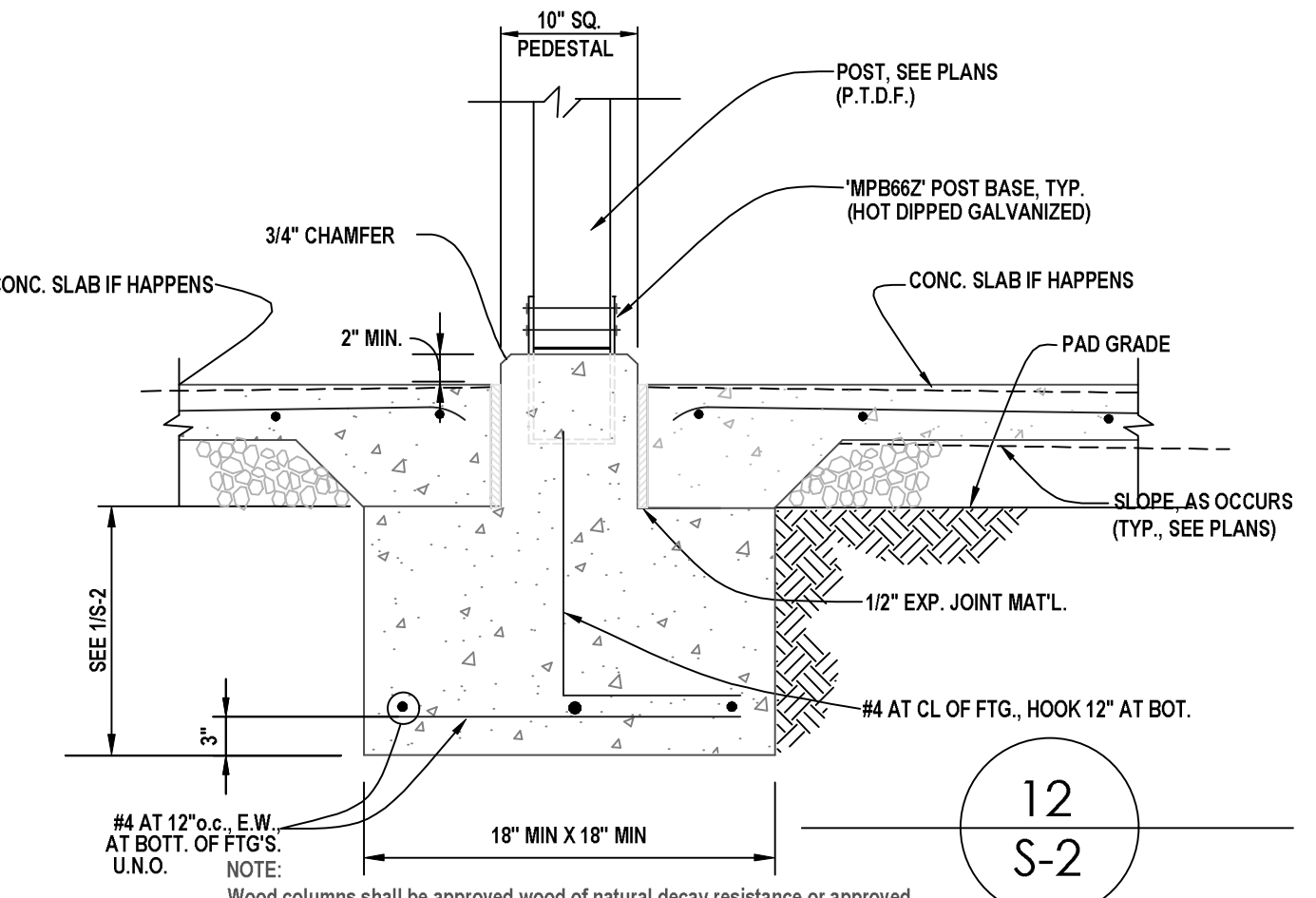
7
S-2



8
S-2



7
S-2



12
S-2

NOTE: Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood (R317.1.4). Exceptions:
a) Columns exposed to the weather or in basements when supported by concrete piers or metal pedestals projecting 1 inch above concrete floors or 6 inches above exposed earth and the earth is covered by an approved impervious moisture barrier.

HOLD-DOWN SCHEDULE

MARK	FASTENERS	MINIMUM WOOD MEMBER THICKNESS	ANCHOR BOLT	CAPACITY (lbs)	REMARKS
HDU2	6-SDS 1/4"x2.5"	4 x 4	5/8"	3075	
HDU4	10-SDS 1/4"x2.5"	4 x 4	5/8"	4565	
HDU5	14-SDS 1/4"x2.5"	4 x 4	5/8"	5645	
HDU8	20-SDS 1/4"x2.5"	4 x 4	7/8"	6970	
HDQ8	20-SDS 1/4"x3"	4 x 4	7/8"	7630	
HDU11	30-SDS 1/4"x2.5"	4 x 6	1"	9535	
HDU11-8X8	30-SDS 1/4"x2.5"	8 x 8	1"	11175	
HD19-1 1/8" AB	5 - 1"	6 x 6	1 1/8"	16775	
HD19-1 1/4" AB	5 - 1"	6 x 6	1 1/4"	19070	

TYP. HDU HOLD-DOWN

HD TYPE	ANCHOR TYPE U.O.M. ON PLAN	E	t
HDU2	3" (SB5/8X24)	24"	8"
HDU4, HDU5	3" (SB5/8X24)	24"	8"
HDU8	SB 7/8X24	24"	8"
HDU11, HDQ8	SB 1X30	30"	8"
HDU14, HDQ11	SB 1X30	30"	12"

REVISIONS	BY

PROJECT: WALLACE/JONES RESIDENCE DR., 4254 SUZANNE DR., PALO ALTO, CA

SHEET TITLE: STRUCTURAL FOUNDATION DETAILS



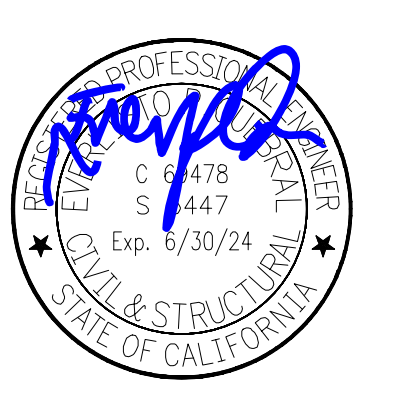
DATE: 12-12-2023
SCALE: N.T.S.
DRAWN BY: M.KASIR
JOB NO: 2022-6-66
SHEET:

S-2

REVISIONS	BY

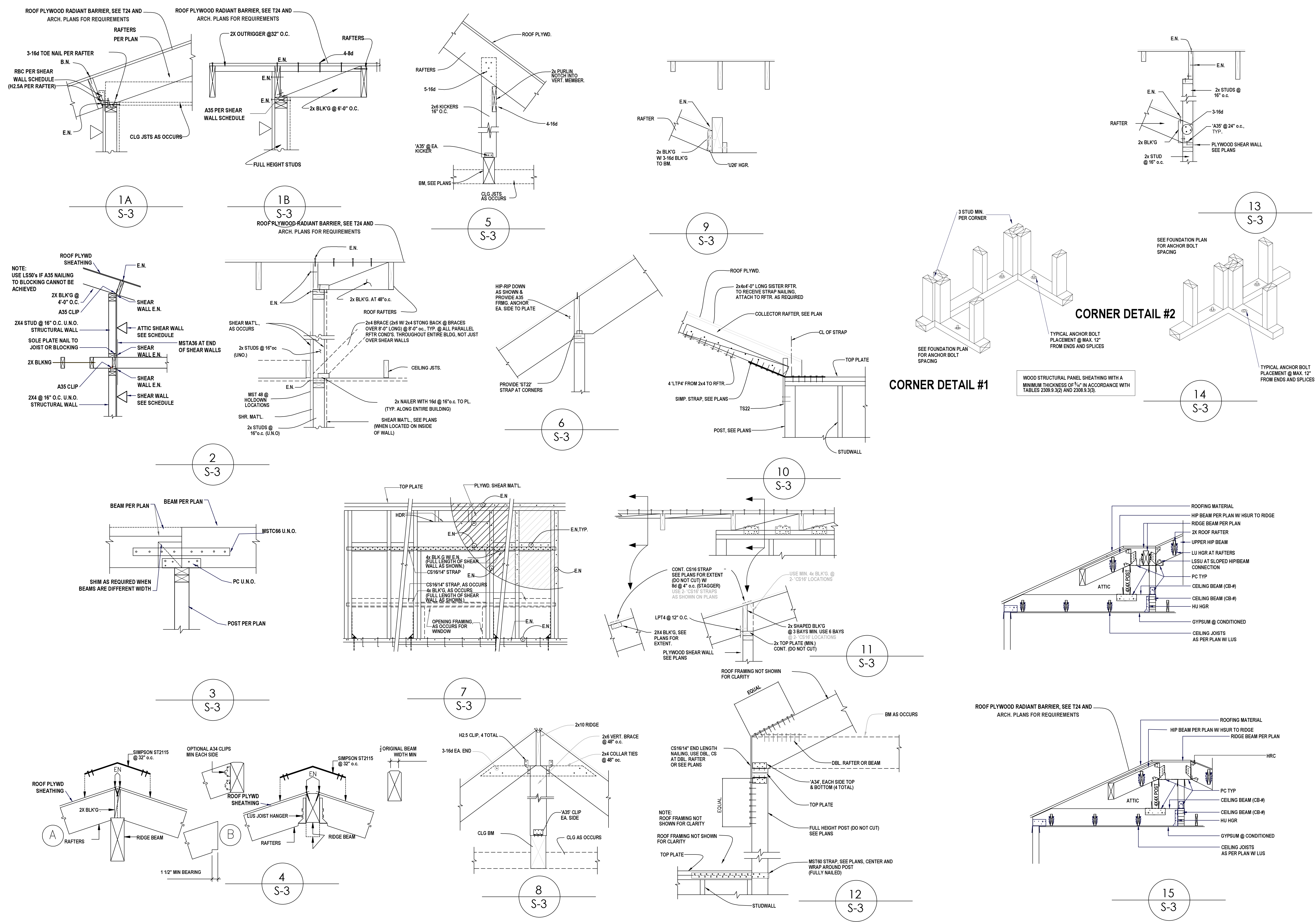
WALLACE/JONES
RESIDENCE
4254 SUZANNE DR.
PALO ALTO, CA

STRUCTURAL FRAMING DETAILS



DATE: 12-12-2023
 SCALE: N.T.S.
 DRAWN BY: M. KASIR
 JOB NO: 2022-6-66
 SHEET: S-3

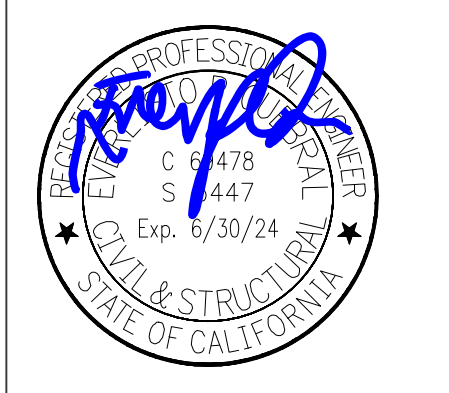
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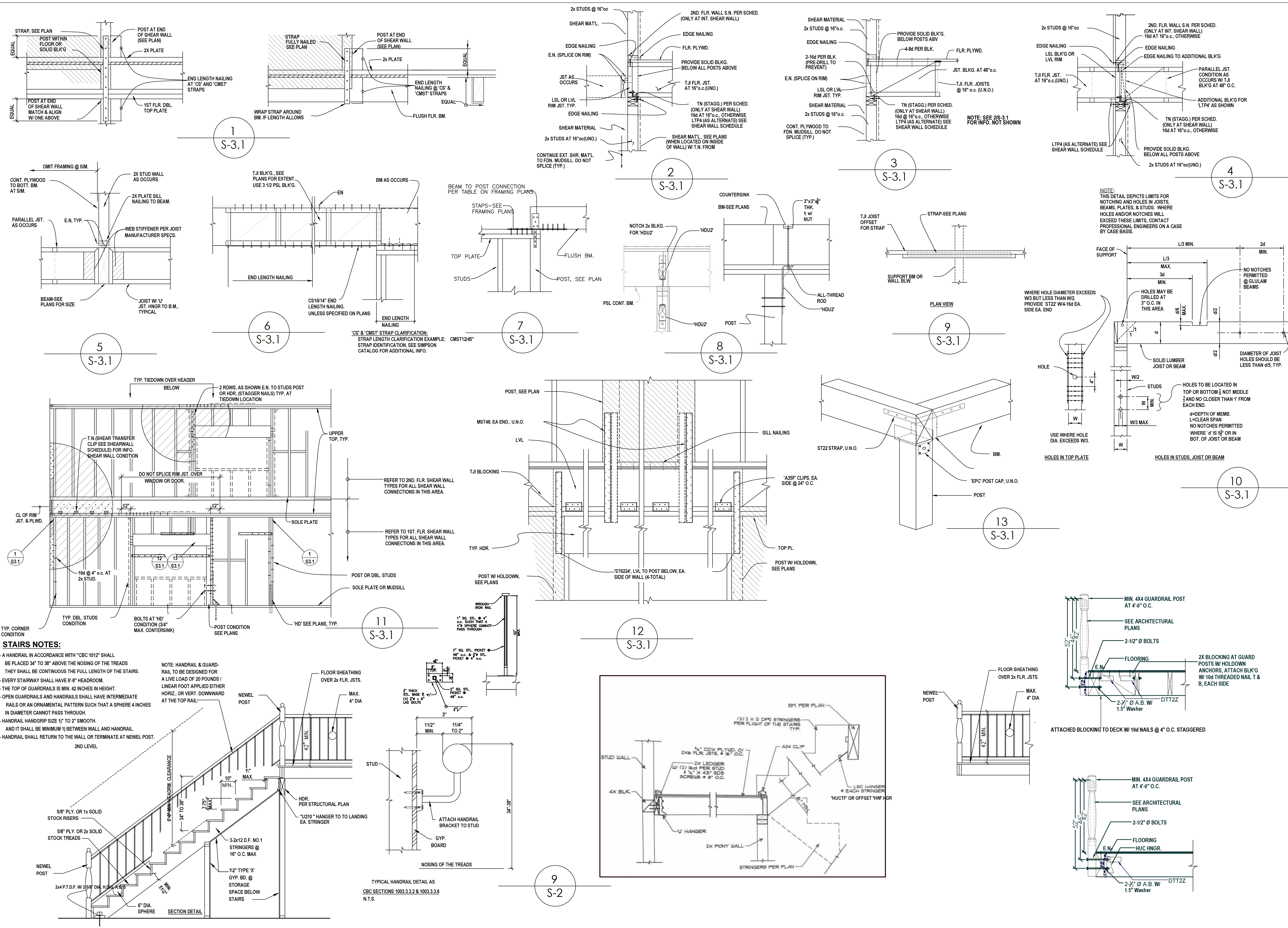
REVISIONS	BY

PROJECT: WALLACE/JONES
 RESIDENCE
 4254 SUZANNE DR.,
 PALO ALTO, CA

SHEET TITLE:
STRUCTURAL FRAMING DETAILS



DATE: 12-12-2023
 SCALE: N.T.S.
 DRAWN BY: M. KASIR
 JOB NO: 2022-6-66
 SHEET: S-3.1



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PROJECT:
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 4254 SUZANNE DR.,
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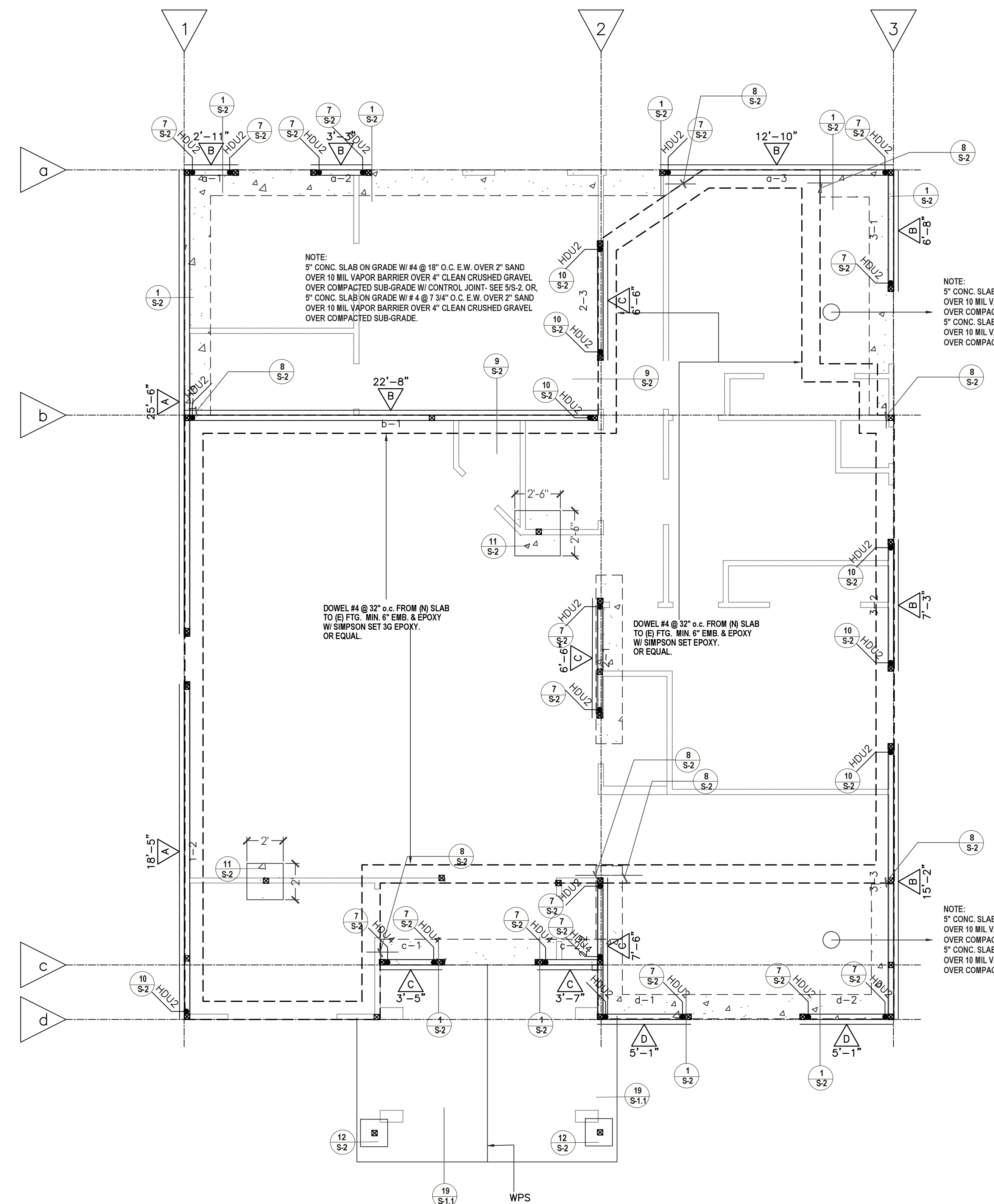
SHEET TITLE:
 STRUCTURAL
 FOUNDATION PLAN



DATE: 12-12-2023
SCALE: N.T.S.
DRAWN BY: M.KASIR
JOB NO: 2022-6-66
SHEET:

S-4

ROOF SHEATHING
 - SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16.
 8d @ 6" o.c. Plywood edges
 8d @ 12" o.c. Intermediate supports (rafters)



NOTE: All fasteners in contact with preservative treated wood to be of hot-dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper per the 2019 CBC Section 2304.10.5.1.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF ALL DIMENSIONS WITH ARCHITECTURAL PLANS AT THE JOBSITE.

NOTE: ALL FIRST FLOOR POSTS TO BE DF #1.

NOTE: WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.

GENERAL CONSTRUCTION

- UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2 X 4 @ 16" STUD WALL AND 20'-0" FOR A 2 X 6 @ 16" STUD WALL (U.N.O.).
- PROVIDE FIRE BLOCKING AT FLOORS, CEILING, COVES AND MID-HEIGHT OF WALLS OVER 10'-0" IN HEIGHT.
- ALL BUILDINGS SHALL BE GRADED SO AS TO PROVIDE 5% POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCKING SHALL NOT BE LESS THAN 2" THICK (NOMINAL) AND THE FULL DEPTH OF THE JOISTS.
- THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1 1/2" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
- WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP IN LIEU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

FOUNDATION NOTES

- ALL ANCHOR BOLTS NOT SHOWN ARE TO BE 5/8" DIA. x 12" A307 ANCHOR BOLT AT 4'-0" o.c. W/ 3" x 3" x 0.229" WASHER PLATE. SEE PLAN FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS.
- ALL HOLDINGS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST IN WALL TO FOOTING BELOW (UNO) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
- ALL INTERIOR FOOTING LOCATIONS NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED FOOTINGS AND/OR THE PERIMETER FOUNDATION.
- STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS W/ 16d @ 4" o.c., STAGGERED (TR).
- SEE DETAIL (S1.3) FOR TYP. REINFORCEMENT SPICES AND BENDS.
- SEE DETAIL (S1.1) FOR TYP. CORNER REINFORCEMENT DETAIL.
- SEE DETAIL (S1.3) FOR TYP. TRENCH DETAIL.
- SEE SHEET S1 FOR STRUCTURAL SPECIFICATIONS AND GENERAL NOTES.
- INTERIOR SLABS: 4" CONCRETE SLAB-ON-GRADE W/ #4 @ 16" o.c. @ MID-DEPTH OF SLAB OVER 2" SAND OVER VAPOR BARRIER OVER 4" CRUSHED ROCK OVER PRESOAKED EARTH FLOOR SLABS: 4" CONCRETE SLAB-ON-GRADE W/ #4 @ 16" o.c. @ MID-DEPTH OF SLAB OVER 4" CRUSHED ROCK OVER PRESOAKED EARTH

LEGEND:

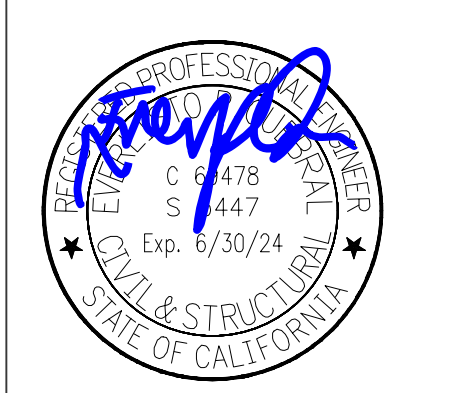
- ST6236 U.N.O.
- BLK'G
- HARDY FRAME PANEL- SEE HFX SHEETS
- NEW FTG AS PER DETAIL SEE 1/S-2
- 2X4 FRAME WALLS
- SHEARWALL SEE SHEAR WALL SCHEDULE SHEET S-1
- SHEARWALL LENGTH

S FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

PROJECT:
WALLACE/JONES RESIDENCE
4254 SUZANNE DR., PALO ALTO, CA

SHEET TITLE:
STRUCTURAL LOWER ROOF/FLOOR FRAMING PLAN



DATE: 12-12-2023
SCALE: N.T.S.
DRAWN BY: M.KASIR
DATE: 2022-6-66

S-5

SILL ANCHORS AND P.T.D.F. MUDDSILLS:
 1. ALL NON-SHEAR WALL SILLS SHALL BE ATTACHED TO THE FOUNDATION WITH A MINIMUM OF A SIMPSON 5/8"Ø x 12" ANCHORS AT 4'-0" O.C. (U.N.O.) EACH PIECE OF SILL PLATE IS TO HAVE A MINIMUM OF 2 ANCHORS PER PIECE 12" MAXIMUM FROM EACH END. EMBED ANCHORS 7" MIN. INTO CONCRETE.
 2. ALL PLATES ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.).
 3. WHERE REQUIRED, USE HOT DIPPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDDSILL PER RELEVANT CITY CODE REQUIREMENTS.

MEMBER SIZE	MINIMUM NUMBER OF PULL TESTS	MINIMUM TEST SPACING (INCH)
2x4	1	12
2x6	1	12
2x8	1	12
2x10	1	12
2x12	1	12
4x4	1	12
4x6	1	12
4x8	1	12
4x10	1	12
4x12	1	12

ROOF SHEATHING
 SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16.
 8d @ 6" o.c. Plywood edges
 8d @ 12" o.c. Intermediate supports (rafters)

MARK	COLLECTOR CONNECTION		SCHEDULE	
	SIMPSON HARDWARE	CAPACITY	DETAIL	NOTES
1	'ST6236' STRAP	3845#		JOIST TO JOIST
2	'ST6236' STRAP	3845#		BEAM TO PLATE
3	'ST6236' STRAP	3845#		BEAM/JOIST TO PLATE/BEAM

NOTE: ALL FIRST FLOOR POSTS TO BE DF #1.

FRAMING NOTES

- PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
- NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS OR SHEAR WALLS.
- EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND PROVIDE SHEAR TRANSFER NAILING (EN) TO BEAM OR PERIMETER WALL BLOCKING.
- NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDDOWN ANCHORS OR STRAPS.
- ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
- DO NOT OVERRIDE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
- AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
- PROVIDE BLOCKING AT SPANS GREATER THAN 10 FEET. PROVIDE 2 FLOOR JOISTS UNDER WALLS PARALLEL TO JOISTS. PROVIDE SOLID BLOCKING UNDER WALLS PERPENDICULAR TO JOISTS.

ROOF FRAMING NOTES

- PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
- NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS OR SHEAR WALLS.
- EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND PROVIDE SHEAR TRANSFER NAILING (EN) TO BEAM OR PERIMETER WALL BLOCKING.
- NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDDOWN ANCHORS OR STRAPS.
- ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
- DO NOT OVERRIDE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
- AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.

'CS' & 'CMS' STRAP CLARIFICATION:

STRAP LENGTH CLARIFICATION EXAMPLE: CMS12/45"
 STRAP IDENTIFICATION, SEE SIMPSON CATALOG FOR ADDITIONAL INFO.
 REQUIRED END LENGTH (AT EACH END), SEE SIMPSON CATALOG FOR TOTAL CUT LENGTH REQUIREMENTS.
 FILL ALL HOLES, LOCATED WITHIN THE END LENGTH SPECIFIED, WITH SIMPSON N16 NAILS, INCLUDING TRIANGULAR HOLES. USE 14" END LENGTH NAILING, U.N.O. FOR CS16 STRAP, 45" END LENGTH NAILING, U.N.O. FOR CMS12 STRAP, 25" END LENGTH NAILING, U.N.O. FOR CMS16 STRAP.
 STRAP LENGTH CLARIFICATION EXAMPLE: CMS12x90"
 TOTAL LENGTH OF STRAP
 USE 36" TOTAL LENGTH CLARIFICATION FOR CS16, U.N.O., 50" TOTAL LENGTH FOR CMS16, U.N.O.

PARALLEL BEAM HANGER SCHEDULE	
3-1/2" X 11-7/8"	"GLTV3.511"
5-1/4" X 11-7/8"	"HGLTV5.511"
7" X 11-7/8"	"HGLTV411.88-2"

BEAM WIDTH	POST SIZE (MIN.)	BEAM TO POST CONNECTION	
		END	INTERMEDIATE
4X	4X4	EPC44	PC44
6X	4X6	EPC64	PC64
3 1/8" X GLB	4X4	ECC44	CC44
5 1/8" X GLB	4X6	ECC64	CC64
6 3/4" X GLB	4X8"	ECC74	CC74

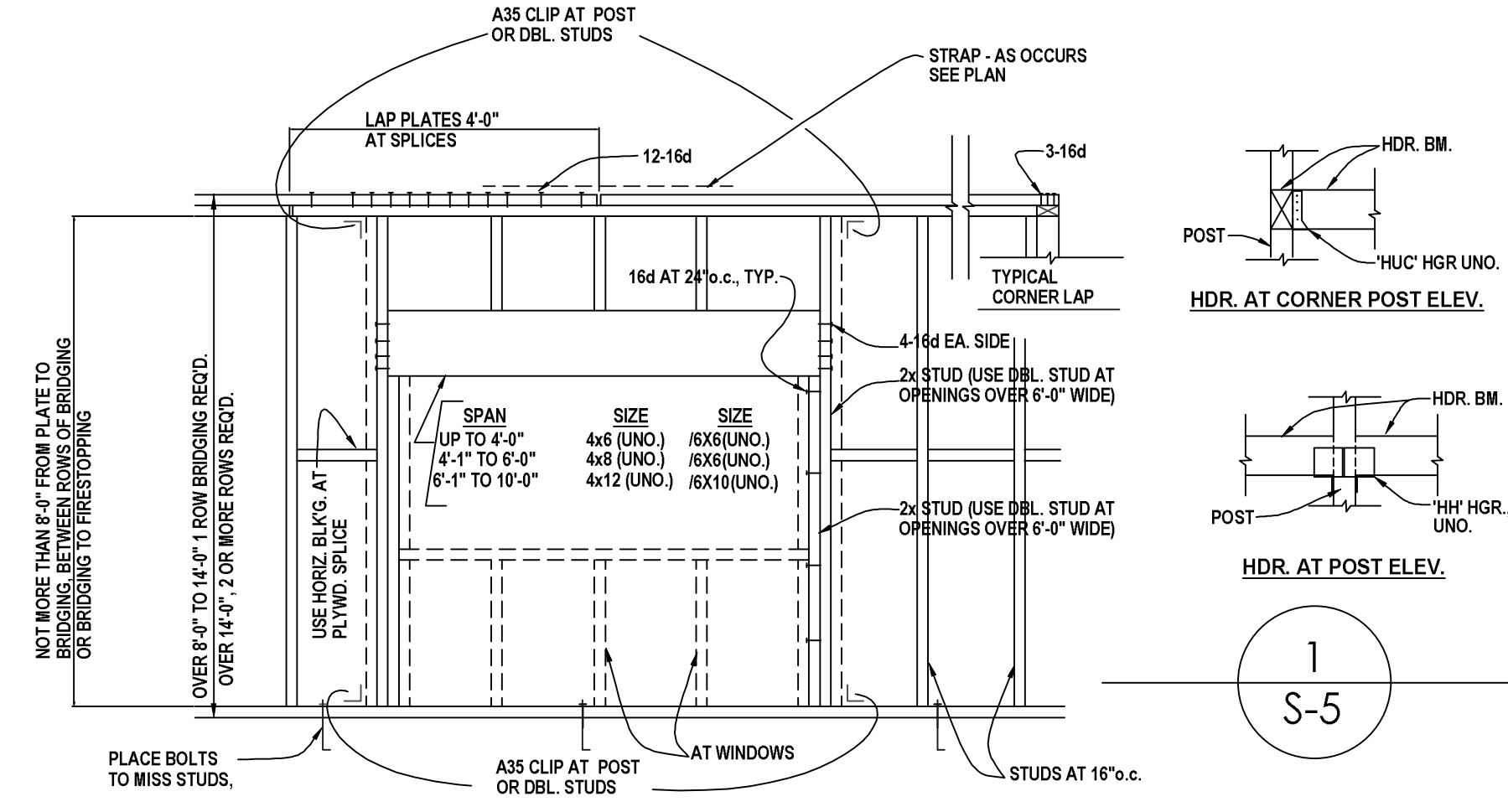
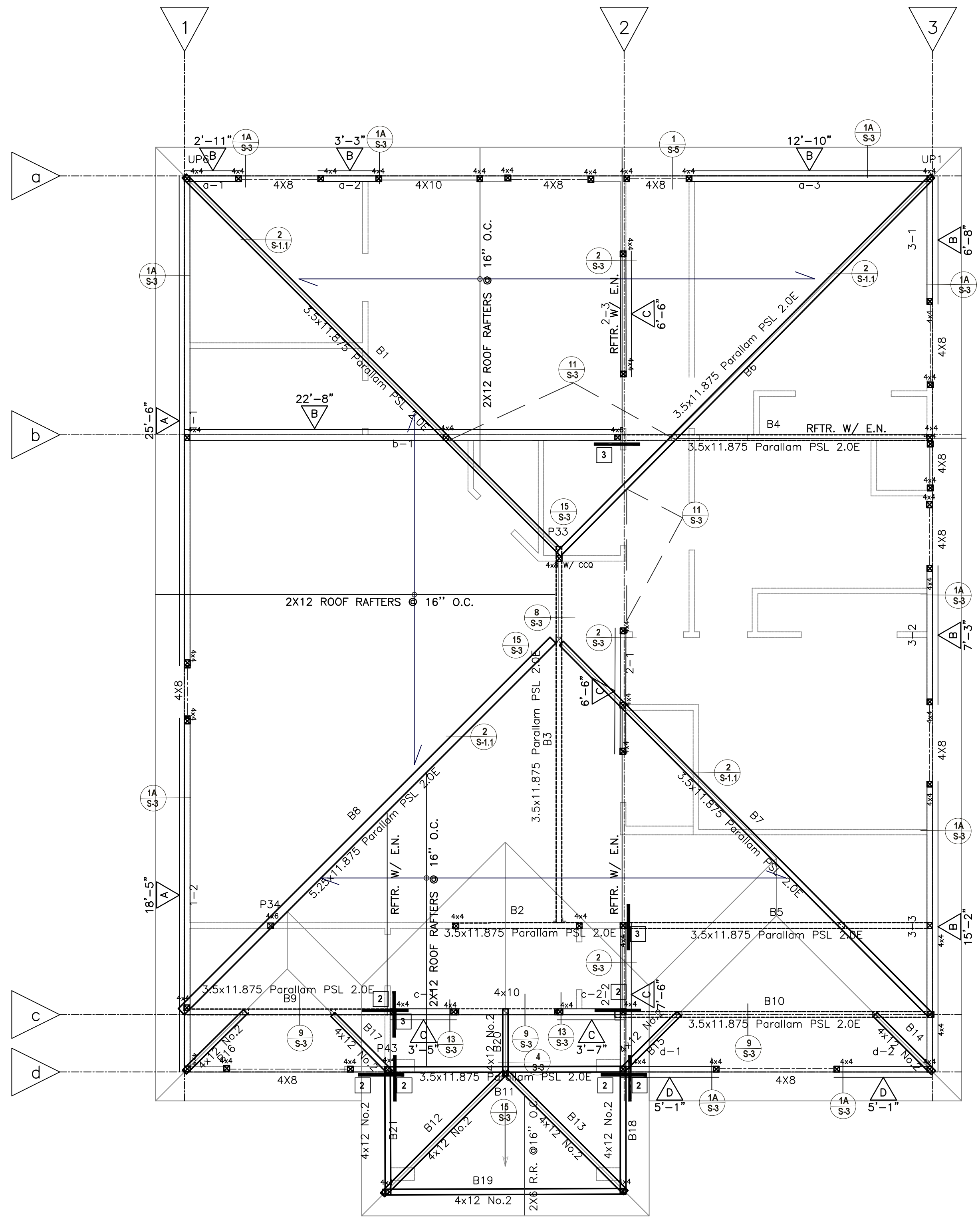
BEAM WIDTH	POST SIZE (MIN.)	WALL STUD SIZE	BEAM TO POST CONNECTION	
			END	INTERMEDIATE
3 1/2" PSL	4" X 4"	2X4 STUD	ECCQ44SDS2.5	CCQ44SDS2.5
	4" X 6"	2X6 STUD	ECCQ46SDS2.5	CCQ46SDS2.5
5 1/4" PSL	4" X 6"	2X4 STUD	ECCQ64SDS2.5	CCQ64SDS2.5
	6" X 6"	2X6 STUD	ECCQ66SDS2.5	CCQ66SDS2.5
7" PSL	6" X 8"	2X8 STUD	ECCQ68SDS2.5	CCQ68SDS2.5
	4" X 8"	2X4 STUD	ECCQ7.1-4SDS2.5	CCQ7.1-4SDS2.5
	6" X 8"	2X6 STUD	ECCQ7.1-6SD2.5	CCQ7.1-6SD2.5
	8" X 8"	2X8 STUD	ECCQ7.1-8SDS2.5	CCQ7.1-8SDS2.5

ENGINEERED LUMBER

ALL ENGINEERED LUMBER BEAMS SHALL BE BY TRUS-JOIST MACMILLAN, BOISE, IDAHO.
 LVL - LAMINATED VENEER LUMBER SHALL BE 1.9E MICROLAM LVL.
 RIM BOARDS AND BLOCKING, 1.5E TIMBERSTRAND FOR JOISTS, BEAMS AND HEADERS.
 LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E TIMBERSTRAND FOR STUDS.
 PSL - PARALLEL STRAND LUMBER SHALL BE 2.1E PARALLAM PSL.
 Parallel Strand Lumber (PSL): Fb = 2900 psi Fc (perpendicular to grain) = 750 psi Fc (parallel to grain) = 2900 psi Fv (parallel to grain) = 2000 psi E = 2,000,000 psi
 SAWN LUMBER: 4X LUMBER DF #2 (ALL FIRST FLOOR POSTS TO BE NO.1)

LEGEND:

- ST6236 U.N.O.
- 4X BLK'G
- 4X S.B.
- 4X SOLID BLK'G
- 2X4 FRAME WALLS
- SHEARWALL SEE SHEAR WALL SCHEDULE SHEET S-1
- 2'-3" SHEARWALL LENGTH
- HFX-HARDY PANEL
- 4X4 POST U.N.O.



S MAIN HOUSE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

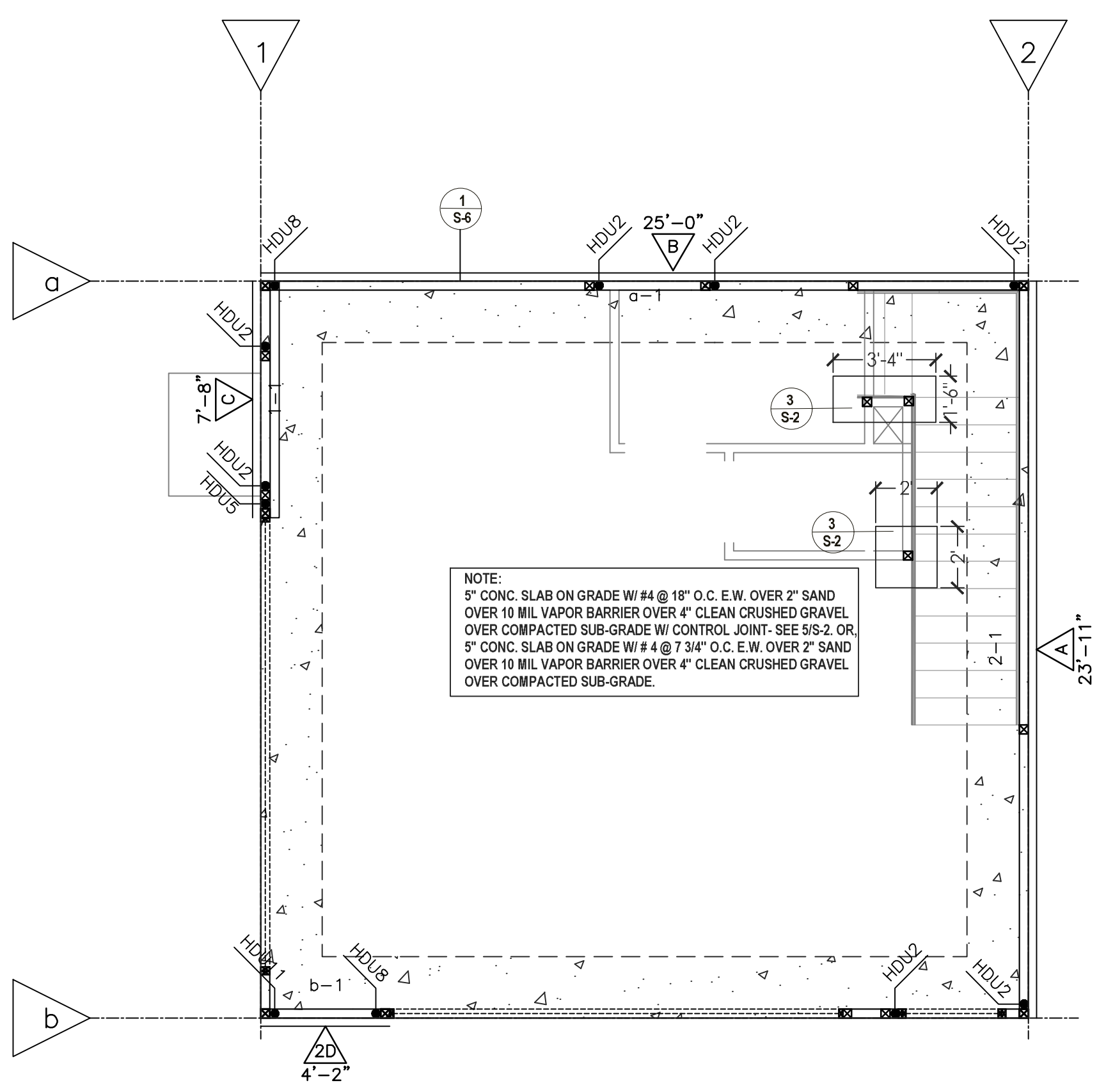
PROJECT:
WALLACE/JONES
RESIDENCE
4254 SUZANNE DR.,
PALO ALTO, CA

SHEET TITLE:
**ADU FOUNDATION/
 SECOND FLOOR
 FRAMING/ROOF FRAMING**



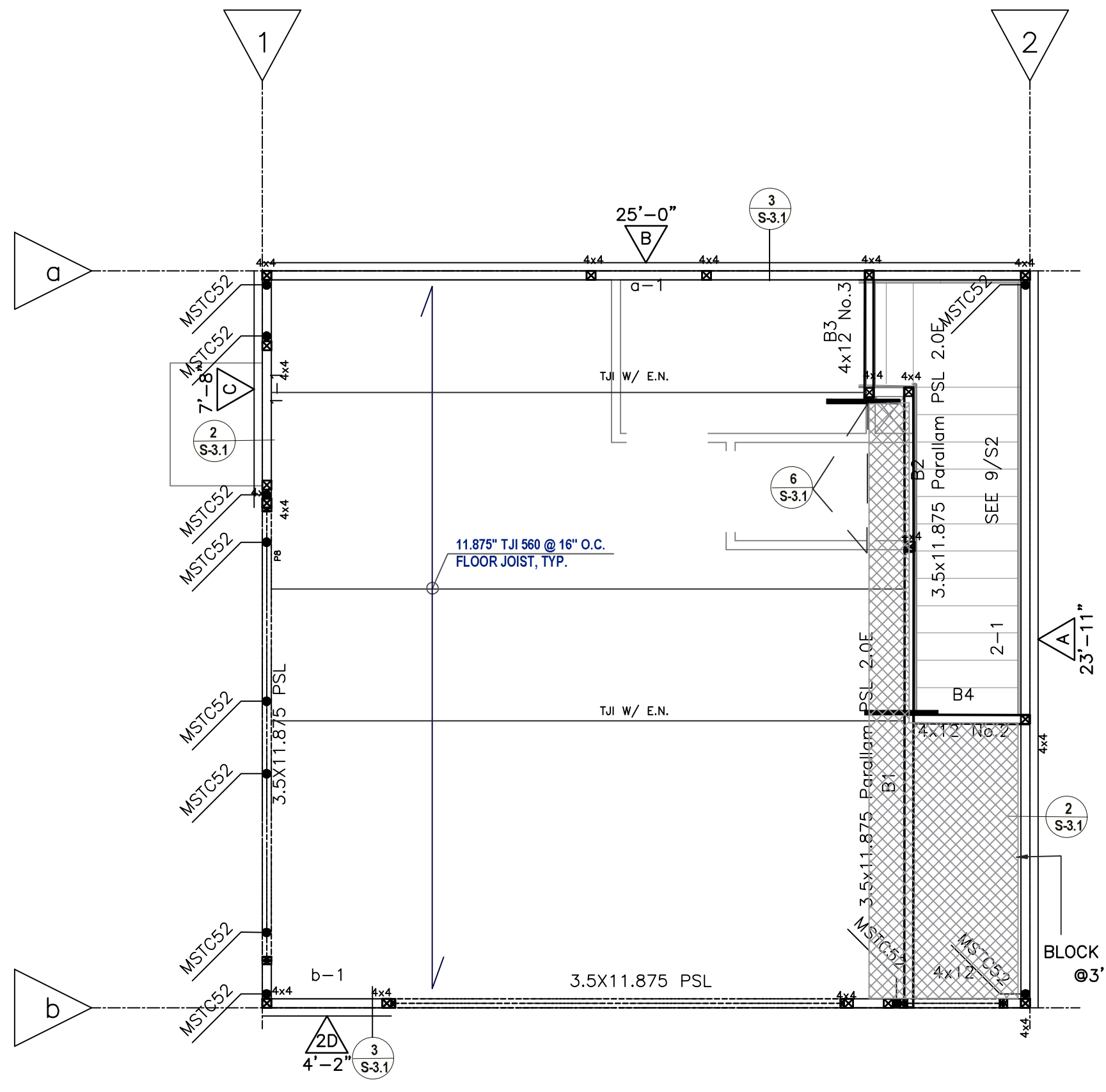
DATE: 12-12-2023
SCALE: N.T.S.
DRAWN BY: M. KASIR
DATE: 2022-6-66
SHEET:

S-6



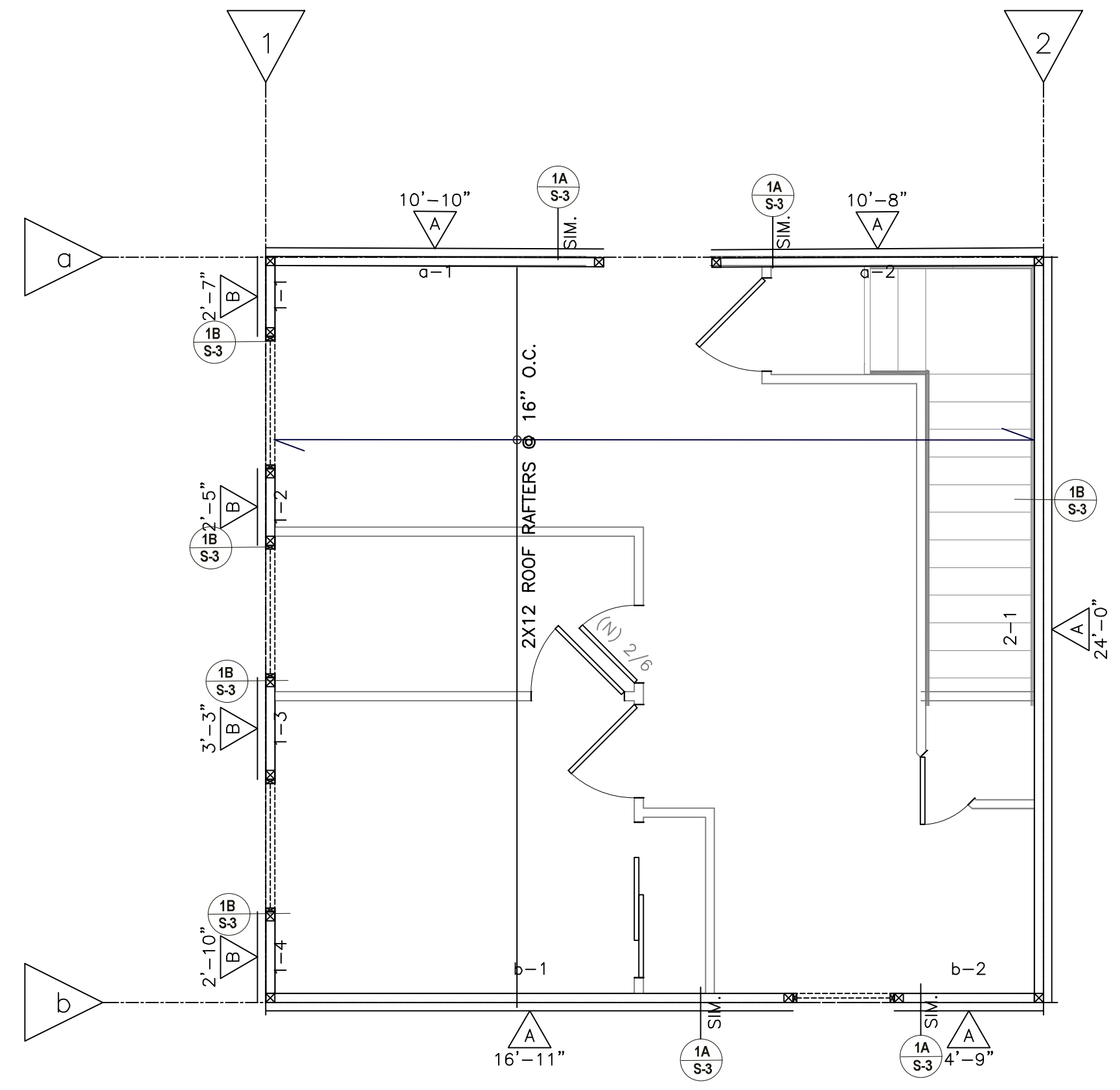
FOUNDATION PLAN

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



FLOOR FRAMING PLAN

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



SECOND FLOOR ROOF FRAMING PLAN

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

MARK	COLLECTOR CONNECTION		SCHEDULE	
	SIMPSON HARDWARE	CAPACITY	DETAIL	NOTES
1	*ST6236 STRAP	3845#		JOIST TO JOIST
2	*ST6236 STRAP	3845#		BEAM TO BEAM
3	*ST6236 STRAP	3845#		PLATE BEAM/JOIST TO PLATE/BEAM

NOTE: ALL FIRST FLOOR POSTS TO BE DF #1.

NOTE: SEE 11/S3.1 FOR HOLDOWN LOCATION DETAILS.

FRAMING NOTES

1. PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS OR SHEAR WALLS.
3. EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND PROVIDE SHEAR TRANSFER NAILING (EN) TO BEAM OR PERIMETER WALL BLOCKING.
4. NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDOWN ANCHORS OR STRAPS.
5. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
6. DO NOT OVERDRIVE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
7. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
8. PROVIDE BLOCKING AT SPANS GREATER THAN 10 FEET. PROVIDE 2 FLOOR JOISTS UNDER WALLS PARALLEL TO JOISTS. PROVIDE SOLID BLOCKING UNDER WALLS PERPENDICULAR TO JOISTS.

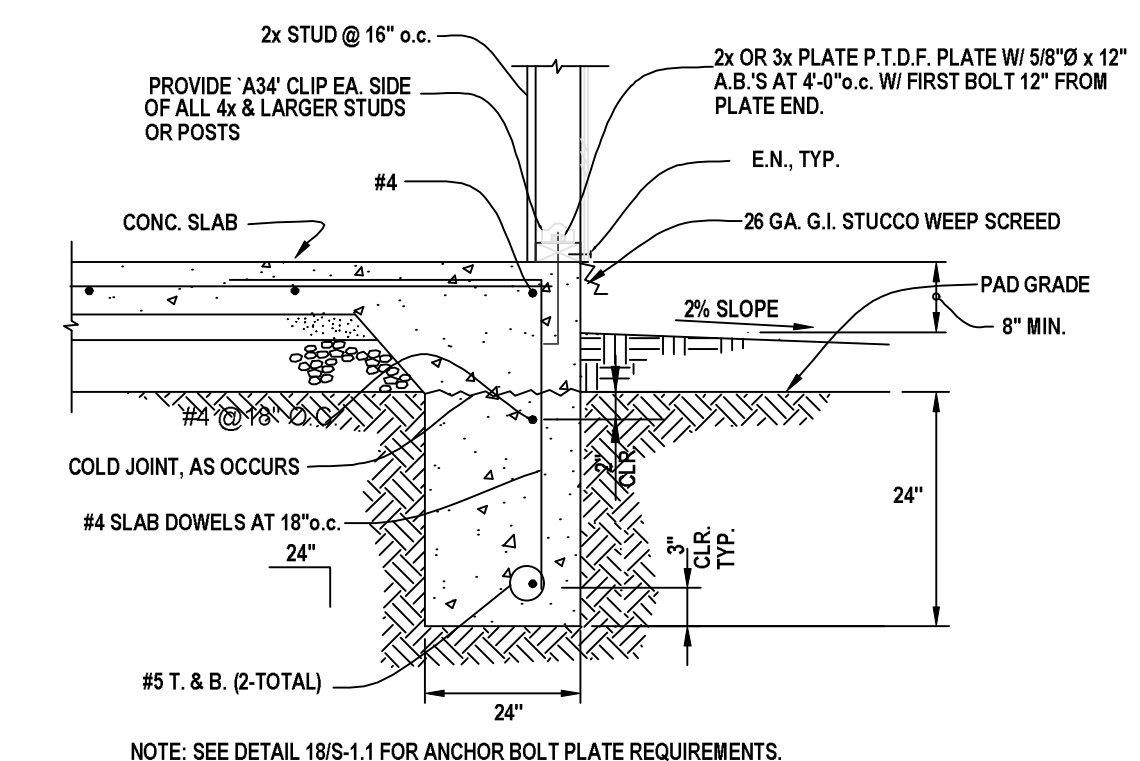
ROOF FRAMING NOTES

1. PROVIDE A 2-2x POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
 2. NAIL ROOF PLYWOOD W/ SHEAR TRANSFER NAILING (EN) TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND TRUSSES IN LINE WITH EXTERIOR WALLS OR SHEAR WALLS.
 3. EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND PROVIDE SHEAR TRANSFER NAILING (EN) TO BEAM OR PERIMETER WALL BLOCKING.
 4. NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDOWN ANCHORS OR STRAPS.
 5. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
 6. DO NOT OVERDRIVE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
 7. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
- *CS* & *CMST* STRAP CLARIFICATION:**
 STRAP LENGTH CLARIFICATION EXAMPLE: CMST12/45"
 STRAP IDENTIFICATION, SEE SIMPSON CATALOG FOR ADDITIONAL INFO. REQUIRED END LENGTH (AT EACH END), SEE SIMPSON CATALOG FOR TOTAL CUT LENGTH REQUIREMENTS. FILL ALL HOLES, LOCATED WITHIN THE END LENGTH SPECIFIED, WITH SIMPSON N16 NAILS, INCLUDING TRIANGULAR HOLES. USE 14" END LENGTH NAILING, U.N.O. FOR CS16 STRAP, 45" END LENGTH NAILING, U.N.O. FOR CMST12 STRAP, 25" END LENGTH NAILING, U.N.O. FOR CMST16 STRAP. STRAP LENGTH CLARIFICATION EXAMPLE: CMST12x90" TOTAL LENGTH OF STRAP USE 36" TOTAL LENGTH CLARIFICATION FOR CS16, U.N.O., 50" TOTAL LENGTH FOR CMST16, U.N.O.

LEGEND:

- ST6236 U.N.O.
- 4X BLK'G
- 4X S.B.
- 4X SOLID BLK'G
- 2X4 FRAME WALLS
- SHEARWALL SEE SHEAR WALL SCHEDULE SHEET S-1
- 2'-8" SHEARWALL LENGTH
- HFX-HARDY PANEL
- 4X4 POST U.N.O.

NOTE: WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.



1. THE EDGE OF THE SQUARE PLATE WASHER TO BE EXTENDED TO WITHIN 1/2" OF SHEATHED EDGE OF THE SILL PLATE.
 2. USE 3" x 3" x 0.229" WASHER PLATE FOR ALL ANCHOR BOLTS.
- NOTE: SEE DETAIL 18/S-1.1 FOR ANCHOR BOLT PLATE REQUIREMENTS.

1
S-6

City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.

Apply Tree Protection Report on sheet(s) T-2
Use additional "T" sheets as needed

Project Data

T-2



All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet
City of Palo Alto



T-2

OWNER: REGINA WALLACE / STEFFOND JONES 4254 SUZANNE DRIVE PALO ALTO, CA. 94306
DESIGN BY: PACIFIC BLUE DEVELOPMENTS 32 Colleen Way Cambridge, CA. 95008 (408) 504-6626 Cell
REVISION:
CALIFORNIA GREEN WORKSHEET
DRAWN BY Michael S. Radu
CHECKED BY PBD
JOB NO. 23-07
DATE 01/03/2024
SCALE AS SHOWN
SHEET T-2

HERS WATER VERIFICATION OF EXISTING CONDITIONS

INDOOR AIR QUALITY (IAQ) FANS - VERIFIED AND AITIED						
01	02	03	04	05	06	07
Name	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - AHRI/IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASHRAE
Dwelling Unit 3D	30	0.23333	Balanced	Yes	88	88

Registration Number: 233-P16186206-000-000-000000-0000
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Registration Date/Time: 2023-11-02 10:31:30
 HERS Provider: CalCERTS, Inc.
 Report Generated: 2023-11-22 10:17:40
 Project Name: Wallace-Jones Residence & ADU
 Calculation Date/Time: 2023-11-22T10:16:55-08:00
 Input File Name: 0230779 Wallace-Jones Residence & ADU.rbd22x
 Report Version: 2022.0.000
 Schema Version: rev 2020001

DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT
 I, certify that this Certificate of Compliance documentation is accurate and complete.
 Declaration Authority Name: Nicholas Bignardi
 Signature Date: 2023-11-22 10:27:49
 Address: 5770 Winfield Boulevard #15, San Jose, CA 95123
 Phone: 408-866-1620
 Email: info@calcerts.com
 Signature: [Signature]

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury under the laws of the State of California:
 1. I am the registered owner of the building and I am responsible for the building design identified on this Certificate of Compliance.
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 9 and Part 6 of the California Code of Regulations.
 3. The building design features or system design features identified on this Certificate of Compliance conform to the information provided on any applicable compliance documents, worksheets, calculations, plans and specifications submitted by the enforcement agency for approval under this building system application.
 Responsible Designer Name: Nicholas Bignardi
 Signature Date: 2023-11-22 10:31:33
 Address: 5770 Winfield Boulevard #15, San Jose, CA 95123
 Phone: 408-866-1620
 Email: info@calcerts.com
 Signature: [Signature]

§ 150.0(k)1G	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
§ 150.0(k)1H	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2A	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2B	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)3A	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4	Internally Illuminated Address Signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.8, and 141.0.
Solar Readiness:	
§ 110.10(a)1	Single-Family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathways, smoke ventilators as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
§ 110.10(b)2	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c)	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conductors from the solar zone to the point of interconnection with the electrical service, and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d)	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Electric and Energy Storage Ready:	

§ 150.0(k)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backup up capacity of 60 amps or more and four or more ESS ready branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(k); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment transfer switch within 3' of the main panelboard; with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(l)	Heat Pump Space Heater Ready. Systems using gas or propane water heaters to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(m)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(n)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
*Exceptions may apply.	

Project Name: Wallace-Jones Residence & ADU
 Date: 11/22/2023
 System Name: Main House HVAC
 Floor Area: 1,789

ENGINEERING CHECKS		SYSTEM LOAD		COIL COOLING PEAK			COIL HTG. PEAK		
Number of Systems	1	Return Room Loads	Return Ventilated Lighting	CFM	Sensible	Latent	CFM	Sensible	Latent
Heating System		Output per System	80,000	734	15,273	577	708	27,093	
		Total Output (Btu/h)	80,000						
		Output (Btu/h/ft ²)	44.7		693	0		1,505	
Cooling System		Return Fan	0						
		Output per System	0			0	0	0	
		Total Output (Btu/h)	0						
		Total Output (Tons)	0.0						
		Total Output (Btu/h/ft ²)	0.0						
		Total Output (eqt/ft ²)	21,468,000.0						30,103
TOTAL SYSTEM LOAD							16,658	577	

Air System
 CFM per System: 0
 HVAC EQUIPMENT SELECTION
 Airflow (cfm): 0
 2013 - Present Fau/AC: 0
 80,000
 Airflow (cfm/ft²): 0.0
 Airflow (cfm/ft²): 0.0
 Airflow (cfm/Ton): 0.0
 Outside Air (%): 0.0%
 Total Adjusted System Output (Adjusted for Peak Design conditions): 1
 0
 80,000
 Outside Air (cfm/ft²): 0.00
 Total Adjusted System Output (Adjusted for Peak Design conditions): 1
 0
 80,000

Note: values above given at ARI conditions
 TIME OF SYSTEM PEAK: Aug 3 PM
 Jan 1 AM

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

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

Project Name: Wallace-Jones Residence & ADU
 Date: 11/22/2023
 System Name: ADU Mini-Split
 Floor Area: 600

ENGINEERING CHECKS		SYSTEM LOAD		COIL COOLING PEAK			COIL HTG. PEAK		
Number of Systems	1	Return Room Loads	Return Ventilated Lighting	CFM	Sensible	Latent	CFM	Sensible	Latent
Heating System		Output per System	18,000	200	4,319	193	178	7,029	
		Total Output (Btu/h)	18,000						
		Output (Btu/h/ft ²)	30.0		0	0		0	
Cooling System		Return Fan	0						
		Output per System	18,000				0	0	
		Total Output (Btu/h)	18,000						
		Total Output (Tons)	0.5						
		Total Output (Btu/h/ft ²)	30.0						
		Total Output (eqt/ft ²)	400.0						7,029
TOTAL SYSTEM LOAD							4,319	193	

Air System
 CFM per System: 0
 HVAC EQUIPMENT SELECTION
 Water Source Heat Pump: 0
 16,761
 0
 15,709
 Airflow (cfm): 0.0
 Airflow (cfm/ft²): 0.0
 Airflow (cfm/Ton): 0.0
 Outside Air (%): 0.0%
 Total Adjusted System Output (Adjusted for Peak Design conditions): 16,761
 0
 15,709

Note: values above given at ARI conditions
 TIME OF SYSTEM PEAK: Aug 3 PM
 Jan 1 AM

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

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

WALLACE-JONES RESIDENCE
 & ADU
 5770 Winfield Blvd #15
 San Jose, CA 95123
 4254 SUZANNE DRIVE
 PALO ALTO, CA 94306
 Phone: 408-866-1620

WALLACE-JONES RESIDENCE
 & ADU
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 PALO ALTO, CA 94306
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