

# POONIAN RESIDENCE NEW ADU

3534 MEADOWLANDS LN SAN JOSE

## GENERAL CODE NOTES

- DOOR BETWEEN HOUSE & GARAGE SHALL BE TIGHT-FITTING, 1-3/8", 20 MIN. RATED, SOLID CORE, EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICE OR IN COMPLIANCE W/ CRC SECT. R302.5.1.
- USEABLE AREA UNDER STAIRS SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD, MINIMUM REQUIREMENTS FOR R-3 OCCUPANCY IS 1/2" GYP. BOARD, CRC SECTION R302.7.
- HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF 4 OR MORE RISERS. HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION DIMENSION OF 2 1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01". CRC R311.7.7, R311.7.8.1, R311.7.8.2, R311.7.8.3
- GUARDRAILS (GUARDS), INTERIOR OR EXTERIOR SHALL COMPLY WITH R212.1 EXCEPTION. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. GUARDS SHALL NOT HAVE AN OPENING FROM THE WALKWAY SURFACE TO THE REQUIRED HEIGHT WHICH ALLOW PASSAGE OF A 4" DIAMETER SPHERE. CRC R312.1.3
- EGRESS WINDOWS IN EACH BEDROOM SHALL COMPLY WITH CRC SECTION R310, OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF., AND 5.0 SF AT GRADE FLOOR OPENINGS. MINIMUM NET CLEAR HEIGHT 24". WIDTH OF 20" MINIMUM, AND BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" MEASURE FROM THE FLOOR.(R310.2.2.)
- EACH HABITABLE ROOM SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT AND VENTILATION OR MEET THE REQUIREMENTS FOR EXCEPTIONS, PER CRC SECTIONS R303.1. BATHROOMS SHALL COMPLY WITH MIN. AREA FOR NATURAL LIGHT OR MEET REQUIREMENTS FOR EXCEPTIONS, PER CRC SECT. R303.3. BATHROOMS AND LAUNDRY ROOMS SHALL BE PROVIDED WITH EXHAUST FANS THAT COMPLY WITH CRC SECT. R303.4 & R303.5 AND THE CALIFORNIA MECHANICAL CODE.
- SAFETY GLAZING, SUBJECT TO HUMAN IMPACT SHALL BE INSTALLED AT HAZARDOUS LOCATIONS PER CRC SECT. R308.1. AREAS TO BE DEFINED AS "HAZARDOUS LOCATIONS" ARE LISTED IN CRC SECT 308.4 AND INCLUDE: GLAZING IN DOORS, SLIDING DOOR ASSEMBLIES AND PANELS, SHOWER OR TUB ENCLOSURES AND IN WINDOWS WHERE EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET, GLAZING IN WINDOWS ADJACENT TO DOORS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER CRC SECTION R314 AND R315. LOCATE ALARMS OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF BEDROOMS.
- WATER HEATERS SHALL BE STRAPPED FOR SEISMIC BRACING, TOP AND BOTTOM PER CPC SECTION 507.2 AND SECURED TO THE STRUCTURE. LISTED WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER CPC 504.3.1. UNLISTED WATER HEATERS SHALL BE INSTALLED WITH A CLEARANCE OF 12" ON ALL SIDES AND REAR PER CPC 504.3.2. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH CMC SECTION 701. WATER HEATER CLOSET OPENING SHALL HAVE A MINIMUM OF 1 SQ. FT. PER 1000 BTU INPUT, BUT NOT LESS THAN 100 SQ. IN. AND HAVE 1/2 LOCATED WITHIN 12" OF THE CEILING AND 1/2 LOCATED WITHIN 12" OF FLOOR PER CMC 701.5.
- GAS PIPE CONNECTION TO EACH APPLIANCE SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE AND BE INSTALLED WITH FLEX-CONNECTORS.
- GAS APPLIANCES INSTALLED IN THE GARAGE SHALL BE ELEVATED SO THAT PILOTS AND BURNERS ARE AT LEAST 18" ABOVE THE FLOOR PER CPC 507.13. PROTECT APPLIANCES FROM DAMAGE BY INSTALLING A PROTECTIVE STEEL POST, 3" DIA. X 24" HIGH, 12" IN FRONT OF APPLIANCE, UNLESS LOCATED OUTSIDE THE NORMAL PATH OF A VEHICLE.
- VENTING OF GAS APPLIANCES SHALL BE IN ACCORDANCE WITH THE CMC AND CPC. VERIFY RUN, OFFSETS, SLOPES AND DIRECTION OF VENTS THROUGH FRAMING TO PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLES FOR TYPE FLUE USED.
- SHOWER AND TUB-SHOWER VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES SHALL COMPLY WITH CPC SECTION 408.3.
- WATER HEATER PRESSURE RELIEF VALVES SHALL BE EQUIPPED WITH PIPING DIRECTLY TO THE EXTERIOR AND TERMINATING NOT LESS THAN 6" ABOVE GRADE. INSTALL HOSE BIBBS AT LOCATIONS NOTED HB. USE FAUCET TYPE EQUIPPED WITH BACKFLOW OR BACK SIPHONAGE PROTECTION PER CPC SECTION 603.5.7.
- INSTALL WATER CLOSETS (TOILETS) HAVING A 1.28 GALLONS/FLUSH MAXIMUM. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1 THE WATER CLOSET SPACE SHALL BE SET NO CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL AND NO CLOSER THAN 30" CENTER TO CENTER TO A SIMILAR FIXTURE. CLEARANCE IN FRONT OF WATER CLOSET SHALL BE NOT LESS THAN 24" PER CPC SECTION 402.5.
- INSTALL UNDERFLOOR ACCESS WITH ACCESSIBLE MINIMUM CLEARANCE 18" x 24" AND FREE FROM PIPES, DUCTS AND SIMILAR OBSTRUCTION, CRC SECTION R408.4.
- INSTALL ATTIC ACCESS WITH MINIMUM 22" x 30" ROUGH OPENING LOCATED IN HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, HAVING A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE, ABOVE THE OPENING, CRC R807.1.
- WHIRLPOOL TUB SHALL COMPLY WITH CPC SECTION 409.0 AND THE CEC. ELECTRICAL POWER SOURCE SHALL BE EQUIPPED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
- LIGHT FIXTURES INSTALLED IN CLOSETS SHALL BE SURFACE MOUNTED FLUORESCENT, LOCATED ON THE WALL ABOVE THE DOOR A MIN HEIGHT OF 6 FEET AND HAVE MINIMUM CLEARANCES OF 12" TO STORAGE SHELVES AND SIDED, PER CEC SECTION 410.2.
- ELECTRICAL RECEPTACLES LOCATED IN THE GARAGE, (SEE EXCEPTIONS FOR SPECIFIC EQUIPMENT) EXTERIOR (WATERPROOF), CRAWL SPACE, BATHROOMS, KITCHEN COUNTERS AND WITHIN 6' AND WITHIN 6' EACH WAY FROM SINKS OR LAVATORIES, SHALL BE GROUND\_FAULT CIRCUIT INTERRUPTER PROTECTED (GFI) IN ACCORDANCE WITH CEC SECTION 210.8(A).
- INSTALL LIGHT FIXTURES LOCATED IN KITCHENS AND ROOMS HAVING WATER CLOSETS THAT DO NOT EXCEED 40 LUMENS/WATT (FLUORESCENT TYPE) PER CALIFORNIA TITLE 24. INSTALL FIXTURES RATED FOR DAMP LOCATIONS (DL) EXTERIOR AND IN SHOWER OR TUB COMPARTMENTS. INSTALL FIXTURES RECESSED IN THE CEILINGS RATED FOR INSULATION PROTECTION (IC/AT) AND AIRTIGHT. CEC 406.9.
- INSTALL SOLID BACKING AT WALLS AND WATERPROOF MEMBRANE AT SHOWER PAN, SEAMLESS TYPE "OATEY" UP 12" MIN WALLS AND OVER SHOWER CURB. SHAPE SHOWER PAN FLOOR USING 3/4" PLYWOOD SHIMMED TO FORM SLOPE TO DRAIN. INSTALL 4 X 4 PTDF CURB, PER CPC 408.5 - 408.7
- INSTALL WATERPROOF MATERIAL SUCH AS TILE, ON SHOWER WALLS +72" MIN ABOVE THE FLOOR PER CBC R307.2
- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
- ALL SHOWER HEADS IN THE EXISTING RESIDENCE WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 GPM SHOWER HEAD. FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH MAXIMUM FLOW RATE OF 1.2 GPM FOR LAVATORY FAUCETS AND 1.8 GPM FOR KITCHEN FAUCETS PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 4.303.
- HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES. (R305.1)

## Note:

Do not scale from these plans, use dimensions. This set is intended to be printed on Arch D (24"x36") sized paper. If the plans are printed on any size other than Arch D size, the plans are NOT TO SCALE.

## STANDARD ABBREVIATIONS

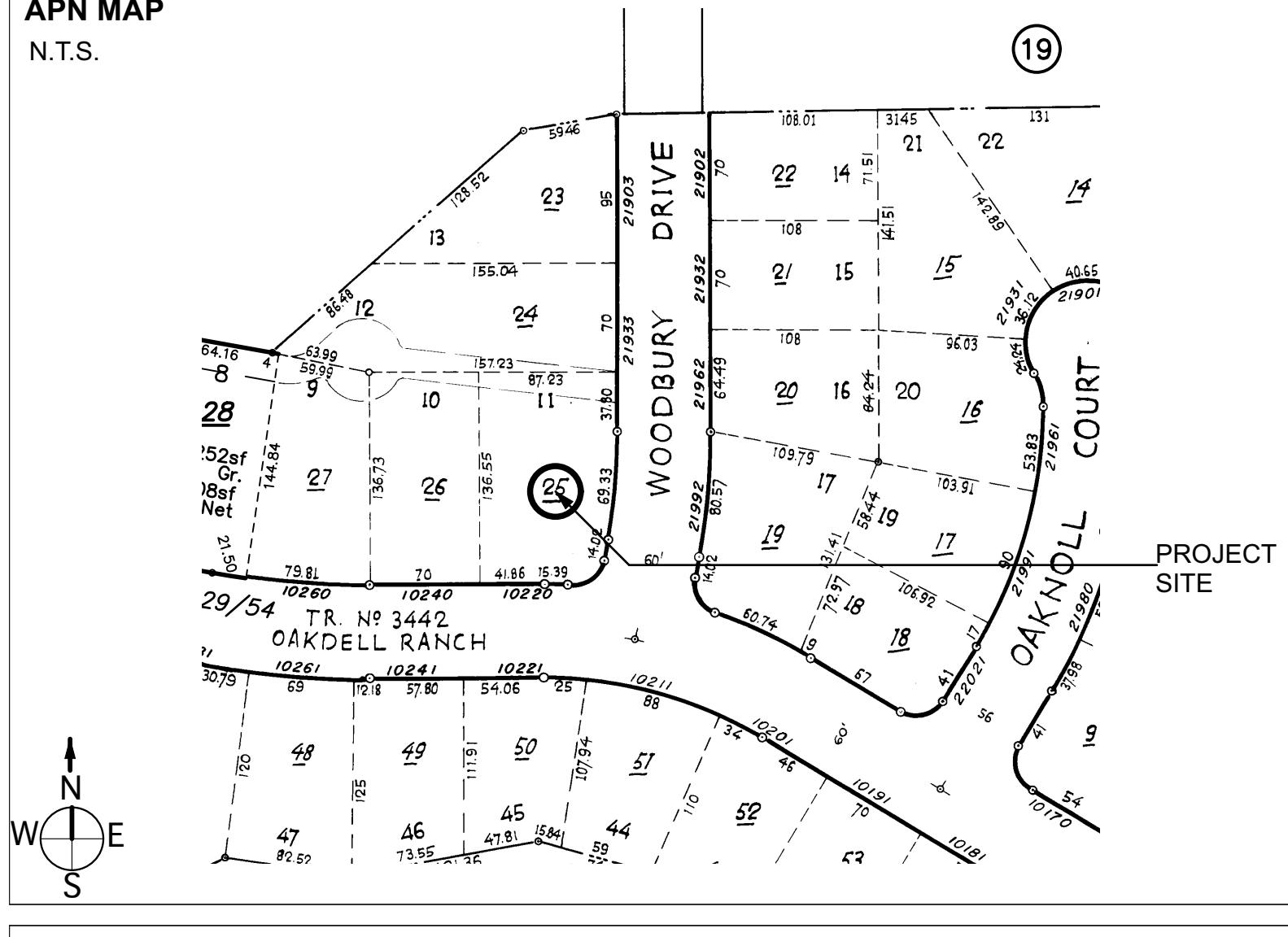
&	and	HB	hose bib	TB	towel bar
@	at	HC	hollow core	TEL	telephone
C.L.	centerline	HD	hot dipped	T&G	terrazzo
Ø	diameter	HDWE	hardware	TOC	tongue & groove
PLT	plate	HDWD	hardwood	TOP	top of curb
#	pound/number	HM	hollow metal	TP	top of plate
(E)	existing	HORIZ	horizontal	TPD	top of pavement
(N)	new	HR	hour	TPG	tempered plate glass
AB	anchor bolt	HT	height	TPH	toilet paper holder
AC	asphaltic concrete	HTG	heating	TSCH	toilet seat cover dispenser
AGG	aggregate	HTR	heater	TV	television
ALT	alternate	ID	inside diameter	TYP	typical
ALUM	aluminum	IN	inches	VENT	ventilation
APPROX	approximate	INT	interior	VERT	vertical
ARCH	architect	INSUL	insulation	VEST	vestibule
ASB	asbestos	JAN	janitor	VGF	vertical grain Douglas Fir
ASP	aspalt	JT	joint	VOL	volume
AVE	avenue	KD	kiln dried	W/	with
AVG	average			WC	water closet
BB	bulletinboard			WD	wood
BD	board	LAB	lab	WF	wide flange
BITUM	bituminous	LAM	laminated	WIN	window
BLDG	building	LAV	lavatory	W/O	without
BLK	block	MAT	material	WP	waterproofing)
BVLD	boulevard	MAX	maximum	WSCT	wainscot
BM	benchmark/beam	MC	medicine cabinet	WT	weight
CAB	cabinet	MECH	medium density fiberboard		
CB	catch basin/chalkboard	MEMB	mechanical		
CEM	cement	MET	membrane		
CI	cast iron	MFGR	manufacture(r)		
CJ	control joint	MH	manhole		
CLKG	caulking	MIN	minimum		
CLKG	caulking	MIR	mirror		
CNTR	clear	MISC	miscellaneous		
CO	cleanout	MO	masonry opening		
COL	column	MOD	module/modular		
CONN	connection	MTD	mounted		
CONST	construction	MUL	mulion		
CONT	continuous	NIC	not in contract		
CORR	corridor	NO	number		
CTR	center	NOM	nominal		
CYL	cylinder	NTS	not to scale		
DBL	double	OC	on center		
DEPT	department	OD	outside diameter		
DF	Douglas Fir/drinking fountain	OFF	office		
DIA	diameter	OPNG	opening		
DIM	dimension	OPP	opposite		
DISP	dispenser	PART	partition		
DN	down	PBO	provided/supplied by owner		
DS	downspout	PERP	perpendicular		
DWG	drawing	PG	plate glass		
DWL	dowel	PL	property line		
DWR	drawer	PLYWD	plywood		
EA	each	PR	pair		
EJ	expansion joint	PT	pressure treated		
EL	elevation	QT	quarry tile		
ELEV	electrical	R	rise/radius		
EMER	emergency	RD	root drain		
ENCL	enclosure	REINF	reinforce/reinforcing		
EP	electric panelboard	REF	reference		
EQ	equal	REQ	refrigerator		
EQUIP	equipment	RESIL	resilient		
EXIST	existing	REV	revision		
EXP	exposed	RM	room		
EXT	exterior	RO	rough opening		
FA	fire alarm	RWD	redwood		
FD	floor drain	RWL	rain water leader		
FDN	foundation	SECT	section		
FE	fire extinguisher	SEL	select		
FEC	fire extinguisher cabinet	SD	soap dispenser		
FHC	fire hose cabinet	SG	sheet glass		
FIN	finish	SH	shelf		
FL	flashing	SHT	sheet		
FLASH	flashing	SHWR	shower		
FOC	face of concrete	SIM	similar		
FOF	face of finish	SND	sanitary napkin dispenser		
FOS	face of stud	SNR	sanitary napkin receptacle		
FPRF	fire proof	SPEC	specification		
FS	full size	SO	square		
FT	foot/feet	SS	stainless steel		
FTG	footing	STD	service sink		
FURR	furnish	STL	standard		
FUT	furring	STRUCT	structural		
GA	gauge	SUSP	suspend(ed)		
GB	grab bar	SYM	symetrical		
GALV	galvanized				
GL	glass				
GRD	grade				
GYP	gypsum				

## APPLICABLE CODES:

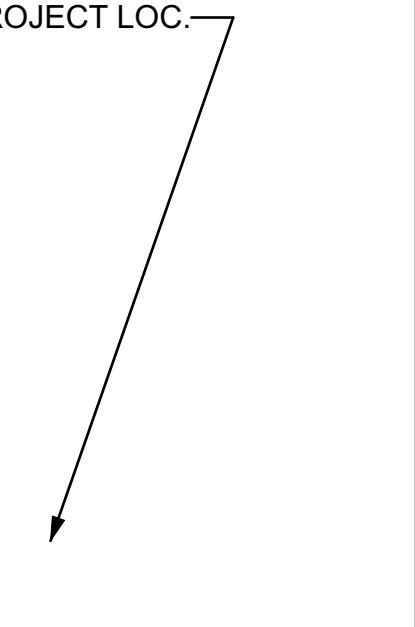
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE(CeNc)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
- SAN JOSE MUNICIPAL CODE

## APN MAP

N.T.S.



VICINITY MAP N.T.S. PROJECT LOC.



## PROJECT INFORMATION

### OWNERS:

RANBIR POONIAN

3534 MEADOWLANDS LN SAN JOSE

### ARCHITECT:

LAJSHMI SUBRAMANIAN

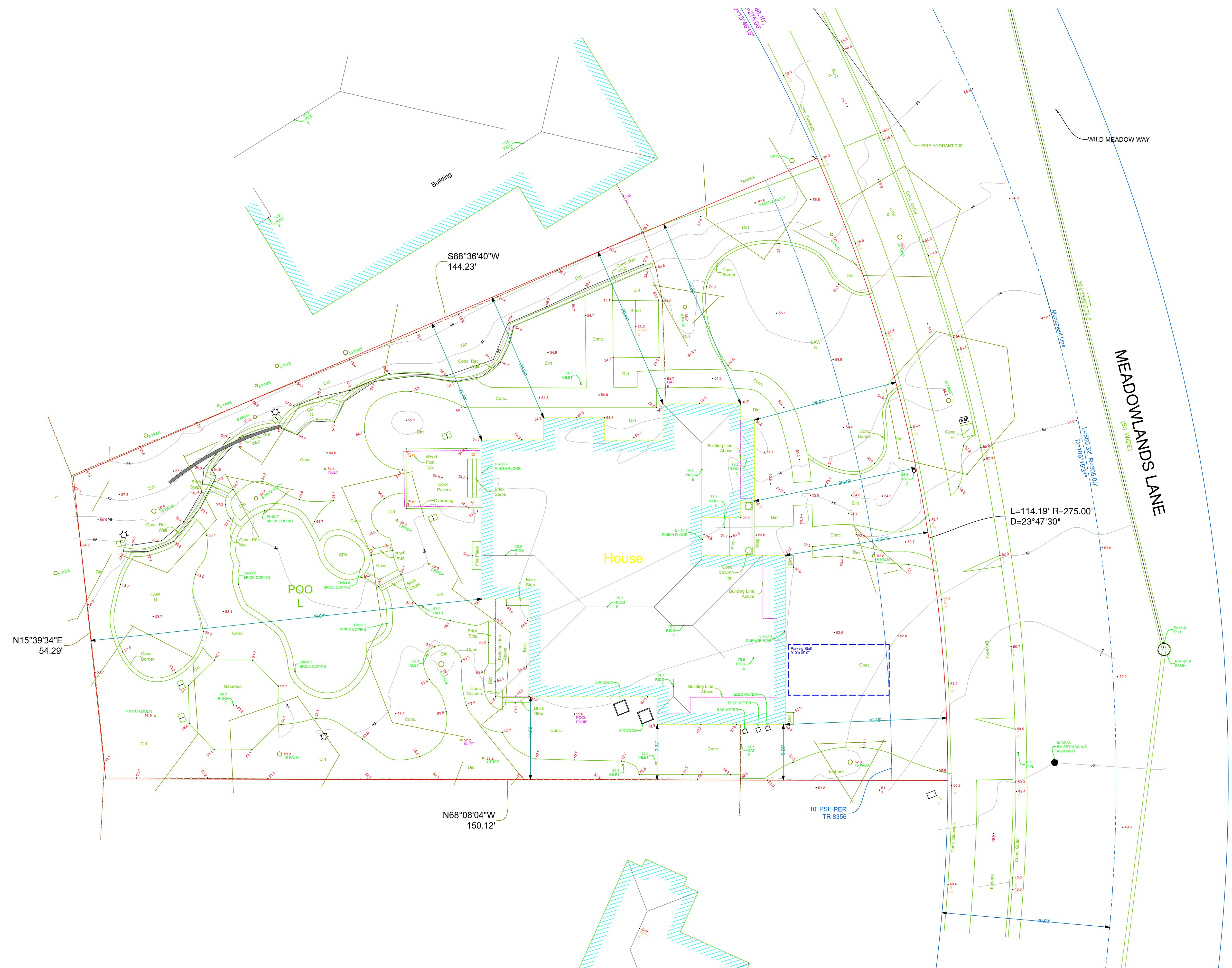
12429 DE SANKA AV

SARATOGA CA 95070

PHONE: (408) 203 7814

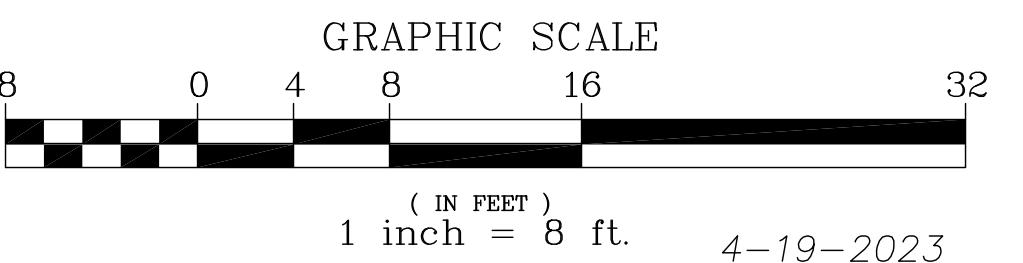
EMAIL: LSUBRAMANIAN@LEANLENS.COM

Title COVER SHEET



Lean Lens Architects	Title (E) SITE PLAN
12429 DE SANKA AV SARATOGA CA 95070 (408)203 7814	NOV 4TH 2025
CAD File Name ADU 3534 MEADOWLANDS 110325.wk	
Drawing Number <b>AB0.0</b>	

**COPYRIGHT 2025, LAKSHMI SUBRAMANIAN**  
ARCHITECT: All drawings are the exclusive property of the architect and are to be used only for the specific project for which they were prepared and for the purposes of construction, sale and marketing of this project. These drawings may not be copied, revised, re-used or disclosed without the written consent of the architect.



ABBREVIATIONS  
AC ASPHALT  
BW BACK OF WALK  
CONC. CONCRETE  
TC TOP OF CURB  
FL FLOW LINE  
SSMH SANITARY SEWER MANHOLE  
P.S.E. PUBLIC SERVICE EASEMENT

### NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS STUCCO AND VARIES APPROXIMATELY 0.08"-0.12" IN THICKNESS.

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: ASSUMED DATUM, POINT AS SHOWN

A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

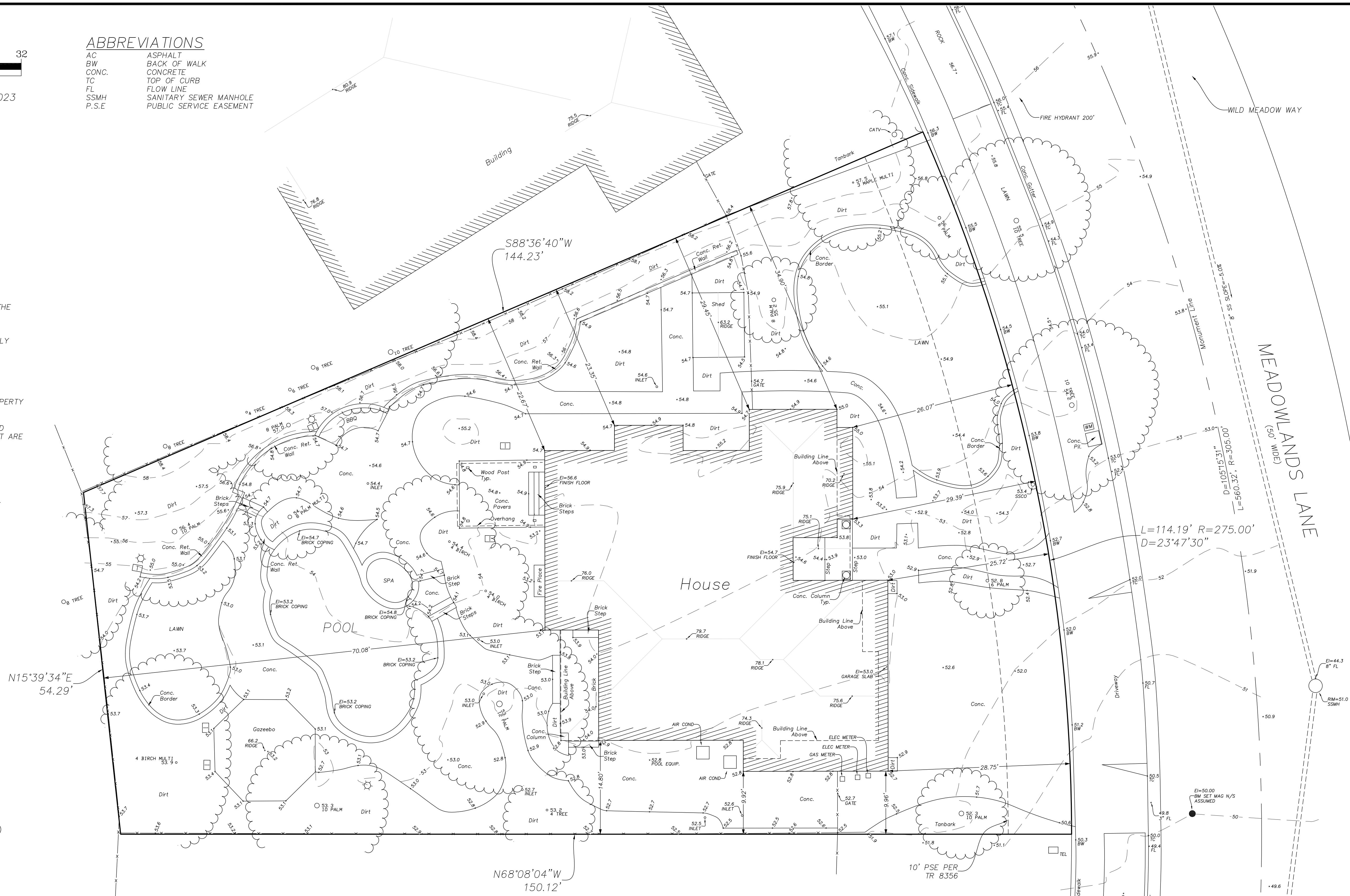
CONTOURS SHOWN UNDER BUILDINGS ARE FOR SLOPE CALCULATIONS ONLY

TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.

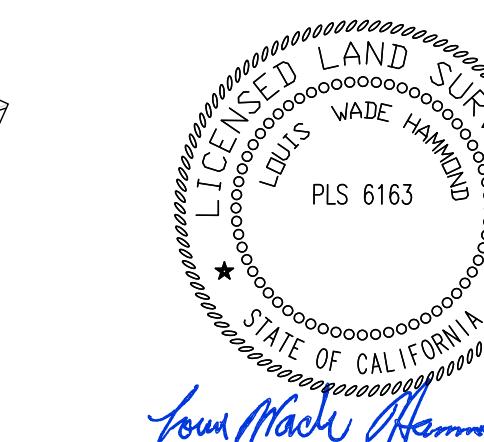
TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

### LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- ( ) RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- HYDRANT FIRE HYDRANT
- 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES  
TREE SPECIES IDENTIFICATION: BEST EFFORT,  
WE ARE NOT ARBORISTS OR DENDROLOGISTS
- + 16 12 8 OAK TREE WITH MULTIPLE TRUNKS
- TRUNK TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- + 25.34 TO Curb TOP OF CURB
- FENCE
- + 12.34 SPOT ELEVATION
- SSMH 8.14 SANITARY SEWER CLEAN OUT
- ELEC ELECTRICAL UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- TEL IRRIGATION VALVE BOX
- ELECTROLIER ELECTROLIER



BOUNDARY AND  
TOPOGRAPHIC SURVEY  
3534 MEADOWLANDS LN.  
SAN JOSE  
APN: 660-43-034  
LOT 254, TR 8356  
LOT AREA: 12,516 SQ. FT.



L. Wade Hammond  
Land Surveying  
Civil Engineering  
36660 Newark Blvd. Suite C  
Newark, California 94560  
Tel: (510) 579-6112  
wade@whlandsurveyor.com www.wadehammondpls.com

**POONIAN RESIDENCE**  
3534 MEADOWLANDS LANE  
SAN JOSE

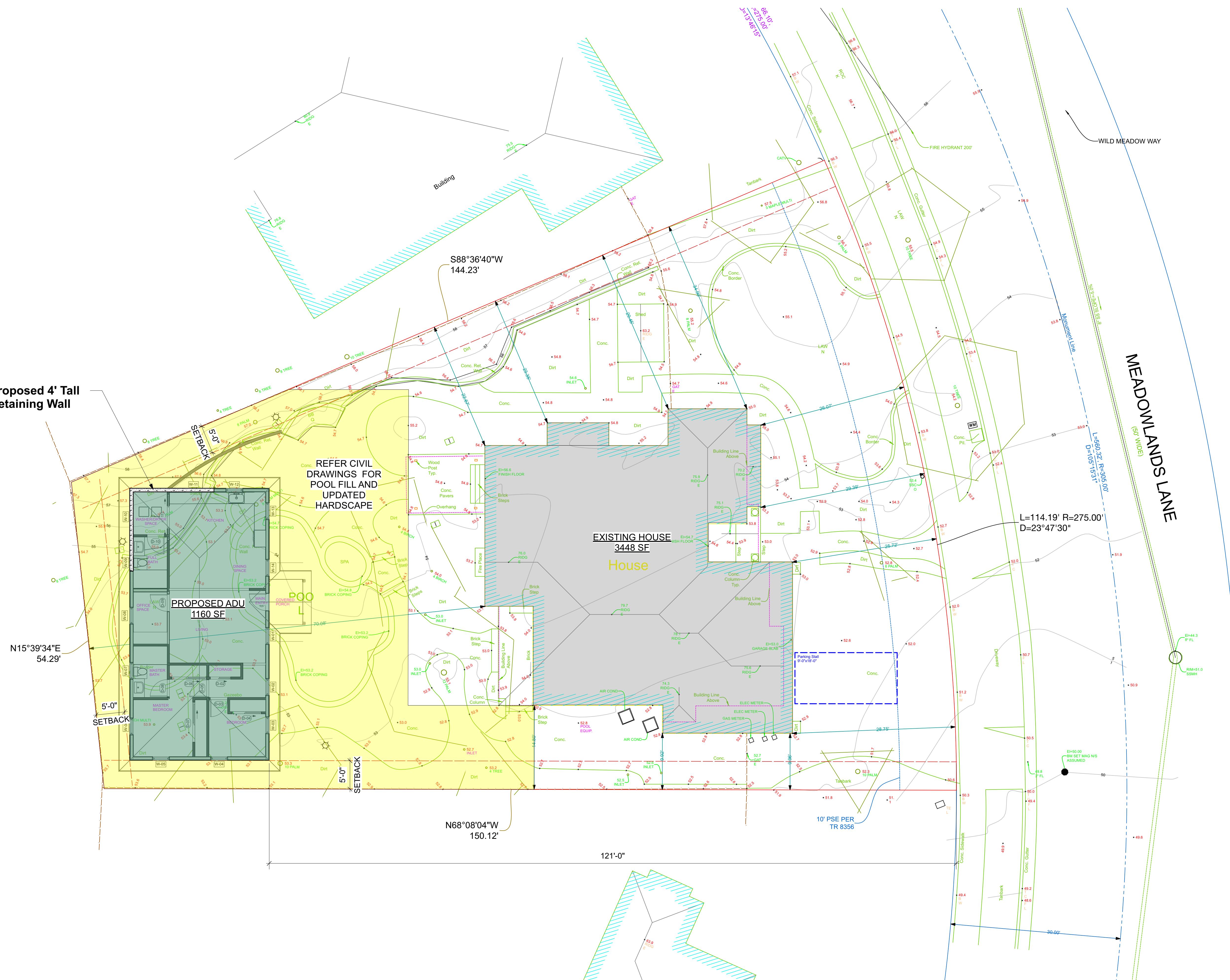
Title	(N) SITE PLAN
CAD File Name	NOV 4TH 2025 ADU 3534 MEADOWLANDS 110325.wkx

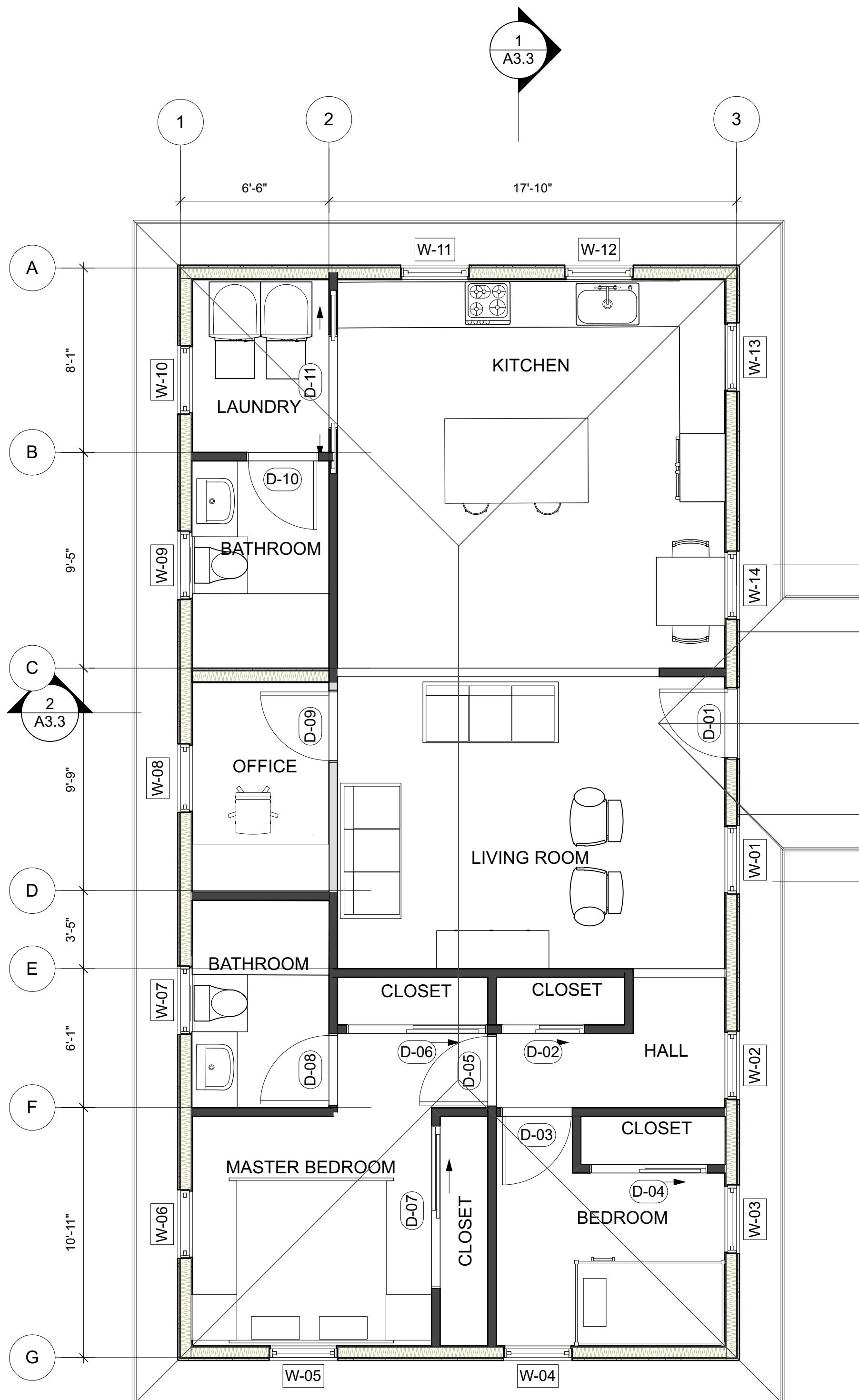
**Lean Lens Architects**  
12429 DE SANKA AV  
SARATOGA CA 95070  
(408)203 7814

COPYRIGHT 2025, LAKSHMI SUBRAMANIAN  
ARCHITECT. All drawings specific to electric form prepared by  
the architect are the exclusive property of the architect. Use  
is restricted to the date for which they were prepared  
and for the purpose of constructing, using, and maintaining  
this project. These drawings may not be copied,  
revised, re-used or disclosed without the written consent of  
the architect.

Drawing Number  
**AS1.0**

**Proposed 4' Tall  
Retaining Wall**





2 (N) FLOOR PLAN  
Scale: 1/4" = 1'-0"

## NEW WINDOWS

Mark	Nominal Size			Window Style				
	Head Height	Sill Height	Clear Width	Net Area	Configuration	Egress	Notes	
W-01	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-02	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-03	6'8"	-3'8"	3'0"	3'0"	5.49 SFT	Casement	FALSE	N/A
W-04	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	TRUE	N/A
W-05	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	TRUE	N/A
W-06	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-07	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-08	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-09	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-10	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A
W-11	6'8"	-3'8"	3'0"	3'0"	5.49 SFT	Casement	FALSE	N/A
W-12	6'8"	-3'8"	3'0"	3'0"	5.49 SFT	Casement	FALSE	N/A
W-13	6'8"	-3'8"	3'0"	3'0"	5.49 SFT	Casement	FALSE	N/A
W-14	6'8"	-2'8"	3'0"	4'0"	7.84 SFT	Casement	FALSE	N/A

Type	Rough Width	Rough Height	Operation	Leaf Style	Make	Model	Notes
D-01	3'0"	3'1 1/2"	6'8 3/4"	Swing	Solid		
D-02	3'6"	3'7 1/2"	6'8 3/4"	Sliding	Solid		
D-03	3'0"	3'1 1/2"	6'8 3/4"	Swing	Solid		
D-04	5'0"	5'1 1/2"	6'8 3/4"	Sliding	Solid		
D-05	3'0"	3'1 1/2"	6'8 3/4"	Swing	Solid		
D-06	6'0"	6'1 1/2"	6'8 3/4"	Sliding	Solid		
D-07	7'0"	7'1 1/2"	6'8 3/4"	Sliding	Solid		
D-08	3'0"	3'1 1/2"	6'8 3/4"	Swing	Solid		
D-09	3'0"	3'1 1/2"	6'8 3/4"	Swing	Solid		
D-10	3'0"	3'1 1/2"	6'8 3/4"	Swing	Solid		
D-11	4'0"	4'1 1/2"	6'8 3/4"	Pocket	Solid		

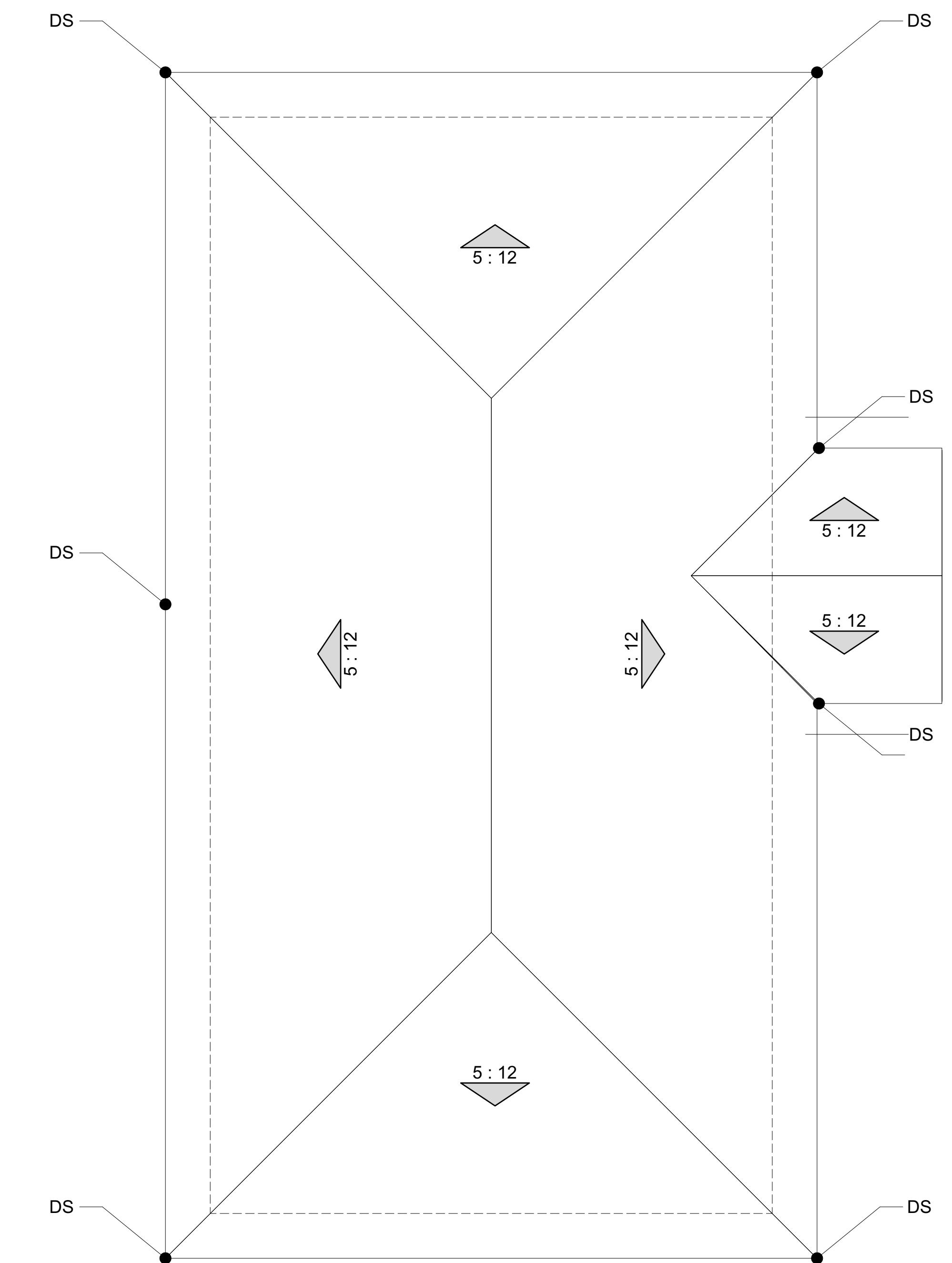
POONIAN RESIDENCE  
3534 MEADOWLANDS LANE  
SAN JOSE

Title (N) FLOOR PLAN  
NOV 4TH 2025  
CAD File Name ADU 3534 MEADOWLANDS 110325.wx

Lean Lens Architects  
12429 DE SANKA AV  
SARATOGA CA 95070  
(408)203 7814

COPYRIGHT 2025, LAKSHMI SUBRAMANIAN  
ARCHITECT. All drawings, specifications, and other  
documents, including those in electronic form, prepared by  
the architect, are the exclusive property of the architect.  
Use, distribution, or copying of these documents, in whole  
or in part, without the written consent of the architect,  
is prohibited.

Drawing Number  
**A1.3**



4 (N) ROOF PLAN  
Scale: 1/4" = 1'-0"

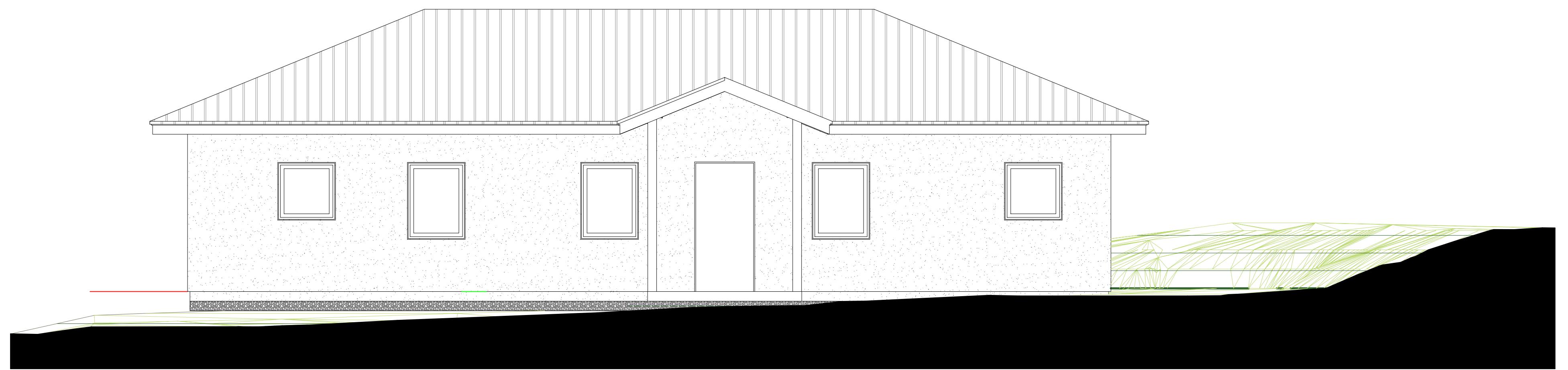
POONIAN RESIDENCE  
3534 MEADOWLANDS LANE  
SAN JOSE

Title (N) ROOF PLAN  
NOV 4TH 2025  
CAD File Name  
ADU 3534 MEADOWLANDS 110325.wk

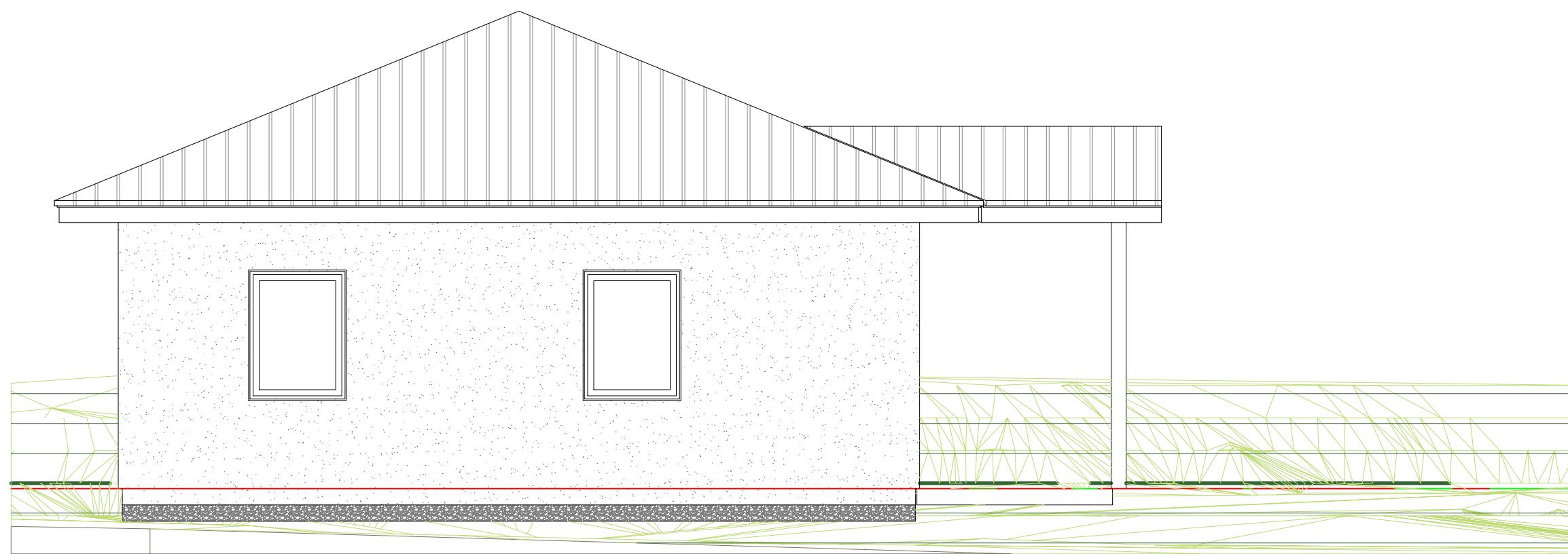
Lean Lens Architects  
12429 DE SANKA AV  
SARATOGA CA 95070  
(408)203 7814

COPYRIGHT 2025, LAKSHMI SUBRAMANIAN  
ARCHITECT. All drawings, specifications, and other  
documents, including those in electronic form, prepared by  
the architect are the exclusive property of the architect.  
Use, reproduction, or disclosure of all or any part of the  
drawings, or any information contained therein, without  
written consent of the architect, is prohibited.  
This project. These drawings may not be copied,  
revised, re-used or disclosed without the written consent of  
the architect.

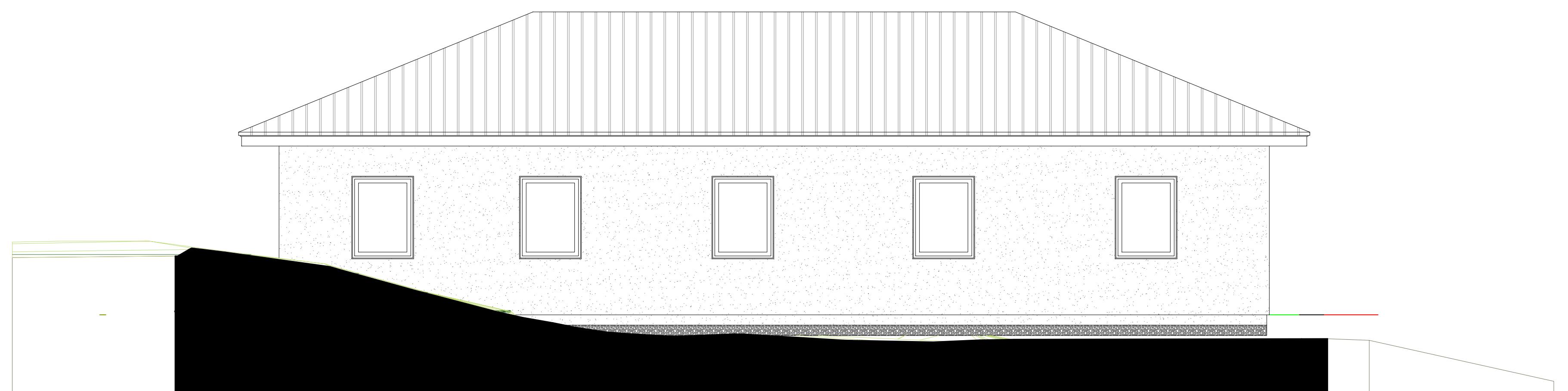
Drawing Number  
**A1.4**



1 ADU EAST EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



4 ADU SOUTH EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



2 ADU EAST EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"

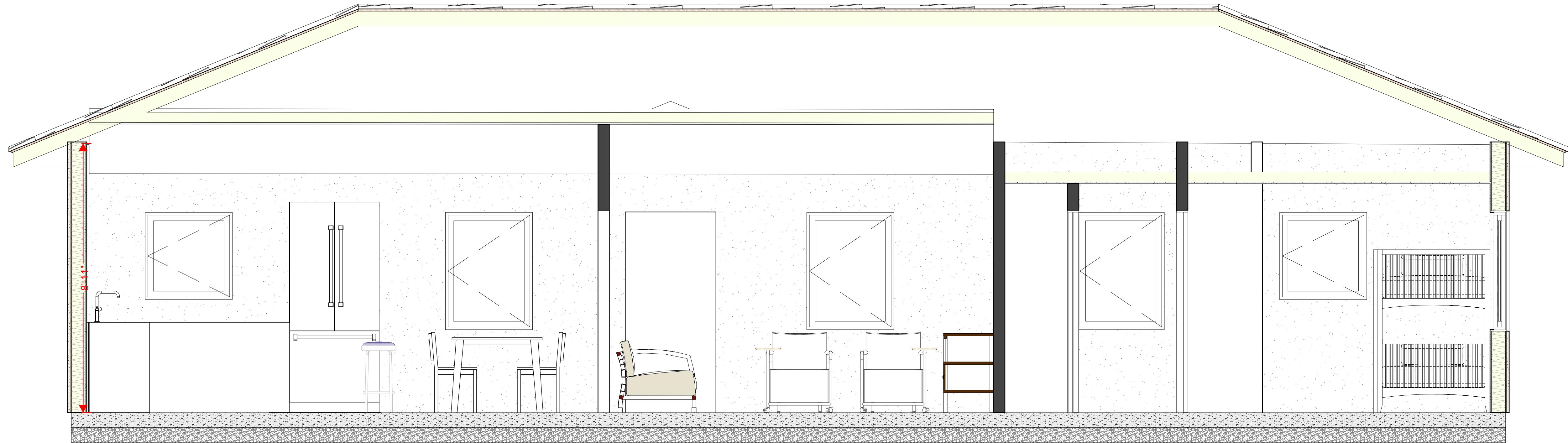
**POONIAN RESIDENCE**  
3534 MEADOWLANDS LANE  
SAN JOSE

	Title
	ELEVATIONS
	NOV 4TH 2025
	CAD File Name
ADU 3534 MEADOWLANDS 110325.wk	

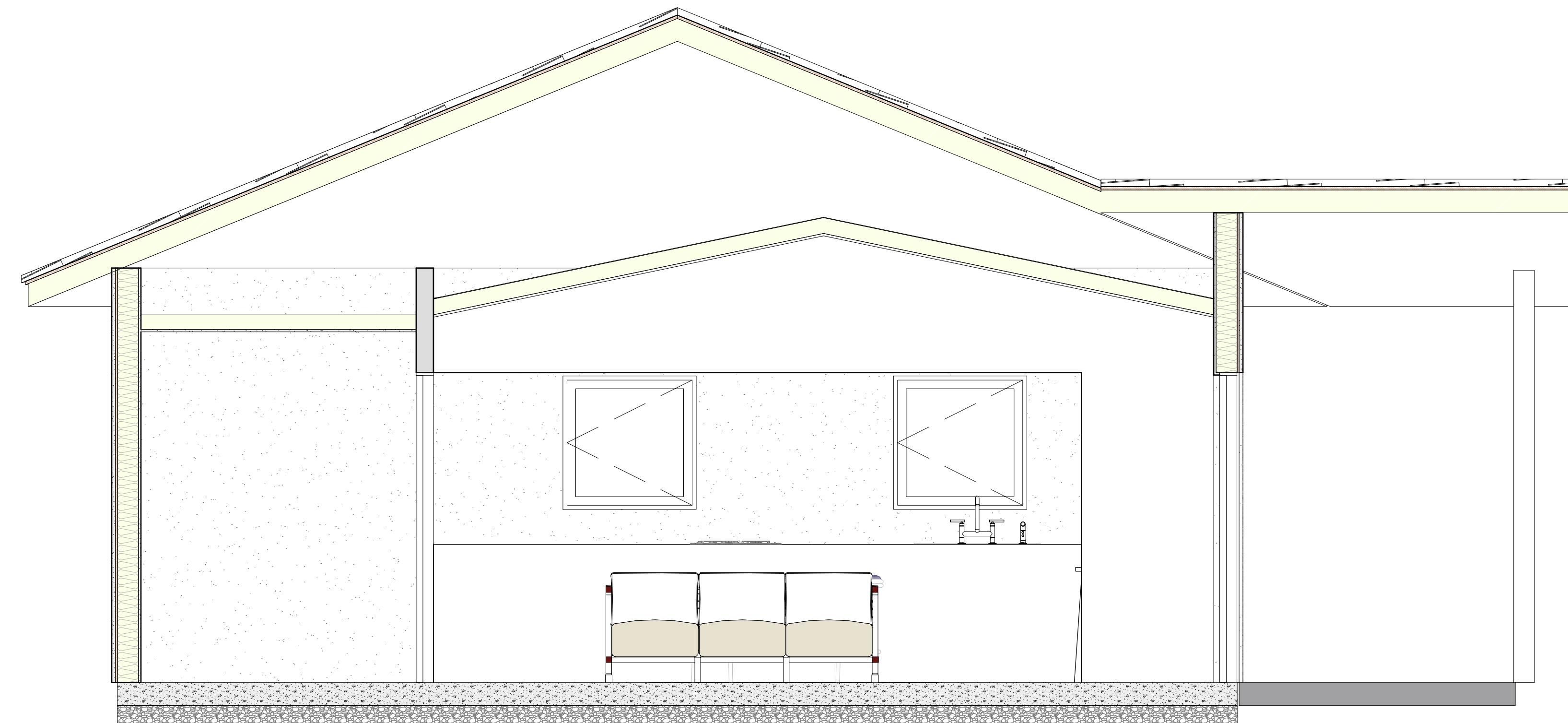
**Lean Lens Architects**  
12429 DE SANKA AV  
SARATOGA CA 95070  
(408)203 7814

COPYRIGHT 2025, LAKSHMI SUBRAMANIAN  
ARCHITECT. All drawings, specifications, and other  
documents, including those in electronic form, prepared by  
the architect are the exclusive property of the architect.  
Use, distribution, or copying of these drawings, in whole  
or in part, without the written consent of the architect,  
is prohibited. They are intended for the sole use of the  
client for whom they were prepared  
and for the purpose of constructing, using, and maintaining  
this project. These drawings may not be copied,  
revised, re-used, or disclosed without the written consent of  
the architect.

Drawing Number  
**A2.3**



1 SECTION AA  
Scale: 1/2" = 1'-0"



2 SECTION BB  
Scale: 1/2" = 1'-0"

**POONIAN RESIDENCE**  
3534 MEADOWLANDS LANE  
SAN JOSE

Title	SECTIONS
NOV 4TH 2025	CAD File Name ADU 3534 MEADOWLANDS 110325.wx

**Lean Lens Architects**  
12429 DE SANKA AV  
SARATOGA CA 95070  
(408)203 7814

COPYRIGHT 2025, LAKSHMI SUBRAMANIAN  
ARCHITECT. All drawings, specifications, and other  
documents, including those in electronic form, prepared by  
the architect are the exclusive property of the architect.  
Use, distribution, or copying of these drawings, in whole  
or in part, without the express written consent of the  
architect, is prohibited. They are to be used only  
for the project for which they were prepared  
and for the purposes of constructing, using, and maintaining  
this project. These drawings may not be copied,  
revised, re-used, or disclosed without the written consent of  
the architect.

Drawing Number  
**A3.3**

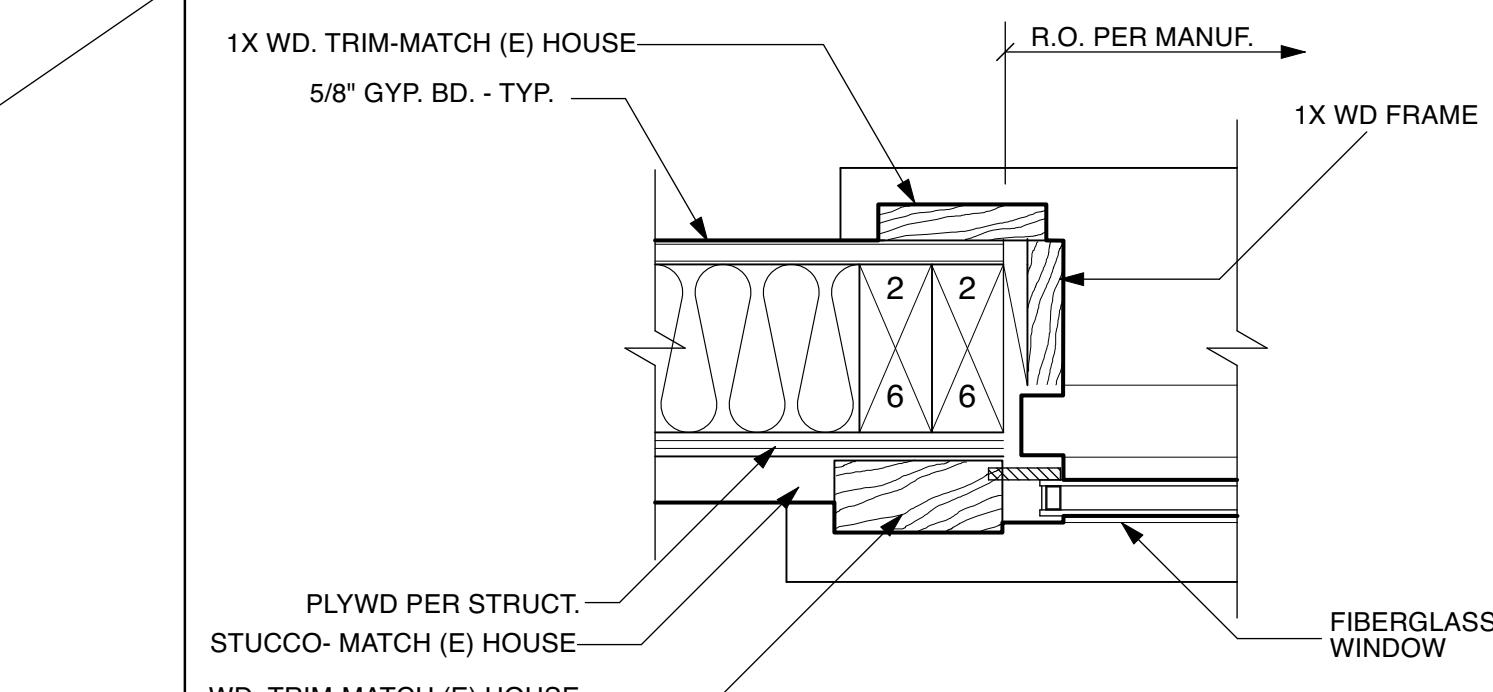
POONIAN RESIDENCE  
3534 MEADOWLANDS LANE  
SAN JOSE

Title  
DETAILS  
NOV 4TH 2025  
CAD File Name  
ADU 3534 MEADOWLANDS 110325.wx

Lean Lens Architects  
12429 DE SANKA AV  
SARATOGA CA 95070  
(408)203 7814

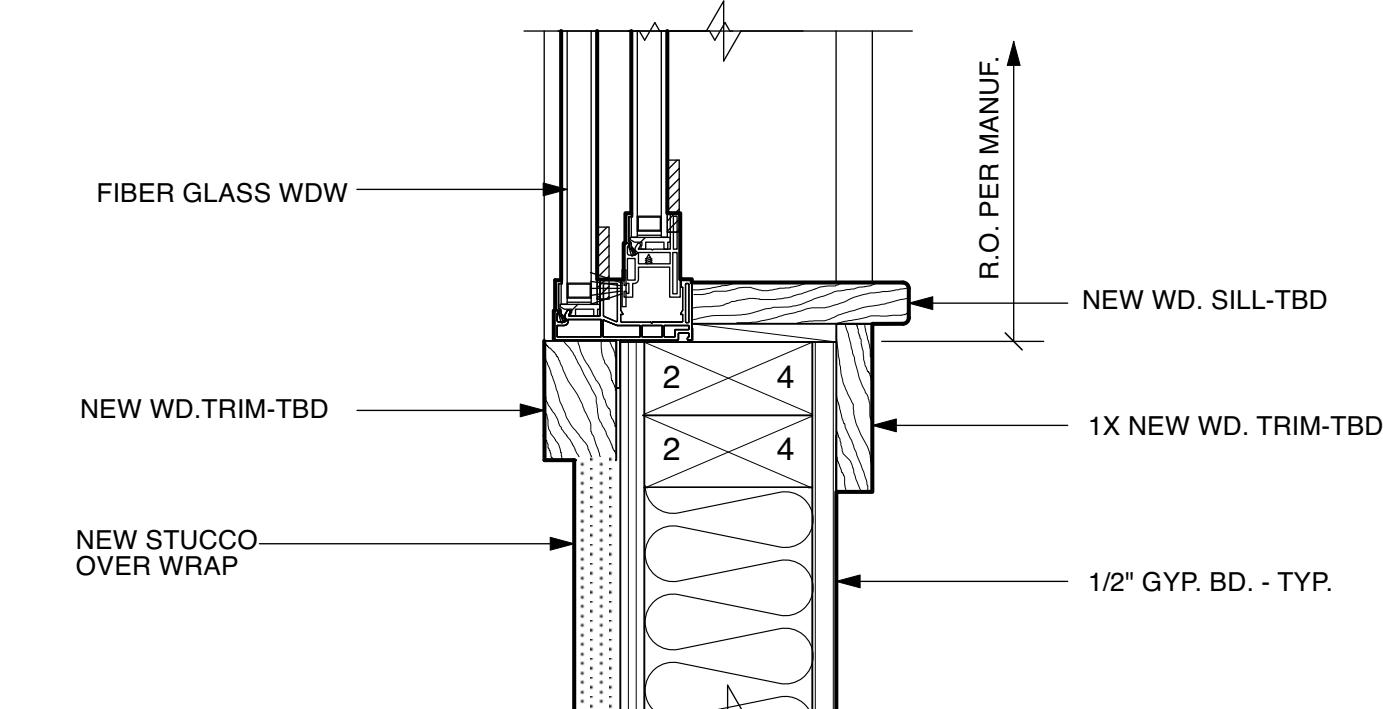
COPYRIGHT 2025, LAKSHMI SUBRAMANIAN  
ARCHITECT. All drawings are the exclusive property of the architect and are to be used only for the project for which they were prepared  
and for the purpose of constructing, using, and maintaining the project only. These drawings may not be copied, revised, re-used or disclosed without the written consent of the architect.

Drawing Number  
**A6.0**



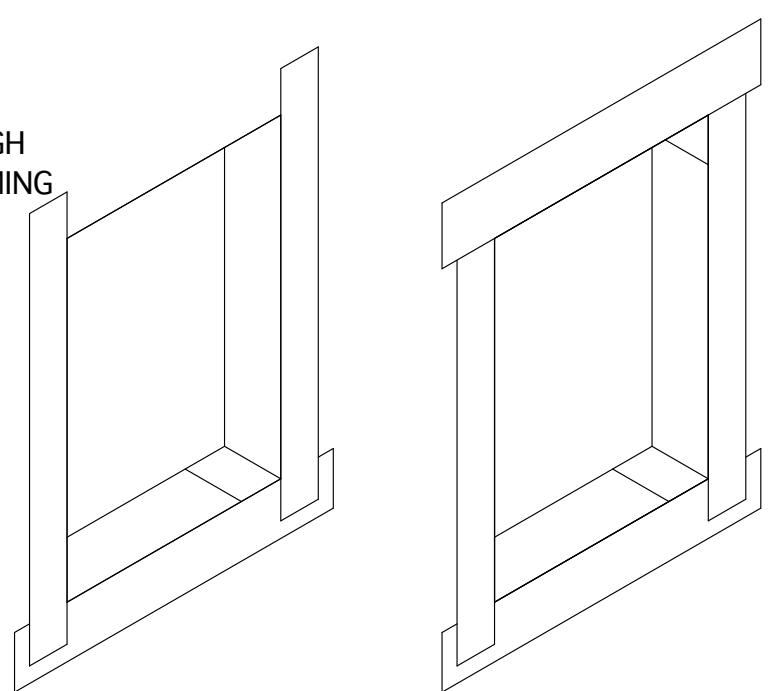
④ WINDOW JAMB DETAIL

3" = 1'-0"



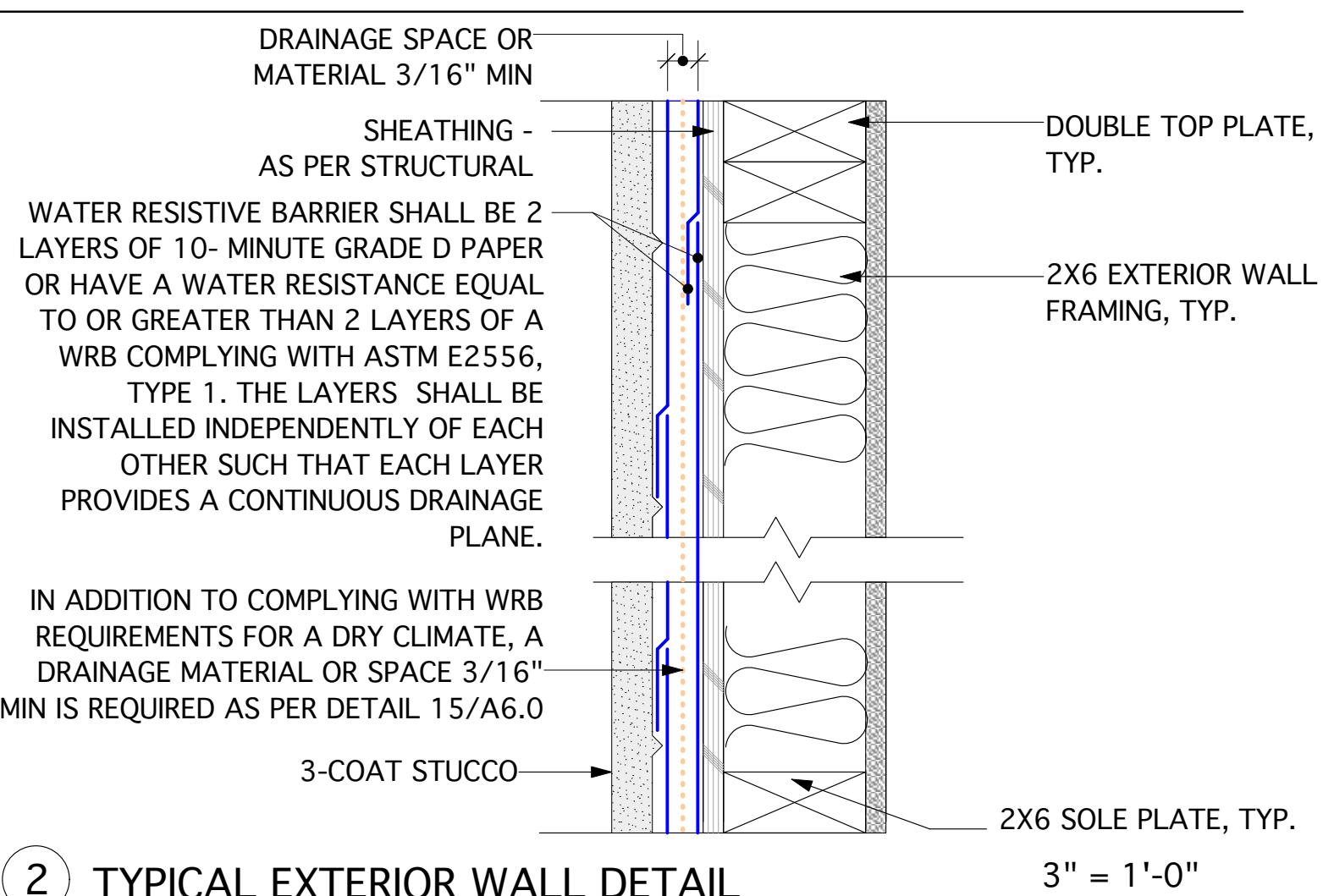
⑦ WINDOW SILL DETAIL

3" = 1'-0"



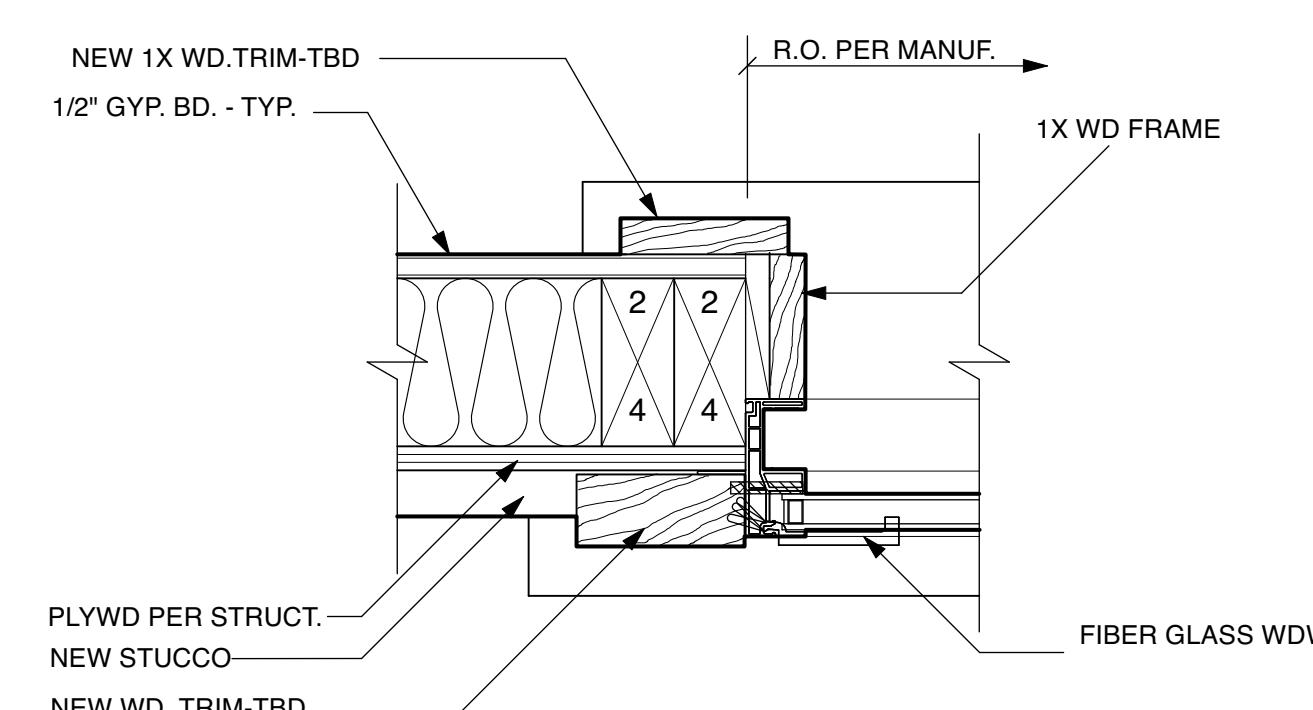
NTS

③ TYP. DOOR/ WDW. WRAP



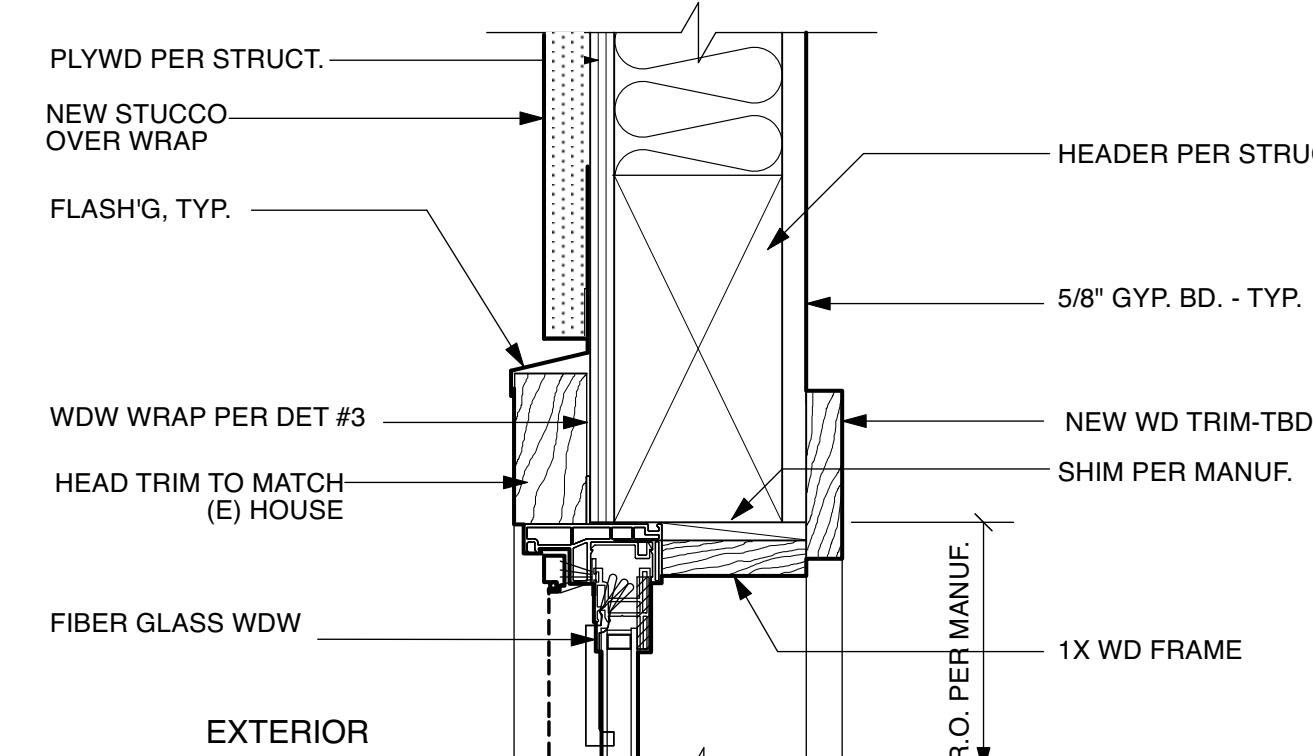
② TYPICAL EXTERIOR WALL DETAIL

3" = 1'-0"



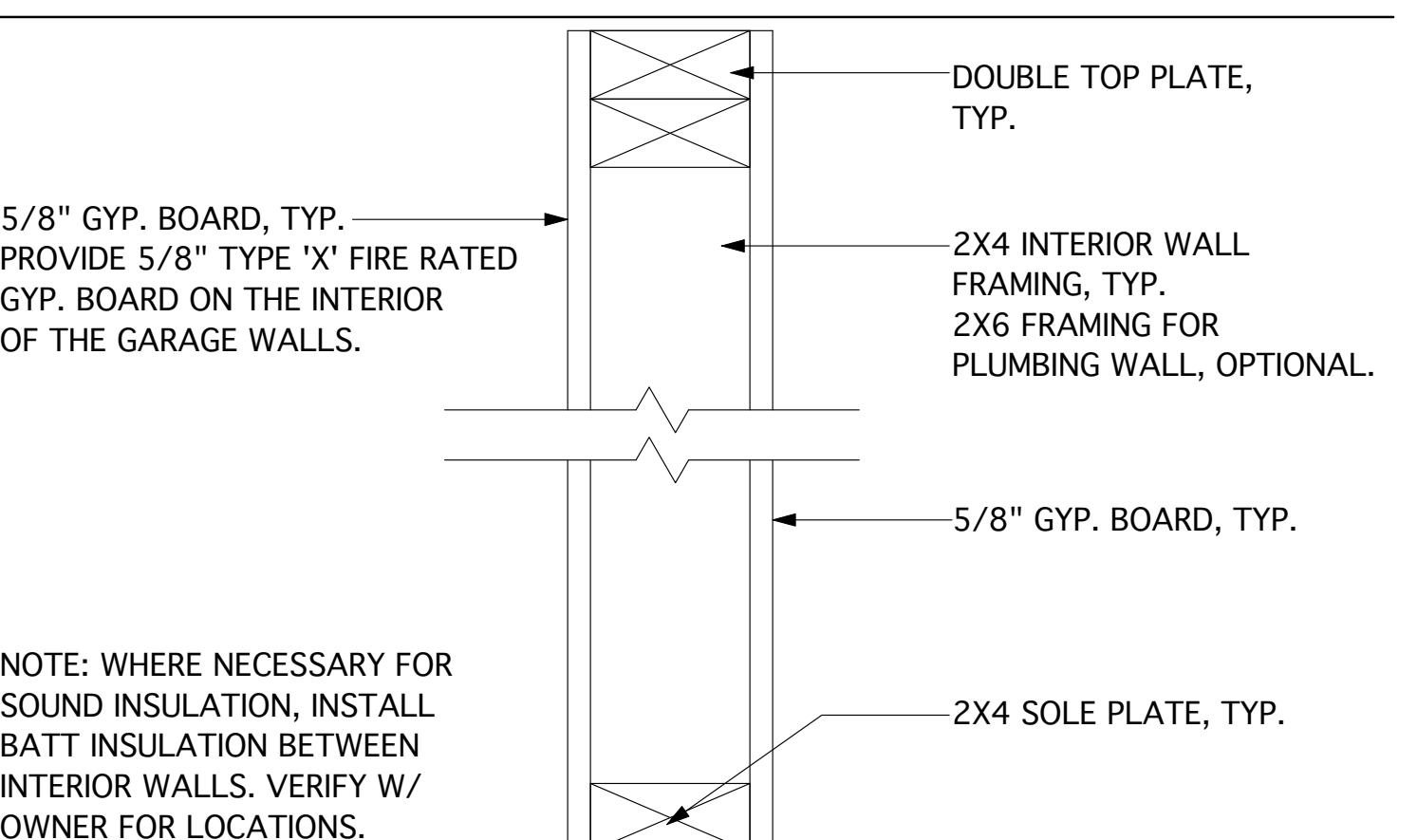
⑥ WINDOW JAMB DETAIL

3" = 1'-0"



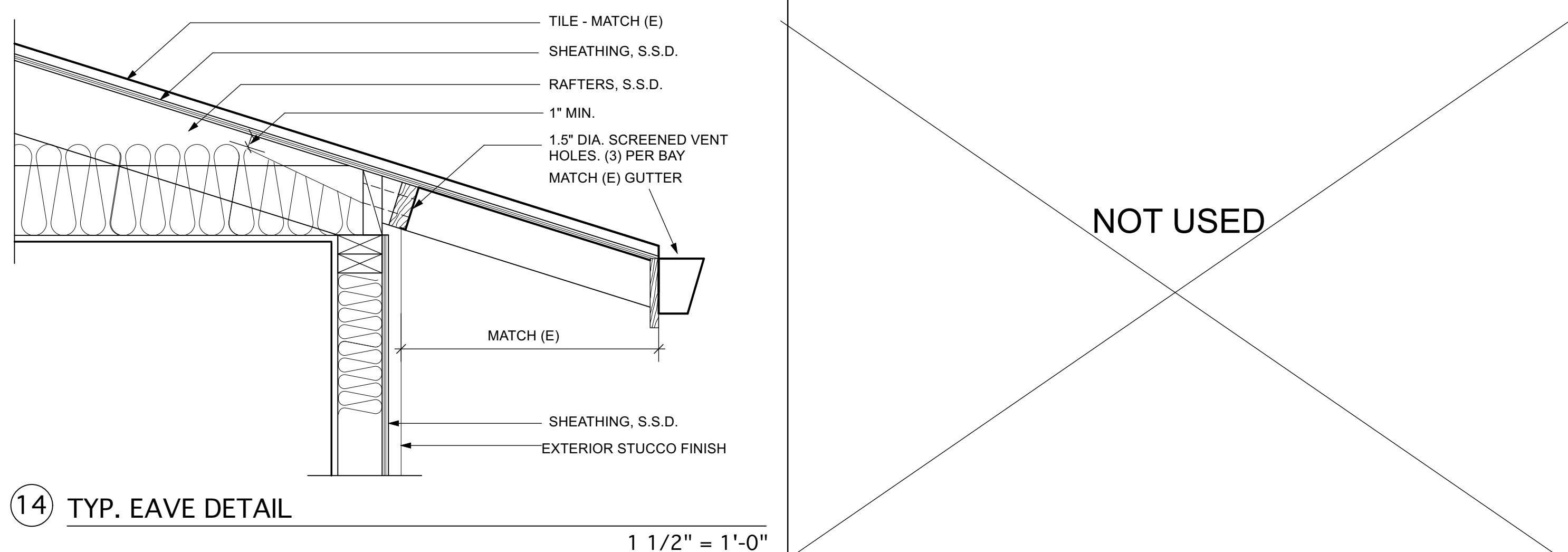
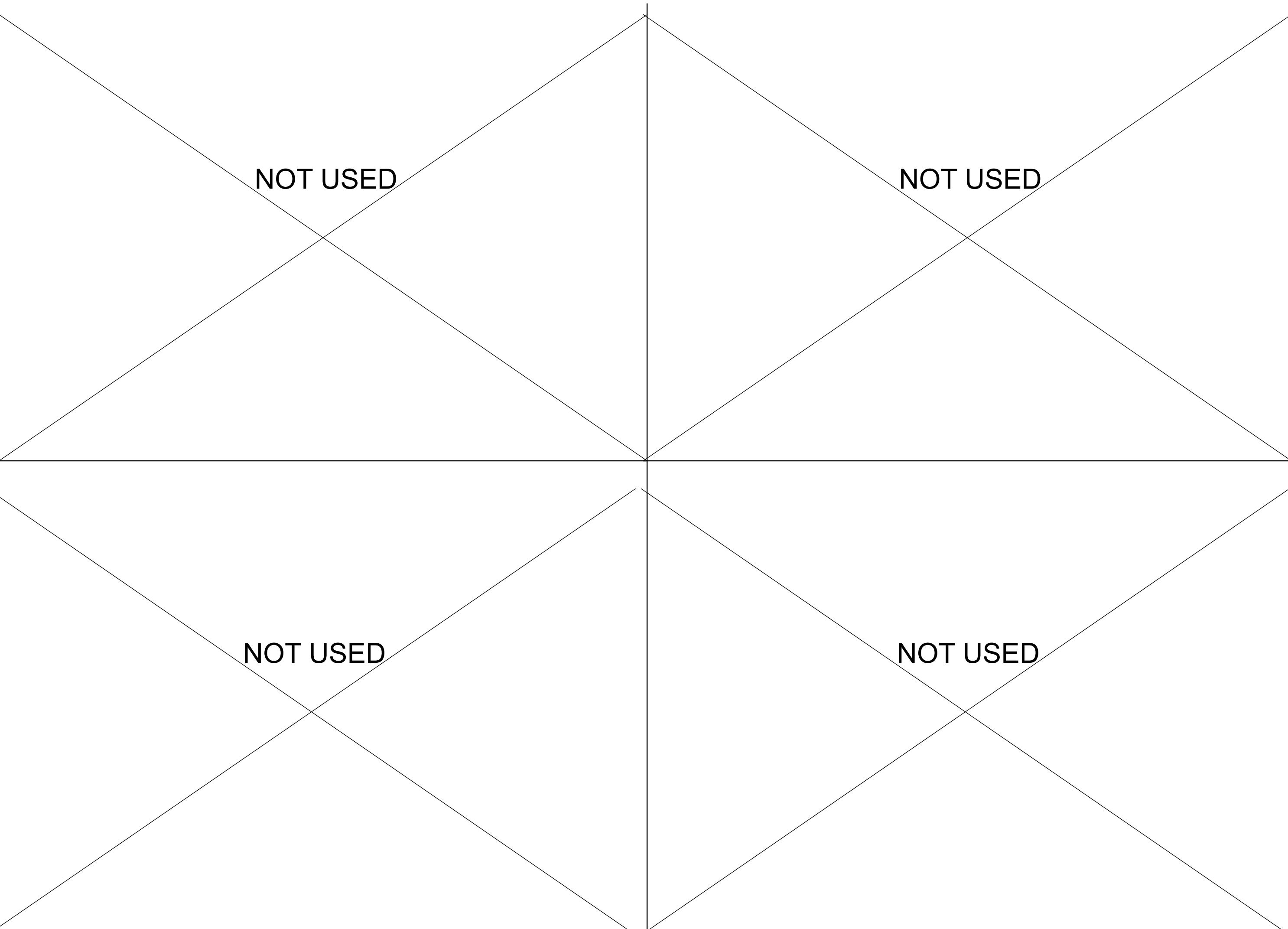
⑤ WINDOW HEAD DETAIL

3" = 1'-0"



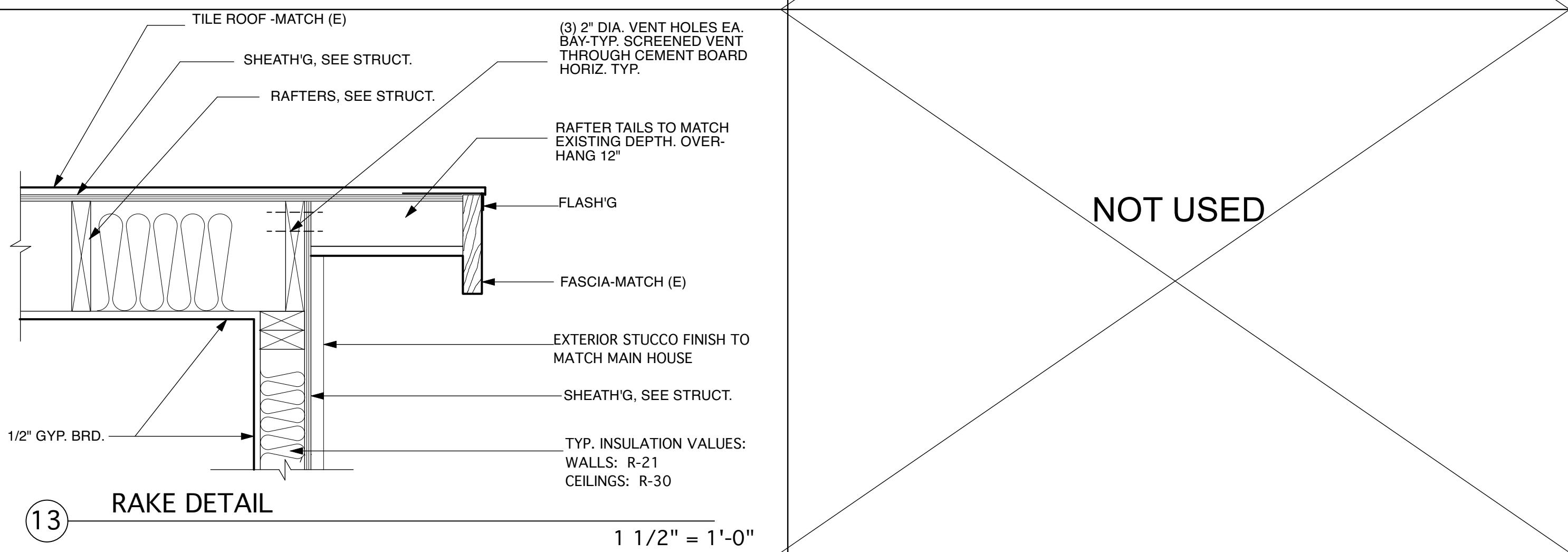
① TYPICAL INTERIOR WALL DETAIL

3" = 1'-0"



⑭ TYP. EAVE DETAIL

1 1/2" = 1'-0"



⑬ RAKE DETAIL

1 1/2" = 1'-0"

**GENERAL NOTES**

- THE GENERAL NOTES CONTAINED WITHIN APPLY TO ALL DRAWINGS.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING. REF.: 2022 CBC
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY POTENTIAL DISCREPANCIES OR CONFLICTS, INCLUDING BUT NOT LIMITED TO INCONSISTENCIES WITHIN THE STRUCTURAL DRAWINGS, INCONSISTENCIES BETWEEN THE STRUCTURAL DRAWINGS AND OTHER DISCIPLINES INCLUDING ARCHITECTURAL DRAWINGS, GEOTECHNICAL RECOMMENDATIONS, EXISTING SITE CONDITIONS, ETC.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING AND NEW DIMENSIONS SHOWN ON THESE PLANS AND TO COORDINATE ALL DIMENSIONS BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS. THE DIMENSIONS PROVIDED ON STRUCTURAL PLANS ARE SOLELY FOR THE PURPOSE OF DESIGN.
- ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND CORRECTED AS DIRECTED BY THE ENGINEER.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE DRAWINGS SCHEMATICALLY INDICATE EXISTING AND NEW CONSTRUCTION, DUE TO THE NATURE OF THE WORK, ADJUSTMENTS WILL LIKELY BE REQUIRED IN THE FIELD TO MEET THE DESIGN OBJECTIVES. SUCH ADJUSTMENTS ARE PART OF THE CONTRACT AND SHALL BE INCLUDED IN THE LUMP-SUM BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING. SHORING SHALL BE PROVIDED TO SUPPORT THE STRUCTURE UNTIL ALL WORK ON THE DRAWINGS IS COMPLETED.
- DRAINAGE SYSTEMS AND WATERPROOFING ARE NOT A PART OF THE STRUCTURAL PLANS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK, REQUIRED INSPECTIONS, AND STRUCTURAL OBSERVATIONS INCLUDING, BUT NOT LIMITED TO THAT SHOWN ON THESE DRAWINGS.
- ANY REQUEST FOR SUBSTITUTION OR MODIFICATION TO THESE DRAWINGS SHALL BE MADE IN WRITING BY CONTRACTOR TO THE ARCHITECT AND ENGINEER. ANY DESIGN COST ASSOCIATED WITH SUCH CHANGES SHALL BE ABSORBED BY THE CONTRACTOR. SHOP DRAWINGS DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED.
- VERIFY ALL DIMENSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

**CONCRETE GENERAL NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301-20: SPECIFICATIONS FOR STRUCTURAL CONCRETE AND ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ALL CONCRETE SHALL MEET THE MIX DESIGN CRITERIA NOTED IN THE SCHEDULE BELOW.
- ALL AGGREGATE SHALL CONFORM TO ASTM C-330, FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C-33.
- ALL CONCRETE SHALL BE PLACED AND FINISHED AS NOTED AND REFERRED TO THE SITE IN CONFORMANCE WITH ASTM C94 TYPE I OR II. ALL WATER SHALL BE FAIRLY CLEAN, AND NOT DETERIORATIVE TO THE CONCRETE.
- FLY ASH CONFORMING TO ASTM C591 CLASS F MAY BE USED AS A CEMENT REPLACEMENT UP TO THE TOTAL PERCENT CEMENT CONTENT NOTED IN THE SCHEDULE.
- SLAG CEMENT CONFORMING TO ASTM C890 - GRADE 120 MAY BE USED AS A CEMENT REPLACEMENT UP TO THE TOTAL PERCENT CEMENT CONTENT NOTED IN THE SCHEDULE.
- ENTRAINED AIR CONTENT SHALL BE BELOW 3% WHERE A TROWEL FINISH WILL BE APPLIED.

CONCRETE MIX DESIGN SCHEDULE					
MIX CLASS	CONCRETE USE	28-DAY STRENGTH (PSI)	MAX AGGREGATE SIZE (IN)	CONCRETE WEIGHT (PCF)	MAX W/C RATIO
A	FOUNDATIONS	3000	¾	145	0.5
B	WALLS (CIP)	3000	¾	145	0.5
C	SLABS ON GRADE	3000	¾	145	0.5
D	POST TENSIONED SLABS ON GRADE	5000	¾	145	0.5

- THE MINIMUM 28-DAY COMPRESSIVE STRENGTH IN PSI WHEN TESTED TO BE IN ACCORDANCE WITH ASTM C39.
- CONCRETE USED IN FOUNDATIONS, DRILLED PIERS, AND FOUNDATION WALLS SHALL HAVE A MAXIMUM SLUMP OF 3 INCHES. ALL OTHER CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" INCHES WHERE A GREATER SLUMP IS REQUIRED, USE AN ADMIXTURE AND DO NOT ADD ADDITIONAL WATER. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO CONSOLIDATE CONCRETE, SUCH AS MECHANICAL VIBRATION.
- THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO THE ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF 72 HOURS PRIOR TO PLACING CONCRETE. ALL ADMIXTURES THAT WILL BE ADDED TO THE CONCRETE MUST BE CLEARLY DENOTED IN THE MIX DESIGN FOR APPROVAL BY THE ENGINEER. NO ADDITIONAL ADMIXTURES NOT APPROVED BY THE ENGINEER MAY BE USED.
- STEPS SHALL BE TAKEN TO ENSURE STRUCTURAL CONCRETE IS KEPT ADEQUATELY MOIST FOR CURING. THE FOLLOWING MATERIALS MAY BE USED:
  - ABSORBENT COVER: BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9 OUNCES PER SQ. YD.
  - MOISTURE RETAINING COATED POLYETHYLENE FILM COMPLYING WITH ASTM C1190.
  - LIGHTWEIGHT CONCRETE FOR USE IN ROOF DECKS, GROUT, CONCRETE BLOCKS, ETC. COMPOUND-VOC COMPLIANT, CLEAR, WATER-BASED RESIN, COMPLYING WITH ASTM C309, TYPE I (OR ID WITH DYE), CLASS B: EUCLID CHEMICAL COMPANY "KUREZ VOC", L&M CONSTRUCTION CHEMICALS "L&M CURE R" OR APPROVED EQUAL. USE IN AREAS TO RECEIVE SUBSEQUENTLY-APPLIED FLOORING. CONTROL JOINTS SHALL BE PROVIDED AT SLABS ON GRADE AT 10' OC, MAX EACH WAY. LOCATIONS TO BE APPROVED BY THE PROJECT ARCHITECT AS REQUIRED.
- JOINTS SHALL BE PROVIDED AT ALL SLABS ON GRADE AT 10' OC MAX EACH WAY. LOCATIONS TO BE APPROVED BY THE PROJECT ARCHITECT AS REQUIRED.
- EXPANSION JOINTS: EXPANSION JOINTS SHALL BE PROVIDED AT 100' OC AT CONCRETE WALLS, CONTRACTION JOINTS SHALL BE PROVIDED AT 20' OC. AN EXPANSION JOINT REPLACES ONE CONTRACTION JOINT.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING BARS:

TYPE OF CONCRETE	MINIMUM COVER (INCHES)
CAS AGAINST AND PERMANENTLY EXPOSED TO EARTH EXPOSED TO EARTH OR WEATHER #6 AND LARGER	3"
#5 AND SMALLER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	1/2"
SLABS, WALL, JOISTS BEAMS, GIRDERS, COLUMNS	3/8"
10. ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 EXCEPT #3 BARS AND DOWELS MAY BE GRADE 40. HOLD REINFORCEMENT IN ITS POSITION WITH DEVICES AND/OR TIES SUITABLY NUMEROUS TO PREVENT DISPLACEMENT DURING PLACING OF CONCRETE. WET SETTING IS NOT PERMITTED. REINFORCEMENT SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN AND APPROVED BY THE ENGINEER.	
11. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER AND OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO PLACING CONCRETE.	
12. ALL HARDENED SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATERIALS PRIOR TO PLACING ADJACENT CONCRETE.	
13. NO PIPES OR BLOCKOUTS SHALL BE PLACED IN STRUCTURAL CONCRETE ELEMENTS UNLESS SPECIFICALLY DETAILED ON THESE PLANS OR WITHOUT PRIOR APPROVAL FROM ECR.	
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING WITH ALL TRADES THE LOCATION OF ANY ELEMENTS TO BE EMBEDDED IN OR PENETRATING CONCRETE PRIOR TO PLACEMENT OF CONCRETE.	
15. REFER TO TYPICAL CONCRETE DETAILS FOR REQUIRED REINFORCING HOOK LENGTHS, BAR SPlices, ETC.	
16. DO NOT REMOVE ANY CONCRETE FORMS UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT ITS OWN WEIGHT AND CONSTRUCTION LIVE LOADS WITHOUT DAMAGE TO THE STRUCTURE.	
17. FOR STRUCTURAL SLABS NOT IN CONTACT WITH GROUND, DO NOT REMOVE FORMWORK UNTIL CONCRETE TESTING DEMONSTRATES THE CONCRETE HAS REACHED ITS DESIGN 28-DAY COMPRESSIVE STRENGTH. SLABS SHALL BE KEPT ADEQUATELY MOIST FOR CURING.	

**WOOD GENERAL NOTES**

- ALL FRAMING LUMBER SHALL CONFORM TO THE "AMERICAN SOFTWOOD LUMBER STANDARD, DOC PS 20-20".
- ALL WOOD FRAMING SHALL BE BUILT ACCORDING TO CBC SECTION 2308 "CONVENTIONAL LIGHT FRAME CONSTRUCTION," UNLESS OTHERWISE NOTED.
- PORTIONS OF THE CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED IN SIMILAR FASHION TO PROVIDED DETAILS. THESE PLANS ARE INTENDED FOR USE BY CONTRACTORS EXPERIENCED IN LIGHT FRAME CONSTRUCTION METHODS AND TECHNIQUES.
- ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF USE.
- HORIZONTAL FRAMING LUMBER SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #2 EXCEPT MEMBERS 4 INCHES AND WIDER SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #1 FOGH, UNLESS OTHERWISE NOTED ON PLANS.
- STUDWALL FRAMING 2x STUDS SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #2 OR CONSTRUCTION GRADE. ALL 4x AND LARGER POSTS SHALL BE DOUGLAS FIR (DF) MINIMUM GRADE #1.
- ALL SCREWED CONNECTIONS IN WOOD SHALL BE PRE-DRILLED, DRILL FULL DEPTH PILOT HOLE WITH DIAMETER THE SAME AS THE SCREW MINOR DIAMETER MINUS 1/16". PROVIDE LEAD HOLE FOR SHANK FOR ITS DEPTH WITH A DIAMETER THE SAME AS THE SCREW MAJOR DIAMETER.
- GLUED LAMINATED TIMBER SHALL COMPLY WITH ASTM D 3737, AND ANSI/AITC A190.1-12, 24F, EXTERIOR GLUE, INDUSTRIAL APPEARANCE COMBINATION V3 OR VS SHALL BE USED AT SIMPLE SPANS AND V8 OR V10 AT CANTILEVERS.
- ALL MUDSILLS AND WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. AT LOCATIONS WHERE PRESSURE TREATED MEMBERS ARE CUT, APPLY A ROT-RESISTANT TREATMENT TO THE CUT FACE.
- DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. SEPARATE DOUBLE JOISTS WITH 2x BLOCKS AT 4'-0" OC AT PLUMBING WALLS.
- STITCH MULTIPLE JOISTS TOGETHER WITH 2- 16d @ 16" OC THROUGH EACH JOIST. (SEE SPECIAL REQUIREMENTS FOR LVL)
- ALL FLOOR AND CEILING JOISTS SHALL BE INSTALLED CROWN UP, LEVEL END TO END.
- 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS AND UNDER ALL PERPENDICULAR BEARING WALLS.
- JOISTS DEEPER THAN 10' SHALL HAVE FULL DEPTH BLOCKING OR BRIDGING AT 8 FEET MAXIMUM ON CENTER.
- A MINIMUM OF THREE STUDS ARE REQUIRED AT ALL WALL CORNERS AND INTERSECTIONS. THE THREE STUDS SHALL BE STITCHED TOGETHER WITH 16d NAILS AT THE SAME SPACING AS THE SHEARWALL EDGE NAILING (EN) WHERE SHEARWALLS OCCUR. SPECIFIED CORNER POSTS SUPERSEDE THIS MINIMUM.
- ALL NAILS SPECIFIED ON THESE PLANS ARE COMMON NAILS. REFER TO TABLE 2304.10.2 (2022 CBC) FOR MIN NAILING REQUIREMENTS.
- ALL NAILS, BOLTS, SCREWS AND LAGS IN CONTACT WITH PRESSURE TREATED (P.T.) LUMBER SHALL BE HOT-DIP GALVANIZED OR HAVE AN APPROVED CORROSION-RESISTANT FINISH.
- ALL TOP PLATES SHALL BE MADE UP OF TWO 2x MEMBERS. STITCH NAILED TOGETHER WITH 2- 16d @ 16" OC OFFSET SPLICE JOINTS IN MEMBERS BY AT LEAST 48" AND PROVIDE A MINIMUM OF 12- 16d NAILS BOTH SIDES OF SPLICE. WHERE 48" MINIMUM SPLICE CANNOT BE OBTAINED, INSTALL CS14x36" STRAP ON BOTH SIDES OF PLATE, WHERE 48" MINIMUM SPLICE CANNOT BE OBTAINED, INSTALL CS14x36" STRAP ON BOTH SIDES OF PLATE. WHICH STEP IN ELEVATION SHALL HAVE 4x BLOCKING ADDED TO THE TAILED PLATES, ALIGNED WITH THE LOWER PLATES, AND CS14x36" STRAPS SHALL BE APPLIED BOTH SIDES OF WALL FROM TOP PLATE TO BLOCKS. STRAP ACROSS ANY POST OR PIPE WHICH BREAKS THE TOP PLATES.
- ALL BEAMS SHALL BE SUPPORTED AT THE ENDS TO PREVENT ROTATION OF BEAM WITH EITHER STEEL HARDWARE, BLOCKS, STRAPS OR BOLTS AS NOTED ON PLANS AND SPECIFIED IN NOTES AND SCHEDULES.
- CUTTING, BORING OR NOTCHING STRUCTURAL BEAMS SHALL NOT BE PERMITTED UNLESS FIRST APPROVED BY THE ENGINEER.
- NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED 1/8" OF THE JOIST DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/8" THE DEPTH OF THE JOIST. NOTCHES ON THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/8" THE DEPTH AND SHALL NOT OCCUR IN THE MIDDLE 1/8" OF THE SPAN.
- STUDS AND PLATES IN WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS MAY HAVE NOTCHES AND HOLES. STUDS AND PLATES MAY HAVE NOTCHES UP TO 1/8" DIAMETER IN 2x MEMBERS AND UP TO 2/8" DIAMETER IN 2x6 WALLS. ALL BORED HOLES SHALL BE AT LEAST 1/8" FROM EDGE.
- EXISTING WALL FRAMING MAY REMAIN PROVIDED THAT THE FOLLOWING CONDITIONS ARE MET: WOOD MUST BE IN GOOD CONDITION FREE OF ANY VISUAL SIGNS OF DECAY, PESTS OR DAMAGE. THE SPACING AND SIZE OF NAILS MEET THE MINIMUM REQUIRED. THE COMPLETED WALL SHALL HAVE ALL BLOCKS, CLIPS AND NAILING AS SHOWN ON DETAILS, PLANS AND NOTED HEREON.
- AT AREAS OF NEW CONSTRUCTION, ALL EXTERIOR WALLS NOT DESIGNATED ON THE PLANS AS SHEAR WALLS SHALL BE SHEATHED WITH 1/2" CDX STRUCTURAL 1/4 PAPE RATED PLYWOOD AND NAILED WITH A MINIMUM OF 10d NAILS @ 6" OC ALONG EDGES, AND 12" OC FIELD NAILING.
- STRUCTURAL COMPOSITE LUMBER NOTES:
  - ALL STRUCTURAL COMPOSITE LUMBER SHALL CONFORM TO ICC REPORT NUMBER ESR-1387. ALL MICROLAM (LVL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 1,900,000 PSI, F = 285 PSI, AND F = 2600 PSI. ALL PARALLEL STRAND LUMBER (PSL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 2,200,000 PSI, F = 290 PSI, AND F = 2900 PSI. ALL LAMINATED STRAND LUMBER (LSL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 1,550,000 PSI, F = 310 PSI, AND F = 2325 PSI.
  - ALL BEAMS SHALL BE DESIGNATED ON THE PLANS AS LSL 1.55E, LVL 1.9E OR PSL 2.2E DEFINING THE MINIMUM MODULUS OF ELASTICITY (MOE) PER ICC REPORT ESR-1387. THE SIZE SPECIFIED ON THE PLANS IS THE NOMINAL SIZE OF BEAM AND THE ACTUAL BEAM DIMENSIONS MAY BE LESS.
  - LVL 1.9E BEAMS ARE COMPOSED OF BUILT-UP 1 1/2" WIDE BEAMS x SPECIFIED DEPTH w/ 16d FACE NAILS SPACED AT 16" OC, STAGGERED.
  - THE CLOSEST ON-CENTER SPACING OF NAILS IN A ROW IN THE NARROW FACE IS GIVEN IN THE TABLES BELOW. WHEN ADDITIONAL NAILING IS REQUIRED, A SECOND STAGGERED ROW OF NAILS MAY BE ADDED PROVIDED THAT THERE IS AT LEAST 3/8" SPACING BETWEEN ROWS.
  - ALL BEAMS SHALL BE WRAPPED FOR SHIPPING. CONTRACTOR SHALL KEEP BEAMS WRAPPED AND PROTECTED FROM THE WEATHER UNTIL THEY ARE INCORPORATED INTO THE STRUCTURE.
  - NO NOTCHING OR CUTTING OF BEAMS IS ALLOWED WITHOUT WRITTEN APPROVAL BY ENGINEER. A MAXIMUM OF A 2" DIAMETER HOLE MAY BE DRILLED IN THE MIDDLE OF THE BEAM DEPTH AND WITHIN THE MIDDLE 1/8" OF THE BEAM SPAN.

PSL PARALLAM	LSL TIMBERSTRAND	LVL MICROLAM	
NAIL SIZE	CLOSEST ON-CENTER NAILING	NAIL SIZE	
8d	3"oc	8d	3"oc
10d	4"oc	10d	4"oc
16d	6"oc	16d	8"oc

ROOF SHEATHING  
ROOF SHEATHING SHALL BE CDX PLYWOOD PANEL SPAN RATING 32/16, EXP. 1 & FOIL BACKED AT ATTICS. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES. REFER TO PLAN FOR THICKNESS.  
NAIL ALL PLYWOOD w/ 10d NAILS AS FOLLOWS:

- @ SUPPORTED EDGES AND BOUNDARIES : 10d nails @ 6"oc  
@ FIELD NAILING : 10d nails @ 12"oc

ROOF SHEATHING AT BLOCKED DIAPHRAGM  
WHERE SPECIFIED, BLOCKED ROOF DIAPHRAGMS SHALL BE T&G PLYWOOD w/ EXT. GLUE (APA STURD-I-FLOOR), PANEL SPAN RATING 32/16, EXP. 1. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES. REFER TO PLAN FOR THICKNESS. NAIL ALL PLYWOOD w/ 10d SCREW SHANK NAILS, 2x BLOCKING MEMBERS AT FREE PANEL EDGES AND SUBFLOOR ADHESIVE AS FOLLOWS:

- @ CONTINUOUS EDGES AND BOUNDARIES : 10d nails @ 6"oc  
@ FIELD NAILING : 10d nails @ 6"oc

FLOOR SHEATHING  
WHERE SPECIFIED, BLOCKED FLOOR DIAPHRAGM SHALL BE T&G PLYWOOD w/ EXT. GLUE (APA STURD-I-FLOOR), PANEL SPAN RATING 48/24, EXP. 1. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES. REFER TO PLAN FOR THICKNESS. NAIL ALL PLYWOOD w/ 10d SCREW SHANK NAILS, 2x BLOCKING MEMBERS AT FREE PANEL EDGES AND SUBFLOOR ADHESIVE AS FOLLOWS:

- @ CONTINUOUS EDGES AND BOUNDARIES : 10d nails @ 6"oc  
@ FIELD NAILING : 10d nails @ 6"oc

FLOOR SHEATHING AT BLOCKED DIAPHRAGM  
WHERE SPECIFIED, BLOCKED FLOOR DIAPHRAGM SHALL BE T&G PLYWOOD w/ EXT. GLUE (APA STURD-I-FLOOR), PANEL SPAN RATING 48/24, EXP. 1. MIN WIDTH OF PLYWOOD SHALL BE 2'-0" OR IT SHALL BE SUPPORTED AND NAILED ON ALL EDGES. REFER TO PLAN FOR THICKNESS. NAIL ALL PLYWOOD w/ 10d SCREW SHANK NAILS, 2x BLOCKING MEMBERS AT FREE PANEL EDGES AND SUBFLOOR ADHESIVE AS FOLLOWS:

- @ CONTINUOUS EDGES AND BOUNDARIES : 10d nails @ 6"oc  
@ FIELD NAILING : 10d nails @ 6"oc

**LOADING CRITERIA**

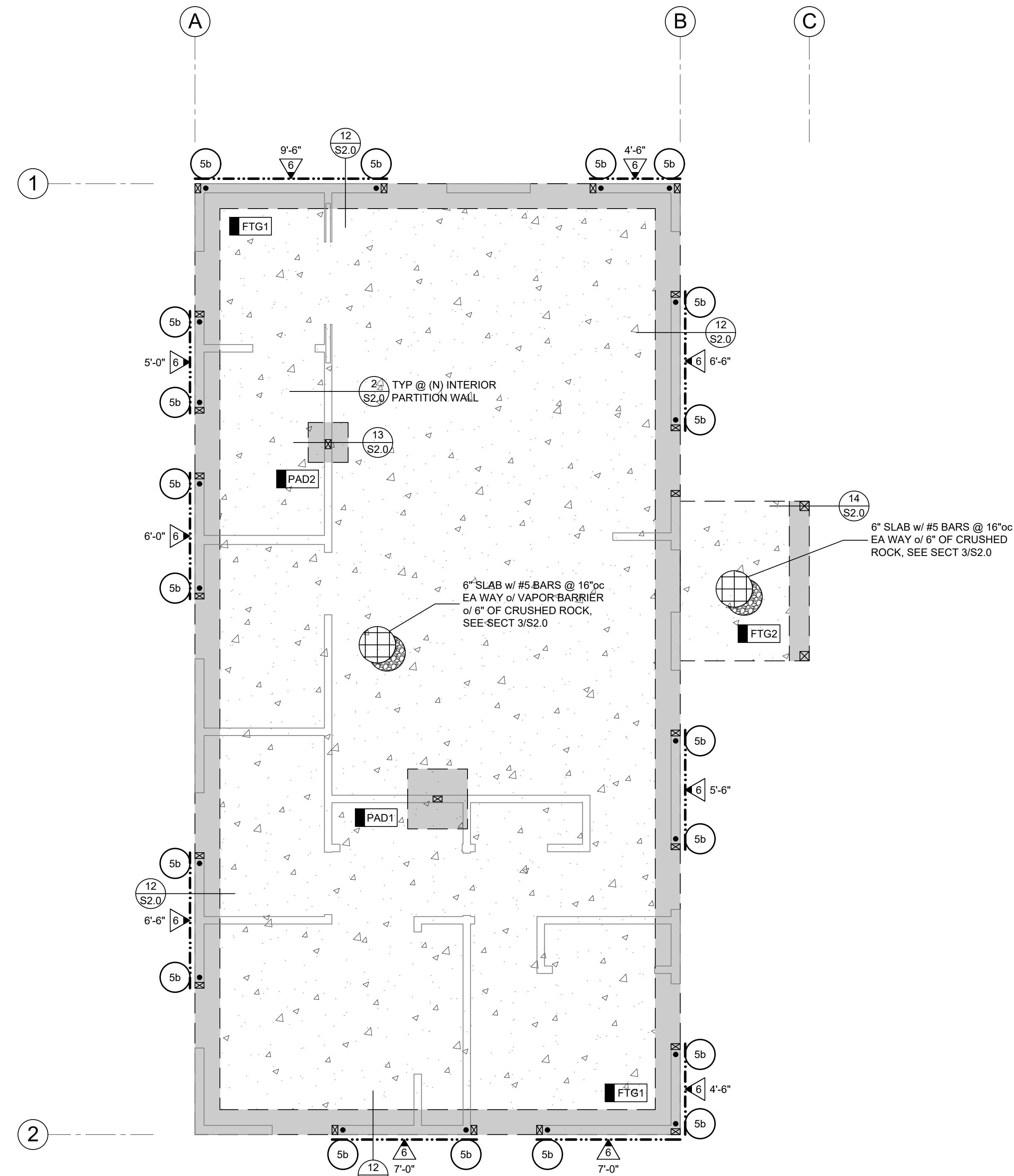
DEADLIVE LOADS	SEISMIC LOADS



<tbl\_r cells="2" ix="3" maxcspan="1" maxrspan="1



**STRUCTURAL OBSERVATION REQUIRED**  
 ALL REINFORCING STEEL AND EMBEDDED SEISMIC  
 HARDWARE SHALL BE OBSERVED BY MORRIS  
 SHAFFER ENGINEERING. IT IS THE SOLE  
 RESPONSIBILITY OF THE CONTRACTOR TO CONTACT  
 M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE  
 SHEET S0.1 FOR ADDITIONAL INFORMATION



**FOUNDATION PLAN**

**FOUNDATION NOTES**

- SEE GENERAL NOTES AND CONCRETE GENERAL NOTES ON SHEET S0.1 FOR SPECIFICATIONS. REFER TO SHEET S2.0 FOR GENERAL DETAILS.
- ALL STRUCTURAL CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF  $f_c = 3000$  psi (NO SPECIAL INSPECTION REQUIRED). HARD ROCK MIX WITH 6 SACKS OF CEMENT PER YARD.
- ALL REINFORCING AND EMBEDDED STEEL ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR FALSEWORK PRIOR TO CONCRETE PLACEMENT.
- ALL FOOTING DEPTHS ARE SHOWN AS APPROXIMATE: DEPTH SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF OBSERVATION.
- DO NOT SCALE DRAWINGS. SCALE IS FOR DESIGN REFERENCE ONLY.
- VERIFY OPENINGS WITH ARCHITECTURAL DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.

**FOUNDATION LEGEND**

SOLID WALLS ON FLOOR LEVEL ABOVE	
SHADE DENOTES NEW CONCRETE FOOTINGS AND THICKENED PERIMETER FOOTINGS	
LIGHT CONCRETE HATCH DENOTES SLAB-ON-GRADE	
EXCEPTION AS NOTED	
4x MIN POST ABOVE (UNO)	
X-XX"	
SHEARWALL & MIN LENGTH (LENGTH DEFINED AS OUTSIDE EDGE TO OUTSIDE EDGE OF HOLDOWN POST), SEE SHEARWALL SCHEDULE FOR REQUIREMENTS	
POST & HOLDOWN / STRAP AT END OF SHEARWALL, SEE HOLDOWN SCHEDULE 4/5/6 S0.2	
STEP IN ELEVATION, VERIFY w/ ARCHITECT	

**FOOTING SCHEDULE<sup>1,3</sup>**

SYMBOL	LENGTH	WIDTH	THICK	DEPTH <sup>2</sup>	REINFORCING	DETAIL(S)
FTG1	CONT.	16"	1'-0"	2'-0"	(2) #5 BARS TOP & BOTTOM	12 S2.0
FTG2	CONT.	12"	1'-0"	2'-0"	(2) #5 BARS TOP & BOTTOM	14 S2.0
PAD1	3'-0"	3'-0"	NA	2'-0"	#5 BARS @ 12"oc EACH WAY	13 S2.0
PAD2	2'-0"	2'-0"	NA	2'-0"	#5 BARS @ 12"oc EACH WAY	13 S2.0

- DETAIL REFERENCE IN TABLE IS TYPICAL, DETAILS REFERENCES SPECIFIED ON FOUNDATION PLANS SUPERCEDE TABLE.
- DEPTH SPECIFIED IS MINIMUM DEPTH TO BOTTOM OF FOOTING. ADDITIONAL DEPTH MAY BE REQUIRED BY FOR OR GEOTECHNICAL ENGINEER IN FIELD.
- REFER TO SHEET S2.0 FOR TYPICAL FOUNDATION REINFORCING, ANCHOR BOLTS AND HOLD DOWN ANCHORS.

1300 Industrial Road, Suite 14  
 San Carlos, CA 94070  
 t. (650)595-2973  
 f. (650)595-2980  
[www.morris-shaffer.com](http://www.morris-shaffer.com)

MORRIS  
 SHAFFER  
 ENGINEERING

NEW ADU  
 FOUNDATION PLAN

POONIAN RESIDENCE  
 3534 MEADOWLANDS LANE  
 SAN JOSE, CALIFORNIA



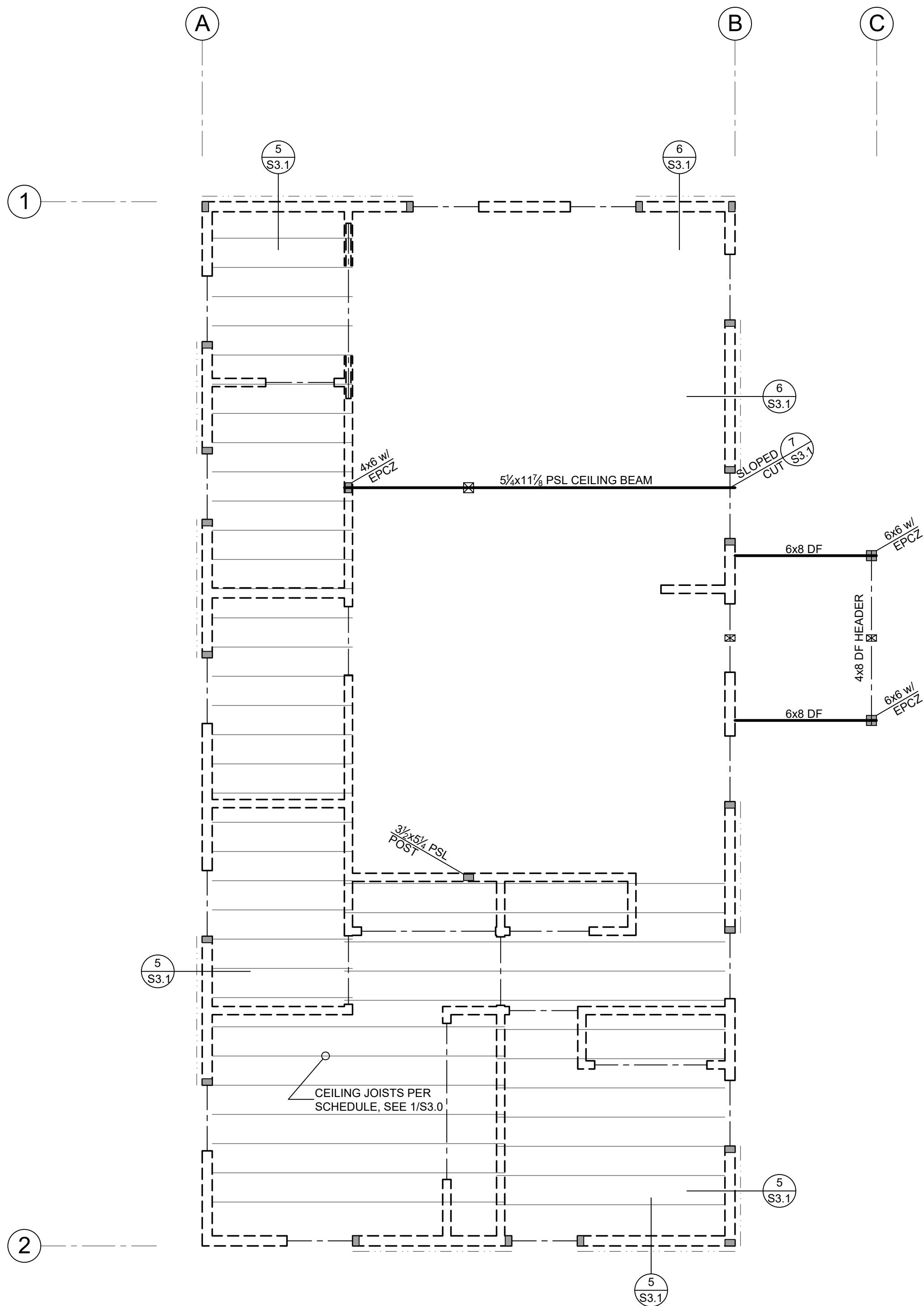
JOB NUMBER: 25186  
 SCALE: AS NOTED  
 DRAWN BY: AM  
 ISSUED: OCT 29, 2025  
 REVISIONS:

SHEET:

**S1.0**

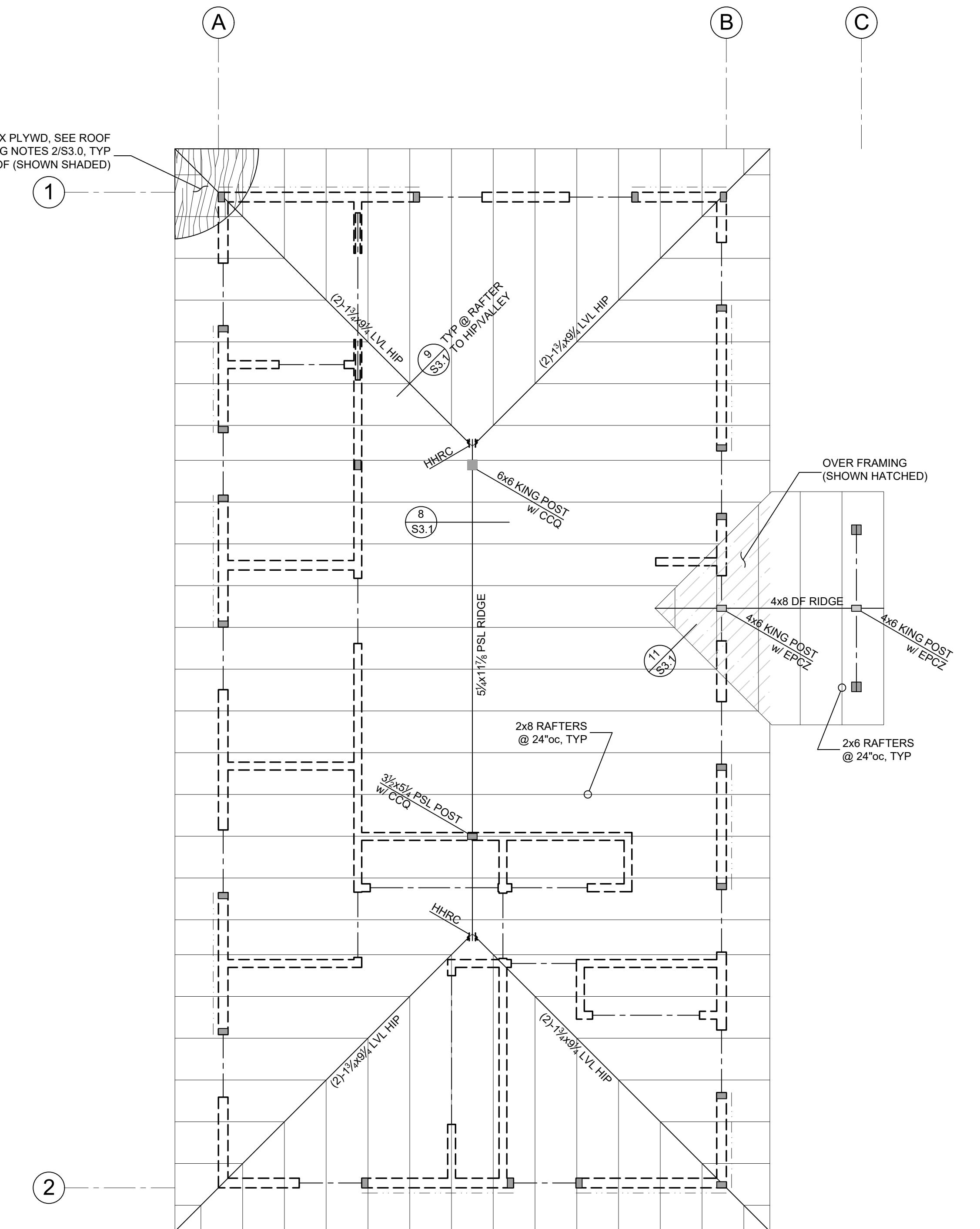
CHECK SET - 10/29/25

**STRUCTURAL OBSERVATION REQUIRED**  
ALL REINFORCING STEEL AND EMBEDDED SEISMIC  
HARDWARE SHALL BE OBSERVED BY MORRIS  
SHAFFER ENGINEERING. IT IS THE SOLE  
RESPONSIBILITY OF THE CONTRACTOR TO CONTACT  
M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE  
SHEET S0.1 FOR ADDITIONAL INFORMATION



**CEILING FRAMING PLAN**

SCALE: 1/4"=1'-0"  
DO NOT SCALE DRAWINGS  
N<sub>REF</sub>



**ROOF FRAMING PLAN**

SCALE: 1/4"=1'-0"  
DO NOT SCALE DRAWINGS  
N<sub>REF</sub>

**WOOD FRAMING NOTES**

- SEE GENERAL NOTES AND WOOD GENERAL NOTES ON SHEET S0.1 FOR SPECIFICATIONS. REFER TO SHEET S3.0 FOR GENERAL DETAILS.
- ALL HEADERS SHALL BE MIN 6x8 DF#1 @ 2x6 WALLS & 4x8 DF#1 @ 2x4 WALLS. HEADERS TO BE FRAMED PER SCHEDULE 4/S3.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THOSE CALLED OUT ABOVE
- ALL WALLS ON GRID LINES SHALL HAVE CONTINUOUS TOP PLATES PER 5/S3.0. WHERE SPLICES ARE NOT POSSIBLE A STRAP IS REQUIRED
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
- DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
- VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.

**FRAMING LEGEND**

— — — — —	WALLS BELOW SHOWN DASHED
— — — — —	SHEARWALL BELOW
EXCEPTION AS NOTED	4x MIN POST BELOW (UNO)
EXCEPTION AS NOTED	FRAMING MEMBER w/ SIMPSON HU HANGER, UNO
Y	NEW FRAMING MEMBER, w/ SIMPSON LUS HANGER WHERE SHOWN, UNO
— — — — —	HEADER, SEE SHEET NOTE #2
STRAP / CONTINUITY TIE - CONNECTION TYPE x TOTAL STRAP LENGTH, SEE DETAILS 6 & 7 ON SHEET S3.0 FOR ADDITIONAL INFORMATION	
△	FILL FRAMING OVER PLYWOOD SHEATHED ROOF BELOW USE 2x6 @ 24" oc w/ 2x8 FLAT CLEAT TO ROOF DECK
□	SKYLIGHT OPENING, REFER TO DETAIL 6/S3.1

1300 Industrial Road, Suite 14  
San Carlos, CA 94070  
t. (650)595-2973  
f. (650)595-2980  
www.morris-shaffer.com

<b>PRELIMINARY - NOT FOR CONSTRUCTION</b>	
<b>POONIAN RESIDENCE</b>	<b>NEW ADU</b>
3534 MEADOWLANDS LANE SAN JOSE, CALIFORNIA	<b>CEILING PLAN &amp; ROOF FRAMING</b>



JOB NUMBER: 25186  
SCALE: AS NOTED  
DRAWN BY: AM  
ISSUED: OCT 29, 2025  
REVISIONS:

SHEET:

**S1.1**

CHECK SET - 10/29/25

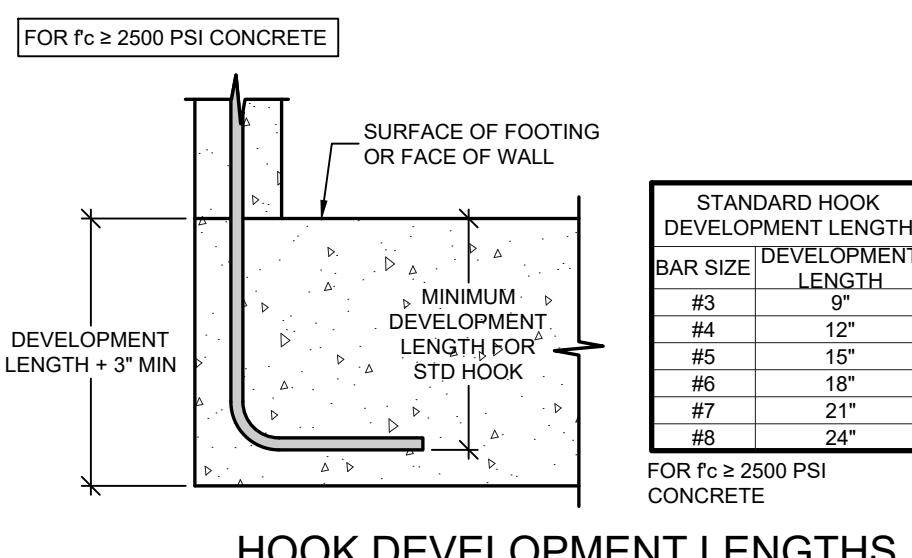


JOB NUMBER: 25186  
SCALE: AS NOTED  
DRAWN BY: AM  
ISSUED: OCT 29, 2025  
REVISIONS:  
SHEET:

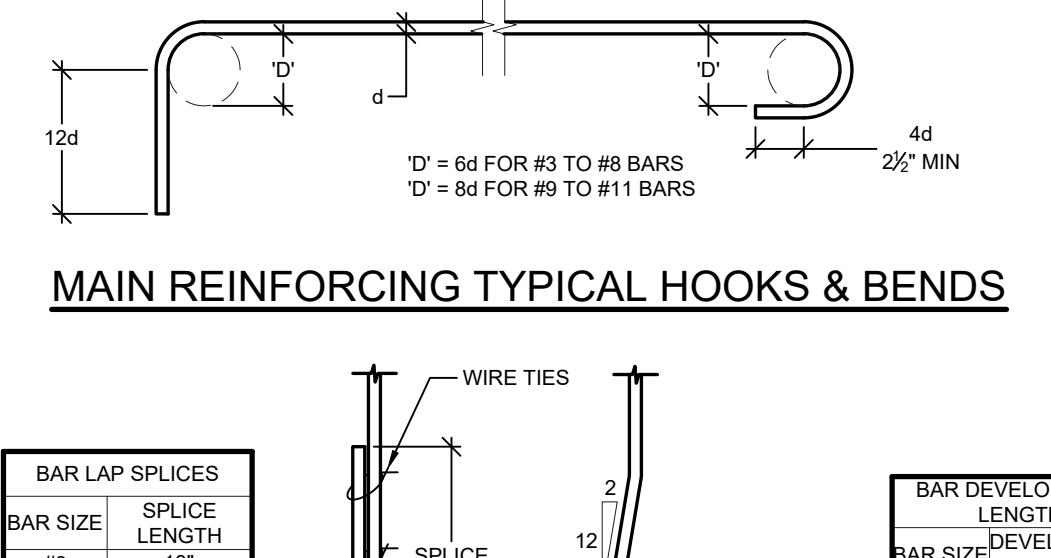
S2.0

## PRELIMINARY - NOT FOR CONSTRUCTION

CHECK SET - 10/29/25



HOOK DEVELOPMENT LENGTHS



MAIN REINFORCING TYPICAL HOOKS &amp; BENDS

BAR SIZE	SPLICE LENGTH
#3	3"
#4	24"
#5	30"
#6	36"
#7	42"
#8	48"

FOR  $f_c \geq 2500$  PSI CONCRETE

BAR SIZE	SPLICE LENGTH
#3	3"
#4	24"
#5	48"
#6	60"
#7	72"
#8	108"

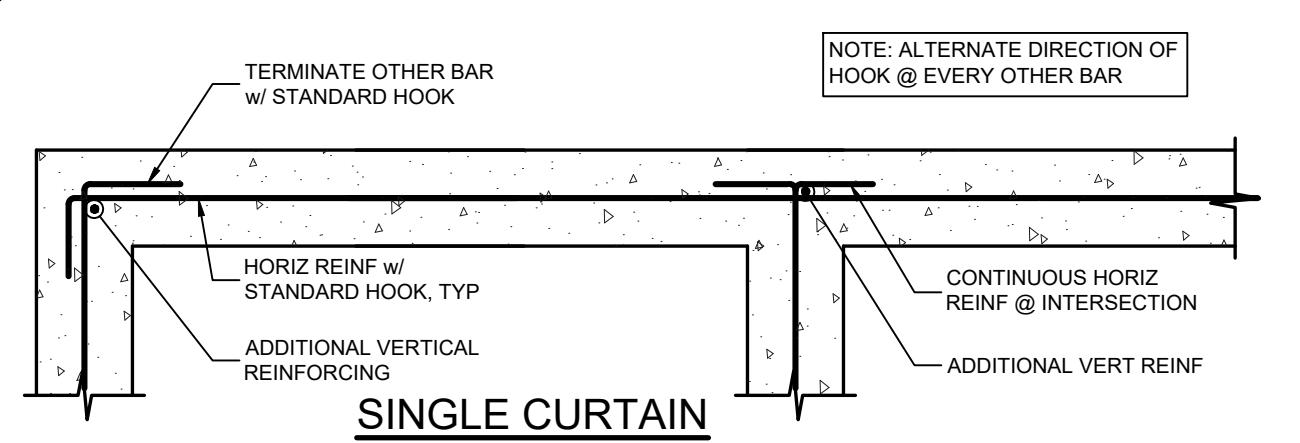
FOR  $f_c \geq 2500$  PSI CONCRETE

TIES &amp; STIRRUPS

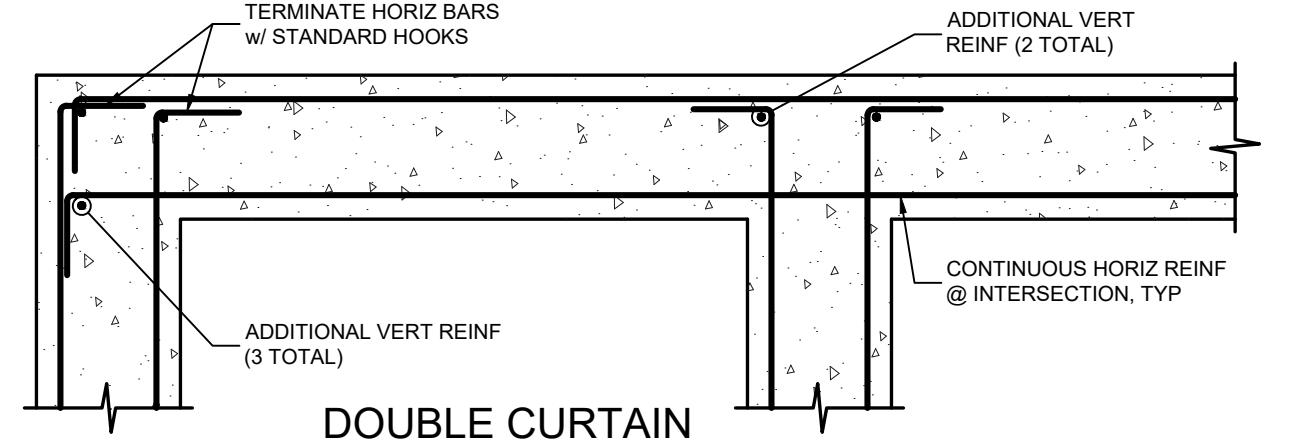
LAP SPLICES &amp; OFFSETS

BAR DEVELOPMENT LENGTHS IN TENSION

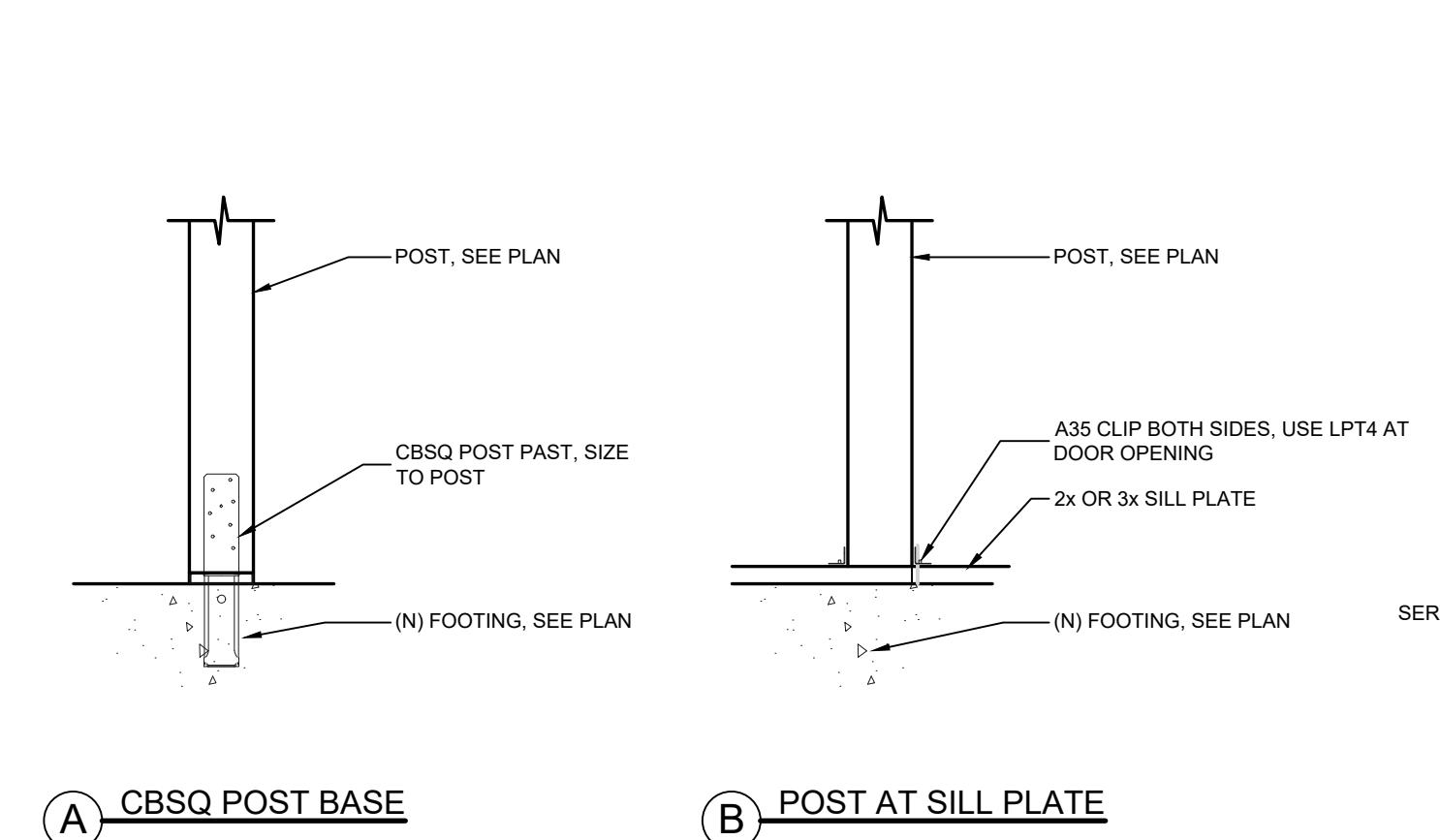
## 1 REINFORCING STEEL DIMENSIONAL DETAILS



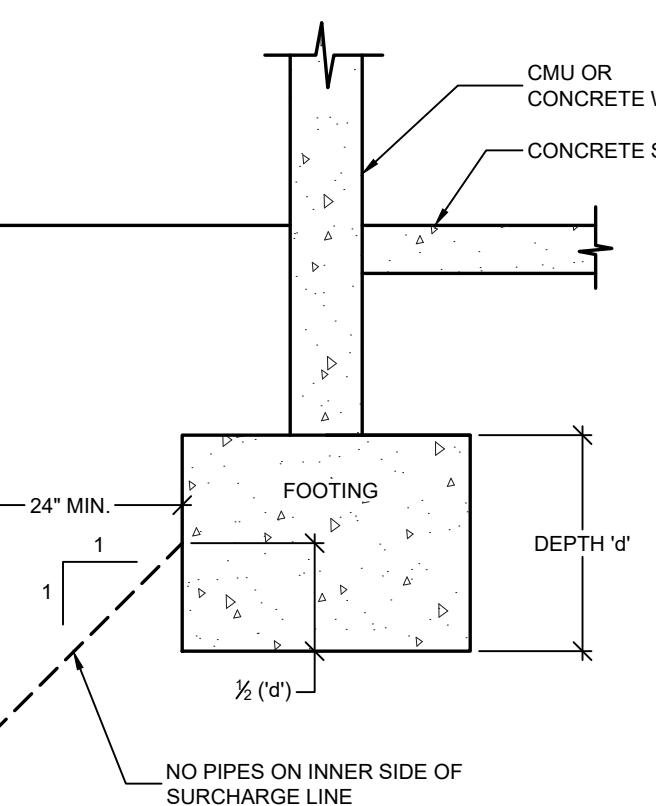
SINGLE CURTAIN



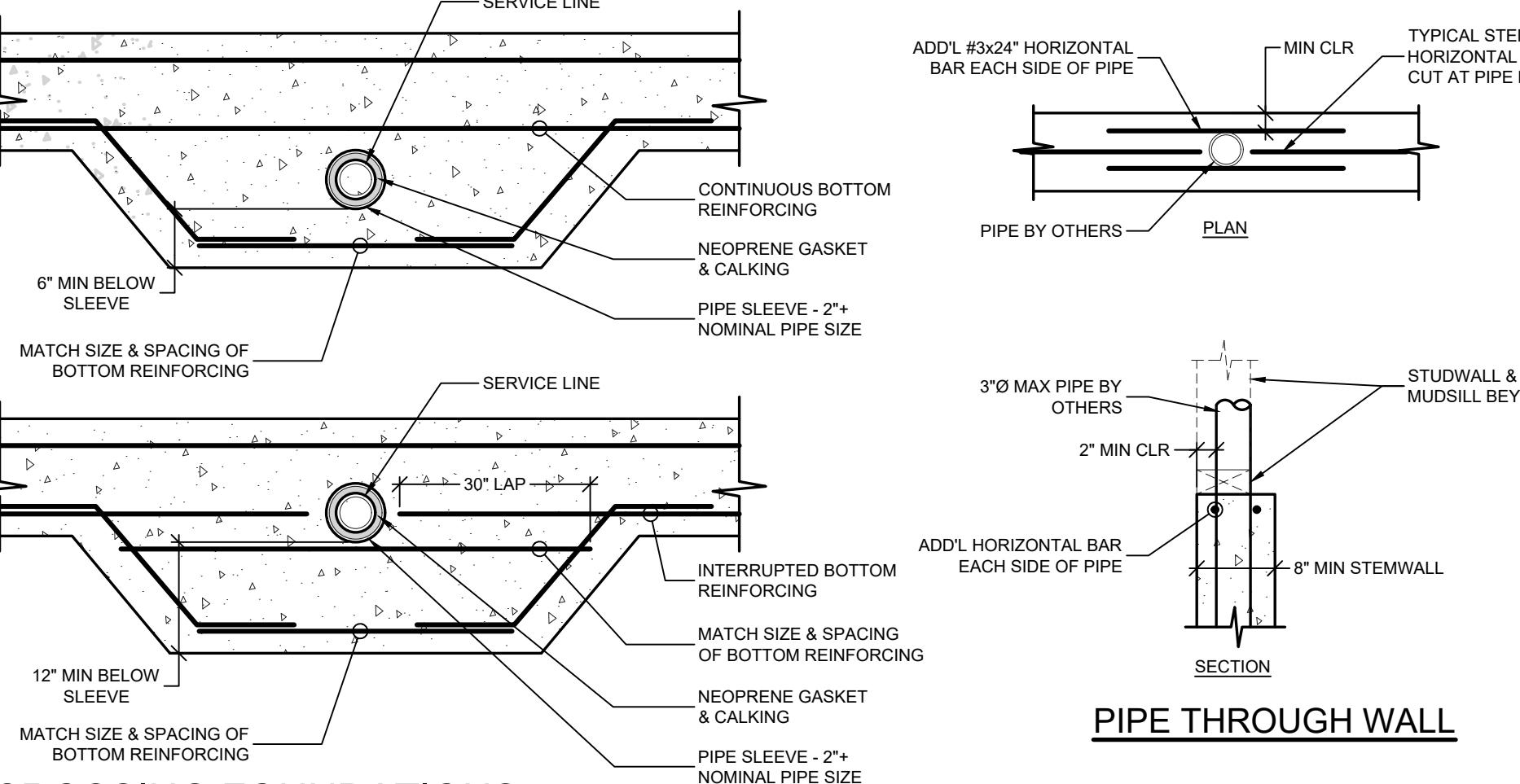
DOUBLE CURTAIN



## 2 TYPICAL NON-BEARING WALL ON SLAB



## 3 SLAB ON GRADE w/ CONTROL JOINTS



## 6 SERVICE PIPE CLEARANCES &amp; CROSSING FOUNDATIONS

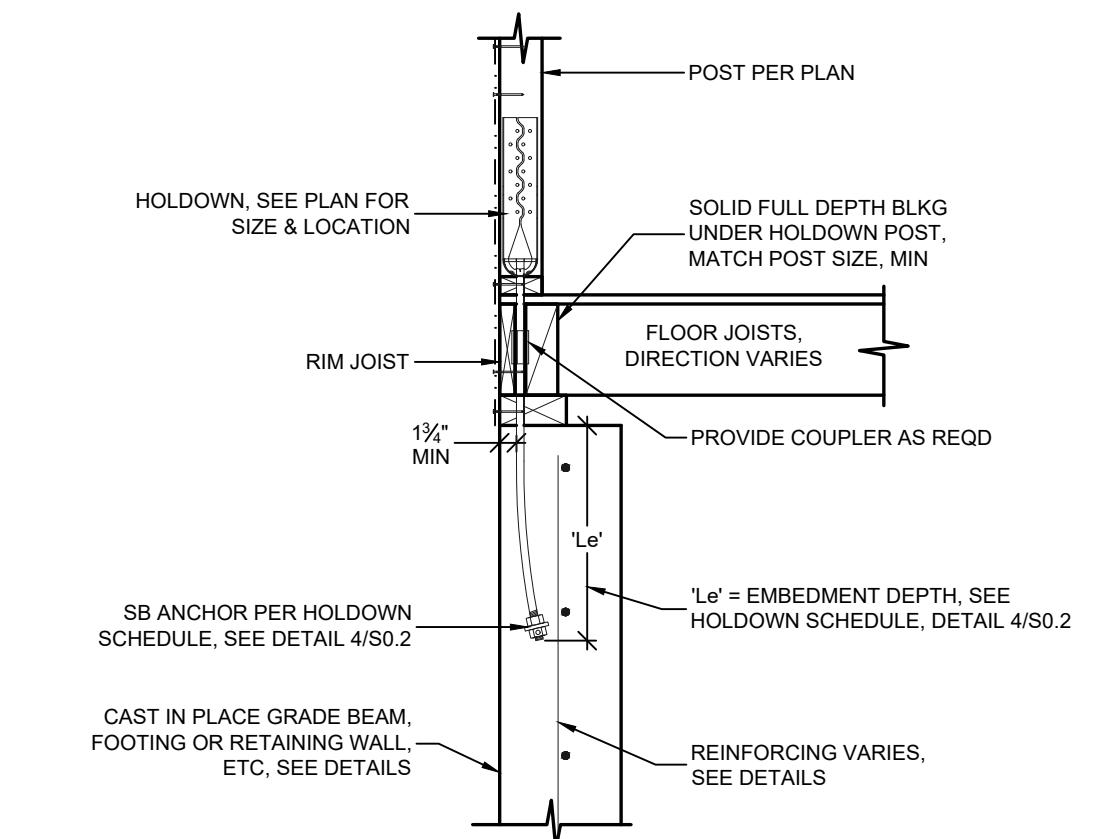
1. ALL EPOXY FOR USE WITH HOLD-DOWNS ANCHORS. THREADED RODS, REBAR DOWELS AND SILL ANCHORS SHALL BE POWERS PURE 1100 LB/SQ IN. GALVANIZED OR SIMPSON SEISMIC EPOXY OR HD 1000 LB/SQ IN. GALVANIZED.

2. THE CONTRACTOR SHALL CAREFULLY READ THE ICO REPORT FOR INSTRUCTIONS FOR CORRECT EPOXY INSTALLATION PROCEDURES. SPECIAL INSPECTION IS REQUIRED FOR THIS INSTALLATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WORK AND SCHEDULE SPECIAL INSPECTION. DO NOT INSTALL ANY ANCHORS UNTIL SPECIAL INSPECTION HAS BEEN COMPLETED, AND ANCHORS INSTALLED WITHOUT SPECIAL INSPECTION SHALL BE REMOVED AND NEW ANCHORS WITH SPECIAL INSPECTION SHALL BE INSTALLED.

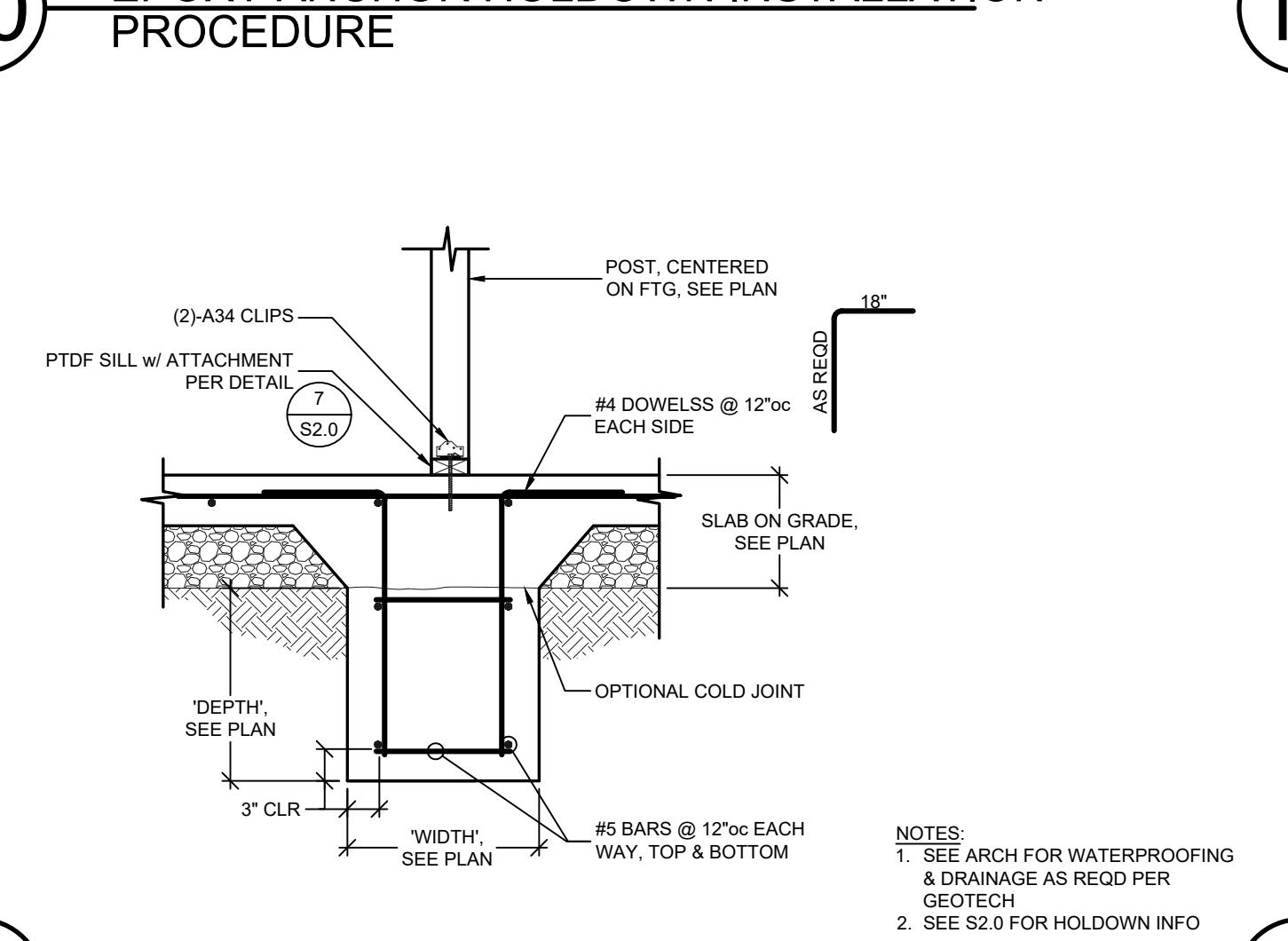
3. THIS SPECIAL INSPECTOR IS REQUIRED TO VERIFY THAT THE EPOXY PRODUCT TO BE USED, EPOXY PRODUCT, SHALL BE NEW IN UNOPENED CONTAINERS.

4. THE SPECIAL INSPECTOR SHALL PROVIDE COPIES OF THE FIELD REPORTS TO THE ENGINEER OF RECORD, THE BUILDING DEPARTMENT, AND TWO COPIES TO THE CONTRACTOR. ONE COPY SHALL BE AVAILABLE ON THE JOB SITE FOR REVIEW.

NOTES:  
- SEE ICO REPORT FOR FULL DETAILED INSTALLATION PROCEDURE  
- SPECIAL INSPECTION IS REQD FOR TENSION & SHEAR EPOXY ANCHORS  
- EPOXY HOLDOWNS MUST BE PULL-TESTED BY AN APPROVED SPECIAL INSPECTION AGENCY



## 11 HOLDOWN ANCHOR AT NEW FOOTING



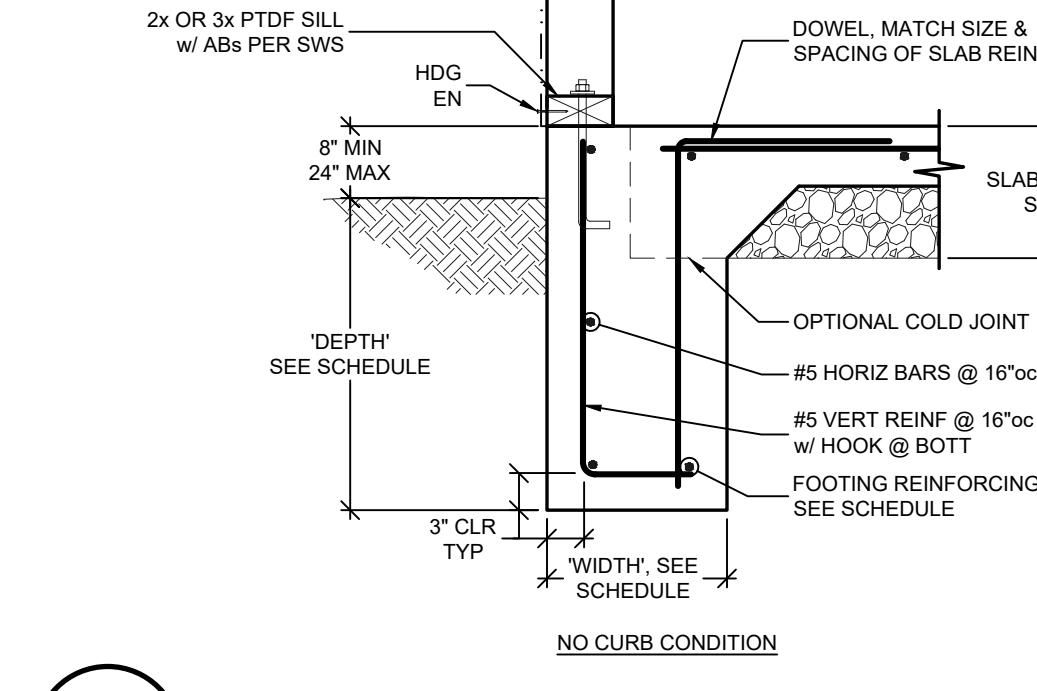
## 13 INTERIOR FOOTING w/ WOOD POST

1. SEE ARCH FOR WATERPROOFING & DRAINAGE AS REQD PER GEOTECH  
2. SEE S2.0 FOR HOLDOWN INFO



## 14 POST @ PATIO

1. SEE ARCH FOR WATERPROOFING & DRAINAGE AS REQD PER GEOTECH  
2. SEE S2.0 FOR HOLDOWN INFO



## 12 THICKENED PERIMETER FOOTING



JOB NUMBER: 25186  
SCALE: AS NOTED  
DRAWN BY: AM  
ISSUED: OCT 29, 2025  
REVISIONS:  
SHEET:

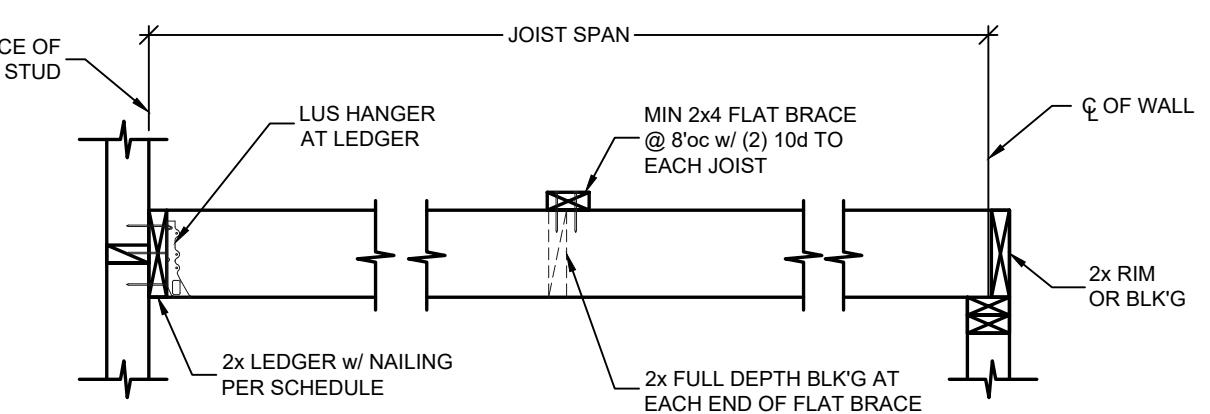
S3.0  
CHECK SET - 10/29/25

# PRELIMINARY - NOT FOR CONSTRUCTION

## CEILING JOIST SCHEDULE

MAX SPAN	MAX SPAN	CEILING JOIST	SPACING	LEDGER NAILING
LL = 10'psf	LL = 20'psf (STORAGE ATTIC)			
10'-0"	6'-0"	2x4	16"oc	(2) 16d @ 16"oc
16'-0"	13'-0"	2x6	16"oc	(2) 16d @ 16"oc
20'-0"	17'-0"	2x8	16"oc	(3) 16d @ 16"oc
24'-0"	22'-0"	2x10	16"oc	(4) 16d @ 16"oc
28'-0"	26'-0"	2x12	16"oc	(5) 16d @ 16"oc

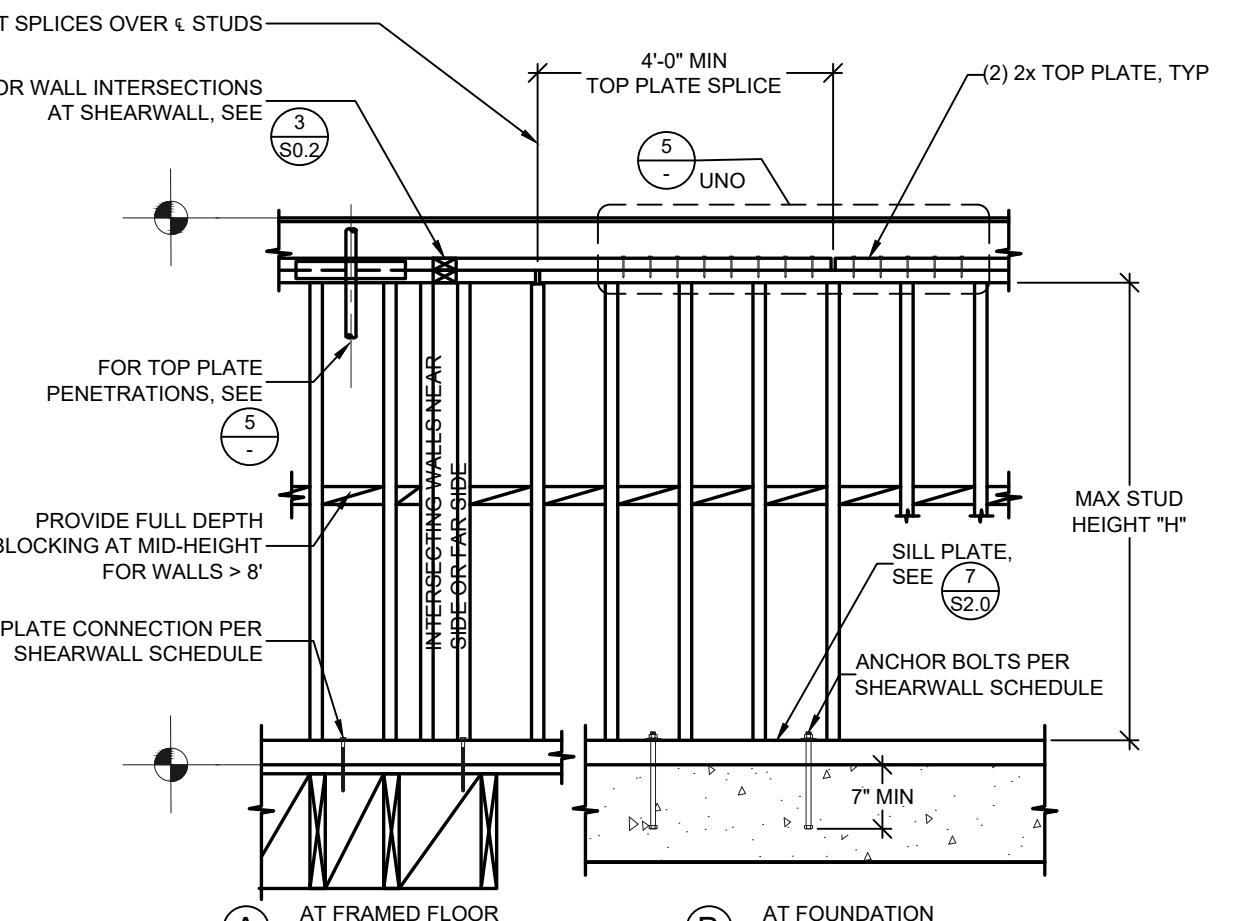
NOTES:  
1. CEILING JOIST SCHEDULE IS BASED UPON (Span + JOIST WEIGHT) DEAD LOAD + LIVE LOAD NOTED  
2. SPAN/DEFLECTION RATIO EXCEEDS L/240  
3. JOISTS SHALL HAVE MINIMUM GRADE OF DF#2  
4. SCHEDULE DOES NOT APPLY TO AREAS OF THE CEILING THAT WILL BE USED AS LOFTS OR HABITABLE SPACE  
5. 2x4 & 2x6 CEILING JOISTS NOT REQUIRED TO HAVE FLAT BRACE



## 1 CEILING JOIST SCHEDULE

## SOLID SAWN LUMBER

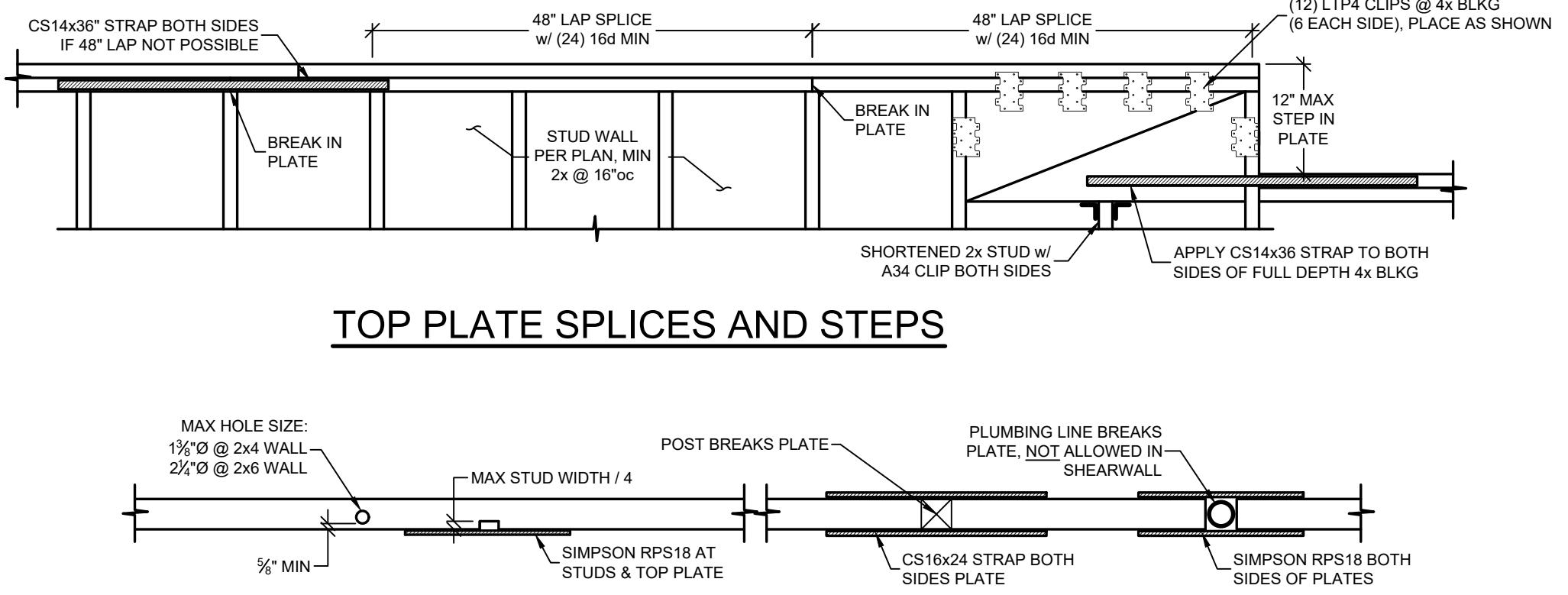
## 2 WOOD JOIST/BEAMS - NOTCHES & HOLES



## 3 TYPICAL WALL STUD SCHEDULE

STUDWALL TYPE	MAXIMUM STUDWALL HEIGHT, "H" * SUPPORTING JOISTS FROM:			
	ROOF	ROOF + 1 FLOOR	ROOF + 2 FLOORS	NON-BEARING
2x4 @ 16"oc	10 FT	10 FT	N/A	11 FT
2x6 @ 16"oc	17 FT	14 FT	11 FT	17 FT
DOUBLE 2x OR 4x @ 16"oc	15 FT	11 FT	8 FT	16 FT

\* STUDWALL HEIGHTS CALCULATED ARE VALID FOR THE FOLLOWING DESIGN CRITERIA:  
1. EXTERIOR WALLS WITH UP TO 8 FT FLOOR/ROOF TRIBUTARY WIDTH \*\*  
2. INTERIOR WALLS WITH UP TO 16 FT FLOOR/ROOF TRIBUTARY WIDTH \*\*  
3. STUDS ARE BRACED AGAINST WEAK AXIS BEING BY CONVENTIONAL GYPSUM OR WALL SHEATHING  
4. LOADS ARE POURED ON THE FLOOR AND ROOF ARE WOOD-FRAMED CONSTRUCTION  
4.1 EXTERIOR WALLS: 15 PSF DEAD LOAD + SELF-WEIGHT, 20 PSF LATERAL WIND LOAD  
4.2 INTERIOR WALLS: 15 PSF DEAD LOAD + SELF-WEIGHT, 5 PSF LATERAL LIVE LOAD  
4.3 ROOF: 15 PSF DEAD LOAD, 20 PSF LIVE LOAD  
4.4 FLOOR: 15 PSF DEAD LOAD, 40 PSF LATERAL LIVE LOAD  
5. WHERE CONCRETE SHEARWALLS ARE USED, SEE THE CRITERIA EXAMPLE: MASONRY CLADDING, STUCCO FINISHES, CONCRETE TOPPING SLABS, THICK STONE TILE). CONTACT EOR  
6. WHERE WALL HEIGHTS NEED TO EXCEED THE ABOVE CRITERIA, CONTACT EOR  
\*\* TRIBUTARY WIDTH IS TAKEN AS HALF THE LENGTH OF ALL JOISTS BEARING ON THE WALL

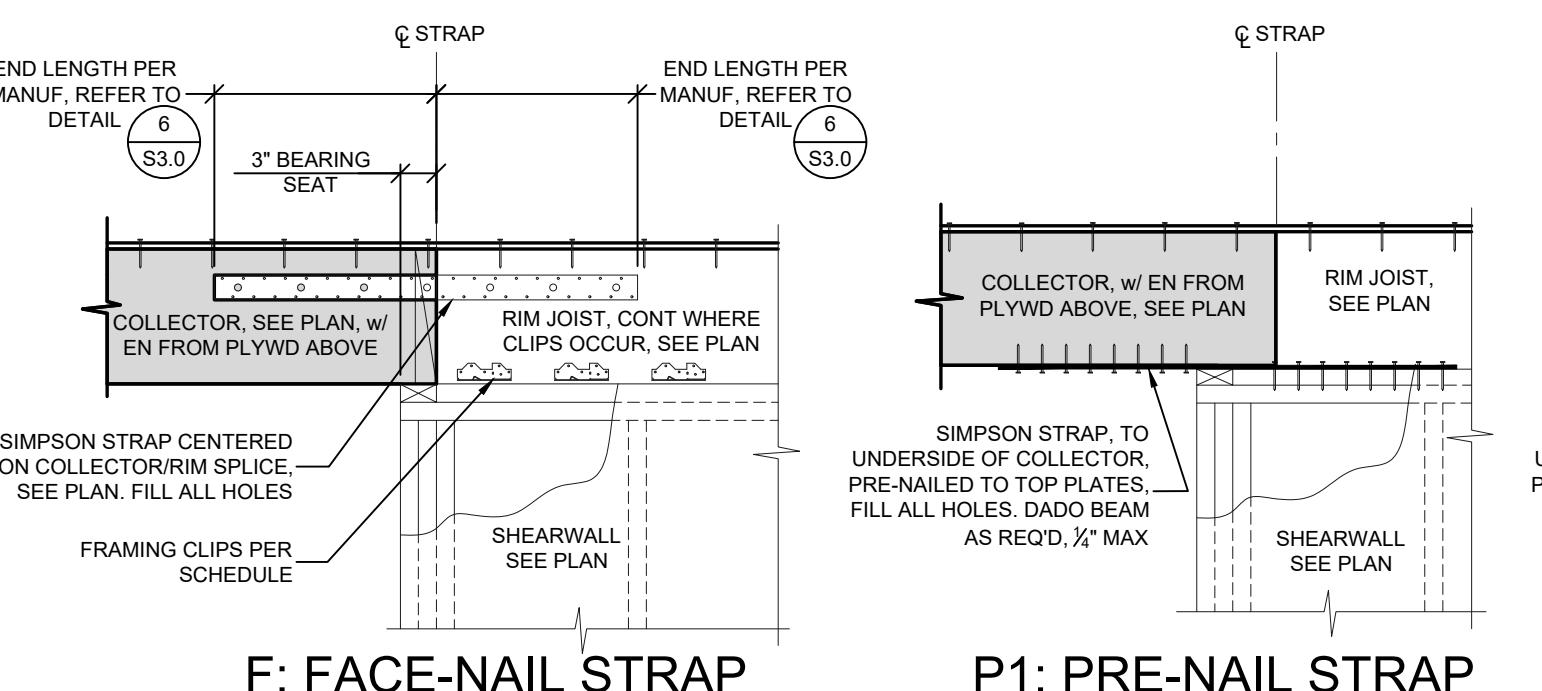


## TOP PLATE SPLICES AND STEPS

## NOTCHES AND HOLES IN STUDS AND PLATES

## 5 WOOD TOP PLATES & SILL PLATES - NOTCHES, HOLES, SPLICES AND STEPS

NOTES:  
- ALL STRAPS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. NOTIFY FOR BEFORE INSTALLATION FOR APPROVED SUBSTITUTE STRAPS  
- DADO FRAMING & PLYWD WERE REQD. 1/4" MAX



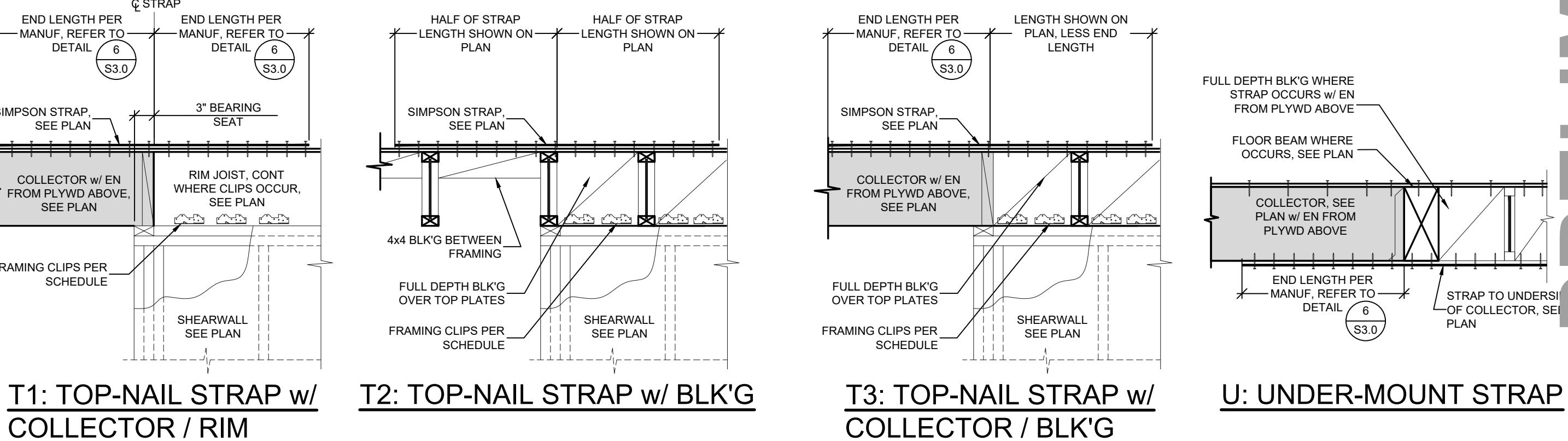
## F: FACE-NAIL STRAP

## P1: PRE-NAIL STRAP

## P2: PRE-NAIL STRAP

## R: RIDGE-NAIL STRAP

## 6 STRAP NOTES, SCHEDULE, AND HARDWARE



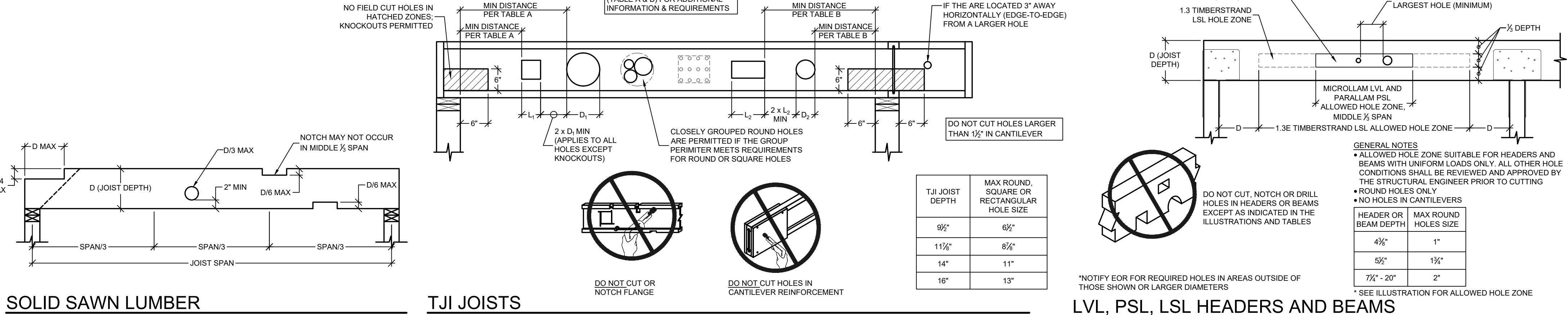
## T1: TOP-NAIL STRAP w/ COLLECTOR / RIM

## T2: TOP-NAIL STRAP w/ BLKG

## T3: TOP-NAIL STRAP w/ COLLECTOR / BLKG

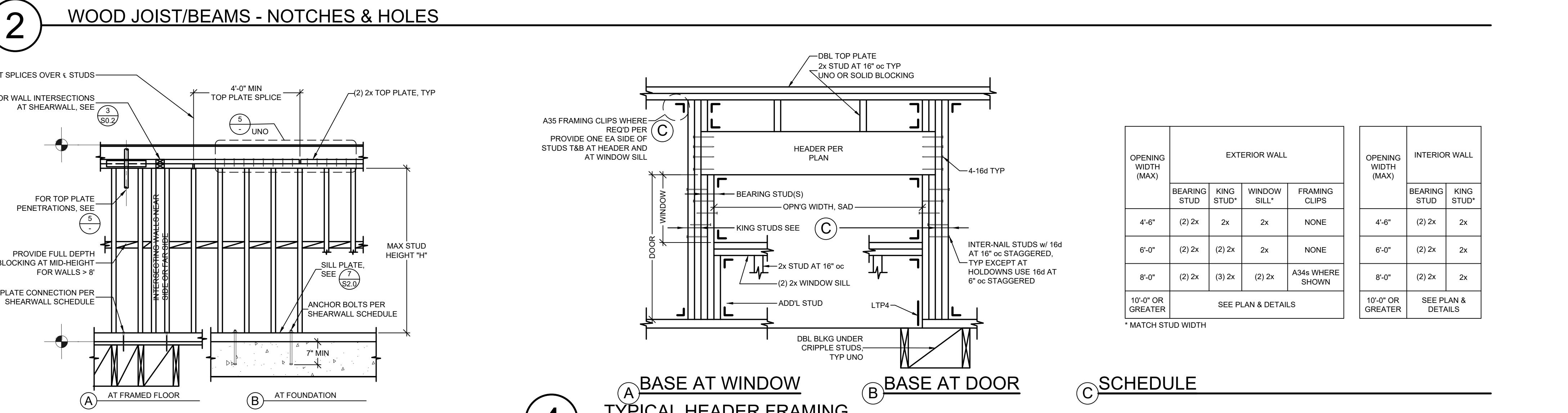
## U: UNDER-MOUNT STRAP

## 7 TYPICAL STRAP INSTALLATION DETAILS



## LVL, PSL, LSL HEADERS AND BEAMS

\* SEE ILLUSTRATION FOR ALLOWED HOLE ZONE



## C SCHEDULE

STRAP	SYMBOL	TYPE	MINIMUM FRAMING	MINIMUM END LENGTH TO	MINIMUM STRAP
			WIDTH	PRIMARY FRAMING MEMBER	(WHERE REQUIRED)
CS16	xx-X	CS16 (1705#)	2x	11"	(20) 0.148x2"
				13"	(22) 0.131x2"
CS14	xx-X	CS14 (2490#)	2x	15"	(26) 0.148x2"
				16"	(30) 0.131x2"
CMSTC16	xx-X	CMSTC16 (4585#)	(2) 2x	20"	(50) 0.148x3/4
				22"	(10) A35 or LTP4
CMST14	xx-X	CMST14 (6490#)	4x	26"	(56) 0.162x2"
				30"	(66) 0.148x2"
CMST12	xx-X	CMST12 (9215#)	4x	33"	(74) 0.162x2"
				39"	(86) 0.148x2"
					(20) A35 or LTP4

SHEET: 1  
CHECK SET - 10/29/25



JOB NUMBER: 25186  
SCALE: AS NOTED  
DRAWN BY: AM  
ISSUED: OCT 29, 2025  
REVISIONS:

SHEET:

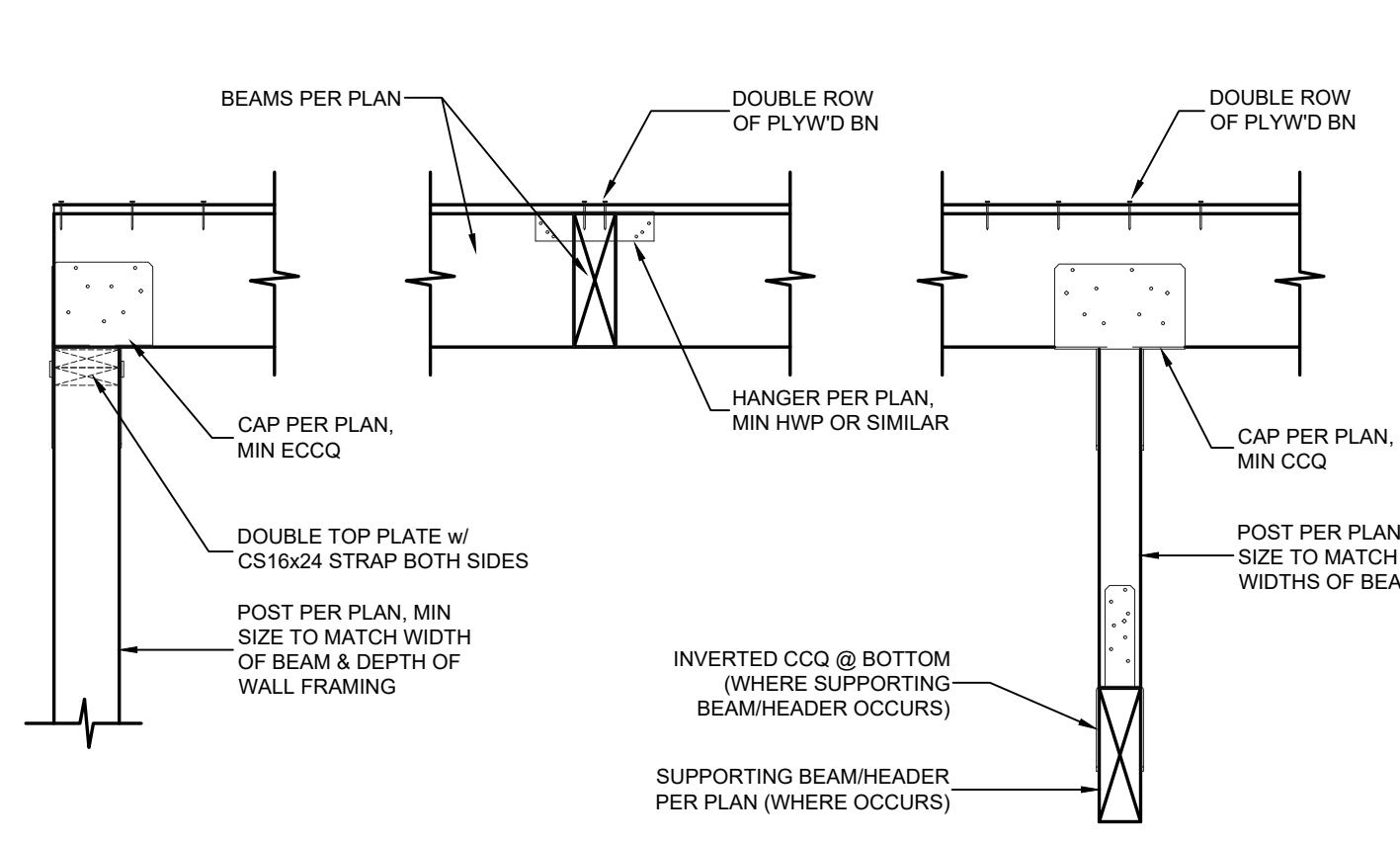
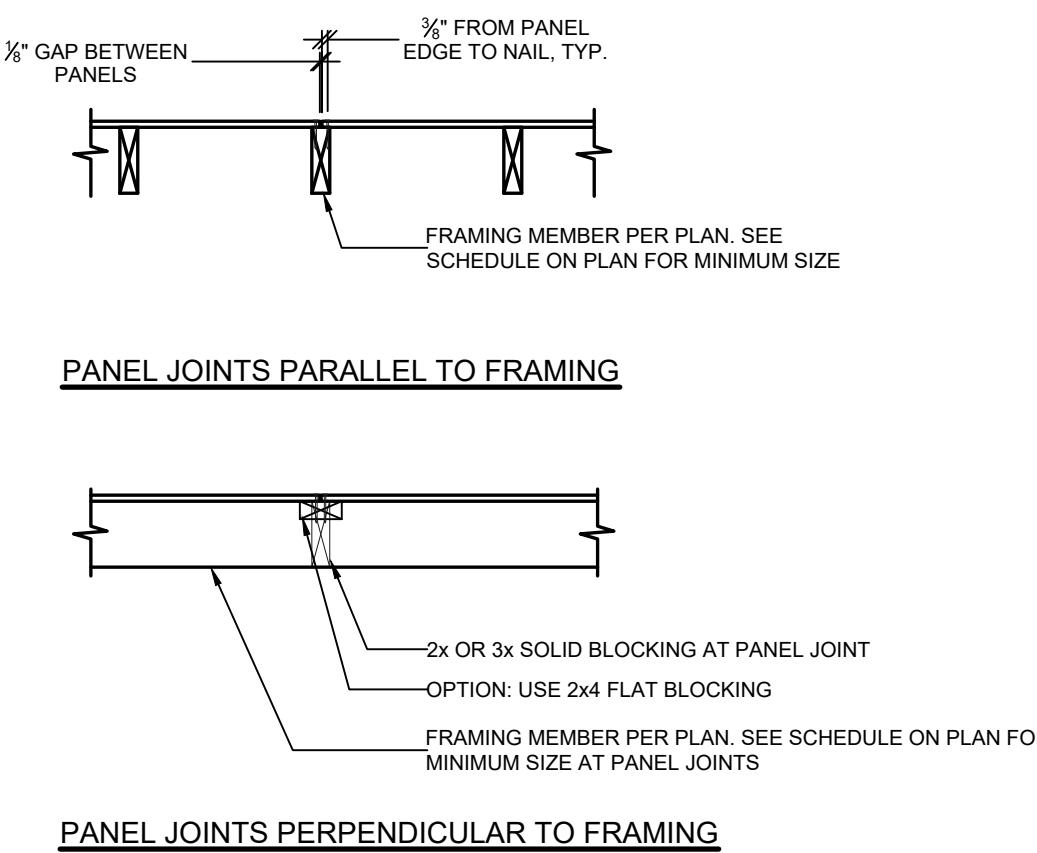
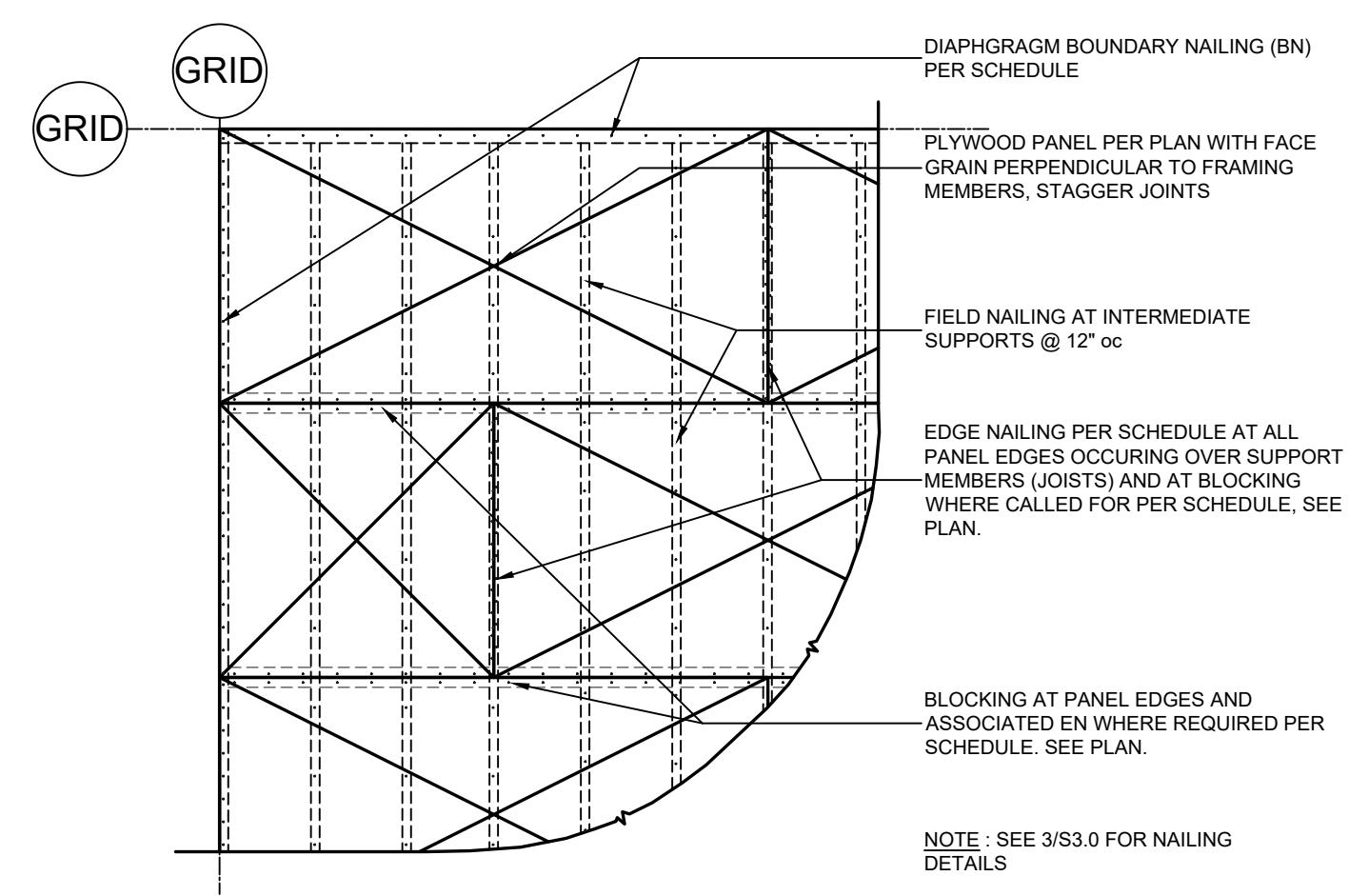
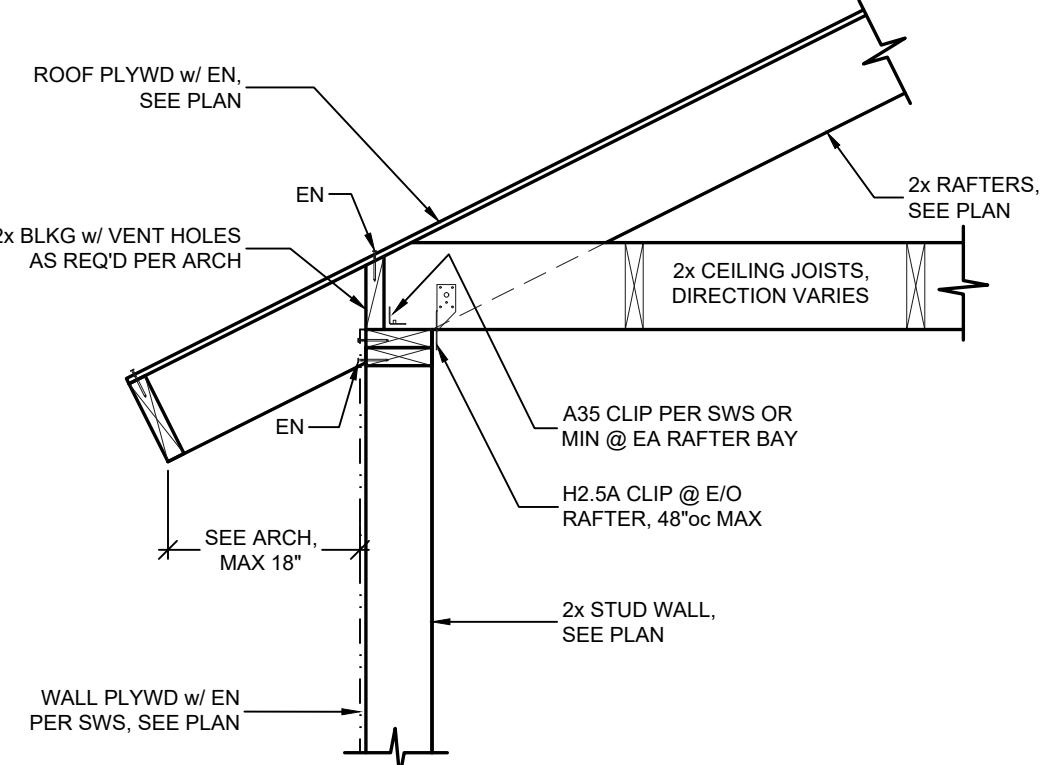
S3.1

# PRELIMINARY - NOT FOR CONSTRUCTION

CONNECTION	COMMON NAILING <sup>1</sup>	GUN NAILING EQUIV. <sup>2</sup>
1. Blocking between joists or rafters to top plate	(3) 8d toenails	(3) 3" x .131"Ø
2. Joist to sill or girder, toenail	(3) 8d	(4) 3" x .131"Ø
4. Ceiling joists to parallel rafters, face nail	(3) 10d	(4) 3" x .131"Ø
6. Rafter to plate, toenail	(3) 10d	(4) 3" x .131"Ø toenails
8. Double studs, face nail	16d at 24"oc	3" x .131"Ø at 16"oc
11. Continuous header to stud, toenail	(4) - 8d toenail	
12. Double top plates, face nail	16d at 16"oc	3" x .131"Ø at 12"oc
Double top plates, lap splice	(24) - 16d, each side	36 - 3" x .131"Ø
13. Top plates, laps and intersections, face nail	(8) - 16d	(12) 3" x .131"Ø
14. Sole plate to joist or blocking, face nail	16d at 16"oc	3" x .131"Ø at 8"oc
15. Sole plate to joist or blocking, at braced wall panels	(2) 16d per 16"	(4) 3" x .131"Ø per 16"
16. Stud to sole plate	(4) 8d, toenails or (2) 16d, end nail	(4) 3" x .131"Ø toenails (3) 3" x .131"Ø endnails
17. Top plate to stud, end nail	(2) 16d	(3) - 3" x .131"Ø
23. Rim joist to top plate, toenail	8d at 6"oc toenails	3" x .131"Ø at 6"oc

1. COMMON OR BOX NAILS MAY BE USED UNLESS OTHERWISE NOTED.  
2. SPECIFIC DETAILS OR SHEARWALL SCHEDULES SHALL SUPERSEDE THIS TABLE.  
3. PNEUMATIC NAILS SHALL BE ICC APPROVED AND MEET THE SIZES (LENGTH & DIAMETER) IN THE TABLE. A PNEUMATIC GUN CAPABLE OF USING FULL ROUND HEAD 162Ø NAILS MAY USE THE COMMON NAIL COLUMN.  
4. REFER TO ICC ESR-1539 "POWER-DRIVE STAPLES AND NAILS" FOR PNEUMATIC NAIL REQUIREMENTS.

## 1 CONVENTIONAL NAILING REQUIREMENTS (PORTIONS OF CBC TABLE 2304.10.2)

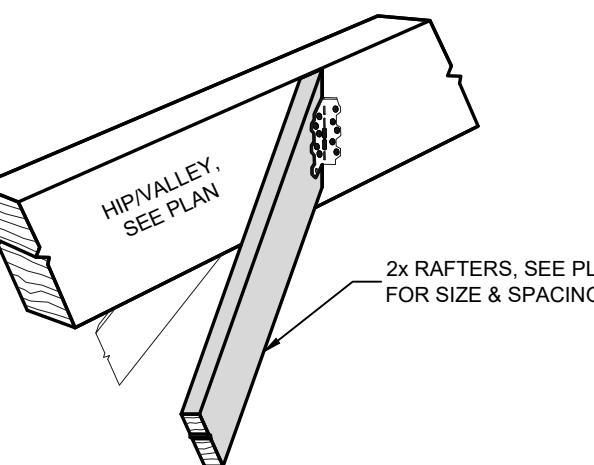


POST / BEAM      BEAM TO BEAM      MID SPAN SUPPORT

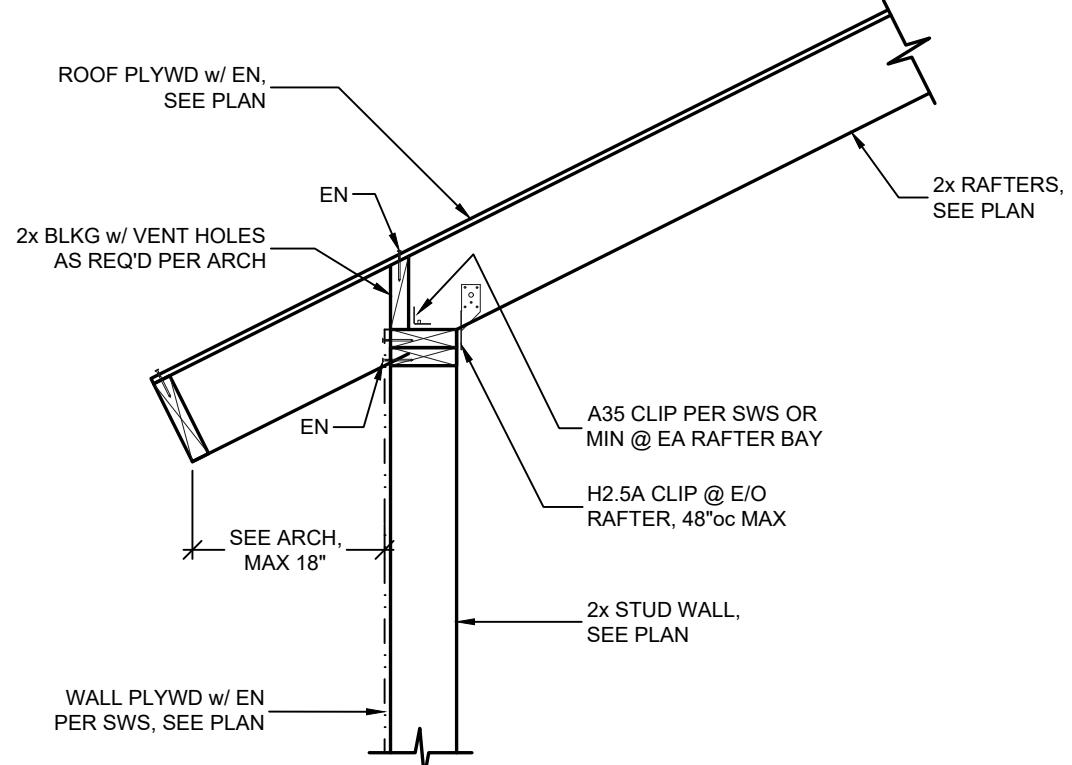
## 5 TYPICAL EAVE SECTION

RAFTER TO HIP/VALLEY CONNECTION SCHEDULE			
CASE	TOE NAILS	HARDWARE	MAX SPAN
1	(4) 16d	NOT REQUIRED	5'-0"
2	(4) 16d	(1) LS50 CLIP	10'-0"
3	N/A	LSSU	20'-0"

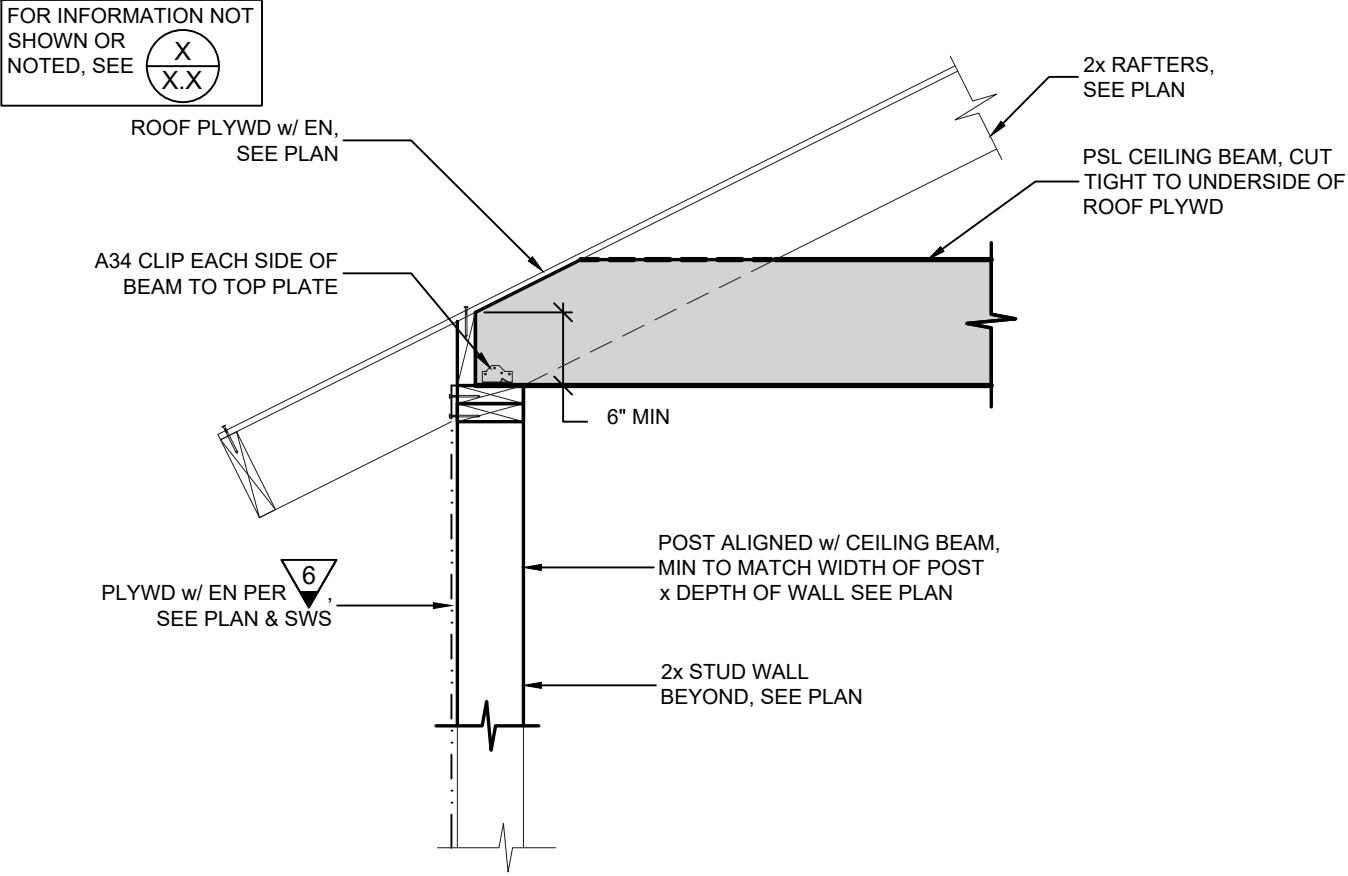
NOTES:  
1. AT CASE #1 WHERE EAVE BACKSPAN IS < 2 TIMES OVERHANG, PROVIDE (1)A35 CLIP AT HIP / VALLEY CONNECTION  
2. MAX SPAN CUT LENGTH, NOT PLAN DIMENSION  
3. MAX SPANS IN SCHEDULE ARE HARDWARE LIMITATIONS  
4. MAX RAFTER SPAN ON PLAN GOVERNS SCHEDULE  
5. MAX RAFTER SPAN ON PLAN GOVERNS SCHEDULE  
PRIORITY TO INSTALLATION  
HARDWARE SUBSTITUTION REQUESTS TO BE MADE IN WRITING TO EOR PRIOR TO INSTALLATION



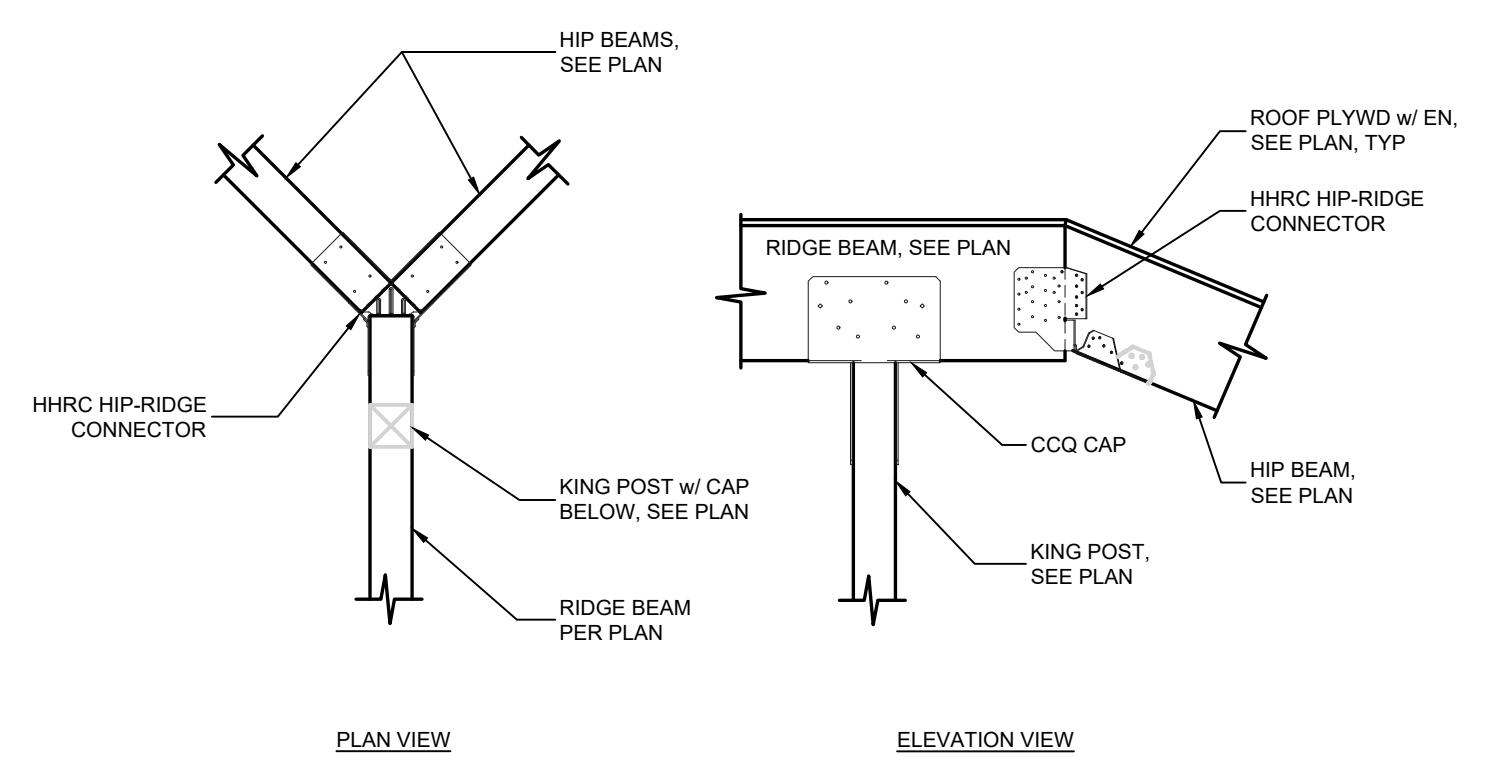
## 2 PLYWOOD DIAPHRAGM NAILING



## 3 HORIZONTAL DIAPHRAGM NAILING



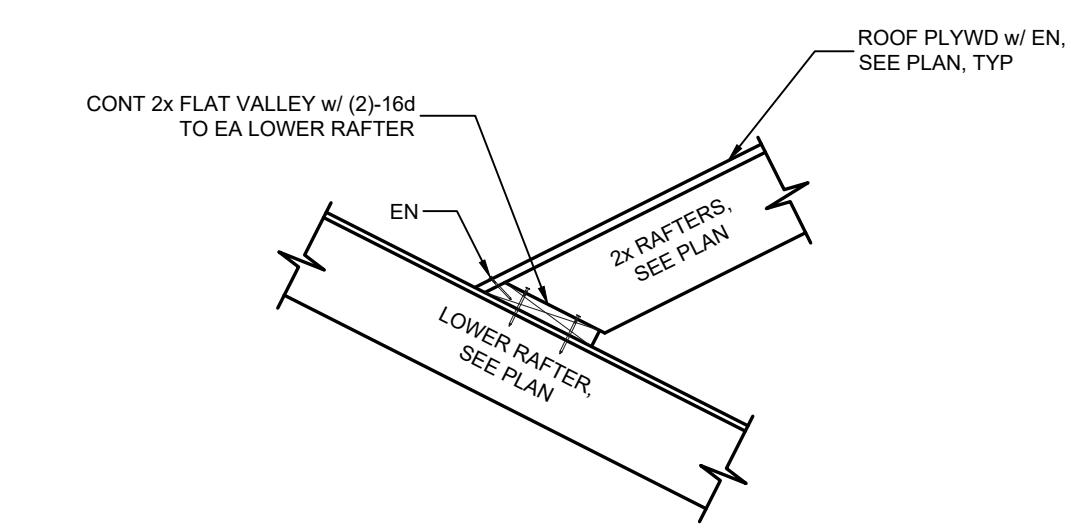
## 6 VAULTED EAVE SECTION



## 9 RAFTER TO HIP/VALLEY

## 10 HIP/VALLEY TO RIDGE CONNECTION

## 7 PSL SLOPED END CUT



## 11 OVERFRAMING DETAIL

## 8 RIDGE SECTION

