POONIAN RESIDENCE NEW ADU

3534 MEADOWLANDS LN SAN JOSE

GENERAL CODE NOTES

1. 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.

2. 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.

3. 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 RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH 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, R311.7.8.1, R311.7.8.2, R311.7.8.3

4. GUARDRAILS (GUARDS), INTERIOR OR EXTERIOR SHALL COMPLY WITH R312.1 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

5. 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.)

6. 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.

7. 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 WITHIN COMPARTMENTS 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.

8. 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.

9. 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. IN. 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.

10. GAS PIPE CONNECTION TO EACH APPLIANCE SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE AND BE INSTALLED WITH FLEX-CONNECTORS.

11. 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.

12. 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.

13. SHOWER AND TUB-SHOWER VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES SHALL COMPLY WITH CPC SECTION 408.3.

14. 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.

15. 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.

16. INSTALL UNDERFLOOR ACCESS WITH ACCESSIBLE MINIMUM CLEARANCE 18" x 24" AND FREE FROM PIPES, DUCTS AND SIMILAR OBSTRUCTION, CRC SECTION R408.4.

17. 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.

18. WHIRLPOOL TUB SHALL COMPLY WITH CPC SECTION 409.0 AND THE CEC. ELECTRICAL POWER SOURCE SHALL BE EQUIPPED WITH GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.

19. 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.

20. 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).

21. 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.

22. 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

23. INSTALL WATERPROOF MATERIAL SUCH AS TILE, ON SHOWER WALLS +72" MIN ABOVE THE FLOOR PER CBC R307.2

24. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.

25. 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.

26. 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

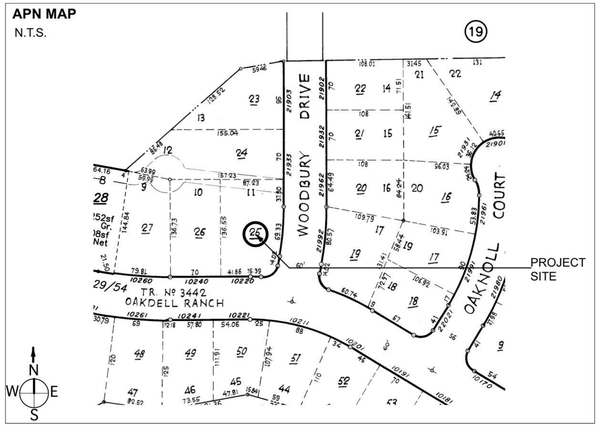
&	and	HB	hose bib	TB	towel bar
@	at	HC	hollow core	TEL	telephone
C.L.	centerline	HD	hot dipped	TER	terazzo
Ø	diameter	HDWE	hardware	T&G	tougue & groove
PLT	plate	HDWD	hardwood	TOC	top of curb
#	pound/number	HM	hollow metal	TOP	top of plate
(E)	existing	HORIZ	horizontal	TP	top of pavement
(N)	new	HR	hour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

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.



OPERATIONAL MANUAL

OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HV AC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. D. LANDSCAPE IRRIGATION SYSTEMS. E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE FIELD INSPECTOR WITH A COPY OF THE VARIOUS CERTIFICATES OF INSTALLATION FOR THE VARIOUS APPLICABLE PORTIONS OF THE CONSTRCUTION AND/OR INSTALLATION. (BUILDING ENERGY EFFICIENCY STANDARDS SECTION 10-103 (a) (3)).
NOTE: PRESCRIPTIVE CERTIFICATES OF INSTALLATION CAN BE OBTAINED AT THE FOLLOWING LOCATION:
http://www.energy.ca.gov/2015publications/CEC-400-2015-032/appendices/forms/CF2R/

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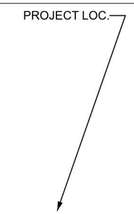
A1.4	(N) ROOF PLAN
A2.3	ELEVATIONS
A3.3	SECTIONS
A6.0	DETAILS

VICINITY MAP N.T.S.



PROJECT INFORMATION

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DESCRIPTION OF WORK:

ADDING A NEW 1160 SF ADU TO THE REAR OF THE PROPERTY

POONIAN RESIDENCE
3534 MEADOWLANDS LANE
SAN JOSE

Title
COVER SHEET

NOV 4TH 2025

CAD File Name
ADU 3534 MEADOWLANDS 110325.vwx

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Drawing Number
G1.0

1 EXISTING SITE PLAN
Scale: 1:100

POONIAN RESIDENCE
3534 MEADOWLANDS LANE
SAN JOSE

Title
(E) SITE PLAN

NOV 4TH 2025

CAD File Name
ADU 3534 MEADOWLANDS 110325.vwx

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Drawing Number
AB0.0

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

4-19-2023

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

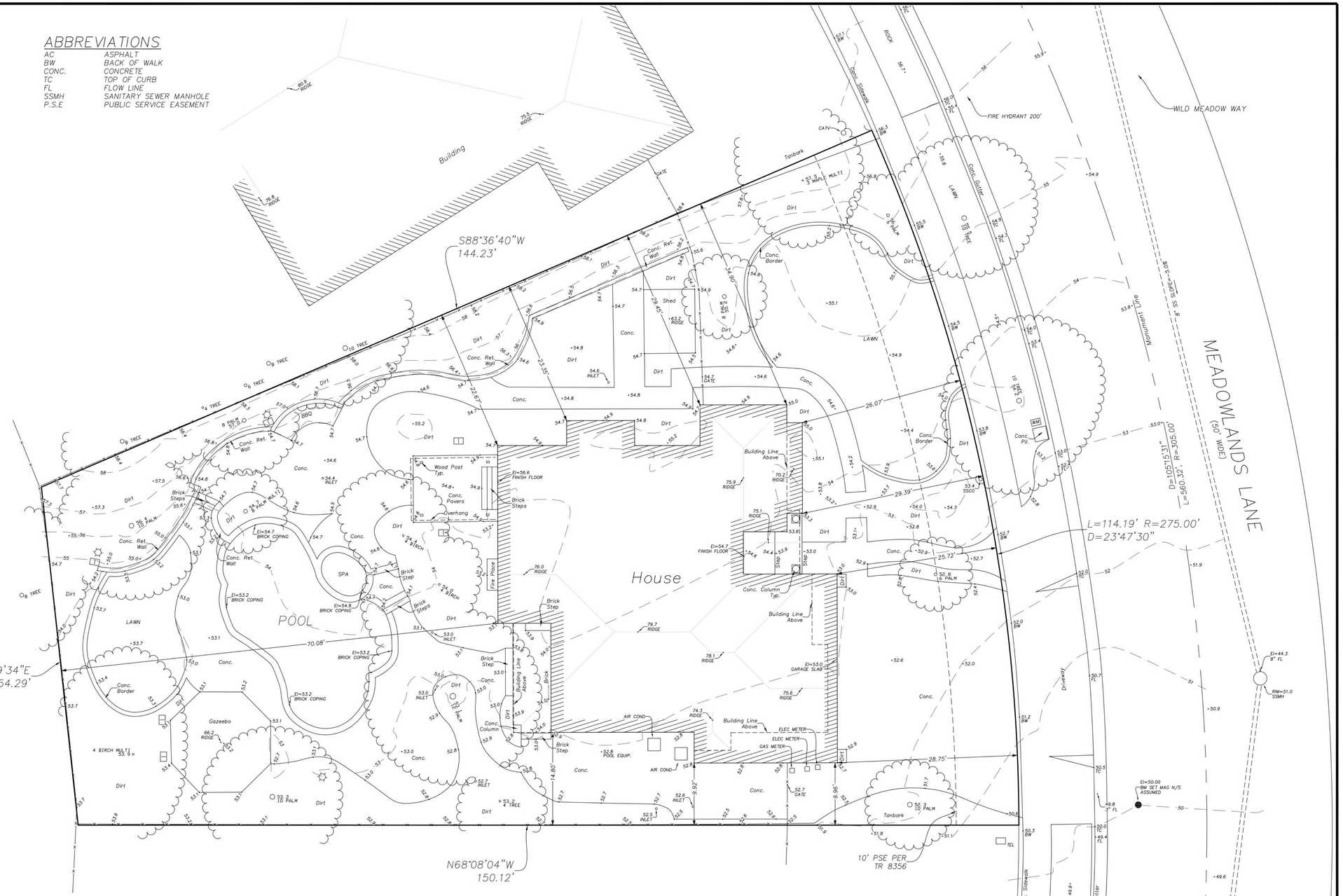
A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)

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
	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 TC	TOP OF CURB
—×—×—	FENCE
× 12.34	SPOT ELEVATION
SSCO @ 8.14	SANITARY SEWER CLEAN OUT
ELEC	UTILITY BOX–TYPE AS NOTED SIZE AS DRAWN
	IRRIGATION VALVE BOX
	ELECTROLIER

BOUNDARY AND TOPOGRAPHIC SURVEY

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

LICENSED LAND SURVEYOR
LOUIS WADE HAMMOND
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STATE OF CALIFORNIA

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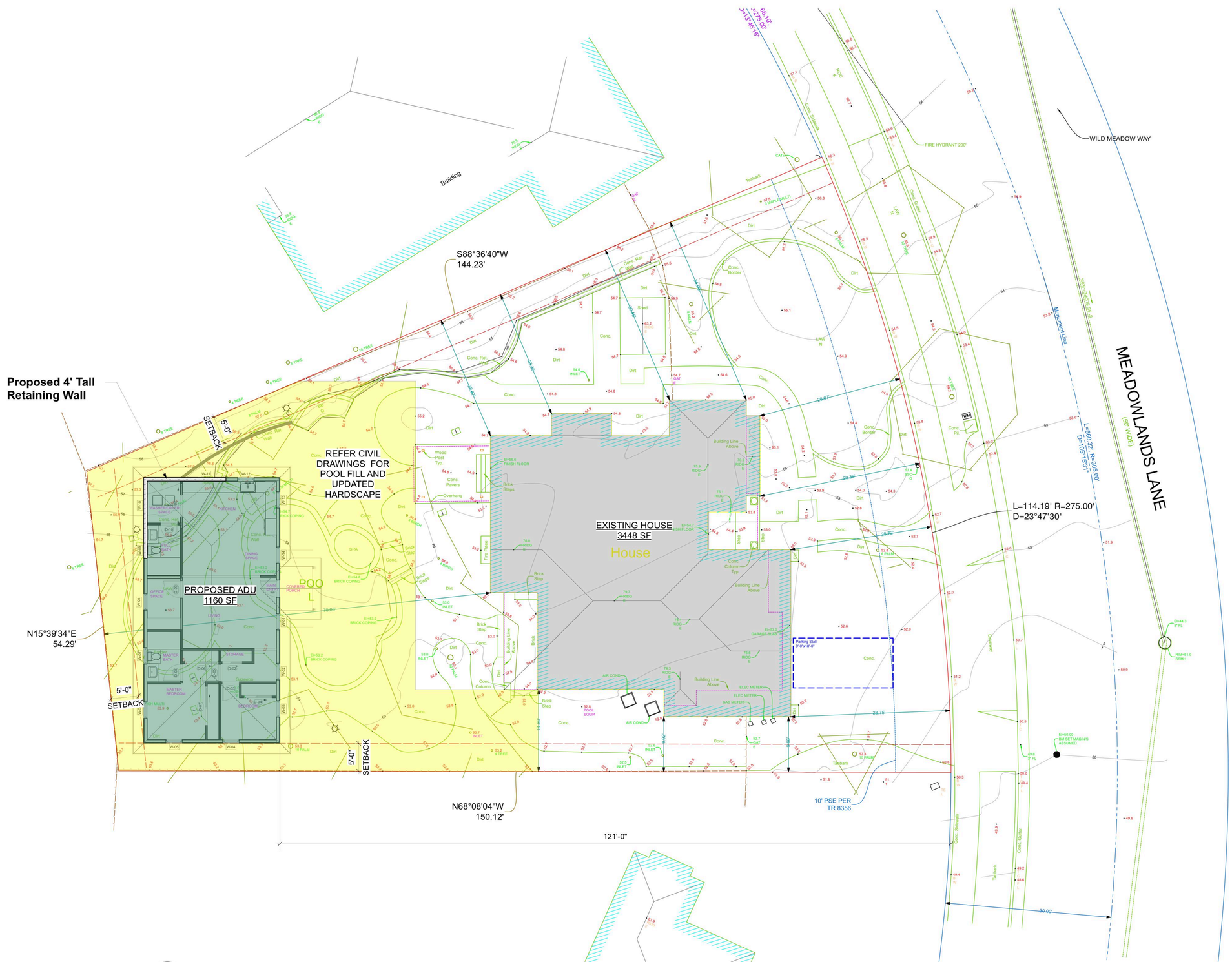

2

PROPOSED SITE PLAN

Scale: 1:100

POONIAN RESIDENCE

3534 MEADOWLANDS LANE
SAN JOSE

Title
(N) SITE PLAN

NOV 4TH 2025

CAD File Name
ADU 3534 MEADOWLANDS 110325.vwx

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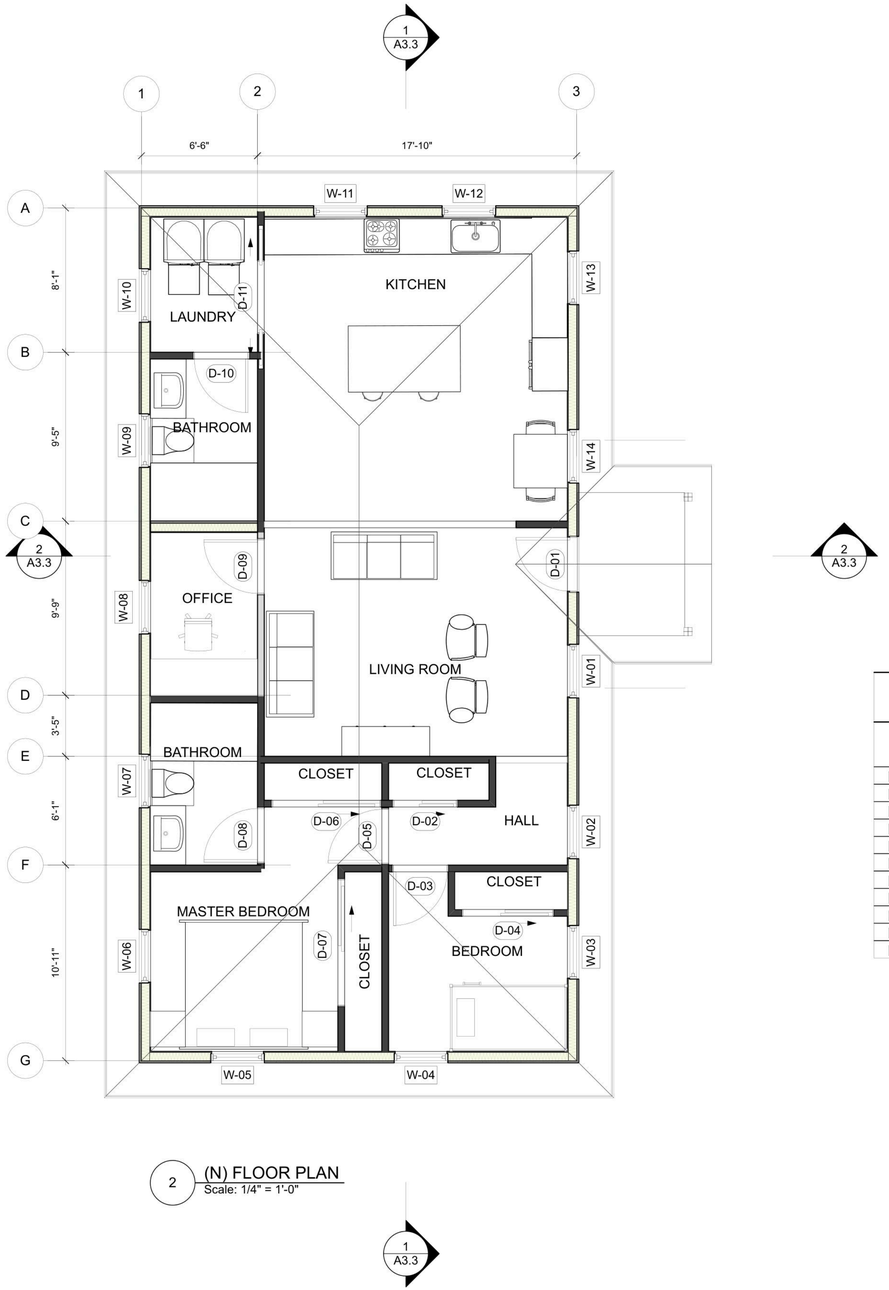
Drawing Number

AS1.0



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

NEW WINDOWS

	Nominal Size					Window Style		
Mark	Head Height	Sill Height	Clear Width	Clear Height	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.vwx

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

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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
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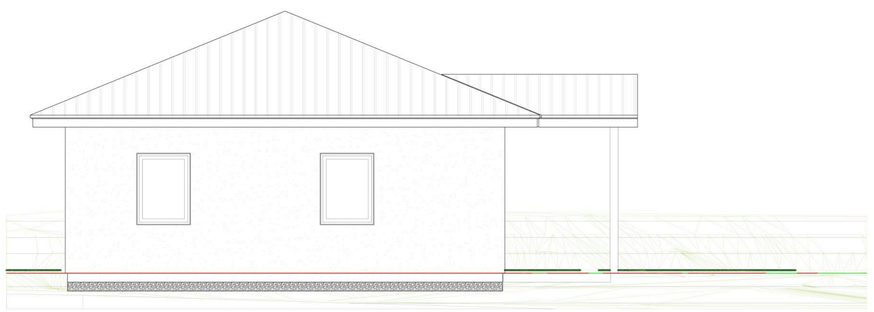
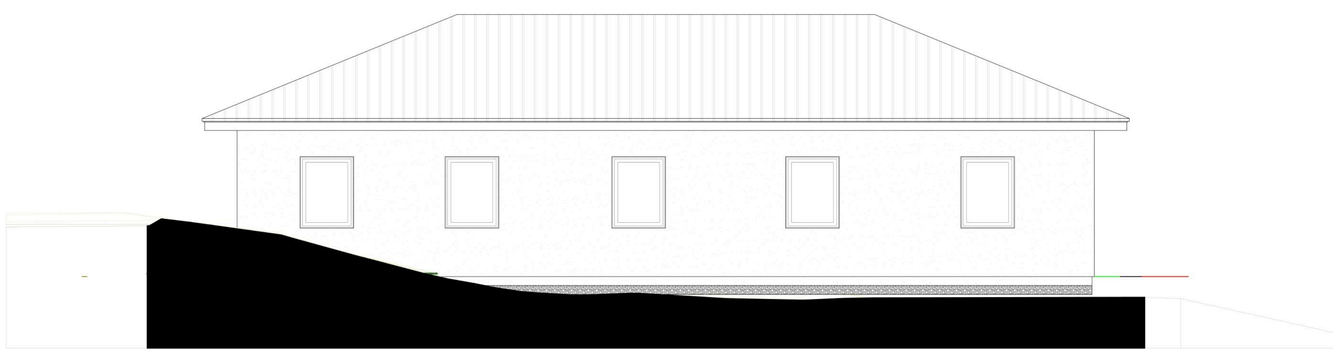
Drawing Number
A1.4

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.vwx

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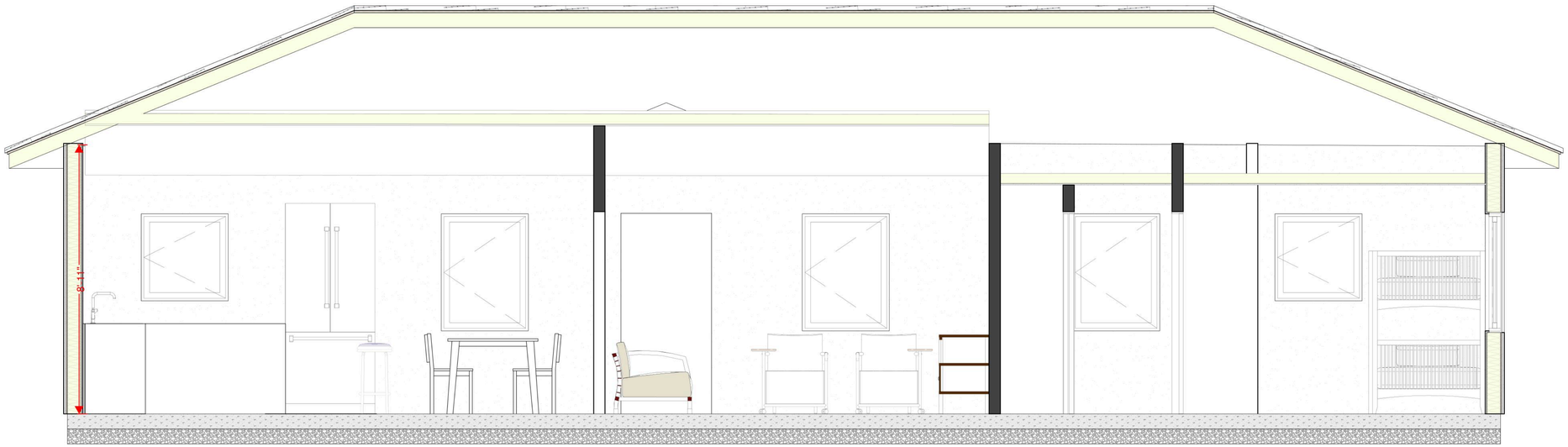
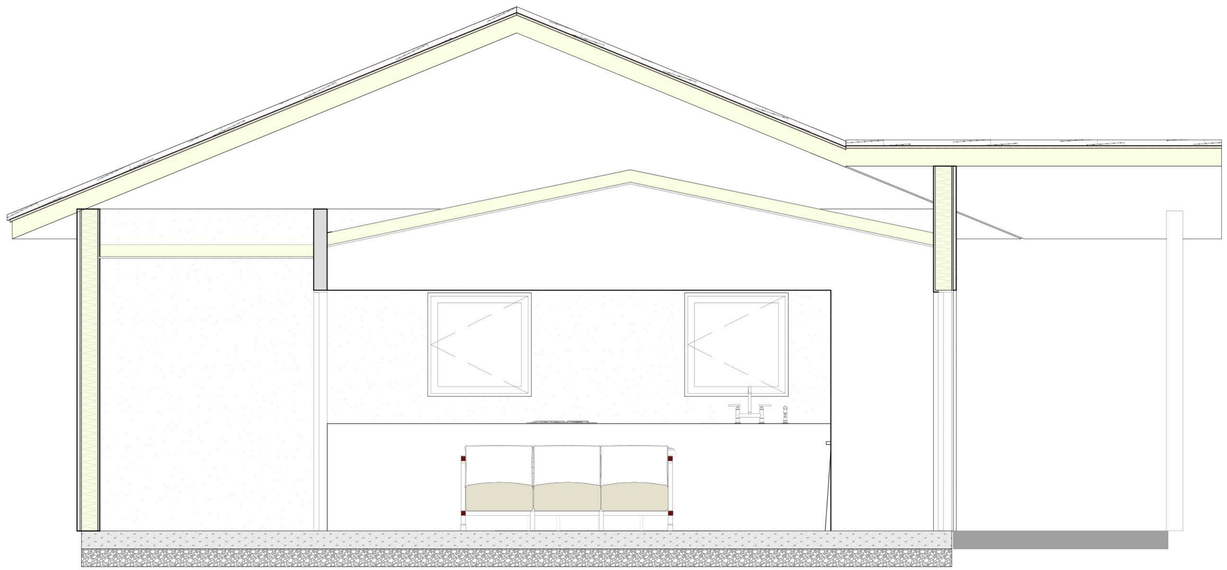
Drawing Number
A2.3



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
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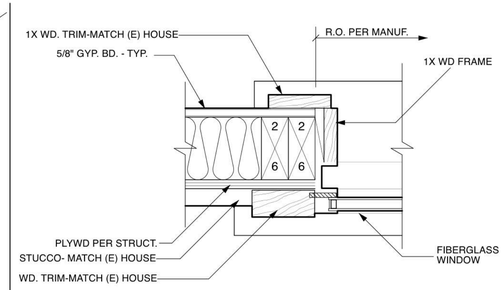
Drawing Number
A3.3

NOT USED

NOT USED

NOT USED

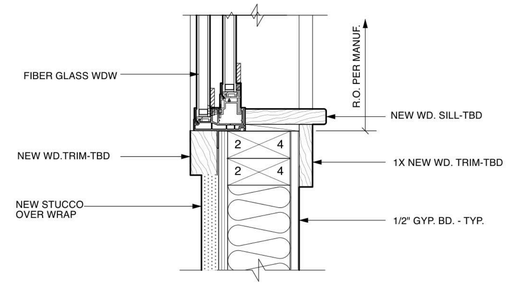


4 WINDOW JAMB DETAIL

3" = 1'-0"

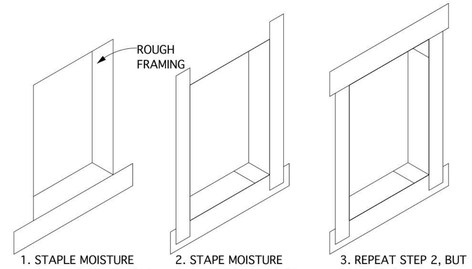
NOT USED

NOT USED



7 WINDOW SILL DETAIL

3" = 1'-0"

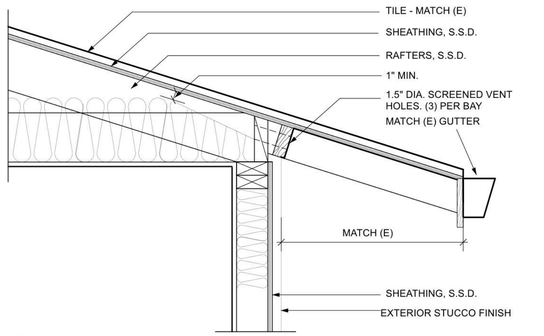


1. STAPLE MOISTURE BARRIER TO SILL & FOLD 6" DOWN, EXT. 6" TO EA. SIDE. DO NOT STAPLE LOWER EDGE

2. STAPE MOISTURE BARRIER TO JAMBS OF ROUGH OPENING & FOLD 6" OVER SHEATHING & 6" ABOVE & BELOW ROUGH OPENING

3. REPEAT STEP 2, BUT FOR TOP OF ROUGH OPENING. LEAVE OUTER EDGES UNSTAPLED FOR FUTURE INT. W/ WALL MOISTURE BARRIER

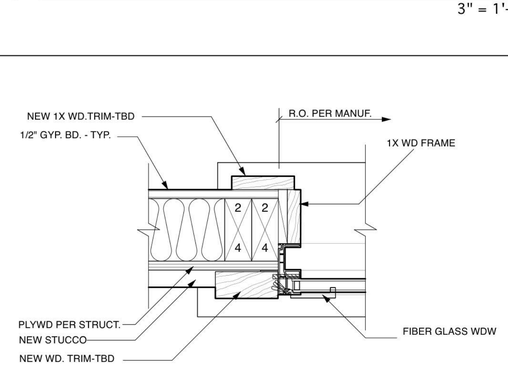
3 TYP. DOOR/ WDW. WRAP NTS



14 TYP. EAVE DETAIL

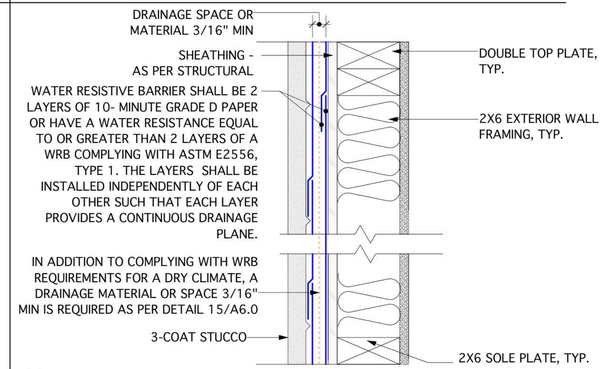
1 1/2" = 1'-0"

NOT USED



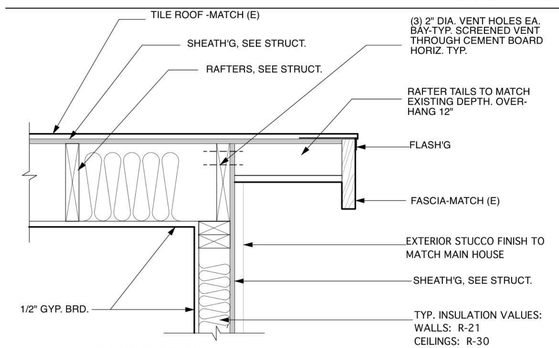
6 WINDOW JAMB DETAIL

3" = 1'-0"



2 TYPICAL EXTERIOR WALL DETAIL

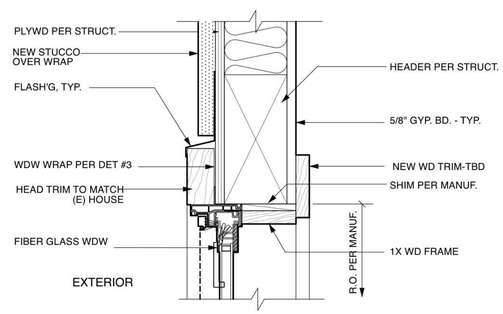
3" = 1'-0"



13 RAKE DETAIL

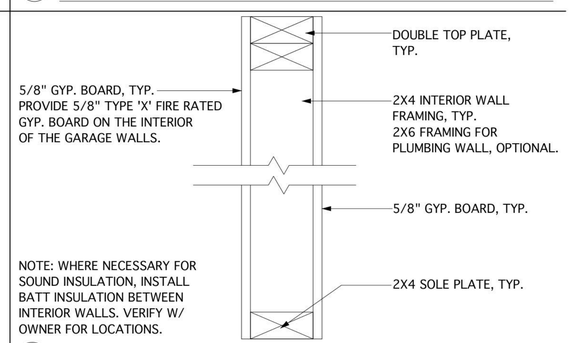
1 1/2" = 1'-0"

NOT USED



5 WINDOW HEAD DETAIL

3" = 1'-0"



NOTE: WHERE NECESSARY FOR SOUND INSULATION, INSTALL BATT INSULATION BETWEEN INTERIOR WALLS. VERIFY W/ OWNER FOR LOCATIONS.

1 TYPICAL INTERIOR WALL DETAIL

3" = 1'-0"

POONIAN RESIDENCE

3534 MEADOWLANDS LANE
SAN JOSE

Title
DETAILS

NOV 4TH 2025

CAD File Name
ADU 3534 MEADOWLANDS 110325.vwx

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Drawing Number

A6.0

GENERAL NOTES

1. THE GENERAL NOTES CONTAINED WITHIN APPLY TO ALL DRAWINGS.
2. 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
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. 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.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING. SHORING SHALL BE PROVIDED TO SUPPORT THE STRUCTURE UNTIL ALL WORK ON THE DRAWINGS IS COMPLETED.
11. DRAINAGE SYSTEMS AND WATERPROOFING ARE NOT A PART OF THE STRUCTURAL PLANS AND SHALL BE DESIGNED BY OTHERS AS REQUIRED.
12. 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.
13. 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.
14. 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

1. 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.
2. ALL CONCRETE SHALL MEET THE MIX DESIGN CRITERIA NOTED IN THE SCHEDULE BELOW.
   2.1. ALL AGGREGATE SHALL CONFORM TO ASTM C33, FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C-330.
   2.2. ALL CONCRETE SHALL BE MIXED AND DELIVERED TO THE SITE IN CONFORMANCE WITH ASTM C94 TYPE I OR II. ALL WATER SHALL BE POTABLE, CLEAN, AND NOT DETRIMENTAL TO THE CONCRETE.
   2.3. FLY ASH CONFORMING TO ASTM C618 CLASS F MAY BE USED AS A CEMENT REPLACEMENT UP TO THE TOTAL PERCENT CEMENT CONTENT NOTED IN THE SCHEDULE.
   2.4. SLAG CEMENT CONFORMING TO ASTM C989 - GRADE 120 MAY BE USED AS A CEMENT REPLACEMENT UP TO THE TOTAL PERCENT CEMENT CONTENT NOTED IN SCHEDULE BELOW
   2.5. 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	MAX FLY ASH OR SLAG CEMENT (%)
A	FOUNDATIONS	3000	¾	145	0.5	25
B	WALLS (CIP)	3000	¾	145	0.5	25
C	SLABS ON GRADE	3000	¾	145	0.5	25
D	POST TENSIONED SLABS ON GRADE	5000	¾	145	0.5	25

3. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH IN PSI WHEN TESTED TO BE IN ACCORDANCE WITH ASTM C39.
4. 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.
5. THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO THE ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF 72 HOURS PRIOR 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.
6. STEPS SHALL BE TAKEN TO ENSURE STRUCTURAL CONCRETE IS KEPT ADEQUATELY MOIST FOR CURING. THE FOLLOWING MATERIALS MAY BE USED:
   6.1. ABSORPTIVE COVER: BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9 OUNCES PER SQ. YD.
   6.2. MOISTURE RETAINING COVER: POLYETHYLENE FILM COMPLYING WITH ASTM C171.
   6.3. LIQUID MEMBRANE FORMING CURING COMPOUNDS: DISSIPATING RESIN CURING COMPOUND: VOC COMPLIANT, CLEAR, WATER-BASED RESIN, COMPLYING WITH ASTM C309, TYPE 1 (OR 1D WITH DYE), CLASS B, EUCLID CHEMICAL COMPANY "KUREZ VOX", 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.
7. 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.
8. EXPANSION JOINTS: EXPANSION JOINTS SHALL BE PROVIDED AT 100' oc AT CONCRETE WALLS, CONTRACTION JOINTS SHALL BE PROVIDED AT 25' oc. AN EXPANSION JOINT REPLACES ONE CONTRACTION JOINT.
9. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING BARS:

TYPE OF CONCRETE	MINIMUM COVER (INCHES)
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER	
#6 AND LARGER	2"
#5 AND SMALLER	1½"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALL, JOISTS	¾"
BEAMS, GIRDERS, COLUMNS	1½"

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 SUFFICIENTLY 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 OWNER'S 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 EOR.
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

1. ALL FRAMING LUMBER SHALL CONFORM TO THE "AMERICAN SOFTWOOD LUMBER STANDARD, DOC PS 20-20".
2. ALL WOOD FRAMING SHALL BE BUILT ACCORDING TO CBC SECTION 2308 "CONVENTIONAL LIGHT FRAME CONSTRUCTION," UNLESS OTHERWISE NOTED.
3. 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.
4. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF USE.
5. 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 FOHC, UNLESS OTHERWISE NOTED ON PLANS.
6. 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.
7. ALL SCREWED CONNECTIONS IN WOOD SHALL BE PRE-DRILLED. DRILL FULL DEPTH PILOT HOLE WITH DIAMETER THE SAME AS THE SCREW MINOR DIAMETER MINUS $\frac{1}{16}$". PROVIDE LEAD HOLE FOR SHANK FOR ITS DEPTH WITH A DIAMETER THE SAME AS THE SCREW MAJOR DIAMETER.
8. GLUED LAMINATED TIMBER SHALL COMPLY WITH ASTM D 3737, AND ANSI/AITC A190.1-12, 24F, EXTERIOR GLUE, INDUSTRIAL APPEARANCE. COMBINATION V3 OR V5 SHALL BE USED AT SIMPLE SPANS AND V8 OR V10 AT CANTILEVERS.
9. ALL STRUCTURAL WOOD CONNECTORS (JOIST HANGERS, POST CAPS, FRAMING CLIPS ETC.) SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. OTHER BRANDS MAY BE USED PROVIDED THEY HAVE AN EQUAL OR BETTER ICC APPROVED LOAD VALUE. USE Z-MAX OR HOT-DIP FINISH HARDWARE WHEN HARDWARE WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER.
10. 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.
11. DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. SEPARATE DOUBLE JOISTS WITH 2x BLOCKS AT 4'-0" oc AT PLUMBING WALLS.
12. STITCH MULTIPLE JOISTS TOGETHER WITH STAGGERED 2 - 16d @ 16" oc THROUGH EACH JOIST. (SEE SPECIAL REQUIREMENTS FOR LVL)
13. ALL FLOOR AND CEILING JOISTS SHALL BE INSTALLED CROWN UP, LEVEL END TO END.
14. 2x SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS AND UNDER ALL PERPENDICULAR BEARING WALLS.
15. JOISTS DEEPER THAN 10" SHALL HAVE FULL DEPTH BLOCKING OR BRIDGING AT 8 FEET MAXIMUM ON CENTER.
16. 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.
17. ALL NAILS SPECIFIED ON THESE PLANS ARE COMMON NAILS. REFER TO TABLE 2304.10.2 (2022 CBC) FOR MIN NAILING REQUIREMENTS.
18. 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.
19. 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. TOP PLATES WHICH STEP IN ELEVATION SHALL HAVE 4x BLOCKING ADDED TO THE TALLER 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.
20. ALL BEAMS SHALL BE SUPPORTED AT THE ENDS TO PREVENT ROTATION OF BEAM WITH EITHER STEEL HARDWARE, BLOCKS, STRAPS OR BOLTS AS DETAILED ON PLANS AND SPECIFIED IN NOTES AND SCHEDULES.
21. CUTTING, BORING OR NOTCHING STRUCTURAL BEAMS SHALL NOT BE PERMITTED UNLESS FIRST APPROVED BY THE ENGINEER.
22. NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED $\frac{1}{4}$ 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 $\frac{1}{3}$ THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED $\frac{1}{6}$ THE DEPTH AND SHALL NOT OCCUR IN THE MIDDLE $\frac{1}{3}$ OF OF THE SPAN.
23. 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 $\frac{1}{4}$ THE STUD WIDTH PROVIDED A SIMPSON RPS STRAP IS APPLIED OVER NOTCH. STUDS AND PLATES MAY HAVE BORED HOLES UP TO ½" DIAMETER IN 2x4 MEMBERS AND UP TO 2½" DIAMETER IN 2x6 WALLS. ALL BORED HOLES SHALL BE AT LEAST $\frac{5}{8}$ FROM EDGE.
24. 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 SIZES AND SPACING MEET THE MINIMUM REQUIRED, THE COMPLETED WALL SHALL HAVE ALL BLOCKS, CLIPS AND NAILING AS SHOWN ON DETAILS, PLANS AND NOTED HEREON.
25. AT AREAS OF NEW CONSTRUCTION, ALL EXTERIOR WALLS NOT DESIGNATED ON THE PLANS AS SHEAR WALLS SHALL BE SHEATHED WITH $\frac{15}{32}$" CDX STRUCTURAL I APA RATED PLYWOOD AND NAILED WITH A MINIMUM OF 10d NAILS @ 6" oc ALONG EDGES, AND 12" oc FIELD NAILING.
26. STRUCTURAL COMPOSITE LUMBER NOTES:
   A. ALL STRUCTURAL COMPOSITE LUMBER SHALL CONFORM TO ICC REPORT NUMBER ESR-1387.
      ALL MICROLLAM (LVL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 1,900,000 PSI, F_b = 285 PSI, AND F_t = 2600 PSI.
      ALL PARALLEL STRAND LUMBER (PSL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 2,200,000 PSI, F_c = 290 PSI, AND F_t = 2900 PSI. ALL LAMINATED STRAND LUMBER (LSL) FRAMING MEMBERS SHALL HAVE A MINIMUM E = 1,550,000 PSI, F_c = 310 PSI, AND F_t = 2325 PSI.
   B. 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.
   C. LVL 1.9E BEAMS ARE COMPOSED OF BUILT-UP 1¾" WIDE BEAMS x SPECIFIED DEPTH w/ 16d FACE NAILS SPACED AT 16" oc, STAGGERED.
   D. 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 ¾" SPACING BETWEEN ROWS.
   E. ALL BEAMS SHALL BE WRAPPED FOR SHIPPING. CONTRACTOR SHALL KEEP BEAMS WRAPPED AND PROTECTED FROM THE WEATHER UNTIL THEY ARE INCORPORATED INTO THE STRUCTURE.
   F. 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 $\frac{2}{3}$ OF THE BEAM SPAN.

PSL PARALLAM

NAIL SIZE	CLOSEST ON-CENTER NAILING
8d	3"oc
10d	4"oc
16d	6"oc

LSL TIMBERSTRAND

NAIL SIZE	CLOSEST ON-CENTER NAILING
8d	3"oc
10d	4"oc
16d	6"oc

LVL MICROLAM

NAIL SIZE	CLOSEST ON-CENTER NAILING
8d	3"oc
10d	4"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 CDX PLYWOOD 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 NAILS AND & 2x BLOCKING MEMBERS AT FREE PANEL EDGES AS FOLLOWS:

@ CONTINUOUS EDGES AND BOUNDARIES : 10d nails @ 2½"oc
@ OTHER EDGES : 10d nails @ 4"oc
@ FIELD NAILING : 10d nails @ 12"oc

FLOOR SHEATHING

FLOOR SHEATHING 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 AND SUBFLOOR ADHESIVE AS FOLLOWS:

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

DEAD/LIVE LOADS
ROOF LOAD:
DL = 15 PSF
LL = 20 PSF

FLOOR LOAD:
DL = 15 PSF
LL = 40 PSF

WIND LOADS
DESIGN WIND SPEED:
V = 92 MPH

WIND RISK CATEGORY:
II

WIND DESIGN PROCEDURE:
DIRECTIONAL PROCEDURE

WIND EXPOSURE (N-S & E-W):
K_d = 0.85
K_{zt} = 1.0
K_z = K_h = 0.70
EXP CATEGORY = B

FOUNDATION DESIGN CRITERIA
BEARING PRESSURE
1500 psf (D+L)
2000 psf (D+L+EQ)

SEISMIC LOADS
SEISMIC IMPORTANCE FACTOR:
Ie = 1.0

SEISMIC RISK CATEGORY:
II

MAPPED SPECTRAL RESPONSE:
S_S = 2.137
S_1 = 0.823
S_{DS} = 1.710
S_{D1} = 0.933

SITE CLASS:
D-DEFAULT

SEISMIC DESIGN CATEGORY:
E

BASIC SEISMIC FORCE-RESISTING SYSTEMS:
WOOD SHEAR WALLS

SEISMIC RESPONSE COEFFICIENT:
C_S = 0.263 (ASD w/ Rho=1.3)

RESPONSE MODIFICATION FACTORS:
CONSTRUCTION TYPE:
LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL SHEAR PANELS
R = 6.5

ANALYSIS PROCEDURE USED:
EQUIVALENT LATERAL FORCE PROCEDURE

BASE SHEAR (ASD):
V (TOTAL E-W) = 7.1 kips V (TOTAL N-S) = 7.1 kips

FOUNDATION DESIGN CRITERIA

1. MORRIS SHAFFER ENGINEERING STRONGLY RECOMMENDS THAT THE OWNER PROVIDE A FOUNDATION INVESTIGATION, PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR GEOLOGIST, TO MORRIS SHAFFER ENGINEERING PRIOR TO THE STRUCTURAL DESIGN OF THE FOUNDATION OF THIS PROJECT. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PROVIDE A FOUNDATION INVESTIGATION TO THE ENGINEER. MORRIS SHAFFER ENGINEERING DOES NOT HAVE THE IN-HOUSE EXPERTISE OR EQUIPMENT TO PREPARE THIS INVESTIGATION. BY PROCEEDING WITH THE DESIGN OF THIS STRUCTURE MORRIS SHAFFER ENGINEERING MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THE SOILS PRESENT FOR THE PROPOSED STRUCTURE OR ALTERATIONS TO THE EXISTING STRUCTURE.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. THE FOUNDATION DESIGN ASSUMES AVERAGE SOIL CONDITIONS WITH CLASS 5 MATERIAL PER CBC TABLE 1806.2. ALL LOOSE SOILS SHALL BE REMOVED FROM TRENCHES PRIOR TO PLACEMENT OF ANY CONCRETE. IN THE EVENT THAT A FOUNDATION INVESTIGATION IS NOT PROVIDED THE FOUNDATION DESIGN SHALL BE BASED UPON THE FOLLOWING ASSUMPTIONS:
   2.1. THERE ARE NO EXPANSIVE SOILS PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.
   2.2. THERE IS NO POTENTIAL FOR LIQUEFACTION PRESENT WITHIN OR NEAR THE BUILDING FOOTPRINT.
   2.3. THE FOUNDATION SHALL CONFORM TO THE SECTION 1806.2 OF THE 2022 CBC.
   2.4. PROPERTIES OF CLASS V SOIL PER TABLE 1806.2, 2022 CBC WILL BE USED.
3. DIFFERENTIAL SETTLEMENT IS THE NON-UNIFORM SETTLEMENT, IMMEDIATE OR CONSOLIDATION, OF A FOUNDATION SYSTEM AND CAN CAUSE STRUCTURAL DISTRESS. DIFFERENTIAL SETTLEMENT OF THE STRUCTURE CAN OCCUR UNDER NUMEROUS CONDITIONS WHICH MAY BE PRESENT ON THIS PROJECT. CONDITIONS WHICH MAY CAUSE DIFFERENTIAL SETTLEMENT INCLUDE, BUT ARE NOT LIMITED TO: EXPANSIVE SOILS PRESENT ON SITE, CONSOLIDATION OF SOIL DUE TO STRONG GROUND MOTIONS, CONSOLIDATION OF LOOSE TO MODERATELY DENSE SOIL, THE INCREASE OR REDUCTION OF LOADS TO EXISTING FOUNDATIONS, THE ADDITION OF NEW FOUNDATIONS ADJACENT TO OR NEAR EXISTING FOUNDATIONS, AND SEASONAL CHANGES TO THE WATER CONTENT OF THE SOIL. MORRIS ENGINEERING & ASSOCIATES, INC MAKES NO WARRANTY, EXPRESSED OR IMPLIED, THAT DIFFERENTIAL SETTLEMENT WILL NOT OCCUR.

ABBREVIATIONS:

		CONTINUOUS WOOD
		DISCONTINUOUS WOOD (BLOCKING)
@	=	AT
AB	=	ANCHOR BOLTS
ADJ	=	ADJOINING / ADJACENT
ALT	=	ALTERNATE
AP	=	ADJOINING PANEL (AT STUDS)
ARCH	=	ARCHITECTURAL DRAWINGS
BLDG	=	BUILDING
BLK	=	BLOCK(ING)
BM	=	BEAM
BN	=	BOUNDARY NAILING
CIP	=	CAST-IN-PLACE
CLG	=	CEILING
CLR	=	CLEAR
CMU	=	CONCRETE MASONRY UNIT
CONC	=	CONCRETE
CONT	=	CONTINUOUS
DBL	=	DOUBLE
DF	=	DOUGLAS FIR
DIA	=	DIAMETER
DN	=	DOWN
(E)	=	EXISTING
E/O	=	EVERY OTHER
EA	=	EACH
EF	=	EACH FACE
ELEV	=	ELEVATION
EN	=	EDGE NAILING
EOR	=	ENGINEER OF RECORD
EQ	=	EQUAL
EW	=	EACH WAY
EXP AB	=	EXPANSION ANCHOR BOLT
EXT	=	EXTERIOR
FIN	=	FINISH
FHS	=	FOUNDATION HOLDOWN SCD
FND	=	FOUNDATION
FS	=	FAR SIDE
FT	=	FEET
GLB	=	GLU-LAM BEAM
GND	=	GROUND
HD	=	HOLDOWN
HDG	=	HOT-DIPPED GALVANIZED
HDR	=	HEADER
HDS	=	HOLDOWN SCHEDULE
HT	=	HEIGHT
IN	=	INCHES
LOC	=	LOCATION
LSL	=	LAMINATED STRAND LUMBER
LVL	=	LAMINATED VENEER LUMBER
MB	=	MACHINE BOLTS
MAX	=	MAXIMUM
MIN	=	MINIMUM
N/A	=	NOT APPLICABLE
(N)	=	NEW
NIC	=	NOT IN CONTRACT
NS	=	NEAR SIDE
NTS	=	NOT TO SCALE
o/	=	OVER
oc	=	ON CENTER
PAF	=	POWDER ACTUATED FASTENER
PLY	=	PLYWOOD
PLYWD	=	PLYWOOD
PSL	=	PARALLEL STRAND LUMBER
PT	=	PRESSURE TREATED
RDWD	=	REDWOOD
REINF	=	REINFORCED(ING)
REQ	=	REQUIRED
SAD	=	SEE ARCHITECTURAL DRAWINGS
SCD	=	SCHEDULE
SCHED	=	SCHEDULE
SECT	=	SECTION
SIM	=	SIMILAR
SOG	=	SLAB ON GRADE
STL	=	STEEL
SW	=	SHEAR WALL
SWS	=	SHEAR WALL SCHEDULE
SYM	=	SYMETRICAL
TYP	=	TYPICAL
UON	=	UNLESS OTHERWISE NOTED
UOS	=	UNLESS OTHERWISE SPECIFIED
VIF	=	VERIFY IN FIELD
w/	=	WITH
w/o	=	WITHOUT
WWF	=	WELDED WIRE FABRIC
WD	=	WOOD

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATIONS, AS REQUIRED BY CHAPTER 17 OF THE 2022 CALIFORNIA BUILDING CODE SHALL BE REQUIRED FOR THIS PROJECT. THESE OBSERVATIONS ARE SEPARATE FROM ANY REQUIRED SPECIAL INSPECTIONS OR BUILDING INSPECTION REQUIREMENTS.
2. THE PURPOSE OF THE STRUCTURAL OBSERVATIONS ARE TO REVIEW THE OVERALL PROGRESS OF THE JOB AND TO ENSURE THAT THE STRUCTURAL INTENT OF THESE DRAWINGS IS BEING EXECUTED. A VISUAL OBSERVATION OF

1. SPECIFIED EDGE NAILING IS REQ'D ALONG ALL PANEL EDGES, TOP AND BOTTOM PLATES. ALL NAILS SHALL BE LOCATED AT LEAST ¾" FROM THE PANEL EDGES.
2. ALL PLYWOOD (OR OSB) STRAND BOARD USED IN SHEAR WALLS SHALL BE APA RATED SHEATHING STRUCTURAL 1 UNO - AND COMPLY WITH "STRUCTURAL PLYWOOD, DOC PS 1-07" AND "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USED PANELS, DOC PS 2-10". VERIFY SUITABILITY OF OSB WITH ARCHITECT PRIOR TO ORDERING MATERIAL.
3. ALL NAILS ARE TO BE FULL HEADED COMMON NAILS UNLESS OTHERWISE NOTED (UNO). NAILS EXPOSED TO THE EXTERIOR OR PRESSURE TREATED WOOD SHALL BE GALVANIZED - HOT DIPPED OR TUMBLED CONFORMING TO ASTM A153.
4. WHERE PLYWOOD IS APPLIED TO BOTH FACES OF THE WALL, THE PANEL JOINTS SHALL BE OFFSET SUCH THAT AN ADJOINING PANEL EDGE OCCURS ONLY ON ONE SIDE OF ANY 3x STUD.
5. WHERE SPECIFIED ON THE SHEAR WALL SCHEDULE (SWS), FRAMING AND BLOCKING AT ADJOINING PLYWOOD (A.P.) EDGES SHALL BE 3x OR WIDER AND NAILING SHOULD BE STAGGERED ON EITHER SIDE OF PLYWOOD JOINT. WHERE 3x OR WIDER BLOCKING REQUIRES TWO ROWS OF NAILS AT PLYWOOD EDGE, STAGGER ½" BETWEEN ROWS. REPLACE ANY STUDS WHICH SPIT DUE TO NAILING, PRE-DRILL OR UPSIZE STUD IF REQUIRED.
6. FOR EXISTING WALLS WHICH REQUIRE 3x MEMBERS AT ADJOINING PLYWOOD (A.P.) EDGES, A SECOND 2x STUD MAY BE STITCHED TO THE EXISTING STUD WITH 16d NAILS PER SWS EDGE NAIL SPACING. ALIGN PLYWOOD EDGE WITH CENTER OF DOUBLE STUD AND BOTH STUDS SHALL HAVE ONLY ONE ROW OF NAILING.
7. PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
8. HOLDOWNS, CLIPS, AND ANCHORS AS SPECIFIED ON THE FOUNDATION AND FRAMING PLANS SUPERCEDE THE SHEAR WALL SCHEDULE.
9. REMOVE ALL SHINERS PRIOR TO INSPECTION BY THE BUILDING DEPARTMENT OR ENGINEER.
10. NO HOLES GREATER THAN ⅓"Ø MAY BE INSTALLED IN A DESIGNATED SHEAR WALL WITH 2x4 STUDS. USE 2x6 STUDS FOR SHEAR WALLS WITH PLUMBING PIPES UP TO 3" IN DIAMETER MAX. PROVIDE A SECONDARY FURRING WALL TO CONCEAL PIPES WHICH DO NOT MEET THIS CRITERIA.
11. PENETRATIONS THROUGH SHEAR WALLS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF EOR.

SHEARWALL SCHEDULE (SWS)

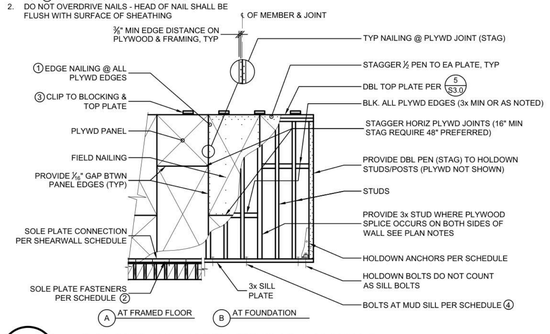
SYMBOL	MATERIAL	EDGE NAILING (1)	SHEAR TRANSFER		A.P. STUD BLOCKING SIZE	⅝" Ø ANCHOR SPACING (4)	
			SOLE PLATE** (2)	FRAMING CLIP SPACING (3)		3x SILL	2x SILL
6	15/32" PLYWD (312 PLF)	10d AT 6"oc	16d AT 6"oc OR SDS AT 12"oc	A35 AT 24" OR LTP4 AT 24"	2x	48"oc	48"oc
4	15/32" PLYWD (470 PLF)	10d AT 4"oc	16d AT 4"oc OR SDS AT 8"oc	A35 AT 12" OR LTP4 AT 16"	3x	48"oc	32"oc
3	15/32" PLYWD (611 PLF)	10d AT 3"oc	16d AT 3"oc OR SDS AT 6"oc	A35 AT 12" OR LTP4 AT 12"	3x	16"oc	8" oc
2	15/32" PLYWD (800 PLF)	10d AT 2"oc	DOUBLE ROW 16d AT 4"oc OR SDS AT 4"oc	A35 AT 8" OR LTP4 AT 8"	3x	12" oc	N/A
6 A	15/32" PLYWD BOTH SIDES	NAILING PER ABOVE EACH SIDE	DOUBLE REQUIRED ABOVE	DOUBLE REQUIRED ABOVE	3x	DOUBLE REQUIRED ABOVE	N/A

*FIELD NAILING - 10d @12" oc
**SDS25 SCREWS w/ MIN 2½" EMBED INTO RIM OR SILL BELOW

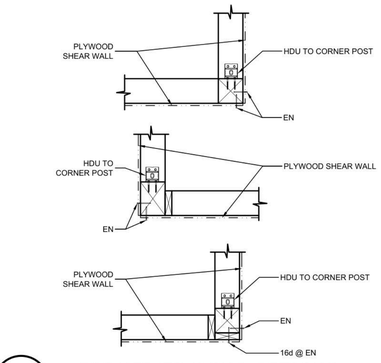
REFER TO DETAIL (2/-) FOR IDENTIFICATION (B)

1 SHEARWALL SCHEDULE (SWS) & NOTES

NOTES:
1. REFER TO SHEARWALL SCHEDULE ON SHEET S0.2 FOR (B) REFERENCES WITHIN THIS DETAIL
2. DO NOT OVERDRIVE NAILS - HEAD OF NAIL SHALL BE FLUSH WITH SURFACE OF SHEATHING



2 PLYWOOD SHEARWALL NAILING



3 CORNER FRAMING OPTIONS AT ENDS OF SHEARWALLS

HOLDOWN SCHEDULE

	SYMBOL	TYPE	ANCHOR IN NEW CONCRETE FOUNDATION	'Le' EMBEDMENT DEPTH FROM TOP OF CONCRETE
HOLDOWN	2_	HDU2-SDS2.5 (3075#)	SB⅝x24 (⅞"Ø) (5730#)	18"
	5_	HDU5-SDS2.5 (5645#)	SB⅝x24 (⅞"Ø) (5730#)	18"
	8_	HDU8-SDS2.5 (6970#)	SB⅝x24 (⅞"Ø) (7855#)	18"
	11_	HDU11-SDS2.5 (9535#)	SB1x30 (1"Ø) (8315#)	24"

NOTES:
1. DO NOT INSTALL SHIMS OR SPACERS BETWEEN HOLDOWN & POST
2. WHERE HOLDOWN DOES NOT ALIGN WITH POST, ANGLE THREADED ROD A MAXIMUM OF 5° AND INSTALL BOTTOM OF HOLDOWN @ MAX 18" ABOVE THE SILL

EXAMPLES:

(2 o) = HDU2 with (2) 2x POST

(8 b) = HDU8 with 4x6 POST

POST SCHEDULE

	SYMBOL	POST
POST	_o	(2) 2x SISTERED w/ (20) 10d COMMON NAILS
	_a	4x4
	_b	4x6
	_c	4x8
	_d	6x6

HOLDOWN NOTES

1. ALL HOLDOWNS SHALL CONFORM TO ICC REPORT NUMBERS ESR-2330 AND ESR-2611. SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS
2. AT RAISED FLOOR AND PLATFORM FRAMED CONSTRUCTION, PROVIDE 4x OR DOUBLE 2x BLOCK BELOW ALL HOLDOWN POSTS / STRAPS IN FLOOR CAVITY
3. ALL HOLDOWNS SHALL BE INSTALLED WITHIN 6" OF THE END OF THE SHEARWALL, UNO
4. ANCHOR NUTS SHOULD BE HAND-TIGHT PLUS ½ TURN. RETIGHTEN ALL HOLDOWN BOLTS TO WOOD MEMBERS JUST PRIOR TO COVERING WITH FINISHES
5. THE SPECIFIED SHEAR WALL EDGE NAILING SHALL BE APPLIED TO THE HOLDOWN POST FOR THE FULL WALL HEIGHT, REGARDLESS OF PLYWOOD EDGE LOCATION
6. WHERE (2) - HOLDOWNS ARE INSTALLED ON OPPOSITE SIDES OF A SINGLE POST EITHER INCREASE THE SIZE OF THE POSTS TO PREVENT OPPOSING SCREW INTERFERENCE, OR STAGGER THE HOLDOWNS VERTICALLY TO PREVENT SCREW INTERFERENCE
7. ALL FLOOR TO FLOOR HOLDOWN STRAPS MAY BE APPLIED TO THE STUDS OR OVER THE PLYWOOD SHEATHING. INSTALL STRAPS PER ICC ESR-2105
8. FILL ALL NAIL HOLES IN THE PORTION OF STRAP ATTACHED TO POST. ALIGN POSTS OF THE SAME SIZE ABOVE AND BELOW FLOOR LEVEL AT HOLDOWN STRAP AND PROVIDE EDGE NAILING FULL HEIGHT OF BOTH POSTS TO FOUNDATION
9. WHEN HOLDOWN ANCHOR OCCURS IN FOUNDATION CRIPPLE WALLS LESS THAN 24" IN HEIGHT LOCATE HOLDOWN IN WALL ABOVE AND EXTEND FOUNDATION ANCHOR WITH ALL-THREAD BOLT AND COUPLE NUTS. WHERE CRIPPLE WALLS EXCEED 24" INSTALL HOLDOWN IN CRIPPLE WALL AND STRAP TO LEVEL ABOVE. MATCH DENOTED POST SIZE IN CRIPPLE WALLS UNDER HOLDOWN POST

4 FOUNDATION HOLDOWN SCHEDULE & NOTES

HOLDOWN SCHEDULE

	SYMBOL	TYPE
HOLDOWN	2_	HDU2-SDS2.5 (3075#)
	5_	HDU5-SDS2.5 (5645#)
	8_	HDU8-SDS2.5 (6970#)
	11_	HDU11-SDS2.5 (9535#)

NOTES:
1. DO NOT INSTALL SHIMS OR SPACERS BETWEEN HOLDOWN AND POST
2. WHERE HOLDOWN DOES NOT ALIGN WITH POST, ANGLE THREADED ROD A MAXIMUM OF 5° AND INSTALL BOTTOM OF HOLDOWN A MAXIMUM OF 18" ABOVE THE SILL

EXAMPLES:

(2 o) = HDU2 with (2) 2x POST

(8 b) = HDU8 with 4x6 POST

STRAP HOLDOWN SCHEDULE

	SYMBOL	TYPE	MINIMUM END LENGTH TO PRIMARY FRAMING MEMBER
STRAP	T4_	CMSTC16 (4690#)	20"
	T6_	CMST14 (6475#)	30"
	T9_	CMST12 (9215#)	39"
	B4_	MSTC48B3 (3975#)	21" ON POST, 9¾" MIN ON BEAM
	B6_	MSTC66B3 (4490#)	21" ON POST, 11¼" MIN ON BEAM

NOTES:
1. USE MIN NUMBER OF FASTENERS AS SPECIFIED IN SIMPSON CATALOG
2. OTHER THAN 15/32" WALL SHEATHING, DO NOT INSTALL SHIMS OR SPACERS BETWEEN STRAP AND POST

EXAMPLES:

(T4 a) = CMSTC16 STRAP TO 4x4 POST

(T9 c) = CMST12 STRAP TO 4x8 POST

POST SCHEDULE

	SYMBOL	TYPE
POST	_o	(2) 2x SISTERED w/ (20) 10d COMMON NAILS
	_a	4x4
	_b	4x6
	_c	4x8
	_d	6x6

5 WOOD FRAMING HOLDOWN SCHEDULE

PRELIMINARY - NOT FOR CONSTRUCTION

CHECK SET - 10/29/25

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

NEW ADU

HOLDOWN & SHEARWALL DTLS

POONIAN RESIDENCE
3534 MEADOWLANDS LANE
SAN JOSE, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
ROBERT H. SHAFFER
C 45322
CIVIL
STATE OF CALIFORNIA

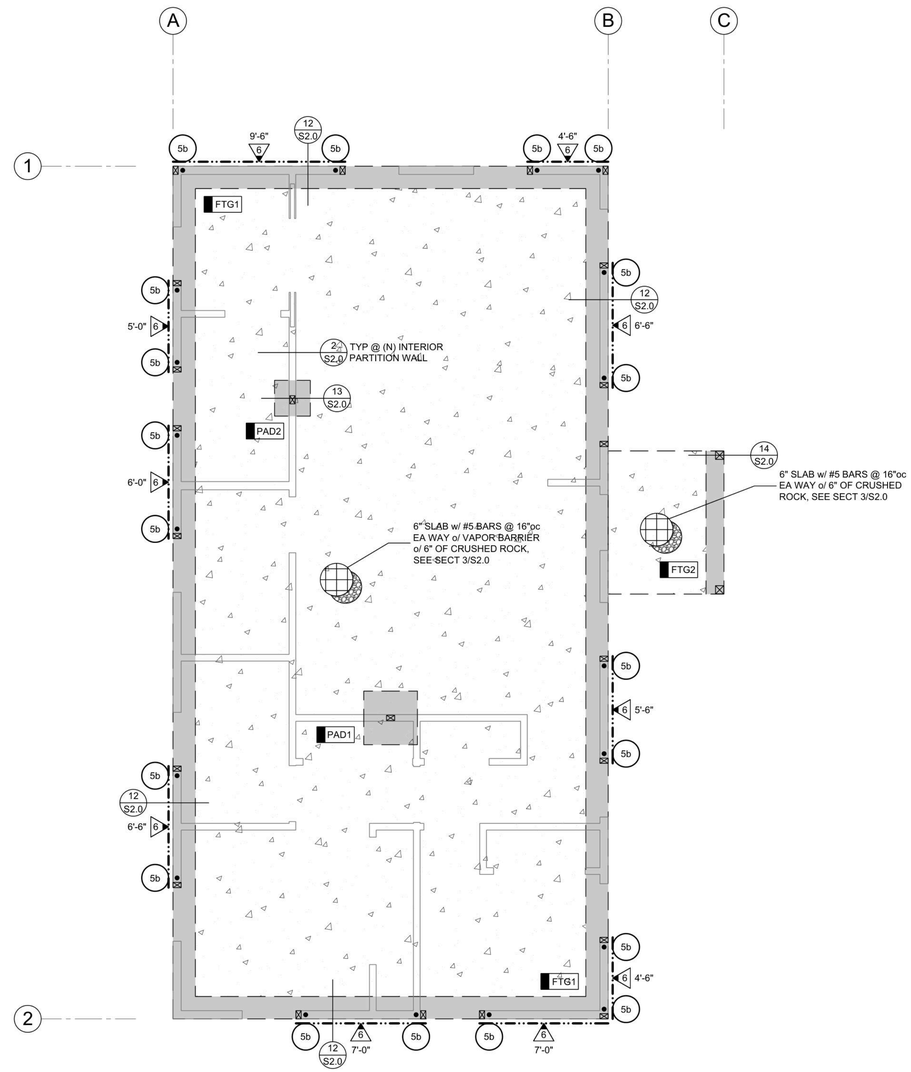
JOB NUMBER:	25186
SCALE:	AS NOTED
DRAWN BY:	AM
ISSUED:	OCT 29, 2025
REVISIONS:	

SHEET:

S0.2

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

SCALE: 1/4"=1'-0"
DO NOT SCALE DRAWINGS

N REF

FOUNDATION NOTES

1. SEE GENERAL NOTES AND CONCRETE GENERAL NOTES ON SHEET S0.1 FOR SPECIFICATIONS. REFER TO SHEET S2.0 FOR GENERAL DETAILS.
2. 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.
3. ALL REINFORCING AND EMBEDDED STEEL ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR FALSEWORK PRIOR TO CONCRETE PLACEMENT
4. ALL FOOTING DEPTHS ARE SHOWN AS APPROXIMATE: DEPTH SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF OBSERVATION.
5. DO NOT SCALE DRAWINGS. SCALE IS FOR DESIGN REFERENCE ONLY.
6. VERIFY OPENINGS WITH ARCHITECTURAL DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
7. 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 — X'-XX" — SHEARWALL & MIN LENGTH (LENGTH DEFINED AS OUTSIDE EDGE TO OUTSIDE EDGE OF HOLDOWN POST), SEE SHEARWALL SCHEDULE FOR REQUIREMENTS (1 / S0.2)
- # — POST & HOLDOWN / STRAP AT END OF SHEARWALL, SEE HOLDOWN SCHEDULE (4/5/6 / S0.2)
- X" — STEP IN ELEVATION, VERIFY w/ ARCHITECT

FOOTING SCHEDULE[1,3]

SYMBOL	LENGTH	WIDTH	THICK	DEPTH[2]	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

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

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NEW ADU

FOUNDATION PLAN

POONIAN RESIDENCE
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S1.0

PRELIMINARY - NOT FOR CONSTRUCTION
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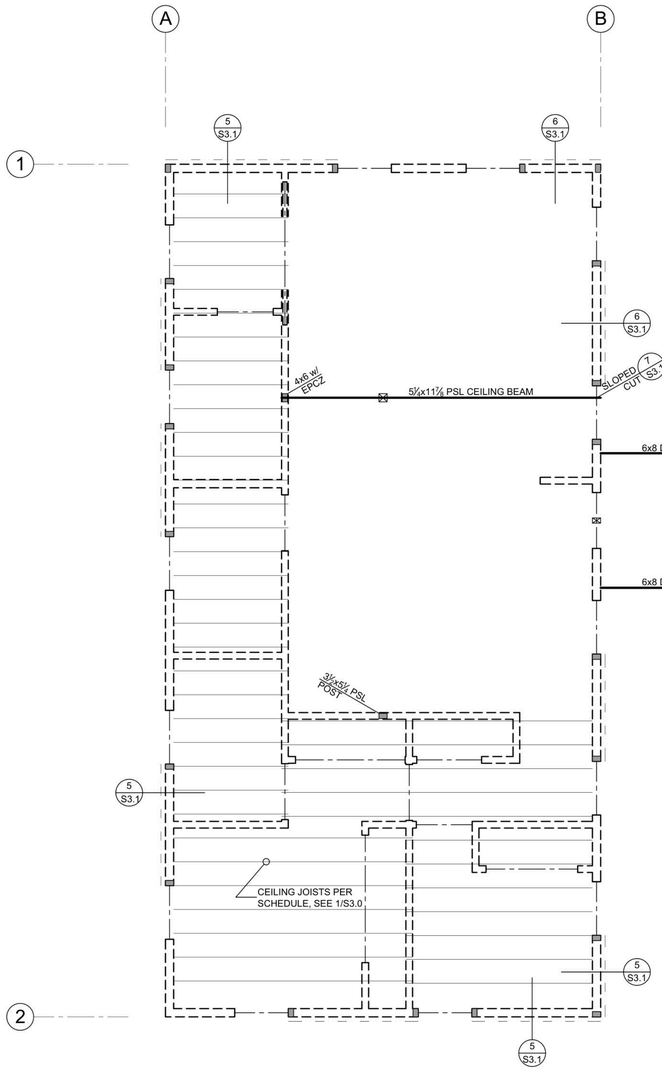
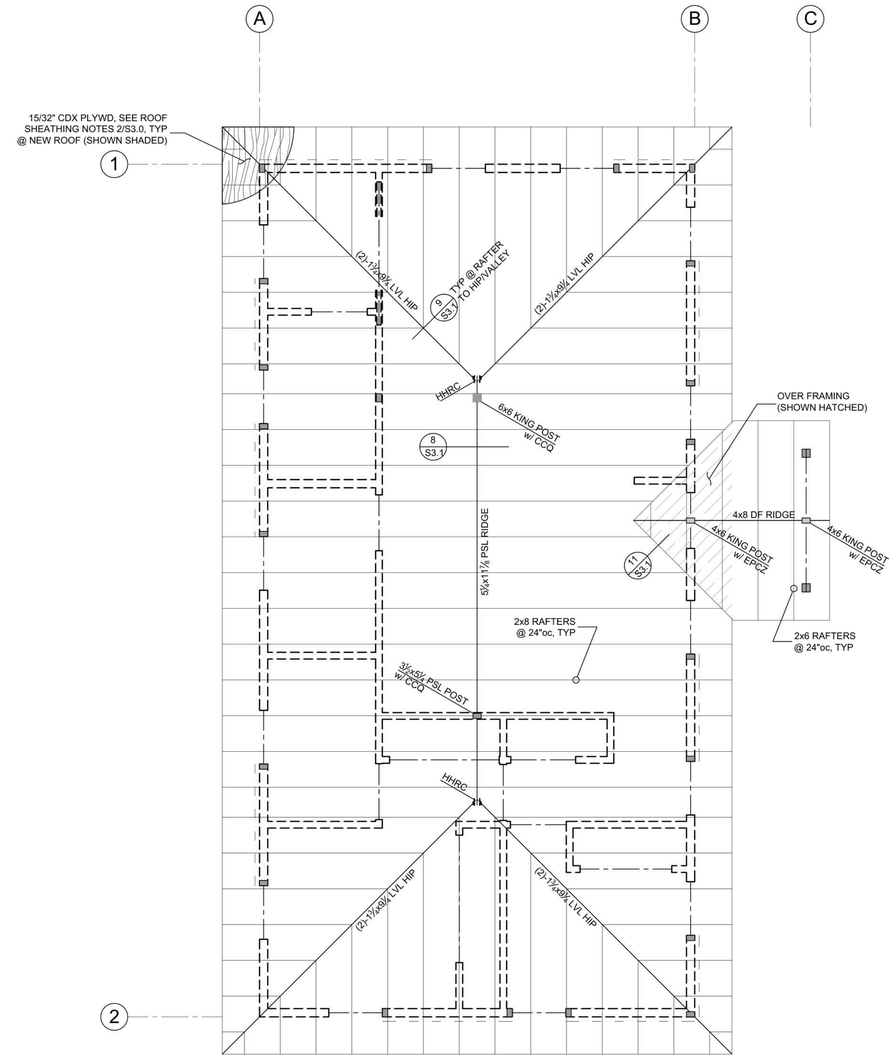


CEILING FRAMING PLAN

SCALE: 1/4"=1'-0"
DO NOT SCALE DRAWINGS



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"
DO NOT SCALE DRAWINGS

WOOD FRAMING NOTES

1. SEE GENERAL NOTES AND WOOD GENERAL NOTES ON SHEET S0.1 FOR SPECIFICATIONS. REFER TO SHEET S3.0 FOR GENERAL DETAILS.
2. 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
3. ALL WALLS ON GRID LINES SHALL HAVE CONTINUOUS TOP PLATES PER 5/S3.0. WHERE SPLICES ARE NOT POSSIBLE A STRAP IS REQUIRED
4. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING.
5. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY.
6. 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
- NEW FRAMING MEMBER, w/ SIMPSON LUS HANGER WHERE SHOWN, UNO
- HEADER, SEE SHEET NOTE #2
- STRAP x LENGTH MOUNTING LOC. — 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

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NEW ADU

CEILING PLAN & ROOF FRAMING

POONIAN RESIDENCE
3534 MEADOWLANDS LANE
SAN JOSE, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ROBERT H. SHAFFER C 45322 CIVIL STATE OF CALIFORNIA

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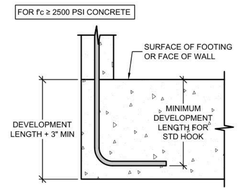
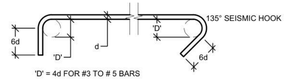


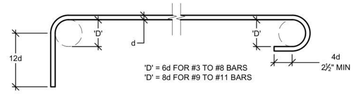
STANDARD HOOK DEVELOPMENT LENGTH	
BAR SIZE	DEVELOPMENT LENGTH
#3	9"
#4	12"
#5	15"
#6	18"
#7	21"
#8	24"

FOR f'c ≥ 2500 PSI CONCRETE

HOOK DEVELOPMENT LENGTHS



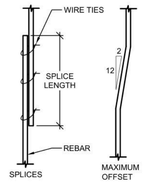
TIES & STIRRUPS



MAIN REINFORCING TYPICAL HOOKS & BENDS

BAR LAP SPLICES	
BAR SIZE	SPLICE LENGTH
#3	18"
#4	24"
#5	30"
#6	36"
#7	42"
#8	48"

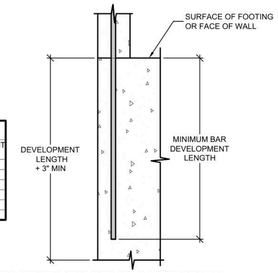
FOR f'c ≥ 2500 PSI CONCRETE



LAP SPLICES & OFFSETS

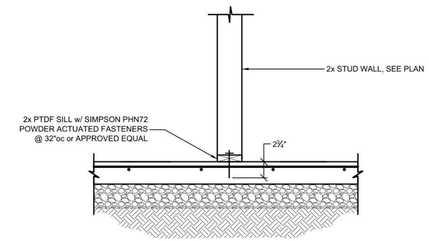
BAR DEVELOPMENT LENGTH	
BAR SIZE	DEVELOPMENT LENGTH
#3	24"
#4	48"
#5	60"
#6	72"
#7	108"
#8	120"

FOR f'c ≥ 2500 PSI CONCRETE



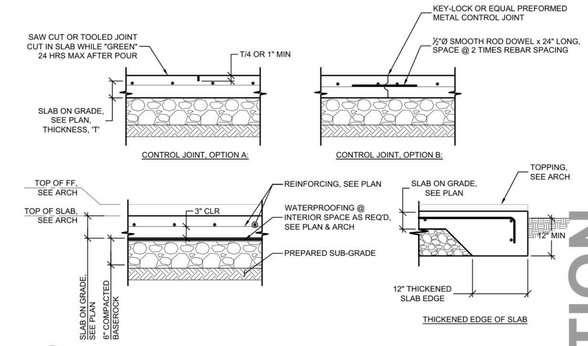
BAR DEVELOPMENT LENGTHS IN TENSION

1 REINFORCING STEEL DIMENSIONAL DETAILS

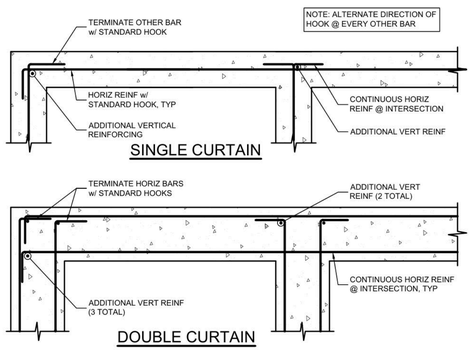


NON - BEARING

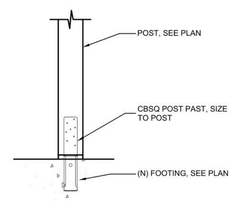
2 TYPICAL NON-BEARING WALL ON SLAB



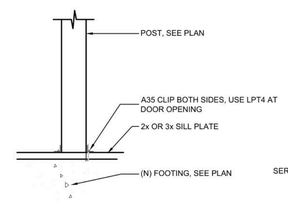
3 SLAB ON GRADE w/ CONTROL JOINTS



4 TYPICAL LAPS AT CORNERS & INTERSECTIONS

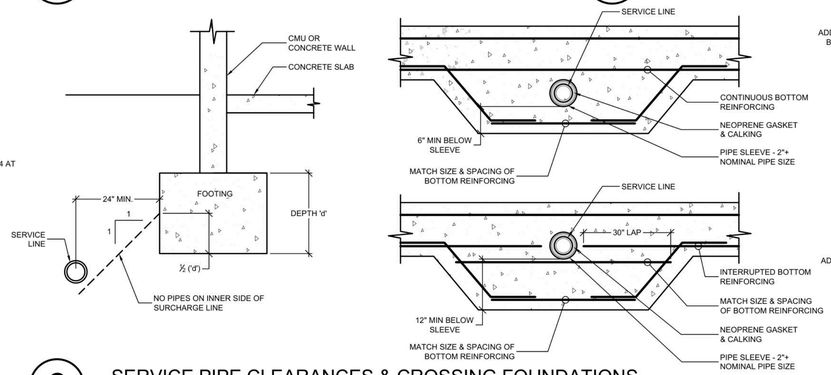


A CBSQ POST BASE



B POST AT SILL PLATE

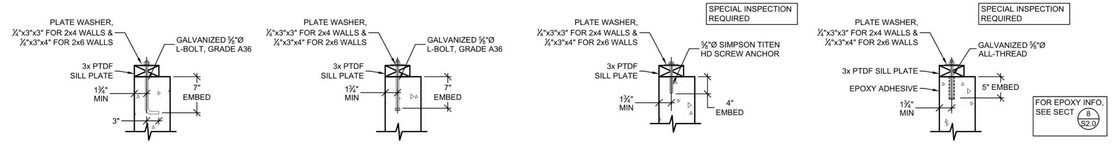
5 TYPICAL POST BASES

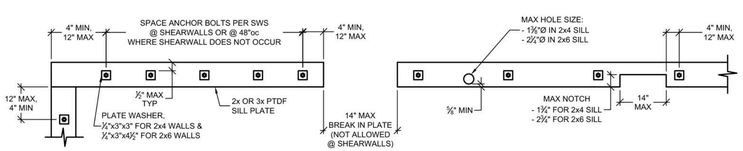


PIPE THROUGH WALL

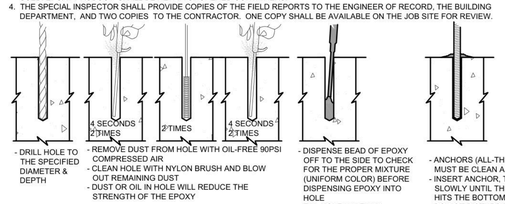
6 SERVICE PIPE CLEARANCES & CROSSING FOUNDATIONS

1. ALL EPOXY FOR USE WITH HOLD-DOWNS ANCHORS, THREADED RODS, REBAR DOWELS AND SILL ANCHORS SHALL BE POWERS 'PURE 110+' (ESR-3298) OR SIMPSON 'SET-3G' (ESR-4057) HIGH STRENGTH EPOXY OR HILTI HY-200 (ESR-3187) ADHESIVE.
2. THE CONTRACTOR SHALL CAREFULLY READ THE ICC 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. ANY ANCHORS INSTALLED WITHOUT SPECIAL INSPECTION SHALL BE REMOVED AND NEW ANCHORS WITH PROPER INSPECTION SHALL BE INSTALLED.
3. THE SPECIAL INSPECTOR IS REQUIRED TO VERIFY HOLE DEPTH, HOLE DIAMETER, HOLE PREPARATION AND 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.



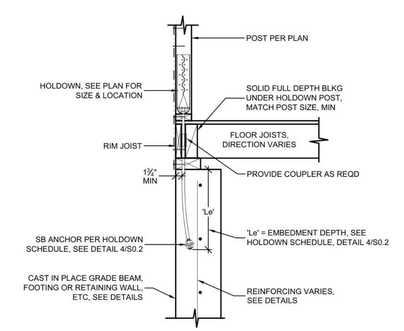


7 MUDSILL OR SOLE PLATE ANCHORAGE REQUIREMENTS

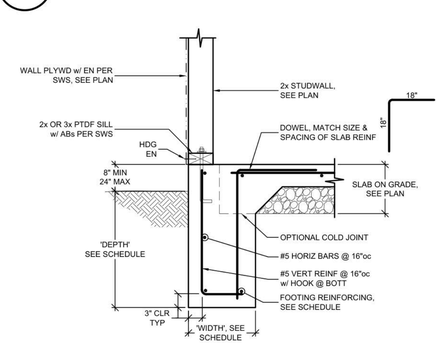


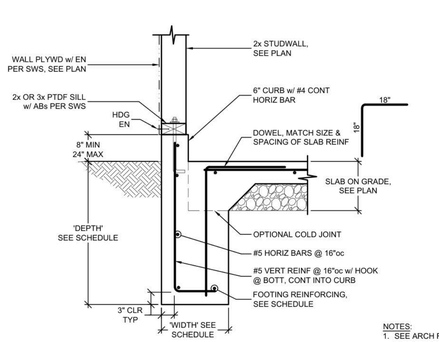
NOTES:
- SEE ICC REPORT FOR FULL DETAILED INSTALLATION PROCEDURE
- SPECIAL INSPECTION IS REQD FOR TENSION & SHEAR EPOXY ANCHORS
- EPOXY HOLDOWNS MUST BE PULL-TESTED BY AN APPROVED SPECIAL INSPECTION AGENCY

10 EPOXY ANCHOR HOLDOWN INSTALLATION PROCEDURE



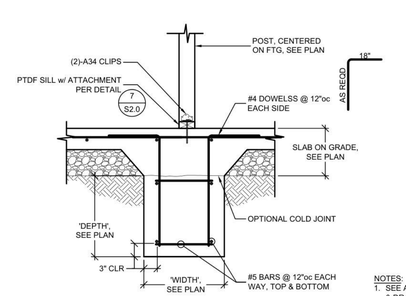
11 HOLDOWN ANCHOR AT NEW FOOTING





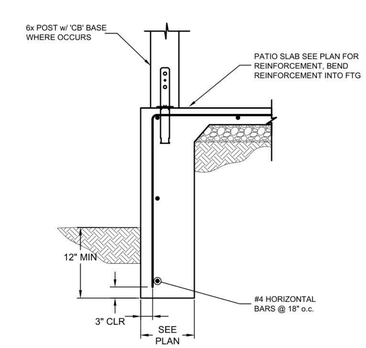
NOTES:
1. SEE ARCH FOR WATERPROOFING & DRAINAGE AS REQD PER GEOTECH
2. SEE S2.0 FOR HOLDOWN INFO

12 THICKENED PERIMETER FOOTING



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

13 INTERIOR FOOTING w/ WOOD POST



14 POST @ PATIO

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CONCRETE GENERAL DETAILS

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REGISTERED PROFESSIONAL ENGINEER ROBERT H. SHAFFER C 45322 CIVIL STATE OF CALIFORNIA

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REVISIONS:	

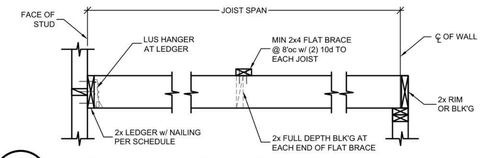
SHEET:

S2.0

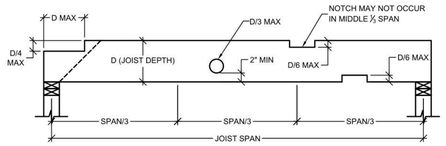
CEILING JOIST SCHEDULE

MAX SPAN	MAX SPAN	CEILING JOIST	SPACING	LEDGER NAILING
LL = 10psf	LL = 20psf (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

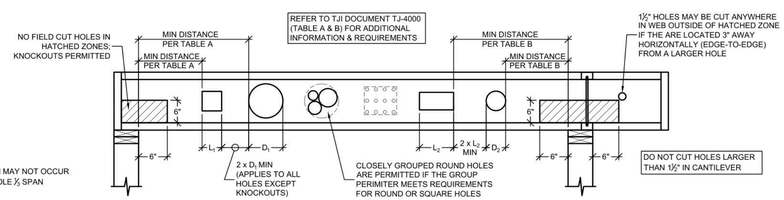
NOTES:
1. CEILING JOIST SCHEDULE IS BASED UPON (5psf + JOIST WEIGHT) DEAD LOAD + LIVE LOAD NOTED
2. SPAN/DEFLECTION RATIO EXCEEDS L/240
3. JOISTS SHALL HAVE MINIMUM GRADE OF DF#2
4. SCHEDULE DOES NOT APPLY TO AREAS OF THE CEILING THAT WILL BE USED AS LOFTS OR HABITABLE SPACE
5. 2x4 & 2x6 CEILING JOISTS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



1 CEILING JOIST SCHEDULE



SOLID SAWN LUMBER

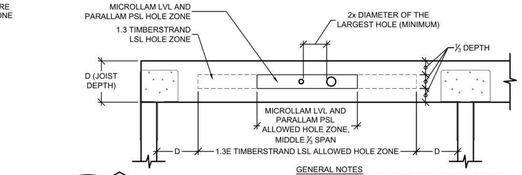


DO NOT CUT OR NOTCH FLANGE

DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT

TJI JOIST DEPTH	MAX ROUND, SQUARE OR RECTANGULAR HOLE SIZE
9½"	6½"
11⅞"	8⅞"
14"	11"
16"	13"

TJI JOISTS



DO NOT CUT, NOTCH OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

*NOTIFY EOR FOR REQUIRED HOLES IN AREAS OUTSIDE OF THOSE SHOWN OR LARGER DIAMETERS

GENERAL NOTES
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY. ALL OTHER HOLE CONDITIONS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CUTTING
- ROUND HOLES ONLY
- NO HOLES IN CANTILEVERS

HEADER OR BEAM DEPTH	MAX ROUND HOLES SIZE
4⅞"	1"
5½"	1⅛"
7¼" - 20"	2"

* SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

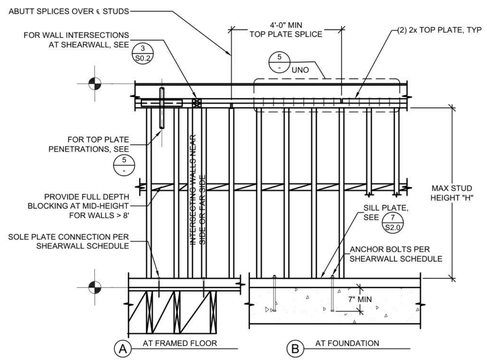
LVL, PSL, LSL HEADERS AND BEAMS

2 WOOD JOIST/BEAMS - NOTCHES & HOLES

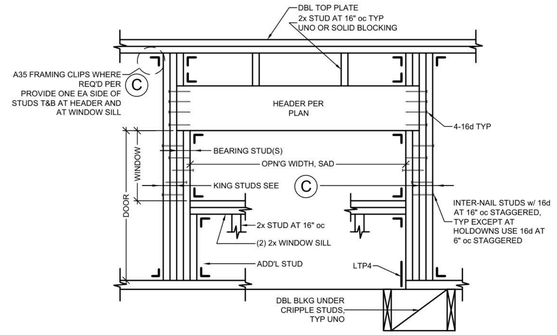
STUDWALL TYPE	MAXIMUM STUDWALL HEIGHT, "H" * SUPPORTING JOISTS FROM:			
	ROOF	ROOF + 1 FLOOR	ROOF + 2 FLOORS	NON-BEARING
2x4 @ 16"oc	10 FT	10 FT	N/A	11 FT
2x6 @ 16"oc	17 FT	14 FT	11 FT	17 FT
DOUBLE 2x OR 4x4 @ 16"oc	15 FT	11 FT	8 FT	16 FT

* 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 BENDING BY CONVENTIONAL GYPSUM OR WALL SHEATHING
4. LOADING AS FOLLOWS (TYPICAL OF CONVENTIONAL LIGHT WOOD-FRAMED CONSTRUCTION)
   - 4.1 EXTERIOR WALLS: 15 PSF DEAD LOAD SELF-WEIGHT, 20 PSF LATERAL WIND LOAD
   - 4.2 INTERIOR WALLS: 10 PSF DEAD LOAD SELF-WEIGHT, 5 PSF LATERAL LIVE LOAD
   - 4.3 ROOF: 15 PSF DEAD LOAD, 20 PSF LIVE LOAD
   - 4.4 FLOORS: 15 PSF DEAD LOAD, 40 PSF LIVE LOAD
5. WHERE LOADING EXCEEDS THE ABOVE 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



3 TYPICAL WALL STUD SCHEDULE



A BASE AT WINDOW

B BASE AT DOOR

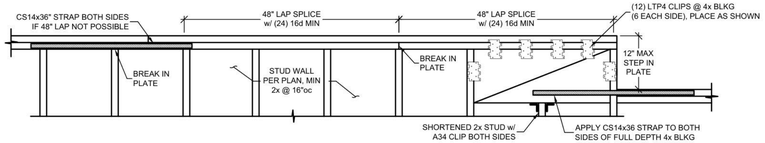
OPENING WIDTH (MAX)	EXTERIOR WALL			
	BEARING STUD	KING STUD*	WINDOW SILL*	FRAMING CLIPS
4'-6"	(2) 2x	2x	2x	NONE
6'-0"	(2) 2x	(2) 2x	2x	NONE
8'-0"	(2) 2x	(3) 2x	(2) 2x	A34s WHERE SHOWN
10'-0" OR GREATER	SEE PLAN & DETAILS			

* MATCH STUD WIDTH

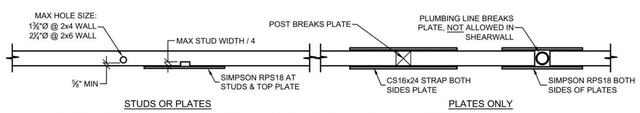
OPENING WIDTH (MAX)	INTERIOR WALL	
	BEARING STUD	KING STUD*
4'-6"	(2) 2x	2x
6'-0"	(2) 2x	2x
8'-0"	(2) 2x	2x
10'-0" OR GREATER	SEE PLAN & DETAILS	

C SCHEDULE

4 TYPICAL HEADER FRAMING



TOP PLATE SPLICES AND STEPS



NOTCHES AND HOLES IN STUDS AND PLATES

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

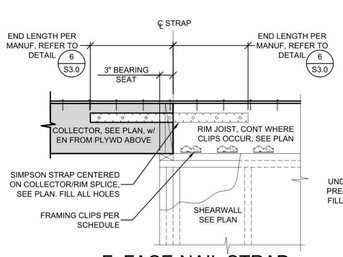
NOTES:
-ALL STRAPS TO BE MANUFACTURED BY SIMPSON STRONG-TIE, NOTIFY EOR BEFORE INSTALLATION FOR APPROVED SUBSTITUTE STRAPS
-DADO FRAMING & PLYWD WERE REQ'D, ⅛" MAX

STRAP NOTES:
1. STRAPS ARE NOTED ON PLANS, THUS: CS -X, WHERE "X" DENOTES CONNECTION TYPE, F, P1 P2, R, T1, T2 OR U AS SHOWN IN DETAIL 8/- AND #' - ##" DENOTES TOTAL STRAP LENGTH
2. IF NO LENGTH IS SPECIFIED ON PLAN, SIZE STRAP TO HAVE MIN END LENGTH ON EACH PRIMARY MEMBER
3. REQUESTS FOR SUBSTITUTION / MODIFICATION SHALL BE MADE IN WRITING TO THE ENGINEER OF RECORD (EOR)
4. SEE MANUFACTURER FOR INSTALLATION INSTRUCTION
5. AT LOCATIONS WITH PLYWOOD, STRAP SHOULD BE INSTALLED ON TOP OF PLYWOOD WITH 10d NAILS. BOUNDARY NAILING (BN) SHALL BE OMITTED UNDER OR ADJACENT TO STRAP
6. USE MIN NUMBER OF FASTENERS AS SPECIFIED IN SIMPSON CATALOG
7. OTHER THAN 15/32" WALL SHEATHING, DO NOT INSTALL SHIMS OR SPACERS BETWEEN STRAP AND FRAMING
8. WHERE STRAPS WILL BE INSTALLED TO THE NARROW FACE OF STRUCTURAL COMPOSITE LUMBER (LVLs, PSLs, TJIs, LSLs), CONFORM TO MINIMUM NAILING REQUIREMENTS GIVEN UNDER THE "STRUCTURAL COMPOSITE LUMBER" SECTION
9. WHERE STRAP LENGTH IS DENOTED ON PLANS, IT IS PERMISSIBLE TO OMIT NAILS IN THE STRAP (DO NOT EXCEED 3" NAIL SPACING), PROVIDED THE MINIMUM NUMBER OF FASTENERS PER MANUFACTURER REQUIREMENTS IS MET
10. TAKE CARE NOT TO SPLIT MEMBERS WITH NAILS FROM STRAPS. WHERE MEMBERS ARE AT RISK OF SPLITTING, IT IS PERMISSIBLE TO LENGTHEN THE STRAP AND REDUCE THE NUMBER OF NAIL HOLES FILLED, PROVIDED THE MINIMUM NUMBER OF FASTENERS PER MANUFACTURER REQUIREMENTS IS MET

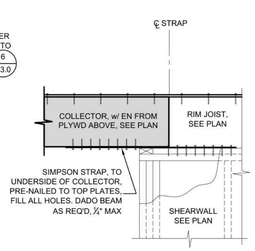
STRAP SCHEDULE & HARDWARE

	SYMBOL	TYPE	MINIMUM FRAMING WIDTH	MINIMUM END LENGTH TO PRIMARY FRAMING MEMBER	MINIMUM STRAP NAILING	MINIMUM FRAMING CLIPS (WHERE REQUIRED)
STRAP	CS16 xX'-X"	CS16 (1705#)	2x	11"	(20) 0.148x2½	(4) A35 or LTP4
				13"	(22) 0.131x2½	
	CS14 xX'-X"	CS14 (2490#)	2x	15"	(26) 0.148x2½	(6) A35 or LTP4
				16"	(30) 0.131x2½	
	CMSTC16 xX'-X"	CMSTC16 (4585#)	(2) 2x	20"	(50) 0.148x3¼	(10) A35 or LTP4
	CMST14 xX'-X"	CMST14 (6490#)	4x	26"	(56) 0.162x2½	(15) A35 or LTP4
				30"	(66) 0.148x2½	
	CMST12 xX'-X"	CMST12 (9215#)	4x	33"	(74) 0.162x2½	(20) A35 or LTP4
				39"	(86) 0.148x2½	

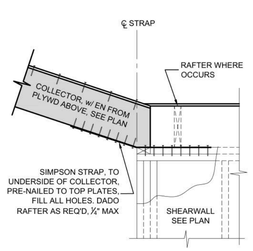
6 STRAP NOTES, SCHEDULE, AND HARDWARE



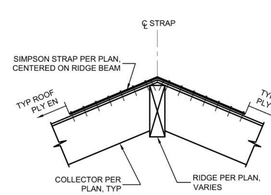
F: FACE-NAIL STRAP



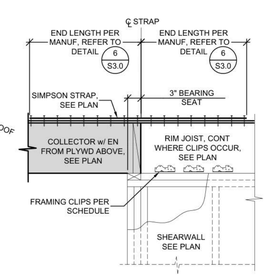
P1: PRE-NAIL STRAP



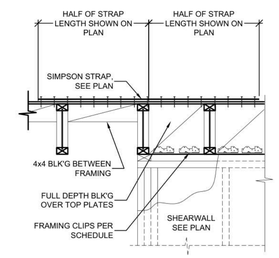
P2: PRE-NAIL STRAP



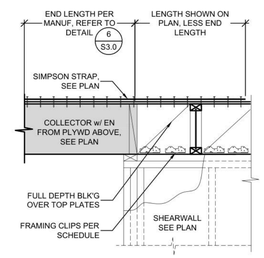
R: RIDGE-NAIL STRAP



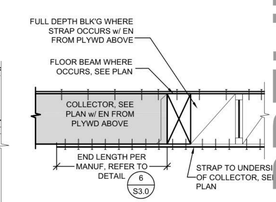
T1: TOP-NAIL STRAP w/ COLLECTOR / RIM



T2: TOP-NAIL STRAP w/ BLK'G



T3: TOP-NAIL STRAP w/ COLLECTOR / BLK'G



U: UNDER-MOUNT STRAP

7 TYPICAL STRAP INSTALLATION DETAILS

CHECK SET - 10/29/25

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

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WOOD GENERAL DETAILS

POONIAN RESIDENCE
3534 MEADOWLANDS LANE
SAN JOSE, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ROBERT H. SHAFFER C 45322 CIVIL STATE OF CALIFORNIA

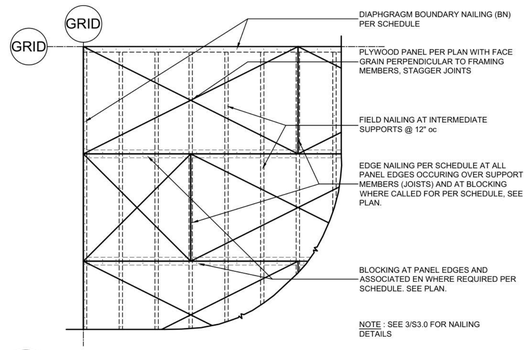
JOB NUMBER:	25186
SCALE:	AS NOTED
DRAWN BY:	AM
ISSUED:	OCT 29, 2025
REVISIONS:	

SHEET: S3.0

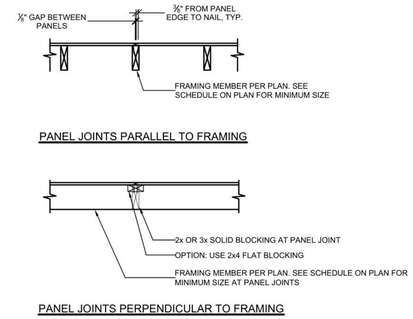
CONNECTION	COMMON NAILING[1]	GUN NAILING EQUIV.[2]
1. Blocking between joists or rafters to top plate	(3) 8d toenails	(3) 3" x .131"Ø
2. Joist to sill or girder, toenail	(3) 8d	(4) 3" x .131"Ø
4. Ceiling joists to parallel rafters, face nail	(3) 10d	(4) 3" x .131"Ø
6. Rafter to plate, toenail	(3) 10d	(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 Double top plates, lap splice	16d at 16"oc (24) - 16d, each side	3" x .131"Ø at 12"oc 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 .162"Ø NAILS MAY USE THE COMMON NAIL COLUMN.
4. REFER TO ICC ESR-1539 "POWER-DRIVE STAPLES AND NAILS" FOR PNEUMATIC NAIL REQUIREMENTS

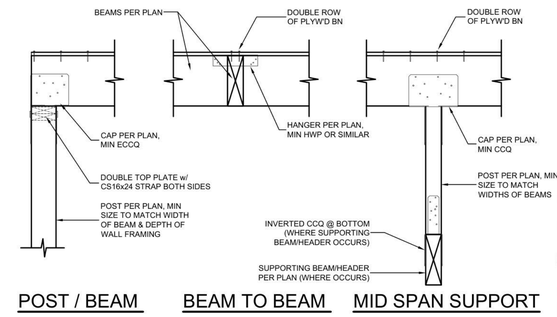
1 CONVENTIONAL NAILING REQUIREMENTS (PORTIONS OF CBC TABLE 2304.10.2)



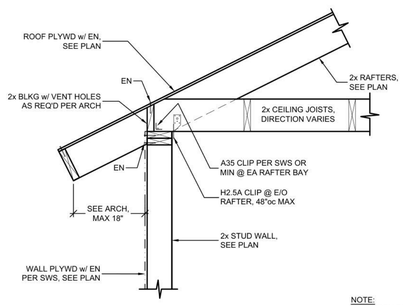
2 PLYWOOD DIAPHRAGM NAILING



3 HORIZONTAL DIAPHRAGM NAILING

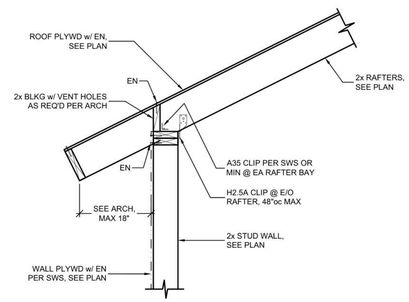


4 TYPICAL BEAM CONNECTIONS

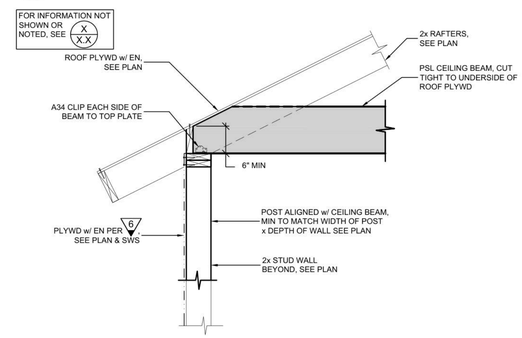


NOTE:
-SEE ARCH DWGS FOR DECORATIVE EAVE CONDITIONS, ROOF PITCHES, EAVE BLOCK VENTING REQUIREMENTS, & CEILING CONDITIONS

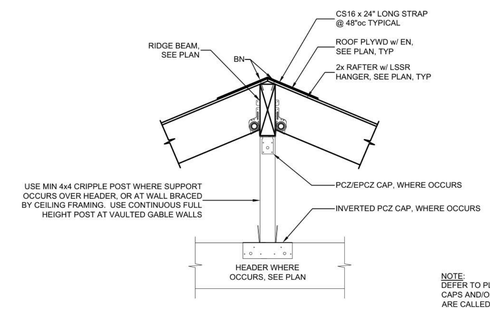
5 TYPICAL EAVE SECTION



6 VAULTED EAVE SECTION



7 PSL SLOPED END CUT

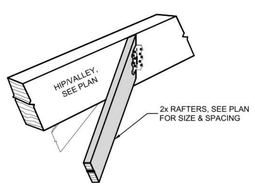


NOTE:
DEFER TO PLANS WHEN CAPS AND/OR POST SIZES ARE CALLED OUT

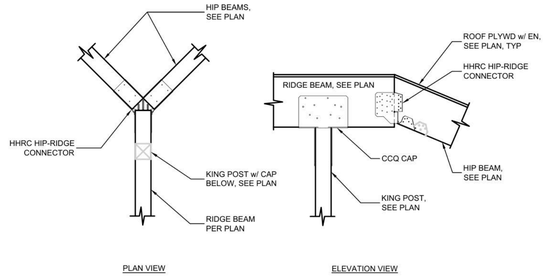
8 RIDGE SECTION

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"

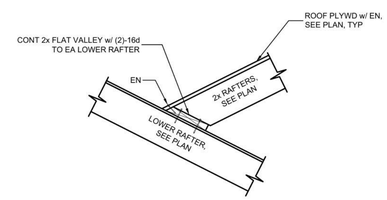
NOTES:
1. AT CASE #1 WHERE EAVE BACKSPAN IS < 2 TIMES OVERHANG, PROVIDE (1)-A35 CLIP AT HIP / VALLEY CONNECTION
2. 'MAX SPAN' IS CUT LENGTH, NOT PLAN DIMENSION
3. MAX SPANS IN SCHEDULE ARE HARDWARE LIMITATIONS. SEE PLAN FOR MAX RAFTER SPANS & SPACING
4. MAX RAFTER SPAN ON PLAN GOVERNS o/ SCHEDULE. BRING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



9 RAFTER TO HIP/VALLEY



10 HIP/VALLEY TO RIDGE CONNECTION



11 OVERFRAMING DETAIL

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REVISIONS:	

SHEET:
S3.1

CHECK SET - 10/29/25