MATERIAL LIST	
Project ID:	**********
Location:	
Scope:	**Lumber Breakdown**
Date:	**September 25, 2024**

1 - Lumber Grades

Conclusions

I called for the following lumber grades: Joists/Rafters: DF #2 & DF#1
Plate: DF #2
Studs: DF #2 2x4 , DF #2 2x6 , DF #2 2x8 , DF #2 2x10 Misc.: DF #1 & DF #2
I called all non-treated lumber as "Dry"

2 - Sheathing

Items to Reference

Page S1.1 calls for 3/8 plywood wall sheathing and calls for 1-1/8" T&G Floor Plywood Sheathing & 5/8 CDX roof sheathing.

2 - Rim, Blocking

Items to Reference

Structural Blocking on Framing Page S1.2-S1.4

Conclusions

I called for the following Blocking & Rim.

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
	Wall Framing				
	Basement				
	(4" Thick) Stud Wall				
1	(20'-0" L) (2"x4") Top & Bottom Wood Plate	EA	51	LF	1011
2	(11'-6" H) (2"x4") Wood Stud @ 16" O.C **(3876 SF)**	EA	254	LF	2926
	(6" Thick) Stud Wall				
3	(20'-0" L) (2"x6") Top & Bottom Wood Plate	EA	29	LF	570
4	(11'-6" H) (2"x6") Wood Stud @ 16" O.C **(2185 SF)**	EA	143	LF	1655
	(8" Thick) Stud Wall				
5	(20'-0" L) (2"x8") Top & Bottom Wood Plate	EA	4	LF	78
6	(11'-6" H) (2"x8") Wood Stud @ 16" O.C **(299 SF)**	EA	20	LF	236
	(10" Thick) Stud Wall				
7	(20'-0" L) (2"x10") Top & Bottom Wood Plate	EA	4	LF	63
8	(11'-6" H) (2"x10") Wood Stud @ 16" O.C **(242 SF)**	EA	16	LF	193
	Exterior Wall Sheathing				
9	(4x8) (3/8" Thick) CDX Plywood Sheathing	EA	206	SF	6602
	First Floor				
	(4" Thick) Stud Wall				
10	(20'-0" L) (2"x4") Top & Bottom Wood Plate	EA	32	LF	630
11	(10'-6" H) (2"x4") Wood Stud @ 16" O.C **(966 SF)**	EA	69	LF	726
12	(11'-6" H) (2"x4") Wood Stud @ 16" O.C **(253 SF)**	EA	16	LF	190
13	(12'-6" H) (2"x4") Wood Stud @ 16" O.C **(213 SF)**	EA	12	LF	159
14	(14'-0" H) (2"x4") Wood Stud @ 16" O.C **(140 SF)**	EA	8	LF	105
15	(14'-9" H) (2"x4") Wood Stud @ 16" O.C **(251 SF)**	EA	12	LF	188
16	(18'-0" H) (2"x4") Wood Stud @ 16" O.C **(198 SF)**	EA	8	LF	148
17	(21'-0" H) (2"x4") Wood Stud @ 16" O.C **(420 SF)**	EA	15	LF	315
18	(7'-0" H) (2"x4") Wood Stud @ 16" O.C **(70 SF)**	EA	8	LF	52
19	(8'-9" H) (2"x4") Wood Stud @ 16" O.C **(97 SF)**	EA	8	LF	72
	(6" Thick) Stud Wall				
20	(20'-0" L) (2"x6") Top & Bottom Wood Plate	EA	35	LF	678
21	(10'-6" H) (2"x6") Wood Stud @ 16" O.C **(357 SF)**	EA	25	LF	268
22	(11'-6" H) (2"x6") Wood Stud @ 16" O.C **(265 SF)**	EA	18	LF	200
23	(12'-6" H) (2"x6") Wood Stud @ 16" O.C **(1225 SF)**	EA	74	LF	922
24	(17'-0" H) (2"x6") Wood Stud @ 16" O.C **(1207 SF)**	EA	54	LF	908
	(6" Thick) Stud Wall				
25	(20'-0" L) (2"x6") Top Wood Plate	EA	25	LF	498

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
26	(12'-6" H) (2"x6") Wood Stud @ 16" O.C **(588 SF)**	EA	35	LF	442
	(8" Thick) Stud Wall				
27	(20'-0" L) (2"x8") Top Wood Plate	EA	19	LF	364
28	(10'-6" H) (2"x8") Wood Stud @ 16" O.C **(1082 SF)**	EA	77	LF	814
29	(11'-0" H) (2"x8") Wood Stud @ 16" O.C **(132 SF)**	EA	10	LF	100
30	(12'-0" H) (2"x8") Wood Stud @ 16" O.C **(288 SF)**	EA	18	LF	216
31	(16'-0" H) (2"x8") Wood Stud @ 16" O.C **(688 SF)**	EA	33	LF	518
	(10" Thick) Stud Wall				
32	(20'-0" L) (2"x10") Top Wood Plate	EA	7	LF	138
33	(10'-6" H) (2"x10") Wood Stud @ 16" O.C **(525 SF)**	EA	37	LF	395
34	(12'-6" H) (2"x10") Wood Stud @ 16" O.C **(238 SF)**	EA	14	LF	178
	Pressure Treated Plate				
35	(20'-0" L) 3x6 Pressure Treated Plate	EA	24	LF	466
	Exterior Wall Sheathing				
36	(4x8) (3/8" Thick) CDX Plywood Sheathing	EA	177	SF	5661
	Second Floor				
	(4" Thick) Stud Wall				
37	(20'-0" L) (2"x4") Top & Bottom Wood Plate	EA	5	LF	87
38	(10'-6" H) (2"x4") Wood Stud @ 16" O.C **(210 SF)**	EA	15	LF	157
39	(13'-6" H) (2"x4") Wood Stud @ 16" O.C **(81 SF)**	EA	5	LF	60
40	(14'-0" H) (2"x4") Wood Stud @ 16" O.C **(518 SF)**	EA	28	LF	390
41	(6'-6" H) (2"x4") Wood Stud @ 16" O.C **(20 SF)**	EA	2	LF	15
42	(20'-0" L) (2"x4") Top Wood Plate	EA	1	LF	18
43	(14'-6" H) (2"x4") Wood Stud @ 16" O.C **(131 SF)**	EA	6	LF	98
	(6" Thick) Stud Wall				
44	(20'-0" L) (2"x6") Top & Bottom Wood Plate	EA	17	LF	321
45	(14.'-6" H) (2"x6") Wood Stud @ 16" O.C **(537 SF)**	EA	27	LF	404
46	(13'-6" H) (2"x6") Wood Stud @ 16" O.C **(797 SF)**	EA	44	LF	600
47	(12'-6" H) (2"x6") Wood Stud @ 16" O.C **(138 SF)**	EA	8	LF	104
48	(20'-0" L) (2"x6") Top Wood Plate	EA	22	LF	428
49	(10'-6" H) (2"x6") Wood Stud @ 16" O.C **(1208 SF)**	EA	86	LF	908
50	(21'-0" H) (2"x6") Wood Stud @ 16" O.C **(168 SF)**	EA	6	LF	126
51	(5'-6" H) (2"x6") Wood Stud @ 16" O.C **(99 SF)**	EA	13	LF	74
52	(7'-6" H) (2"x6") Wood Stud @ 16" O.C **(368 SF)**	EA	36	LF	276
53	(8'-9" H) (2"x6") Wood Stud @ 16" O.C **(105 SF)**	EA	10	LF	78
54	(9'-6" H) (2"x6") Wood Stud @ 16" O.C **(114 SF)**	EA	10	LF	85
	(10" Thick) Stud Wall				
55	(20'-0" L) (2"x10") Top Wood Plate	EA	5	LF	98
56	(14'-6" H) (2"x10") Wood Stud @ 16" O.C **(610 SF)**	EA	32	LF	458
57	(13'-6" H) (2"x10") Wood Stud @ 16" O.C **(216 SF)**	EA	12	LF	162
	Pressure Treated Plate				
58	(20'-0" L) 3x6 Pressure Treated Plate	EA	14	LF	272
	Exterior Wall Sheathing				
59	(4x8) (3/8" Thick) CDX Plywood Sheathing	EA	90	SF	2886
	Structural Framing				
	Basement				
	Wood Post				
60	(11'-6" Long) (4"x6") Wood Post	EA	12	LF	138
61	(11'-6" Long) (6"x6") Wood Post	EA	5	LF	58
62	(11'-6" Long) (6"x6") P.T Wood Post	EA	4	LF	46
	Hardware				
63	"HDU11" Holdown (9535#)	EA	2		
64	"HDU5" Holdown (5645#)	EA	6		
65	"HDU8" Holdown (6970#)	EA	2		
66	(5/8" Dia x 6" Embed) Galv. Thru-Bolts	EA	161		
	Pressure Treated Plate				
67	(20'-0" L) 2"x4" P.T DF Plate	EA	23	LF	455
	Shear Wall Sheathing				
68	(8'-0"x4'-0") 15/32" Thick (770#fl) Shear Wall Plywood Sheathing	EA	8	SF	245
69	(8'-0"x4'-0") 15/32" Thick (600#fl) Shear Wall Plywood Sheathing	EA	3	SF	92
70	(8'-0"x4'-0") 15/32" Thick (460#fl) Shear Wall Plywood Sheathing	EA	3	SF	92

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
71	(8'-0"x4'-0") 15/32" Thick (310#fl) Shear Wall Plywood Sheathing	EA	3	SF	92
	First Floor				
	Wood Post				
72	(10'-6" Long) (4"x6") Wood Post	EA	39	LF	410
73	(10'-6" Long) (4"x6") King Wood Post	EA	4	LF	42
74	(11'-6" Long) (4"x6") Wood Post	EA	2	LF	23
75	(12'-6" Long) (4"x6") Wood Post	EA	5	LF	63
76	(14'-6" Long) (4"x6") Wood Post	EA	2	LF	29
77	(16'-6" Long) (4"x6") Wood Post	EA	4	LF	66
78	(17'-6" Long) (4"x6") Wood Post	EA	2	LF	35
79	(21'-6" Long) (4"x6") Wood Post	EA	4	LF	84
80	(10'-0" Long) (6"x6") Wood Post	EA	13	LF	169
81	(12'-6" Long) (6"x6") Wood Post	EA	4	LF	16
82	(14'-0" Long) (6"x6") Wood Post	EA	2	LF	4
83	(10'-6" Long) 1-3/4"x11-7/8" LVL Vertical Post	EA	2	LF	4
	Wood Beam / Header				
84	(16'-0" Long) (3-1/2"x11-7/8") LSL Beam	EA	2	LF	32
85	(8'-0" Long) (3-1/2"x11-7/8") LSL Beam	EA	4	LF	32
86	(16'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	32
87	(20'-0" Long) (3-1/2"x14") LSL Beam	EA	7	LF	140
88	(4'-0" Long) (3-1/2"x14") LSL Beam	EA	4	LF	16
89	(6'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	12
90	(6'-0" Long) (5-1/4"x14") LSL Beam	EA	2	LF	12
91	(12'-0" Long) (5-1/4"x14") LSL Beam	EA	2	LF	24
92	(16'-0" Long) (5-1/4"x14") LSL Beam	EA	2	LF	32
93	(14'-0" Long) (3-1/2"x14") PSL Beam	EA	2	LF	28
94	(16'-0" Long) (3-1/2"x14") PSL Beam	EA	2	LF	32
95	(4'-0" Long) (3-1/2"x14") PSL Beam	EA	1	LF	4
96	(12'-0" Long) (5-1/4"x11-1/4") PSL Header	EA	1	LF	11
97	(6'-0" Long) (6"x10") DF Header	EA	1	LF	6
98	(14'-0" Long) (6"x10") DF Header	EA	1	LF	14
99	(20'-0" Long) (6"x10") DF Header	EA	2	LF	40
100	(14'-0" Long) (6"x10") DF Header	EA	1	LF	14
101	(15'-0" Long) (7"x14") PSL Beam	EA	2	LF	30
102	(16'-0" Long) (5-1/4"x18") PSL Beam	EA	2	LF	32
103	(10'-0" Long) (5-1/4"x18") PSL Beam	EA	1	LF	10
104	(12'-0" Long) (5-1/4"x18") PSL Beam	EA	1	LF	12
105	(16'-0" Long) (7"x11-7/8") PSL Beam	EA	1	LF	16
106	(16'-0" Long) (5-1/4"x11-7/8) PSL Header	EA	2	LF	32
107	(8'-0" Long) (6"x12") DF Header	EA	1	LF	8
	Hardware				
108	"BA3.56/14" Simpson	EA	4		
109	"CCQ46" Simpson	EA	1		
110	"CCTQ46" Simpson	EA	1		
111	"CMST12" Strap Simpson	EA	2		
112	"CMSTC14" Strap Simpson	EA	2		
113	"CMSTC16" Strap Simpson (4690#)	EA	21		
114	"CS16" Strap Simpson	EA	4		
115	"ECCLLQ46" Simpson	EA	1		
116	"ECCQ46" Simpson	EA	2		
117	"ECCQ46" Simpson	EA	3		
118	"EGQ5.3746" Simpson	EA	4		
119	"HB5.50/11.88" Simpson	EA	8		
120	"HDQ8" Horizontal Holdown	EA	2		
121	"HDU2" Holdown (3075#)	EA	8		
122	"HDU5" Holdown (5645#)	EA	18		
123	"HDU8" Holdown (6970#)	EA	7		
124	"HGLTV7" Simpson	EA	4		
125	"HGUS7.25/14" Simpson	EA	10		
126	"HHGU5.50" Simpson	EA	2		
127	"HHUS410" Simpson	EA	8		

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
128	"HU412" Holdown	EA	8		
129	"HU414" Holdown	EA	4		
130	"HU610" Holdown	EA	8		
131	"HUC412" Simpson	EA	8		
132	"HUCQ612" Simpson	EA	2		
133	"MASTC66B3Z" Simpson	EA	1		
134	"MPBZ66" Simpson	EA	2		
135	"MSTC48B3" Simpson	EA	1		
136	"PCZ66" Simpson	EA	2		
137	Shear Plate 3/8" W/ (3) 3/4" A325N Bolts In Horizontal	EA	22		
138	"LPT4" Simpson Typ.	EA	1704		
139	WSWH 12x11 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	1		
140	WSWH 18x10 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
141	WSWH 18x11 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
142	WSWH 18x12 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
143	WSWH 24x10 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
144	WSWH 24x10 Panel - Anchor Bolt Model: WSWH-AB1x36HS - 36" Anchor Bolts Length - (2) #3Hairpins	EA	4		
145	WSWH 24x12 Panel - Anchor Bolt Model: WSWH-AB1x36HS - 36" Anchor Bolts Length - (2) #3Hairpins	EA	3		
	Joist				
146	**(2"x10") Floor Joist @ 16" O.C**	**SF**	**112**	**LF**	**81**
147	(6'-0" Long) (2"x10") Floor Joist	EA	2	6	12
148	(4'-0" Long) (2"x10") Floor Joist	EA	4	4	16
149	(9'-0" Long) (2"x10") Floor Joist	EA	1	9	9
150	(8'-0" Long) (2"x10") Floor Joist	EA	2	8	16
151	(7'-0" Long) (2"x10") Floor Joist	EA	4	7	28
152	**14" TJI 360 Floor Joist @ 19.2" O.C**	**SF**	**510**	**LF**	**422**
153	(15'-0" Long) 14" TJI 360 Floor Joist	EA	8	15	120
154	(16'-0" Long) 14" TJI 360 Floor Joist	EA	11	16	176
155	(20'-0" Long) 14" TJI 360 Floor Joist	EA	6	20	120
156	(6'-0" Long) 14" TJI 360 Floor Joist	EA	1	6	6
157	**11-7/8" TJI 360 Floor Joist @ 16" O.C**	**SF**	**1041**	**LF**	**805**
158	(15'-0" Long) 11-7/8" TJI 360 Floor Joist	EA	35	15	525
159	(14'-0" Long) 11-7/8" TJI 360 Floor Joist	EA	4	14	56
160	(16'-0" Long) 11-7/8" TJI 360 Floor Joist	EA	14	16	224
161	**1-3/4"x11-1/4" LVL Joist @ 16" O.C**	**SF**	**123**	**LF**	**88**
162	(11'-0" Long) 1-3/4"x11-1/4" LVL Joist	EA	8	11	88
163	**14" TJI 360 Floor Joist @ 16" O.C**	**SF**	**2638**	**LF**	**2045**
164	(8'-0" Long) 14" TJI 360 Floor Joist	EA	1	8	8
165	(10'-0" Long) 14" TJI 360 Floor Joist	EA	6	10	60
166	(12'-0" Long) 14" TJI 360 Floor Joist	EA	9	12	108

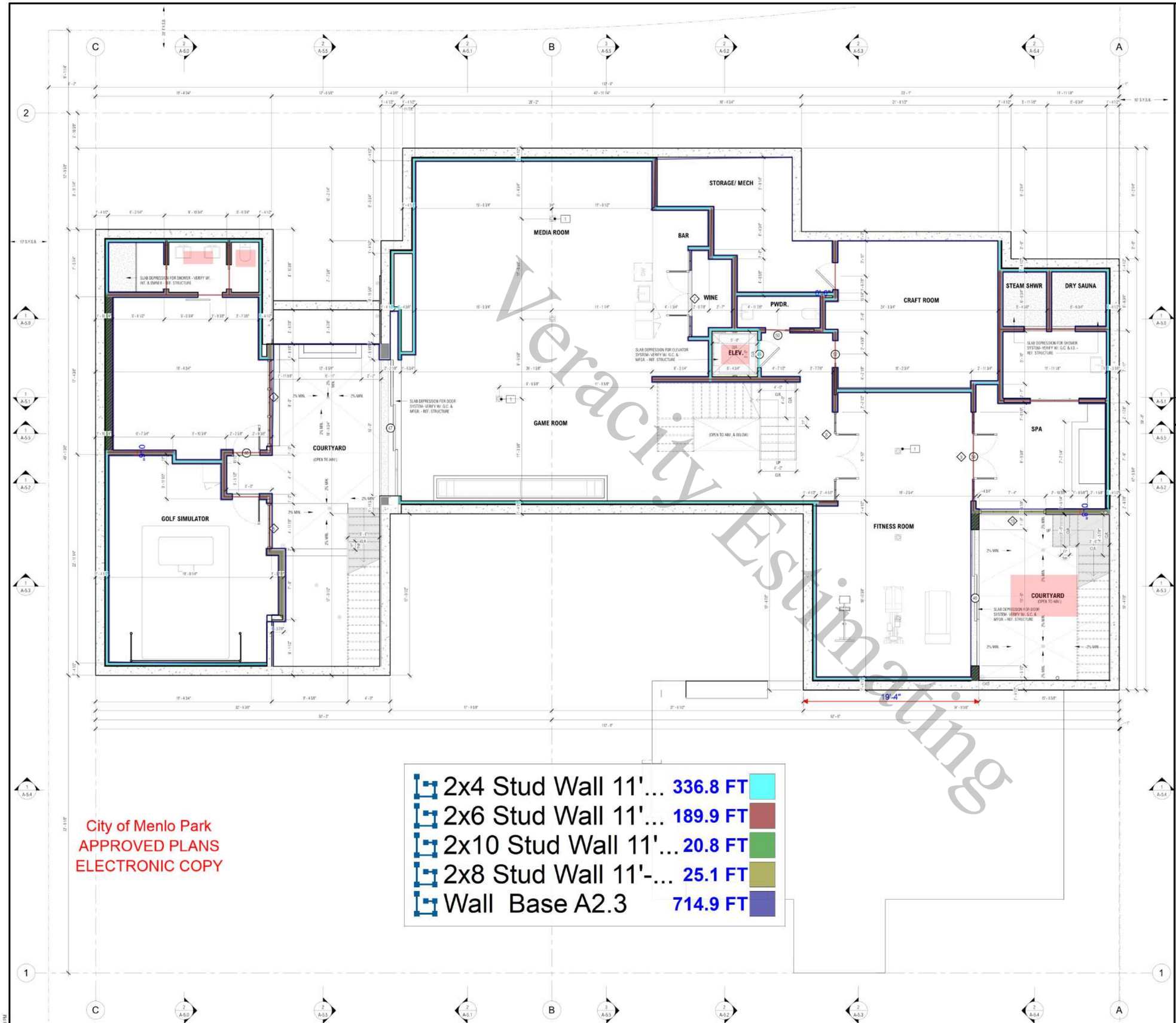
Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
167	(14'-0" Long) 14" TJI 360 Floor Joist	EA	17	14	238
168	(16'-0" Long) 14" TJI 360 Floor Joist	EA	42	16	672
169	(18'-0" Long) 14" TJI 360 Floor Joist	EA	12	18	216
170	(20'-0" Long) 14" TJI 360 Floor Joist	EA	42	20	840
	Sheathing				
171	(8'-0"x4'-0") (1-1/8"Thick) T&G Plywood Sheathing	EA	135	SF	4312
172	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	4	SF	112
	Shear Wall Sheathing				
173	(8'-0"x4'-0") 15/32" Thick (770#fl) Shear Wall Plywood Sheathing	EA	4	SF	112
174	(8'-0"x4'-0") 15/32" Thick (600#fl) Shear Wall Plywood Sheathing	EA	18	SF	577
175	(8'-0"x4'-0") 15/32" Thick (460#fl) Shear Wall Plywood Sheathing	EA	26	SF	828
176	(8'-0"x4'-0") 15/32" Thick (310#fl) Shear Wall Plywood Sheathing	EA	41	SF	1303
	Blocking				
177	1-3/4" LSL Blocking W/ 8d Toenails			LF	246
178	2x6 Blocking			LF	12
179	2x12 PT Rim Plate W/ 5/8" Dia Anchor Bolts			LF	63
180	1-3/4" LVL Blocking			LF	6
	Second Floor/ Low Roof Framing				
	Wood Post				
181	(10'-6" Long) (4"x6") Wood Post	EA	5	LF	53
182	(12'-6" Long) (4"x6") Wood Post	EA	1	LF	13
183	(13'-6" Long) (4"x6") Wood Post	EA	3	LF	41
184	(14'-6" Long) (4"x6") Wood Post	EA	3	LF	44
185	(16'-6" Long) (4"x6") Wood Post	EA	1	LF	17
186	(17'-6" Long) (4"x6") Wood Post	EA	2	LF	35
187	(7'-6" Long) (4"x6") Wood Post	EA	1	LF	8
188	(10'-6" Long) (6"x6") Wood Post	EA	4	LF	42
189	(16'-6" Long) (6"x6") Wood Post	EA	1	LF	16
	Hardware				
190	5/8" Dia Anchor Bolts	EA	16		
191	"BA412" Hanger	EA	2		
192	"CCQ46" Simpson	EA	2		
193	"CCQ46" Simpson	EA	2		
194	"CCQ66" Simpson	EA	2		
195	"CCTQ46" Simpson	EA	1		
196	"CMST14" Strap (6475#)	EA	4		
197	"CMSTC16" Strap Simpson (4690#)	EA	45		
198	"CS14" Strap Simpson	EA	4		
199	"CS16" Strap Simpson	EA	16		
200	"ECCQ46" Simpson	EA	10		
201	"ECCQ66" Simpson	EA	11		
202	"EPCZ46" Simpson	EA	4		
203	"HDU2" Holdown	EA	2		
204	"HHUS410" Simpson	EA	10		
205	"HU412" Simpson	EA	4		
206	"HU68" Simpson	EA	6		
207	"HUC412" Simpson	EA	4		
208	"LCE66" Simpson	EA	2		
209	"LPCZ46" Simpson	EA	1		
210	"MSTC48B3" Bent Strap	EA	3		
211	"MSTC48B3" Strap Simpson	EA	1		
212	"PCZ46" Simpson	EA	1		
213	"HHUS5.50/10" Simpson	EA	4		
214	"LPT4" Simpson Typ.	EA	1848		
	Wood Beam / Header				
215	(10'-0" Long) (4"x10") DF#1 Beam	EA	2	LF	20
216	(10'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	10
217	(10'-0" Long) (6"x8") DF#1 Beam	EA	1	LF	10
218	(10'-0" Long) (6"x8") DF#1 Header	EA	3	LF	30
219	(12'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	24
220	(12'-0" Long) (3-1/2"x14") PSL Beam	EA	1	LF	12

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
221	(12'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	4	LF	48
222	(12'-0" Long) (4"x10") DF#1 Beam	EA	1	LF	12
223	(12'-0" Long) (4"x12") DF#1 Beam	EA	1	LF	12
224	(12'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	12
225	(12'-0" Long) (6"x12") DF#1 Header	EA	2	LF	20
226	(12'-0" Long) (6"x8") DF#1 Header	EA	1	LF	12
227	(14'-0" Long) (2"x8") Sloped Beam	EA	1	LF	10
228	(14'-0" Long) (4"x10") DF Sloped Beam	EA	2	LF	28
229	(14'-0" Long) (4"x8") Sloped Beam	EA	2	LF	28
230	(14'-0" Long) (5-1/4"x11-1/4") PSL Header	EA	1	LF	14
231	(14'-0" Long) (5-1/4"x14") PSL Header	EA	1	LF	19
232	(14'-0" Long) (6"x12") DF#1 Beam	EA	1	LF	7
233	(14'-0" Long) (6"x8") DF#1 Beam	EA	2	LF	28
234	(14'-0" Long) (6"x8") DF#1 Header	EA	1	LF	14
235	(15'-0" Long) (4"x10") DF Sloped Beam	EA	4	LF	60
236	(15'-0" Long) (5-1/4"x11-7/8") PSL Beam	EA	1	LF	15
237	(16'-0" Long) (3-1/2"x14") LSL Beam	EA	4	LF	64
238	(16'-0" Long) (3-1/2"x14") PSL Beam	EA	1	LF	16
239	(16'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	15
240	(18'-0" Long) (2"x8") Valley Beam	EA	2	LF	16
241	(18'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	34
242	(18'-0" Long) (6"x8") Cedar Beam	EA	12	LF	204
243	(18'-0" Long) (8"x12") Cedar Beam	EA	4	LF	64
244	(2'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	1	LF	2
245	(20'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	38
246	(4'-0" Long) (3-1/2"x14") LSL Beam	EA	1	LF	4
247	(4'-0" Long) (4"x12") DF#1 Beam	EA	2	LF	8
248	(4'-0" Long) (4"x6") DF#1 Header	EA	4	LF	16
249	(4'-0" Long) (6"x8") DF#1 Header	EA	22	LF	88
250	(6'-0" Long) (3-1/2"x14") LSL Beam	EA	1	LF	6
251	(6'-0" Long) (5-1/4"x11-1/4") PSL Header	EA	1	LF	6
252	(6'-0" Long) (5-1/4"x11-7/8") PSL Beam	EA	1	LF	6
253	(6'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	6
254	(6'-0" Long) (6"x8") DF#1 Header	EA	9	LF	54
255	(7'-0" Long) (4"x8") DF#1 Beam	EA	2	LF	14
256	(8'-0" Long) (2"x8") Hip Beam	EA	1	LF	8
257	(8'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	14
258	(8'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	1	LF	8
259	(8'-0" Long) (4"x12") DF Ridge Beam	EA	1	LF	8
260	(8'-0" Long) (4"x12") DF#1 Beam	EA	1	LF	8
261	(8'-0" Long) (6"x10") DF#1 Header	EA	3	LF	21
262	(8'-0" Long) (6"x8") DF#1 Beam	EA	1	LF	8
263	(8'-0" Long) (6"x8") DF#1 Header	EA	9	LF	63
264	(9'-0" Long) (2"x8") Hip Beam	EA	1	LF	9
265	(9'-0" Long) (6"x8") DF#1 Header	EA	2	LF	18
	Joist				
266	**(2"x10") DF#2 Flat Roof Joist @ 24" O.C**	**SF**	**386**	**LF**	**264**
267	(14'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	7	14	98
268	(6'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	1	6	6
269	(8'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	20	8	160
270	**(2"x12") DF#2 Ceiling Joist @ 24" O.C**	**SF**	**887**	**LF**	**458**
271	(2'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	4	2	8
272	(18'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	25	18	450
273	**(2"x10") Floor Joist @ 16" O.C**	**SF**	**50**	**LF**	**42**
274	(12'-0" Long) (2"x10") Floor Joist	EA	3	12	36
275	(6'-0" Long) (2"x10") Floor Joist	EA	1	6	6
276	**(2"x4") Ceiling Joist @ 16"O.C**	**SF**	**54**	**LF**	**50**
277	(6'-0" Long) (2"x4") Ceiling Joist	EA	6	10	60
278	**14" TJI 360 Floor Joist @ 16" O.C**	**SF**	**1178**	**LF**	**1170**
279	(10'-0" Long) 14" TJI 360 Floor Joist	EA	4	10	40
280	(14'-0" Long) 14" TJI 360 Floor Joist	EA	21	14	294

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
281	(16'-0" Long) 14" TJI 360 Floor Joist	EA	26	16	416
282	(18'-0" Long) 14" TJI 360 Floor Joist	EA	22	18	396
283	(2'-0" Long) 14" TJI 360 Floor Joist	EA	5	2	10
284	(4'-0" Long) 14" TJI 360 Floor Joist	EA	2	4	8
285	(6'-0" Long) 14" TJI 360 Floor Joist	EA	1	6	6
286	**(2"x6") DF#2 Ceiling Joist @ 16" O.C**	**SF**	**80**	**LF**	**64**
287	(8'-0" Long) (2"x6") DF#2 Ceiling Joist	EA	8	8	64
288	**(2"x10") DF#2 Flat Roof Joist @ 24" O.C**	**SF**	**386**	**LF**	**246**
289	(14'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	7	14	98
290	(6'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	10	6	60
291	(8'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	11	8	88
292	**14" TJI 360 Floor Joist @ 16" O.C**	**SF**	**207**	**LF**	**188**
293	(10'-0" Long) 14" TJI 360 Floor Joist	EA	6	10	60
294	(16'-0" Long) 14" TJI 360 Floor Joist	EA	8	16	128
295	**(2"x12") DF#2 Joist @ 16" O.C**	**SF**	**526**	**LF**	**368**
296	(12'-0" Long) (2"x12") DF#2 Joist	EA	30	12	360
297	(4'-0" Long) (2"x12") DF#2 Joist	EA	2	4	8
298	**(2"x10") DF#2 Ceiling Joist @ 24" O.C**	**SF**	**194**	**LF**	**82**
299	(16'-0" Long) (2"x10") DF#2 Ceiling Joist	EA	5	16	80
300	(2'-0" Long) (2"x10") DF#2 Ceiling Joist	EA	1	2	2
301	**1-3/4"x11-1/4" LVL Flat Roof Joist 24" O.C**	**SF**	**353**	**LF**	**260**
302	(20'-0" Long) 1-3/4"x11-1/4" LVL Flat Roof Joist	EA	13	20	260
303	**(2"x8") DF#2 Flat Roof Joist 24" O.C**	**SF**	**82**	**LF**	**44**
304	(20'-0" Long) (2"x8") DF#2 Flat Roof Joist	EA	11	4	44
305	**(2"x12") DF#2 Ceiling Joist @ 24" O.C**	**SF**	**1093**	**LF**	**528**
306	(12'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	42	12	504
307	(10'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	2	10	20
308	(2'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	2	2	4
	Rafter				
309	**(2"x8") DF#2 Rafter @ 24" O.C**	**SF**	**986**	**LF**	**526**
310	(4'-0" Long) (2"x8") DF#2 Rafter	EA	4	4	16
311	(2'-0" Long) (2"x8") DF#2 Rafter	EA	2	2	4
312	(20'-0" Long) (2"x8") DF#2 Rafter	EA	19	20	380
313	(18'-0" Long) (2"x8") DF#2 Rafter	EA	7	18	126
314	**(2"x6") DF Rafter @ 24" O.C**	**SF**	**54**	**LF**	**28**
315	(4'-0" Long) (2"x6") DF Rafter	EA	7	4	28
316	**(2"x10") DF#2 Rafter @ 24" O.C**	**SF**	**1096**	**LF**	**780**
317	(20'-0" Long) (2"x10") DF#2 Rafter	EA	22	20	440
318	(14'-0" Long) (2"x10") DF#2 Rafter	EA	24	14	336
319	(2'-0" Long) (2"x10") DF#2 Rafter	EA	2	2	4
	Ledger/ Blocking				
320	(1-3/4") LSL Blocking			LF	176
321	(2"x12") Fascia Rim			LF	104
322	(2"x4") Blocking			LF	232
323	(2"x8") Fascia Rim			LF	138
324	(2"x8") Ledger			LF	14
	Shear wall Sheathing				
325	(8'-0"x4'-0") 15/32" Thick (310#fl) Shear Wall Plywood Sheathing	EA	14	SF	431
326	(8'-0"x4'-0") 15/32" Thick (460#fl) Shear Wall Plywood Sheathing	EA	20	SF	620
	Sheathing				
327	(8'-0"x4'-0") (1-1/8"Thick) T&G Plywood Sheathing	EA	37	SF	1178
328	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	90	SF	2861
329	(8'-0"x4'-0") (3/4" Thick) CDX Plywood Sheathing	EA	28	SF	879
	Second Floor Ceiling Framing & Garage Roof				
	Wood Post				
330	(10'-6" Long) (4"x6") Wood Post	EA	6	LF	63
	Wood Beam / Header				
331	(6'-0" Long) (4"x8") DF Ceiling BM	EA	1	LF	6
332	(4'-0" Long) (4"x8") DF Beam	EA	1	LF	4
333	(8'-0" Long) (4"x8") DF Beam	EA	1	LF	8
334	(14'-0" Long) (4"x12") DF#1 Ridge Beam	EA	1	LF	14

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
335	(14'-0" Long) (5-1/4"x11-1/4") PSL Beam	EA	1	LF	14
336	(18'-0" Long) (5-1/4"x11-1/4") PSL Beam	EA	1	LF	18
337	(12'-0" Long) (4"x8") DF Beam	EA	4	LF	48
338	(14'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	28
339	(18'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	36
340	(14'-0" Long) (4"x10") DF Beam	EA	4	LF	28
341	(4'-0" Long) (2"x8") Valley Beam	EA	4	LF	16
342	(8'-0" Long) (6"x10") Header	EA	2	LF	16
343	(10'-0" Long) (6"x12") DF#1 Header	EA	2	LF	20
344	(10'-0" Long) (4"x12") DF Beam	EA	1	LF	10
	Hardware				
345	"CMSTC16" Strap Simpson	EA	6		
346	"CMSTC16" Strap Simpson	EA	2		
347	"CS16" Strap Simpson	EA	4		
348	"ECCQ46" Simpson	EA	1		
349	"ECCQ66" Simpson	EA	6		
350	"EPCZ46" Simpson	EA	4		
351	"HU410" Simpson	EA	8		
352	"HUC412" Simpson	EA	2		
353	"LSSR410" Simpson	EA	8		
354	"A35" Clip Simpson	EA	476		
	Joist				
355	**(2"x6") DF#2 Ceiling Joist @ 24" O.C**	**SF**	**854**	**LF**	**513**
356	(19'-0" Long) (2"x6") DF#2 Ceiling Joist	EA	27	19	513
357	**(2"x6") Flat Roof Joist @ 16" O.C**	**SF**	**609**	**LF**	**446**
358	(12'-0" Long) (2"x6") Flat Roof Joist	EA	14	12	168
359	(16'-0" Long) (2"x6") Flat Roof Joist	EA	3	16	48
360	(4'-0" Long) (2"x6") Flat Roof Joist	EA	8	4	32
361	(6'-0" Long) (2"x6") Flat Roof Joist	EA	33	6	198
	Rafter				
362	**(2"x8") DF#2 Rafter @ 24" O.C**	**SF**	**539**	**LF**	**457**
363	(10'-0" Long) (2"x8") DF#2 Rafter	EA	10	10	100
364	(18'-0" Long) (2"x8") DF#2 Rafter	EA	10	18	180
365	(12'-0" Long) (2"x8") DF#2 Rafter	EA	12	12	144
366	(16'-0" Long) (2"x8") DF#2 Rafter	EA	1	16	16
367	(20'-0" Long) (2"x8") DF#2 Rafter	EA	1	20	20
368	(8'-0" Long) (2"x8") DF#2 Rafter	EA	1	8	8
369	**(2"x8") Roof Rafter @ 24" O.C**	**SF**	**41**	**LF**	**44**
370	(6'-0" Long) (2"x8") Roof Rafter	EA	6	6	36
371	(4'-0" Long) (2"x8") Roof Rafter	EA	2	4	8
	Sheathing				
372	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	20	SF	634
373	(8'-0"x4'-0") (3/4" Thick) CDX Plywood Sheathing	EA	20	SF	609
	Blocking				
374	2x8 Blocking			LF	12
	Roof Framing				
	Hardware				
375	"LSSR410" Simpson	EA	16		
376	"CCQ46" Simpson	EA	4		
377	"ECCQ46" Simpson	EA	6		
378	"CS16" Strap 6'L	EA	2		
379	"CS14" Strap 4'L	EA	4		
380	"CMSTC16" Strap 4'L	EA	4		
381	"HU48" Hanger	EA	4		
382	"CS16" 4'L @ 48" O.C	EA	33		
383	"A35" Simpson Clip	EA	396		
	Rafter				
384	**(2"x8") DF#2 Rafter @ 24" O.C**	**SF**	**539**	**LF**	**457**
385	(10'-0" Long) (2"x8") DF#2 Rafter	EA	4	10	40
386	(12'-0" Long) (2"x8") DF#2 Rafter	EA	1	12	12
387	(14'-0" Long) (2"x8") DF#2 Rafter	EA	1	14	14

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
388	(16'-0" Long) (2"x8") DF#2 Rafter	EA	8	16	128
389	(2'-0" Long) (2"x8") DF#2 Rafter	EA	2	2	4
390	(20'-0" Long) (2"x8") DF#2 Rafter	EA	3	20	60
391	(6'-0" Long) (2"x8") DF#2 Rafter	EA	6	6	36
392	(10'-0" Long) (2"x8") DF#2 Rafter	EA	9	10	90
393	(14'-0" Long) (2"x8") DF#2 Rafter	EA	2	14	28
394	(18'-0" Long) (2"x8") DF#2 Rafter	EA	2	18	36
395	(12'-0" Long) (2"x8") DF#2 Rafter	EA	49	12	588
396	(14'-0" Long) (2"x8") DF#2 Rafter	EA	4	14	56
397	(18'-0" Long) (2"x8") DF#2 Rafter	EA	2	18	36
398	(12'-0" Long) (2"x8") DF#2 Rafter	EA	7	12	84
	Beam				
399	(16'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	4	LF	64
400	(12'-0" Long) (4"x10") DF Valley Beam	EA	2	LF	24
401	(18'-0" Long) (4"x10") DF Valley Beam	EA	6	LF	108
402	(8'-0" Long) (4"x10") DF Valley Beam	EA	2	LF	16
403	(18'-0" Long) (3-1/2"x11-1/4") PSL Ridge Beam	EA	1	LF	18
404	(16'-0" Long) (3-1/2"x11-1/4") PSL Ridge Beam	EA	2	LF	32
405	(10'-0" Long) (4"x8") Sloped DF Beam	EA	6	LF	60
406	(10'-0" Long) (2"x8") Beam	EA	4	LF	40
	Sheathing				
407	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	54	SF	1723
	Blocking				
408	2x8 Fascia Rim			LF	182
	Trims				
	Door Trims - (Trim size assumed)				
409	(1x4) Exterior Door Trims			LF	376
410	(1x4) Interior Door Trims			LF	724
	Window Trims - (Trim size assumed)				
411	(1x4) Exterior Window Trim			LF	649
412	(1x4) Interior Window Trim			LF	579
	Stairs				
413	(3'-6"x1'-0") 3/8" Wood Finish On Treads (12.85 SF/Tread) (72 EA)	Loc	1		
	Wall Base				
414	4" Wood Wall Base			LF	1734



2x4 Stud Wall 11'... 336.8 FT
2x6 Stud Wall 11'... 189.9 FT
2x10 Stud Wall 11'... 20.8 FT
2x8 Stud Wall 11'-... 25.1 FT
Wall Base A2.3 714.9 FT

City of Menlo Park
APPROVED PLANS
ELECTRONIC COPY

1 BASEMENT LEVEL DIMENSION PLAN
1/4" = 1'-0"

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS.**

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8".
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD.
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. A0-2.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS, USING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

4. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (CPC 507.2)

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B.7.1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION. WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND. WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND. AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (234 MM) TO EXPOSED GROUND.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

A GENERAL NOTES

ROOM NAME — ROOM TAG
10.00' — SPOT ELEVATION
1 — DOOR TAG
1 — WINDOW TAG
1 — WINDOW WALL TAG
1 — REVISION TAG
2X4 STUD WALL
2X6 STUD WALL
2X8 STUD WALL — STUDS MIN. SPACING PER STRUCT. AND EXT. FI INSTRUCTION AND/OR LISTING – SEE EXT. WALL STRUCT. DWGS
2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR I DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE/C TO BE VERIFIED W/ DOOR MFGR. - STUDS MIN. SPACING PER STRUCT FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAIL DWGS.
CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL! STRUCT., REF. STRUCTC. DWGS. – FOR BASEMENT/RETAINING CONCRE PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REI SECTION R406.1 & R406.2. REF. SOILS REPORT.WATERPROOFING & DA NOTES ON SHEET T-1.1 – EXPOSED SURFACED TO HAVE TROWELED SN WITH A LIGHT GRAY COLOR. PROVIDE SAMPLE FOR ARCH. APPROVAL
SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE RECESSION DETAILS – FOR RECESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED RECESSION W/. MFGR. OR FABRICATOR – SHOWER RECESSION TO BE VERIFIED W/ I.D.
SEE SHEET A0-2.0 FOR THE TYPICAL DEPRESSION OF DOORS AND WINDOWS, VERIFY ALL DEPRESSIONS W/. MFGR.
STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCTC DWGS. – PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS
STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN. IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL
KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED – 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR., HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER SECTION 504.3 OF CMC.
KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 409.0 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC
VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN
WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2 FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.
TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE
FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/ SEALED COMBUSTION (CALGREEN 4.503) – FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)
A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/. OWNER - SIZE TBD, SEE T-24 ENERGY REPORT FOR MORE INFO – PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. – INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFGR. INSTRUCTION
FAU — **FAU** - PROVIDE GAS S.O., POWER, AND VENTING AS REQ'D. BY MFG'R. – INSTALL PER MFGR. INSTRUCTION
RECESSED MAIN SERVICE PANEL - 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) – GC TO COORDINATE W/. UTILITY COMPANY
ROOF/DECK DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 5 & 7/A0-1.0
OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC – ROOF DRAIN SHALL HAVE DOMED STRAINER (CPC 1102.2) – REF. DETAIL 5 & 7/A0-1.0
VERTICAL STORM DRAIN PIPE IN-WALL / OVERFLOW - MTL. PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (MIN. 2" DIA. PIPE & TYP. 3" DIA. PIPE) – SEE CIVIL DWGS. FOR TERMINATION DTLS. ABV. OR BLW. GROUND. VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/. CIVIL PRIOR TO POURING THE CONCRETE SLAB. OVERFLOW TO DISCHARGE ABV. GROUND
OVERFLOW / DRAINLINE

B ANNOTATION LEGEND

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
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PROJECT STATUS
PERMIT

PLAN CHECK NO.
BLD2023-02869

PROJECT CONTACT
ELIZABETH HANNA

LICENSED ARCHITECT
JUSTIN CHASE JOHNSTON
No. C-36829
REN. 08/31/25
STATE OF CALIFORNIA

VERACITY ESTIMATING
Construction Estimation Services

PROJECT ADDRESS:
1585 BAY LAUREL DRIVE
MENLO PARK, CA 94025

OWNER INFORMATION:
BRIAN & MEREDITH O'MALLEY
1600 OAK AVE.
MENLO PARK, CA 94025
P: 415.218.1881

DATE
02.29.2024

REVISIONS
NO. REVISION DATE

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, RESIDENTIAL MECHANICAL, ELECTRICAL, AND ENERGY CODES AS ADOPTED BY THE JURISDICTION.
PLAN REVIEW ACCEPTANCE OF CONSTRUCTION DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION
BY: DATE: 08/29/2024
WEST COAST CODE CONSULTANTS, INC. (WCCI)

BASEMENT LEVEL DIMENSION PLAN

A-2.3

2/29/2024 12:09:43 PM

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.) TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" AND INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE (F.O.S.) U.N.O. - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS, **DO NOT SCALE PLANS.**

ROUGH FRAMING:
ALL EXTERIOR WALLS TO BE FRAMED W/ 2X6 STUD MIN. U.N.O.
USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8"
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PLYWOOD
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MFGR. ROUGH OPENING MAY NEED TO BE OVERSIZED TO ACCOUNT FOR ADDITIONAL FRAMING. SEE SHT. A0-2.0 FOR TYP. RECESSED CONDITIONS.

GARAGE FLOOR:
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)

PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING OF CHAIR-CARRIED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. IN-LINE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1,024 SQ. INCHES (7.1 SQ. FT.) OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (CPC 408.6)

3. THE WATER HEATER BURNER AND BURNER-IGNITION DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR, IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE. FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (CPC 507.13)

4. ANCHOR OR STRAP THE WATER HEATER(S) TO RESIST HORIZ. DISPLACEMENT DUE TO THE EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (CPC 507.2)

WOOD OR WOODBASED PRODUCTS NOTE: (CRC R317.1) (REF. B.7.-1.1 FOR MORE INFO)
PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND. WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND. AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (234 MM) TO EXPOSED GROUND.

2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.

7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION

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PROJECT STATUS
PERMIT

PLAN CHECK NO.
BLD2023-00869

PROJECT CONTACT
ELIZABETH HANNA

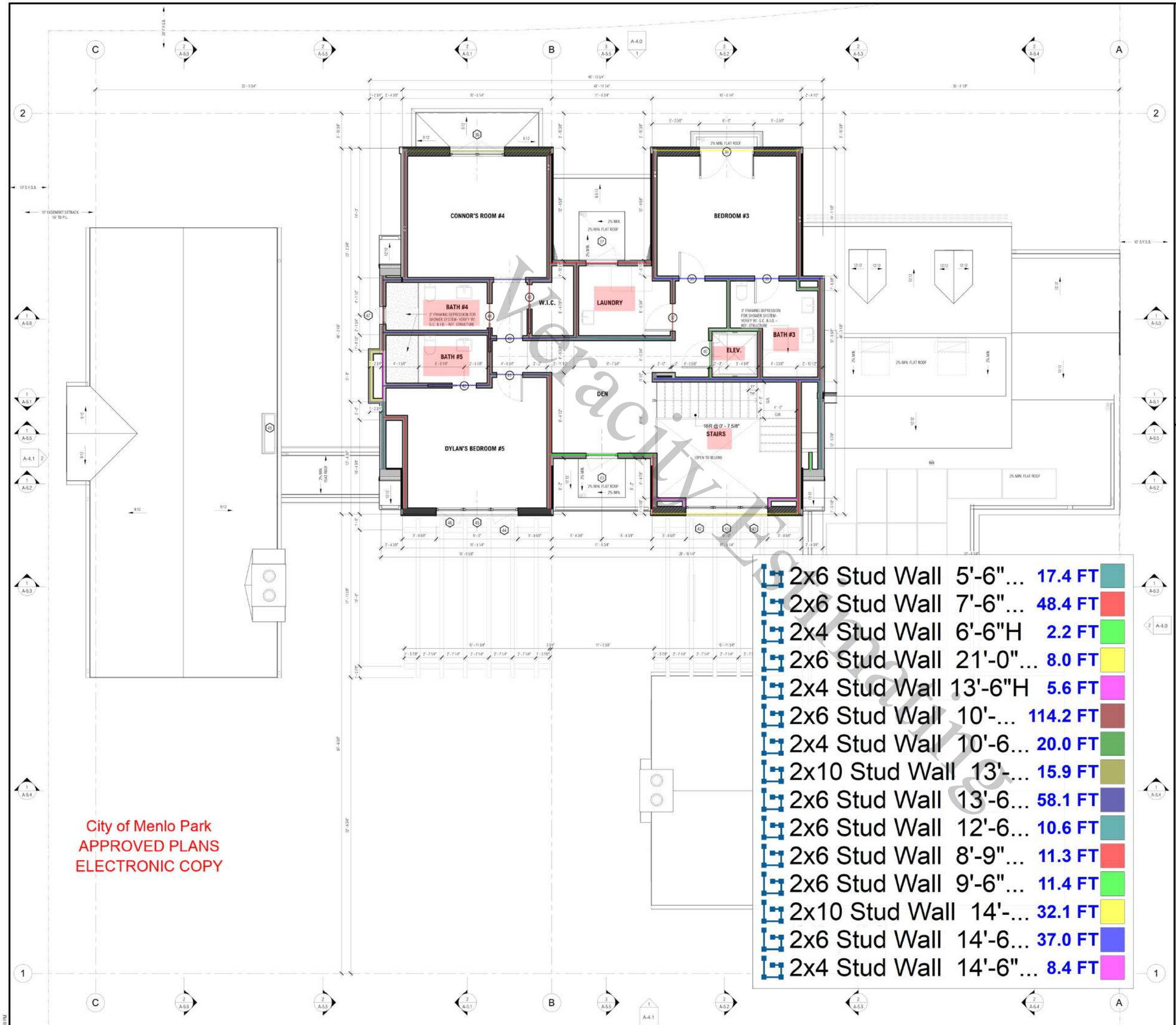
LICENSED ARCHITECT
JUSTIN CHASE JOHNSTON
No. C-36829
REN. 08/31/25
STATE OF CALIFORNIA

2x8 Stud Wall 10'-6"...	92.6 FT
2x10 Stud Wall 12'-6...	18.8 FT
2x6 Stud Wall 17'-0"h	70.7 FT
2x8 Stud Wall 16'-0"...	42.5 FT
2x6 Stud Wall 10'-6...	167.2 FT
2x4 Stud Wall 10'-6"h	91.6 FT
2x10 Stud Wall 10'-6...	49.9 FT
2x4 Stud Wall 14'-9"h	16.1 FT
2x6 Stud Wall 12'-6"...	27.8 FT
2x4 Stud Wall 11'-6"h	21.9 FT
2x6 Stud Wall 11'-6"h	22.5 FT
2x6 Stud Wall 12'-6"h	97.5 FT
2x4 Stud Wall 12'-6"h	16.1 FT
2x4 Stud Wall 8'-9"h	10.3 FT
2x4 Stud Wall 14'-0"H	9.7 FT
2x4 Stud Wall 7'-0"H	9.9 FT
2x4 Stud Wall 21'-0"H	19.9 FT
2x8 Stud Wall 11'-0"...	11.5 FT
2x8 Stud Wall 12'-0"...	23.7 FT
2x4 Stud Wall 18'-0"H	10.7 FT
2x6 Stud Wall 10'-6"...	34.0 FT
2x8 Stud Wall 10'-6"h...	9.3 FT
2x6 Stud Wall 12'-6"...	18.8 FT
Wall Base A2.4	236.9 FT

B ANNOTATION LEGEND

City of Menlo Park
APPROVED PLANS
ELECTRONIC COPY

2/5/2024 12:09:46 PM



2x6 Stud Wall 5'-6"...	17.4 FT
2x6 Stud Wall 7'-6"...	48.4 FT
2x4 Stud Wall 6'-6"H	2.2 FT
2x6 Stud Wall 21'-0"...	8.0 FT
2x4 Stud Wall 13'-6"H	5.6 FT
2x6 Stud Wall 10'-...	114.2 FT
2x4 Stud Wall 10'-6...	20.0 FT
2x10 Stud Wall 13'-...	15.9 FT
2x6 Stud Wall 13'-6...	58.1 FT
2x6 Stud Wall 12'-6...	10.6 FT
2x6 Stud Wall 8'-9"...	11.3 FT
2x6 Stud Wall 9'-6"...	11.4 FT
2x10 Stud Wall 14'-...	32.1 FT
2x6 Stud Wall 14'-6...	37.0 FT
2x4 Stud Wall 14'-6"...	8.4 FT

1 SECOND LEVEL DIMENSION PLAN
1/4" = 1'-0"

DIMENSION NOTE:
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SECOND AND THIRD FLOOR PLYWOOD TO BE 1-1/8".
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PLUMBING:
1. SUPPORT ALL WALL-HUNG FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. FRAMING AFFIXED SUPPORTS FOR OFF-THE-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.6.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIVE SCREW OR BOLTS. (CPC 402.4)

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3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

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9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

A GENERAL NOTES

ROOM NAME — ROOM TAG
10.00' — SPOT ELEVATION
DOOR TAG
WINDOW TAG
WINDOW WALL TAG
REVISION TAG
2X4 STUD WALL
2X6 STUD WALL — STUDS MIN. SPACING PER STRUCT. AND EXT. FI INSTRUCTION AND/OR LISTING – SEE EXT. WALL STRUCT. DWGS
2X8 STUD WALL
2X10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR I DOUBLE TOP PLATE AND SINGLE SILL PLATE U.N.O., MIN. AIR SPACE(S TO BE VERIFIED W/ DOOR MFGR. – STUDS MIN. SPACING PER STRUCT FINISH MFGR. INSTRUCTION AND/OR LISTING – SEE EXT. WALL DETAIL DWGS.
CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL (STRUCT., REF. STRCUTC. DWGS. – FOR BASEMENT/RETAINING CONCRE PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REI SECTION R406.1 & R406.2. REF. SOILS REPORT WATERPROOFING & DA NOTES ON SHEET T-1.1 – EXPOSED SURFACES TO HAVE TROWELED SN WITH A LIGHT GRAY COLOR, PROVIDE SAMPLE FOR ARCH. APPROVAL
SLAB/FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE RECESSION DETAILS - FOR RECESSION SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED RECESSION W/ MFGR. OR FABRICATOR – SHOWER RECESSION TO BE VERIFIED W/ I.D.
SEE SHEET AD-2.0 FOR THE TYPICAL DEPRESSION OF DOORS AND WINDOWS, VERIFY ALL DEPRESSIONS W/ MFGR.
STRUCTURAL STEEL COLUMN PER STRUCT., REF. STRUCTC DWGS. – PAINT AND SEAL AS REQUIRED – ARCH. TO APPV. COLOR FOR EXPOSED STEEL COLUMNS
STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT., REF. STRUTC. DWGS. – PAINT, STAIN AND SEAL AS REQUIRED – ARCH TO APPV. PAINT COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL
KITCHEN RANGE W/. EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER AND GAS AS REQUIRED – 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP. (CMC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 160 CFM AND VENT TO OUTDOOR., HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER SECTION 504.3 OF CMC.
KITCHEN/BAR SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – SINK TO COMPLY W/. REQUIREMENT OF SECTION 408.6 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI PER SECTION 4.303.1 OF CALGREEN – TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 909.0 OF CPC
VANITY SINK - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT.(CPC 402.5) W/. MAXIMUM FLOW RATE OF 1.2 GPM @ 60 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.303.1 OF CALGREEN
WASHER (W) / DRYER (D) / STACKED (W/D) - AS SELECTED PER I.D., VERIFY W/. I.D. & OWNER – PROVIDE POWER , GAS, WATER SUPPLY & DRAINAGE AS REQUIRED – THE CLOTHES DRYERS VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (CMC 504.4) AND SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90-DEGREE ELBOW, SUBTRACT 2 FEET FOR EACH ADDITIONAL 90-DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.
TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLUSH RATE OF 1.28 GAL. PER FLUSH (CPC 411.2). WATER CLOSETS CLR. TO BE 24" IN FRONT AND 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5 & CRC R307) – REF. CALGREEN NOTES ON T SHTS. FOR MAX FLOW RATE
FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/ SEALED COMBUSTION (CALGREEN 4.503) – FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CRC R1004.1)
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D W W/D FAU OVERFLOW DRAINLINE

B ANNOTATION LEGEND

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PERMIT

PLAN CHECK NO.
BLD2023-02869

PROJECT CONTACT
ELIZABETH HANNA

LICENSED ARCHITECT JUSTIN CHASE JOHNSTON No. C-36829 REN. 08/31/25 STATE OF CALIFORNIA

VERACITY ESTIMATING
Construction Estimation Services

PROJECT ADDRESS:
1565 BAY LAUREL DRIVE
MENLO PARK, CA 94025

OWNER INFORMATION:
BRIAN & MEREDITH O'MALLEY
1600 OAK AVE.
MENLO PARK, CA 94025
P: 415.218.1881

DATE
02.29.2024

REVISIONS
NO. REVISION DATE

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS ADOPTED BY THE JURISDICTION.
PLAN REVIEW ACCEPTANCE OF THESE DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, AND LOCAL REGULATION
BY: DATE: 08/29/2024
WEST COAST CODE CONSULTANTS, INC. (WCCI)

SECOND LEVEL DIMENSION PLAN

A-2.5

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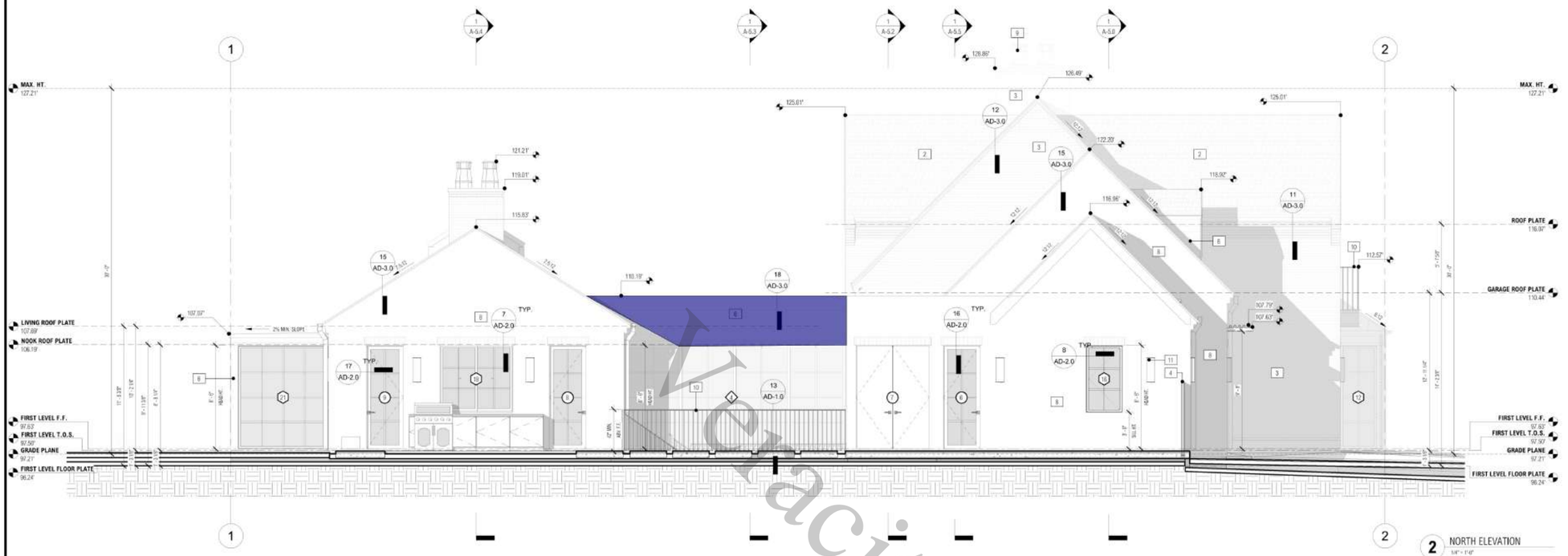


2 NORTH ELEVATION
1/4" = 1'-0"

1 ROOF FRAMING/RAFTERS PER STRUCT. - REF. STRUCT. DWGS.
2 WOOD SHINGLE ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
3 BRICK VENEER - REF. MAT. SCHEDULE SHT. A/A-4.0
4 (N.) WOOD GATE - AS SELECTED (MAX. 6' HT. ABOVE NATURAL GRADE)
5 STONE VENEER - REF. MAT. SCHEDULE SHT. A/A-4.0
6 T&G PANELING - REF. MATERIAL SCHEDULE SHT. A/A-4.0
7 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SHT. A/A-4.0
8 STUCCO FINISH - MIN. 7/8" THK. W/ DIA. LATH, COLOR AS SEL., REF. MAT. SCHEDULE A/A-4.0
9 CHIMNEY CAP/SPARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. BLT. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFGR. INST. INSTRUCTIONS. CMC 802.5.4.3 & 802.8.1.4)
10 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABV.F.F. - <4" MAX. SPHERE OPENING, REF. DTL. 4.10/AD-1.0
11 WALL MOUNTED LIGHT FIXTURE, SCORCE - TO BE HIGH EFFICIENCY

B KEYNOTE LEGEND

WINDOWS & DOORS:

AUTHORIZED DEALER (PRODUCTS LISTED BELOW)
SUPPLIER: ASSOCIATED BUILDING SUPPLY
ADDRESS: STONE MILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626
CONTACT: JOE YOUNAN
PHONE: 949-872-2319
FAX: 206-666-2150
EMAIL: JYOUNAN@ABSCAL.COM
WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

ALUMINUM CLAD WINDOWS & PATIO DOORS
MANUFACTURER: JELD-WEN WINDOWS & DOORS
PRODUCT: CUSTOM COLLECTION
ADDRESS: 3250 LAKEPORT BLVD. P.O. BOX 1329; KLAMATH FALLS, OREGON 97601
PHONE: 541-885-7412 OR 800-535-3936
FAX: 541-884-3331
WEB: WWW.JELD-WEN.COM

STEEL MULTI SLIDE DOORS & STOREFRONT
MANUFACTURER: ARCADIA STEEL WINDOWS & DOORS
PRODUCT: CUSTOM STEEL
ADDRESS: 2301 EAST VERNON AVE., VERNON, CA 90058
PHONE: 323.908.5467
WEB: WWW.ARCADIAINC.COM

BRICK & VENEER :
SUPPLIER: SANDRINE SCOTT COMMODITIES, 106 WEST CANADA SAN CLEMENTE, 949.366.0500
BRICK TYPE: NATURAL GREY BRICK
COLOR: LIGHT GREY, LIME WASHED
APPLICATION: RUNNING BOND, RUSTIC GROUT (ARCH TO APPRV.)
THICKNESS: 1"-1.5" NOMINAL
WEIGHT: <6 LBS/S.F.

STONE VENEER:
SUPPLIER: SANDRINE SCOTT COMMODITIES
STONE TYPE: LIMESTONE VENEER
COLOR: BEIGE, TO BE APPROVED BY ARCH. & OWNER
APPLICATION: RANDOM ASHLAR, ARCH TO APPROVE.
THICKNESS: 1" - 1.5" NOMINAL
WEIGHT: MAX 6 LBS/S.F.
CODE: INSTALL PER MFGR. INSTRUCTION AND R703.12

HORIZONTAL WOOD SIDING:
MANUFACTURER: KEBONY USA
COLOR: NATURAL, ARCH. TO APPV.
APPLICATION: 1X4 T&G NICKLE JOINT OVERFV GAP W/. ARCHITETS, INSTALLS PER MFGR. & R703)
PRODUCT: KEBONY CLEAR CLADDING
CODE: INSTALL PER MFGR. & R703.5

STUCCO:
MANUFACTURER: LA HABRA, PARAEXLUSA
ADDRESS: 2911 ORANGE-OLIVE RD. ORANGE, CA 92865
PHONE: 714.827.1700
COLOR: WHITE, ARCH. TO APPV.
TEXTURE: SMOOTH WALL, TROWLED EDGES, NO BULLNOSE, VERTICAL FLOAT LEVEL TO 1/8" IN 10'
APPLICATION: 2-LAYERS MIN., SMOOTH 7/8" METAL LATH (DIAMOND OR EQUIV.) PROVIDE EXPANSION JOINTS (STUCCO REVEALS) WIDTH TO BE DETERMINED, LOCATION TO BE SPECIFIED AND FIELD VERIFIED BY ARCH.

ROOFING (WOOD SHINGLE):
PRODUCT: #1 WESTERN RED CEDAR WOOD SHINGLE - FIRE TREATED
MFGR.: FSR TREATED PRO, INC., WWW.FIRESMARTROOFING.COM
COLOR: NATURAL, ARCH. TO APPV.
APPLICATION: 16" RE-BUTTED & RE-JOINED PERFECTION SHINGLES (100% EDGE GRAIN, 100% CLEAR) 5 1/2" EXPOSURE, CLOSED VALLEY W/. MITERED MP CUTS, 16 GAUGE COPPER FLASHING, STAGGERED COURSING
CODE: ESR-1410

ROOFING (STANDING SEAM METAL):
MANUFACTURER: CUSTOM-BILT METALS
ADDRESS: 13940 MAGNOLIA AVE, CHINO, CA 91710
PHONE: 909.664.1500
PRODUCT: STANDING SEAM METAL - COPPER KYNAR FINISH
COLOR: TO BE APPROVED BY ARCH. & OWNER
APPLICATION: USE CONTINUOUS 16" OR 18" PANS - VERIFY W/. ARCH. SIZE & LOC'N. OF SEAMS (NO TRANSVERSE SEAMS)
WEIGHT: APPX. 2 PSF
CODE: ICC ESR 2048

FLAT ROOFING (COOL ROOF): (CLASS 'A')
MANUFACTURER: GAF, EVERGUARD
PRODUCT: TPO MEMBRANE
COLOR: ENERGY GREY (COOL COLOR TECH.)
APPLICATION: PER MFGR.
CODE: CLASS 'A' ASSEMBLY, UL LISTING - ER-1306-1 TPO FULLY ADHERED CLASS A

EXTERIOR ACM PANELING/FASCIA:
MANUFACTURER: OLD COUNTRY MILLWORKS
TYPE: KYNAR PAINTED ALUM ACM PANEL
COLOR: DARK GRAY
APPLICATION: TBD
PANEL REVEAL: TBD
CODE: INSTALL PER MFGR & R703.

GUTTERS:
MATERIAL: METAL - COPPER
SHAPE: HALF ROUND AND RECESSED (VERIFY W/. ARCH.)

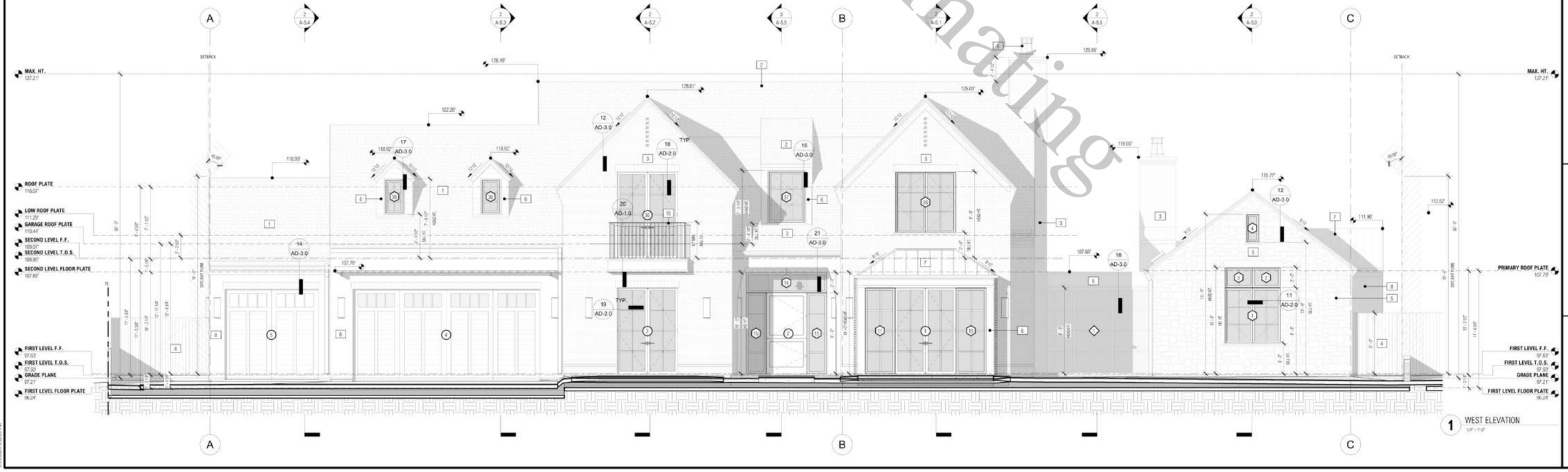
GARAGE DOORS:
SUPPLIER: RANCH HOUSE DOORS
WEB: WWW.RANCHHOUSEDOORS.COM
STYLE: CUSTOM
MATERIAL: CUSTOM BUILT, WOOD & GLASS

WATERPROOF DECK MEMBRANE:
MFGR: WESTCOAT
ADDRESS: 770 GATEWAY CENTER DRIVE, SAN DIEGO, CA 92101
PRODUCT: ALX WALKING DECK (GLASS 'R')
APPLICATION: DECK FINISH SURFACE TO BE NON-COMBUSTIBLE
CODE: UES ER-567

FLASHING & WEATHERSTRIPPING
PROVIDE CORROSION-RESISTANCE METAL FLASHING PER CRC FOR ALL EXTERIOR FLASHING, MIN. 24 GUAGE OR SHEETS U.N.O. IN CRC OR MFGR. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE GALVANIC CORROSION. VERIFY W/. ARCHITECT ANY UNCONVENTIONAL ENVELOPE WATERPROOFING AREAS PRIO INSTALLATION

1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.
2. REF.: ROOF PLAN (A-3.0) FOR ALL PLATE HTS. & RIDGE HTS.

A MATERIAL SPECIFICATIONS



1 WEST ELEVATION
1/4" = 1'-0"

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
PERMIT

PLAN CHECK NO.
BLD2023-02644

PROJECT CONTACT
ELIZABETH HANNA

LICENSED ARCHITECT
JUSTIN CHASE JOHNSTON
No. C-36829
REN. 08/31/25
STATE OF CALIFORNIA

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1585 BAY LAUREL DRIVE
MENLO PARK, CA 94025

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BY: _____ DATE: 08/30/2024
WEST COAST CODE CONSULTANTS, INC. (WCCI)

EXTERIOR ELEVATIONS

A-4.0

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- (5'-6"x5'-6") Wood W... 1.0 EA
- (2'-10"x2'-0") Wood ... 2.0 EA
- (1'-3"x2'-9") Wood W... 1.0 EA
- (2'-6"x5'-0") Wood W... 1.0 EA
- (3'-0"x5'-0") Wood W... 3.0 EA
- (3'-0"x8'-6") Wood W... 4.0 EA
- (2'-0"x8'-0") Wood W... 2.0 EA
- (8'-0"x2'-0") Wood W... 1.0 EA
- (3'-0"x5'-6") Wood W... 1.0 EA
- (6'-0"x5'-6") Wood W... 1.0 EA
- (5'-0"x5'-0") Wood W... 2.0 EA
- (7'-6"x8'-6") Wood W... 2.0 EA
- (9'-0"x8'-6") Wood W... 1.0 EA
- (1'-6"x8'-6") Wood W... 2.0 EA
- (3'-0"x6'-0") Wood W... 2.0 EA
- (3'-0"x8'-6") Wood W... 1.0 EA

WINDOW SCHEDULE

CW	LEVEL (SILL)	DESCRIPTION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	MANUFACTURER	MODEL	MATERIAL	FINISH	T-24 U-FACTOR	T-24 S.H.G.C.	GLAZING TYPE	HEAD HT.	COMMENTS
1	FIRST LEVEL F.F.	DOUBLE CASEMENT	5' - 6"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
2	FIRST LEVEL F.F.	FIXED	2' - 9 1/2"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	10' - 6"	
3	FIRST LEVEL F.F.	FIXED	2' - 9 1/2"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	10' - 6"	
4	FIRST LEVEL F.F.	FIXED	1' - 3"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	15' - 9"	
5	FIRST LEVEL F.F.	CASEMENT	2' - 6"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
7	FIRST LEVEL F.F.	CASEMENT	3' - 0"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
8	FIRST LEVEL F.F.	CASEMENT	3' - 0"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
9	FIRST LEVEL F.F.	FIXED	3' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
10	FIRST LEVEL F.F.	FIXED	3' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
11	FIRST LEVEL F.F.	FIXED	3' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
12	FIRST LEVEL F.F.	FIXED	3' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
13	FIRST LEVEL F.F.	FIXED	2' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 0"	
14	FIRST LEVEL F.F.	FIXED	8' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	10' - 0"	
15	FIRST LEVEL F.F.	FIXED	2' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 0"	
16	FIRST LEVEL F.F.	CASEMENT	3' - 0"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
17	FIRST LEVEL F.F.	CASEMENT	3' - 0"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
18	FIRST LEVEL F.F.	Custom Horizontal Gliding Clad	6' - 0"	[illegible]	JELD-WEN	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
19	FIRST LEVEL F.F.	DOUBLE CASEMENT	5' - 0"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
20	FIRST LEVEL F.F.	DOUBLE CASEMENT	5' - 0"	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
21	FIRST LEVEL F.F.	FIXED	[illegible]	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
22	FIRST LEVEL F.F.	FIXED	[illegible]	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
23	FIRST LEVEL F.F.	FIXED	[illegible]	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
24	FIRST LEVEL F.F.	FIXED	[illegible]	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
25	FIRST LEVEL F.F.	FIXED	[illegible]	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
26	FIRST LEVEL F.F.	CASEMENT	[illegible]	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
27	FIRST LEVEL F.F.	CASEMENT	[illegible]	[illegible]	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
28	FIRST LEVEL F.F.	FIXED	[illegible]	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
29	FIRST LEVEL F.F.	FIXED	1' - 3"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	15' - 0"	
30	FIRST LEVEL F.F.	FIXED	3' - 0"	[illegible]	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
31	FIRST LEVEL F.F.	CASEMENT	3' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
32	FIRST LEVEL F.F.	CASEMENT	3' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 0"	
33	FIRST LEVEL F.F.	DOUBLE CASEMENT	6' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 0"	
33.1	FIRST LEVEL F.F.	DOUBLE CASEMENT	6' - 0"	2' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	10' - 0"	
34	FIRST LEVEL F.F.	FIXED	3' - 0"	8' - 6"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
35	FIRST LEVEL F.F.	FIXED	3' - 0"	8' - 6"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
36	SECOND LEVEL F.F.	DOUBLE CASEMENT	6' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
37	SECOND LEVEL F.F.	CASEMENT	3' - 6"	5' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
38	SECOND LEVEL F.F.	FIXED	1' - 9"	3' - 3"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	7' - 8"	
39	SECOND LEVEL F.F.	FIXED	1' - 9"	3' - 3"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	7' - 8"	
40	SECOND LEVEL F.F.	FIXED	3' - 0"	6' - 0"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
41	SECOND LEVEL F.F.	FIXED	3' - 0"	6' - 0"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
42	SECOND LEVEL F.F.	FIXED	3' - 0"	6' - 0"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
43	SECOND LEVEL F.F.	CASEMENT	3' - 6"	5' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	9' - 0"	
44	SECOND LEVEL F.F.	CASEMENT	3' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
45	SECOND LEVEL F.F.	FIXED	3' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
46	SECOND LEVEL F.F.	CASEMENT	3' - 0"	6' - 0"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
47	SECOND LEVEL F.F.	CASEMENT	2' - 0"	3' - 6"	JELD-WEN WINDOWS & DOORS	TBD	ALUM./CLAD. WD.	PAINT			TEMP.	8' - 6"	
48	PRIMARY ROOF PLATE	SKYLIGHT	1' - 6"	4' - 3 1/2"	ACRALIGHT	AS SEL.	ALUM./CLAD. WD.	PAINT			TEMP.		
55	FIRST LEVEL F.F.	FIXED	3' - 0"	8' - 0"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL						8' - 0"	
56	FIRST LEVEL F.F.	FIXED	3' - 0"	8' - 0"	ARCADIA STEEL WINDOW & DOORS	CUSTOM STEEL						8' - 0"	
57	FIRST LEVEL F.F.	FIXED	1' - 3"	2' - 6"	JELD-WEN WINDOWS & DOORS	TBD						13' - 6"	

DOOR SCHEDULE

NO.	LEVEL	DESCRIPTION	WIDTH	HEIGHT	MANUFACTURER	MODEL	GLAZING	FIRE RATING	T-24 U-FACTOR	T-24 S.H.G.C.	FINISH DOOR	FINISH FRAME	COMMENTS
1	FIRST LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
2	FIRST LEVEL F.F.	ENTRY DUTCH	48"	96"	TBD	CUSTOM					PAINT	PAINT	
3	FIRST LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
4	FIRST LEVEL F.F.	GARAGE DOOR	222"	108"	TBD	CUSTOM					PAINT	PAINT	
5	FIRST LEVEL F.F.	GARAGE DOOR	111"	108"	TBD	CUSTOM					PAINT	PAINT	
6	FIRST LEVEL F.F.	EXT. SINGLE FRENCH	36"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
7	FIRST LEVEL F.F.	EXT. DOUBLE - MECH	72"	102"	TBD	TBD					PAINT	PAINT	
8	FIRST LEVEL F.F.	EXT. SINGLE FRENCH	36"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
9	FIRST LEVEL F.F.	EXT. SINGLE FRENCH	36"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
10	FIRST LEVEL F.F.	EXT. 3-PANEL GLASS POCKETING	108"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
11	FIRST LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
12	FIRST LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
13	FIRST LEVEL F.F.	EXT. 3-PANEL GLASS POCKETING	108"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
14	FIRST LEVEL F.F.	EXT. 3-PANEL GLASS POCKETING	108"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
15	FIRST LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
16	FIRST LEVEL F.F.	EXT. 3-PANEL GLASS POCKETING	108"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
17	FIRST LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
18	FIRST LEVEL F.F.	EXT. DOUBLE FRENCH	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
19	FIRST LEVEL F.F.	INT. SINGLE	32"	102"	TBD	TBD					PAINT	PAINT	
20	FIRST LEVEL F.F.	INT. SINGLE	36"	102"	TBD	TBD					PAINT	PAINT	
21	FIRST LEVEL F.F.	INT. SINGLE	34"	102"	TBD	TBD					PAINT	PAINT	
22	FIRST LEVEL F.F.	INT. POCKETING	32"	102"	TBD	TBD					PAINT	PAINT	
23	FIRST LEVEL F.F.	INT. SINGLE	32"	102"	TBD	TBD					PAINT	PAINT	
24	FIRST LEVEL F.F.	INT. SINGLE	32"	102"	TBD	TBD					PAINT	PAINT	
25	FIRST LEVEL F.F.	INT. POCKETING	36"	102"	TBD	TBD					PAINT	PAINT	
26	FIRST LEVEL F.F.	INT. SINGLE	36"	102"	TBD	TBD					PAINT	PAINT	
27	FIRST LEVEL F.F.	INT. POCKETING	36"	102"	TBD	TBD					PAINT	PAINT	
28	FIRST LEVEL F.F.	INT. POCKETING	36"	102"	TBD	TBD					PAINT	PAINT	
29	FIRST LEVEL F.F.		32"	102"							PAINT	PAINT	
30	FIRST LEVEL F.F.		32"	102"							PAINT	PAINT	
31	FIRST LEVEL F.F.	INT. SINGLE	36"	102"	TBD	TBD					PAINT	PAINT	
32	FIRST LEVEL F.F.		36"	108"		Interior Single					PAINT	PAINT	
33	FIRST LEVEL F.F.	INT. SINGLE	32"	108"	TBD	TBD					PAINT	PAINT	
34	FIRST LEVEL F.F.	INT. POCKETING	32"	108"	TBD	TBD					PAINT	PAINT	
35	FIRST LEVEL F.F.	INT. SINGLE	32"	102"	TBD	TBD					PAINT	PAINT	
36	SECOND LEVEL F.F.	EXT. FRENCH DOOR	72"	102"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
37	SECOND LEVEL F.F.	INT. SINGLE	36"	96"	TBD	TBD					PAINT	PAINT	
38	SECOND LEVEL F.F.	INT. SINGLE	34"	96"	TBD	TBD					PAINT	PAINT	
39	SECOND LEVEL F.F.	INT. SINGLE	32"	96"	TBD	TBD					PAINT	PAINT	
40	SECOND LEVEL F.F.	INT. SINGLE	36"	96"	TBD	TBD					PAINT	PAINT	
41	SECOND LEVEL F.F.	INT. SINGLE	34"	96"	TBD	TBD					PAINT	PAINT	
42	SECOND LEVEL F.F.	INT. POCKETING	32"	96"	TBD	TBD					PAINT	PAINT	
43	SECOND LEVEL F.F.	INT. SINGLE	34"	96"	TBD	TBD					PAINT	PAINT	
44	SECOND LEVEL F.F.	INT. POCKETING	32"	96"	TBD	TBD					PAINT	PAINT	
45	SECOND LEVEL F.F.	INT. POCKETING	32"	96"	TBD	TBD					PAINT	PAINT	
46	BASEMENT LEVEL F.F.	EXT. SINGLE FRENCH	36"	108"	ARCADIA	CUSTOM STEEL	TEMP.						
47	BASEMENT LEVEL F.F.	EXT. 3-PANEL GLASS POCKETING	180"	108"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
48	BASEMENT LEVEL F.F.	EXT. 2-PANEL SLIDING	180"	108"	ARCADIA	CUSTOM STEEL	TEMP.						
49	BASEMENT LEVEL F.F.	INT. SINGLE	36"	108"	TBD	TBD					PAINT	PAINT	
50	BASEMENT LEVEL F.F.	INT. POCKETING	32"	108"	TBD	TBD					PAINT	PAINT	
52	BASEMENT LEVEL F.F.	INT. POCKETING	36"	108"	TBD	TBD					PAINT	PAINT	
53	BASEMENT LEVEL F.F.	INT. DOUBLE FRENCH	60"	108"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
54	BASEMENT LEVEL F.F.	INT. DOUBLE FRENCH	60"	108"	ARCADIA	CUSTOM STEEL	TEMP.				PAINT	PAINT	
65	BASEMENT LEVEL F.F.	INT. SINGLE	36"	108"	TBD	TBD							
66	BASEMENT LEVEL F.F.	EXT. SINGLE FRENCH	36"	108"	ARCADIA	CUSTOM STEEL	TEMP.						
67	BASEMENT LEVEL F.F.	INT. BARN DOOR	32"	96"	TBD	TBD							
68	BASEMENT LEVEL F.F.	INT. POCKETING	32"	108"	TBD	TBD							
69	BASEMENT LEVEL F.F.	INT. POCKETING	32"	108"	TBD	TBD							
73	FIRST LEVEL F.F.	EXT. SINGLE FRENCH	48"	108"	ARCADIA	CUSTOM STEEL	TEMP.						
75	BASEMENT LEVEL F.F.		32"	108"									
78	BASEMENT LEVEL F.F.	INT. DOUBLE FRENCH	60"	108"	ARCADIA	CUSTOM STEEL	TEMP.						
79	BASEMENT LEVEL F.F.		32"	108"									

WINDOW WALL SCHEDULE

NO.	LEVEL	ROUGH OPENING (FIELD VERIFY) WIDTH	ROUGH OPENING (FIELD VERIFY) HEIGHT	AREA	MANUFACTURER	MODEL	T-24 U-FACTOR	T-24 S.H.G.C.	GLAZING	COMMENTS
1	FIRST LEVEL F.F.	11' - 8 13/16"	8' - 6"	100 SF	ARCADIA	CUSTOM STEEL			TEMP.	
2	FIRST LEVEL F.F.	11' - 8 3/4"	8' - 6"	100 SF	ARCADIA	CUSTOM STEEL			TEMP.	
3	FIRST LEVEL F.F.	18' - 2"	8' - 6"	154 SF	ARCADIA	CUSTOM STEEL			TEMP.	
4	FIRST LEVEL F.F.	18' - 2"	8' - 6"	154 SF	ARCADIA	CUSTOM STEEL			TEMP.	
5	BASEMENT LEVEL F.F.	4' - 11 13/16"	9' - 0"	45 SF	ARCADIA	CUSTOM STEEL			TEMP.	
6	BASEMENT LEVEL F.F.	9' - 6"	9' - 0"	86 SF	ARCADIA	CUSTOM STEEL			TEMP.	
8	BASEMENT LEVEL F.F.	9' - 9 3/8"	9' - 0"	43 SF	ARCADIA	CUSTOM STEEL			TEMP.	
9	BASEMENT LEVEL F.F.	9' - 9 3/8"	9' - 0"	43 SF	ARCADIA	CUSTOM STEEL			TEMP.	
10	BASEMENT LEVEL F.F.	7' - 4"	9' - 0"	66 SF	ARCADIA	CUSTOM STEEL			TEMP.	

City of Menlo Park
APPROVED PLANS
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SAFETY GLAZING:
EACH PANE OF GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS SHALL BE TEMPERED AND HAVE THE PERMANENT IRREMOVABLE MANUFACTURER DESIGNATION THAT IS VISIBLE AFTER FINAL INSTALLATION PER SECTION R308.1. OR TO BE OF THE OTHER APPROVED SAFETY GLAZING PER SECTION R308.1.

A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (R308.4.1)

EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (R308.4.2)

EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OF THE WINDOW THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: (R308.4.3)

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES , MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES.
3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

D. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (R308.4.4) GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS, OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER PANEL FAIL WITH THE EXCEPTION OF WHERE THE GLASS BALUSTER PANELS ARE LAMINATED GLASS WITH TWO OR MORE GLASS PLIES OF EQUAL THICKNESS AND OF THE SAME GLASS TYPE THE AN ATTACHED TOP RAIL OR HANDRAIL IS NOT REQUIRED. (R308.4.4.1)

E. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (R308.4.5)

EXCEPTION:
GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

F. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. (R308.4.6)

EXCEPTIONS:
1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES .
2. GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING. (R308.4.7)

EXCEPTION:
WHERE THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.

SKYLIGHTS & SLOPED GLAZING:
A. THE GLAZING MATERIAL SHALL BE FULLY TEMPERED, HEAT-STRENGTHENED GLASS, WIRED GLASS, APPROVED RIGID PLASTICS OR LAMINATED GLASS WITH A MINIMUM 0.030 INCH INTERLAYER THICKNESS. (R308.6.2)

B. FOR SKYLIGHTS AND SLOPED GLAZING WITH GLAZING MATERIAL OTHER THAN LAMINATED GLASS AND APPROVED RIGID PLASTIC PROVIDE THE RETAINING SCREEN PER SECTION R308.6.3 THRU R308.6.7.

C. UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH OF LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) SHALL BE MOUNTED ON A CURB EXTENDING NOT LESS THAN 4 INCHES (102 MM) ABOVE THE PLANE OF THE ROOF, UNLESS OTHERWISE SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R308.6.8)

D. UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440. (308.6.9)

EMERGENCY ESCAPE AND RESCUE OPENINGS:
A. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PERMITTED TO COMPLY WITH ASTMF2090. (R310.1.1)

B. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ[illegible] OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. [illegible] HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LES[illegible] INCHES. (R310.2.1)
EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA [illegible] THAN 5 SQUARE FEET.

C. THE BOTTOM OF THE CLEAR OPENING OF THE EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE LOCAT[illegible] INCHES ABOVE FLOOR FINISH. (R310.2.2)

D. DOORS SERVING AS THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE SIDE-HINGED OR A SLIDER. [illegible]

EGRESS DOOR:
THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHE[illegible] MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR H[illegible] DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOL[illegible] OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRES[illegible] BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR [illegible]

MISCELLANEOUS:
A. FRONT DOOR - PROVIDE SHOP DWG'S. TO ARCH. FOR APPV'L. PRIOR TO FABRICATION.
B. WINDOW WALLS SHOULD BE FIELD MEASURED & DWG'S. PROVIDED TO ARCH. FOR APPV'L. PRIOR TO FAB.
C. ALL EXTERIOR GLAZINGS U-FACTOR AND SHGC SHALL BE PER T-24 ENERGY CALCS, REF. T-24 ENERGY CALC[illegible] MORE INFORMATION
D. FENESTRATION MUST HAVE PERMANENT AND TEMPORARY LABELS

FENESTRATION SHALL HAVE THE MAX U-FACTOR = 0.40 & MAX SHGC = 0.32

ALL WINDOW AND DOOR SIZES ARE NOMINAL SIZES; THEY ARE SUBJECT TO CHANGE UPON FINAL MANUFACTURER SELECTION. CONTRACTOR TO PROVIDE CUT SHEETS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

A GENERAL NOTES

BRANDON ARCHITECTS
151 KALMUS DRIVE, SUITE G-1
COSTA MESA, CA 92626
714.754.4040
WWW.BRANDONARCHITECTS.COM

PROJECT STATUS
PERMIT

PLAN CHECK NO.
BLD2023-02880

PROJECT CONTACT
ELIZABETH HANNA

LICENSED ARCHITECT
JUSTIN CHASE JOHNSTON
No. C-38829
REN. 04/30/25
STATE OF CALIFORNIA

PROJECT ADDRESS:
1585 BAY LAUREL DRIVE
MENLO PARK, CA 94025

OWNER INFORMATION:
BRIAN & MEREDITH O'MALLEY
1650 OAK AVE.
MENLO PARK, CA 94025
P: 415.218.1881

DATE
02.29.2024

REVISIONS

NO.	REVISION	DATE

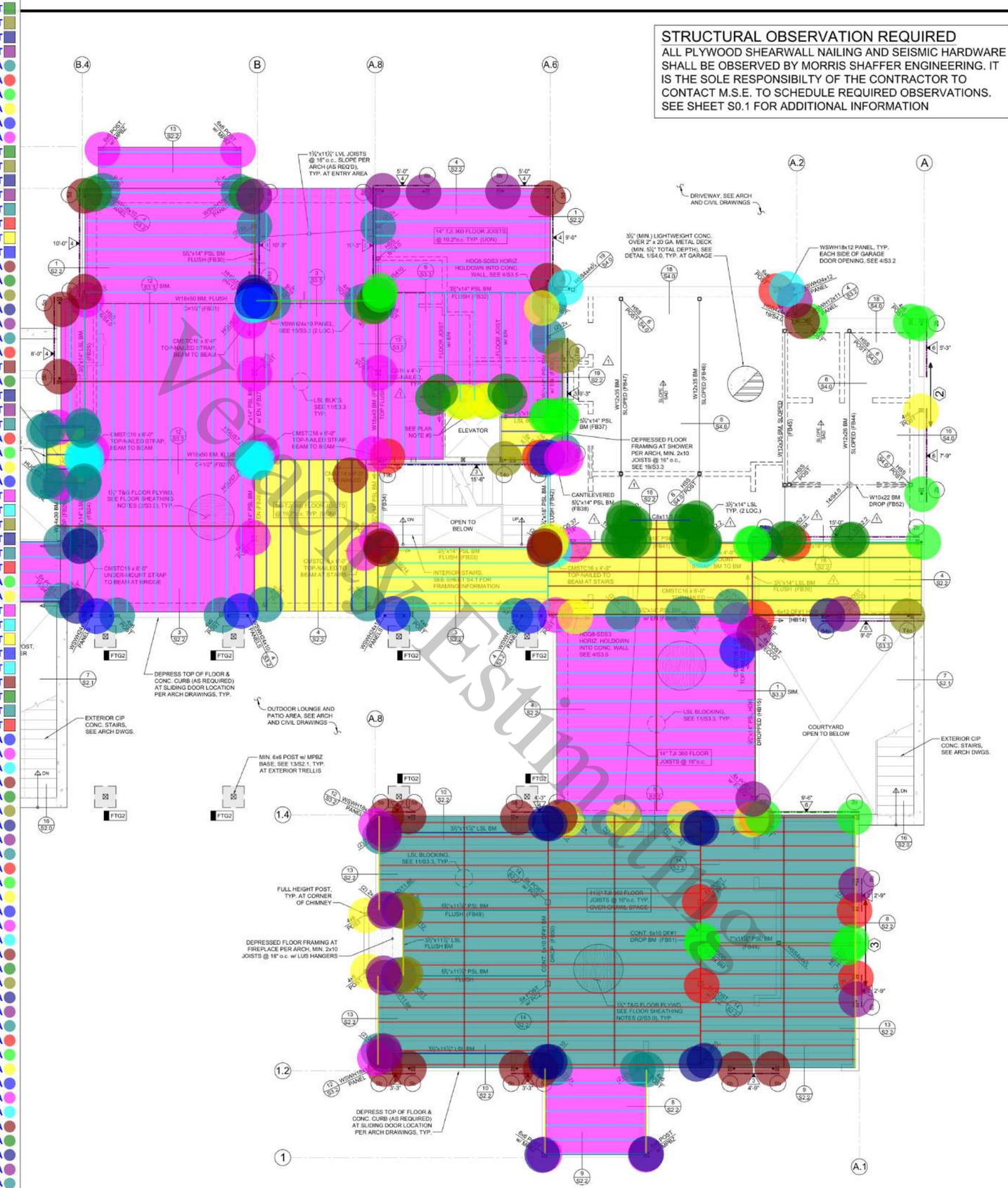
PLAN REVIEW ACCEPTANCE

DOOR & WINDOW SCHEDULE

A-7.0

2/29/2024 12:02:01 PM

6 10'-6"h	59.8 FT
6 21'-6"h	7.7 FT
4 16'-0"h	14.1 FT
4 10'-6"h	55.8 FT
4x6 Post (10'-6" H)	39.0 EA
4x6 Post (16'-0" H)	4.0 EA
4x6 Post (17'-0" H)	2.0 EA
4x6 Post (21'-0" H)	4.0 EA
4x6 Post (14'-0" H)	2.0 EA
6x6 Post (10'-6" H)	13.0 EA
3-1/2"x14" LSL Beam	139.0 FT
5-1/4"x14" PSL Beam	122.0 FT
3-1/2"x11-7/8" PSL Beam	8.0 FT
3-1/2"x14" PSL Beam	115.0 FT
5-1/4"x11-1/4" PSL Header	11.0 FT
6x10 DF Header	53.0 FT
2x10 Floor Joist @ 16" O.C & 5/8" CDX Plywood Sheathing	111.2 SQ FT
Standard Joist	81.0 FT
"HDU5" Holdown	18.0 EA
"HDU2" Holdown	3.0 EA
"T4b" CMSTC16 (4690#) 20" Lenght	5.0 EA
CMSTC16 Strap 6' Lenght	4.0 EA
WSWH 24x12 Panel	3.0 EA
"CCQ46" Tie Simpson	1.0 EA
"ECCQ46" Simpson	2.0 EA
1-3/4" LSL Blocking W/ 8d Toenails	245.9 FT
"HU414" Holdown	4.0 EA
3 10'-6h	54.6 FT
6 12'-6"h	39.8 FT
2 16'-0"h	6.2 FT
6x6 Post (12'-6" H)	4.0 EA
4x6 Post (11'-0" H)	2.0 EA
4x6 Post (12'-6" H)	5.0 EA
6x6 Post (14'-0" H)	2.0 EA
7"x14" PSL Beam	30.1 FT
5-1/4"x18" PSL Beam	51.0 FT
7"x11-7/8" PSL Beam	16.0 FT
3-1/2"x11-7/8" LSL Beam	39.0 FT
5-1/4"x11-7/8" PSL Header	32.0 FT
6x12 DF Header	7.0 FT
1-3/4"x11-7/8" LVL Vertical Post (10'-6" H)	2.0 EA
2x4 King Stud (10'-6" H)	4.0 EA
1-3/4"x11-1/4" LVL Joist @ 16" O.C & 1-1/8" T&G Floor Plywoo...	122.6 SQ FT
Standard Joist	88.0 FT
14" TJI 360 Floor Joist @ 19.2" O.C & 1-1/8" T&G Floor Plyw...	509.9 SQ FT
Standard Joist	120.0 FT
Standard Joist	80.0 FT
Standard Joist	126.0 FT
Standard Joist	96.0 FT
11-7/8" TJI 360 Floor Joist @ 16" O.C & 1-1/8" T&G Floor Ply...	1040.8 SQ FT
Standard Joist	805.0 FT
WSWH 24x10 Panel	4.0 EA
WSWH 18x11 Panel	2.0 EA
WSWH 18x12 Panel	2.0 EA
WSWH 12x11 Panel	1.0 EA
WSWH 18x10 Panel	2.0 EA
WSWH 24x10 Panel	2.0 EA
"MSTC48B3" 21"L	4.0 EA
"HDU8" Holdown (6970#)	7.0 EA
"MASTC66B3Z" 21" L	1.0 EA
"T9" CMST12 39" L	2.0 EA
"HDU2" Holdown (3075#)	5.0 EA
"HDQ8" Horizontal Holdown	2.0 EA
"CMSTC16" 10'L	1.0 EA
"CMSTC16" 6'L	6.0 EA
"CMSTC16" 4'L	2.0 EA
"CMSTC14" 8'L	1.0 EA
"CS16" 4'L	4.0 EA
"HU412" Holdown	8.0 EA
"HU610" Holdown	8.0 EA
"ECCQ46" Simpson	3.0 EA
"ECCLLQ46" Simpson	1.0 EA
"PCZ66" Simpson	2.0 EA
"HGLTV7" Simpson	4.0 EA
"EGQ5.3746" Simpson	4.0 EA
"CCTQ46" Simpson	1.0 EA
"HUCQ612" Simpson	2.0 EA
"HGUS7.25/14" Simpson	10.0 EA
"BA3.56/14" Simpson	4.0 EA
Shear Plate 3/8" W/ (3) 3/4" A325N Bolts In Horizontal	22.0 EA
"MPBZ66" Simpson	2.0 EA
"HB5.50/11.88" Simpson	8.0 EA
"HUC412" Simpson	8.0 EA
"HHGU5.50" Simpson	2.0 EA
"HHUS410"	8.0 EA
2x6 Blocking	11.3 FT
2x12 PT Rim Plate W/ 5/8" Dia Anchor Bolts	62.8 FT
1-3/4" LVL Blocking	5.6 FT
14" TJI 360 Floor Joist @ 16" O.C & 1-1/8" T&G Floor Plywoo...	2637.0 SQ FT



STRUCTURAL OBSERVATION REQUIRED

ALL PLYWOOD SHEARWALL NAILING AND SEISMIC HARDWARE SHALL BE OBSERVED BY MORRIS SHAFFER ENGINEERING. IT IS THE SOLE RESPONSIBILTY OF THE CONTRACTOR TO CONTACT M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE SHEET S0.1 FOR ADDITIONAL INFORMATION

FRAMING PLAN NOTES

1. SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S2.1, S3.0, S3.1 AND S3.3 FOR TYPICAL FRAMING DETAILS.
2. ALL REINFORCING AND EMBEDDED STEEL ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR FALSEWORK PRIOR TO CONCRETE PLACEMENT.
3. ALL FOOTING DEPTHS ARE SHOWN AS APPROXIMATE AND THE FINAL DEPTH SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT TIME OF OBSERVATION.
4. ALL HEADERS SHALL BE MIN. 6x8 DF#1 AT 2x6 WALLS AND 4x8 DF#1 AT 2x4 WALLS (UON). HEADERS TO BE FRAMED PER SCHEDULE S/S3.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THE SIZE INDICATED ABOVE.
5. ALL EXTERIOR WALLS AND SHEAR WALLS SHALL HAVE CONTINUOUS TOP PLATES PER 8/S3.0. WHERE SPLICES ARE NOT POSSIBLE, A STRAP IS REQUIRED AT THE BREAK IN THE PLATES.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING DURING CONSTRUCTION UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
7. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY. ALL DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. 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.
9. PROVIDE (2) 1½"x11½" LVL VERTICAL POST w/ 2x KING STUDS EACH SIDE SEE 12/S4.1, TYP. AT ELEVATOR GUIDE RAILS

FRAMING LEGEND

- SOLID WOOD WALLS ON FLOOR LEVEL. ALL EXTERIOR WALLS SHALL BE MINIMUM 2x6 STUDS @ 16" o.c.
- WALLS BELOW SHOWN DASHED
- EXCEPTION AS NOTED — POST BELOW (MIN. (2) 2x, UON)
- EXCEPTION AS NOTED — POST ABOVE AND BELOW, MATCH WALL THICKNESS (MIN. (2) 2x, UON)
- EXCEPTION AS NOTED — POST ABOVE, MATCH WALL THICKNESS (MIN. (2) 2x, UON)
- HSS POST ABOVE / BELOW
- EXCEPTION AS NOTED — FRAMING MEMBER w/ SIMPSON 8A TOP FLANGE HANGER WHERE SHOWN (UON)
- FLOOR JOIST w/ SIMPSON ITS TOP FL WHERE SHOWN (UON)
- HEADER FRAMING BELOW, SEE PLA
- STRAP x LENGTH MOUNTING LOC. — STRAP / CONTINUITY TIE x TOTAL ST MOUNTING LOCATION (10/S3.0) WHE SCHEDULE (9/S3.0) FOR ADDITIONAL
- X-XX" — SHEARWALL & MINIMUM LENGTH (LENGTH DEFINED AS OUTSIDE EDGE TO OUTSIDE EDGE OF HOLDOWN POST). SEE SHEARWALL SCHEDULE (1/S3.1) FOR REQUIREMENTS
- # — POST & HOLDOWN / STRAP AT END OF SHEARWALL, SEE HOLDOWN SCHEDULE (7/S3.1)
- DENOTES PRE-MANUFACTURED SHEAR PANEL, SEE PLAN FOR TYPE & SIZE
- # — SHEARWALL SHEATHING WITH STRAP ABOVE & BELOW OPENINGS, SEE DETAIL 9/S3.1
- STEP IN ELEVATION, SEE ARCH DRAWINGS

FOOTING SCHEDULE

SYMBOL	LENGTH	WIDTH	THICK	DEPTH	REINFORCING	DETAIL(S)
FTG2	24"	24"	12" MIN.	SEE DETAIL	(3) #4 BARS EACH WAY TOP & BOTTOM	13/S2.1

1. DETAIL REFERENCE IN TABLE IS TYPICAL, DETAIL 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.

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS AMENDED BY THE LOCAL JURISDICTION.
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BY: _____ DATE: _____

WEST COAST CODE CONSULTANTS, INC. (WCCI)

MORRIS SHAFFER ENGINEERING
1300 Industrial Road, Suite 14
San Carlos, CA 94070
t. (650)595-2973
f. (650)595-2680
www.morris-shaffer.com

NEW RESIDENCE

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MENLO PARK, C

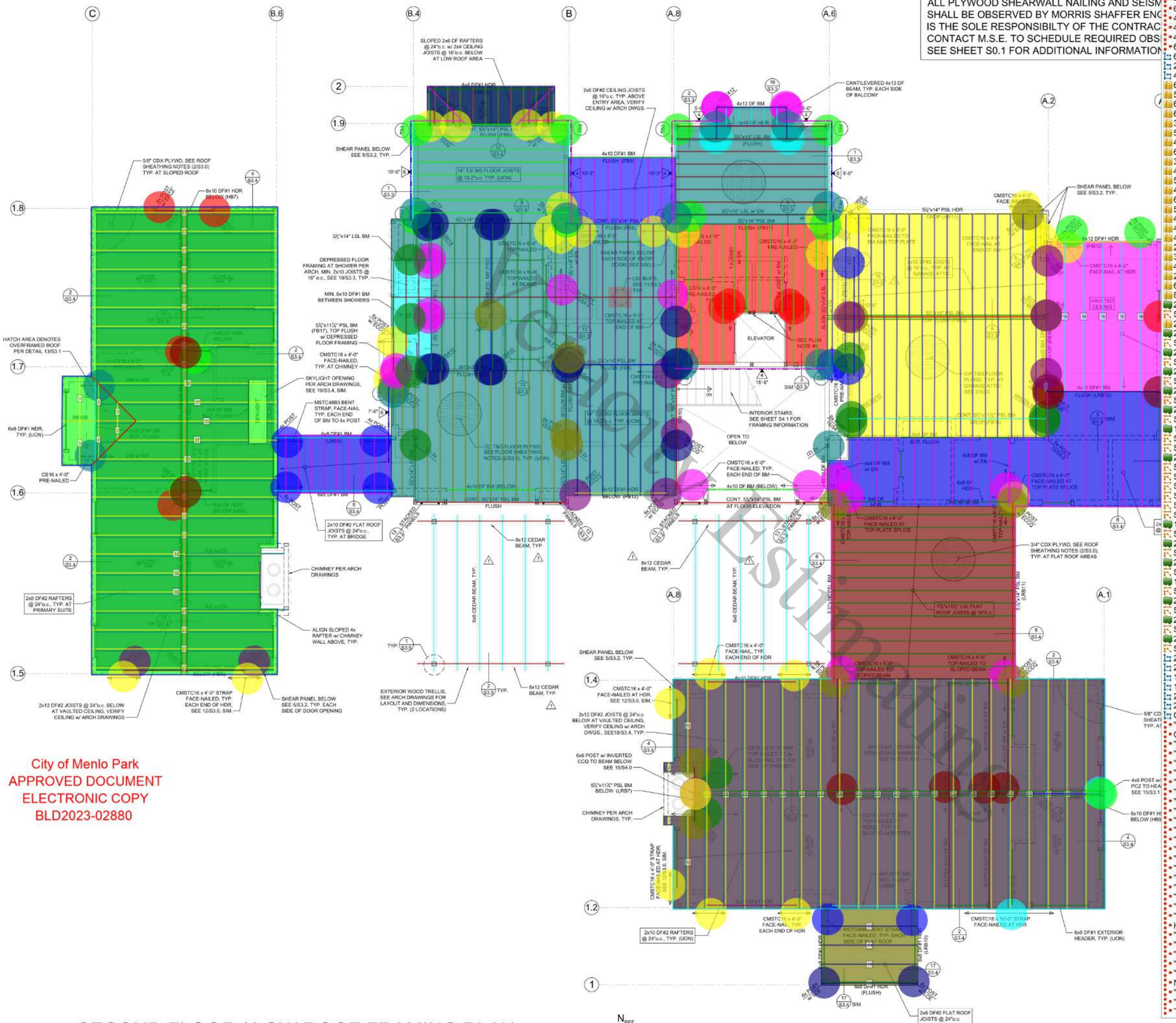
REGISTERED PROFESSIONAL ENGINEER
KERRY K. MACDONALD
S 5504
STRUCTURAL
STATE OF CALIFORNIA

SUBMITTAL SET	
SCALE:	AS NOTED
DRAWN BY:	TS
JOB:	23175
ISSUED:	SEPT. 14, 2023
REVISIONS:	
1	REV. 11/27/2023
2	REV. 02/14/2024

SHEET:
S1.1

STRUCTURAL OBSERVATION REQUI

ALL PLYWOOD SHEARWALL NAILING AND SEISM
SHALL BE OBSERVED BY MORRIS SHAFFER ENG
IS THE SOLE RESPONSIBILTY OF THE CONTRAC
CONTACT M.S.E. TO SCHEDULE REQUIRED OBS
SEE SHEET S0.1 FOR ADDITIONAL INFORMATION



City of Menlo Park
APPROVED DOCUMENT
ELECTRONIC COPY
BLD2023-02880

SECOND FLOOR / LOW ROOF FRAMING PLAN

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

4x6 Post (17'-0" H)	2.0 EA
4x6 Post (10'-6" H)	5.0 EA
4x6 Post (13'-6" H)	3.0 EA
4x6 Post (14'-6" H)	3.0 EA
6x6 Post (10'-6" H)	4.0 EA
4x6 Post (7'-6" H)	1.0 EA
4x6 Post (12'-6" H)	1.0 EA
4x6 Post (16'-0" H)	1.0 EA
6x6 Post (16'-0" H)	1.0 EA
6 10'--6" H	40.5 FT
2x4 Stud Wall 7'-0"H	0.0 FT
4 10'--6" H	58.9 FT
6x8 DF#1 Beam	51.0 FT
5-1/4"x11-1/4" PSL Header	19.0 FT
6x8 DF#1 Header	252.0 FT
6x10 DF#1 Header	47.0 FT
3-1/2"x14" LSL Beam	112.0 FT
5-1/4"x14" PSL Beam	148.1 FT
4x10 DF#1 Beam	32.0 FT
6x12 DF#1 Header	20.0 FT
3-1/2"x14" PSL Beam	28.0 FT
4x8 DF#1 Beam	14.1 FT
5-1/4"x11-7/8" PSL Beam	21.0 FT
4x10 DF Sloped Beam	88.0 FT
6x12 DF#1 Beam	7.0 FT
5-1/4"x14" PSL Header	19.0 FT
4x12 DF#1 Beam	28.0 FT
4x6 DF#1 Header	15.0 FT
4x8 Sloped Beam	28.0 FT
2x8 Sloped Beam	10.0 FT
3-1/2"x14" PSL Ridge Beam	58.0 FT
4"x12" DF Ridge Beam	8.0 FT
2x8 Hip Beam	17.0 FT
6x8 Cedar Beam	204.0 FT
8x12 Cedar Beam	64.0 FT
2x12 DF#2 Ceiling Joist @ 24" O.C	887.0 SQ FT
Standard Joist	468.0 FT
2x8 Valley Beam	16.0 FT
2x8 DF#2 Rafter @ 24" O.C & 5/8" CDX Plywood Sheathing	985.6 SQ FT
Standard Joist	502.9 FT
2x10 DF#2 Flat Roof Joist @ 24" O.C & 5/8" CDX Plywood Sheathing	385.2 SQ FT
Standard Joist	247.0 FT
2x10 Floor Joist @ 16" O.C & 5/8" Plywood Sheahting	49.3 SQ FT
Standard Joist	42.0 FT
2x4 Ceiling Joist @ 16"O.C	53.4 SQ FT
Standard Joist	50.0 FT
2x6 DF Rafter @ 24" O.C & 5/8" Plywood Sheathing	53.6 SQ FT
Standard Joist	28.0 FT
14" TJI 360 Floor Joist @ 16" O.C & 1-1/8" T&G Floor Plywood Sheathing	1177.6 SQ FT
Standard Joist	136.0 FT
Standard Joist	64.0 FT
2x6 DF#2 Ceiling Joist @ 16" O.C	79.6 SQ FT
Standard Joist	10.0 FT
Standard Joist	136.0 FT
Standard Joist	172.9 FT
Standard Joist	182.0 FT
Standard Joist	112.0 FT
Standard Joist	120.0 FT
14" TJI 360 Floor Joist @ 16" O.C & 5/8" Plywood Sheahting	207.0 SQ FT
Standard Joist	180.0 FT
2x12 DF#2 Joist @ 16" O.C & 3/4" T&G Floor Plywood	525.0 SQ FT
Standard Joist	339.9 FT
2x10 DF#2 Ceiling Joist @ 24" O.C	193.8 SQ FT
Standard Joist	82.0 FT
1-3/4"x11-1/4" LVL Flat Roof Joist & 3/4" CDX Plywood Roof Sheathing	352.7 SQ FT
Standard Joist	260.0 FT
2x8 DF#2 Flat Roof Joist & 5/8" Plywood Sheahting	1.8 SQ FT
Standard Joist	44.0 FT
2x10 DF#2 Rafter @ 24" O.C & 5/8" CDX Plywood Sheathing	8.0 SQ FT
Standard Joist	802.1 FT
2x12 DF#2 Ceiling Joist @ 24" O.C	2.8 SQ FT
Standard Joist	548.0 FT
2x8 Fascia Rim	137.6 FT
2x12 Fascia Rim	104.0 FT
1-3/4" LSL Rim	144.6 FT
1-3/4" LSL Blocking	30.0 FT
2x4 Blocking	231.2 FT
2x8 Ledger	13.5 FT
CS16 Strap 4'L @ 48" O.C	49.3 FT
"ECCQ46" Simpson	4.0 EA
CS16 Strap 4'L	2.0 EA
"EPCZ46" Simpson	4.0 EA
"CCQ46" Simpson	2.0 EA
"CMSTC16" Strap 4'L	23.0 EA
"MSTC48B3" Bent Strap	6.0 EA
"CMSTC16" Strap 6'L	9.0 EA
"CMSTC16" Simpson 10'L	1.0 EA
"CS14" Strap 4'L	4.0 EA
"CS16" Strap 6'L	2.0 EA
"ECCQ66" Simpson	11.0 EA
"LCE66" Simpson	2.0 EA
"CCQ66" Simpson	2.0 EA
"CCTQ46" Simpson	1.0 EA
"CS16" Simpson 4'L	4.0 EA
"ECCQ46" Simpson	6.0 EA
"CCQ46" Simpson	2.0 EA
"CMSTC16" Strap 5'L	1.0 EA
"HUC412"	4.0 EA
"HU412" Simpson	4.0 EA
"LPCZ46" Simpson	1.0 EA
HHUS5.50/10	4.0 EA
"HHUS410" Simpson	10.0 EA
"CMST14" Strap Simpson 8'L	1.0 EA
"CMSTC16" Strap (4690#)	9.0 EA
"CMST14" Strap (6475#)	4.0 EA
"MSTC48B3" Strap Simpson 21"	2.0 EA
New Count	2.0 EA
"HU68" Simpson	6.0 EA
"PCZ46" Simpson	1.0 EA
"BA412" Hanger	2.0 EA

FRAMING PLAN NOTES

FRAMING LEGEND

NEW RESIDENCE
SECOND FLOOR / LOW ROOF PLAN

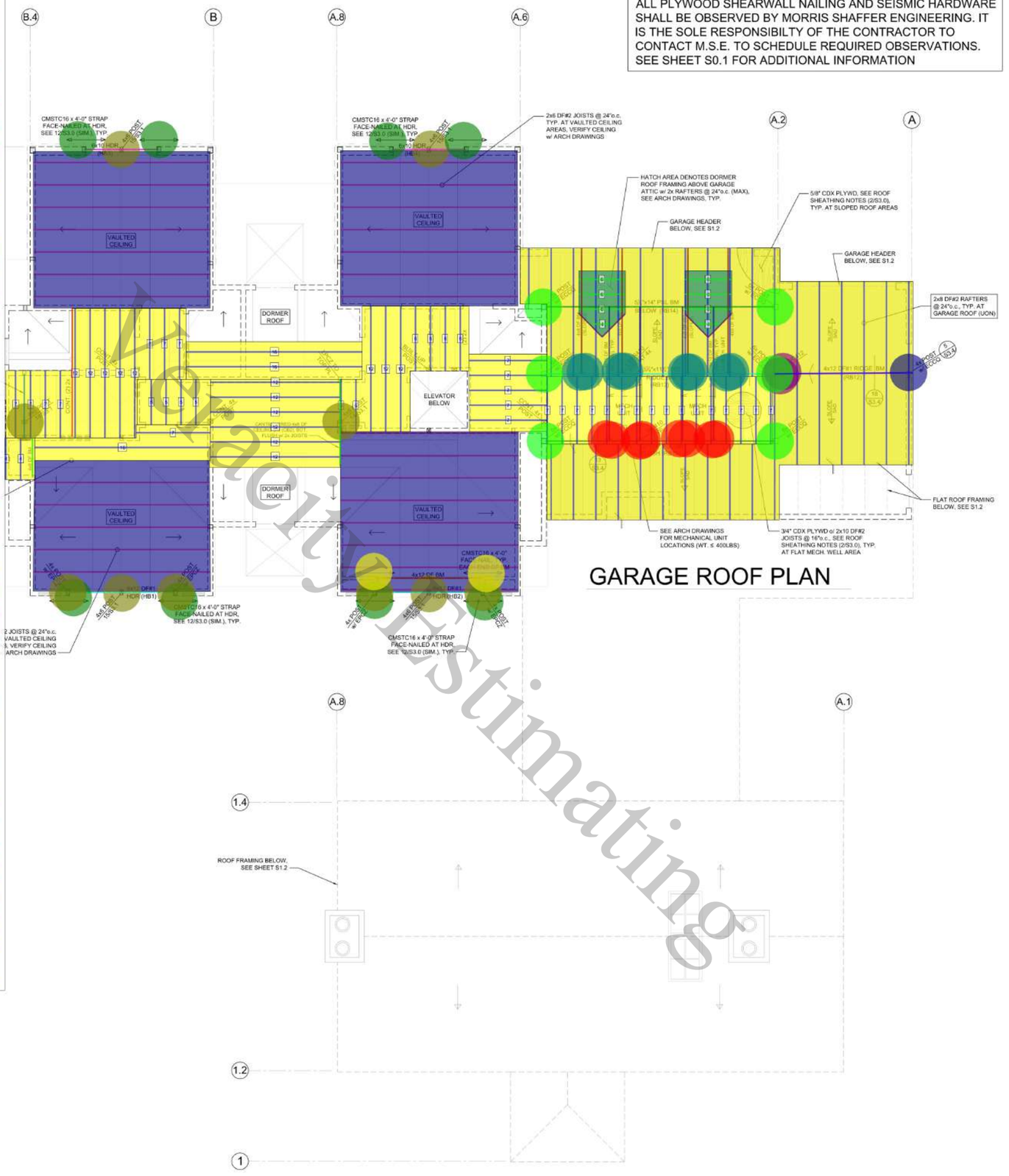
SHAFFER
MORRIS SHAFFER ENGINEERING

VERACITY ESTIMATING
Construction Estimation Services

SHEET:
S1.2

4x6 Post (10'-6" H)	6.0 EA	
2x6 DF#2 Ceiling J...	853.9 SQ FT	
Standard Joist	513.0 FT	
4x8 DF Ceiling BM	6.0 FT	
2x8 Blocking	11.5 FT	
4x8 DF Beam	12.0 FT	
2x8 DF#2 Rafter @ ...	592.2 SQ FT	
Standard Joist	457.0 FT	
4x12 DF#1 Ridge Beam	13.0 FT	
5-1/4"x11-1/4" PSL Beam	21.0 FT	
4x8 DF Beam	48.0 FT	
5-1/4"x14" PSL Beam	42.0 FT	
4x10 DF Beam	50.0 FT	
2x8 Valley Beam	12.0 FT	
2x8 Roof Rafter @ 2...	40.8 SQ FT	
Standard Joist	44.0 FT	
2x6 Flat Roof Joist ...	609.0 SQ FT	
Standard Joist	481.0 FT	
6x10 Header	14.0 FT	
6x12 DF#1 Header	20.0 FT	
4x12 DF Beam	10.0 FT	
"CMSTC16" Simpson 4'L	8.0 EA	
"EPCZ46" Simpson	4.0 EA	
"ECCQ46" Simpson	1.0 EA	
"HUC412" Simpson	2.0 EA	
"LSSR410" Simpson	8.0 EA	
"HU410" Simpson	8.0 EA	
"ECCQ66" Simpson	6.0 EA	
"CMSTC16" Strap 4'L	2.0 EA	
"CS16" Strap 4' @ 48" ...	12.4 FT	

STRUCTURAL OBSERVATION REQUIRED
ALL PLYWOOD SHEARWALL NAILING AND SEISMIC HARDWARE SHALL BE OBSERVED BY MORRIS SHAFFER ENGINEERING. IT IS THE SOLE RESPONSIBILTY OF THE CONTRACTOR TO CONTACT M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE SHEET S0.1 FOR ADDITIONAL INFORMATION



SECOND FLOOR CEILING FRAMING PLAN

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

N REF

FRAMING PLAN NOTES

1. SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S3.0, S3.1 AND S3.4 FOR TYPICAL FRAMING DETAILS.
2. ALL HEADERS SHALL BE MIN. 6x8 DF#1 AT 2x6 WALLS AND 4x8 DF#1 AT 2x4 WALLS (UON). HEADERS TO BE FRAMED PER SCHEDULE 5/S3.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THE SIZE INDICATED ABOVE.
3. ALL EXTERIOR WALLS AND SHEAR WALLS SHALL HAVE CONTINUOUS TOP PLATES PER 6/S3.0. WHERE SPLICES ARE NOT POSSIBLE, A STRAP IS REQUIRED AT THE BREAK IN THE PLATES.
4. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING DURING CONSTRUCTION UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
5. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY. ALL DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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 — POST BELOW (MIN. (2) 2x, UON)
- EXCEPTION AS NOTED — POST ABOVE AND BELOW, MATCH WALL THICKNESS (MIN. (2) 2x, UON)
- EXCEPTION AS NOTED — POST ABOVE, MATCH WALL THICKNESS (MIN. (2) 2x, UON)
- EXCEPTION AS NOTED — FRAMING MEMBER w/ SIMPSON HU HANGER WHERE SHOWN (UON)
- 2x CEILING JOIST / 2x RAFTER w/ SIMPSON LUS OR LRUZ HANGER, WHERE SHOWN (UON)
- HEADER FRAMING BELOW, SEE PLAN NOTE #2 (UON)
- STRAP = LENGTH MOUNTING LOC. — STRAP / CONTINUITY TIE x TOTAL STRAP LENGTH AND MOUNTING LOCATION (10/S3.0) WHERE GIVEN, SEE STRAP SCHEDULE (9/S3.0) FOR ADDITIONAL FRAMING HARDWARE
- SOLID HATCH DENOTES LOW ROOF FRAMING AT GARAGE

MORRIS SHAFFER ENGINEERING
1300 Industrial Road, Suite 14
San Carlos, CA 94070
t. (650)595-2973
f. (650)595-2680
www.morris-shaffer.com

NEW RESIDENCE

SECOND FLOOR CEILING PLAN

VERACITY ESTIMATING
Construction Estimation Services

O'MALLEY C
1585 BAY LAURE
MENLO PARK, C

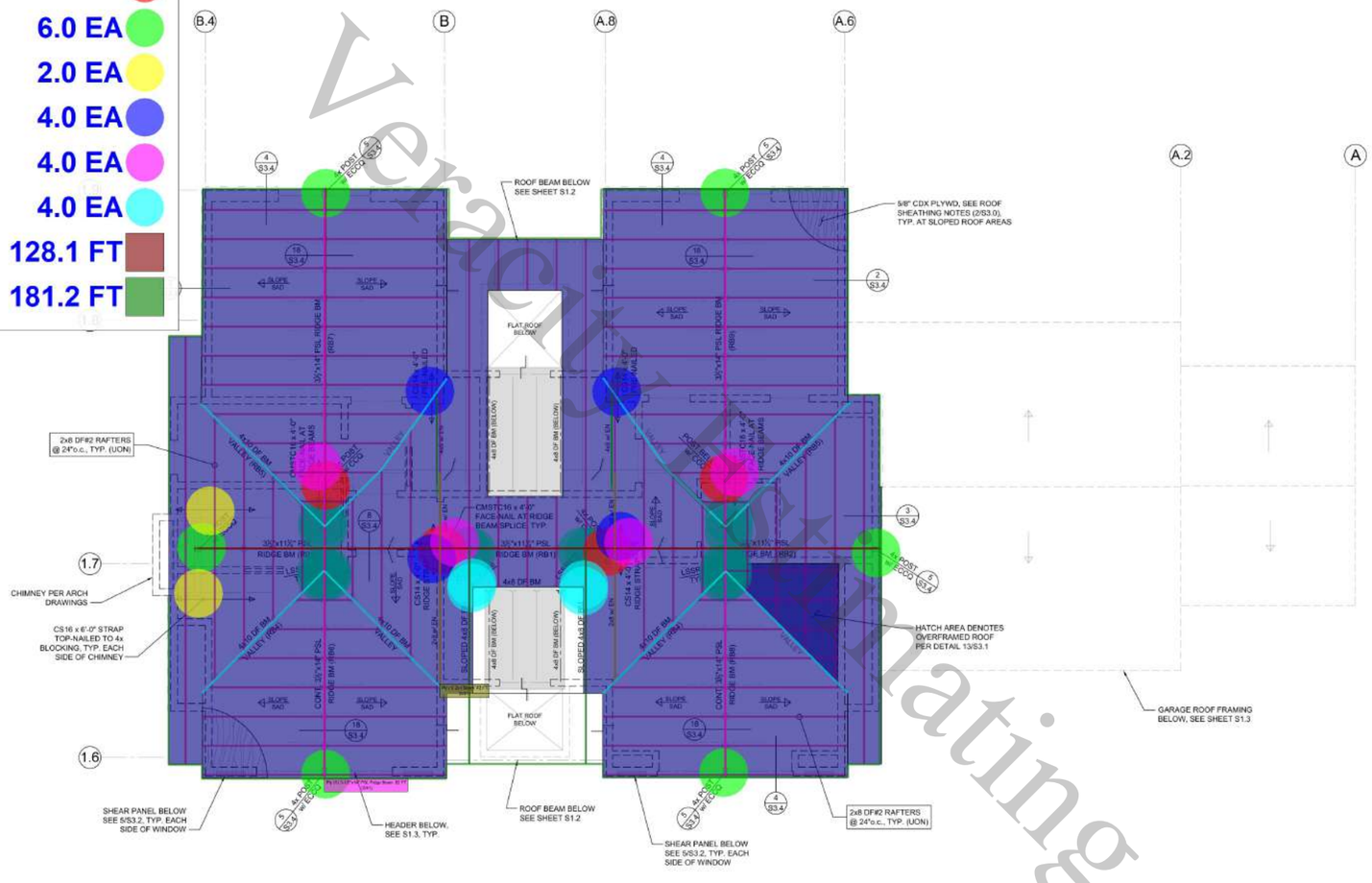
REGISTERED PROFESSIONAL ENGINEER
KERRY K. MACDONALD
S 6594
STRUCTURAL
STATE OF CALIFORNIA

SUBMITTAL SET	
SCALE:	AS NOTED
DRAWN BY:	TS
JOB:	23175
ISSUED:	SEPT. 14, 2023
REVISIONS:	
1 REV. 11/27/2023	
2 REV. 02/14/2024	

SHEET:
S1.3

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND ENERGY CODES AS ADMINISTERED BY THE JURISDICTION.
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.
BY _____ DATE: 09.19.2023
INSERT COUNTY CODE CONSULTANTS, INC. (VCC)

3-1/2"x14" PSL Ridge B...	82.0 FT
4x10 DF Valley Beam	141.0 FT
3-1/2"x11-1/4" PSL Rid...	48.0 FT
4x8 Sloped DF Beam	62.0 FT
2x8 Beam	42.0 FT
2x8 DF#2 Rafter @...	1722.4 SQ FT
Standard Joist	1233.0 FT
"LSSR410" Simpson	16.0 EA
"CCQ46" Simpson	4.0 EA
"ECCQ46" Simpson	6.0 EA
"CS16" Strap 6'L	2.0 EA
"CS14" Strap 4'L	4.0 EA
"CMSTC16" Strap 4'L	4.0 EA
"HU48" Hanger	4.0 EA
"CS16" 4'L @ 48" O.C	128.1 FT
2x8 Fasia Rim	181.2 FT



STRUCTURAL OBSERVATION REQUIRED

ALL PLYWOOD SHEARWALL NAILING AND SEISMIC HARDWARE SHALL BE OBSERVED BY MORRIS SHAFFER ENGINEERING. IT IS THE SOLE RESPONSIBILTY OF THE CONTRACTOR TO CONTACT M.S.E. TO SCHEDULE REQUIRED OBSERVATIONS. SEE SHEET S0.1 FOR ADDITIONAL INFORMATION

FRAMING PLAN NOTES

1. SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S3.0, S3.1 AND S3.4 FOR TYPICAL FRAMING DETAILS.
2. ALL HEADERS SHALL BE MIN. 6x8 DF#1 AT 2x6 WALLS AND 4x8 DF#1 AT 2x4 WALLS (UON). HEADERS TO BE FRAMED PER SCHEDULE 8/S3.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THE SIZE INDICATED ABOVE.
3. ALL EXTERIOR WALLS AND SHEAR WALLS SHALL HAVE CONTINUOUS TOP PLATES PER 8/S3.0. WHERE SPLICES ARE NOT POSSIBLE, A STRAP IS REQUIRED AT THE BREAK IN THE PLATES.
4. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING DURING CONSTRUCTION UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
5. DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY. ALL DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL PROPOSED FUTURE ROOFTOP PV PANEL LOCATIONS. THE ROOF FRAMING HAS BEEN DESIGNED TO ACCOMMODATE THE ADDITIONAL WEIGHT OF THE PV PANELS.

FRAMING LEGEND

- WALLS BELOW SHOWN DASHED
- SHEARWALL BELOW
- EXCEPTION AS NOTED — POST BELOW (MIN. (2) 2x, UON)
- 2x RAFTER w/ SIMPSON LRUZ HANGER WHERE SHOWN (UON)
- STRAP x LENGTH MOUNTING LOC. — STRAP / CONTINUITY TIE x TOTAL STRAP LENGTH AND MOUNTING LOCATION (10/S3.0) WHERE GIVEN. SEE STRAP SCHEDULE (9/S3.0) FOR ADDITIONAL FRAMING HARDWARE
- HEADER / CEILING FRAMING BELOW SEE SHEET S1.3 FOR FRAMING SIZES
- SOLID HATCH DENOTES DORMER ROOF FRAMING w/ 2x RAFTERS @ 24"o.c. (MAX), SEE ARCH DRAWINGS FOR SLOPE

MORRIS SHAFFER ENGINEERING
1300 Industrial Road, Suite 14
San Carlos, CA 94070
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www.morris-shaffer.com

NEW RESIDENCE

ROOF PLAN

O'MALLEY C
1585 BAY LAURE
MENLO PARK, C

REGISTERED PROFESSIONAL ENGINEER
KERRY K. MACDONALD
S 5504
STRUCTURAL
STATE OF CALIFORNIA

SUBMITTAL SET	
SCALE:	AS NOTED
DRAWN BY:	TS
JOB:	23175
ISSUED:	SEPT. 14, 2023
REVISIONS:	
1 REV. 11/27/2023	
2 REV. 02/14/2024	

SHEET:
S1.4

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ENERGY AND FIRE CODES AS AMENDED BY THE JURISDICTION.
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION.
BY _____ DATE: 04.19.2024
WEST COAST CODE CONSULTANTS, INC. (WCCI)

ROOF FRAMING PLAN

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