

1300 EAST RESIDENCE

1362 S 1300 E, SALT LAKE CITY, UT 84105

OWNERS: BRANDON HSIEH
PERMIT/CONST. DOCUMENTS | 04.29.2020

PROJECT RENDERING:



VICINITY MAP:



PROJECT INFORMATION:

PROJECT ADDRESS: 1362 S 1300 E, SALT LAKE CITY, UT 84105
 PROJECT OWNER: BRANDON HSIEH
 GENERAL CONTRACTOR: TIMBERLINE CONSTRUCTION, LLC
 ARCHITECT: PROCESS STUDIO PLLC
 STRUCTURAL ENGINEER: MJ STRUCTURAL ENGINEERS
 CIVIL ENGINEER: REDBRICK SOLUTIONS
 PROJECT DESCRIPTION: DETACHED ACCESSORY DWELLING UNIT ON PROPERTY OF EXISTING RESIDENCE

DRAWING LIST:

DRAWING LIST WORKING ADU	
Sheet Number	Sheet Name
GI002	ADU COVERSHEET
ARCHITECTURAL	
AE003	ADU CODE & ZONING ANALYSIS
AE140	ADU FLOOR PLANS
AE203	ADU VIEWS
AE204	ADU ELEVATIONS/ SECTIONS
AE407	ADU EN. PLANS & INT. ELEVATIONS
AE504	ADU DETAILS
AE602	ADU SCHEDULES & ASSEMBLY TYPES
STRUCTURAL	
S101-ADU	ADU GENERAL STRUCTURAL NOTES
S201-ADU	ADU FOOTING AND FOUNDATION PLAN
S202-ADU	ADU ROOF FRAMING PLAN
S301-ADU	ADU SCHEDULES
S302-ADU	ADU SCHEDULES
S501-ADU	ADU FOOTING AND FNDN DETAILS
S601-ADU	ADU FRAMING DETAILS
S701-ADU	ADU ROOF FRAMING DETAILS

GENERAL CONTRACTOR NOTES:

- THESE PERMIT DOCUMENTS DATED, xxxxx, SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO SALT LAKE CITY DEPARTMENT FOR REVIEW AND ISSUANCE OF BUILDING PERMIT. THIS DRAWING SET SUPERSEDES ALL PREVIOUS DRAWING SETS ISSUED FOR THIS PROJECT. CONSTRUCTION SHALL BE BASED ON THIS DRAWING SET ALONE.
- THE GENERAL CONTRACTOR SHALL REVIEW THE ENTIRE DRAWING SET AND PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE INCLUDING THE ARCHITECT AND ALL SUBCONTRACTORS PRIOR TO START OF CONSTRUCTION ACTIVITIES. THE GENERAL CONTRACTOR SHALL PERFORM IN ACCORDANCE WITH ALL GENERAL NOTES ON SHEET AE001
- THE GENERAL CONTRACTOR SHALL ABIDE BY THE UTAH DIVISION OF AIR QUALITY REQUIREMENTS AND CONTACT THE UTAH DIVISION OF AIR QUALITY AT (801) 536-4000.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR WILL CONTACT BLUE STAKES AT (800) 662-4111 TO LOCATE EXISTING IN-GROUND UTILITY LINE LOCATIONS.
- THE GENERAL CONTRACTOR SHALL NOT MAKE FIELD CHANGES TO THE PROJECT DESIGN WITHOUT CONSULTATION AND APPROVAL BY BOTH THE OWNER AND ARCHITECT AND, WHEN REQUIRED, THE STRUCTURAL ENGINEER. FAILURE TO DO SO MAY COMPROMISE THE PROJECT DESIGN'S CONFORMANCE WITH BUILDING CODES, ENERGY CODES, OR STRUCTURAL INTEGRITY. THE GENERAL CONTRACTOR WILL BEAR THE COST OF ANY CORRECTIONS TO UNAUTHORIZED FIELD CHANGES.
- THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY WITH ANY QUESTIONS OR REQUESTS FOR INFORMATION AS THEY ARISE, SO TIMELY RESPONSES CAN BE PROVIDED AND CONSTRUCTION DELAYS AVOIDED. CONTACT: DWIGHT YEE (801-599-2606, DWIGHT@PROCESSSTUDIO.COM). DO NOT CONTACT THE STRUCTURAL ENGINEER DIRECTLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE GUARANTEE OF ALL WORK ON THE PROJECT TO THE OWNERS FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE GENERAL CONTRACTOR WILL PROVIDE WRITTEN WARRANTIES FROM ALL PRODUCT, MATERIAL, AND SYSTEM MANUFACTURERS FOR ITEMS INSTALLED ON THE PROJECT TO THE OWNERS.
- THE GENERAL CONTRACTOR WILL PROVIDE THE FOLLOWING SUBMITTALS FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLATION:

WINDOW SHOP DRAWINGS & PRODUCT DATA (SEE WINDOW SCHEDULE & NOTES ON SHEET AE601)
 EXTERIOR DOOR SHOP DRAWINGS & PRODUCT DATA (SEE DOOR SCHEDULE & NOTES ON SHEET AE601)
 BUILT-IN CASEWORK SHOP DRAWINGS
 RAILING SHOP DRAWINGS

SEPARATE PERMITS WILL BE REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. THE GENERAL CONTRACTOR WILL DIRECT SUBCONTRACTORS TO APPLY FOR PERMITS ONCE THE BUILDING PERMIT HAS BEEN ISSUED.

PLUMBING NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
- PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
- OUTSIDE COMBUSTION AIR EXPANSION TANK AND SEISMIC STRAPS ARE REQUIRED FOR WATER HEATER.
- LOW-FLUSH TOILETS REQUIRED. MAX 1.6 GALLONS PER FLUSH.
- MAX FLOW RATE OF SHOWER HEADS IS TO BE 2.5 GALLONS PER MINUTE.
- PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
- FLAG POLING OF PLUMBING VENTS IS PROHIBITED.
- PLUMBING CONTRACTOR SHALL VERIFY SIZE & LOCATION OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL FIXTURES.
- INTERIOR WASTE AND VENT LINES TO BE A.B.S.
- INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLA TORS.
- PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE.
- OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE.
- NO SLIP-JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
- INDIVIDUALLY INSULATE ALL HOT WATER SUPPLY LINES.
- INDIVIDUALLY INSULATE ALL PLUMBING, SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING. (EXTERIOR WALLS, ATTICS, CRAWLSPACES.)
- PROVIDE A PRESSURE REGULATOR AND SHUT-OFF VAL VE.
- ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE MINIMUM.
- EXPANSION TANK TO BE INSTALLED ON SUPPLY LINE TO WATER HEATER.
- WATER HEATER TO BE ANCHORED OR STRAPPED TO RESIST MOVEMENT DUE TO EARTHQUAKE MOTION; LOCATE ANCHOR OR STRAP WITHIN THE UPPER OR LOWER ONE-THIRD OF THE APPLIANCE.
- BACKFLOW PREVENTION FOR HOSE BIBS/LAWN SPRINKLERS REQUIRED
- ANTI-SCALD DEVICES REQUIRED
- A SHOWER RECEPTOR SHALL COMPLY WITH P2709. THE LINING OF A SITE-BUILT SHOWER RECEPTOR MUST BE INSPECTED.
- PROVIDE WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED, PER P2903.5.

MECHANICAL NOTES:

- ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
- MECHANICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
- COMBUSTION AIR MUST BE TAKEN FROM OUTSIDE.
- ALL MECHANICAL SYSTEMS SHALL BE SIZED LARGE ENOUGH TO HEAT/COOL BASEMENT.
- VERIFY "FIT" OF DUCTS AND PIPING PRIOR TO FABRICATION.
- CLOTHES DRYER MUST VENT TO OUTSIDE. DUCTS TO BE METAL W/ SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK-DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT BE INSTALLED WITH SHEET METAL SCREWS. MAX. LENGTH TO BE 14' WITH (2) 90 DEGREE ELBOWS. MIN. DUCT DIAMETER TO BE 4".
- FURNACES SHALL HAVE A MINIMUM OF 3" WORKING CLEARANCE ON BACK, SIDES, AND TOP OR AS REQUIRED BY MFG.
- FLUE AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS. ALSO, THEY MUST BE AT LEAST FROM PROPERTY LINE.
- COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF THE CEILING AND WITHIN 12" OF THE FLOOR.
- DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
- SEISMIC STRAPS AND EXPANSION TANK ARE ARE REQUIRED ON THE WATER HEATER.
- VENTS SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY, AND AT LEAST 1' ABOVE A DOOR OPERABLE WINDOW OR GRAVITY AIR INLET INTO BUILDING.
- MINIMUM 30" CLEARANCE ABOVE RANGE TOP TO COMBUSTIBLES.
- BATHROOMS AND LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
- HOLES FOR 6" DIAMETER DUCT ARE TO BE LOCATED A MINIMUM OF 5'-0" FROM BEARING AND CENTERED IN WEB.
- MECHANICAL CONTRACTOR TO LOCATE ALL DUCTS AND RETURNS. MINIMIZE
- FUR-DOWNS IN BASEMENT TO GREATEST EXTENT.
- OFFSET FLU STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE.
- CONTRACTOR TO EVALUATE EXISTING HVAC EQUIPMENT REGARDING ADEQUACY TO HEAT / COOL ADDITION AND UPGRADE AS NECESSARY.
- ALL ISA AND 20A 120 V RECEPTACLES TO BE TAMPER RESISTANT.

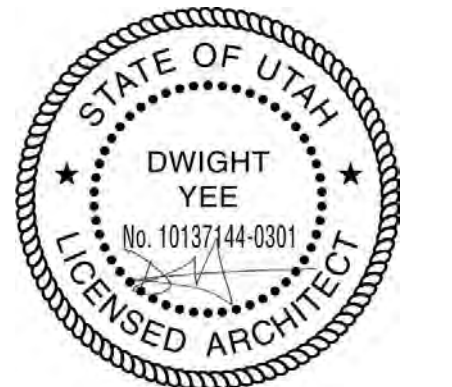
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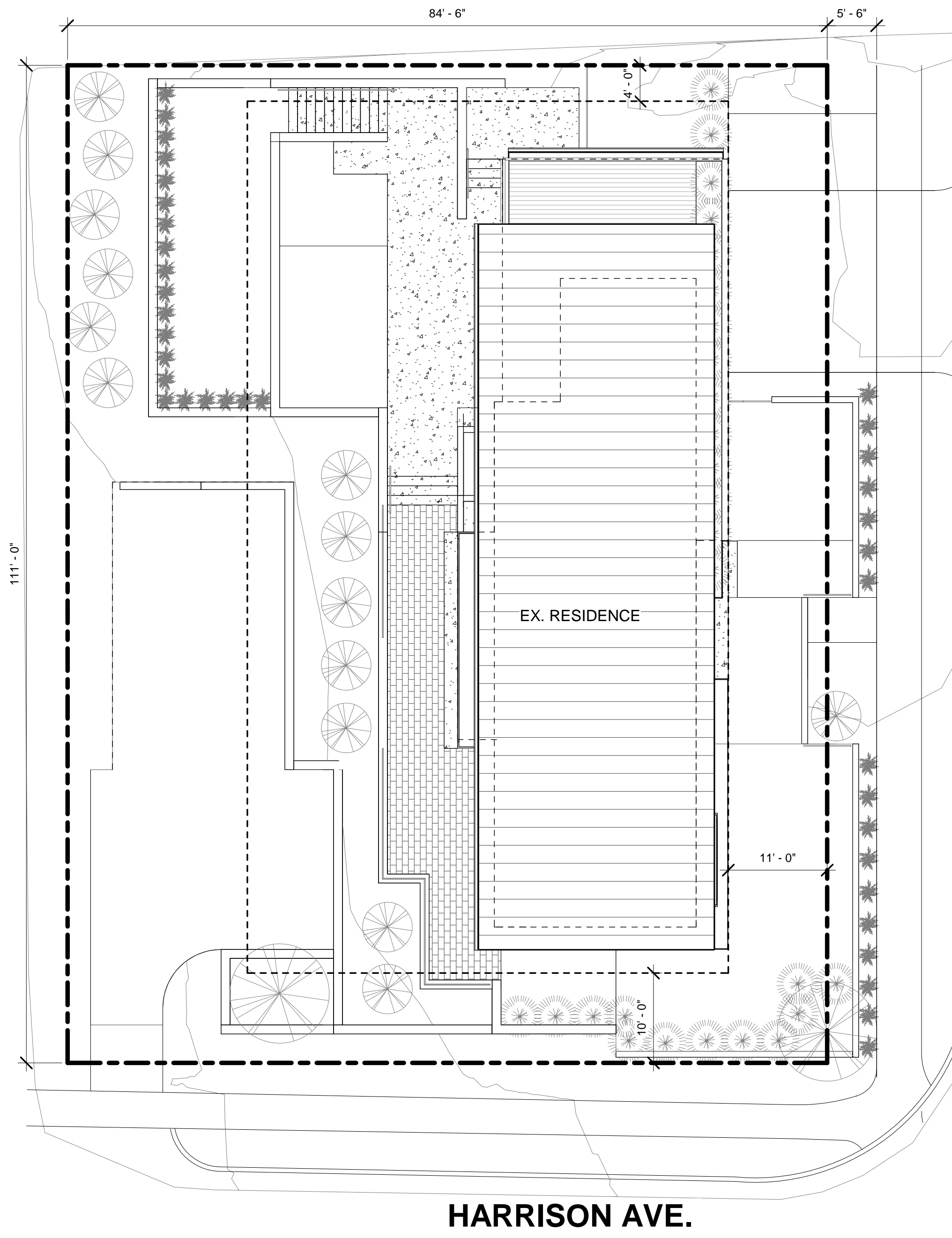
1300 EAST RESIDENCE ADU COVERSHEET

Project Status **PERMIT/CONST. DOCUMENTS**
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 Date **04.29.2020**
 Drawn by **Author**
 Checked by **Checker**

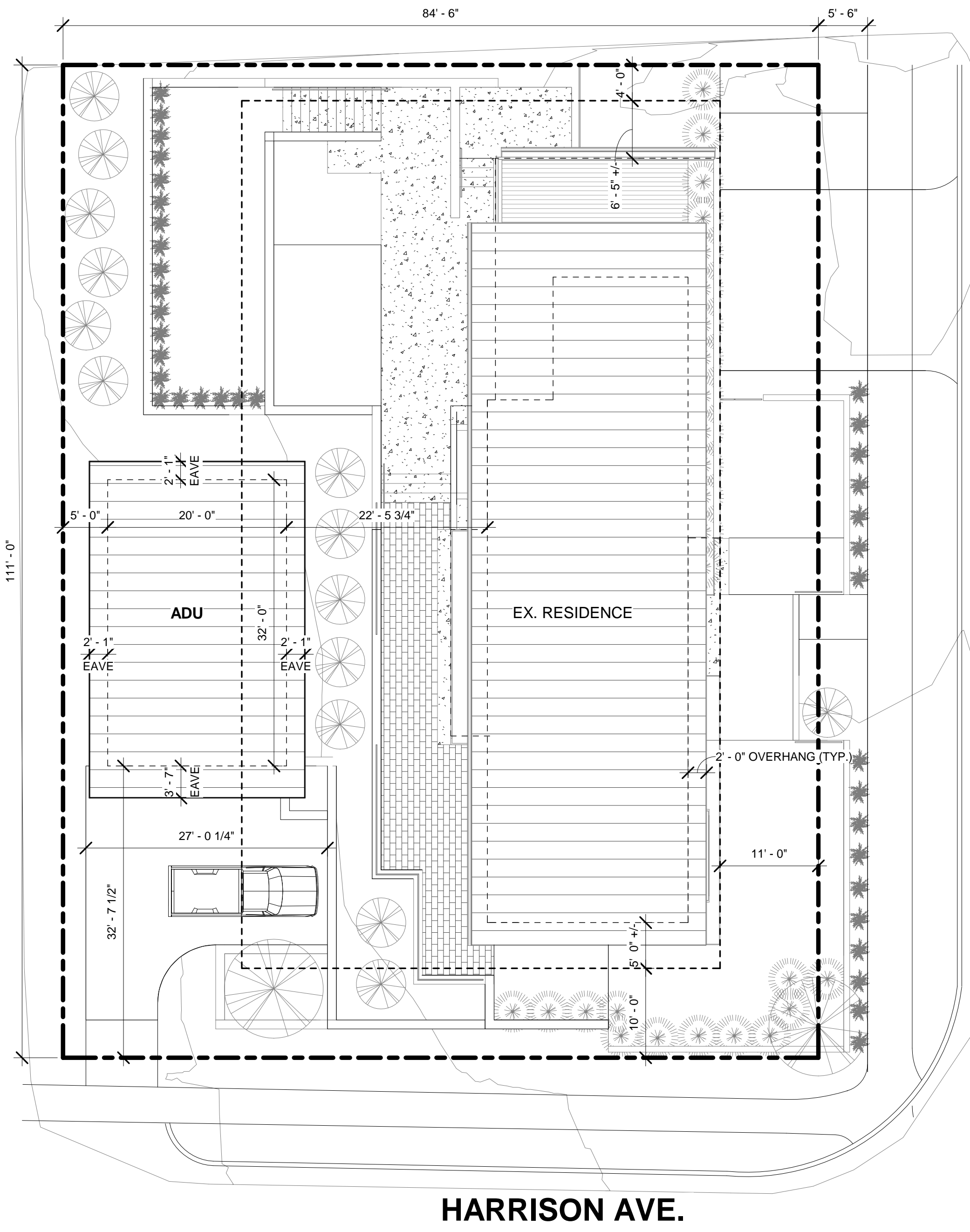
GI002

Scale

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



EXISTING SITE PLAN A2
1" = 10'-0" AE003



REVISED SITE PLAN A4
1" = 10'-0" AE003

CODE & ZONING ANALYSIS:

APPLICABLE CODES PER SALT LAKE CITY BUILDING SERVICES:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 NATIONAL ELECTRIC CODE (NEC)

SALT LAKE CITY ZONING:

PROJECT INFORMATION:

- 1362 S. 1300 E, Salt Lake City, UT 84105
- PARCEL #16172260230000
- LEGAL DESCRIPTION: LOTS 1, 2, 3, FELT'S SUB. ALSO COM AT SE COR OF LOT 4, SD SUB; W 5 FT; NW 1/4 111 FT M OR L; E 9.5 FT; S 110.55 FT TO BEG 4472-0131 5608-2404 5608-2404 5876-2330 5999-1775 6252-1953 6325-2091 8468-6182 8581-5750 9188-849

NOTE:

- THE RECONSTRUCTION OF THE EXISTING ROOF/SECOND FLOOR ATTIC SPACE DOES NOT AFFECT OR CHANGE ANY OF THE EXISTING CONFORMANCES TO BUILDING COVERAGE OR SETBACKS.

ZONING:

- R-1-5000
- LOT AREA
 MINIMUM LOT AREA = 5,000 SF
 EXISTING LOT AREA = 9,380 SF
- LOT WIDTH
 MINIMUM LOT WIDTH = 50'
 EXISTING LOT WIDTH = 111'
- LOT DEPTH
 EXISTING LOT DEPTH = 84.5'
- SETBACKS
 FROM PRIMARY BUILDING = 10'
 PROPOSED = 22'-5" (FACE OF EX. WALL TO FACE OF EX. WALL)
 FROM INTERIOR SIDE YARD = 4'
 PROPOSED = 32'-7 1/2"
 FROM REAR YARD = 4'
 PROPOSED = 5'
 FROM ADJACENT RESIDENCE = 10'
 PROPOSED = 15'
- BUILDING COVERAGE
 MAXIMUM COVERAGE = 40% (PRINCIPAL + ACCESS. STRUCTURES)
 PRINCIPAL STRUCTURES
 MAIN HOUSE = 2,400 SF
 ACCESSORY STRUCTURES
 PORCH AND OVERHANGS = 80 SF
 ADU = 640 SF
 TOTAL COVERAGE = 3,420 SF
 EXISTING LOT AREA = 9,380 SF
 BUILDING COVERAGE = 3,420 SF / 9,380 SF = 35%
- BUILDING HEIGHT ADU
 MAXIMUM BUILDING HEIGHT = 17' (PITCHED ROOF)
 PROPOSED BUILDING HEIGHT = 16' +/- (SEE ELEVATION)

KEYED NOTES:

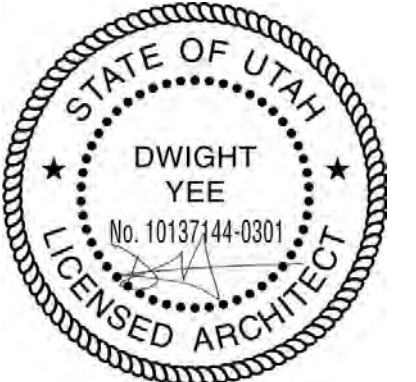
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1300 EAST RESIDENCE
ADU CODE & ZONING ANALYSIS

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AE003

Scale 1" = 10'-0"

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GENERAL NOTES:

- SEE SHEET AE001 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

MATERIAL LEGEND:

- CP CARPET, STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- GYP PAINTED GYP. BOARD
- ST1 SHOWER FLOOR TILE, STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- ST2 SHOWER FLOOR TILE, STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- TF TILE FLOOR, STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- WD WOOD FLOOR, STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.

MATERIAL LEGEND:

KEYED NOTES:

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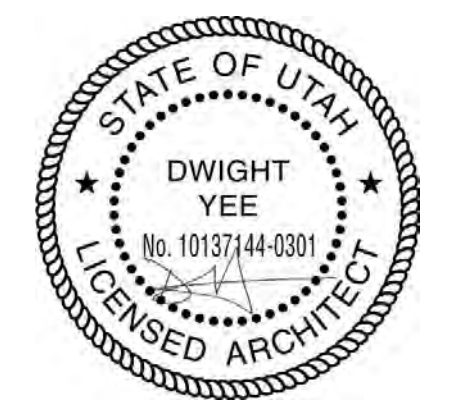
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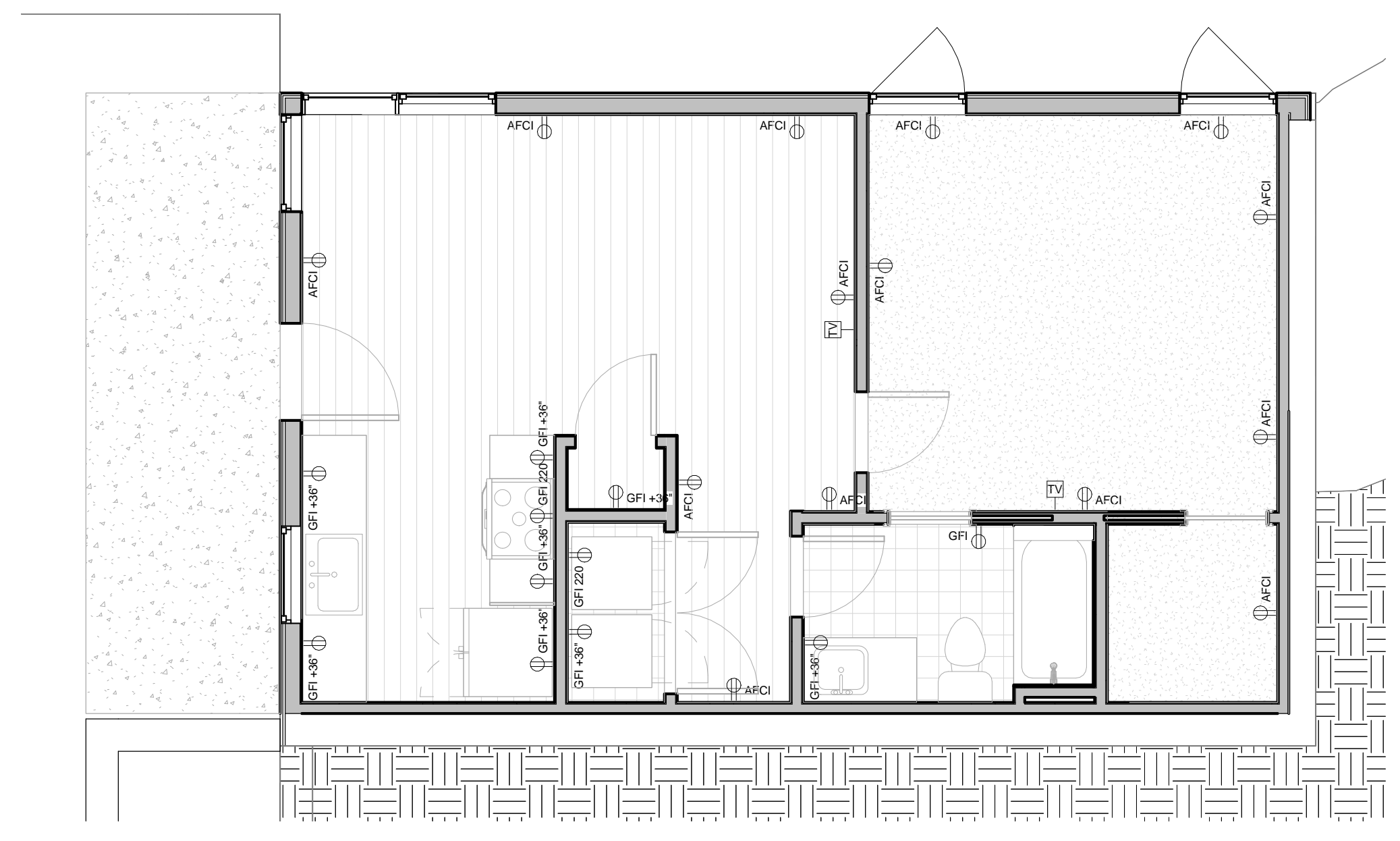
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1300 EAST RESIDENCE ADU FLOOR PLANS

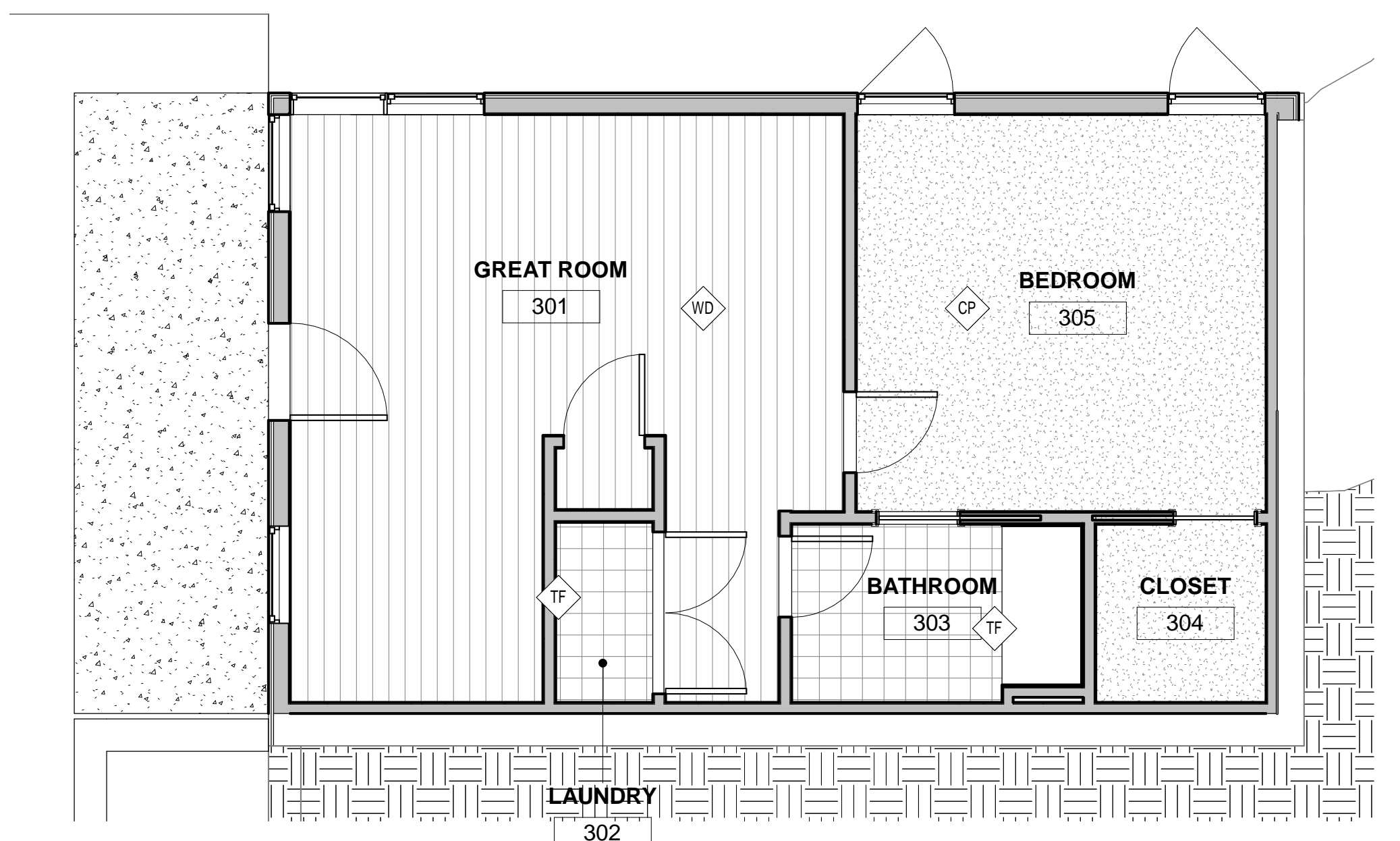
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AE140

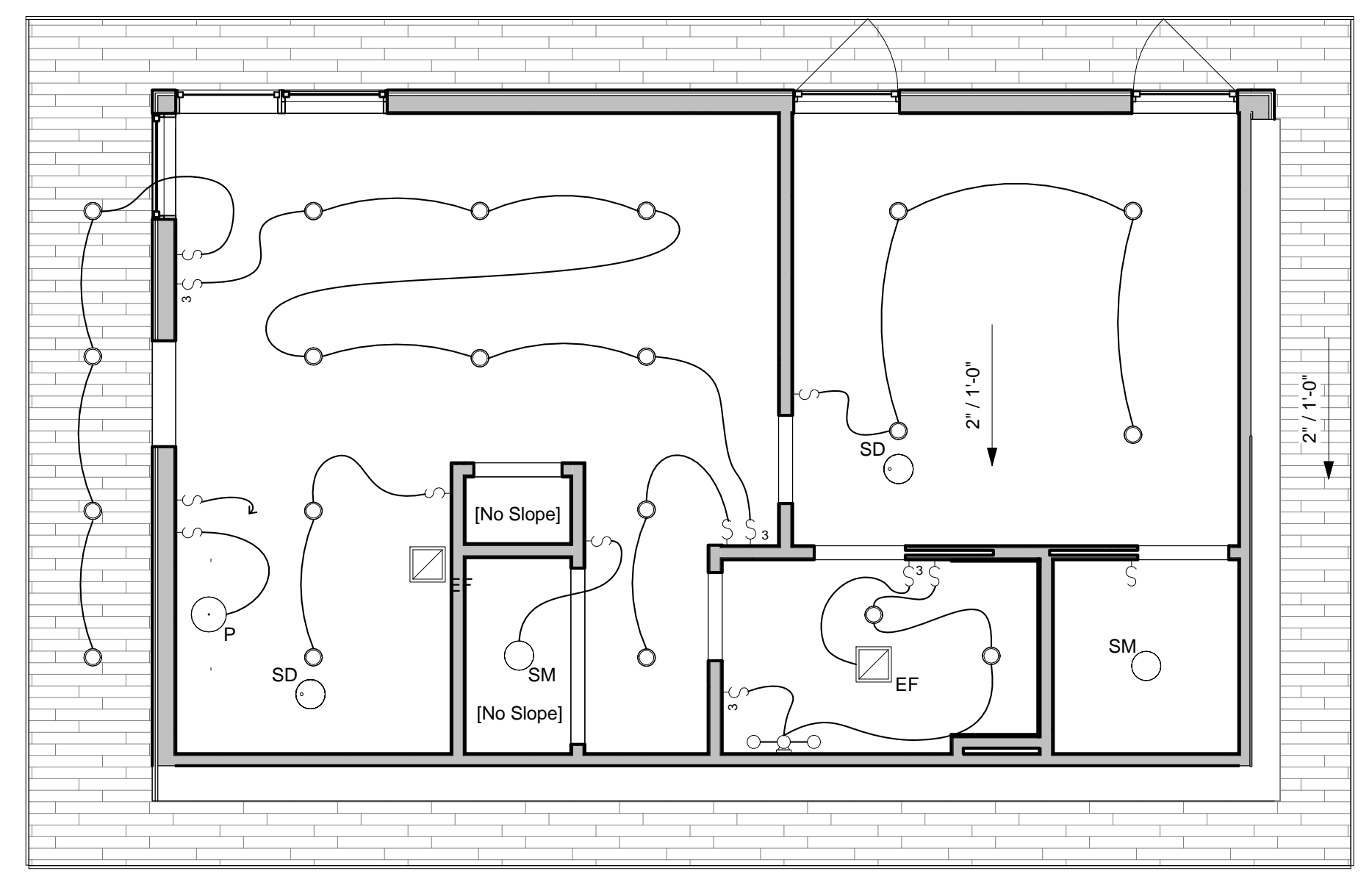
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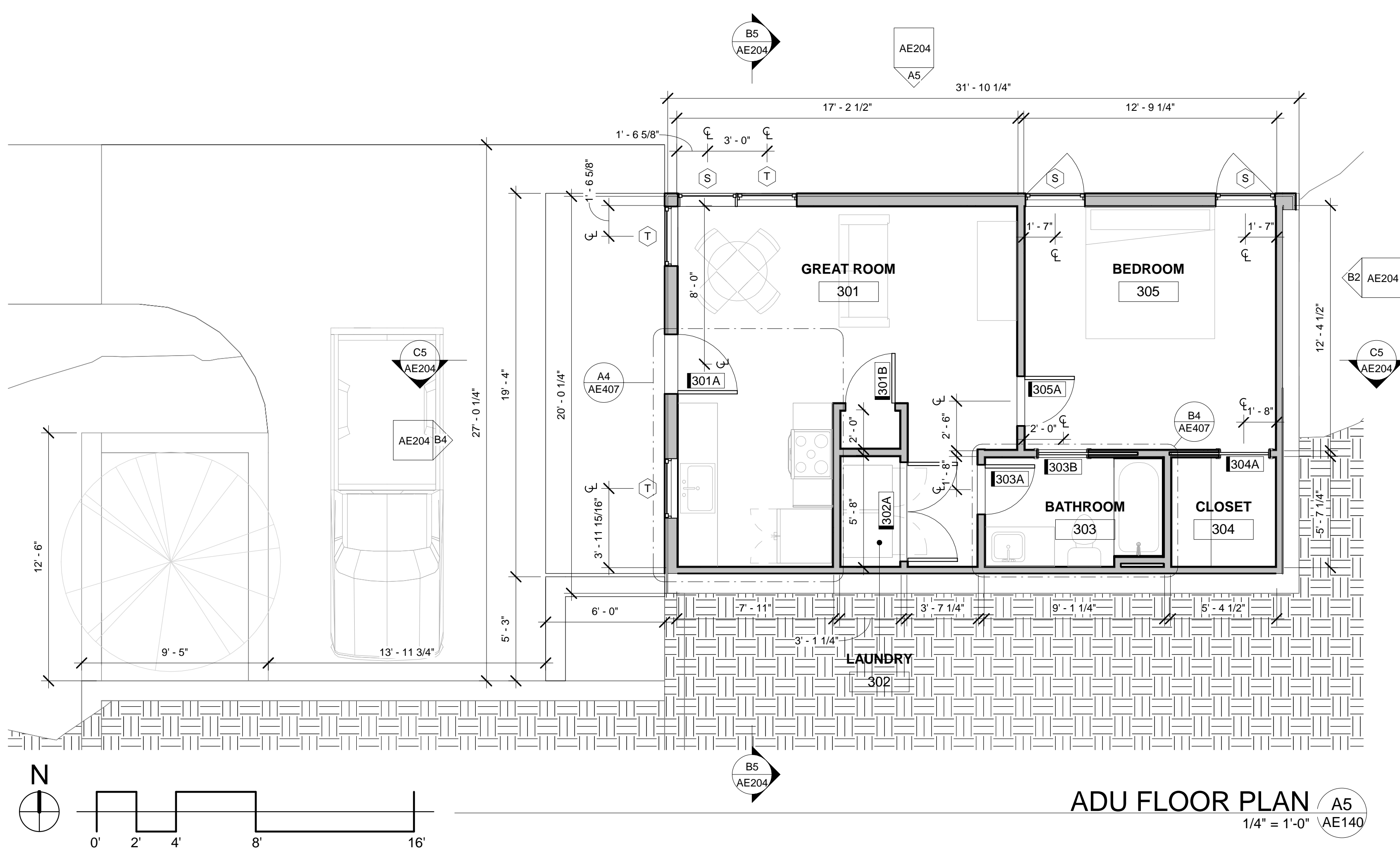
ADU ELECTRICAL PLAN C2
1/4" = 1'-0" AE140



ADU FINISH PLAN C5
1/4" = 1'-0" AE140



ADU RCP/LIGHTING PLAN A2
1/4" = 1'-0" AE140



ADU FLOOR PLAN A5
1/4" = 1'-0" AE140

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ADU OVERVIEW 1

A3
AE203



ADU ENTRANCE

A5
AE203

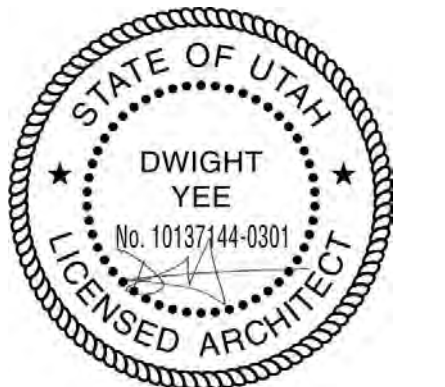
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1300 EAST
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ADU VIEWS

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AE203

Scale

GENERAL NOTES:

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- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

MATERIAL LEGEND:

- | | |
|-----|--|
| CON | CAST-IN-PLACE CONCRETE |
| DK | WOOD FLOOR. STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT. |
| SD1 | CEMENT BOARD SIDING - SHAKE |
| SD2 | ENGINEERED CEDAR SIDING - 6" LAP |

MATERIAL LEGEND:

KEYED NOTES:

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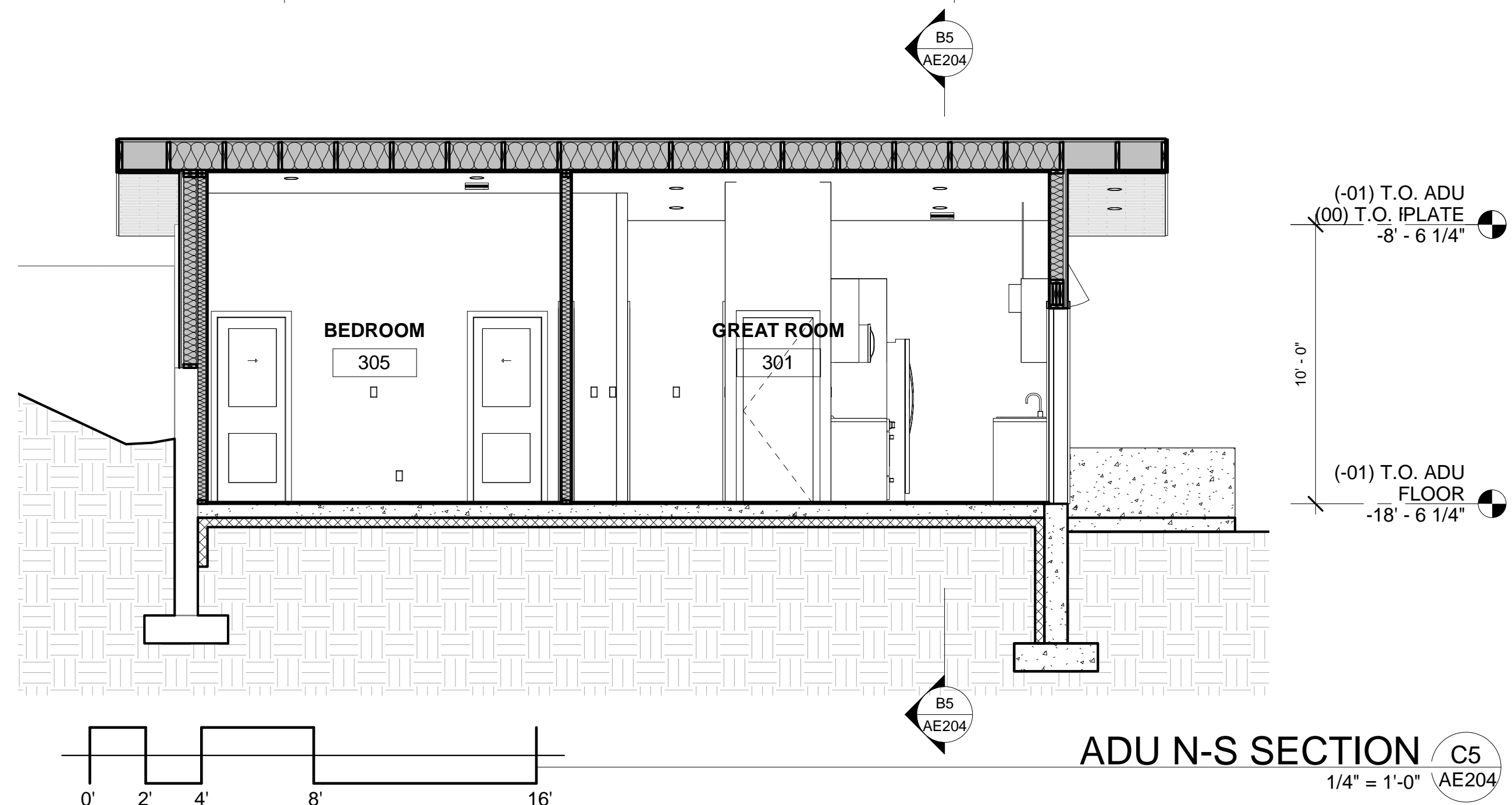
No.	Description	Date

**1300 EAST RESIDENCE
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SECTIONS**

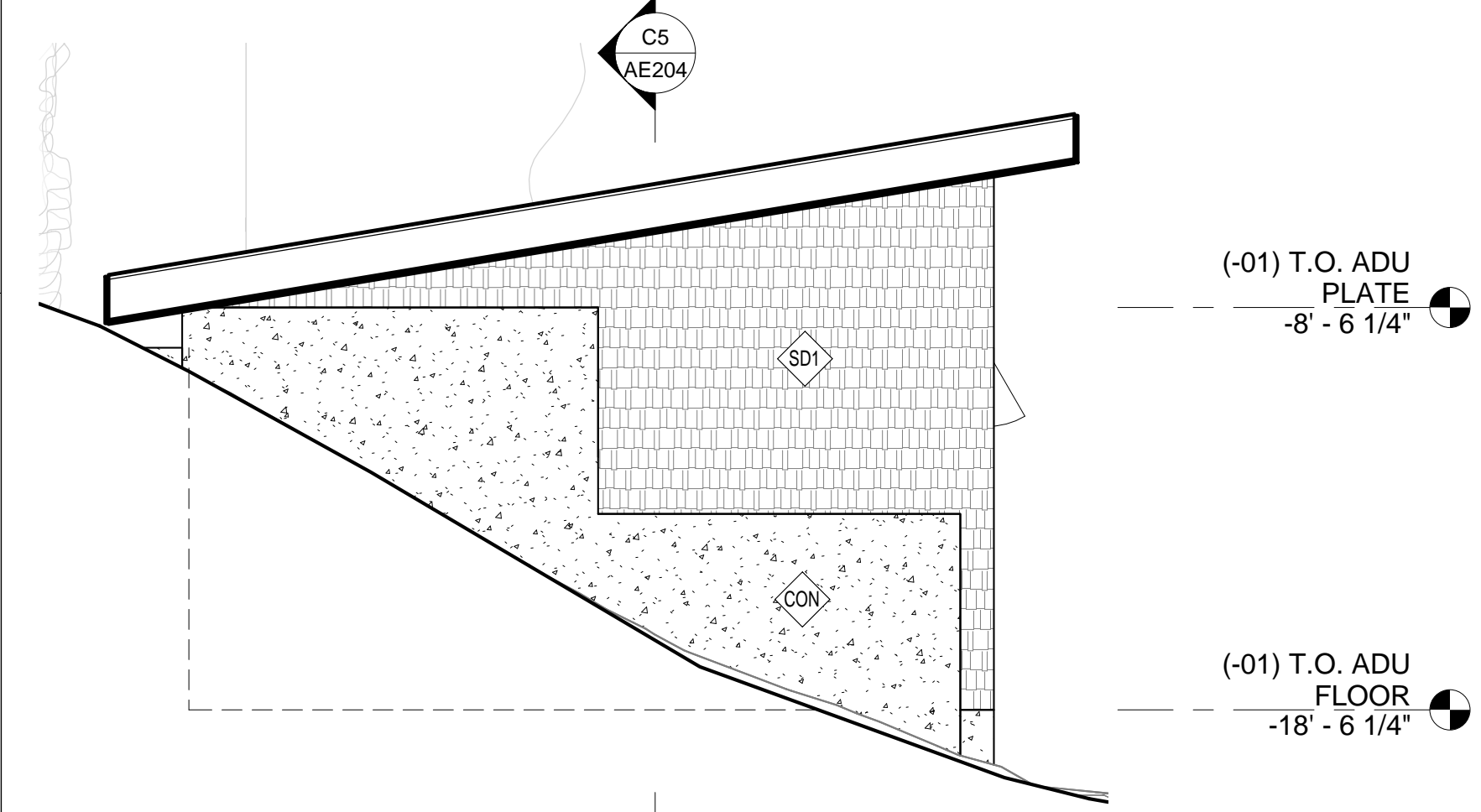
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AE204

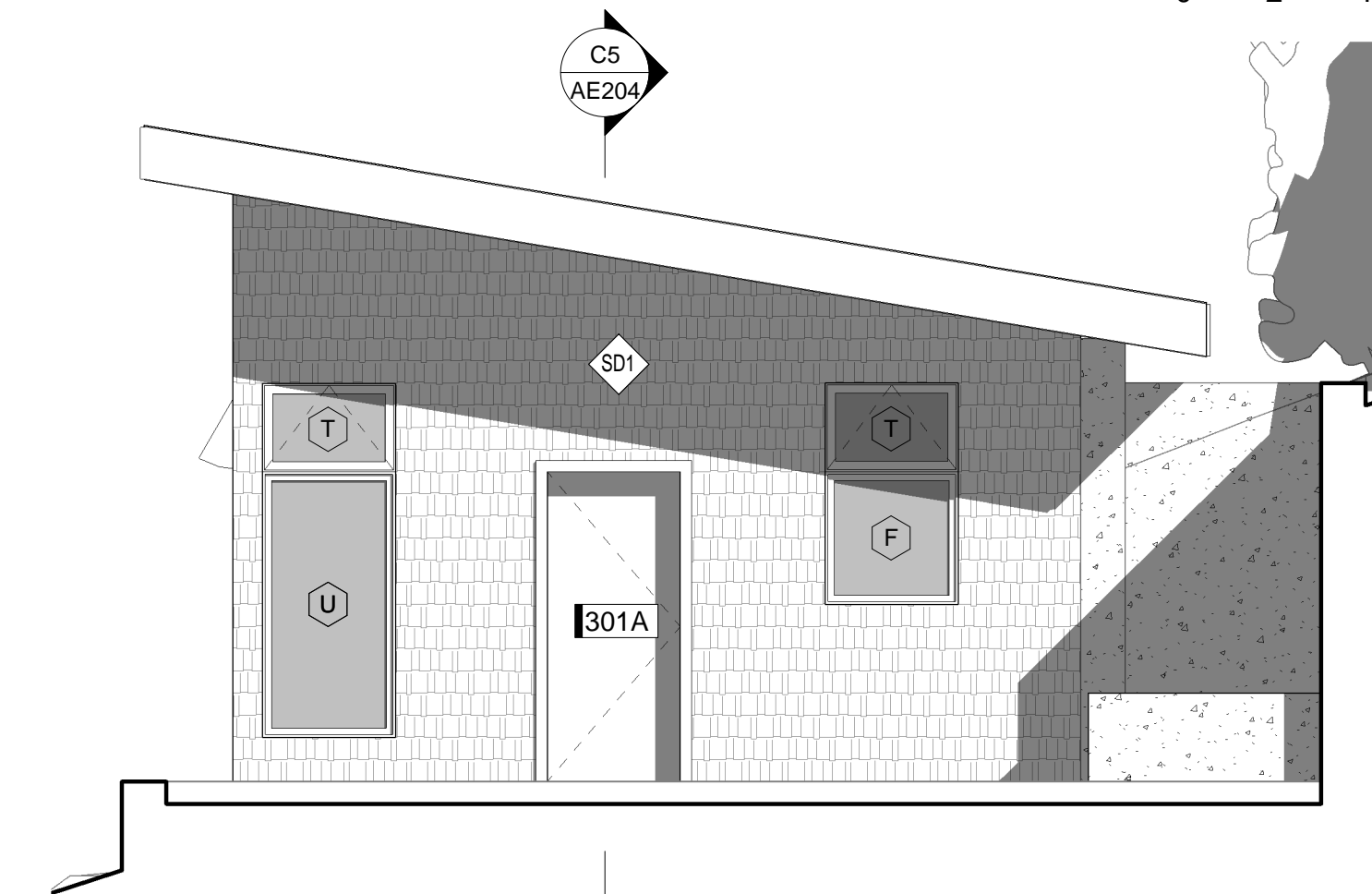
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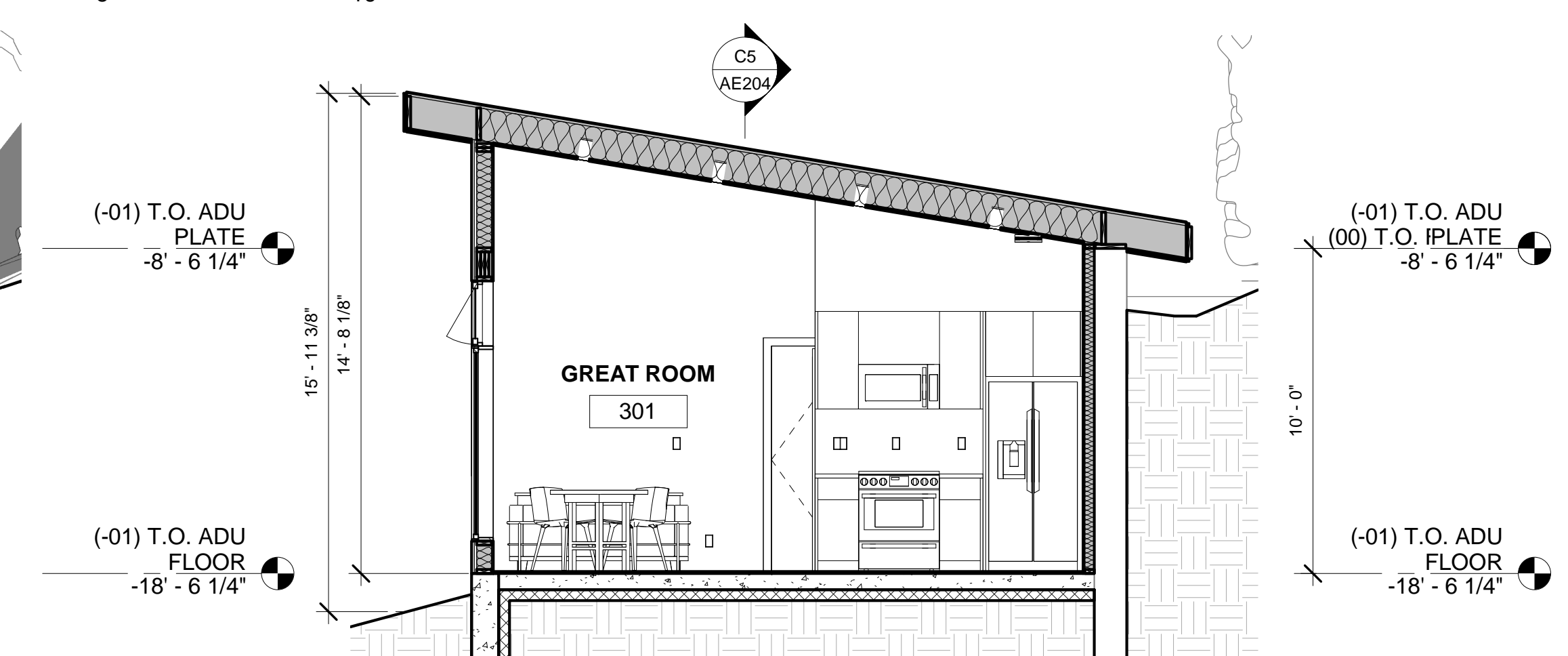
ADU N-S SECTION C5
1/4" = 1'-0" AE204



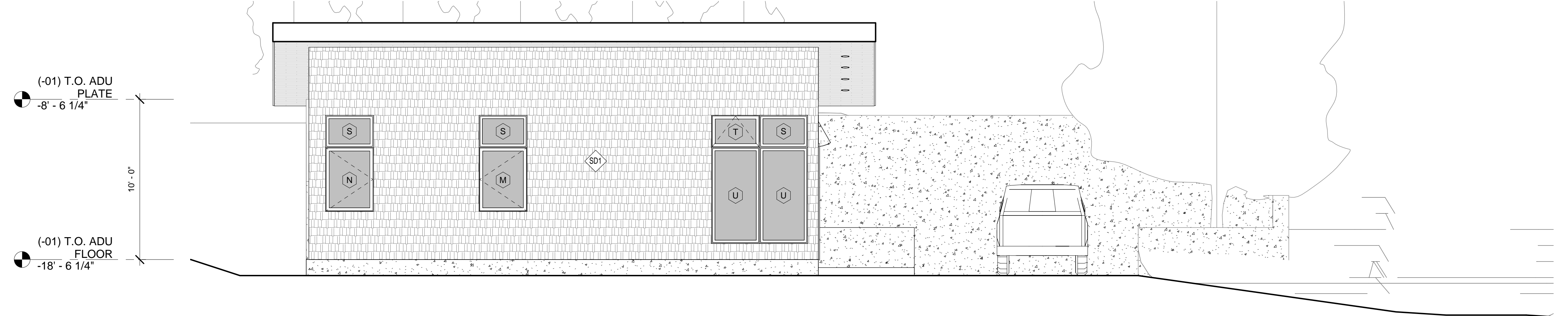
NORTH ELEVATION B2
1/4" = 1'-0" AE204



SOUTH ELEVATION B4
1/4" = 1'-0" AE204



ADU E-W SECTION B5
1/4" = 1'-0" AE204

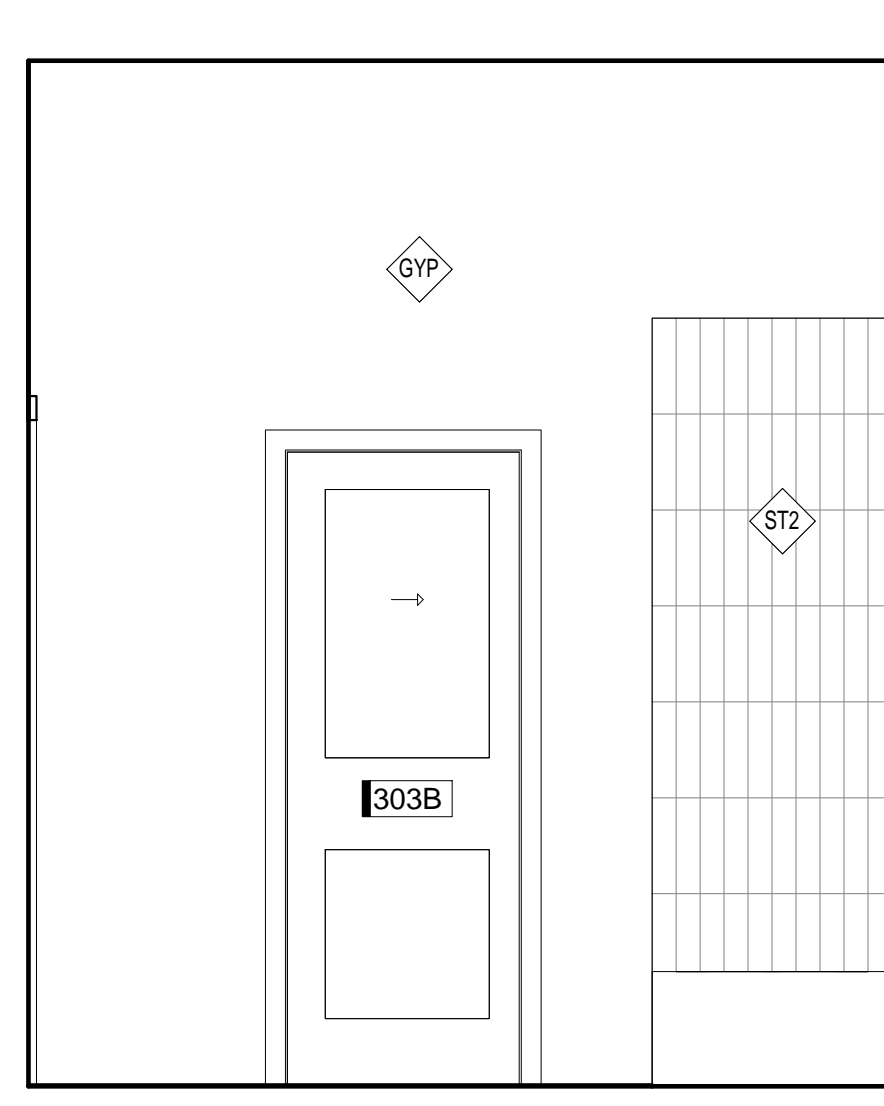


WEST ELEVATION A5
1/4" = 1'-0" AE204

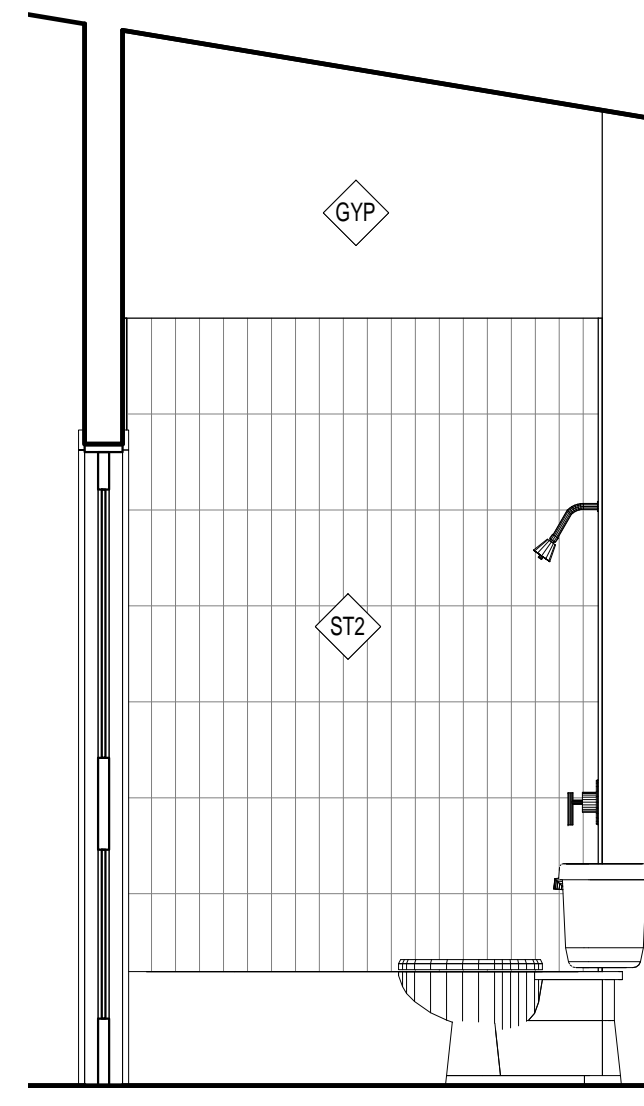
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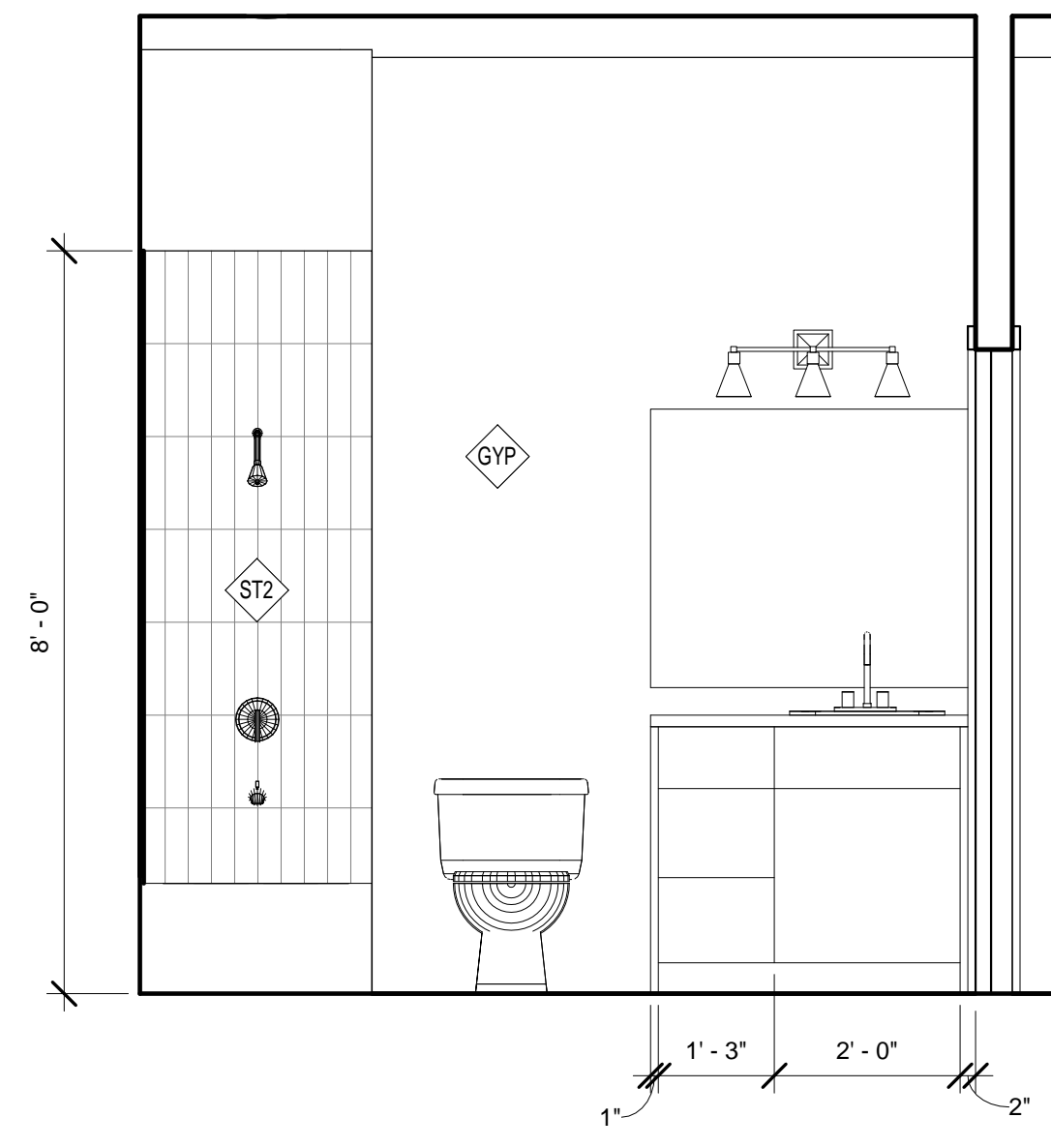
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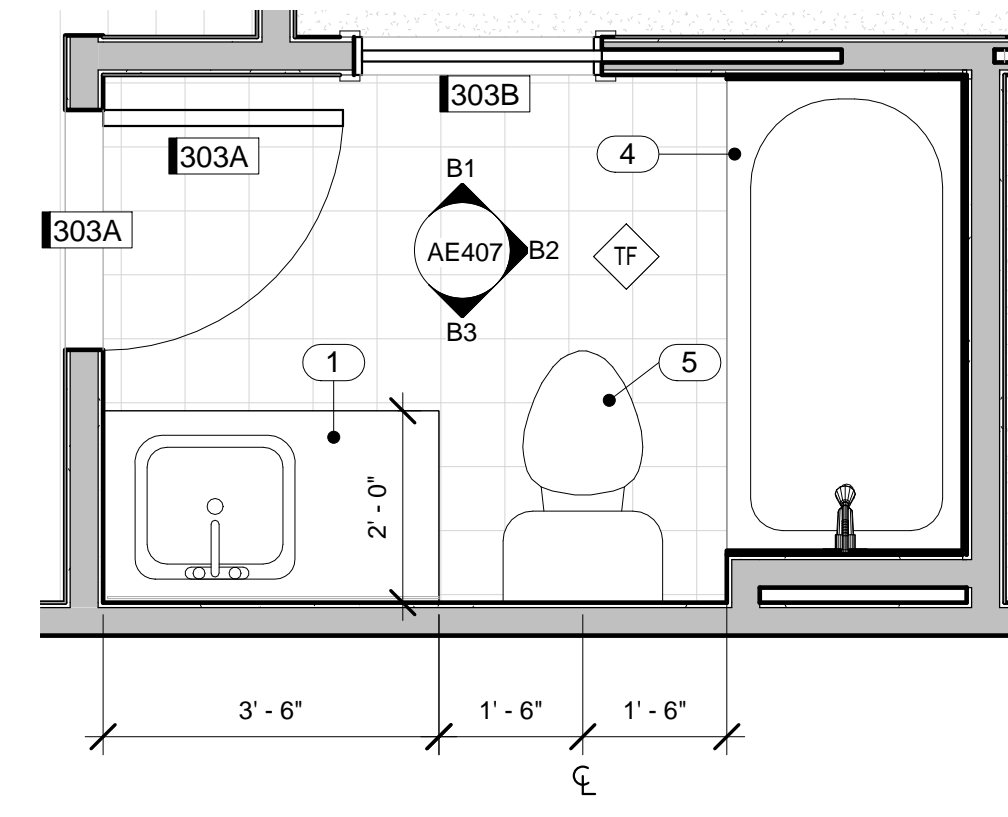
ADU TUB 2 (B1)
1/2" = 1'-0" AE407



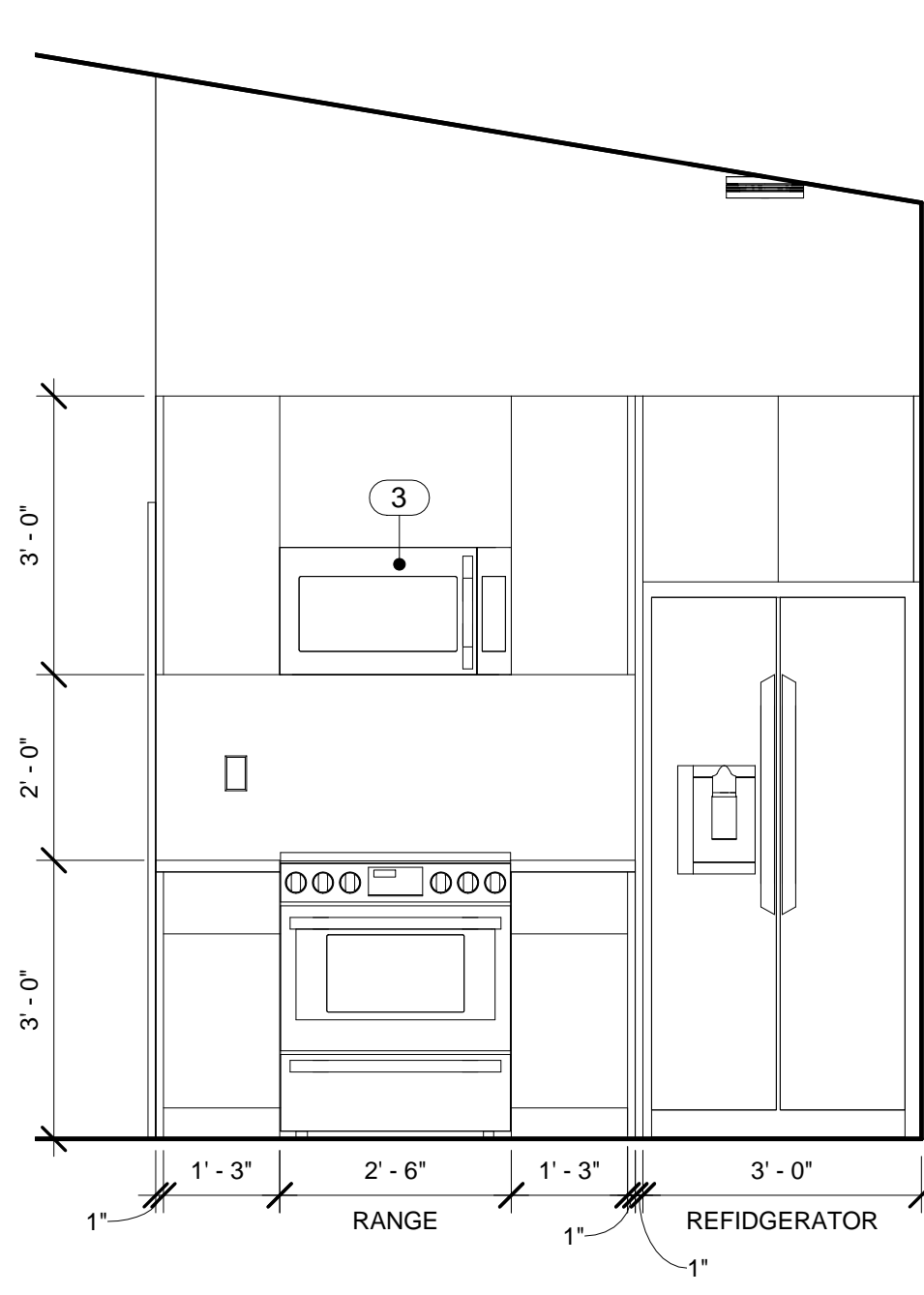
ADU TUB (B2)
1/2" = 1'-0" AE407



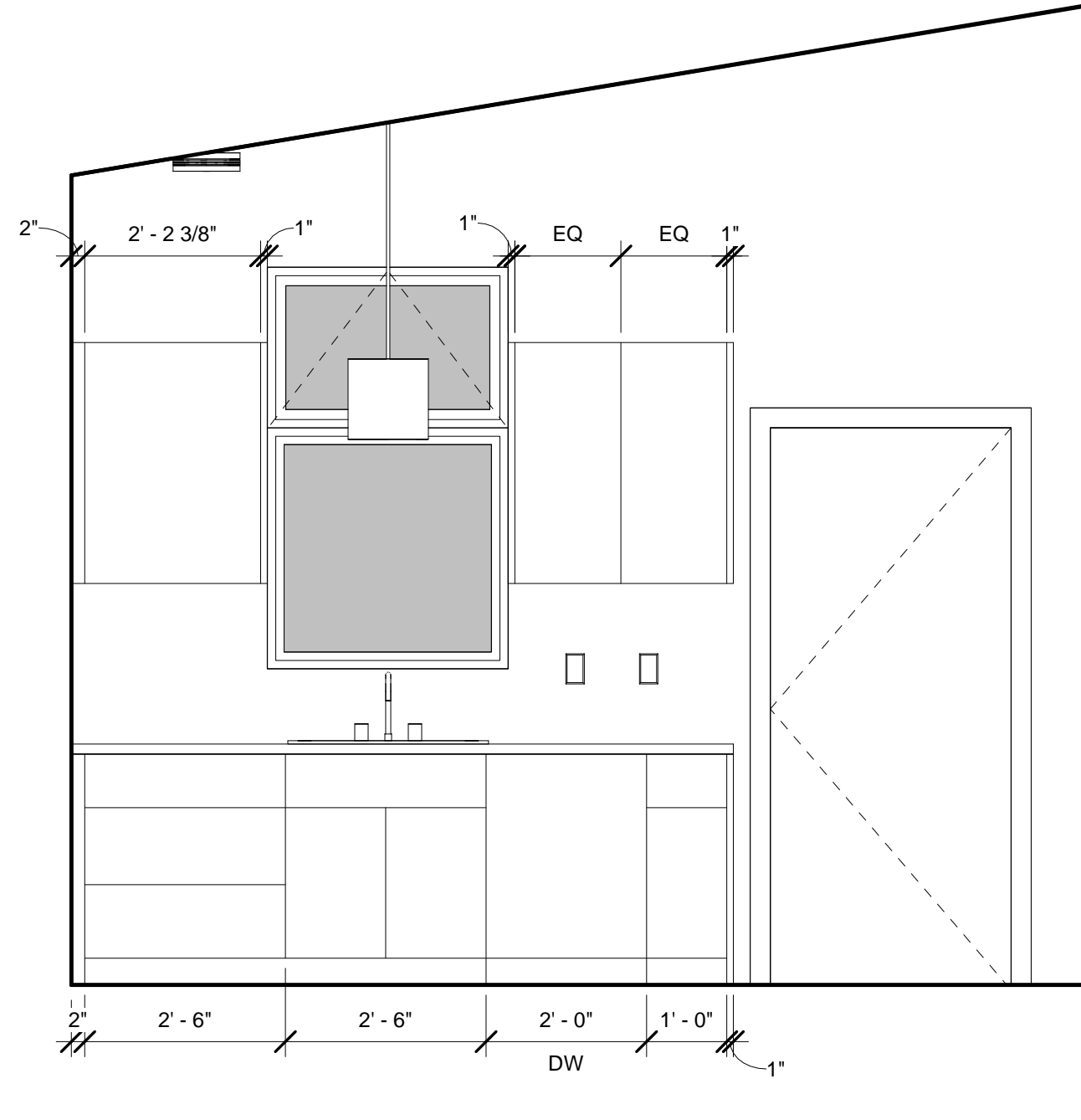
ADU VANITY (B3)
1/2" = 1'-0" AE407



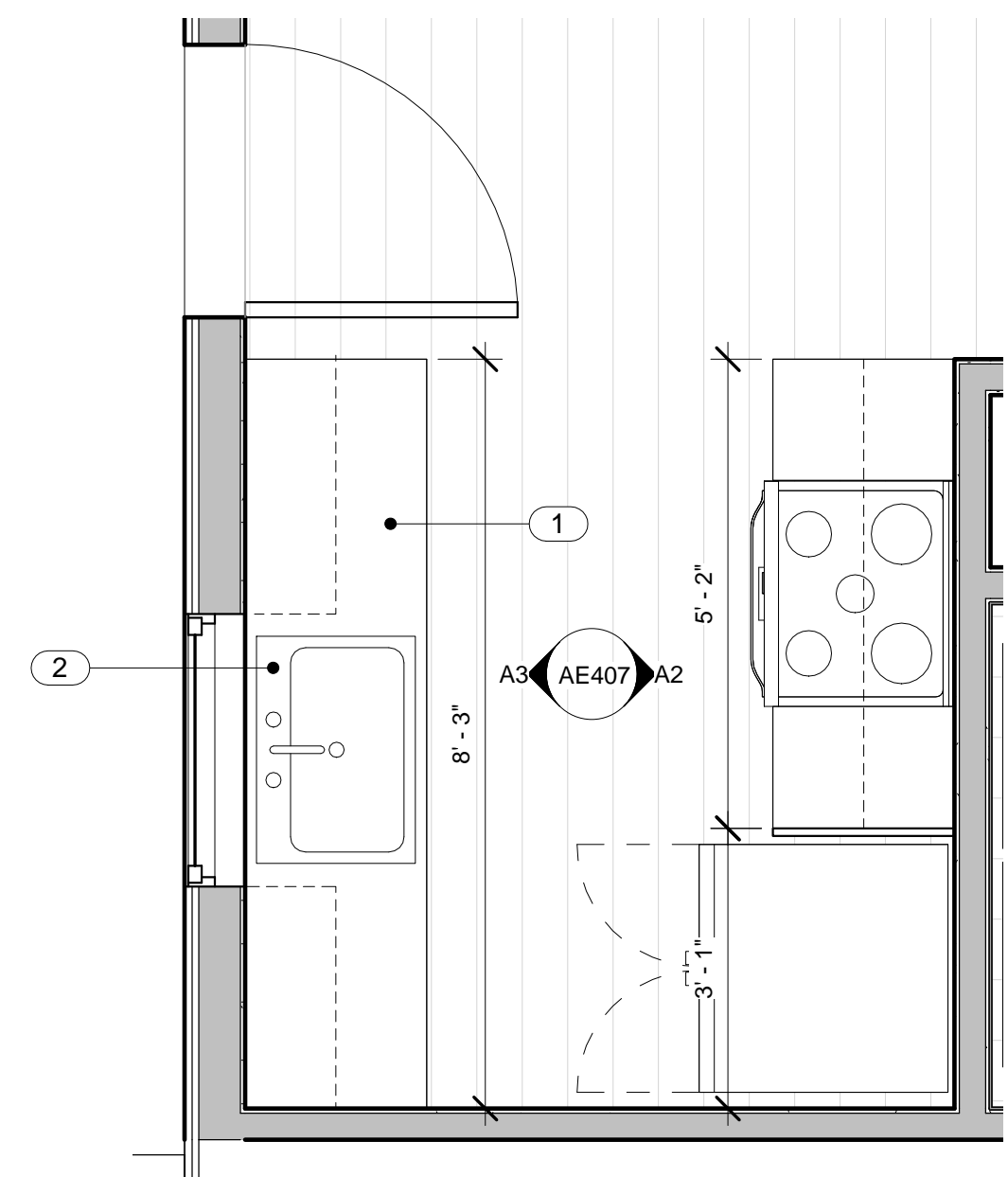
ADU BATHROOM (B4)
1/2" = 1'-0" AE407



ADU RANGE ELEVATION (A2)
1/2" = 1'-0" AE407



ADU SINK ELEVATION (A3)
1/2" = 1'-0" AE407



ADU KITCHEN (A4)
1/2" = 1'-0" AE407

GENERAL NOTES:

- SEE SHEET AE001 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

MATERIAL LEGEND:

- CP CARPET. STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- GYP PAINTED GYP. BOARD.
- ST1 SHOWER FLOOR TILE. STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- ST2 SHOWER FLOOR TILE. STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- TF TILE FLOOR. STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.
- WD WOOD FLOOR. STYLE/COLOR/PATTERN TO BE SELECTED BY OWNER/ARCHITECT.

KEYED NOTES:

- CABINETS BY OTHERS. PROVIDE ARCHITECT/OWNER SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- PROVIDE FOOD DISPOSAL FOR SINK. COORDINATE ELECTRICAL. PROVIDE AIRSWITCH.
- MICROWAVE OVEN/VENT HOOD COMBINATION. EXHAUST TO EXTERIOR.
- ALCOVE TUB WITH APRON. FINAL STYLE TBD.
- FIXTURES TBD BY OWNER/ARCHITECT. VERIFY STYLE, FINISH AND LOCATION.

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4.29.2020

No.	Description	Date

1300 EAST RESIDENCE
ADU EN. PLANS & INT. ELEVATIONS

Project Status	PERMIT/CONST. DOCUMENTS
Project Number	19_0049
Date	04.29.2020
Drawn by	Author
Checked by	Checker

AE407

Scale 1/2" = 1'-0"

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ROOM & FINISH SCHEDULE:

ROOM NOTES:

- AREAS PROVIDED FOR REFERENCE. CONTRACTOR TO VERIFY IN FIELD.
- SEE ENLARGED PLANS AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- FINAL FINISH SELECTIONS (MANUFACTURER, COLOR, ETC.) TO BE SELECTED BY OWNER AND ARCHITECT.

ROOM #	ROOM NAME	AREA	FLOOR FINISH	WALL FINISH	CEILING FINISH	WALL BASE	COMMENTS
301	GREAT ROOM	267 SF					
302	LAUNDRY	17 SF					
303	BATHROOM	48 SF					
304	CLOSET	29 SF					
305	BEDROOM	155 SF					

WINDOW SCHEDULE:

WINDOW NOTES:

- SEE SHEET AE50X FOR WINDOW JAMB, HEAD, AND SILL DETAILS.
- PROVIDE EGRESS COMPLIANT WINDOWS AT ALL BEDROOMS. EGRESS WINDOWS MUST MEET THE FOLLOWING: MINIMUM NET CLEAR OPENING = 5.7 SQUARE FEET, MINIMUM NET CLEAR HEIGHT = 24", MINIMUM NET CLEAR WIDTH = 20". MAXIMUM SILL HEIGHT = 44".
- WINDOWS TO BE CLEAR INSULATED GLAZING, LOW-E COATING, AND ARGON GAS. MAX. U-VALUE = 0.32, MAX SHGC = 0.50
- PROVIDE SCREENS AT ALL OPERABLE WINDOW UNITS.
- CONTRACTOR PROVIDE WINDOW SHOP DRAWINGS BY MANUFACTURER FOR OWNER AND ARCHITECT REVIEW PRIOR TO PURCHASE AND INSTALLATION.

MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	DESCRIPTION	EGRESS COMPLIANT	COMMENTS
F	1	3'-0"	3'-0"	7'-0"	4'-0"	SINGLE, FIXED		SEE ELEVATION FOR LOCATION AND ORIENTATION
M	1	3'-0"	4'-0"	7'-0"	3'-0"	SINGLE, CASEMENT, RIGHT	Y	SEE ELEVATION FOR LOCATION AND ORIENTATION. TEMPERED GLASS REQUIRED
N	1	3'-0"	4'-0"	7'-0"	3'-0"	SINGLE, CASEMENT, LEFT	Y	SEE ELEVATION FOR LOCATION AND ORIENTATION. TEMPERED GLASS REQUIRED
S	3	3'-0"	2'-0"	9'-0"	7'-0"	SINGLE, FIXED		SEE ELEVATION FOR LOCATION AND ORIENTATION
T	3	3'-0"	2'-0"			SINGLE, AWNING		SEE ELEVATION FOR LOCATION AND ORIENTATION. TEMPERED GLASS REQUIRED
U	3	3'-0"	6'-0"	7'-0"	1'-0"	SINGLE, FIXED		SEE ELEVATION FOR LOCATION AND ORIENTATION. TEMPERED GLASS REQUIRED

DOOR SCHEDULE:

DOOR NOTES:

- SEE SHEET AE50X FOR DOOR JAMB, HEAD, AND SILL DETAILS.
- EXTERIOR DOORS TO HAVE KEYED ENTRY LOCKSET TO BE SELECTED BY OWNER AND ARCHITECT.
- GLAZED EXTERIOR DOORS HAVE CLEAR INSULATED GLAZING, LOW-E COATING, AND ARGON GAS. MAX. U-VALUE = 0.32, MAX SHGC = 0.50
- INTERIOR DOORS TO HAVE PASSAGE LOCKSET TO BE SELECTED BY OWNER AND ARCHITECT.
- CONTRACTOR PROVIDE DOOR SHOP DRAWING BY MANUFACTURER FOR OWNER AND ARCHITECT REVIEW PRIOR TO PURCHASE AND INSTALLATION.

MARK	WIDTH	HEIGHT	DESCRIPTION	PANEL	FIRE RATING	HARDWARE	COMMENTS
301A	3'-0"	7'-0"	EXTERIOR, SINGLE, SWING	INSULATED		DEADBOLT AND LATCH	
301B	2'-6"	6'-8"	INTERIOR, SINGLE, SWING	SOLID CORE		PASSAGE	
302A	5'-0"	7'-0"	INTERIOR, DOUBLE, SWING	SOLID CORE		PASSAGE; BALLCATCH	
303A	2'-6"	7'-0"	INTERIOR, SINGLE, SWING	SOLID CORE		PRIVACY	
303B	2'-6"	6'-8"	INTERIOR, SINGLE, POCKET	SOLID CORE		PRIVACY	
304A	2'-6"	6'-8"	INTERIOR, SINGLE, POCKET	SOLID CORE		PASSAGE	
305A	2'-6"	7'-0"	INTERIOR, SINGLE, SWING	SOLID CORE		PRIVACY	

IECC TABLE R402.4.1.1: AIR BARRIER AND INSULATION INSTALLATION

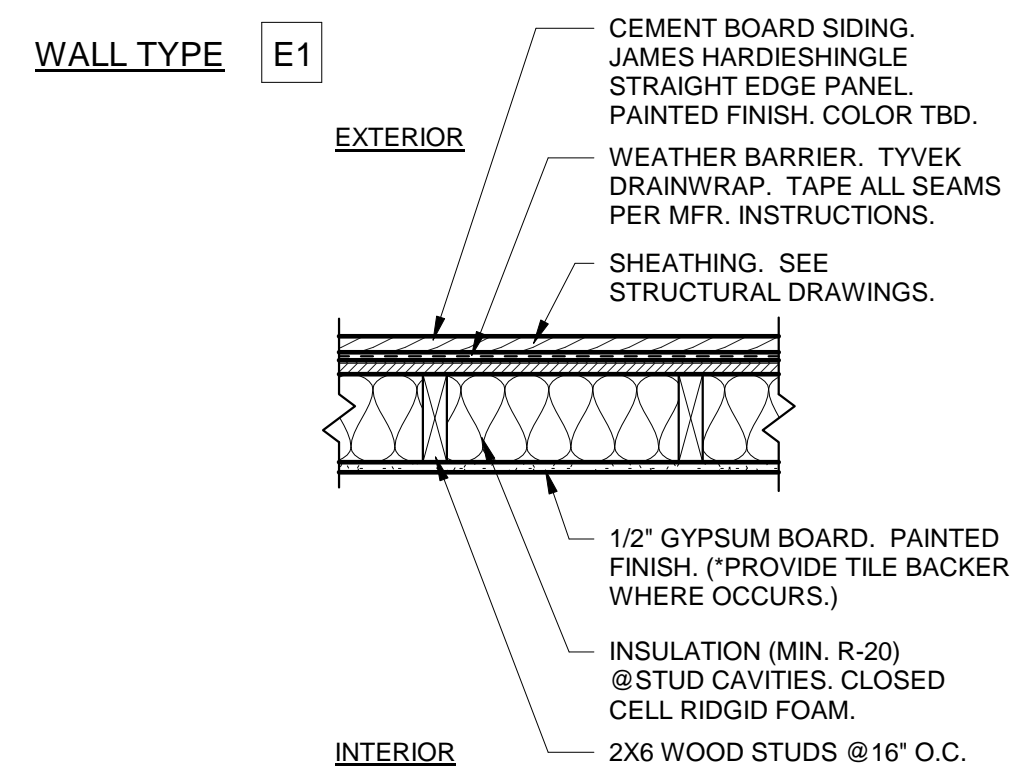
WALL AND ROOF TYPE NOTE:
IN ADDITION TO THE ASSEMBLIES SHOWN, AREAS OF NEW CONSTRUCTION SHALL COMPLY WITH IECC R402.4. SEE THE AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS PRESCRIBED IN IECC TABLE R402.4.1.1 PROVIDED ON SHEET AE601.

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.

Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

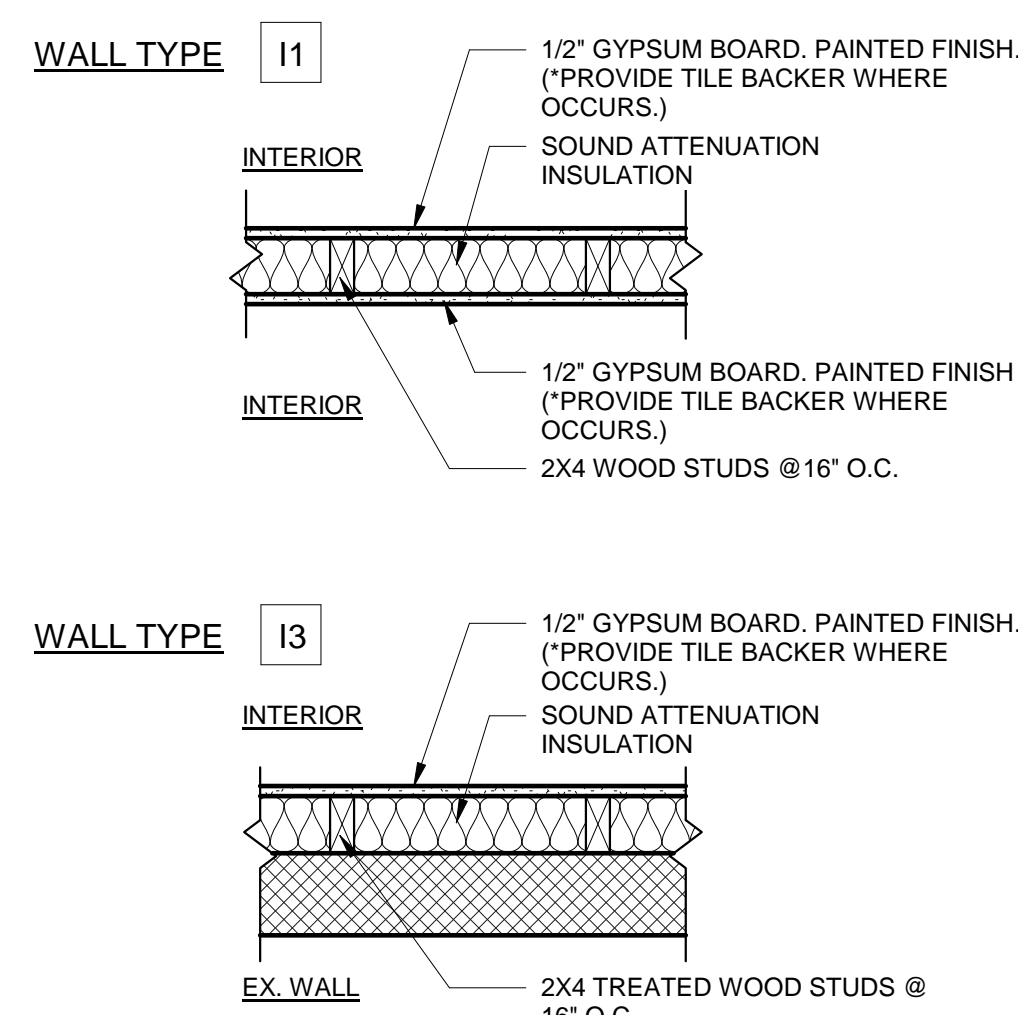
EXTERIOR WALL TYPES:

EXTERIOR WALL NOTES:
• SEE FLOOR PLANS FOR LOCATION.



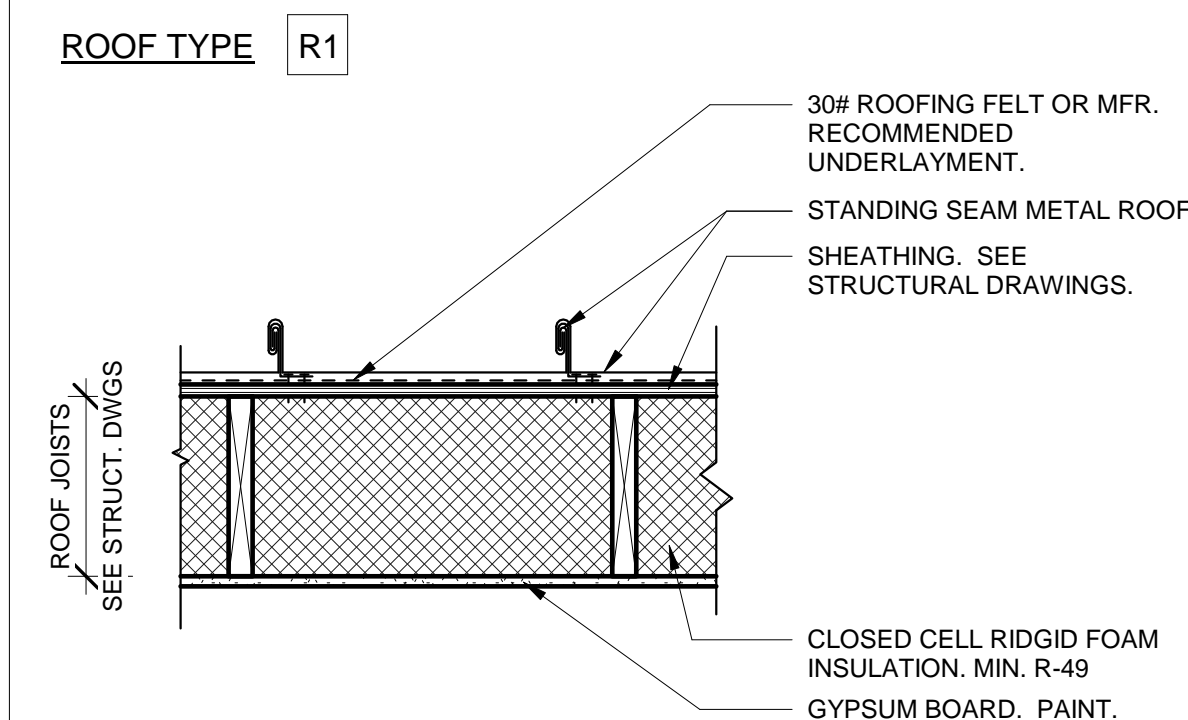
INTERIOR WALL TYPES:

INTERIOR WALL NOTES:
• SEE FLOOR PLANS FOR LOCATION.



ROOF TYPES:

ROOF NOTES:
• COORDINATE FRAMING WITH STRUCTURAL DRAWINGS.



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No.	Description	Date

1300 EAST RESIDENCE

ADU SCHEDULES & ASSEMBLY TYPES

Project Status PERMIT/CONST. DOCUMENTS
Project Number 19_0049
Date 04.29.2020
Drawn by Author
Checked by Checker

AE602

Scale 1" = 1'-0"

4/29/2020 9:07:54 AM

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GENERAL

- 1. Changes to these contract drawings may be made only by an authorized representative of the engineer or architect. The architect or engineer shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative.
2. Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved.
3. The contractor shall be responsible for means, methods, techniques, sequences, and procedures in order to comply with the contract drawings and specifications.
4. The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc.
5. The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions, or modifications.
6. The contractor shall verify all site conditions and dimensions.
7. The structural notes are intended to complement the project specifications.
8. Typical details and sections shall apply where specific details are not shown.
9. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings.
10. Shop drawings made from reproductions of the drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed.
11. Review of shop drawing submittals by the engineer is for general compliance only and is not intended for approval.
12. All work shall be done in accordance with OSHA requirements.
13. Site observations by the engineer and or architect shall not be construed as approval of construction, the procedures, nor special inspection.
14. The terms "Engineer" and "Engineer of Record" (EOR) are meant to refer to an authorized representative of M J Structural Engineers.

BASIS FOR DESIGN

Table with 2 columns: Item and Description. Includes Governing Building Code (IBC 2018), Risk Category (II), Floor Live Loads (Residential Living Space 40 psf), Roof Live Load (20 psf), Roof Snow Load (P/g = 32 psf), Wind Load (115 mph), Seismic Design Criteria (Mapped Spectral Response Accelerations), and Analysis Procedure (Equivalent Lateral Force).

FOUNDATION

- 1. Soils Investigation Report: None
2. Soil Bearing Pressure: 1500 psf - Assumed for Design
3. Frost Protection: 30 inches minimum
4. Clear excavations of debris and loose soil prior to placing footings. All footings shall bear on undisturbed natural sub-grade or engineered compacted fill as noted in these drawings.

EARTHWORK

- 1. Clearing: Remove all existing structures and associated foundations, slabs, fencing, asphalt, concrete, and incidental structures as necessary for project completion.
2. Proof roll the entire building pad area to check for the presence of unsuitable fills, soft spots, or other undesirable materials or conditions.
3. Compacted structural fill: All fill material shall be a well-graded granular material with a maximum size less than 3" and with not more than 15% passing a #200 sieve.
4. Floor slabs thicknesses shall be as indicated in the plans and underlain by a granular layer at least 4" thick.

CONCRETE

- 1. Materials unless noted otherwise:
- Normal Weight Aggregates: ASTM C 33
- Fly Ash, Class F Pozzolan: ASTM C618
- Reinforcing Steel: ASTM 615 Grade 60 (60 ksi)
- Deformed Bar Anchors (DBA): ASTM A496
- Headed Stud Anchors (HSA): ASTM A108
- Cement complying with ASTM C-150 shall be used for all concrete.
- No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.

Table with 7 columns: CONCRETE USE, EXPOSURE CLASSIFICATION, CEMENT TYPE, (MIN) fc (psi), (MAX) w/c RATIO, (MAX) FLAYASH PERCENT, AIR CONTENT PERCENT, (MAX) AGG SIZE. Rows include Footings, Interior SOG, and Walls.

- 3. The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores.
4. Reinforcement shall have the following concrete cover:
- Cast-in-place Concrete: Clear Cover: 3"
- Cast against and permanently exposed to earth: 3"
- Formed concrete exposed to earth or weather: 2"
- #6 thru #18 bars: 2"
- #5 and smaller bars: 1-1/2"
- Concrete not exposed to weather or in contact with ground: 3/4"
- Slabs, Walls, Joists; #11 Bars and Smaller: 3/4"
- Beams, Columns; Primary Reinforcement, Ties, Stirrups, Spirals: 1-1/2"
5. Construction Joints and Control Joints:
- All horizontal and vertical construction joints, including between top of footing and foundation walls, shall be intentionally roughened to a full amplitude of approximately 1/4".
- Install construction or control joints in slabs on grade at a spacing not to exceed 30 times the slab thickness in any direction, unless noted otherwise.
6. Construction:
- Use chairs or other support devices recommended by the CRSI to support bar and tie reinforcement bars prior to placing concrete.
- Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
- All embeds and dowels shall be securely tied to formwork or to adjacent reinforcing prior to the placement of concrete.
- No pipes, ducts, sleeves, etc. shall be placed in structural concrete unless specifically detailed or approved by the structural engineer.
7. Detailing:
- Lap splice lengths shall be detailed to comply with the "Reinforcing Bar Lap Splice Schedule" contained within the contract drawings.
- Do not splice stirrups and ties. Do not splice vertical bars in retaining walls unless specifically shown.
- Splices may be made with mechanical splices capable of 125% tension capacity of the bar being spliced.
- At joints provide reinforcing dowels to match the member reinforcing, unless noted otherwise.
- At all discontinuous control or construction slab on grade joints, provide (2) #4 x 48".
- Provide corner bars at intersecting wall corners using the same bar size and spacing as the horizontal wall reinforcing.
- All vertical reinforcing shall be dowelled to footings, or to the structure below with the same size and spacing as the vertical reinforcing for the element above.
- See details for reinforcing around miscellaneous openings (8" to 36" wide). For openings wider than 36", contact the engineer. All recesses that interrupt reinforcing shall be reinforced the same as an opening.

WOOD

- 1. Materials:
- Dimension Lumber and Timbers (Sawn Lumber): All dimensioned lumber shall comply with USDOC PS20.
- Visually graded dimension lumber shall be Douglas Fir-Larch #2 or better.
- Visually graded timbers (5" x 5" and larger) shall be Douglas Fir-Larch #1 or better.
- Machine stress rated (MSR) lumber shall be 1600F-1.6E or better.
- End jointed lumber may be used interchangeably with solid sawn members of the same species and grade with written approval from the Engineer.
- Wood Structural Panel Sheathing: Wood sheathing shall be APA rated sheathing Exposure 1 unless noted otherwise and shall conform to the requirements for its type in USDOC PS1 or USDOC PS2.
- Nails or other approved fasteners used to connect sheathing to the structure shall be driven such that their head or crown is flush with the surface of the sheathing.
- Prefabricated Wood I-joists: I-joists shall comply with ASTM D5055.
- All prefabricated wood joists shall be as called out on plan and manufactured by the following: BCI: Manufactured by Boise Cascade.
- Structural Glued Laminated Timber (GLT): Structural glued laminated timber shall be manufactured and identified as required in ANSI A190.1 and ASTM D3737.
- Glulam beams shall be of the following species and combination number:
- Simple-Span Glulam Beams: Douglas-fir 24F-V4 1.8E
- Continuous-Span and Cantilevered Glulam Beams: Douglas-fir 24F-V8 1.8E
- Hybrid combination glulams with equivalent design properties may also be used with written approval from the Engineer.
- Appearance of members shall be Framing or Industrial appearance.
- Camber: unless otherwise noted on the drawings, all stock glulam beams shall be cambered to industry standard 3500'-0" radius.
- Laminated Veneer Lumber (LVL), Laminated Strand Lumber (LSL), and Rim Board: LVL, LSL, and Rim Board shall comply with ASTM D5456.
- All LVL shall be a minimum of 1 3/4" thick having the following minimum properties, U.N.O.: Fb = 2600 psi; E = 1.9x10^6 psi; Fv = 285 psi; Ft = 1555 psi; FcLl = 750 psi
- All LSL shall be a minimum of 1 1/4" thick and shall have the following minimum properties, U.N.O.: Fb = 1700 psi; E = 1.3x10^6 psi; Fv = 400 psi; Ft = 1075 psi; FcLl = 680 psi
- All Rim Boards shall be a minimum of 1 1/4" thick and shall have the following minimum properties, U.N.O.: Fb = 1130 psi; E = 0.8x10^6 psi; Fv = 355 psi; FcLl = 1415 psi
- Handle, store and install all LVL, LSL, and Rim Boards per the manufacturer's guidelines.
- Connect multiple members together per the manufacturer's guidelines and as shown in the details.
- Where discrepancies exist between the manufacturer's guidelines and the details shown in these plans, use the more stringent of the requirements.

Table with 3 columns: Nail Size, Shank Diameter, Min. Penetration into Support Member. Rows include 6d, 8d, 10d, 12d, 16d.

- 2. Connection Hardware: All connection hardware shown shall be supplied by Simpson Strong-Tie Incorporated or USP structural connectors.
3. All fasteners in contact with pressure-treated or fire-treated wood shall be hot-dipped zinc-coated galvanized or stainless steel.
4. All wood in contact with concrete, masonry or soil shall be pressure treated or redwood.
5. General framing and carpentry shall be connected as per "THE MINIMUM NAILING SCHEDULE" unless noted otherwise.
6. Provide rim board or solid blocking at all joist, rafter, and truss bearing points U.N.O.
7. Provide approved bridging at 8'-0" on center maximum between joist or rafter end supports where both the top and bottom chord of the member are not braced with sheathing or wall board.
8. Built-up beams of 2x members shall be connected together as shown in the details.
9. All bearing and shear walls shall have a minimum of 2 top plates.
10. Provide a double joist under parallel partitions.
11. Do not cut or notch any wood stud greater than 25% of its width. Do not bore a hole in any wood stud greater in diameter than 40% of its width.

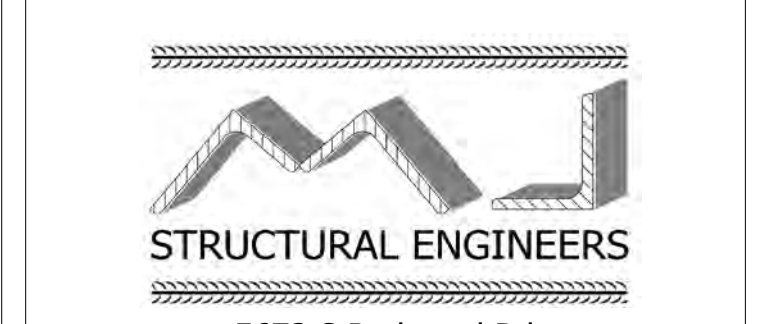
DEFERRED SUBMITTALS

- 1. Items requiring deferred submittals that are listed below are to be designed and fabricated by the manufacturer according to specifications given in structural and architectural drawings.
- Concrete Mix Designs (by concrete supplier)
2. These deferred submittals shall first be submitted to the project architect and/or engineer for review and coordination.
3. The final submittal shall be signed and sealed by a Professional Engineer licensed in the state in which construction will occur and shall be available at the jobsite throughout construction.

LEGEND OF MARKS AND ABBREVIATIONS

Table with 4 columns: Abbreviation, Alternate, and two columns of full names. Includes ARCH (Architect), BLDG (Building), CANT (Cantilever), DB (Deck Bearing), E (Existing), GA (Gauge), HD (Hold-Down), IBC (International Building Code), etc.

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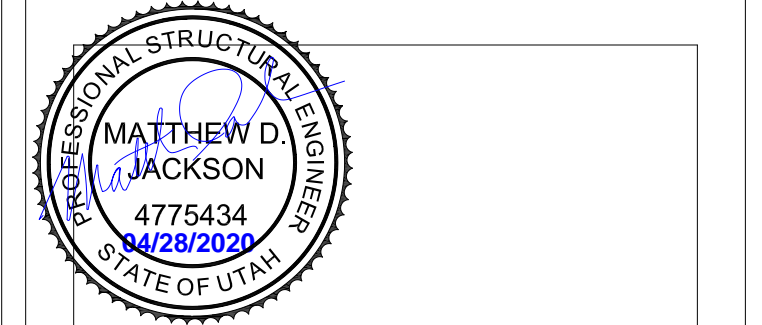


Table with 3 columns: No., Description, Date. Empty rows for project notes.

1300 EAST RESIDENCE ADU GENERAL STRUCTURAL NOTES
Project Status: PERMIT SET
Project Number: 20059
Date: 04/28/2020
Drawn by / Designed by: SCP / AM
Checked by: MJ
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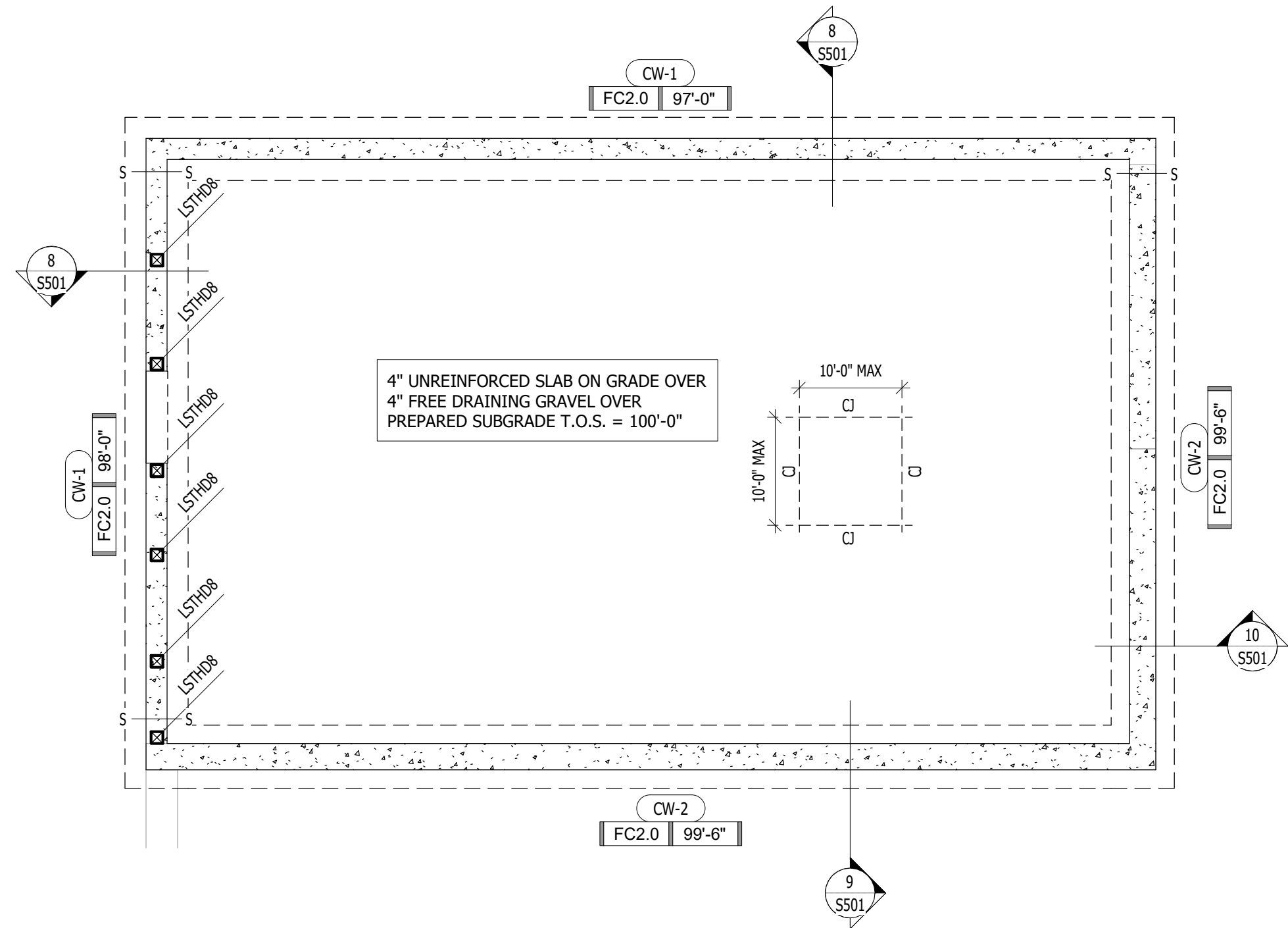
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MARKS AND SYMBOL LEGEND

	SECTION MARK SHEET NUMBER
	FTG DESIGNATION TOP OF FOOTING ELEVATIONS
	CONC WALL, SEE SCHED
	DEPRESSED FND WALL, POUR SLAB OVER, SEE FTG AND FND DETS ON (SS01)
	WOOD COLUMN (2) 2x6 MIN.
	FTG STEP, SEE FTG AND FND DETS ON (SS01)
	CONC WALL, SEE SCHED
	CONT. FTG, SEE SCHED
	CONTROL JOINT, SEE FTG AND FND DETAILS ON (SS01)
	HOLD-DOWN TYPE, SEE GSN AND SCHED'S

**FOOTING AND FOUNDATION
PLAN NOTES**

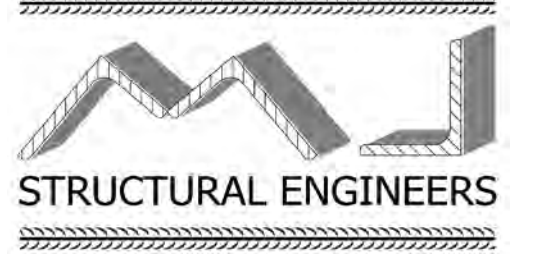
1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
3. SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
4. SEE FOOTING AND FOUNDATION DETAILS FOR BURIED PIPES RUNNING PARALLEL AND PERPENDICULAR TO FOOTINGS.
5. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR TYPICAL CONSTRUCTION AND CONTROL JOINTS IN FLOOR SLAB.
6. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR LOCATIONS WHERE CONTROL JOINTS ARE DISCONTINUOUS.
7. SEE FOOTING AND FOUNDATION DETAILS FOR REINFORCING AROUND MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
8. SEE FOOTING AND FOUNDATION DETAILS FOR TERMINATION OF HORIZONTAL WALL REINFORCING AT CORNERS.
9. SEE GENERAL STRUCTURAL NOTES AND FOOTING AND FOUNDATION DETAILS FOR FILL BENEATH FOOTINGS.



1 FOOTING AND FOUNDATION PLAN - ADU
S201 NO SCALE.

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No.	Description	Date

**1300 EAST
RESIDENCE ADU
FOOTING AND
FOUNDATION PLAN**

Project Status	PERMIT SET
Project Number	20059
Date	04/28/2020
Drawn by / Designed by	SCP / AM
Checked by	MJ

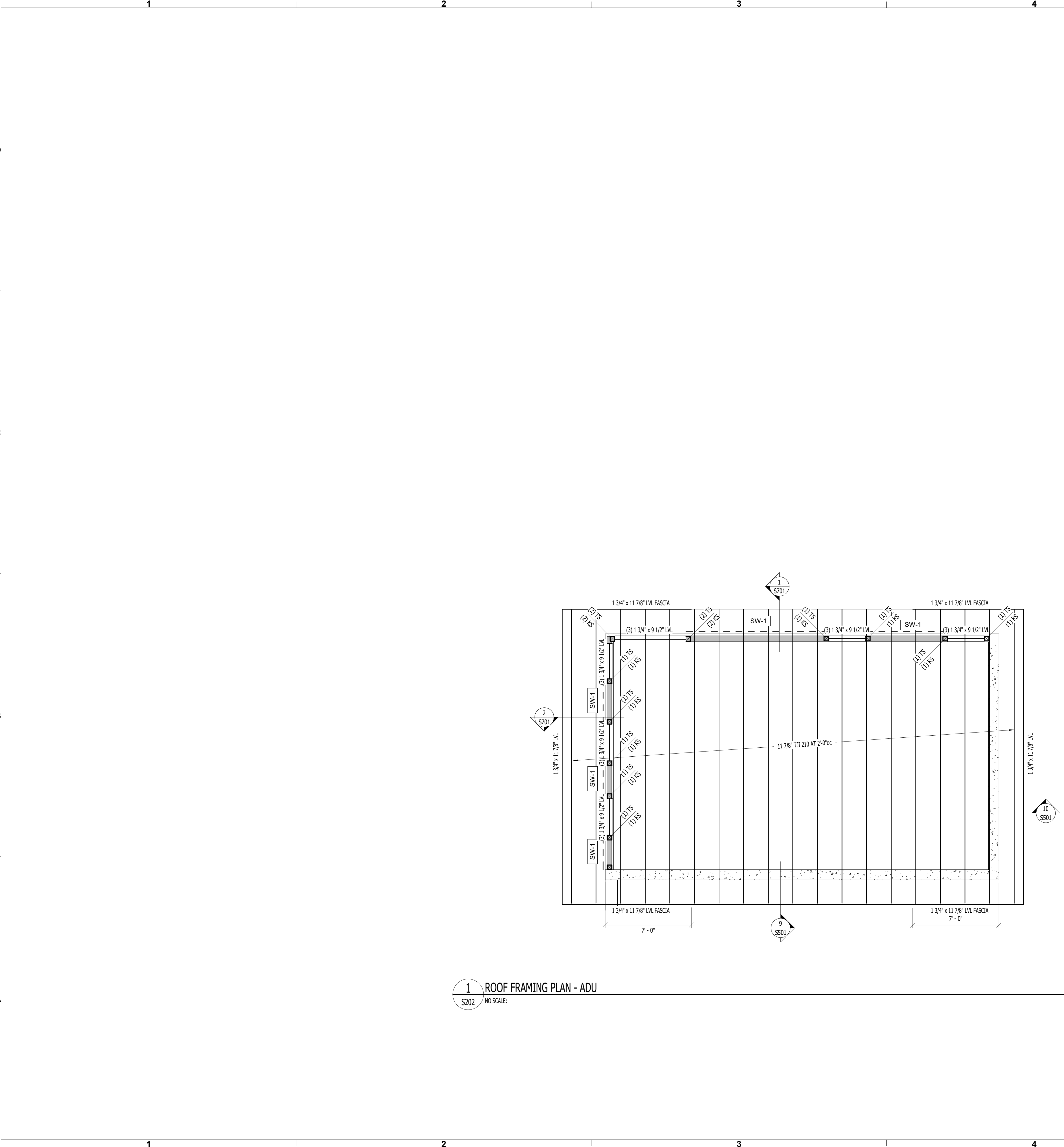
S201

Scale 1/4" = 1'-0"



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1 ROOF FRAMING PLAN - ADU
S202 NO SCALE:

MARKS AND SYMBOL LEGEND

	SECTION MARK SHEET NUMBER
	SHEATHING ORIENTATION, SEE SHEATHING SCHEDULE FOR THICKNESS, SPAN RATING AND NAILING REQUIREMENTS
	WOOD COLUMN
	WOOD BRG WALL, SEE SCHED
	WOOD SHEARWALL, DASHED LINE INDICATES SIDE OF WALL TO RECEIVE SHEATHING, SEE SCHED
	WOOD SHEAR WALL TAG, SEE SCHED
	INDICATES NUMBER OF TRIMMER STUDS
	INDICATES NUMBER OF KING STUDS

ROOF FRAMING PLAN NOTES

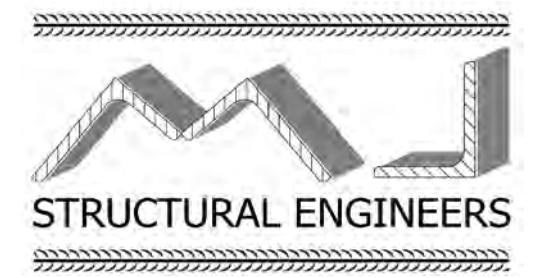
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
- VERIFY ROOF SLOPES, DRAINS, AND DECK BEARING ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ROOF FRAMING DETAILS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING ELEVATIONS AND SOFFIT ELEVATIONS AND DETAILS.
- ALL ROOF SHEATHING SHALL HAVE STRENGTH AXIS (FACE GRAIN) PERPENDICULAR TO FRAMING MEMBERS, UNLESS NOTED OTHERWISE. REFER TO SCHEDULE FOR SHEATHING TYPE AND NAILING SCHEDULE ON SHEET (S301).
- CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY BRACE, WALLS, BEAMS, TRUSSES, ETC. AS REQUIRED DURING CONSTRUCTION.
- SEE THE MINIMUM NAILING SCHEDULE FOR CONNECTIONS NOT SPECIFICALLY DETAILED.
- SEE SCHEDULE FOR PIPE PENETRATIONS THROUGH WOOD WALL TOP PLATES.
- FOR BUILT UP BEAMS AND COLUMNS, SEE FRAMING DETAILS.
- IF TIE DOWN POST AND FULL HEIGHT BEARING POST OCCUR AT THE SAME LOCATION, USE LARGER OF POSTS SPECIFIED.
- SEE FRAMING DETAILS FOR TYPICAL BEARING STUDS AND KING STUDS AT WALL OPENINGS.
- ALL EXTERIOR WALLS ARE (SW-1) UNLESS NOTED OTHERWISE. SEE SHEAR WALL SHEATHING SCHEDULE.

STUD WALL SCHEDULE

TYPE	SIZE	SPACING
EXTERIOR BRG	2x6	16"oc
INTERIOR BRG	2x4	16"oc
INTERIOR NON BRG	2x4	16"oc

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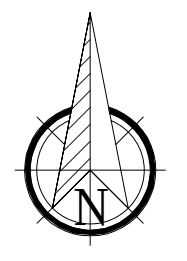
No.	Description	Date

1300 EAST RESIDENCE ADU ROOF FRAMING PLAN

Project Status	PERMIT SET
Project Number	20059
Date	04/28/2020
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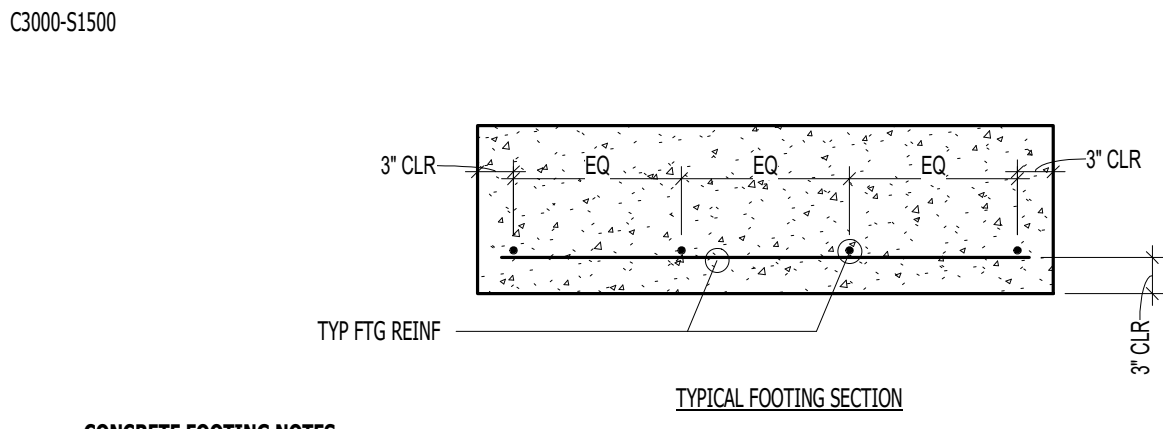
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CONCRETE FOOTING SCHEDULE												
MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
FC2-0	2'-0"	CONT	12"	—	—	—	—	3	#4	CONT	EQ	

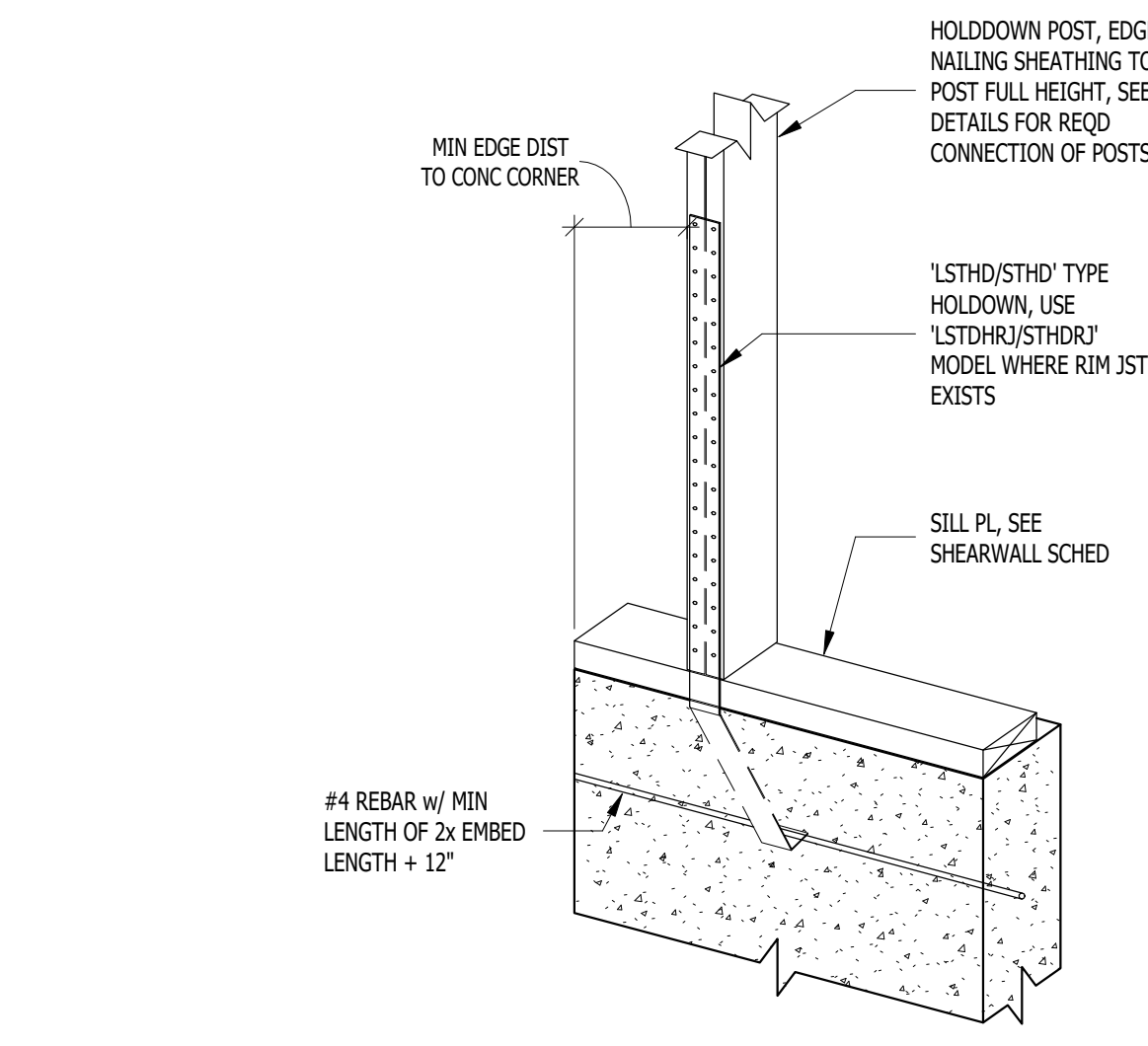


- CONCRETE FOOTING NOTES:**
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER, UNLESS NOTED OTHERWISE.
 2. TOP REINFORCING, WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
 3. IF FOOTINGS ARE EARTH FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" WIDER AND LONGER THAN SCHEDULED.
 4. SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.
 5. NOT ALL FOOTINGS ARE USED, SEE FOUNDATION PLAN FOR FOOTING MARKS.
 6. RUN CONTINUOUS BARS IN 'FC' FOOTING THROUGH INTERSECTED 'FS' FOOTINGS.

1 CONCRETE FOOTING SCHEDULE
S301 NO SCALE:

'LSTHD/STHD' TYPE HOLDOWN SCHEDULE				
MARK	HOLDOWN POST	REQUIRED NAILS	MIN EDGE DISTANCE	EMBEDMENT DEPTH
LSTHD8	(2) 2x	(24) 16d	1 1/2"	0' - 8"
STHD10	(3) 2x	(28) 16d	1 1/2"	0' - 10"
STHD14	(3) 2x	(38) 16d	1 1/2"	1' - 2"

- NOTES:**
1. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
 2. ALL HOLDOWNS SPECIFIED ARE 'SIMPSON STRONG TIE', SEE GSN FOR SUBSTITUTIONS.
 3. (R) INDICATES 'RIM JOIST', USE 'R' MODEL WHERE RIM JST IS PRESENT REGARDLESS OF MODEL SPECIFIED ON PLAN.

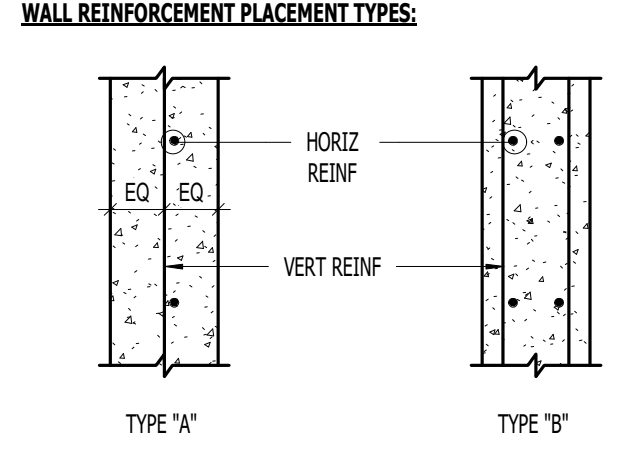


4 LSTHD TYPE HOLDOWN SCHEDULE
S301 NO SCALE:

CONCRETE WALL						
MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-1	8"	(1) #4 AT 16"oc	(1) #4 AT 12"oc	(1) #4	A	—
CW-2	10"	(2) #4 AT 18"oc	(2) #4 AT 16"oc	(2) #4	B	—

- CONCRETE WALL NOTES:**
1. SEE GENERAL STRUCTURAL NOTES FOR COVER AND OTHER REQUIREMENTS NOT NOTED IN SCHEDULE.
 2. CONCRETE WALLS NOT DESIGNATED ON THE PLANS SHALL BE REINFORCED AS FOLLOWS:

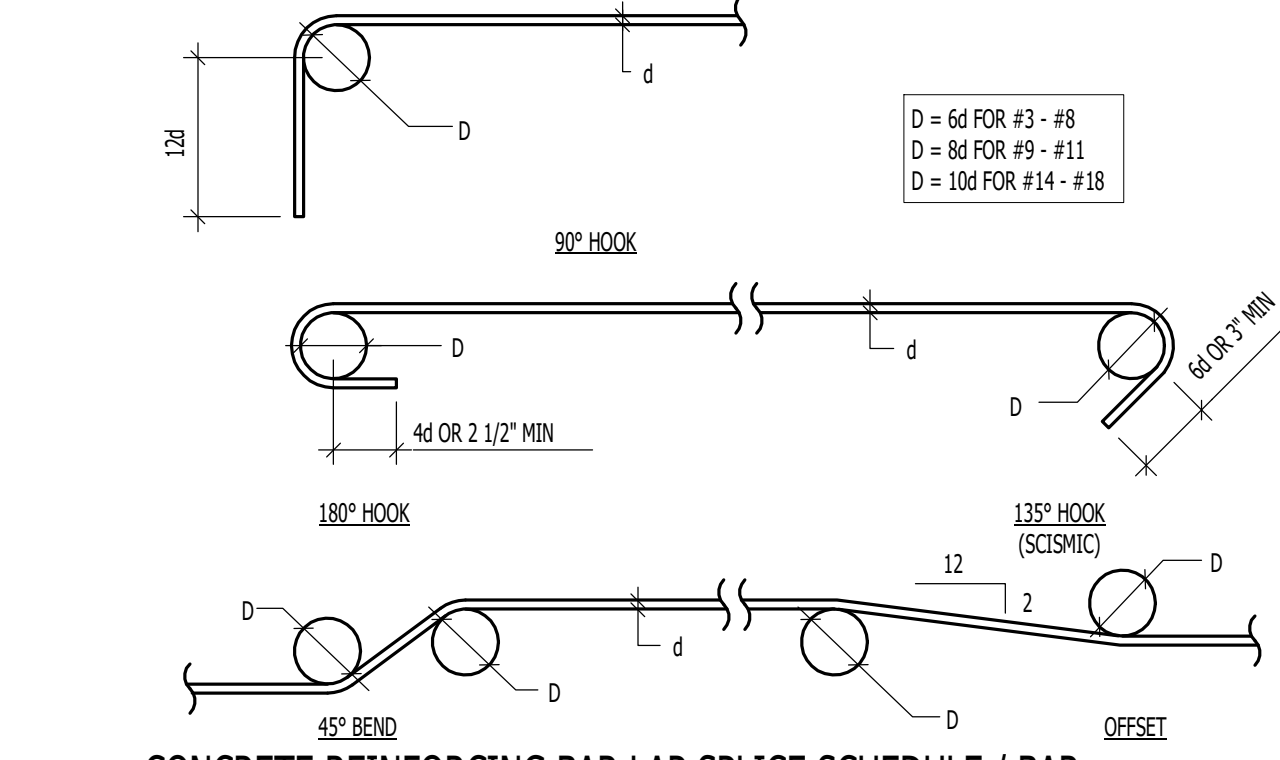
THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18"oc	#4 BARS AT 16"oc
8"	#4 BARS AT 18"oc	#4 BARS AT 12"oc
10"	#4 BARS AT 16"oc	#5 BARS AT 15"oc
12"	#4 BARS AT 18"oc EA FACE	#4 BARS AT 16"oc EA FACE
 3. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT TYPE 'B' AND RETAINING WALLS). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCEMENT (PLACED NEAR EA FACE OF THE WALL), UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.



2 CONCRETE WALL SCHEDULE
S301 NO SCALE:

CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE												
BAR SIZE	f _c = 3000 PSI			f _c = 4000 PSI			f _c = 4500 PSI			f _c = 5000 PSI		
	REGULAR		TOP	REGULAR		TOP	REGULAR		TOP	REGULAR		TOP
	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	CLASS	
#3	17"	22"	22"	28"	15"	19"	19"	25"	14"	18"	18"	23"
#4	22"	29"	29"	38"	19"	25"	25"	33"	18"	24"	24"	31"
#5	28"	36"	36"	47"	24"	31"	31"	41"	23"	30"	30"	38"
#6	33"	43"	43"	56"	29"	37"	37"	49"	27"	35"	35"	46"
#7	48"	63"	63"	81"	42"	54"	54"	71"	40"	51"	51"	67"

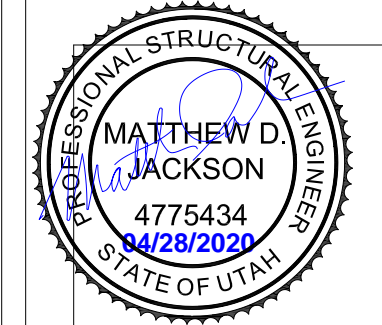
- CONCRETE REINFORCING BAR LAP SPLICE NOTES:**
1. THIS SCHEDULE SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
 2. HORIZONTAL BARS ARE CLASSIFIED AS TOP BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BARS.
 3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
 4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
 5. FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
 6. FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.
 7. LAP LENGTHS SHALL BE MULTIPLIED BY 1.25 AT SHEARWALL BOUNDARY ELEMENTS.
 8. DEVELOPMENT LENGTH L_d'S EQUAL TO CLASS 'A' SPLICE.



3 CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE / BAR BENDING DIAGRAMS
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1300 EAST RESIDENCE ADU SCHEDULES

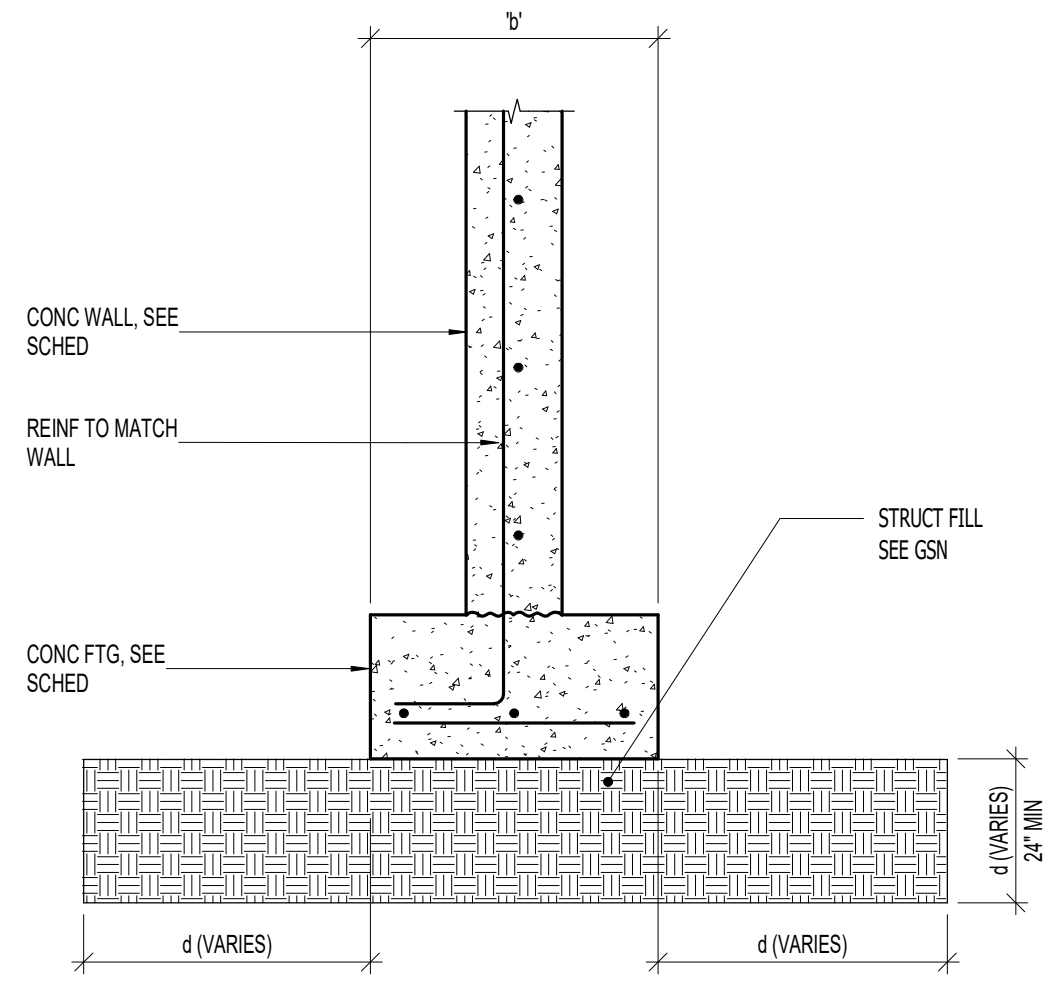
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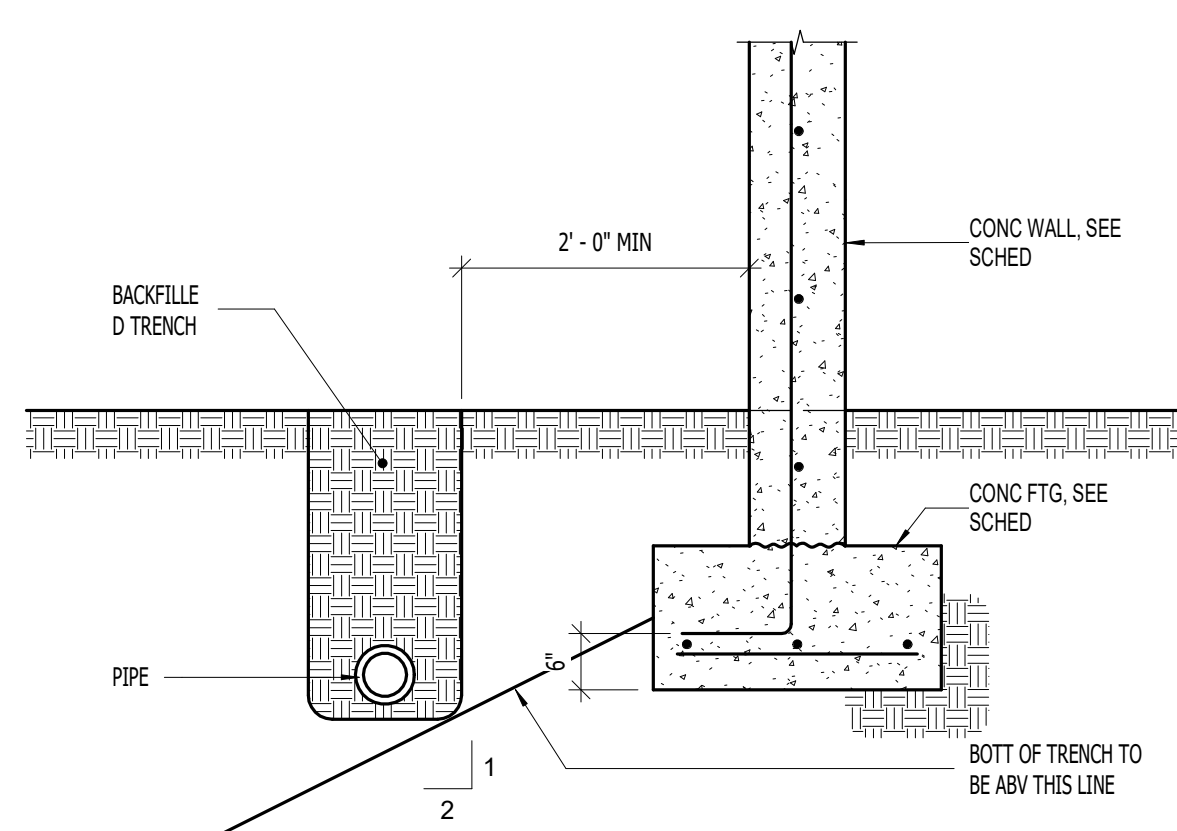
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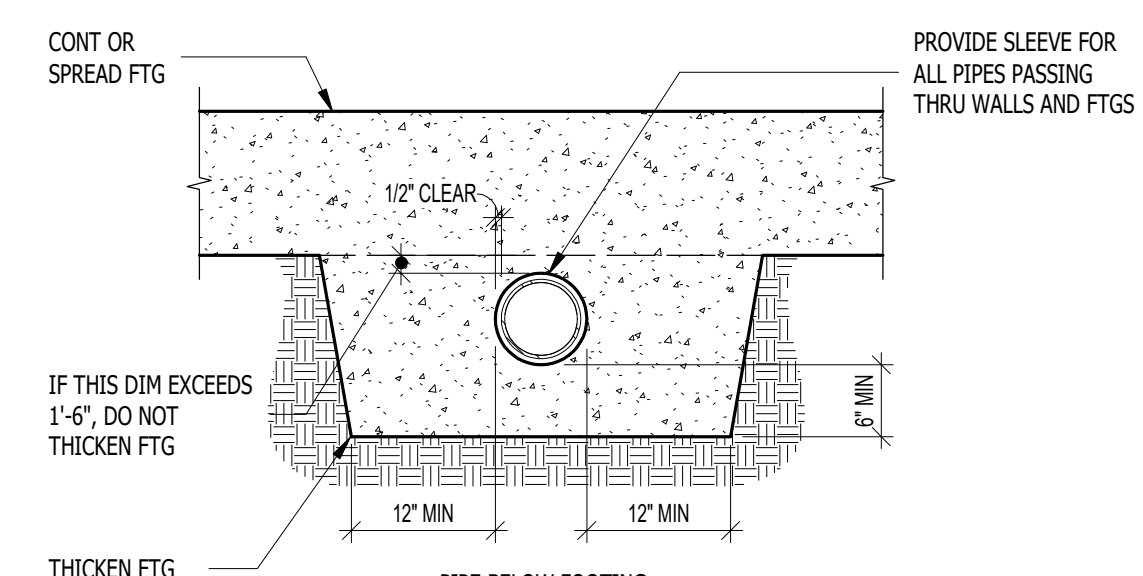
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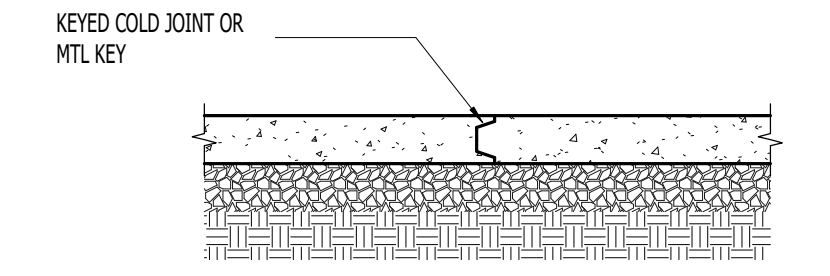
1 TYPICAL COMPACTED STRUCTURAL FILL (IF REQUIRED)
SS01 NO SCALE:



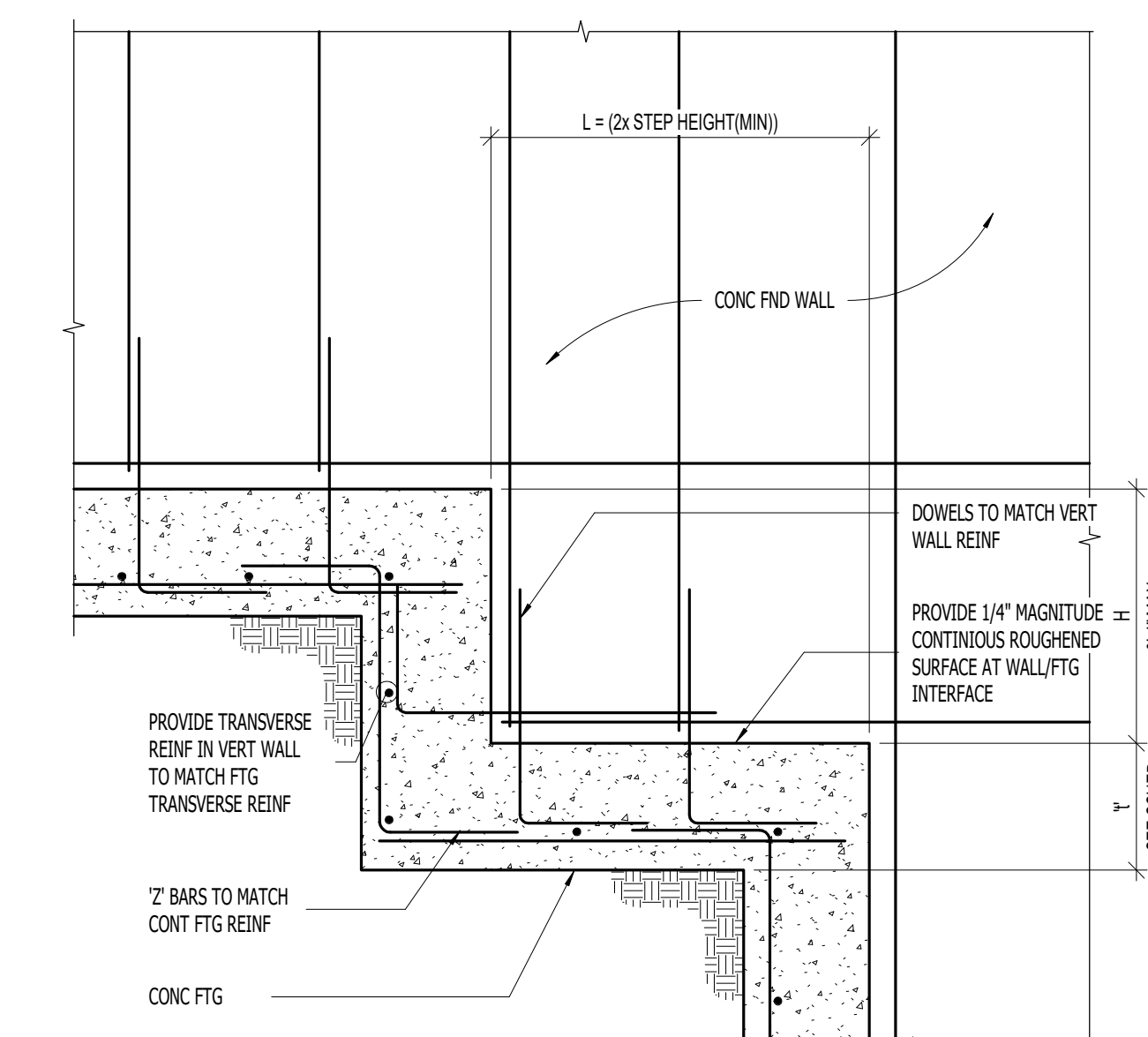
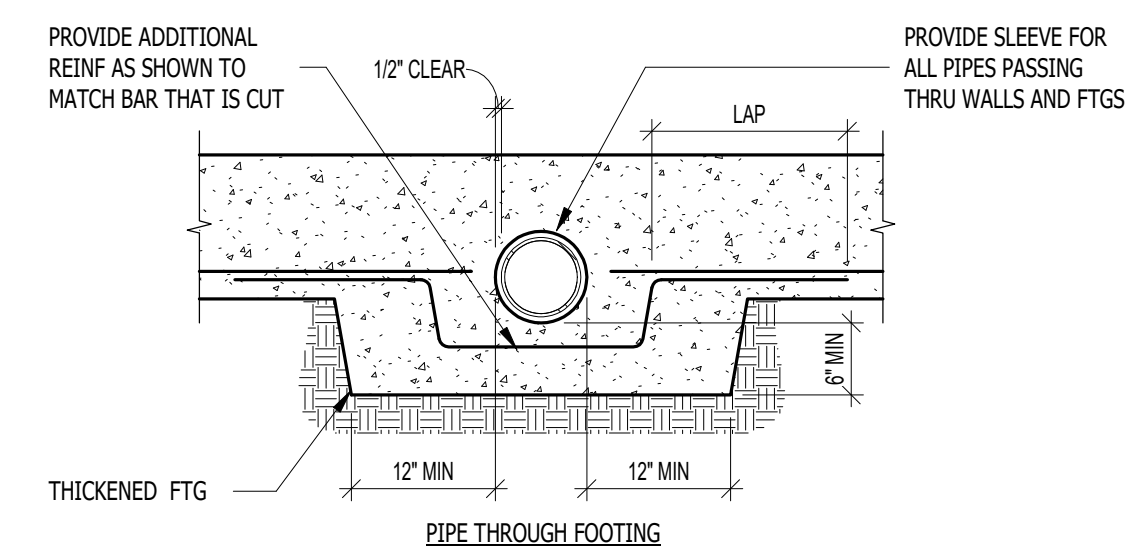
2 TYPICAL PIPE PARALLEL TO FOOTING
SS01 NO SCALE:



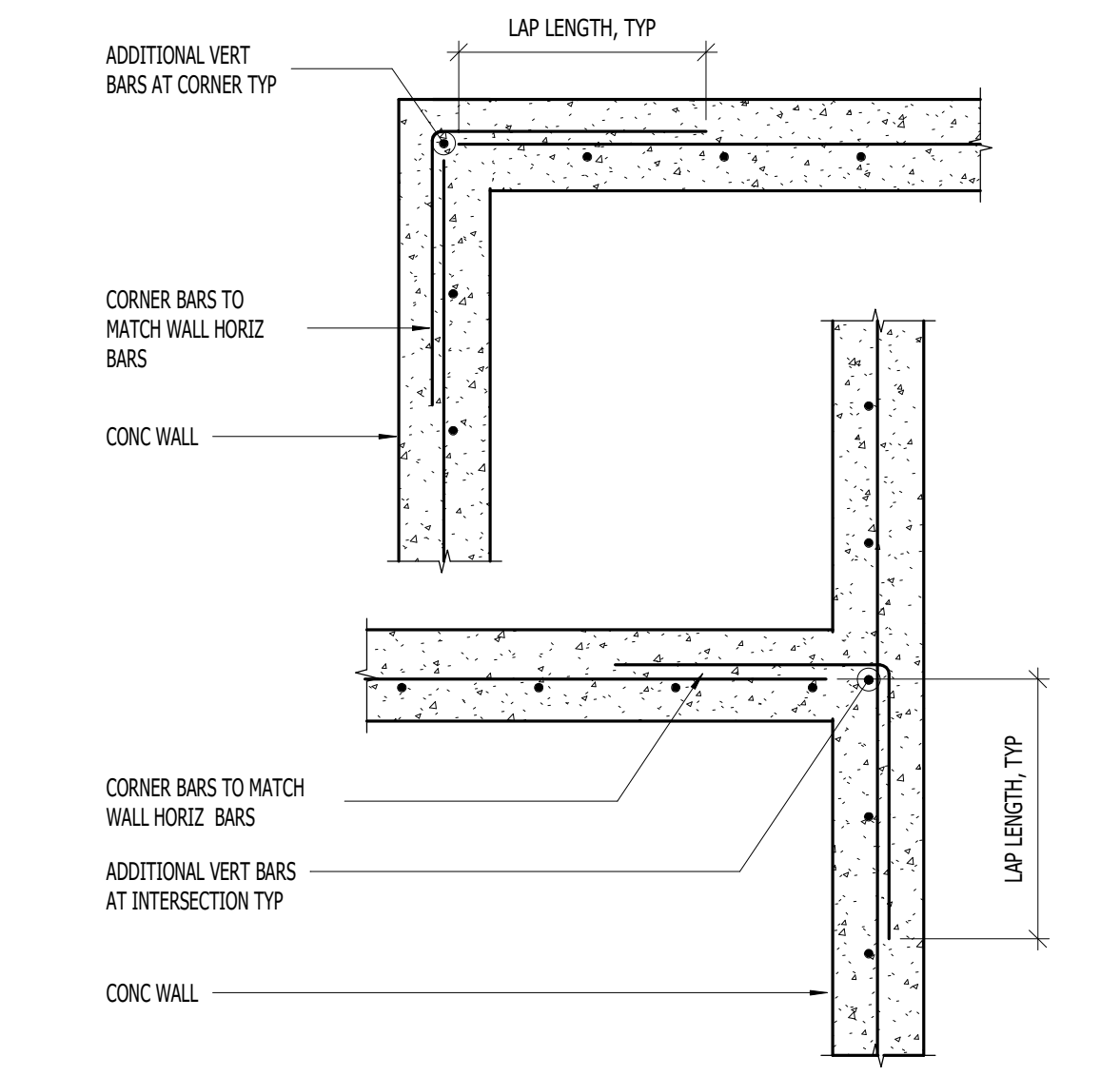
3 TYPICAL PIPE PERPENDICULAR TO CONTINUOUS FOOTING
SS01 NO SCALE:



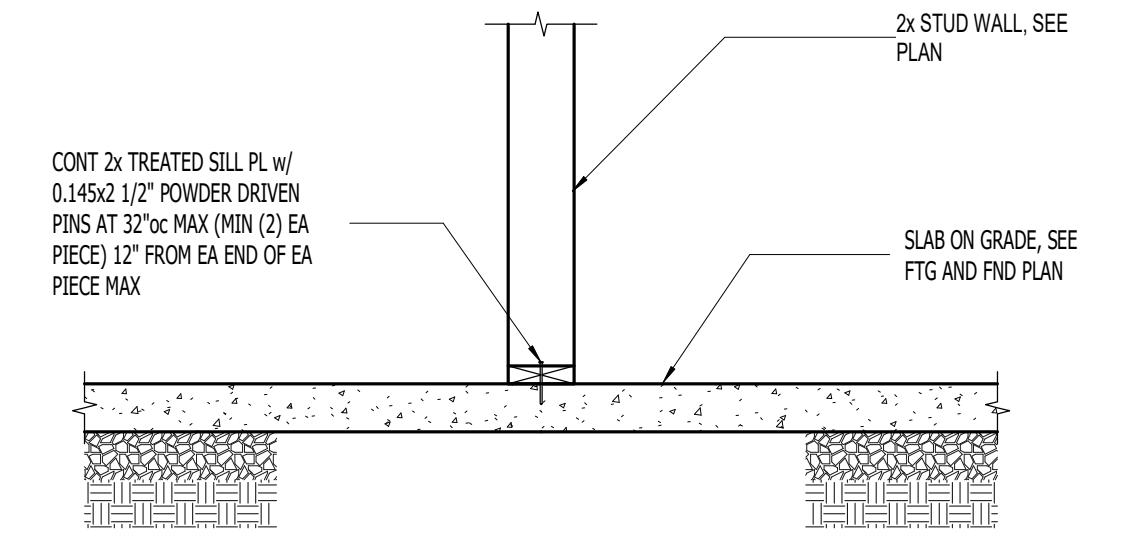
4 TYPICAL SLAB ON GRADE JOINT
SS01 NO SCALE:



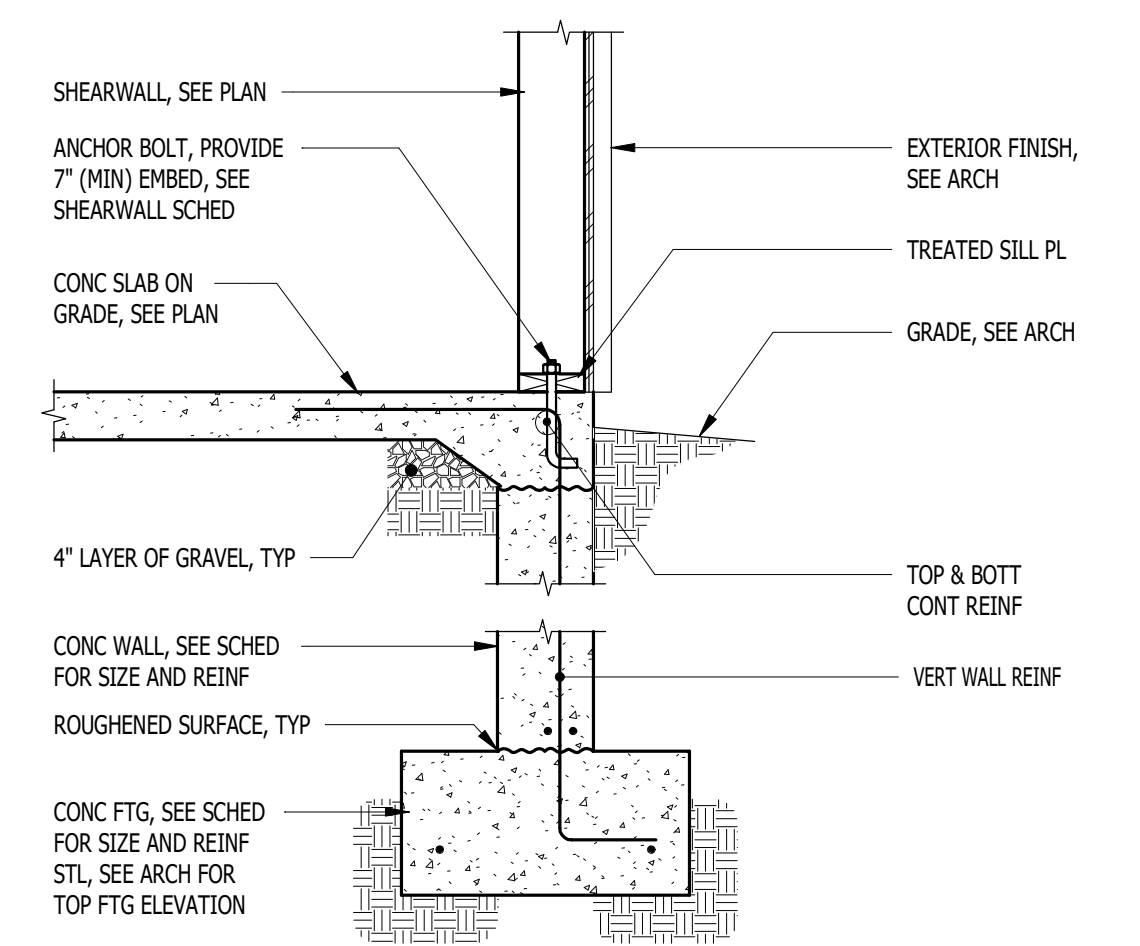
5 TYPICAL FOOTING STEP AT CONCRETE FOUNDATION WALL
SS01 NO SCALE:



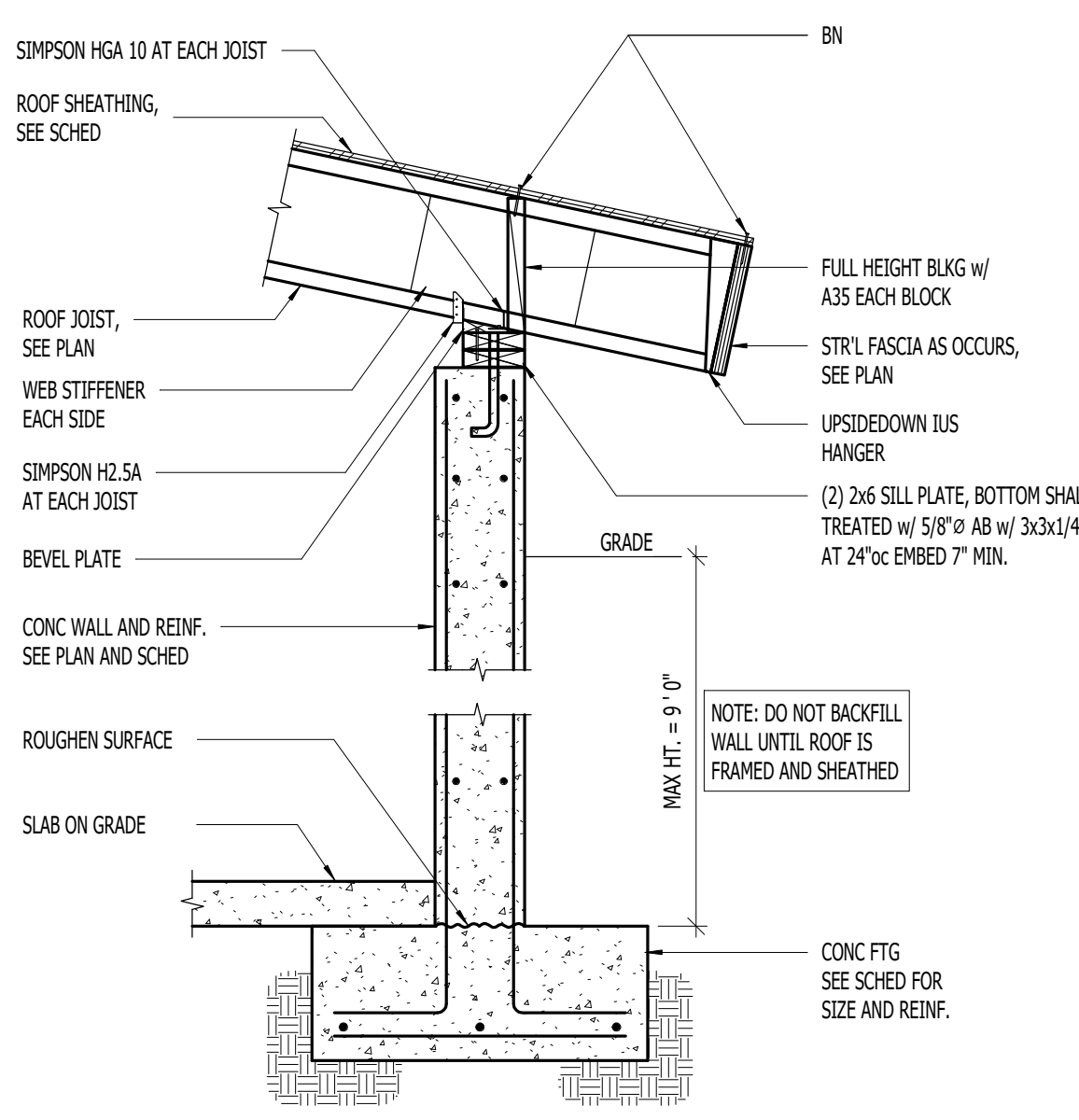
6 TYPICAL CORNER WALL REINFORCING FOR SINGLE REINFORCED CONCRETE WALLS (PLAN VIEW)
SS01 NO SCALE:



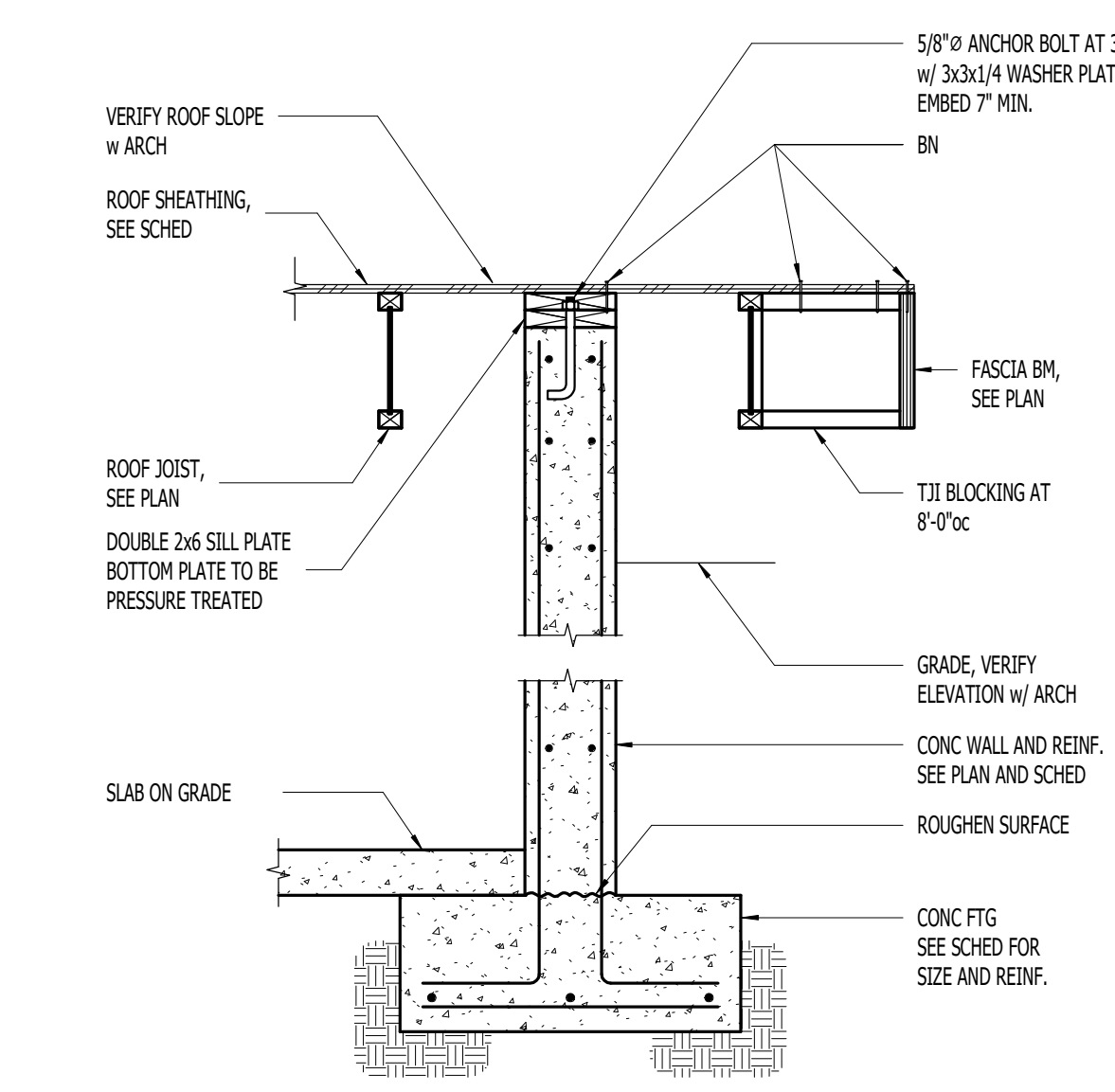
7 NON-BEARING STUD WALL DETAIL
SS01 NO SCALE:



8 TYPICAL LOW FOUNDATION WALL AT SLAB ON GRADE
SS01 NO SCALE:



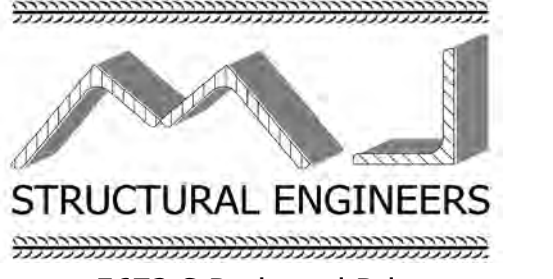
9 ROOF JOIST AT CONCRETE WALL
SS01 NO SCALE:



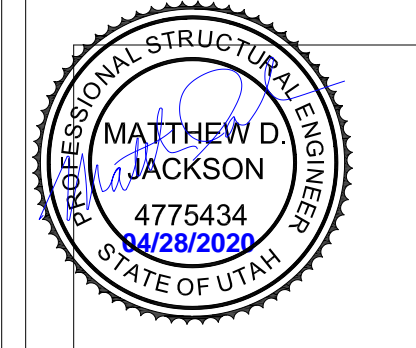
10 ROOF RAFTER PARALLEL TO CONCRETE WALL
SS01 NO SCALE:

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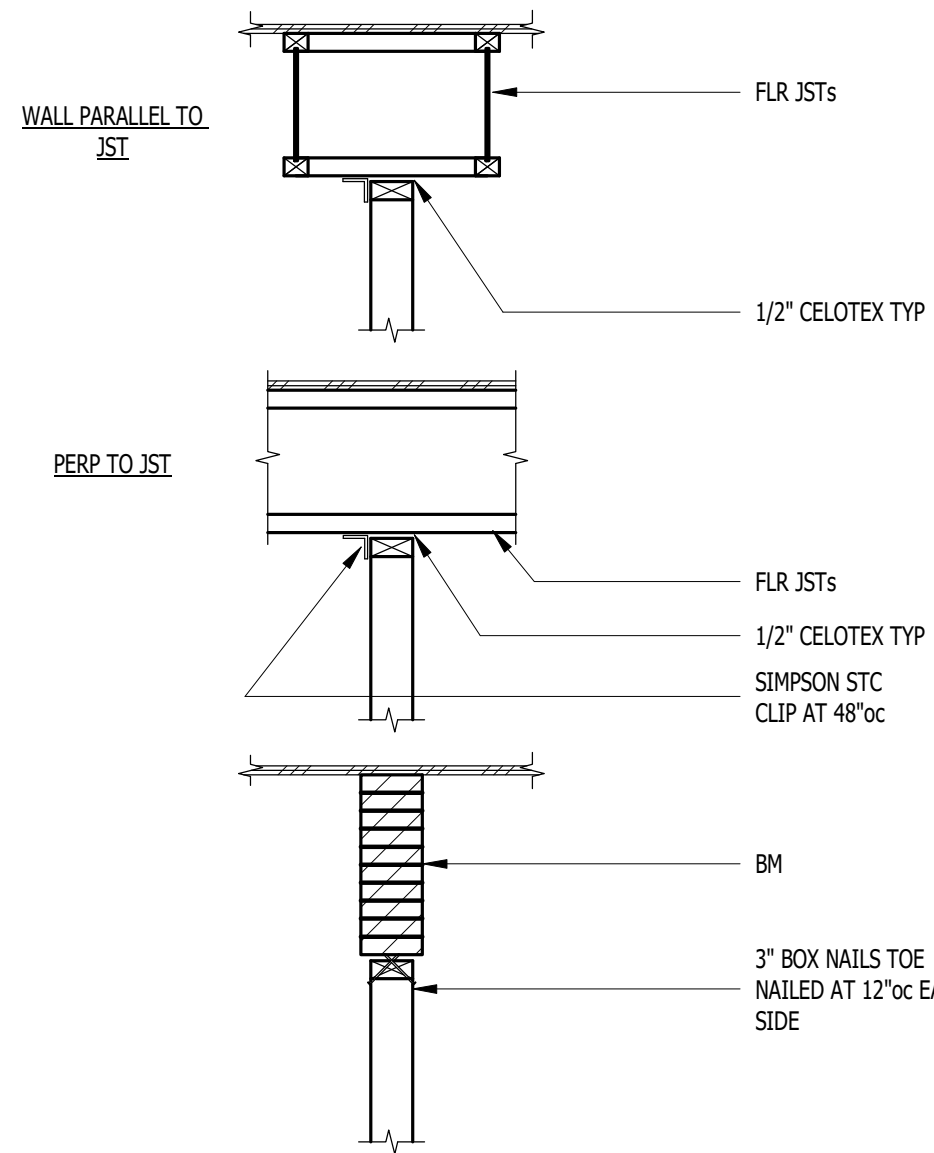
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FOOTING AND FNDN DETAILS

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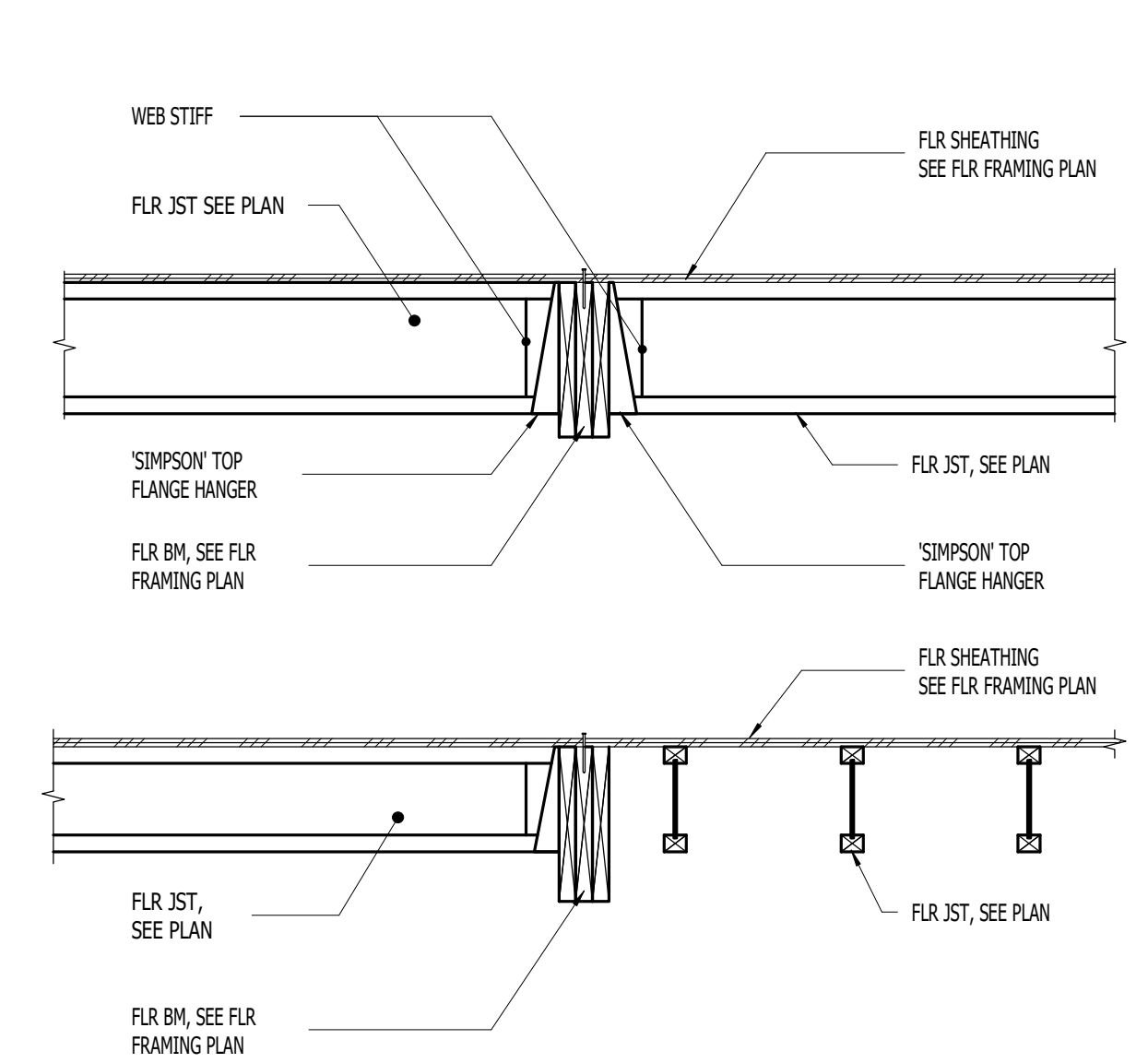
S501

Scale 3/4" = 1'-0"

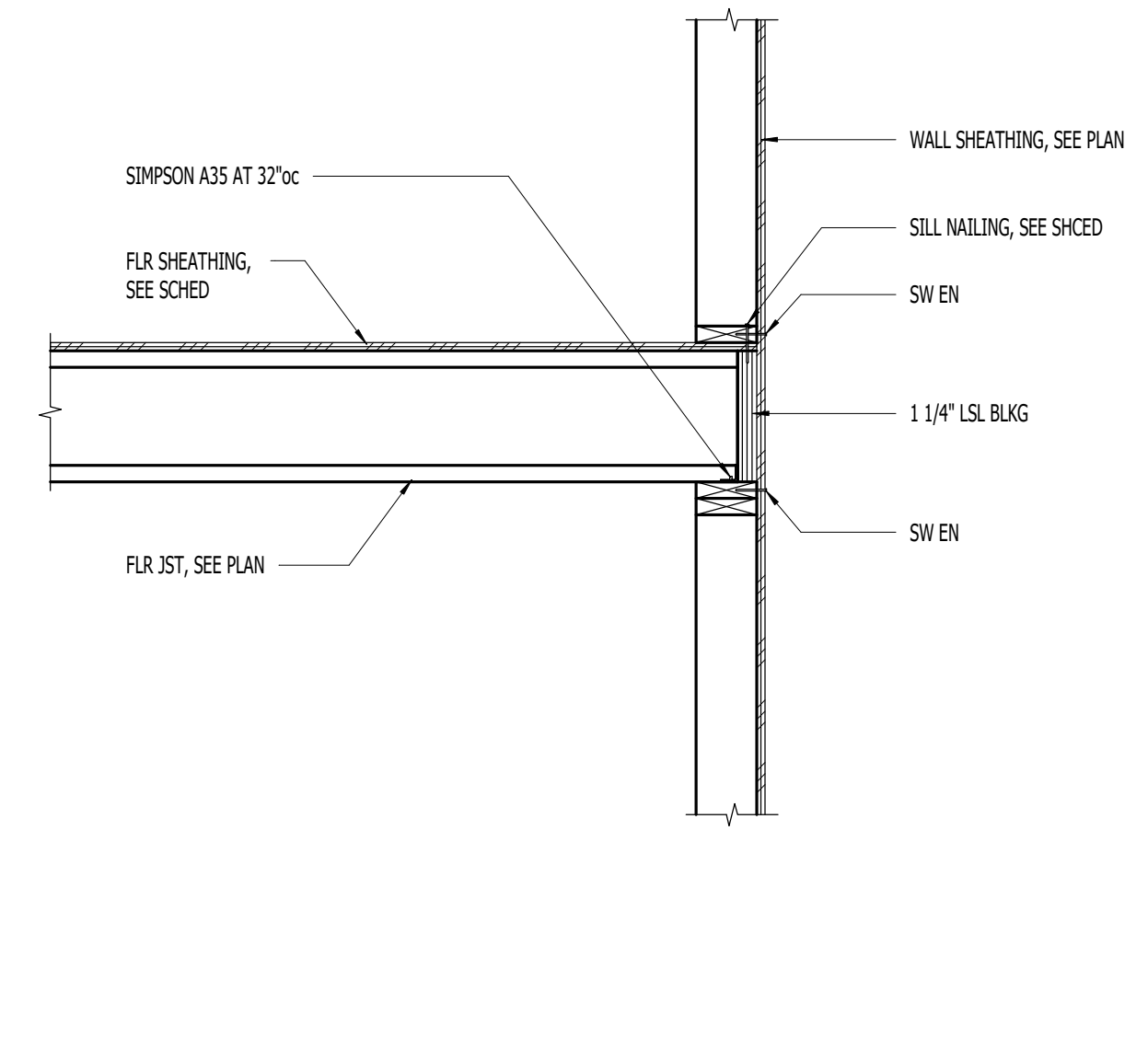
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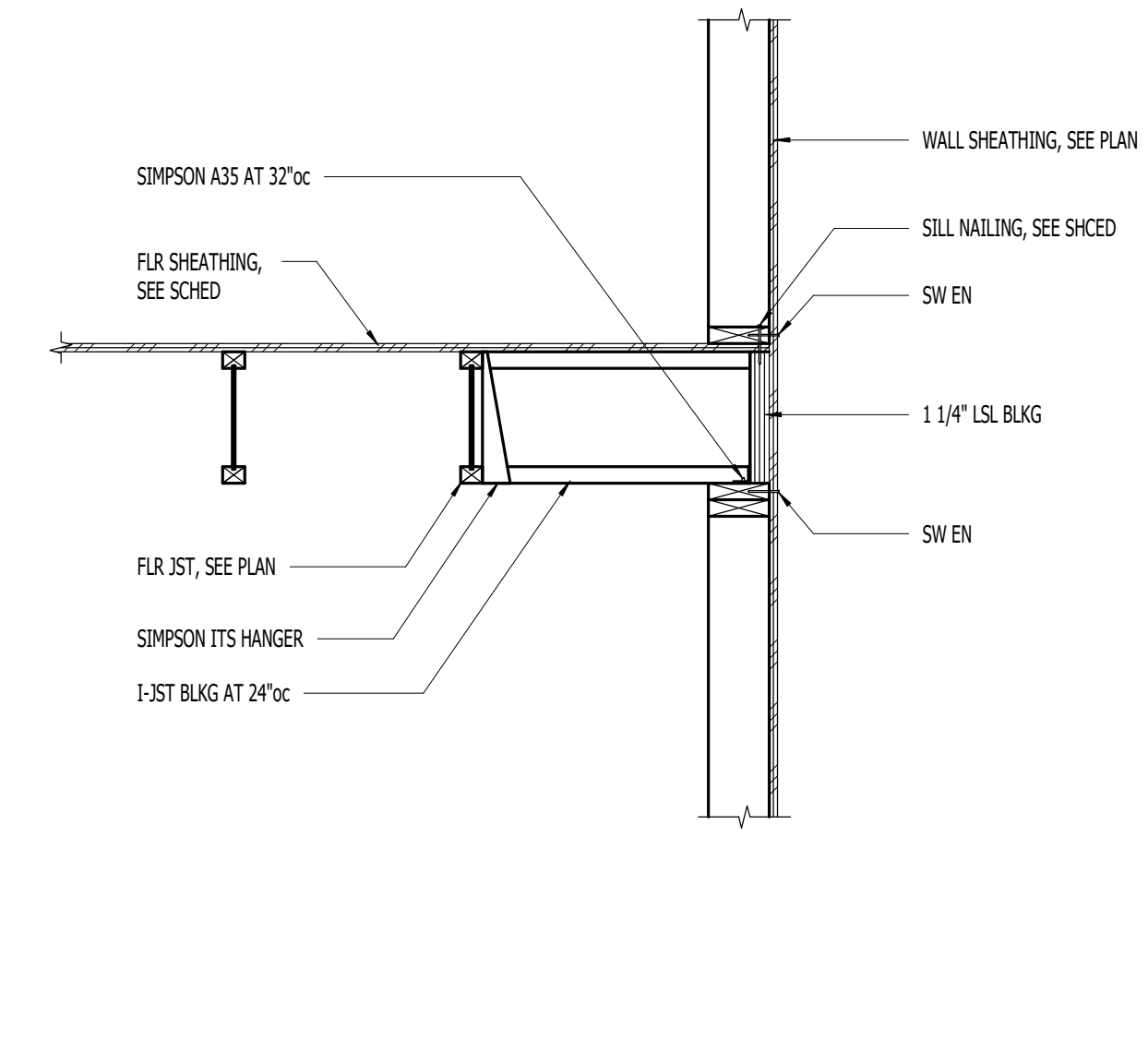
1 TYPICAL NON-BEARING WALL TO FLOOR JOIST
S601 NO SCALE:



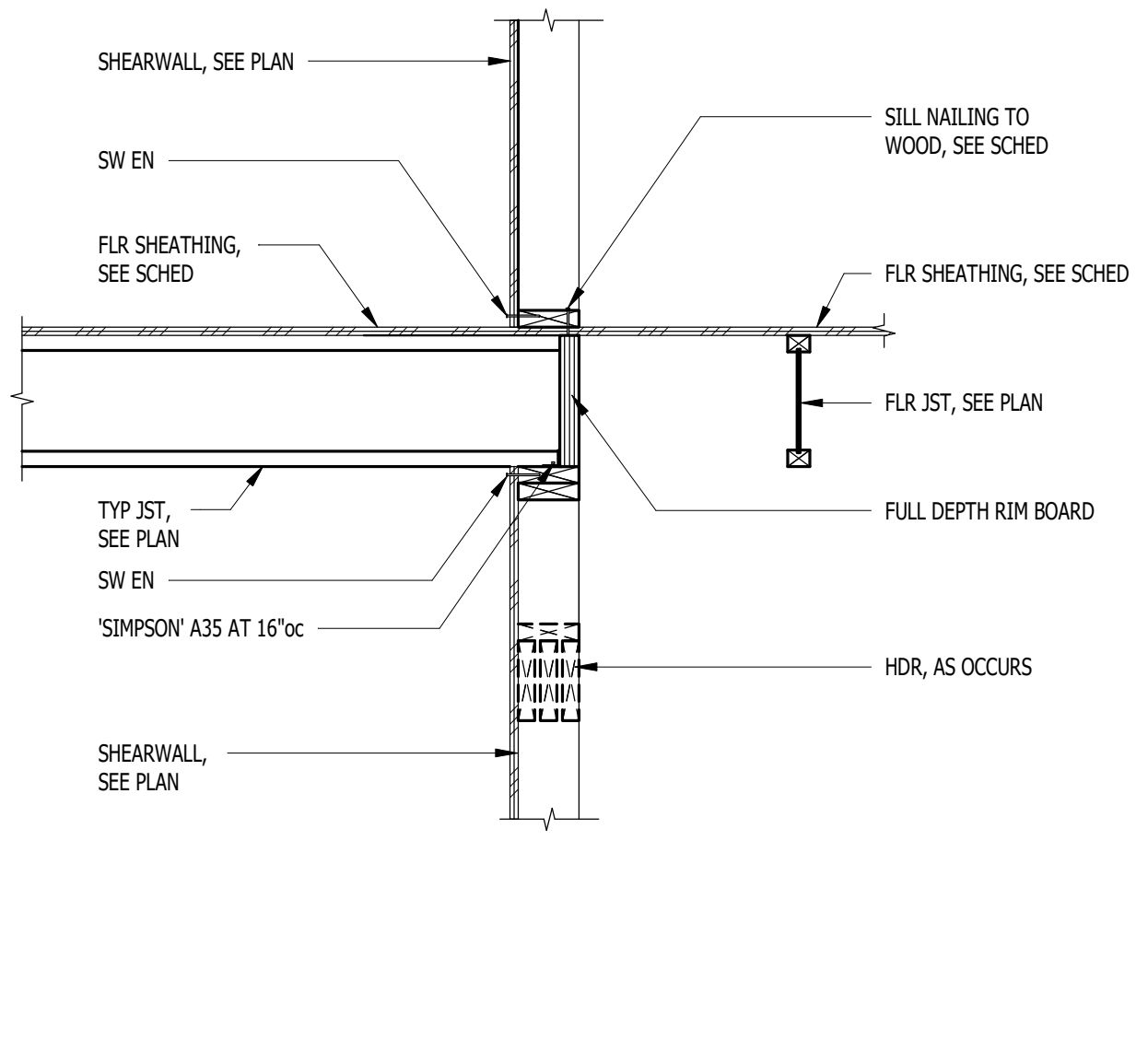
2 JOIST TO FLOOR BEAM DETAIL
S601 NO SCALE:



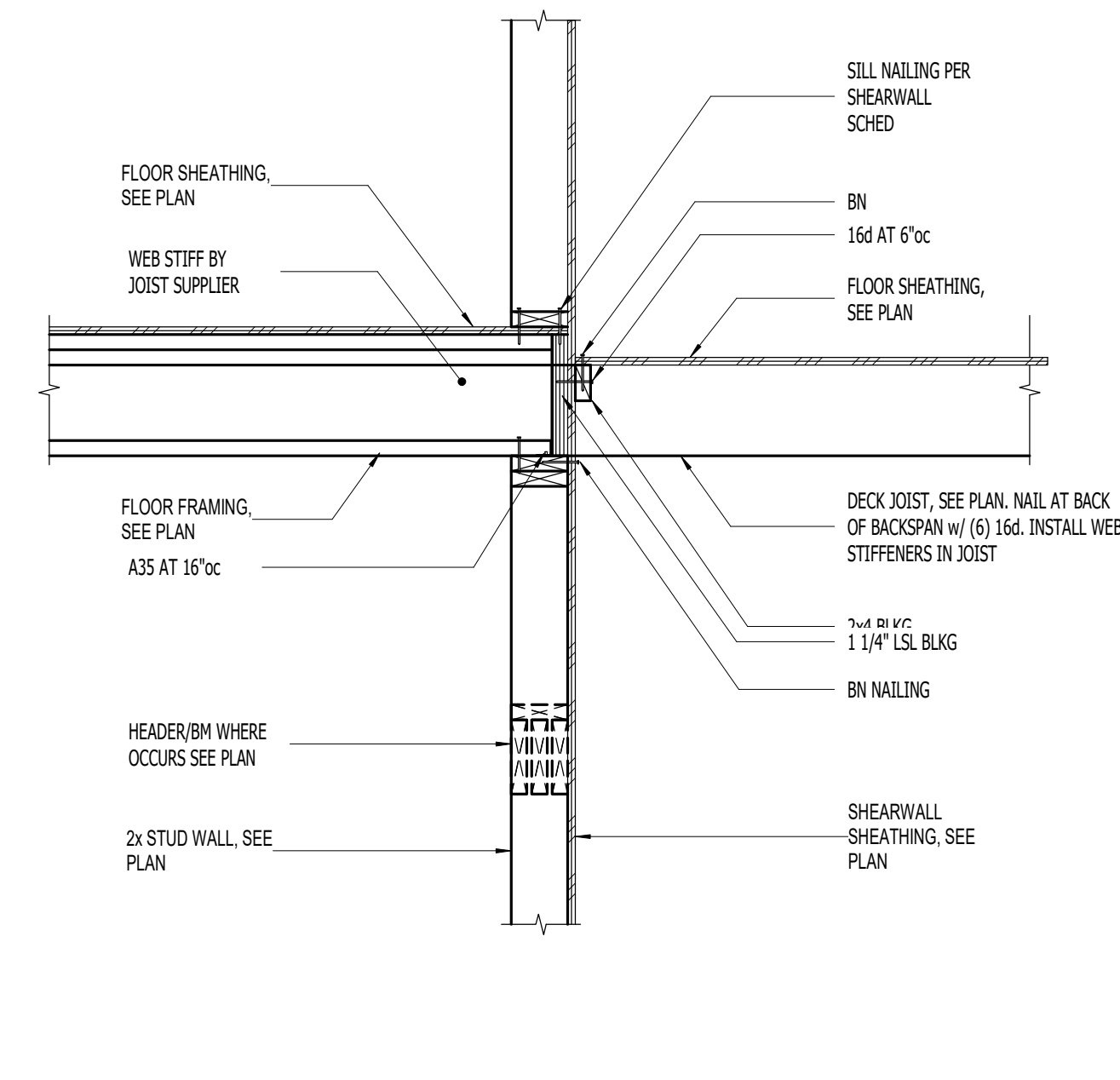
3 TYPICAL FLOOR JOIST AT EXTERIOR WALL
S601 NO SCALE:



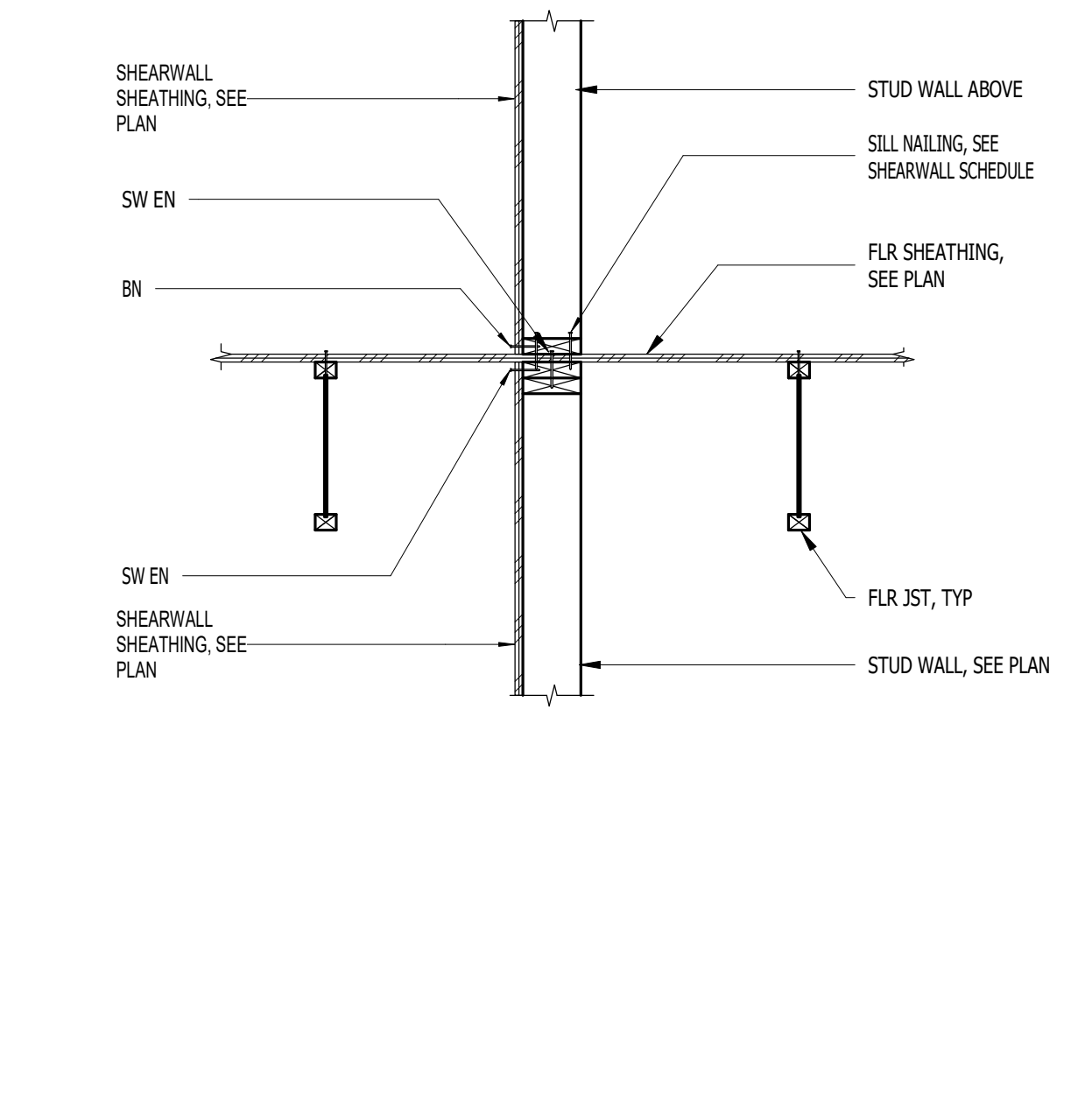
4 TYPICAL FLOOR JOIST AT EXTERIOR WALL
S601 NO SCALE:



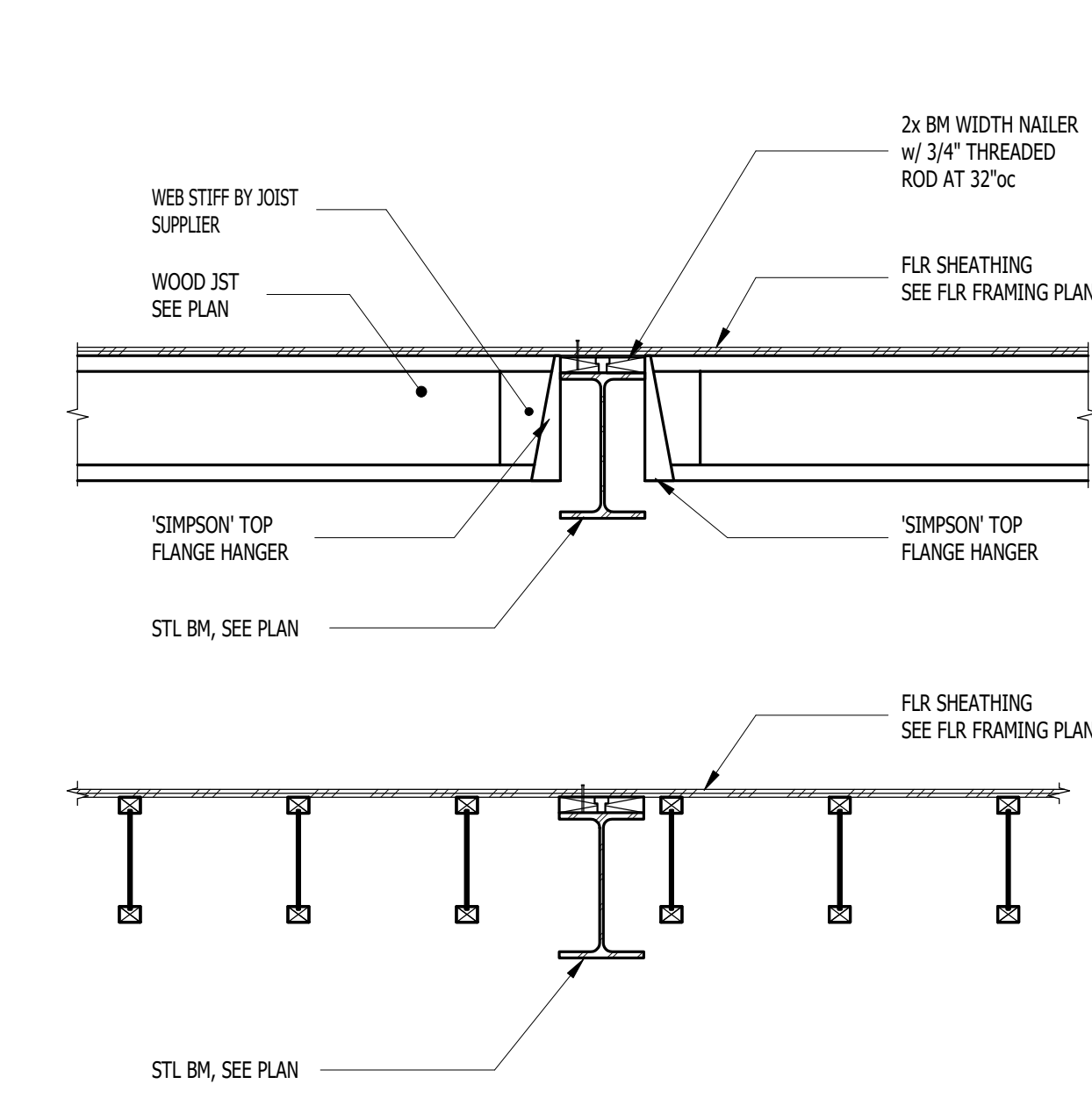
5 TYPICAL INTERIOR BEARING WALL
S601 NO SCALE:



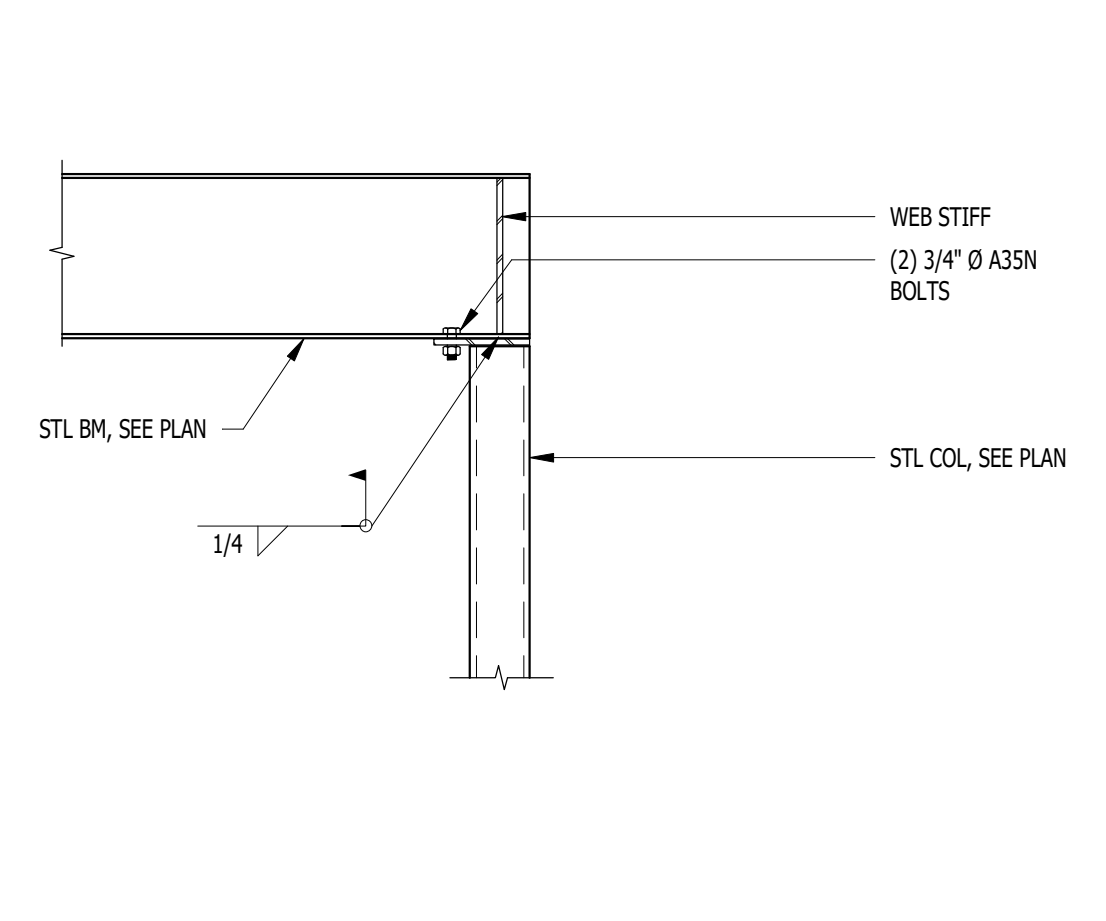
6 WOOD JOIST AT EXTERIOR WALL W/ SISTER DECK JOIST
S601 NO SCALE:



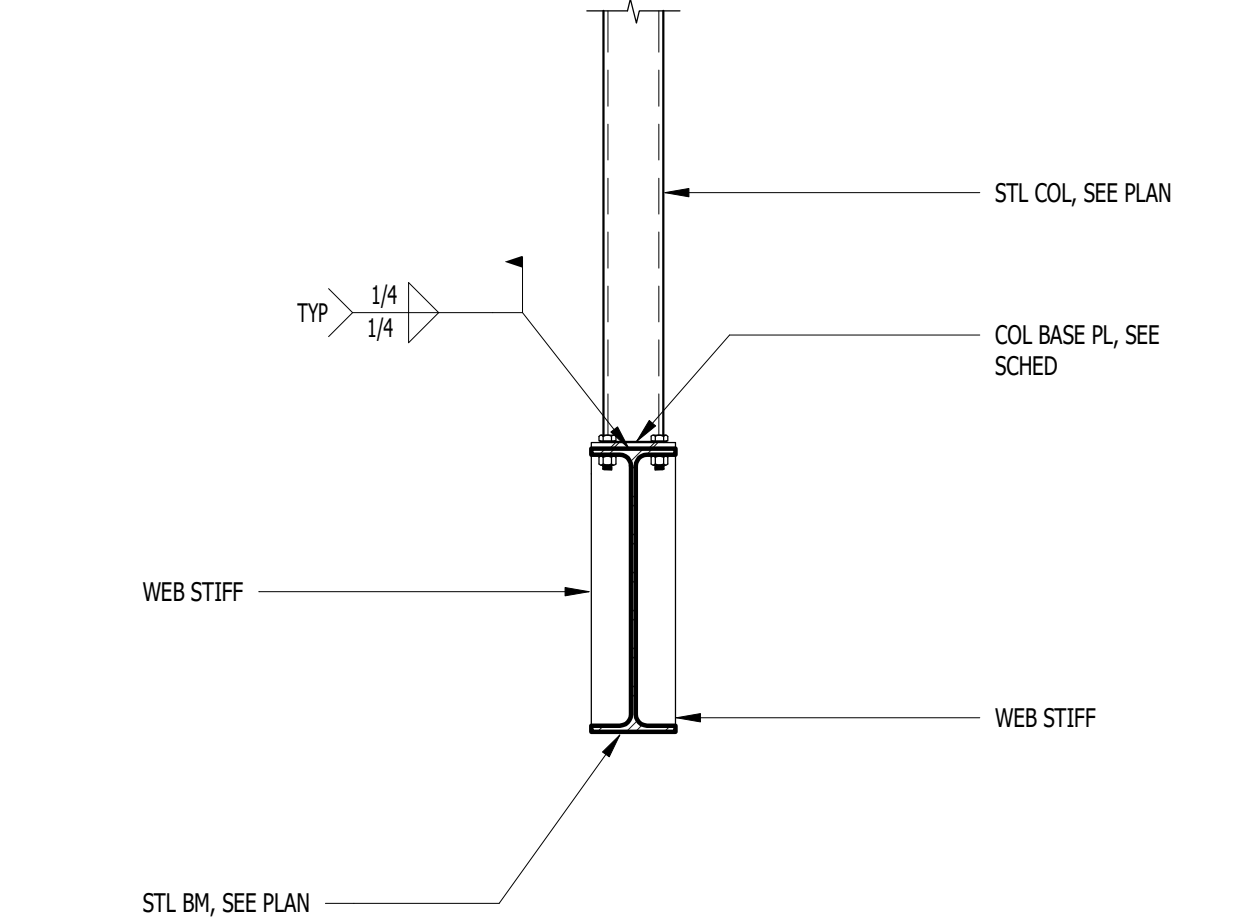
7 FLOOR FRAMING DETAIL
S601 NO SCALE:



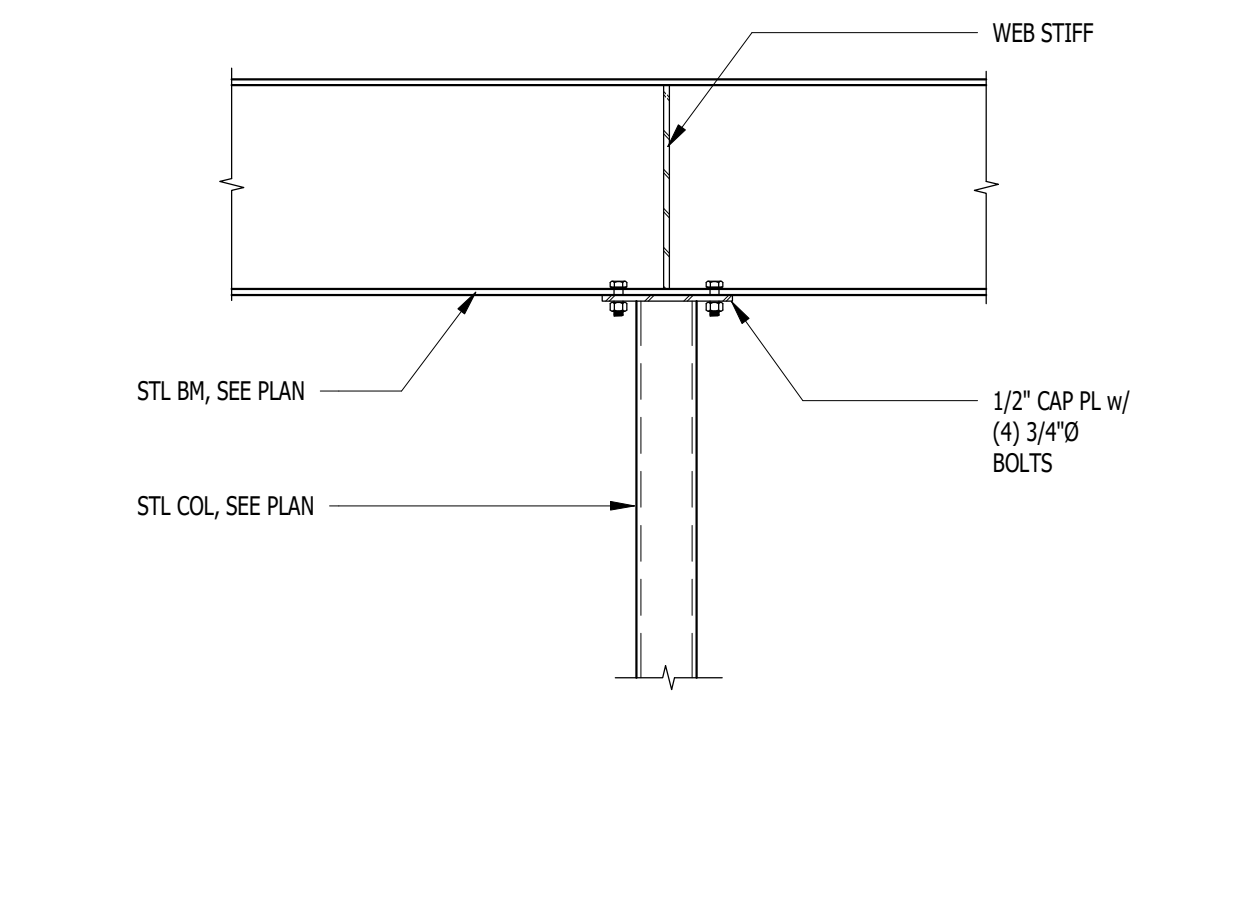
8 JOIST TO FLOOR BEAM DETAIL
S601 NO SCALE:



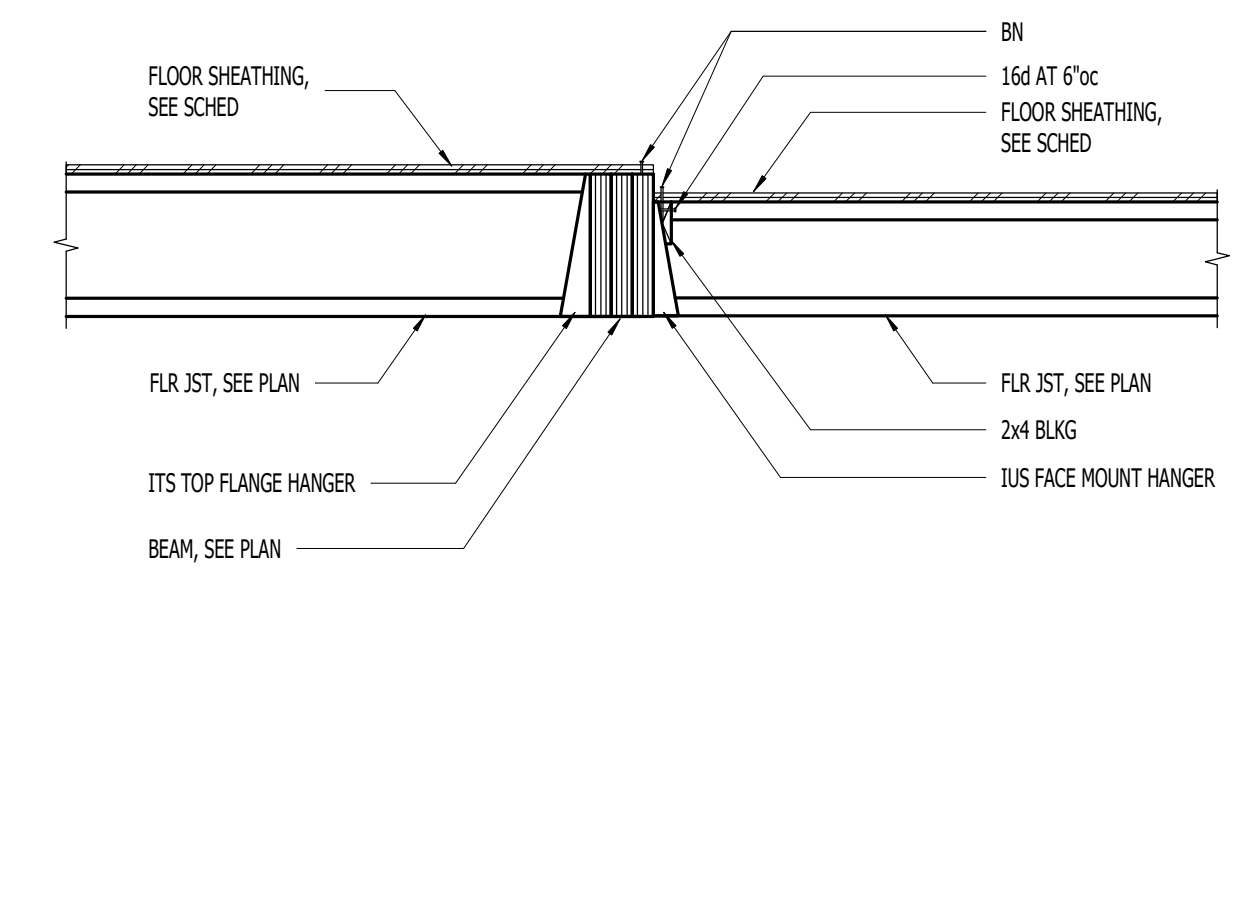
9 STEEL BEAM TO STEEL COLUMN
S601 NO SCALE:



10 TRANSFER BEAM CONNECTION
S601 NO SCALE:



11 BEAM TO COLUMN CONNECTION
S601 NO SCALE:

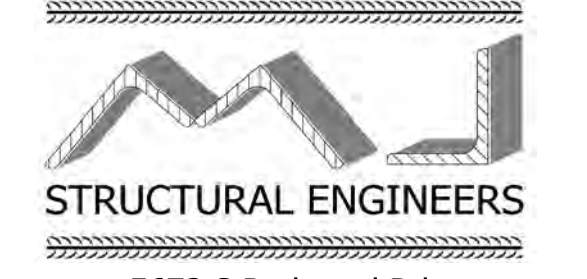


12 STEP IN FLOOR AT BEAM
S601 NO SCALE:

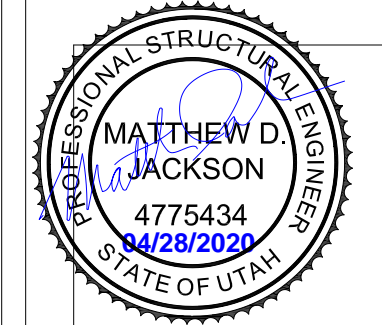
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No.	Description	Date

1300 EAST RESIDENCE ADU FLOOR FRAMING DETAILS

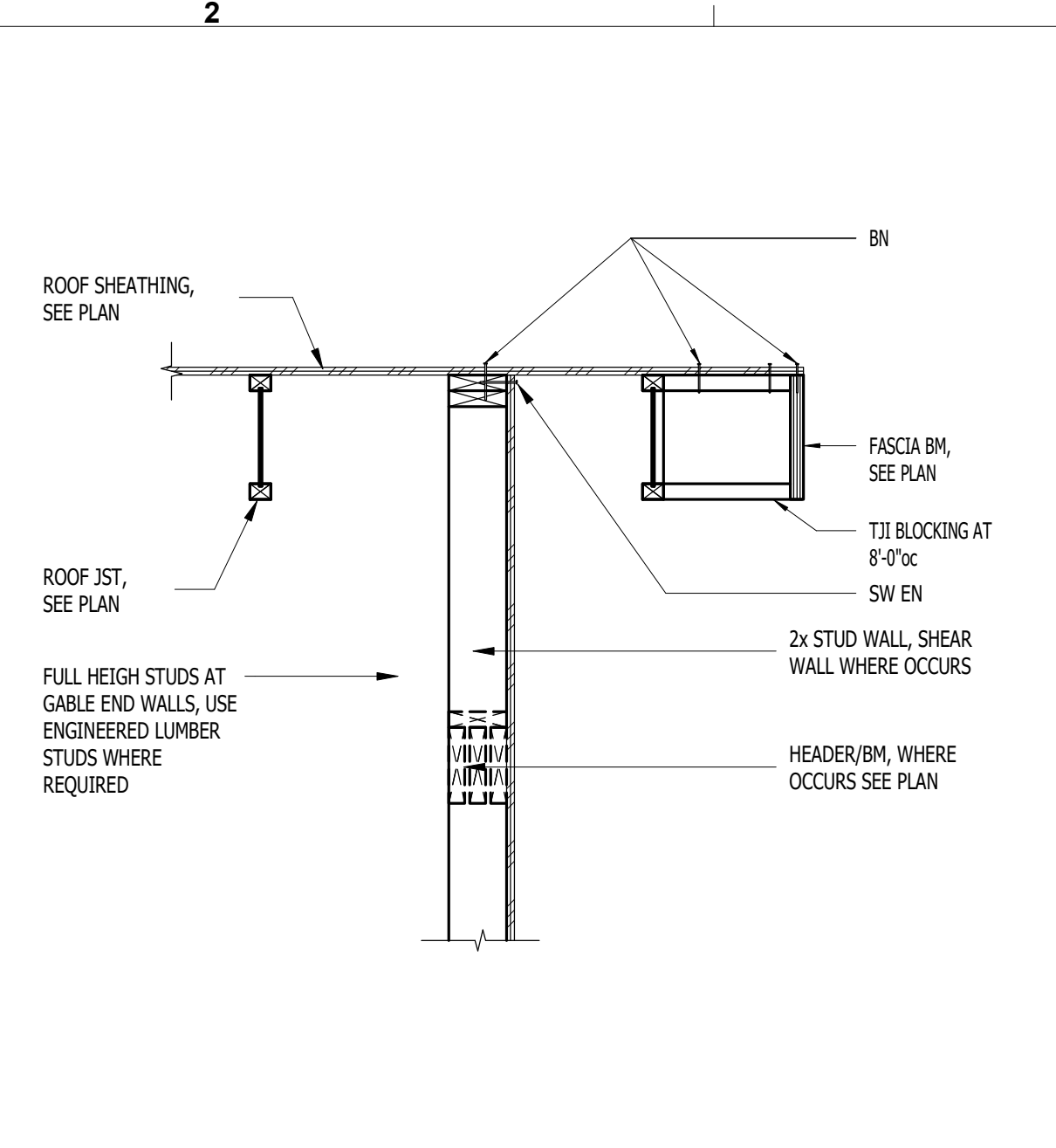
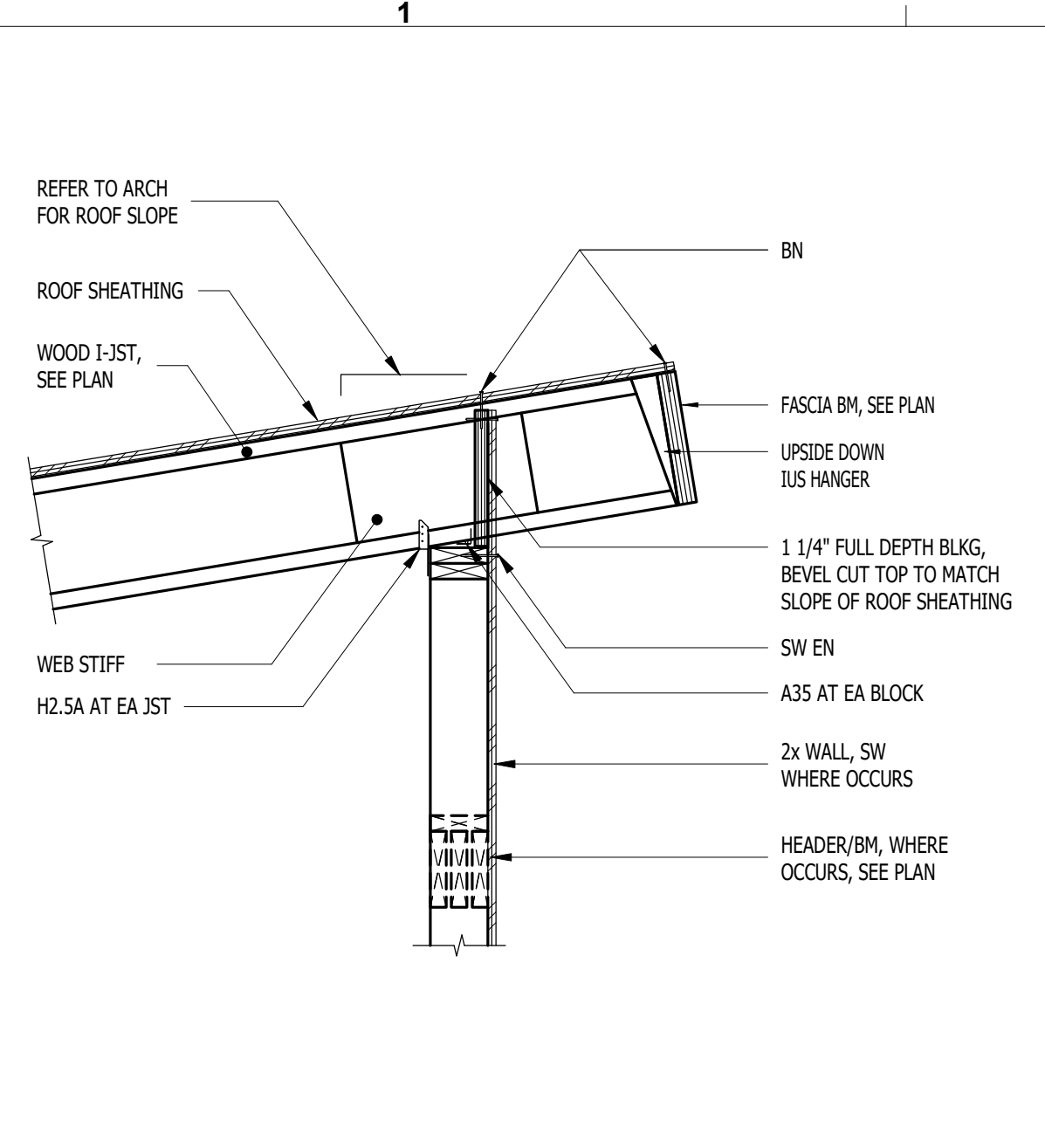
Project Status	PERMIT SET
Project Number	20059
Date	04/28/2020
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S601

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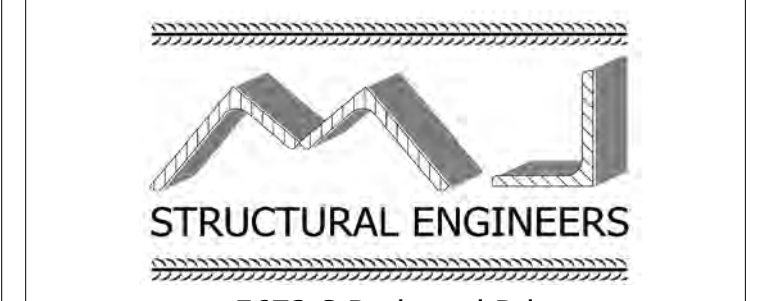


1 TYPICAL ROOF RAFTER AT EXTERIOR WALL (PERPENDICULAR)
S701 NO SCALE

2 ROOF JOIST AT EXTERIOR WALL (PARALLEL)
S701 NO SCALE

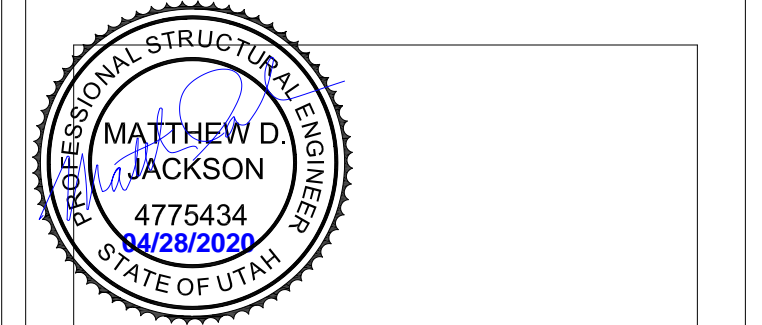
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No.	Description	Date

**1300 EAST RESIDENCE ADU
ROOF FRAMING DETAILS**

Project Status	PERMIT SET
Project Number	20059
Date	04/28/2020
Drawn by / Designed by	SCP / AM
Checked by	MJ

S701

Scale	3/4" = 1'-0"
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