

Building Data Summary

Project ID:	***** Family Home
Location:	***** Monto Sereno, CA
Scope of Work:	Lumber and hardware breakdown
Date:	10/11/2024



Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity with Wastage
DIVISION 05- METAL						
Foundation						
Connection						
Holdown						
1		Holdown "HDU11"	EA	3	0%	3
2		Holdown "HDU8"	EA	10	0%	10
3		Holdown "HDU5"	EA	5	0%	5
Clip						
4		Clip "LTP4"	EA	97	0%	97
Sheathing						
5		(4'-0"x8'-0") 1/2" CDX Sheathing @ Shaer Wall - 585 SF	EA	18	0%	18
First Floor Framing						
Connection						
Post Cap						
6		"C3" Post Cap Simpson 'CCQ'	EA	2	0%	2
Holdown						
7		Holdown "HDU5"	EA	16	0%	16
8		Holdown "HDU8"	EA	11	0%	11
9		Holdown "HDU11"	EA	5	0%	5
Strap						
10		"CMSTC16" Simpson Strap	LF	34	5%	36
11		"MSATC66" Simpson Strap Tie	EA	4	0%	4
12		"MSTC" Simpson Tie	EA	7	0%	7
Second Floor Framing						
Connection						
Handle						
13		Frame Handle "HFX-24x1-1/8" (9'-0" H)	LF	13	5%	14
14		Frame Handle "HFX-18x1-1/8" (9'-0" H)	LF	10	5%	11
Strap						
15	S1-S4	"CMSTC12" Simpson Strap	LF	31	5%	33
16		"MST48" Simpson Strap	LF	47	5%	49
17		"MST60" Simpson Strap	LF	60	5%	63
18		"MST60" Simpson Strap	LF	12	5%	13
19		"MSTC" Simpson Tie	EA	42	0%	42
20		"MSTC66" Strap Tie	EA	3	0%	3
Post Cap						
21		"C4" Post Cap Simpson 'ECCQ'	EA	14	0%	14
Holdown						
22		Holdown "HDU8"	EA	4	0%	4
23		Holdown "HDU5"	EA	14	0%	14
24		Holdown "HDU11"	EA	2	0%	2
Roof Framing						
Connection						
Strap						
25		"MSTC" Strap Tie	EA	36	0%	36
26		"MSTC66" Strap Tie	EA	3	0%	3
27		"CST14" Simpson Strap	LF	30	5%	32
Hanger						
28		Hanger "HGUS412" Simpson	EA	42	0%	42
29		Hanger "H2.5A" Simpson	EA	116	0%	116
30		Hanger "LS50" Simpson	EA	57	0%	57
ADU Roof Framing						
Connection						

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		Strap				
31		"CST14" Simpson Strap	LF	8	5%	8
		Hanger				
32		Hanger "U210" Simpson	EA	74	0%	74
33		Hanger "U28" Simpson	EA	40	0%	40

DIVISION 06- WOOD, PLASTIC & COMPOSITES

Building Wall Framing

		Lower Level				
		(4" Thick) Furring Wall (131 LF) (9'-0" H)				
34		(2"x4") Top & Bottom Wood Plate	LF	393	5%	413
35		(9'-0" High) (2"x4") Wooden Stud @ 16" O.C (895 LF)	EA	99	0%	99
		(6" Thick) Furring Wall (15 LF) (9'-0" H)				
36		(2"x6") Top & Bottom Wood Plate	LF	45	5%	47
37		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (111 LF)	EA	12	0%	12
		(4" Thick) Interior Wall (32 LF) (9'-0" H)				
38		(2"x4") Top & Bottom Wood Plate	LF	96	5%	101
39		(9'-0" High) (2"x4") Wooden Stud @ 16" O.C (226 LF)	EA	25	0%	25
		(6" Thick) Partition & Exterior Wall (185 LF) (9'-0" H)				
40		(2"x6") Top & Bottom Wood Plate	LF	555	5%	583
41		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (1261 LF)	EA	140	0%	140
42		(8" Thick) (3"x8") PTFD Mudsill Plate Concrete Touching	LF	140	0%	140
		Main Level				
		(6" Thick) Exterior Wall (48 LF) (9'-0" H)				
43		(2"x6") Top & Bottom Wood Plate	LF	144	5%	151
44		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (334 LF)	EA	37	0%	37
		(6" Thick) Exterior Wall (51 LF) (1'-6" H)				
45		(2"x6") Top & Bottom Wood Plate	LF	153	5%	161
46		(1'-6" High) (2"x6") Wooden Stud @ 16" O.C (59 LF)	EA	39	0%	39
		(6" Thick) Exterior Wall (170 LF) (10'-0" H)				
47		(2"x6") Top & Bottom Wood Plate	LF	510	5%	536
48		(10'-0" High) (2"x6") Wooden Stud @ 16" O.C (1288 LF)	EA	129	0%	129
		(4" Thick) Interior Wall (34 LF) (10'-0" H)				
49		(2"x4") Top & Bottom Wood Plate	LF	102	5%	107
50		(9'-0" High) (2"x4") Wooden Stud @ 16" O.C (266 LF)	EA	27	0%	27
		(6" Thick) Interior Wall (161 LF) (10'-0" H)				
51		(2"x6") Top & Bottom Wood Plate	LF	483	5%	507
52		(10'-0" High) (2"x6") Wooden Stud @ 16" O.C (1221 LF)	EA	122	0%	122
		Upper Level				
		(6" Thick) Exterior Wall (225 LF) (9'-0" H)				
53		(2"x6") Top & Bottom Wood Plate	LF	675	5%	709
54		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (1532 LF)	EA	170	0%	170
		(6" Thick) Interior Wall (211 LF) (9'-0" H)				
55		(2"x6") Top & Bottom Wood Plate	LF	633	5%	665
56		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (1437 LF)	EA	160	0%	160
		(4" Thick) Interior Wall (39 LF) (9'-0" H)				
57		(2"x4") Top & Bottom Wood Plate	LF	117	5%	123
58		(9'-0" High) (2"x4") Wooden Stud @ 16" O.C (273 LF)	EA	30	0%	30
		ADU Wall Framing				
		(6" Thick) Exterior Wall (143 LF) (9'-0" H)				
59		(2"x6") Top & Bottom Wood Plate	LF	429	5%	450
60		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (977 LF)	EA	109	0%	109
		(6" Thick) Interior Wall (73 LF) (9'-0" H)				

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61		(2"x6") Top & Bottom Wood Plate	LF	219	5%	230
62		(9'-0" High) (2"x6") Wooden Stud @ 16" O.C (503 LF)	EA	56	0%	56
		(4" Thick) Interior Wall (13 LF) (9'-0" H)				
63		(2"x4") Top & Bottom Wood Plate	LF	39	5%	41
64		(9'-0" High) (2"x4") Wooden Stud @ 16" O.C (97 LF)	EA	11	0%	11
		Foundation				
		Post				
65		(9'-0" High) (4"x4") "P1" Wood Post (99 LF)	EA	11	0%	11
66		(9'-0" High) (4"x6") "P2" Wood Post (18 LF)	EA	2	0%	2
67		(9'-0" High) (6"x6") "P4" Wood Post (27 LF)	EA	3	0%	3
68		(9'-0" High) (6"x8") "P5" Wood Post (9 LF)	EA	1	0%	1
		Sheathing				
69		(4'-0"x8'-0") 1/2" CDX Sheathing @ Shaer Wall - 585 SF	EA	18	0%	18
		First Floor Framing				
		Wood Post				
70		(9'-0" High) (4"x4") "P1" Wood Post (225 LF)	EA	25	0%	25
71		(9'-0" High) (4"x6") "P2" Wood Post (63 LF)	EA	7	0%	7
72		(9'-0" High) (4"x8") "P3" Wood Post (18 LF)	EA	2	0%	2
73		(9'-0" High) (6"x6") "P4" Wood Post (135 LF)	EA	15	0%	15
74		(9'-0" High) (6"x8") "P5" Wood Post (63 LF)	EA	7	0%	7
		Beam/ Header				
75		(14'-0" Long) (7"x14") PSL Beam/ Header (14 LF)	EA	1	0%	1
76		(10'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (20 LF)	EA	2	0%	2
77		(12'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (36 LF)	EA	3	0%	3
78		(12'-0" Long) (7"x11-7/8") PSL Beam/ Header (12 LF)	EA	1	0%	1
79		(14'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (28 LF)	EA	2	0%	2
80		(17'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (17 LF)	EA	1	0%	1
81		(19'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (19 LF)	EA	1	0%	1
82		(6'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header/ Header (6 LF)	EA	1	0%	1
83		(6'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (6 LF)	EA	1	0%	1
84		(6'-0" Long) (5-1/4"x9-1/2") PSL Beam/ Header (24 LF)	EA	4	0%	4
		Joist				
85		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (1248 SF)	LF	947	5%	994
86		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (13'-0" Lon)	EA	4	0%	4
87		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (19'-0" Lon)	EA	14	0%	14
88		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (26'-0" Lon)	EA	11	0%	11
89		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (27'-0" Lon)	EA	2	0%	2
90		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (29'-0" Lon)	EA	1	0%	1
91		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (31'-0" Lon)	EA	3	0%	3
92		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (45'-0" Lon)	EA	3	0%	3
93		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (8'-0" Lon)	EA	4	0%	4
94		"J3" 1-3/4" x 11-7/8" @ 16" O.C Floor Joist (338 SF)	LF	258	5%	271
95		"J3" 1-3/4" x 11-7/8" @ 16" O.C Floor Joist (13'-0" Lon)	EA	14	0%	14
96		"J3" 1-3/4" x 11-7/8" @ 16" O.C Floor Joist (19'-0" Lon)	EA	4	0%	4
97		"J6" Ripped (2"x12") @ 16" O.C Deck Joist (135 SF)	LF	104	5%	109
98		"J6" Ripped (2"x12") @ 16" O.C Deck Joist (13'-0" Lon)	EA	8	0%	8
		Blocking				
99		(10'-0" Long) "CL2" 3-1/2" Blocking (34 LF)	EA	3	0%	3
		Sheathing				
100		(4'-0"x8'-0") 1/2" CDX Sheathing @ Shaer Wall - 1764 SF	EA	55	0%	55
101		(4'-0"x8'-0") (48/24" Thick) Plywood Sheathing - 1721 SF	EA	54	0%	54
		Second Floor Framing				
		Post				

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102		(10'-0" High) (4"x4") "P1" Wood Post (240 LF)	EA	24	0%	24
103		(10'-0" High) (6"x6") "P4" Wood Post (110 LF)	EA	11	0%	11
104		(6"x6") "P4-P" Pressure Treated Wood Post (5 EA)	LF	50	0%	50
105		(10'-0" High) (6"x8") "P5" Wood Post (40 LF)	EA	4	0%	4
106		(4'-0" High) (6"x8") "P5" Wood King Post (10 LF)	EA	1	0%	1
107		(10'-0" High) (1-3/4"x7-1/4") LSL Studs @ 16" O.C (120 LF)	EA	12	0%	12
		Beam				
108		(2'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (2 LF)	EA	1	0%	1
109		(5'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (10 LF)	EA	2	0%	2
110		(10'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (20 LF)	EA	2	0%	2
111		(14'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (28 LF)	EA	2	0%	2
112		(15'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (15 LF)	EA	1	0%	1
113		(17'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (17 LF)	EA	1	0%	1
114		(6'-0" Long) (3-1/2"x11-7/8") PSL Beam/ Header (24 LF)	EA	4	0%	4
115		(4'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (4 LF)	EA	1	0%	1
116		(5'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (5 LF)	EA	1	0%	1
117		(6'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (6 LF)	EA	1	0%	1
118		(10'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (10 LF)	EA	1	0%	1
119		(11'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (33 LF)	EA	3	0%	3
120		(15'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (15 LF)	EA	1	0%	1
121		(17'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (17 LF)	EA	1	0%	1
122		(18'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (18 LF)	EA	1	0%	1
123		(19'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (76 LF)	EA	4	0%	4
124		(10'-0" Long) (7"x11-7/8") PSL Beam/ Header (10 LF)	EA	1	0%	1
125	S1-S4	(11'-0" Long) (7"x11-7/8") PSL Beam/ Header (11 LF)	EA	1	0%	1
126		(18'-0" Long) (7"x11-7/8") PSL Beam/ Header (18 LF)	EA	1	0%	1
127		(14'-0" Long) (7"x11-7/8") PSL Beam/ Header (14 LF)	EA	1	0%	1
128		(15'-0" Long) (7"x11-7/8") PSL Beam/ Header (15 LF)	EA	1	0%	1
129		(7'-0" Long) (5-1/4"x14") PSL Beam/ Header (7 LF)	EA	1	0%	1
130		(33'-0" Long) (5-1/4"x14") PSL Beam/ Header (33 LF)	EA	1	0%	1
131		(18'-0" Long) (5-1/4"x14") PSL Beam/ Header (36 LF)	EA	2	0%	2
132		(7'-0" Long) (5-1/4"x14") PSL Beam/ Header (28 LF)	EA	4	0%	4
133		(4'-0" Long) (5-1/4"x14") PSL Beam/ Header (32 LF)	EA	8	0%	8
134		(5'-0" Long) (5-1/4"x14") PSL Beam/ Header (15 LF)	EA	3	0%	3
135		(6'-0" Long) (5-1/4"x14") PSL Beam/ Header (6 LF)	EA	1	0%	1
136		(17'-0" Long) (2"x12") "J5" Douglas Fir #1 Beam/ Header (17 LF)	EA	1	0%	1
137		(16'-0" Long) (2"x12") "J5" Douglas Fir #1 Beam/ Header (16 LF)	EA	1	0%	1
138		(10'-0" Long) (2"x12") "J5" Douglas Fir #1 Beam/ Header (10 LF)	EA	1	0%	1
139		(8'-0" Long) (6"x10") PSL Beam/ Header (8 LF)	EA	1	0%	1
		Blocking				
140		(10'-0" Long) "CL2" 3-1/2" Blocking (31 LF)	EA	3	0%	3
		Shear Sheathing				
141		(4'-0"x8'-0") (48/24" Thick) Plywood Sheathing - 2887 SF	EA	90	0%	90
142		(4'-0"x8'-0") 1/2" CDX Sheathing @ Shaer Wall - 1197 SF	EA	37	0%	37
		Joist				
143		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (1939 SF)	LF	1562	5%	1640
144		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (6'-0" Lon)	EA	14	0%	14
145		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (11'-0" Lon)	EA	5	0%	5
146		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (14'-0" Lon)	EA	14	0%	14
147		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (16'-0" Lon)	EA	11	0%	11
148		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (18'-0" Lon)	EA	28	0%	28
149		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (23'-0" Lon)	EA	9	0%	9
150		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (33'-0" Lon)	EA	5	0%	5
151		"J2" 11-7/8" TJI 360 @ 16" O.C Floor Joist (35'-0" Lon)	EA	5	0%	5

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152		(2"x8") Roof Joist @ 24" O.C (155 SF)	LF	80	5%	84
153		2"x8" Roof Joist @ 24" O.C (10'-0" Lon)	EA	8	0%	8
154		(2"x12") Deck Joist @ 16" O.C (83 SF)	LF	62	5%	65
155		2"x12" Deck Joist @ 16" O.C (2'-0" Lon)	EA	1	0%	1
156		2"x12" Deck Joist @ 16" O.C (5'-0" Lon)	EA	5	0%	5
157		2"x12" Deck Joist @ 16" O.C (7'-0" Lon)	EA	5	0%	5
		Rafter				
158		"J7" (2"x10") Roof Rafter @ 24" O.C (645 SF)	LF	379	5%	398
159		"J7" (2"x10") Roof Rafter @ 24" O.C (11'-0" Lon)	EA	4	0%	4
160		"J7" (2"x10") Roof Rafter @ 24" O.C (13'-0" Lon)	EA	7	0%	7
161		"J7" (2"x10") Roof Rafter @ 24" O.C (1'-0" Lon)	EA	5	0%	5
162		"J7" (2"x10") Roof Rafter @ 24" O.C (2'-0" Lon)	EA	4	0%	4
163		"J7" (2"x10") Roof Rafter @ 24" O.C (3'-0" Lon)	EA	4	0%	4
164		"J7" (2"x10") Roof Rafter @ 24" O.C (4'-0" Lon)	EA	4	0%	4
165		"J7" (2"x10") Roof Rafter @ 24" O.C (5'-0" Lon)	EA	2	0%	2
166		"J7" (2"x10") Roof Rafter @ 24" O.C (6'-0" Lon)	EA	3	0%	3
167		"J7" (2"x10") Roof Rafter @ 24" O.C (7'-0" Lon)	EA	5	0%	5
168		"J7" (2"x10") Roof Rafter @ 24" O.C (8'-0" Lon)	EA	13	0%	13
169		"J7" (2"x10") Roof Rafter @ 24" O.C (9'-0" Lon)	EA	4	0%	4
		Roof Framing				
		Post				
170		(9'-0" High) (4"x6") "P2" Wood Post (117 LF)	EA	13	0%	13
171		(9'-0" High) (6"x6") "P4" Wood Post (54 LF)	EA	6	0%	6
		Beam				
172		(6'-0" Long) (2"x10") PSL Beam/ Header (24 LF)	EA	4	0%	4
173		(11'-0" Long) (2"x10") PSL Beam/ Header (22 LF)	EA	2	0%	2
174		(14'-0" Long) (2"x10") PSL Beam/ Header (14 LF)	EA	1	0%	1
175		(4'-0" Long) (2"x10") PSL Beam/ Header (4 LF)	EA	1	0%	1
176		(50'-0" Long) (2"x10") PSL Beam/ Header (50 LF)	EA	1	0%	1
177		(17'-0" Long) (2"x10") PSL Beam/ Header (34LF)	EA	2	0%	2
178		(5'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (5 LF)	EA	1	0%	1
179		(8'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (16LF)	EA	2	0%	2
180		(9'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (9 LF)	EA	1	0%	1
181		(12'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (36 LF)	EA	3	0%	3
182		(17'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (51 LF)	EA	3	0%	3
183		(14'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (14 LF)	EA	1	0%	1
184		(6'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (6 LF)	EA	1	0%	1
185		(11'-0" Long) (2"x12") Douglas Fir #1 Beam/ Header (44LF)	EA	4	0%	4
		Joist				
186		"J8" 9-1/2" TJI 110 @ 24" O.C Roof Joist (768 SF)	LF	181	5%	190
187		"J8" 9-1/2" TJI 110 @ 24" O.C Roof Joist (17'-0" Lon)	EA	21	0%	21
188		"J8" 9-1/2" TJI 110 @ 24" O.C Roof Joist (11'-0" Lon)	EA	5	0%	5
		Rafter				
189		"J7" (2"x10") Roof Rafter @ 24" O.C (1793 SF)	LF	968	5%	1016
190		"J7" (2"x10") Roof Rafter @ 24" O.C (14'-0" Lon)	EA	14	0%	14
191		"J7" (2"x10") Roof Rafter @ 24" O.C (22'-0" Lon)	EA	11	0%	11
192		"J7" (2"x10") Roof Rafter @ 24" O.C (12'-0" Lon)	EA	4	0%	4
193		"J7" (2"x10") Roof Rafter @ 24" O.C (48'-0" Lon)	EA	12	0%	12
194		"J7" (2"x10") Roof Rafter @ 24" O.C (70'-0" Lon)	EA	14	0%	14
195		"J7" (2"x10") Roof Rafter @ 24" O.C (84'-0" Lon)	EA	14	0%	14
196		"J7" (2"x10") Roof Rafter @ 24" O.C (21'-0" Lon)	EA	3	0%	3
197		"J7" (2"x10") Roof Rafter @ 24" O.C (128'-0" Lon)	EA	16	0%	16
198		"J7" (2"x10") Roof Rafter @ 24" O.C (27'-0" Lon)	EA	3	0%	3
199		"J7" (2"x10") Roof Rafter @ 24" O.C (50'-0" Lon)	EA	5	0%	5

Building Data Summary

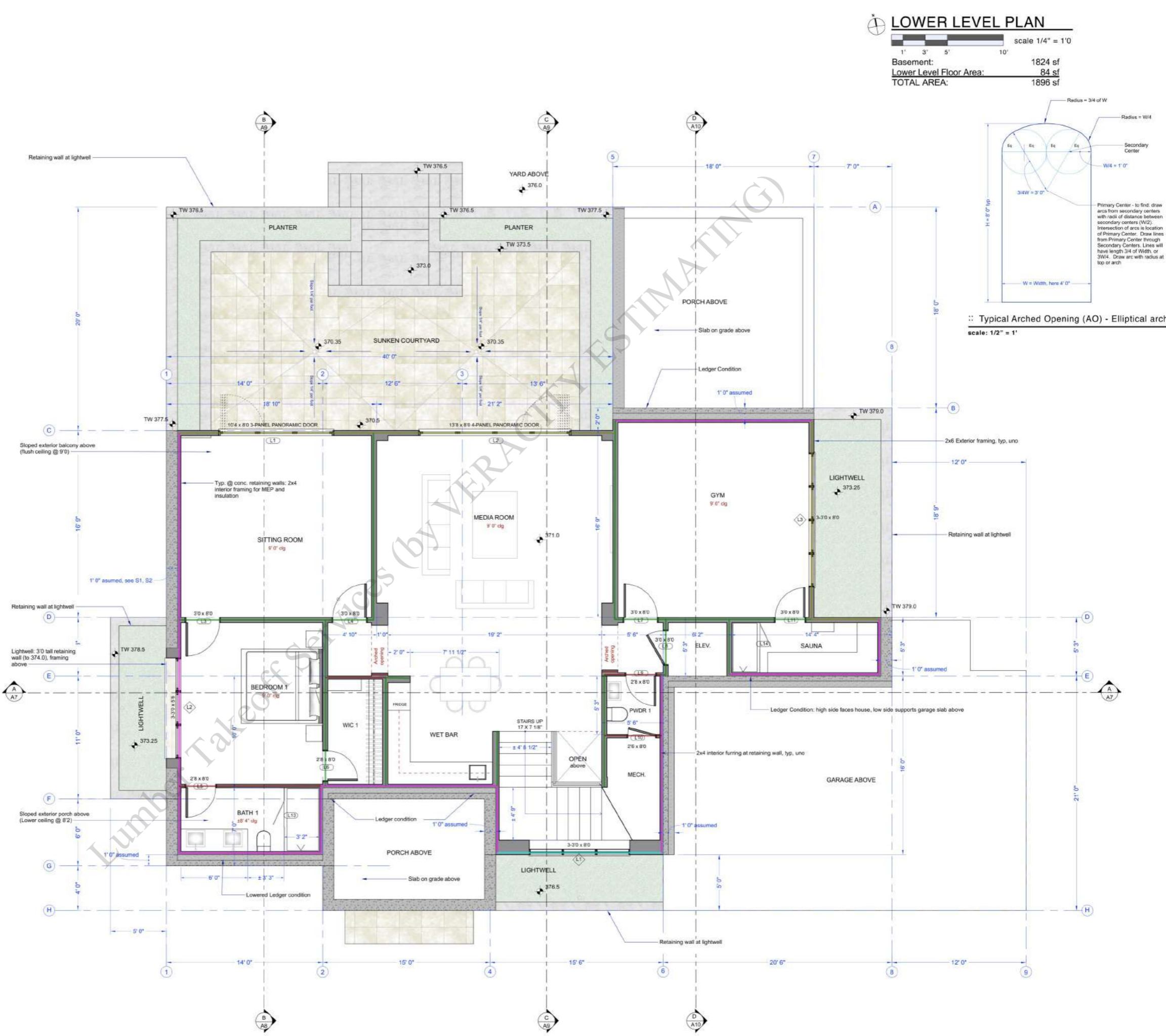
Project ID:	***** Family Home
Location:	***** Monto Sereno, CA
Scope of Work:	Lumber and hardware breakdown
Date:	10/11/2024



Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity with Wastage
200		"J7" (2"x10") Roof Rafter @ 24" O.C (396'-0" Lon)	EA	36	0%	36
201		"J7" (2"x10") Roof Rafter @ 24" O.C (96'-0" Lon)	EA	8	0%	8
		Blocking				
202		(10'-0" Long) "CL3" 2X Shaped Blocking (30 LF)	EA	3	0%	3
		Sheathing				
203		(4'-0"x8'-0") 1/2" CDX Sheathing @ Shaer Wall - 1386 SF	EA	43	0%	43
204		(4'-0"x8'-0") (32/16" Thick) Plywood Sheathing - 2561 SF	EA	80	0%	80
		ADU Roof Framing				
		Post				
205		(9'-0" High) (4"x6") "P2" Wood Post (18 LF)	EA	2	0%	2
206		(9'-0" High) (4"x4") Redwood Post (18 LF)	EA	2	0%	2
		Joist				
207		(2"x8") Redwood No.1 @ 10" O.C (330 SF)	LF	406	5%	426
208		(2"x8") Redwood No.1 @ 10" O.C (35'-0" Lon)	EA	6	0%	6
209		(2"x8") Redwood No.1 @ 10" O.C (14'-0" Lon)	EA	14	0%	14
		Beam/ Header				
210		(15'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (15 LF)	EA	1	0%	1
211		(60'-0" Long) (5-1/4"x9-1/2") PSL Beam/ Header (60 LF)	EA	1	0%	1
212		(3'-0" Long) (5-1/4"x9-1/2") PSL Beam/ Header (40 LF)	EA	8	0%	8
213		(7'-0" Long) (5-1/4"x9-1/2") PSL Beam/ Header (15 LF)	EA	8	0%	8
214		(5'-0" Long) (5-1/4"x9-1/2") PSL Beam/ Header (5 LF)	EA	2	0%	2
215		(6'-0" Long) (5-1/4"x9-1/2") PSL Beam/ Header (6LF)	EA	1	0%	1
216		(58'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (58 LF)	EA	1	0%	1
217		(16'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (48 LF)	EA	3	0%	3
218		(4'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (64 LF)	EA	16	0%	16
219		(10'-0" Long) (5-1/4"x11-7/8") PSL Beam/ Header (30 LF)	EA	3	0%	3
220		(6'-0" Long) (4"x10") PSL Beam/ Header (6 LF)	EA	1	0%	1
221		(35'-0" Long) (3"x10") Redwood #1 Beam/ Header (35 LF)	EA	1	0%	1
222		(11'-0" Long) (3"x10") Redwood #1 Beam/ Header (11 LF)	EA	1	0%	1
223		(12'-0" Long) (3"x10") Redwood #1 Beam/ Header (24 LF)	EA	2	0%	2
224		(21'-0" Long) (5-1/4"x14") PSL Beam/ Header (21 LF)	EA	1	0%	1
		Blocking				
225		(10'-0" Long) "CL3" 2X Shaped Blocking (8 LF)	EA	1	0%	1
		Rafter				
226		"J7" (2"x10") Roof Rafter @ 24" O.C (976 SF)	LF	488	5%	512
227		"J7" (2"x10") Roof Rafter @ 24" O.C (15'-0" Lon)	EA	20	0%	20
228		"J7" (2"x10") Roof Rafter @ 24" O.C (19'-0" Lon)	EA	7	0%	7
229		"J7" (2"x10") Roof Rafter @ 24" O.C (5'-0" Lon)	EA	9	0%	9
230		"J7" (2"x10") Roof Rafter @ 24" O.C (4'-0" Lon)	EA	2	0%	2
		Sheathing				
231		(4'-0"x8'-0") (32/16" Thick) Plywood Sheathing - 976 SF	EA	31	0%	31

Door ID	Room	Operation	Nominal Size (panel)	Wall Width	Header Height	Glazing Area/Direction	Glazing Type	Grids/Murfin Bars	Comments
L-1	Basement	Door swings per user	Height x Width	1' 10" (2x4) UNO	Depends on NO	In square feet	Dist. glazing, see E, UNO	Per Panel, T.D. or S.T.R.	
L1	Sitting	Exterior Folding	10'4" x 8'0"	8'1"	North, 63	Tempered	2x3	3 - 3'4" x 8'0" panel Panoramic™ weatherstripped exterior door. Must fit below header.	
L2	Media	Exterior Folding	13'8" x 8'0"	8'1"	North, 84	Tempered	2x3	4 - 3'4" x 8'0" panel Panoramic™ weatherstripped exterior door. Must fit below steel beam header.	
L3	Bed 1	Right Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder	
L4	Sitting	Right Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder	
L5	Bath 1	Right Inswing	2'8" x 8'0"	3'10"	8'2"			Panel design per owner and builder	
L6	W/C 1	Right Inswing	2'8" x 8'0"	8'2"				Panel design per owner and builder	
L7	Gym	Left Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder	
L8	Elevator	Right Outswing	3'0" x 8'0"	8'2"				Panel design per owner and builder	
L9	Powdr Bath 1	Left Inswing	2'8" x 8'0"	3'10"	8'2"			Panel design per owner and builder	
L10	Mech.	Left Outswing	2'8" x 8'0"	3'10"	8'2"			Weatherstripped, self-closing, 20 minute fire door	
L11	Sauna	Left Outswing	3'0" x 8'0"	8'2"				Insulated sauna door, no locking mechanism allowed	
L12	Sauna	Double Action	Min. 2'4" wide	1'0"		Tempered		Shower glass per owner and builder	
L13	Bath 1	Double Action	Min. 2'4" wide	1'0"		Tempered		Shower glass per owner and builder	
M1	Entry	Pivot	3'0" x 8'0"	8'2"				Solid wood	Custom 3'0" x 8'0" pivot door w/ 2'6" x 8'0" sidelights, each 10'
M2	Dining	Exterior Sliding	6'0" x 8'0"	8'2"	South, 38 (covered)	Tempered	2x3	2-panel weatherstripped Exterior sliding door	
M3	Office	Exterior Folding	8'4" x 8'0"	8'2"	North, 57 (covered)	Tempered	2x3	3 - 3'0" x 8'0" panel Panoramic™ weatherstripped exterior door	
M4	Family	Exterior Folding	12'8" x 8'0"	8'2"	North, 84 (covered)	Tempered	2x3	4 - 3'4" x 8'0" panel Panoramic™ weatherstripped exterior door	
M5	Garden Tools	Right outswing	3'0" x 8'0"	8'2"	N/A, not conditioned	Tempered	2x3	Weatherstripped exterior door, Panel design per elevations	
M6	Garage	Left Inswing	3'0" x 8'0"	8'2"	N/A, not conditioned	Tempered	2x3	Weatherstripped exterior door, Panel design per elevations	
M7	Garage	4-section lift	8'0" x 8'0"	8'2"	N/A, not conditioned	Tempered	See elevations		Garage Door, panel design per elevations
M8	Garage	4-section lift	18'0" x 8'0"	8'2"	N/A, not conditioned	Tempered	See elevations		Garage Door, panel design per elevations
M9	Storage	Right outswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
M10	Garage	Left Inswing	3'0" x 8'0"	8'2"					Weatherstripped, self-closing, 20 minute fire door
M11	Elevator	Right Outswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
M12	Storage Bath 2	Left Inswing	2'8" x 8'0"	3'10"	8'2"				Panel design per owner and builder
M13	Closet	Right Outswing	2'8" x 8'0"	8'2"					Panel design per owner and builder
M14	Powdr Bath 3	Left Inswing	2'8" x 8'0"	3'10"	8'2"				Panel design per owner and builder
M15	Office	Left Inswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
M16	Secondary Eicher	Double action	3'6" x 8'0"	8'2"					Two panels, swing both directions. Each panel = ± 18 x 8'0"
M17	Kitchen	Double action	3'6" x 8'0"	8'2"					Two panels, swing both directions. Each panel = ± 18 x 8'0"
U1	Bed 3	Exterior Sliding	6'0" x 8'0"	8'2"	North, 38	Tempered	2x3	2-panel weatherstripped Exterior sliding door	
U2	Primary Bed	Exterior Folding	8'4" x 8'0"	8'2"	North, 87	Tempered	2x3	3 - 3'0" x 8'0" panel Panoramic™ weatherstripped exterior door	
U3	Laundry	Left Inswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
U4	Bed 3	Right Inswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
U5	Bath 3	Sliding bath-style door	2'8" x 8'0"	8'2"					Panel and hardware design per owner and builder
U6	W/C 3	Right Inswing	2'8" x 8'0"	3'10"	8'2"				Panel design per owner and builder
U7	Bath 2	Sliding bath-style door	2'8" x 8'0"	8'2"					Panel and hardware design per owner and builder
U8	W/C 2	Left Inswing	2'8" x 8'0"	3'10"	8'2"				Panel design per owner and builder
U9	Bed 2	Left Inswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
U10	Bed 2	Pull-down	30" min width	In ceiling					Attic mechanical pull-down ladder
U11	Primary Bed	Left Inswing	3'0" x 8'0"	8'2"					Custom hidden bookcase door
U12	Primary Bed	Left Inswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
U13	Elevator	Right Outswing	3'0" x 8'0"	8'2"					Panel design per owner and builder
U14	Primary Bath	Right Inswing	2'8" x 8'0"	8'2"					Panel design per owner and builder
U15	Totat	Right Inswing	2'8" x 8'0"	3'10"	8'2"				Panel design per owner and builder
U16	Primary Bath	Double Action	Min. 2'4" wide	1'0"		Tempered			Shower glass per owner and builder

Window ID	Room	Operation	Nominal Size	Wall Width	Header Height	Glazing Area/Direction	Glazing Type	Grids/Murfin Bars	Comments
L-1	Basement	Door swings per user	Height x Width	1' 10" (2x4) UNO	Event height above on W/C	In square feet	Dist. glazing, see E, UNO	Per unit, T.D. or S.T.R.	L-1 left opening = 1' fixed R-1 right opening
L1	Starwell	L/R Cant	3-3'0" x 8'0"	14'9"	South, 54	Tempered	2x3	L/R Muted Casements - wall is thickened per plan. Must have 3'0" x 8'0" units per mtr.	
L2	Bed 1	L/R Cant	3-3'0" x 5'6"	8'2"	West, 32	Tempered	2x2	L/R Muted Casements - wall is thickened per plan. Must have 3'0" x 5'6" windows together per mtr.	
L3	Gym	L/R Cant	3-3'0" x 9'0"	8'2"	East, 42.7	Tempered	2x2	L/R Muted Casements - wall is thickened per plan. Must have 3'0" x 9'0" units per mtr.	
M1	Entry	Fixed	2'6" x 8'0"	8'2"	South, 18 (covered)	Tempered	none	± 2'6" x 8'0" sidelight for custom pivot door, mated to fixed door M1	
M2	Entry	Fixed	2'6" x 8'0"	8'2"	South, 18 (covered)	Tempered	none	± 2'6" x 8'0" sidelight for custom pivot door, mated to fixed door M1	
M3	Dining	L/R Cant	2-3'0" x 5'6"	8'2"	West, 24	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr		
M4	Office	L/R Cant	2-3'0" x 5'6"	8'2"	West, 24	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr		
M5	Secondary Eicher	R Cant	3'0" x 4'6"	8'2"	North, 10	2x2	Sill set above tile backplash		
M6	Kitchen	L/R Cant	2-3'0" x 4'6"	8'2"	North, 26	2x2	L/R Muted Casements, mult two 3'0" x 4'6" units per mtr		
M7	Family	R Cant	3'0" x 5'6"	8'2"	East, 12	2x2	Sill set above tile backplash		
M8	Family	L Cant	3'0" x 5'6"	8'2"	East, 12	2x2	Sill set above tile backplash		
M9	Garage	L/R Cant	2-3'0" x 5'6"	8'2"	East, 34	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr		
U1	Starwell	L/R Cant	3-3'0" x 8'0"	14'9"	South, 54	Tempered	2x3	L/R Muted Casements. Mult three 3'0" x 8'0" units per mtr.	
U2	Entry	L/R Cant	2-3'0" x 5'6"	8'2"	Math US	South, 24	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr	
U3	Laundry	L/R Cant	2-3'0" x 5'6"	8'2"	South, 24	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr		
U4	Laundry	L/R Cant	2-3'0" x 5'6"	8'2"	West, 24	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr		
U5	Laundry	R Cant	3'0" x 4'6"	8'2"	West, 10	2x2	Sill set above tile backplash		
U6	Bed 3	L/R Cant	2-3'0" x 5'6"	8'2"	West, 24	2x2	L/R Muted Casements, mult two 3'0" x 5'6" units per mtr		
U7	Bath 3	Awing	3'0" x 3'0"	8'2"	North, 6	Tempered	none	Shower window, min 5' above floor	
U8	Bath 2	Awing	3'0" x 3'0"	8'2"	North, 0	Tempered	none	Shower window, min 5' above floor	
U9	Bed 2	L/R Cant	3-3'0" x 4'6"	7'6"	North, 30	Tempered	2x2	L/R Muted Casements. Mult three 3'0" x 4'6" units per mtr	
U10	Primary bath	R Cant	3'0" x 5'6"	8'2"	East, 12	2x2			
U11	Primary bath	L Cant	3'0" x 5'6"	8'2"	East, 12	2x2			
U12	Primary bath	Awing	3'0" x 3'0"	8'2"	North, 6	none			
U13	Primary bath	Awing	3'0" x 3'0"	8'2"	East, 6	none			
U14	Primary bath	Awing	4'6" x 4'0"	8'2"	North, 12	Tempered	none		
U15	Primary bath	Awing	4'6" x 4'0"	8'2"	East, 12	Tempered	none		
U16	Primary bath	Awing	3'0" x 3'0"	8'2"	South, 0	Tempered	none		Shower window, min 5' above floor
U17	Primary bath	Awing	3'0" x 3'0"	8'2"	South, 6	none			
U18	H/W W/C	Awing	3'0" x 3'0"	8'2"	South, 6	none			
U19	H/W W/C	Awing	3'0" x 3'0"	8'2"	South, 6	none			



REVISIONS
 4-1-2024
 4-16-2024
 5-7-2024
 5-20-2024
 6-26-2024

T.H.I.S. DESIGN AND DEVELOPMENT
 P.O. BOX 11140, DAVIS, CA 95608

Lower Level Plan

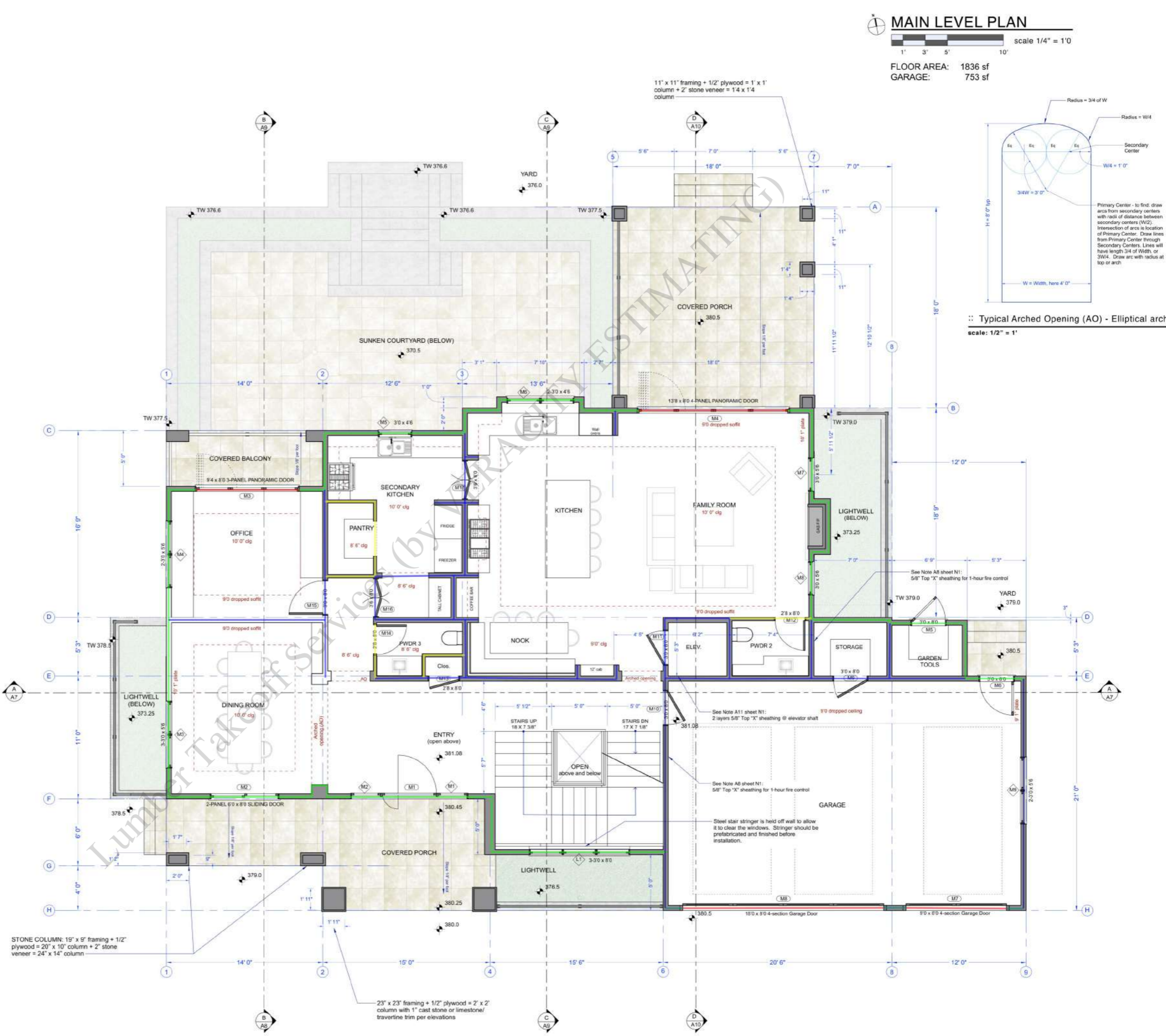
Zhang and Qiao Family
 17795 Vineland Ave.
 Monticere, CA 95030

DRAWN: 3-8-2024
 CHECKED

A1

Door ID	Room	Operation	Nominal Size (panel)	Wall Width	Header Height	Glazing Area/Direction	Glazing Type	Grids/Muntin Bars	Comments
L1	Living	Door swings per elev	10'4" x 8'0"	8'1"	8'1"	North, 63	Tempered 2x3	3'-3/4" x 8'0" panel Panoramic™ weatherstripped exterior door. Must fit within header.	
L2	Media	Exterior Folding	12'6" x 8'0"	8'1"	8'1"	North, 84	Tempered 2x3	4'-3/4" x 8'0" panel Panoramic™ weatherstripped exterior door. Must fit within header.	
L3	Bed 1	Right Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
L4	Living	Right Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
L5	Bath 1	Right Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
L6	WIC 1	Right Inswing	2'6" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
L7	Gym	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
L8	Elevator	Right Outswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
L9	Powdr Bath 1	Left Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
L10	Mech.	Left Outswing	2'6" x 8'0"	3'10"	8'2"			Weatherstripped, self-closing, 20 minute fire door.	
L11	Sauna	Left Outswing	3'0" x 8'0"	8'2"	8'2"			Insulated sauna door, no locking mechanism allowed.	
L12	Sauna	Double Action	Min. 2'4" wide	1'0"			Tempered	Shower glass per owner and builder.	
L13	Bath 1	Double Action	Min. 2'4" wide	1'0"			Tempered	Shower glass per owner and builder.	
M1	Entry	Pivot	5'0" x 8'0"	8'2"	8'2"			Solid wood. Custom 5'0" x 8'0" pivot door w/ 2'6" x 8'0" sidelight, each side.	
M2	Dining	Exterior Sliding	6'0" x 8'0"	8'2"	8'2"	South, 38 (covered)	Tempered 2x3	2-panel weatherstripped exterior sliding door.	
M3	Office	Exterior Folding	9'4" x 8'0"	8'2"	8'2"	North, 57 (covered)	Tempered 2x3	3'-3/4" x 8'0" panel Panoramic™ weatherstripped exterior door.	
M4	Family	Exterior Folding	12'6" x 8'0"	8'2"	8'2"	North, 84 (covered)	Tempered 2x3	4'-3/4" x 8'0" panel Panoramic™ weatherstripped exterior door.	
M5	Garden Tools	Right outswing	3'0" x 8'0"	8'2"	8'2"	N/A, not conditioned	Tempered 2x3	Weatherstripped exterior door. Panel design per elevations.	
M6	Garage	Left Inswing	3'0" x 8'0"	8'2"	8'2"	N/A, not conditioned	Tempered 2x3	Weatherstripped exterior door. Panel design per elevations.	
M7	Garage	4-section lift	9'0" x 8'0"	8'2"	8'2"	N/A, not conditioned	Tempered	Garage Door; panel design per elevations.	
M8	Garage	4-section lift	18'0" x 8'0"	8'2"	8'2"	N/A, not conditioned	Tempered	Garage Door; panel design per elevations.	
M9	Storage	Right outswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
M10	Garage	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Weatherstripped, self-closing, 20 minute fire door.	
M11	Elevator	Right Outswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
M12	Powdr Bath 2	Left Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
M13	Closet	Right Outswing	2'6" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
M14	Powdr Bath 3	Left Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
M15	Office	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
M16	Secondary kitchen	Double action	3'6" x 8'0"	8'2"	8'2"			Two panels, swing both directions. Each panel = 1'8" x 8'0"	
M17	Kitchen	Double action	3'6" x 8'0"	8'2"	8'2"			Two panels, swing both directions. Each panel = 1'8" x 8'0"	
U1	Bed 3	Exterior Sliding	6'0" x 8'0"	8'2"	8'2"	North, 38	Tempered 2x3	2-panel weatherstripped exterior sliding door.	
U2	Primary Bed	Exterior Folding	9'4" x 8'0"	8'2"	8'2"	North, 87	Tempered 2x3	3'-3/4" x 8'0" panel Panoramic™ weatherstripped exterior door.	
U3	Laundry	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
U4	Bed 3	Right Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
U5	Bath 3	Sliding barn-style door	2'6" x 8'0"	8'2"	8'2"			Panel and hardware design per owner and builder.	
U6	WIC 3	Right Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
U7	Bath 2	Sliding barn-style door	2'6" x 8'0"	8'2"	8'2"			Panel and hardware design per owner and builder.	
U8	WIC 2	Left Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
U9	Bed 2	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
U10	Bed 2	Pull-down	30" min width					Attic mechanical pull-down ladder.	
U11	Primary Bed	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Custom hidden bookcase door.	
U12	Primary Bed	Left Inswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
U13	Elevator	Right Outswing	3'0" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
U14	Primary Bath	Right Inswing	2'6" x 8'0"	8'2"	8'2"			Panel design per owner and builder.	
U15	Toilet	Right Inswing	2'6" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
U16	Primary Bath	Double Action	Min. 2'4" wide	1'0"			Tempered	Shower glass per owner and builder.	

Window ID	Room	Operation	Nominal Size	Wall Width	Header Height	Glazing Area/Direction	Glazing Type	Grids/Muntin Bars	Comments
L1	Stairwell	LRR Cant	3'-3/0" x 8'0"	14'9"	14'9"	South, 54	Tempered 2x3		LRR Muller Casements - wall is thickened per plan. Must have 3'0" x 8'0" units per mtr.
L2	Bed 1	LRR Cant	3'-3/0" x 5'6"	8'2"	8'2"	West, 32	Tempered 2x2		LRR Muller Casements - wall is thickened per plan. Must have 3'0" x 5'6" windows together per mtr.
L3	Gym	LRR Cant	3'-3/0" x 8'0"	8'2"	8'2"	East, 42.7	Tempered 2x2		LRR Muller Egress Casement. Must four 3'0" x 5'6" units per mtr.
M1	Entry	Fixed	2'6" x 8'0"	8'2"	8'2"	South, 18 (covered)	Tempered	none	± 2'6" x 8'0" sidelight for custom pivot door, mullied to fixed door M1.
M2	Entry	Fixed	2'6" x 8'0"	8'2"	8'2"	South, 18 (covered)	Tempered	none	± 2'6" x 8'0" sidelight for custom pivot door, mullied to fixed door M1.
M3	Dining	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	West, 24	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
M4	Office	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	West, 24	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
M5	Secondary kitchen	R Cant	3'0" x 4'6"	8'2"	8'2"	North, 10	2x2		Sill set above tile backsplash.
M6	Kitchen	LRR Cant	2'-3/0" x 4'6"	8'2"	8'2"	North, 26	2x2		LRR Muller Casements, must two 2'0" x 4'6" units per mtr. Sill set above tile backsplash.
M7	Family	R Cant	3'0" x 5'6"	8'2"	8'2"	East, 12	2x2		Sill set above tile backsplash.
M8	Family	L Cant	3'0" x 5'6"	8'2"	8'2"	East, 12	2x2		Sill set above tile backsplash.
M9	Garage	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	East, 34	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
U1	Stairwell	LRR Cant	3'-3/0" x 8'0"	14'9"	14'9"	South, 54	Tempered 2x3		LRR Muller Casements. Must three 2'0" x 8'0" units per mtr.
U2	Entry	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	South, 24	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
U3	Laundry	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	South, 24	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
U4	Laundry	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	South, 24	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
U5	Laundry	R Cant	3'0" x 4'6"	8'2"	8'2"	West, 10	2x2		Sill set above tile backsplash.
U6	Bed 3	LRR Cant	2'-3/0" x 5'6"	8'2"	8'2"	West, 24	2x2		LRR Muller Casements, must two 2'0" x 5'6" units per mtr.
U7	Bath 3	Awing	3'0" x 3'0"	8'2"	8'2"	North, 6	Tempered	none	Shower window, min 5' above floor.
U8	Bath 2	Awing	3'0" x 3'0"	8'2"	8'2"	North, 0	Tempered	none	Shower window, min 5' above floor.
U9	Bed 2	LRR Cant	3'-3/0" x 4'6"	7'6"	7'6"	North, 30	Tempered 2x2		LRR Muller Casements. Must three 2'0" x 4'6" units per mtr.
U10	Primary bed	R Cant	3'0" x 5'6"	8'2"	8'2"	East, 12	2x2		Sill set above tile backsplash.
U11	Primary bed	L Cant	3'0" x 5'6"	8'2"	8'2"	East, 12	2x2		Sill set above tile backsplash.
U12	Primary bath	Awing	3'0" x 3'0"	8'2"	8'2"	North, 6	none		Shower window, min 5' above floor.
U13	Primary bath	Awing	3'0" x 3'0"	8'2"	8'2"	East, 6	none		Shower window, min 5' above floor.
U14	Primary bath	Awing	4'6" x 4'0"	8'2"	8'2"	North, 12	Tempered	none	Shower window, min 5' above floor.
U15	Primary bath	Awing	4'6" x 4'0"	8'2"	8'2"	East, 12	Tempered	none	Shower window, min 5' above floor.
U16	Primary bath	Awing	3'0" x 3'0"	8'2"	8'2"	South, 0	Tempered	none	Shower window, min 5' above floor.
U17	Primary bath	Awing	3'0" x 3'0"	8'2"	8'2"	South, 6	none		Shower window, min 5' above floor.
U18	His WIC	Awing	3'0" x 3'0"	8'2"	8'2"	South, 6	none		Shower window, min 5' above floor.
U19	Her WIC	Awing	3'0" x 3'0"	8'2"	8'2"	South, 6	none		Shower window, min 5' above floor.



REVISIONS
 4-1-2024
 4-16-2024
 5-7-2024
 5-20-2024
 6-26-2024

T.H.I.S. DESIGN AND DEVELOPMENT
 P.O. BOX 11140, GAITHERSBURG, MD 20878

Main Level Plan

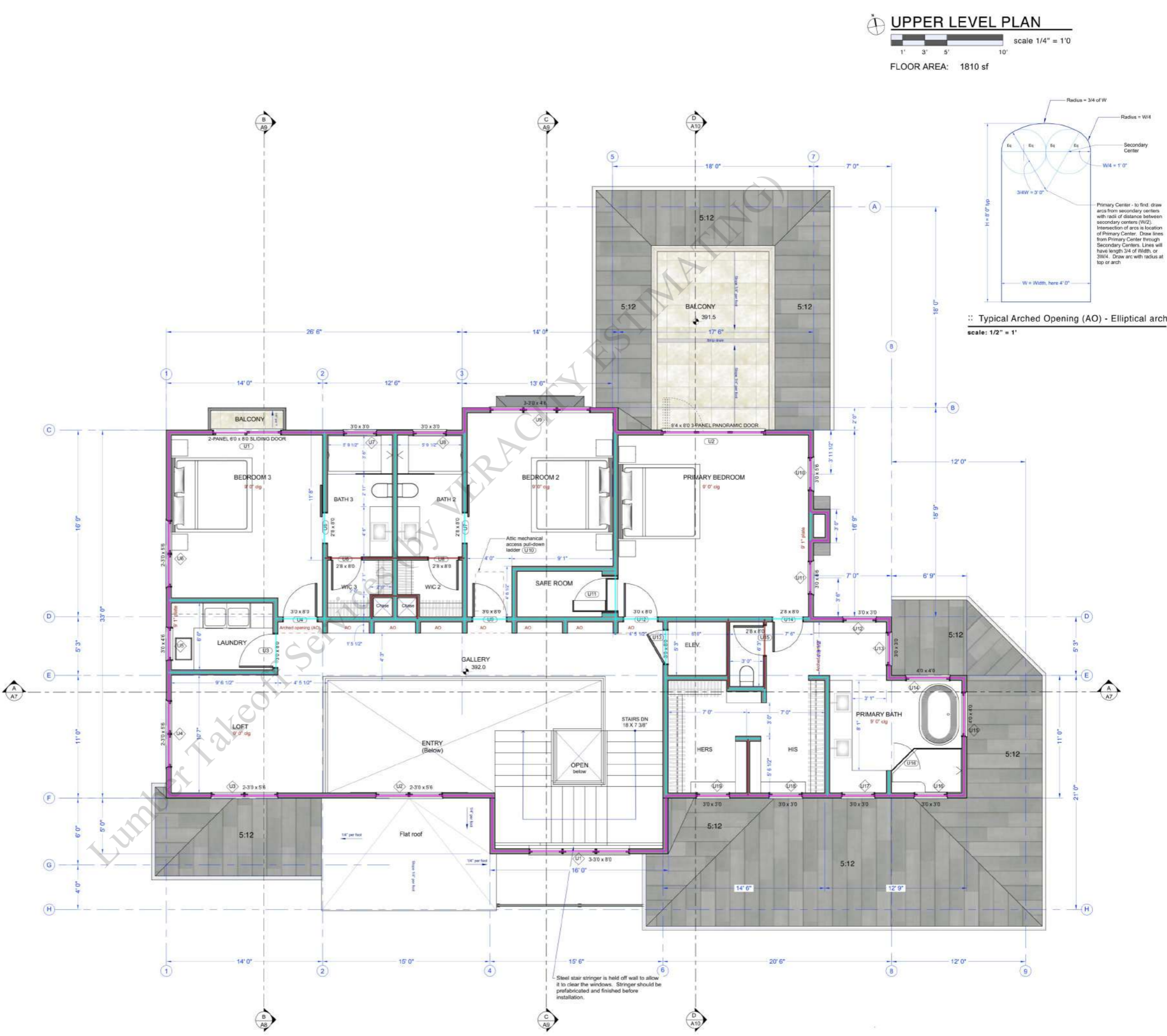
Zhang and Qiao Family
 17795 Vineland Ave.
 Montic, Serrano, CA 95030

DRAWN: 3-8-2024
 CHECKED:

A2

Door ID	Room	Operation	Nominal Size (panel)	Wall Width	Header Height	Glazing Area/Direction	Glazing Type	Grids/Muntin Bars	Comments
L-1	Lower Main	Door opens into the room	Height x Width	1 1/2" (2x4) UNO	Depends on NO	In square feet	Dist. glazing, see E, UNO	Per Panel, TDL or STTL	
L1	Living	Exterior Folding	10'4" x 8'0"	8'1"	North, 63	Tempered	2x3	3 - 3/4" x 8'0" panel Pincosmo™ weatherstripped exterior door. Must fit within header.	
L2	Media	Exterior Folding	10'8" x 8'0"	8'1"	North, 84	Tempered	2x3	4 - 3/4" x 8'0" panel Pincosmo™ weatherstripped exterior door. Must fit within header.	
L3	Bed 1	Right Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
L4	Living	Right Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
L5	Bath 1	Right Inswing	2'8" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
L6	WIC 1	Right Inswing	2'8" x 8'0"	8'2"				Panel design per owner and builder.	
L7	Gym	Left Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
L8	Elevator	Right Outswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
L9	Powder Bath 1	Left Inswing	2'8" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
L10	Mech.	Left Outswing	2'8" x 8'0"	3'10"	8'2"			Weatherstripped, self-closing, 20 minute fire door.	
L11	Sauna	Left Outswing	3'0" x 8'0"	8'2"				Insulated sauna door, no locking mechanism allowed.	
L12	Sauna	Double Action	Min. 2'4" wide	1'0"		Tempered		Shower glass per owner and builder.	
L13	Bath 1	Double Action	Min. 2'4" wide	1'0"		Tempered		Shower glass per owner and builder.	
M1	Entry	Pivot	3'0" x 8'0"	8'2"			Solid wood	Custom 3'0" x 8'0" pivot door w/ 2'6" x 8'0" sidelight, each side.	
M2	Dining	Exterior Sliding	6'0" x 8'0"	8'2"	South, 38 (covered)	Tempered	2x3	2-panel weatherstripped exterior sliding door.	
M3	Office	Exterior Folding	8'4" x 8'0"	8'2"	North, 57 (covered)	Tempered	2x3	3 - 3/4" x 8'0" panel Pincosmo™ weatherstripped exterior door.	
M4	Family	Exterior Folding	10'8" x 8'0"	8'2"	North, 84 (covered)	Tempered	2x3	4 - 3/4" x 8'0" panel Pincosmo™ weatherstripped exterior door.	
M5	Garden Tools	Right outswing	3'0" x 8'0"	8'2"		N/A, not conditioned	Tempered	Weatherstripped exterior door. Panel design per elevations.	
M6	Garage	Left Inswing	3'0" x 8'0"	8'2"		N/A, not conditioned	Tempered	Weatherstripped exterior door. Panel design per elevations.	
M7	Garage	4-section lift	8'0" x 8'0"	8'2"		N/A, not conditioned	Tempered	See elevations.	Garage Door; panel design per elevations.
M8	Garage	4-section lift	18'0" x 8'0"	8'2"		N/A, not conditioned	Tempered	See elevations.	Garage Door; panel design per elevations.
M9	Storage	Right outswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
M10	Garage	Left Inswing	3'0" x 8'0"	8'2"				Weatherstripped, self-closing, 20 minute fire door.	
M11	Elevator	Right Outswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
M12	Powder Bath 2	Left Inswing	2'8" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
M13	Closet	Right Outswing	2'8" x 8'0"	8'2"				Panel design per owner and builder.	
M14	Powder Bath 3	Left Inswing	2'8" x 8'0"	3'10"	8'2"			Panel design per owner and builder.	
M15	Office	Left Inswing	3'0" x 8'0"	8'2"				Panel design per owner and builder.	
M16	Secondary Eicher	Double action	3'6" x 8'0"	8'2"				Two panels, swing both directions. Each panel = 1'8" x 8'0"	
M17	Kitchen	Double action	3'6" x 8'0"	8'2"				Two panels, swing both directions. Each panel = 1'8" x 8'0"	

Window ID	Room	Operation	Nominal Size	Wall Width	Header Height	Glazing Area/Direction	Glazing Type	Grids/Muntin Bars	Comments
L-1	Lower Main	Window	Height x Width	1 1/2" (2x4) UNO	Event height above on NO	In square feet	Dist. glazing, see E, UNO	Per unit, TDL or STDL	L-1 left opening is fixed R-1 right opening.
L1	Stairwell	LR Casmt	3-3'0" x 8'0"	14'9"	South, 54	Tempered	2x3	LR Muted Casements - wall is thickened per plan. Must have 3'0" x 8'0" units per mtr.	
L2	Bed 1	LR Casmt	3-3'0" x 5'6"	8'2"	West, 32	Tempered	2x2	LR Muted Casements - wall is thickened per plan. Must have 3'0" x 5'6" windows together per mtr.	
L3	Gym	LR Casmt	3-3'0" x 8'0"	8'2"	East, 42.7	Tempered	2x2	LR Muted Casements - wall is thickened per plan. Must have 3'0" x 8'0" units per mtr.	
M1	Entry	Fixed	2'6" x 8'0"	8'2"	South, 18 (covered)	Tempered	none	2'6" x 8'0" sidelight for custom pivot door, matted to fixed door M1.	
M2	Entry	Fixed	2'6" x 8'0"	8'2"	South, 18 (covered)	Tempered	none	2'6" x 8'0" sidelight for custom pivot door, matted to fixed door M1.	
M3	Dining	LR Casmt	2-3'0" x 5'6"	8'2"	West, 24	2x2	LR Muted Casements, mult two 3'0" x 5'6" units per mtr.		
M4	Office	LR Casmt	2-3'0" x 5'6"	8'2"	West, 24	2x2	LR Muted Casements, mult two 3'0" x 5'6" units per mtr.		
M5	Secondary Eicher	R Casmt	3'0" x 4'6"	8'2"	North, 10	2x2	Sill set above tile backplash.		
M6	Kitchen	LR Casmt	2-3'0" x 4'6"	8'2"	North, 26	2x2	LR Muted Casements, mult two 3'0" x 4'6" units per mtr. Sill set above tile backplash.		
M7	Family	R Casmt	3'0" x 5'6"	8'2"	East, 12	2x2	Sill set above tile backplash.		
M8	Family	L Casmt	3'0" x 5'6"	8'2"	East, 12	2x2	Sill set above tile backplash.		
M9	Garage	LR Casmt	2-3'0" x 5'6"	8'2"	East, 34	2x2	LR Muted Casements, mult two 3'0" x 5'6" units per mtr.		
U1	Stairwell	LR Casmt	3-3'0" x 8'0"	14'9"	South, 54	Tempered	2x3	LR Muted Casements. Mult three 3'0" x 8'0" units per mtr.	
U2	Entry	LR Casmt	2-3'0" x 5'6"	8'2"	South, 24	2x2	LR Muted Casements, mult two 3'0" x 5'6" units per mtr.		
U3	Laundry	LR Casmt	2-3'0" x 5'6"	8'2"	South, 24	2x2	LR Muted Casements, mult two 3'0" x 5'6" units per mtr.		
U4	Laundry	R Casmt	3'0" x 4'6"	8'2"	West, 10	2x2	Sill set above tile backplash.		
U5	Bed 3	LR Casmt	2-3'0" x 5'6"	8'2"	West, 24	2x2	LR Muted Casements, mult two 3'0" x 5'6" units per mtr.		
U6	Bath 3	Awing	3'0" x 3'0"	8'2"	North, 6	Tempered	none	Shower window, min 5' above floor.	
U7	Bath 2	Awing	3'0" x 3'0"	8'2"	North, 0	Tempered	none	Shower window, min 5' above floor.	
U8	Bed 2	LR Casmt	3-3'0" x 4'6"	7'6"	North, 30	Tempered	2x2	LR Muted Casements. Mult three 3'0" x 4'6" units per mtr.	
U10	Primary Bath	R Casmt	3'0" x 5'6"	8'2"	East, 12	2x2			
U11	Primary Bath	L Casmt	3'0" x 5'6"	8'2"	East, 12	2x2			
U12	Primary Bath	Awing	3'0" x 3'0"	8'2"	North, 6	none			
U13	Primary Bath	Awing	3'0" x 3'0"	8'2"	East, 6	none			
U14	Primary Bath	Awing	4'6" x 4'0"	8'2"	North, 12	Tempered	none		
U15	Primary Bath	Awing	4'6" x 4'0"	8'2"	East, 12	Tempered	none		
U16	Primary Bath	Awing	3'0" x 3'0"	8'2"	South, 0	Tempered	none		Shower window, min 5' above floor.
U17	Primary Bath	Awing	3'0" x 3'0"	8'2"	South, 6	none			
U18	Hrs WIC	Awing	3'0" x 3'0"	8'2"	South, 6	none			
U19	Hrs WIC	Awing	3'0" x 3'0"	8'2"	South, 6	none			



- BASEMENT NOTES:**
- ALL ANCHOR BOLTS NOT SHOWN ARE TO BE 5/8" DIA. x 12" A307 ANCHOR BOLT AT 4'-0" o.c. w/ 3" x 3" x 1/4" WASHER PLATE. SEE PLAN FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS. WHERE REQUIRED, USE HOT DIPPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUSSILL. PER RELEVANT CITY CODE REQUIREMENTS.
 - ALL HOLD-DOWNS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST IN 1ST. FLOOR WALL TO FOOTING BELOW (UNO) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
 - ALL INTERIOR FOOTING LOCATIONS NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED FOOTINGS AND/OR THE PERIMETER FOUNDATION.
 - STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS w/led @ 4" o.c., STAGGERED (TYP.).
 - SEE DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
 - SEE SECOND FLOOR FRAMING PLANS FOR HOLD-DOWN TYPE AND LOCATIONS.

- LEGEND:**
- BASEMENT
 - SEE DETAILS FOR FOOTING SIZE, WIDENED FOOTING HARDY FRAME PANELS, PROVIDE #5 AT 12" o.c. EACH WAY, TOP AND BOTTOM. PLACE 'HF' DIRECTLY ON TOP OF CONCRETE. (ON TOP OF MUSSILL IS NOT ALLOWED)
 - SHEAR MATERIAL AND ANCHOR BOLT SPACING IDENTIFIER, (SEE SHEAR WALL SCHEDULE ON SHEET)
 - HD OR HDUS INDICATES LOCATION OF SIMPSON HDUS HOLD-DOWN (FULLY SCREWED w/ 1/4-SDS 1/4x2 1/2" w/ 2-2x POST, UNO, (PRE-DRILL NAILS OR USE 4x MIN. IF SPLITTING OCCURS) w/ 5/8x2x24 AT (N) CONC. LOCATION.

NOTE:
USE 2x6 STUDS AT ALL PLUMBING WALLS SEE ARCHITECTURAL DRAWINGS FOR LOCATION

- HOLD-DOWN NOTES:**
- ALL STRAP TYPE ANCHORS TO BE INSTALLED OVER PLYND. SHEAR MATERIAL.
 - ALL DBL. 2x4 POSTS AT HOLD-DOWN, 'HD' OR STRAP LOCATIONS TO BE NAILED TOGETHER WITH led at 4" o.c., STAGGERED.
 - IF 2x SHIMS OR 'PAD-OUT' STUDS ARE USED BETWEEN THE HOLD-DOWN ANCHOR AND THE POST SPECIFIED, ATTACH SHIMS TO THE SPECIFIED POST WITH A MINIMUM OF led AT 4" o.c., STAGGERED.

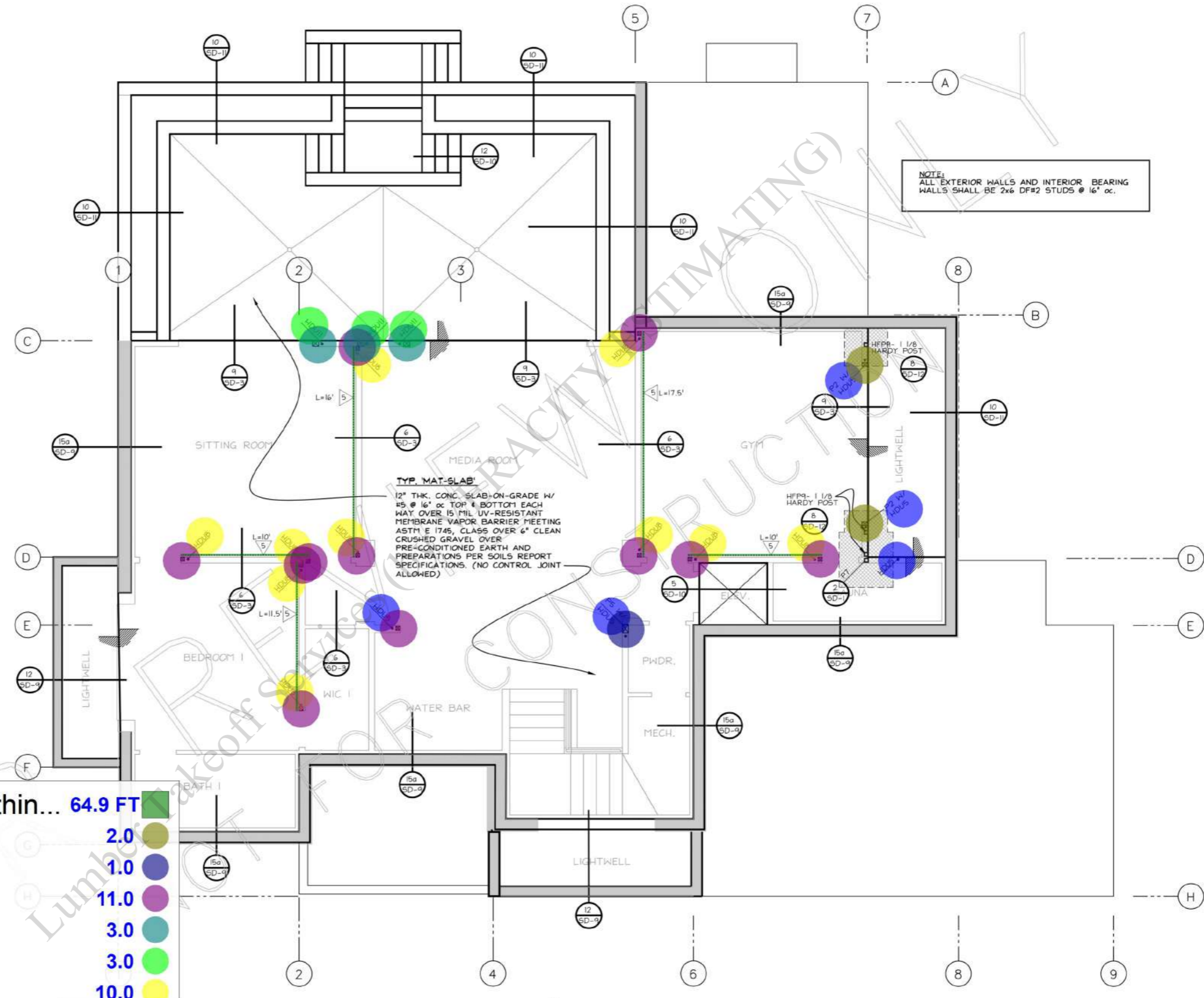
CORROSION PROTECTION NOTE:
CORROSION PROTECTION FOR NAILS AND OTHER HARDWARE ATTACHED TO PRESSURE TREATED LUMBER, OF PARTICULAR CONCERN IS THE SHEAR WALL EDGE NAILING INTO A PRESSURE-TREATED SILL PLATE. (NOTE: AS OF JAN. 1, 2024, MOST PRESSURE TREATED LUMBER WILL UTILIZE NEW CHEMICALS THAT ARE MORE CORROSIVE THAN THE TRADITIONAL CCA-C PROCESS.) USE GALVANIZED PRODUCTS, NOTE THAT THEY ARE TO BE HOT DIPPED GALVANIZED, ALSO IF EXPOSED TO WEATHER.

TYPICAL DETAILS

FRAMING CONDITION	DETAIL NO.
1 TURNDOWN EDGE	14/SD-3
2 SHEAR TRANSFER CORNER DETAIL	4/SD-4
3 NON-BRG WALL CONNECTION	10/SD-2

- 1/2" CDX Plywood Wall Sheathin... 64.9 FT
- "P2" 4x6 Post (9'-0" H) 2.0
- "P5" 6x8 Post (9'-0" H) 1.0
- "P1" 4x4 Post (9'-0" H) 11.0
- "P4" 6x6 Post (9'-0" H) 3.0
- Holdown "HDU11" 3.0
- Holdown "HDU8" 10.0
- Holdown "HDU5" 5.0

1. ALL FOUNDATION, GRADING, AND DRAINAGE OPERATIONS MUST BE OBSERVED AND APPROVED BY RESPECTIVE PROJECT ENGINEERS.
2. ALL FOUNDATION, GRADING, AND DRAINAGE OPERATIONS MUST BE OBSERVED AND APPROVED BY RESPECTIVE PROJECT ENGINEERS.



NOTE:
ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2x6 DF#2 STUDS @ 16" o.c.

TYP. MAT-SLAB:
12" THK. CONC. SLAB-ON-GRADE w/ #5 @ 16" o.c. TOP & BOTTOM EACH WAY OVER 15 MIL UV-RESISTANT MEMBRANE VAPOR BARRIER MEETING ASTM E 1745, CLASS OVER 6" CLEAN CRUSHED GRAVEL OVER PRE-CONDITIONED EARTH AND PREPARATIONS PER SOILS REPORT SPECIFICATIONS. (NO CONTROL JOINT ALLOWED)

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

NO.	REVISIONS

consulting engineers, inc.
Structural Analysis & Design
SAN JOSE MAIN OFFICE: 7007 REALM DR., #B-3 SAN JOSE, CA 95119
tel: 408 • 229 • 8105 fax: 408 • 229 • 8157 e-mail: rcengr@soi.com

1st Sub 7-8-24

A PROPOSED RESIDENCE FOR: Two Story Construction with Basement
17795 Vineland Monte Sereno, CA 95030

SCALE: NOT TO SCALE, U.N.O.
DRAWN: RC CHECKED: RC
PROJ. NO: 24-132 DATE: 7-8-24
DRAWING NO.: S-1 SHEET(S)

FOUNDATION NOTES:

- ALL ANCHOR BOLTS NOT SHOWN ARE TO BE 5/8" DIA. x 12" A307 ANCHOR BOLT AT 4'-0" o.c. W/ 3" x 3" x 1/4" WASHER PLATE. SEE PLAN FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS. WHERE REQUIRED, USE HOT DIPPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDSILL PER RELEVANT CITY CODE REQUIREMENTS.
- ALL HOLD-DOWNS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST IN 1ST. FLOOR WALL TO FOOTING BELOW (U.N.O.) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
- ALL INTERIOR FOOTING LOCATIONS NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED FOOTINGS AND/OR THE PERIMETER FOUNDATION.
- STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS W/16d @ 4" o.c., STAGGERED (TYP.).
- PROVIDE DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO THE FLOOR JOISTS.
- PROVIDE 2x FULL DEPTH BLOCKING UNDER PARTITION WALLS WHICH ARE PERPENDICULAR TO JOISTS.
- SEE DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.

LEGEND:

- CONCRETE GRADE BEAM OR RETAINING WALL
- CONCRETE RETAINING WALL
- CONCRETE GRADE BEAM OR RETAINING WALL
- 16" DIAMETER PIER X 14'-0" BELOW LOWEST ADJACENT GRADE/
- 18" DIAMETER PIER X 16'-0" BELOW LOWEST ADJACENT GRADE/

TYPICAL FLOOR OR ROOF JOIST/ RFRTR., U.N.O.

J1	2x8 @ 16" oc.
J2	11 7/8 TJI 360 @ 16" oc.
J3	1 3/4 x 11 7/8 LVL
J4	2x8 @ 24" oc.
J5	2x12 DF#1
J6	RIPPED 2x12 DECK JSTS. @ 16" oc.
J7	2x10 RAFTER @ 24" oc.
J8	9 1/2" TJI @ 24" oc.

HANGER SCHEDULE JOISTS & BEAMS, U.N.O.

JOISTS/ BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
2x	-	LUS
11 7/8 TJI 360	ITS2.37/11.88	HUS2.37/11.88
LVL	WP1.81	HUS1.81/10
3 1/2 x 11 7/8 OR 2-LVL	WP3.56 H=11.875	HGUS4.12
5 1/4 x 11 7/8 PSL OR 3-LVL	HWP5.37 H=11.75	HGUS5.50/12
7 x 11 7/8 PSL	HWP7.12	HGUS7.25/12

NOTE: BEAM DEPTHS GREATER OR LESS THAN SHOWN SHALL BE 1TS "LUS", "WP", "HUS", "HGUS", OR "HWP" HANGER PER THE SPECIFIED DEPTH AS SHOWN IN THE SIMPSON STRONG-TIE CATALOG.

TYPICAL DETAILS

FRAMING CONDITION	DETAIL NO.
1 TURNDOWN EDGE	14/SD-3
2 SHEAR TRANSFER CORNER DETAIL	4/SD-4
3 NON-BRG WALL CONNECTION	10/SD-2
4 CEILING JOIST TO BALLOON FRAME WALL	11/SD-2
5 TOP PLATE/SPICE CONNECTION	3/SD-4
6 TIEDOWN/HOLDOWN CONNECTION	2/SD-5, 3/SD-5, 7/SD-5, 8/SD-5, 10/SD-5, 11/SD-5
7 ROOF FRAMED OPENING	6/SD-2
8 PLYWOOD SHEARWALL INSTALLATION	2/SD-4
9 JOIST AND STUD CUTOUT DETAIL	1/SD-2
10 TYPICAL STUD LOCATIONS	2/SD-2
11 ROOF FLOOR PLYWOOD INSTALLATION	4/SD-2
12 FRAMED WALL OPENING	8/SD-2
13 STRAP TO BEAM DETAIL	9/SD-2
14 BEAM TO POST CONNECTION	12/SD-2, 2/SD-6, 3/SD-6, 4/SD-6

EXTERIOR SLAB:
5" THK. CONC. SLAB ON GRADE w/ #4 @ 16" o.c. AT CENTER OF SLAB OVER 4" THICK OF COMPACTED, CLEAN CRUSHED ROCK. SEE SOILS REPORT FOR PAD PREPARATION REQUIREMENT & SPECIFICATIONS.

TYPICAL BEAM/HDR SCHEDULE

FRAMING SIZE	
1	3 1/2 x 11 7/8 PSL
2	5 1/4 x 11 7/8 PSL
3	7 x 11 7/8 PSL
4	3 1/2 x 14 PSL
5	5 1/4 x 14 PSL
6	7 x 14 PSL
7	5 1/4 x 16 PSL
8	5 1/4 x 18 PSL
9	3 1/2 x 9 1/2 PSL
10	5 1/4 x 9 1/2 PSL
11	7 x 9 1/2 PSL
12	4x8
13	4x10
14	4x12
15	6x10
16	6x12
17	W10x33 STEEL BEAM (50 KSI)
18	W10x45 STEEL BEAM (50 KSI)
19	6 3/4" x 24" 24F-V4 GLB W/ STD. CAMBER
20	HSS 8x12x1/2 STEEL MOMENT BEAM
21	W10x30 STEEL BEAM (50 KSI)
22	HSS 6x10x1/2 STEEL

TYPICAL POST

DS	DOUBLE STUDS
P1	4x4 POST
P1-P	4x4 P.T.D.F. POST
P2	4x6 POST
P3	4x8 POST
P4	6x6 POST
P4-P	6x6 P.T.D.F. POST
P5	6x8 POST
P6	HSS 8x8x1/2 STEEL MOMENT COLUMN
P7	HSS 4x4x3/8 STEEL COLUMN

- "P2" 4x6 Post (10'-0" H) 7.0
- "P4" 6x6 Post (10'-0" H) 15.0
- "P3" 4x8 Post (10'-0" H) 2.0
- "P5" 6x8 Post (10'-0" H) 7.0
- "P1" 4x4 Post (10'-0" H) 25.0
- "J2" 11-7/8" TJI 360 @ 16" O.C Floo... 1,247.5 SQ FT
- "J3" 1-3/4" x 11-7/8" LVL Cantilever Fl... 337.3 SQ FT
- Standard Joist 298.0 FT
- Standard Joist 258.0 FT
- Standard Joist 649.0 FT
- "J6" Ripped 2x12 Deck Joist @ 16" O.C 134.9 SQ FT
- Standard Joist 104.0 FT
- "C3" Post Cap Simpson 'CCQ' 2.0
- 7x14 PSL Beam 14.0 FT
- 5-1/4"x11-7/8" PSL Beam 126.0 FT
- 3-1/2"x11-7/8" PSL Header 6.0 FT
- 7"x11-7/8" PSL Beam 12.0 FT
- 5-1/4"x9 1/2" PSL Beam 16.0 FT
- 1/2" CDX Plywood Sheathing @ Shear ... 195.4 FT
- "CL2" 3-1/2" PSL Blocking W/ "CMSTC16... 33.7 FT
- Holdown "HDU5" 16.0
- Holdown "HDU8" 11.0
- Holdown "HDU11" 5.0
- "MSAT.C66" 4.0
- Frame Handle "HFX-18x1/8" (10'-0" H) 9.4 FT
- Frame Handle "HFX-24x1-1/8" (10'-0" H) 12.5 FT
- Vertical Strap "MSTC" 7.0

TYPICAL FLOOR PLYWOOD:
1 1/8" T. & G. STURDI PLYWD. (OR APA RATED 48/24 SHEATHING) GLUE AND NAIL WITH 10d COMMON AT 6" o.c. EDGE AND AT 10" o.c. FIELD (TYP. UNO.). INSTALL CONTINUOUS OVER TWO OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORT.

CL1 INDICATES JOIST WITH EDGE NAILING (E.N.)
CL2 INDICATES TJI BLKG. W/ EDGE NAILING (E.N.) W/ CMSTC16 STRAP

NOTE: ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2x6 DF#2 STUDS @ 16" o.c.

POST CAP SCHEDULE

C1	"PC"
C2	"EPC"
C3	"CCQ"
C4	"ECCQ"
C5	"CCQT"
C6	"ECCQT"

See SD6/3

FIRST FLOOR FRAMING PLAN

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

REVISIONS

NO.	REVISIONS

consulting engineers, inc.
Structural Analysis & Design
SAN JOSE MAIN OFFICE: 7007 REALM DR., #B-3 SAN JOSE, CA 95119
Tel: 408-229-8155 Fax: 408-229-9157 e-mail: rcengr@aol.com

PROFESSIONAL ENGINEER
C 48956
CIVIL
STATE OF CALIFORNIA

1st Sub 7-8-24
A PROPOSED RESIDENCE FOR:
Two Story Construction with Basement
17795 Vineland
Monte Sereno, CA 95030

SCALE: NOT TO SCALE, U.N.O.
DRAWN: EPC
CHECKED: RC
PROJ. NO: 24-132
DATE: 7-8-24
DRAWING NO. S-2

SHEET(S)
24132-24X36

ROOF FRAMING NOTES:

1. PROVIDE A 2x2 POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL ROOF PLYWOOD W/ EDGE NAILING TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND RAFTERS IN LINE WITH EXTERIOR WALLS OR INTERIOR SHEAR WALLS.
3. EXTEND ALL ROOF PLYWOOD BELOW CALF, FRAMED AREAS AND EDGE NAIL TO BEAM OR PERIMETER WALL BLOCKING.
4. NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLD-DOWN ANCHORS OR STRAPS.
5. AT ALL POSTS, PROVIDE A POST OF IDENTICAL SIZE (UNLESS A LARGER IS SPECIFIED IN FLOOR AND WALLS BELOW).
6. LOCATE ALL FLUSH BEAMS DIRECTLY BELOW BEARING WALL OR POST IN FLOOR ABOVE.
7. NAIL FLOOR PLYWOOD WITH EDGE NAILING TO ALL FLUSH BEAMS, JOISTS OR BLOCKING IN LINE WITH OR OVER EXTERIOR WALLS OR SHEAR WALLS.
8. ALL EXTERIOR PORCH POSTS ARE TO BE SUPPORTED ON A RAISED CONCRETE CURB. SEE FOUNDATION DRAWINGS AND ARCHITECTURAL DRAWINGS (BY OTHERS) FOR MORE INFORMATION.
9. PROVIDE SOLID 2x BLOCKING BETWEEN RAFTERS OVER ALL BEARING WALLS AND

CEILING JOIST SCHEDULE		
HORIZ. SPAN	SIZE & SPACING	SIMPSON TYPE
0'-0" TO 8'-0"	2X4 DF #2 @ 24" O.C.	U24
8'-1" TO 13'-8"	2X6 DF #2 @ 24" O.C.	U26
13'-9" TO 17'-0"	2X8 DF #2 @ 24" O.C.	U28
17'-1" TO 20'-0"	2X10 DF #2 @ 24" O.C.	U210
20'-1" TO 24'-0"	2X12 DF #2 @ 24" O.C.	U210

CEILING JOIST SCHEDULE ALTERNATE TO 24" O.C. SPACING		
HORIZ. SPAN	SIZE & SPACING	SIMPSON TYPE
0'-0" TO 9'-0"	2X4 DF #2 @ 16" O.C.	U24
9'-1" TO 15'-6"	2X6 DF #2 @ 16" O.C.	U26
15'-7" TO 20'-0"	2X8 DF #2 @ 16" O.C.	U28
20'-1" TO 24'-0"	2X10 DF #2 @ 16" O.C.	U210
24'-1" TO 28'-0"	2X12 DF #2 @ 16" O.C.	U210

HANGER SCHEDULE		
JOISTS/ BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
2x	-	1US
11 7/8 TJI 360	ITS2.37/11.88	IUS2.37/11.88
LVL	WP1.81	HUS1.81/10
3 1/2 x 11 7/8 OR 2-LVL	WP3.56/H11.875	HGUS412
5 1/4 x 11 7/8 PSL OR 3-LVL	HWP15.37/H11.75	HGUS5.50/12
7 x 11 7/8 PSL	HWP17.12	HGUS7.25/12

NOTE: BEAM DEPTHS GREATER OR LESS THAN SHOWN SHALL BE '1TS', '1US', 'WP', 'HUS', 'HGUS', OR 'HWP' HANGER PER THE SPECIFIED DEPTH AS SHOWN IN THE SIMPSON STRONG-TIE CATALOG.

TYPICAL FLOOR OR ROOF JOIST/ RFR., U.N.O.	
J1	2x8 @ 16" oc.
J2	11 7/8 TJI 360 @ 16" oc.
J3	1 3/4 x 11 7/8 LVL
J4	2x8 @ 24" oc.
J5	2x12 DF#1
J6	RIPPED 2x12 DECK JSTS. @ 18" oc.
J7	2x10 RAFTER @ 24" oc.
J8	9 1/2" TJI 110 @ 24" oc.

BLOCK ALL PLYWOOD EDGES W/ MIN. 3x4 AND NAIL W/ 10d COMMON AT 2" o.c. EDGE AND 6" o.c. FIELD, TYP. AT CROSSED-HATCHED

TYPICAL BEAM/HDR SCHEDULE	
FRAMING SIZE	
1	3 1/2 x 11 7/8 PSL
2	5 1/4 x 11 7/8 PSL
3	7 x 11 7/8 PSL
4	3 1/2 x 14 PSL
5	5 1/4 x 14 PSL
6	7 x 14 PSL
7	5 1/4 x 16 PSL
8	5 1/4 x 18 PSL
9	3 1/2 x 9 1/2 PSL
10	5 1/4 x 9 1/2 PSL
11	7 x 9 1/2 PSL
12	4x8
13	4x10
14	4x12
15	6x10
16	6x12
17	W10x33 STEEL BEAM (50 KSI)
18	W10x45 STEEL BEAM (50 KSI)
19	6 3/4" x 24" 24F-V4 GLB W/ STD. CAMBER
20	HSS 6x12x1/2 STEEL MOMENT BEAM
21	W10x30 STEEL BEAM (50 KSI)
22	HSS 6x10x1/2 STEEL

TYPICAL POST	
POST SIZE	
DS	DOUBLE STUDS
P1	4x4 POST
P1-P	4x4 P.T.D.F. POST
P2	4x6 POST
P3	4x8 POST
P4	6x6 POST
P4-P	6x6 P.T.D.F. POST
P5	6x8 POST
P6	HSS 6x6x1/2 STEEL MOMENT COLUMN

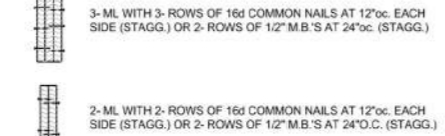
Frame Handle "HFX-24x1-1/8" (9'-0" H)	12.2 FT
Frame Handle "HFX-18x1-1/8" (9'-0" H)	9.7 FT
"P5" 6x8 Post (9'-0" H)	4.0
"P4" 6x6 Post (9'-0" H)	11.0
"P2" 4x6 Post (9'-0" H)	14.0
"P4-P" 6x6 Post (9'-0" H)	5.0
"P1" 4x4 Post (10'-0" H)	24.0
3-1/2"x11-7/8" PSL Beam	99.0 FT
5-1/4"x11-7/8" PSL Beam	184.0 FT
7x11-7/8" PSL Beam	68.0 FT
5-1/4"x14" PSL Beam	76.0 FT
5-1/4"x9-1/2" PSL Beam	81.0 FT
1/2" CDX Plywood Sheathing (9'-0" H)	133.0 FT
"CL2" 3-1/2" PSL Blocking W/ "CMSTC12...	30.6 FT
MST60 Strap	59.1 FT
"MST48" Strap	46.0 FT
1-3/4"x7-1/4" LSL Studs @ 16" O.C	15.4 FT
Vertical Strap "MSTC"	42.0
Vertical Strap "MSTC66"	3.0
"P5" 6x8 King Post (4'-0" H)	1.0
"MST60" Strap	11.7 FT
"C4" Post Cap Simpson 'ECCQ'	14.0
"J2" 11-7/8" TJI 360 @ 16" O.C	307.6 SQ FT
Standard Joist	252.0 FT
Holdown "HDU5"	14.0
Holdown "HDU11"	2.0
Holdown "HDU8"	4.0
"J2" 11-7/8" TJI 360 @ 16" O.C	1,630.8 SQ FT
Standard Joist	1,310.0 FT
2x8 Roof Joist @ 24" O.C	154.9 SQ FT
Standard Joist	80.8 FT
"J5" 2x12 Douglas Fir#1	43.0 FT
6x10 Beam	8.0 FT
"J7" 2x10 Rafter @ 24" O.C	645.0 SQ FT
Standard Joist	156.0 FT
Standard Joist	39.0 FT
Standard Joist	184.0 FT
48/24" Sheathing Floor	2,019.6 SQ FT
48/24" Sheathing Roof	866.2 SQ FT
2x12 Deck Joist @ 16" O.C	82.6 SQ FT
Standard Joist	62.0 FT

PROVIDE 1/2" PLYWOOD W/ TYPE 2 NAILING AT ALL PONY WALL ABOVE LOW ROOF

NOTE: USE 2x6 STUDS AT ALL PLUMBING WALLS SEE ARCHITECTURAL DRAWINGS FOR LOCATION

CORROSION PROTECTION NOTE:
CORROSION PROTECTION FOR NAILS AND OTHER HARDWARE ATTACHED TO PRESSURE TREATED LUMBER OF PARTICULAR CONCERN IS THE SHEAR WALL EDGE NAILING INTO A PRESSURE-TREATED SILL PLATE. (NOTE: AS OF JAN. 1, 2004, MOST PRESSURE TREATED LUMBER WILL UTILIZE NEW CHEMICALS THAT ARE MORE CORROSIVE THAN THE TRADITIONAL CCA-G PROCESS.) USE GALVANIZED PRODUCTS. NOTE THAT THEY ARE TO BE HOT DIPPED GALVANIZED. ALSO IF EXPOSED TO WEATHER.

MULTIPLE MICRO-LAM OR 2x NAILING:



- CL1 INDICATES JOIST WITH EDGE NAILING (E.N.)
- CL2 INDICATES TJI BLKG. W/ EDGE NAILING (E.N.) W/ CMST12 STRAP
- CL3 INDICATES 2x BLKG. W/ EDGE NAILING (E.N.) W/ CST14 STRAP

NOTE: ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2x6 DF#2 STUDS @ 16" oc.

LOW ROOF/ SECOND FLOOR FRAMING PLAN

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

REVISIONS

consulting engineers, inc.
Structural Analysis & Design
SAN JOSE MAIN OFFICE: 7007 REALM DR., #B-3 SAN JOSE, CA 95119
tel 408-229-8105 fax 408-229-9157 e-mail rcengr@aol.com

PROFESSIONAL ENGINEER
C 46956
9-29-77
CIVIL
STATE OF CALIFORNIA

1st Sub 7-8-24

A PROPOSED RESIDENCE FOR:
Two Story Construction with Basement
17795 Vineland
Monte Sereno, CA 95030

SCALE NOT TO SCALE, U.N.O.
DRAWN: RC
CHECKED: RC
PROJ. NO: 24-132
DATE: 7-8-24
DRAWING NO. S-3
SHEET(S)

ROOF FRAMING NOTES:

1. PROVIDE A 2x2 POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL ROOF PLYWOOD W/ EDGE NAILING TO ALL FRIEZE BLOCKING AT EXTERIOR WALLS AND RAFTERS IN LINE WITH EXTERIOR WALLS OR INTERIOR SHEAR WALLS.
3. EXTEND ALL ROOF PLYWOOD BELOW CALIF. FRAMED AREAS AND EDGE NAIL TO BEAM OR PERIMETER WALL BLOCKING.
4. NAIL SHEAR MATERIAL WITH TWO ROWS OF EDGE NAILING TO ALL POSTS ATTACHED TO HOLDDOWN ANCHORS OR STRAPS.
5. AT ALL POSTS, PROVIDE A POST OF IDENTICAL SIZE (UNLESS A LARGER IS SPECIFIED IN FLOOR AND WALLS BELOW).
6. LOCATE ALL FLUSH BEAMS DIRECTLY BELOW BEARING WALL OR POST IN FLOOR ABOVE.
7. NAIL FLOOR PLYWOOD WITH EDGE NAILING TO ALL FLUSH BEAMS, JOISTS OR BLOCKING IN LINE WITH OR OVER EXTERIOR WALLS OR SHEAR WALLS.
8. ALL EXTERIOR PORCH POSTS ARE TO BE SUPPORTED ON A RAISED CONCRETE CURB. SEE FOUNDATION DRAWINGS AND ARCHITECTURAL DRAWINGS (BY OTHERS) FOR MORE INFORMATION.
9. PROVIDE SOLID 2X BLOCKING BETWEEN RAFTERS OVER ALL BEARING WALLS AND BEAMS. ATTACH TO BEAM OR WALL BELOW WITH 3-16D PER BLOCK. UNO. EDGE NAIL PLYWD. TO BLOCKING.
10. SEE DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
11. DO NOT OVERDRIVE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THAT THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
12. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED, USING A METHOD OF ATTACHING THE SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.
13. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
14. WALL, WINDOW, DOOR AND OPENING LOCATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR ALL DIMENSIONS AND EXACT LOCATIONS.
15. ALL HATCHED AREAS SHOWN ON FRAMING PLANS BELOW INDICATE CALIFORNIA FRAMING W/ 2x6 @ 24" O.C. SUPPORT RIDGE, HIP AND VALLEYS W/ KICKER AT 48" O.C. TO RAFTER BELOW (TYP. UNO.)

LEGEND

- 2x4 @ 16"oc. STUD WALL BELOW (SEE SHEAR WALL SCHEDULE ON SHEET SD-4 FOR LOCATION OF 3x STUDS)
- 2x6 @ 16"oc. STUD WALL BELOW, UNO. (SEE ARCH. FOR OTHER LOCATIONS)

HANGER SCHEDULE JOISTS & BEAMS, U.N.O.		
JOISTS/ BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
2x	-	"LUS"
1 3/4 x 11 7/8 LVL	WP1.81 H=11.875	HU11
3 1/2 x 11 7/8 OR 2-1 3/4 x 11 7/8 LVL	HWP3.56 H=11.875	HGUS412
5 1/4 x 11 7/8 PSL	HWP46.37 H=11.875	HGUS5.5012
OR 3-1 3/4 x 11 7/8 LVL		

TYPICAL FLOOR OR ROOF JOIST/ RAFTER, U.N.O.	
J1	2x8 @ 16" oc.
J2	11 7/8 TJI 360 @ 16" oc.
J3	1 3/4 x 11 7/8 LVL
J4	2x8 @ 24" oc.
J5	2x12 DF#1
J6	RIPPED 2x12 DECK JSTS. @ 16" oc.
J7	2x10 RAFTER @ 24" oc.
J8	9 1/2" TJI 110 @ 24" oc.

CEILING JOIST SCHEDULE		
HORIZ. SPAN	SIZE & SPACING	HANGERS
0'0" TO 8-0"	2X4 DF #2 @ 24" O.C.	U24
8'-1" TO 13'-6"	2X6 DF #2 @ 24" O.C.	U26
13'-7" TO 17'0"	2X8 DF #2 @ 24" O.C.	U28
17'-1" TO 20'-0"	2X10 DF #2 @ 24" O.C.	U210
20'-1" TO 24'-0"	2X12 DF# 2 @ 24" O.C.	U210

CEILING JOIST SCHEDULE ALTERNATE TO 24" O.C. SPACING		
HORIZ. SPAN	SIZE & SPACING	HANGERS
0'0" TO 9-0"	2X4 DF #2 @ 16" O.C.	U24
9'-1" TO 15'-6"	2X6 DF #2 @ 16" O.C.	U26
15'-7" TO 20'-0"	2X8 DF #2 @ 16" O.C.	U28
20'-1" TO 24'-0"	2X10 DF #2 @ 16" O.C.	U210
24'-1" TO 28'-0"	2X12 DF# 2 @ 16" O.C.	U210

TYPICAL ROOF PLYWOOD:

ROOF PLYWOOD: 1/2" CDX PLYWD. (OR APA RATED 32/16 SHTHG.). NAIL WITH 16d COMMON AT 6"oc EDGE AND 12"oc FIELD (APPLY AT RT. ANGLES TO RAFTERS) INSTALL CONTINUOUS OVER TWO OR MORE SPANS AND FACE GRAIN PERPENDICULAR TO SUPPORT.

TYPICAL BEAM/HDR SCHEDULE	
FRAMING SIZE	
1	3 1/2 x 11 7/8 PSL
2	5 1/4 x 11 7/8 PSL
3	7 x 11 7/8 PSL
4	3 1/2 x 14 PSL
5	5 1/4 x 14 PSL
6	7 x 14 PSL
7	5 1/4 x 16 PSL
8	5 1/4 x 18 PSL
9	3 1/2 x 9 1/2 PSL
10	5 1/4 x 9 1/2 PSL
11	7 x 9 1/2 PSL
12	4x8
13	4x10
14	4x12
15	6x10
16	6x12
17	W10x33 STEEL BEAM (50 KSI)
18	W10x45 STEEL BEAM (50 KSI)
19	6 3/4" x 24" 24F-V4 GLB W/ STD. CAMBER
20	HSS 6x12x1/2 STEEL MOMENT BEAM
21	W10x30 STEEL BEAM (50 KSI)
22	HSS 6x10x1/2 STEEL

TYPICAL POST	
POST SIZE	
DS	DOUBLE STUDS
P1	4x4 POST
P1-P	4x4 P.T.D.F. POST
P2	4x6 POST
P3	4x8 POST
P4-P	6x6 P.T.D.F. POST
P5	6x8 POST
P6	HSS 6x8x1/2 STEEL MOMENT COLUMN

- 5-1/4"x11-7/8" PAL Beam
- 3-1/2"x11-7/8" PSL Beam
- "J5" 2x12 Douglas Fir #1
- "J5" 2x12 Douglas Fir #1
- 2x10 Beam
- "P2" 4x6 Post (9'-0" H)
- "P4" 6x6 Post (9'-0" H)
- 1/2" CDX Sheathing @ Shaer Wall
- Simpson Strap "MSTC"
- Simpson Strap "MSTC66"
- "J8" 9-1/2" TJI 110 @ 24" O.C32/16... 767.5 SQ FT
- Standard Joist
- "J7" 2x10 Rafter @ 24" O.C32/16" S... 1,792.6 SQ FT
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- "CL3" 2X Shaped Blocking W/ CST14 Strap
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- 2x10 Beam

- 240.0 FT
- 124.0 FT
- 117.0 FT
- 20.0 FT
- 44.0 FT
- 13.0
- 6.0
- 153.5 FT
- 36.0
- 3.0
- 767.5 SQ FT
- 357.0 FT
- 1792.6 SQ FT
- 134.0 FT
- 143.0 FT
- 288.0 FT
- 116.0 FT
- 56.0 FT
- 32.0 FT
- 29.5 FT
- 40.0 FT
- 39.0 FT
- 31.0 FT
- 55.0 FT
- 68.0 FT
- 21.0 FT
- 24.0 FT

PRESSURE TREATED LUMBER OF PARTICULAR CONCERN IS THE SHEAR WALL EDGE NAILING INTO A PRESSURE-TREATED SILL PLATE. (NOTE: AS OF JAN. 1, 2004, MOST PRESSURE TREATED LUMBER WILL UTILIZE NEW CHEMICALS THAT ARE MORE CORROSIVE THAN THE TRADITIONAL CCA-C PROCESS.) USE GALVANIZED PRODUCTS. NOTE THAT THEY ARE TO BE HOT DIPPED GALVANIZED. ALSO IF EXPOSED TO WEATHER.

2- ML WITH 2- ROWS OF 16d COMMON NAILS AT 12"oc EACH SIDE (STAGG.) OR 2- ROWS OF 1/2" M.B.'S AT 24" O.C. (STAGG.)

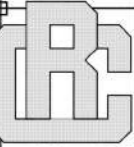
- CL1 INDICATES JOIST OR RAFTER WITH EDGE NAILING (E.N.)
- CL2 INDICATES TJI BLK'G. W/ EDGE NAILING (E.N.) W/ MSTC16 STRAP
- CL3 INDICATES 2x BLK'G. W/ EDGE NAILING (E.N.) W/ CST14 STRAP

NOTE: ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE 2x6 DF#2 STUDS @ 16" oc.

HIGH ROOF FRAMING PLAN


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

REVISIONS



consulting engineers, inc.

Structural Analysis & Design
7007 REALM DR., #B-3
San Jose, CA 95119
tel: 408-229-8105
fax: 408-229-8157
e-mail: rcengr@aol.com



1st Sub 7-8-24

**A PROPOSED RESIDENCE FOR:
Two Story Construction with
Basement**
17795 Vineland
Monte Sereno, CA 95030

SCALE: NOT TO SCALE, U.N.O.
DRAWN: RC
CHECKED: RC
PROJ. NO: DATE
24-132 7-8-24
DRAWING NO.

S-4
SHEET(S)

- BASEMENT NOTES:**
- ALL ANCHOR BOLTS NOT SHOWN ARE TO BE 5/8" DIA. x 12" A307 ANCHOR BOLT AT 4'-0" o.c. w/ 3" x 3" x 1/4" WASHER PLATE. SEE PLAN FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS, WHERE REQUIRED, USE HOT DIPPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDD/SILL. PER RELEVANT CITY CODE REQUIREMENTS.
 - ALL HOLD-DOWNS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST IN 1ST FLOOR HALL TO FOOTING BELOW (U.N.O.) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
 - ALL INTERIOR FOOTING LOCATIONS NOT DIMENSIONED SHALL BE EQUALLY SPACED BETWEEN DIMENSIONED FOOTINGS AND/OR THE PERIMETER FOUNDATION.
 - STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS W/ 16d @ 4" o.c., STAGGERED (TYP.).
 - SEE DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
 - SEE SECOND FLOOR FRAMING PLANS FOR HOLD-DOWN TYPE AND LOCATIONS.

LEGEND:

△ SHEAR MATERIAL AND ANCHOR BOLT SPACING IDENTIFIER, (SEE SHEAR WALL SCHEDULE ON SHEET _____).

○ HD OR HDUS INDICATES LOCATION OF SIMPSON HDUS HOLD-DOWN (FULLY SCREWED W/ 14-SDS 1/4x2 1/2") W/ 2-2x POST, UNO. (PRE-DRILL NAILS OR USE 4x MIN. IF SPLITTING OCCURS) W/ 5/8x6x24 AT (N) CONC. LOCATION.

○ 16" DIAMETER PIER X 14'-0" BELOW LOWEST ADJACENT GRADE/ _____

- HOLD-DOWN NOTES:**
- ALL STRAP TYPE ANCHORS TO BE INSTALLED OVER PLTWD. SHEAR MATERIAL.
 - ALL DBL. 2x4 POSTS AT HOLD-DOWN, 'HD' OR STRAP LOCATIONS TO BE NAILED TOGETHER WITH 16d AT 4" o.c., STAGGERED.
 - IF 2x SHIMS OR 'PAD-OUT' STUDS ARE USED BETWEEN THE HOLD-DOWN ANCHOR AND THE POST SPECIFIED, ATTACH SHIMS TO THE SPECIFIED POST WITH A MINIMUM OF 16d AT 4" o.c., STAGGERED.

CORROSION PROTECTION NOTE:

CORROSION PROTECTION FOR NAILS AND OTHER HARDWARE ATTACHED TO PRESSURE TREATED LUMBER. OF PARTICULAR CONCERN IS THE SHEAR WALL EDGE NAILING INTO A PRESSURE-TREATED SILL PLATE. (NOTE: AS OF JAN. 1, 2004, MOST PRESSURE TREATED LUMBER WILL UTILIZE NEW CHEMICALS THAT ARE MORE CORROSIVE THAN THE TRADITIONAL CCA-C PROCESS.) USE GALVANIZED PRODUCTS, NOTE THAT THEY ARE TO BE HOT DIPPED GALVANIZED. ALSO IF EXPOSED TO WEATHER.

NOTE:

USE 2x6 STUDS AT ALL PLUMBING WALLS SEE ARCHITECTURAL DRAWINGS FOR LOCATION

TYPICAL FLOOR OR ROOFJOIST, U.N.O.

J1	2x8 @ 16" oc.
J2	11 7/8 360 @ 16" oc.
J3	1 3/4 x 11 7/8
J4	2x8 @ 24" oc.
J5	2x10 DF#1
J6	RIPPED 2x12 DECK JSTS. @ 16" oc.
J7	2x10 RAFTER @ 24" oc.

FOOTING SCHEDULE

FOOTING SIZE	
18	1'-6" SQ.X24" THK. FTG.W/ 3-#5 EACH WAY
24	2'-0" SQ.X24" THK. FTG.W/ 4-#5 EACH WAY
30	2'-6" SQ.X24" THK. FTG.W/ 5-#5 EACH WAY
36	3'-0" SQ.X24" THK. FTG.W/ 6-#5 EACH WAY
42	3'-6" SQ.X24" THK. FTG.W/ 7-#5 EACH WAY
48	4'-0" SQ.X24" THK. FTG.W/ 8-#5 EACH WAY
54	4'-6" SQ.X24" THK. FTG.W/ 9-#5 EACH WAY

HANGER SCHEDULE JOISTS & BEAMS, U.N.O.

JOISTS/ BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
2x	-	"LUS"
1 3/4 x 11 7/8 LVL	WP1.81 H=11.875	HU11
3 1/2 x 11 7/8 LVL	HWP3.56 H=11.875	HGUS412
5 1/4 x 11 7/8 PSL	HWP5.37 H=11.875	HGUS5.50/12
OR 3-1 3/4 x 11 7/8 LVL		

CEILING JOIST SCHEDULE

HORIZ. SPAN	SIZE & SPACING	HANGERS
0'-0" TO 8'-0"	2X4 DF #2 @ 24" O.C.	U24
8'-1" TO 13'-6"	2X8 DF #2 @ 24" O.C.	U26
13'-7" TO 17'-0"	2X8 DF #2 @ 24" O.C.	U28
17'-1" TO 20'-0"	2X10 DF #2 @ 24" O.C.	U210
20'-1" TO 24'-0"	2X12 DF #2 @ 24" O.C.	U210

CEILING JOIST SCHEDULE ALTERNATE TO 24" o.c. SPACING

HORIZ. SPAN	SIZE & SPACING	HANGERS
0'-0" TO 9'-0"	2X4 DF #2 @ 16" O.C.	U24
9'-1" TO 15'-6"	2X6 DF #2 @ 16" O.C.	U26
15'-7" TO 20'-0"	2X8 DF #2 @ 16" O.C.	U28
20'-1" TO 24'-0"	2X10 DF #2 @ 16" O.C.	U210
24'-1" TO 28'-0"	2X12 DF #2 @ 16" O.C.	U210

TYPICAL BEAM/HDR SCHEDULE

FRAMING SIZE	
1	3 1/2 x 11 7/8 PSL
2	5 1/4 x 11 7/8 PSL
3	7 x 11 7/8 PSL
4	3 1/2 x 14 PSL
5	5 1/4 x 14 PSL
6	7 x 14 PSL
7	5 1/4 x 16 PSL
8	5 1/4 x 18 PSL
9	3 1/2 x 9 1/2 PSL
10	5 1/4 x 9 1/2 PSL
11	7 x 9 1/2 PSL
12	4x8
13	4x10
14	4x12
15	6x10
16	6x12
17	W10x33 STEEL BEAM (50 KSI)
18	W10x45 STEEL BEAM (50 KSI)
19	6 3/4" x 24" 24F-V4 GLB W/ STD. CAMBER
20	HSS 8x8x1/2 STEEL MOMENT BEAM

TYPICAL POST

POST SIZE	
DS	DOUBLE STUDS
P1	4x4 POST
P1-P	4x4 P.T.D.F. POST
P2	4x6 POST
P3	4x8 POST
P4	6x6 POST
P4-P	6x6 P.T.D.F. POST
P5	6x8 POST
P6	HSS 8x8x1/2 STEEL MOMENT COLUMN

TYP. 'MAT-SLAB'

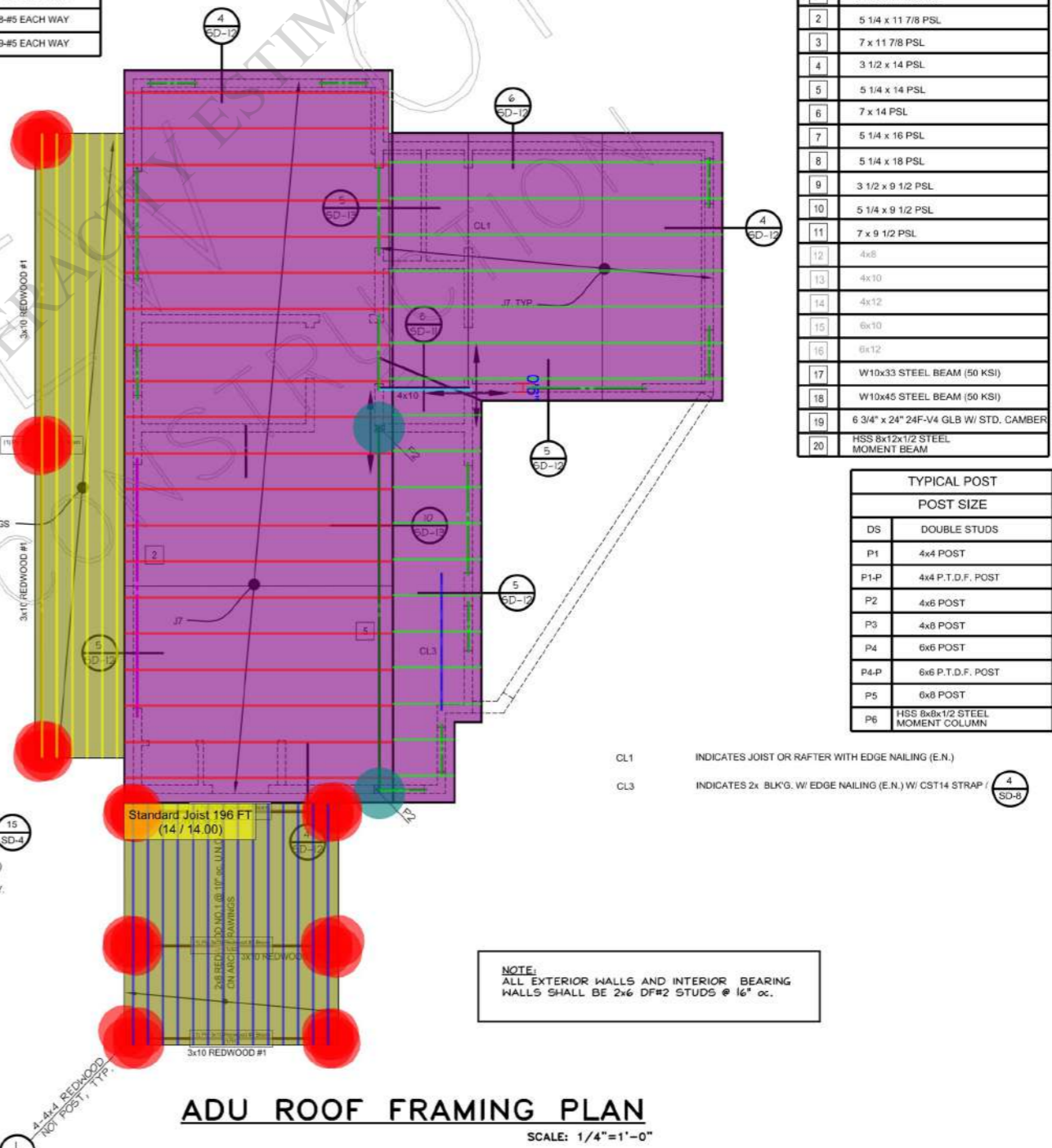
12" THK. CONC. SLAB-ON-GRADE W/ #5 @ 16" oc TOP & BOTTOM EACH WAY OVER 15 MIL UV-RESISTANT MEMBRANE VAPOR BARRIER MEETING ASTM E 1745, CLASS OVER 6" CLEAN CRUSHED GRAVEL OVER PRE-CONDITIONED EARTH AND PREPARATIONS PER SOILS REPORT SPECIFICATIONS. (NO CONTROL JOINT ALLOWED)

EXTERIOR SLAB:

5" THK. CONC. SLAB ON GRADE W/ #4 @ 16" o.c. AT CENTER OF SLAB OVER 4" THICK OF COMPACTED, CLEAN CRUSHED ROCK. SEE SOILS REPORT FOR PAD PREPARATION REQUIREMENT & SPECIFICATIONS.

"J7" 2x10 Rafter @ 24" O.C32/16" Sheathing	975.7 SQ FT
Standard Joist	300.0 FT
Standard Joist	186.0 FT
"CL3" 2X Shaped Blocking W/ CST14 Strap	7.7 FT
5-1/4"x11-7/8" PSL Beam	15.0 FT
4x10 Header	6.0 FT
3x10 Redwood #1 Beam	70.0 FT
5-1/4"x14 PSL Beam	21.0 FT
2x8 Redwood NO.1 @ 10" O.C W/ 32/16" Sheathing	329.9 SQ FT
"P2" 4x6 Post (9'-0" H)	2.0
4x4 Redwood Post (9'-0" H)	36.0
5-1/4"x9-1/2" Header Beam	56.0 FT
Standard Joist	210.0 FT
Standard Joist	196.0 FT

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



NO. REVISIONS

consulting engineers, inc.
Structural Analysis & Design
SAN JOSE MAIN OFFICE:
7007 REALM DR., #B-3
San Jose, CA 95119
Tel: 408 • 229 • 8105
Fax: 408 • 229 • 9157
e-mail: rcengr@aol.com

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STATE OF CALIFORNIA

1st Sub 7-8-24

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Two Story Construction with
Basement**
17795 Vineland
Monte Sereno, CA 95030

SCALE: NOT TO SCALE, U.N.O.
DRAWN: RC
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PROJ. NO: 24-132
DATE: 7-8-24
DRAWING NO.: S-5
SHEET(S)

24132-24X36