


<b>Project ID:</b>	Residential Project				
<b>Location:</b>	***** ***, CA				
<b>Scope:</b>	Lumber and Hardware Breakdown				
<b>Date:</b>	December 10, 2024				
<b>1 - Lumber Grades</b>					
<b>Conclusions</b>					
I called for the following lumber grades: Joists/Rafters: DF #2 & DF#1 Plate: DF #2 Studs: DF #2 2x4, DF #2 2x6, DF #2 2x8, DF #2 2x10 Misc.: DF #1 & DF #2 I called all non-treated lumber as "Dry"					
<b>2 - Sheathing</b>					
<b>Items to Reference</b>					
Page S1.1 calls for 3/8 plywood wall sheathing and calls for 1-1/8" T&G Floor Plywood Sheathing & 5/8 CDX roof sheathing.					
<b>2 - Rim, Blocking</b>					
<b>Items to Reference</b>					
Structural Blocking on Framing Page S1.2-S1.4					
<b>Conclusions</b>					
I called for the following Blocking & Rim.					
Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
<b>Wall Framing</b>					
<b>Basement</b>					
<b>(4" Thick) Stud Wall</b>					
1	(20'-0" L) (2"x4") Top & Bottom Wood Plate	EA	51	LF	1011
2	(11'-6" H) (2"x4") Wood Stud @ 16" O.C (3876 SF)	EA	254	LF	2926
<b>(6" Thick) Stud Wall</b>					
3	(20'-0" L) (2"x6") Top & Bottom Wood Plate	EA	29	LF	570
4	(11'-6" H) (2"x6") Wood Stud @ 16" O.C (2185 SF)	EA	143	LF	1655
<b>(8" Thick) Stud Wall</b>					
5	(20'-0" L) (2"x8") Top & Bottom Wood Plate	EA	4	LF	78
6	(11'-6" H) (2"x8") Wood Stud @ 16" O.C (299 SF)	EA	20	LF	236
<b>(10" Thick) Stud Wall</b>					
7	(20'-0" L) (2"x10") Top & Bottom Wood Plate	EA	4	LF	63
8	(11'-6" H) (2"x10") Wood Stud @ 16" O.C (242 SF)	EA	16	LF	193
<b>Exterior Wall Sheathing</b>					
9	(4x8) (3/8" Thick) CDX Plywood Sheathing	EA	206	SF	6602
<b>First Floor</b>					
<b>(4" Thick) Stud Wall</b>					
10	(20'-0" L) (2"x4") Top & Bottom Wood Plate	EA	32	LF	630
11	(10'-6" H) (2"x4") Wood Stud @ 16" O.C (966 SF)	EA	69	LF	726
12	(11'-6" H) (2"x4") Wood Stud @ 16" O.C (253 SF)	EA	16	LF	190
13	(12'-6" H) (2"x4") Wood Stud @ 16" O.C (213 SF)	EA	12	LF	159
14	(14'-0" H) (2"x4") Wood Stud @ 16" O.C (140 SF)	EA	8	LF	105
15	(14'-9" H) (2"x4") Wood Stud @ 16" O.C (251 SF)	EA	12	LF	188
16	(18'-0" H) (2"x4") Wood Stud @ 16" O.C (198 SF)	EA	8	LF	148
17	(21'-0" H) (2"x4") Wood Stud @ 16" O.C (420 SF)	EA	15	LF	315
18	(7'-0" H) (2"x4") Wood Stud @ 16" O.C (70 SF)	EA	8	LF	52
19	(8'-9" H) (2"x4") Wood Stud @ 16" O.C (97 SF)	EA	8	LF	72
<b>(6" Thick) Stud Wall</b>					
20	(20'-0" L) (2"x6") Top & Bottom Wood Plate	EA	35	LF	678
21	(10'-6" H) (2"x6") Wood Stud @ 16" O.C (357 SF)	EA	25	LF	268
22	(11'-6" H) (2"x6") Wood Stud @ 16" O.C (265 SF)	EA	18	LF	200
23	(12'-6" H) (2"x6") Wood Stud @ 16" O.C (1225 SF)	EA	74	LF	922
24	(17'-0" H) (2"x6") Wood Stud @ 16" O.C (1207 SF)	EA	54	LF	908

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
	<b>(6" Thick) Stud Wall</b>				
25	(20'-0" L) (2"x6") Top Wood Plate	EA	25	LF	498
26	(12'-6" H) (2"x6") Wood Stud @ 16" O.C (588 SF)	EA	35	LF	442
	<b>(8" Thick) Stud Wall</b>				
27	(20'-0" L) (2"x8") Top Wood Plate	EA	19	LF	364
28	(10'-6" H) (2"x8") Wood Stud @ 16" O.C (1082 SF)	EA	77	LF	814
29	(11'-0" H) (2"x8") Wood Stud @ 16" O.C (132 SF)	EA	10	LF	100
30	(12'-0" H) (2"x8") Wood Stud @ 16" O.C (288 SF)	EA	18	LF	216
31	(16'-0" H) (2"x8") Wood Stud @ 16" O.C (688 SF)	EA	33	LF	518
	<b>(10" Thick) Stud Wall</b>				
32	(20'-0" L) (2"x10") Top Wood Plate	EA	7	LF	138
33	(10'-6" H) (2"x10") Wood Stud @ 16" O.C (525 SF)	EA	37	LF	395
34	(12'-6" H) (2"x10") Wood Stud @ 16" O.C (238 SF)	EA	14	LF	178
	<b>Pressure Treated Plate</b>				
35	(20'-0" L) 3x6 Pressure Treated Plate	EA	24	LF	466
	<b>Exterior Wall Sheathing</b>				
36	(4x8) (3/8" Thick) CDX Plywood Sheathing	EA	177	SF	5661
	<b>Second Floor</b>				
	<b>(4" Thick) Stud Wall</b>				
37	(20'-0" L) (2"x4") Top & Bottom Wood Plate	EA	5	LF	87
38	(10'-6" H) (2"x4") Wood Stud @ 16" O.C (210 SF)	EA	15	LF	157
39	(13'-6" H) (2"x4") Wood Stud @ 16" O.C (81 SF)	EA	5	LF	60
40	(14'-0" H) (2"x4") Wood Stud @ 16" O.C (518 SF)	EA	28	LF	390
41	(6'-6" H) (2"x4") Wood Stud @ 16" O.C (20 SF)	EA	2	LF	15
42	(20'-0" L) (2"x4") Top Wood Plate	EA	1	LF	18
43	(14'-6" H) (2"x4") Wood Stud @ 16" O.C (131 SF)	EA	6	LF	98
	<b>(6" Thick) Stud Wall</b>				
44	(20'-0" L) (2"x6") Top & Bottom Wood Plate	EA	17	LF	321
45	(14'-6" H) (2"x6") Wood Stud @ 16" O.C (537 SF)	EA	27	LF	404
46	(13'-6" H) (2"x6") Wood Stud @ 16" O.C (797 SF)	EA	44	LF	600
47	(12'-6" H) (2"x6") Wood Stud @ 16" O.C (138 SF)	EA	8	LF	104
48	(20'-0" L) (2"x6") Top Wood Plate	EA	22	LF	428
49	(10'-6" H) (2"x6") Wood Stud @ 16" O.C (1208 SF)	EA	86	LF	908
50	(21'-0" H) (2"x6") Wood Stud @ 16" O.C (168 SF)	EA	6	LF	126
51	(5'-6" H) (2"x6") Wood Stud @ 16" O.C (99 SF)	EA	13	LF	74
52	(7'-6" H) (2"x6") Wood Stud @ 16" O.C (368 SF)	EA	36	LF	276
53	(8'-9" H) (2"x6") Wood Stud @ 16" O.C (105 SF)	EA	10	LF	78
54	(9'-6" H) (2"x6") Wood Stud @ 16" O.C (114 SF)	EA	10	LF	85
	<b>(10" Thick) Stud Wall</b>				
55	(20'-0" L) (2"x10") Top Wood Plate	EA	5	LF	98
56	(14'-6" H) (2"x10") Wood Stud @ 16" O.C (610 SF)	EA	32	LF	458
57	(13'-6" H) (2"x10") Wood Stud @ 16" O.C (216 SF)	EA	12	LF	162
	<b>Pressure Treated Plate</b>				
58	(20'-0" L) 3x6 Pressure Treated Plate	EA	14	LF	272
	<b>Exterior Wall Sheathing</b>				
59	(4x8) (3/8" Thick) CDX Plywood Sheathing	EA	90	SF	2886
	<b>Structural Framing</b>				
	<b>Basement</b>				
	<b>Wood Post</b>				
60	(11'-6" Long) (4"x6") Wood Post	EA	12	LF	138
61	(11'-6" Long) (6"x6") Wood Post	EA	5	LF	58
62	(11'-6" Long) (6"x6") P.T Wood Post	EA	4	LF	46
	<b>Hardware</b>				
63	"H DU11" Holdown (9535#)	EA	2		
64	"H DU5" Holdown (5645#)	EA	6		
65	"H DU8" Holdown (6970#)	EA	2		
66	(5/8" Dia x 6" Embed ) Galv. Thru-Bolts	EA	161		
	<b>Pressure Treated Plate</b>				
67	(20'-0" L) 2"x4" P.T DF Plate	EA	23	LF	455
	<b>Shear Wall Sheathing</b>				
68	(8'-0"x4'-0") 15/32" Thick (770#fl) Shear Wall Plywood Sheathing	EA	8	SF	245

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
69	(8'-0"x4'-0") 15/32" Thick (600#fl) Shear Wall Plywood Sheathing	EA	3	SF	92
70	(8'-0"x4'-0") 15/32" Thick (460#fl) Shear Wall Plywood Sheathing	EA	3	SF	92
71	(8'-0"x4'-0") 15/32" Thick (310#fl) Shear Wall Plywood Sheathing	EA	3	SF	92
	<b>First Floor</b>				
	<b>Wood Post</b>				
72	(10'-6" Long) (4"x6") Wood Post	EA	39	LF	410
73	(10'-6" Long) (4"x6") King Wood Post	EA	4	LF	42
74	(11'-6" Long) (4"x6") Wood Post	EA	2	LF	23
75	(12'-6" Long) (4"x6") Wood Post	EA	5	LF	63
76	(14'-6" Long) (4"x6") Wood Post	EA	2	LF	29
77	(16'-6" Long) (4"x6") Wood Post	EA	4	LF	66
78	(17'-6" Long) (4"x6") Wood Post	EA	2	LF	35
79	(21'-6" Long) (4"x6") Wood Post	EA	4	LF	84
80	(10'-0" Long) (6"x6") Wood Post	EA	13	LF	169
81	(12'-6" Long) (6"x6") Wood Post	EA	4	LF	16
82	(14'-0" Long) (6"x6") Wood Post	EA	2	LF	4
83	(10'-6" Long) 1-3/4"x11-7/8" LVL Vertical Post	EA	2	LF	4
	<b>Wood Beam / Header</b>				
84	(16'-0" Long) (3-1/2"x11-7/8") LSL Beam	EA	2	LF	32
85	(8'-0" Long) (3-1/2"x11-7/8") LSL Beam	EA	4	LF	32
86	(16'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	32
87	(20'-0" Long) (3-1/2"x14") LSL Beam	EA	7	LF	140
88	(4'-0" Long) (3-1/2"x14") LSL Beam	EA	4	LF	16
89	(6'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	12
90	(6'-0" Long) (5-1/4"x14") LSL Beam	EA	2	LF	12
91	(12'-0" Long) (5-1/4"x14") LSL Beam	EA	2	LF	24
92	(16'-0" Long) (5-1/4"x14") LSL Beam	EA	2	LF	32
93	(14'-0" Long) (3-1/2"x14") PSL Beam	EA	2	LF	28
94	(16'-0" Long) (3-1/2"x14") PSL Beam	EA	2	LF	32
95	(4'-0" Long) (3-1/2"x14") PSL Beam	EA	1	LF	4
96	(12'-0" Long) (5-1/4"x11-1/4") PSL Header	EA	1	LF	11
97	(6'-0" Long) (6"x10") DF Header	EA	1	LF	6
98	(14'-0" Long) (6"x10") DF Header	EA	1	LF	14
99	(20'-0" Long) (6"x10") DF Header	EA	2	LF	40
100	(14'-0" Long) (6"x10") DF Header	EA	1	LF	14
101	(15'-0" Long) (7"x14") PSL Beam	EA	2	LF	30
102	(16'-0" Long) (5-1/4"x18") PSL Beam	EA	2	LF	32
103	(10'-0" Long) (5-1/4"x18") PSL Beam	EA	1	LF	10
104	(12'-0" Long) (5-1/4"x18") PSL Beam	EA	1	LF	12
105	(16'-0" Long) (7"x11-7/8") PSL Beam	EA	1	LF	16
106	(16'-0" Long) (5-1/4"x11-7/8) PSL Header	EA	2	LF	32
107	(8'-0" Long) (6"x12") DF Header	EA	1	LF	8
	<b>Hardware</b>				
108	"BA3.56/14" Simpson	EA	4		
109	"CCQ46" Simpson	EA	1		
110	"CCTQ46" Simpson	EA	1		
111	"CMST12" Strap Simpson	EA	2		
112	"CMSTC14" Strap Simpson	EA	2		
113	"CMSTC16" Strap Simpson (4690#)	EA	21		
114	"CS16" Strap Simpson	EA	4		
115	"ECCLLQ46" Simpson	EA	1		
116	"ECCQ46" Simpson	EA	2		
117	"ECCQ46" Simpson	EA	3		
118	"EGQ5.3746" Simpson	EA	4		
119	"HB5.50/11.88" Simpson	EA	8		
120	"HDQ8" Horizontal Holdown	EA	2		
121	"HDU2" Holdown (3075#)	EA	8		
122	"HDU5" Holdown (5645#)	EA	18		
123	"HDU8" Holdown (6970#)	EA	7		
124	"HGLTV7" Simpson	EA	4		
125	"HGUS7.25/14" Simpson	EA	10		

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
126	"HHGU5.50" Simpson	EA	2		
127	"HHUS410" Simpson	EA	8		
128	"HU412" Holdown	EA	8		
129	"HU414" Holdown	EA	4		
130	"HU610" Holdown	EA	8		
131	"HUC412" Simpson	EA	8		
132	"HUCQ612" Simpson	EA	2		
133	"MASTC66B3Z" Simpson	EA	1		
134	"MPBZ66" Simpson	EA	2		
135	"MSTC48B3" Simpson	EA	1		
136	"PCZ66" Simpson	EA	2		
137	Shear Plate 3/8" W/ (3) 3/4" A325N Bolts In Horizontal	EA	22		
138	"LPT4" Simpson Typ.	EA	1704		
139	WSWH 12x11 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	1		
140	WSWH 18x10 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
141	WSWH 18x11 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
142	WSWH 18x12 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
143	WSWH 24x10 Panel - Anchor Bolt Model: WSWH-AB1x36 - 36" Anchor Bolts Length - (2) #3Hairpins	EA	2		
144	WSWH 24x10 Panel - Anchor Bolt Model: WSWH-AB1x36HS - 36" Anchor Bolts Length - (2) #3Hairpins	EA	4		
145	WSWH 24x12 Panel - Anchor Bolt Model: WSWH-AB1x36HS - 36" Anchor Bolts Length - (2) #3Hairpins	EA	3		
	<b>Joist</b>				
146	<b>(2"x10") Floor Joist @ 16" O.C</b>	<b>SF</b>	<b>112</b>	<b>LF</b>	<b>81</b>
147	(6'-0" Long) (2"x10") Floor Joist	EA	2	6	12
148	(4'-0" Long) (2"x10") Floor Joist	EA	4	4	16
149	(9'-0" Long) (2"x10") Floor Joist	EA	1	9	9
150	(8'-0" Long) (2"x10") Floor Joist	EA	2	8	16
151	(7'-0" Long) (2"x10") Floor Joist	EA	4	7	28
152	<b>14" TJI 360 Floor Joist @ 19.2" O.C</b>	<b>SF</b>	<b>510</b>	<b>LF</b>	<b>422</b>
153	(15'-0" Long) 14" TJI 360 Floor Joist	EA	8	15	120
154	(16'-0" Long) 14" TJI 360 Floor Joist	EA	11	16	176
155	(20'-0" Long) 14" TJI 360 Floor Joist	EA	6	20	120
156	(6'-0" Long) 14" TJI 360 Floor Joist	EA	1	6	6
157	<b>11-7/8" TJI 360 Floor Joist @ 16" O.C</b>	<b>SF</b>	<b>1041</b>	<b>LF</b>	<b>805</b>
158	(15'-0" Long) 11-7/8" TJI 360 Floor Joist	EA	35	15	525
159	(14'-0" Long) 11-7/8" TJI 360 Floor Joist	EA	4	14	56
160	(16'-0" Long) 11-7/8" TJI 360 Floor Joist	EA	14	16	224
161	<b>1-3/4"x11-1/4" LVL Joist @ 16" O.C</b>	<b>SF</b>	<b>123</b>	<b>LF</b>	<b>88</b>
162	(11'-0" Long) 1-3/4"x11-1/4" LVL Joist	EA	8	11	88
163	<b>14" TJI 360 Floor Joist @ 16" O.C</b>	<b>SF</b>	<b>2638</b>	<b>LF</b>	<b>2045</b>
164	(8'-0" Long) 14" TJI 360 Floor Joist	EA	1	8	8

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
165	(10'-0" Long) 14" TJI 360 Floor Joist	EA	6	10	60
166	(12'-0" Long) 14" TJI 360 Floor Joist	EA	9	12	108
167	(14'-0" Long) 14" TJI 360 Floor Joist	EA	17	14	238
168	(16'-0" Long) 14" TJI 360 Floor Joist	EA	42	16	672
169	(18'-0" Long) 14" TJI 360 Floor Joist	EA	12	18	216
170	(20'-0" Long) 14" TJI 360 Floor Joist	EA	42	20	840
	<b>Sheathing</b>				
171	(8'-0"x4'-0") (1-1/8"Thick) T&G Plywood Sheathing	EA	135	SF	4312
172	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	4	SF	112
	<b>Shear Wall Sheathing</b>				
173	(8'-0"x4'-0") 15/32" Thick (770#fl) Shear Wall Plywood Sheathing	EA	4	SF	112
174	(8'-0"x4'-0") 15/32" Thick (600#fl) Shear Wall Plywood Sheathing	EA	18	SF	577
175	(8'-0"x4'-0") 15/32" Thick (460#fl) Shear Wall Plywood Sheathing	EA	26	SF	828
176	(8'-0"x4'-0") 15/32" Thick (310#fl) Shear Wall Plywood Sheathing	EA	41	SF	1303
	<b>Blocking</b>				
177	1-3/4" LSL Blocking W/ 8d Toenails			LF	246
178	2x6 Blocking			LF	12
179	2x12 PT Rim Plate W/ 5/8" Dia Anchor Bolts			LF	63
180	1-3/4" LVL Blocking			LF	6
	<b>Second Floor/ Low Roof Framing</b>				
	<b>Wood Post</b>				
181	(10'-6" Long) (4"x6") Wood Post	EA	5	LF	53
182	(12'-6" Long) (4"x6") Wood Post	EA	1	LF	13
183	(13'-6" Long) (4"x6") Wood Post	EA	3	LF	41
184	(14'-6" Long) (4"x6") Wood Post	EA	3	LF	44
185	(16'-6" Long) (4"x6") Wood Post	EA	1	LF	17
186	(17'-6" Long) (4"x6") Wood Post	EA	2	LF	35
187	(7'-6" Long) (4"x6") Wood Post	EA	1	LF	8
188	(10'-6" Long) (6"x6") Wood Post	EA	4	LF	42
189	(16'-6" Long) (6"x6") Wood Post	EA	1	LF	16
	<b>Hardware</b>				
190	5/8" Dia Anchor Bolts	EA	16		
191	"BA412" Hanger	EA	2		
192	"CCQ46" Simpson	EA	2		
193	"CCQ46" Simpson	EA	2		
194	"CCQ66" Simpson	EA	2		
195	"CCTQ46" Simpson	EA	1		
196	"CMST14" Strap (6475#)	EA	4		
197	"CMSTC16" Strap Simpson (4690#)	EA	45		
198	"CS14" Strap Simpson	EA	4		
199	"CS16" Strap Simpson	EA	16		
200	"ECCQ46" Simpson	EA	10		
201	"ECCQ66" Simpson	EA	11		
202	"EPCZ46" Simpson	EA	4		
203	"HDU2" Holdown	EA	2		
204	"HHUS410" Simpson	EA	10		
205	"HU412" Simpson	EA	4		
206	"HU68" Simpson	EA	6		
207	"HUC412" Simpson	EA	4		
208	"LCE66" Simpson	EA	2		
209	"LPCZ46" Simpson	EA	1		
210	"MSTC48B3" Bent Strap	EA	3		
211	"MSTC48B3" Strap Simpson	EA	1		
212	"PCZ46" Simpson	EA	1		
213	"HHUS5.50/10" Simpson	EA	4		
214	"LPT4" Simpson Typ.	EA	1848		
	<b>Wood Beam / Header</b>				
215	(10'-0" Long) (4"x10") DF#1 Beam	EA	2	LF	20
216	(10'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	10
217	(10'-0" Long) (6"x8") DF#1 Beam	EA	1	LF	10
218	(10'-0" Long) (6"x8") DF#1 Header	EA	3	LF	30

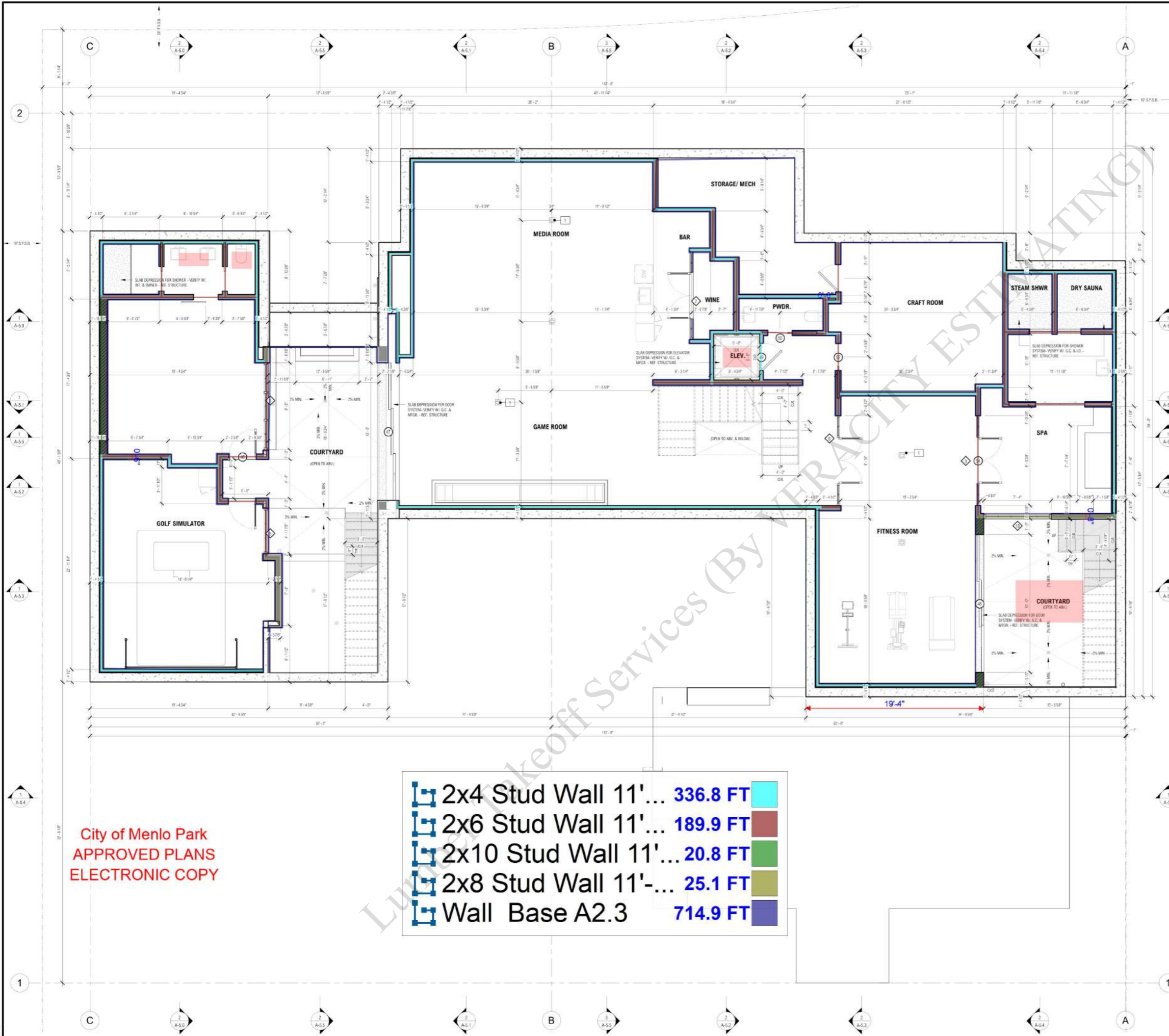
Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
219	(12'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	24
220	(12'-0" Long) (3-1/2"x14") PSL Beam	EA	1	LF	12
221	(12'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	4	LF	48
222	(12'-0" Long) (4"x10") DF#1 Beam	EA	1	LF	12
223	(12'-0" Long) (4"x12") DF#1 Beam	EA	1	LF	12
224	(12'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	12
225	(12'-0" Long) (6"x12") DF#1 Header	EA	2	LF	20
226	(12'-0" Long) (6"x8") DF#1 Header	EA	1	LF	12
227	(14'-0" Long) (2"x8") Sloped Beam	EA	1	LF	10
228	(14'-0" Long) (4"x10") DF Sloped Beam	EA	2	LF	28
229	(14'-0" Long) (4"x8") Sloped Beam	EA	2	LF	28
230	(14'-0" Long) (5-1/4"x11-1/4") PSL Header	EA	1	LF	14
231	(14'-0" Long) (5-1/4"x14") PSL Header	EA	1	LF	19
232	(14'-0" Long) (6"x12") DF#1 Beam	EA	1	LF	7
233	(14'-0" Long) (6"x8") DF#1 Beam	EA	2	LF	28
234	(14'-0" Long) (6"x8") DF#1 Header	EA	1	LF	14
235	(15'-0" Long) (4"x10") DF Sloped Beam	EA	4	LF	60
236	(15'-0" Long) (5-1/4"x11-7/8") PSL Beam	EA	1	LF	15
237	(16'-0" Long) (3-1/2"x14") LSL Beam	EA	4	LF	64
238	(16'-0" Long) (3-1/2"x14") PSL Beam	EA	1	LF	16
239	(16'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	15
240	(18'-0" Long) (2"x8") Valley Beam	EA	2	LF	16
241	(18'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	34
242	(18'-0" Long) (6"x8") Cedar Beam	EA	12	LF	204
243	(18'-0" Long) (8"x12") Cedar Beam	EA	4	LF	64
244	(2'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	1	LF	2
245	(20'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	38
246	(4'-0" Long) (3-1/2"x14") LSL Beam	EA	1	LF	4
247	(4'-0" Long) (4"x12") DF#1 Beam	EA	2	LF	8
248	(4'-0" Long) (4"x6") DF#1 Header	EA	4	LF	16
249	(4'-0" Long) (6"x8") DF#1 Header	EA	22	LF	88
250	(6'-0" Long) (3-1/2"x14") LSL Beam	EA	1	LF	6
251	(6'-0" Long) (5-1/4"x11-1/4") PSL Header	EA	1	LF	6
252	(6'-0" Long) (5-1/4"x11-7/8") PSL Beam	EA	1	LF	6
253	(6'-0" Long) (5-1/4"x14") PSL Beam	EA	1	LF	6
254	(6'-0" Long) (6"x8") DF#1 Header	EA	9	LF	54
255	(7'-0" Long) (4"x8") DF#1 Beam	EA	2	LF	14
256	(8'-0" Long) (2"x8") Hip Beam	EA	1	LF	8
257	(8'-0" Long) (3-1/2"x14") LSL Beam	EA	2	LF	14
258	(8'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	1	LF	8
259	(8'-0" Long) (4"x12") DF Ridge Beam	EA	1	LF	8
260	(8'-0" Long) (4"x12") DF#1 Beam	EA	1	LF	8
261	(8'-0" Long) (6"x10") DF#1 Header	EA	3	LF	21
262	(8'-0" Long) (6"x8") DF#1 Beam	EA	1	LF	8
263	(8'-0" Long) (6"x8") DF#1 Header	EA	9	LF	63
264	(9'-0" Long) (2"x8") Hip Beam	EA	1	LF	9
265	(9'-0" Long) (6"x8") DF#1 Header	EA	2	LF	18
	<b>Joist</b>				
266	<b>(2"x10") DF#2 Flat Roof Joist @ 24" O.C</b>	<b>SF</b>	<b>386</b>	<b>LF</b>	<b>264</b>
267	(14'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	7	14	98
268	(6'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	1	6	6
269	(8'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	20	8	160
270	<b>(2"x12") DF#2 Ceiling Joist @ 24" O.C</b>	<b>SF</b>	<b>887</b>	<b>LF</b>	<b>458</b>
271	(2'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	4	2	8
272	(18'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	25	18	450
273	<b>(2"x10" ) Floor Joist @ 16" O.C</b>	<b>SF</b>	<b>50</b>	<b>LF</b>	<b>42</b>
274	(12'-0" Long) (2"x10" ) Floor Joist	EA	3	12	36
275	(6'-0" Long) (2"x10" ) Floor Joist	EA	1	6	6
276	<b>(2"x4") Ceiling Joist @ 16" O.C</b>	<b>SF</b>	<b>54</b>	<b>LF</b>	<b>50</b>
277	(6'-0" Long) (2"x4") Ceiling Joist	EA	6	10	60
278	<b>14" TJI 360 Floor Joist @ 16" O.C</b>	<b>SF</b>	<b>1178</b>	<b>LF</b>	<b>1170</b>

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
279	(10'-0" Long) 14" TJI 360 Floor Joist	EA	4	10	40
280	(14'-0" Long) 14" TJI 360 Floor Joist	EA	21	14	294
281	(16'-0" Long) 14" TJI 360 Floor Joist	EA	26	16	416
282	(18'-0" Long) 14" TJI 360 Floor Joist	EA	22	18	396
283	(2'-0" Long) 14" TJI 360 Floor Joist	EA	5	2	10
284	(4'-0" Long) 14" TJI 360 Floor Joist	EA	2	4	8
285	(6'-0" Long) 14" TJI 360 Floor Joist	EA	1	6	6
286	<b>(2"x6") DF#2 Ceiling Joist @ 16" O.C</b>	<b>SF</b>	<b>80</b>	<b>LF</b>	<b>64</b>
287	(8'-0" Long) (2"x6") DF#2 Ceiling Joist	EA	8	8	64
288	<b>(2"x10") DF#2 Flat Roof Joist @ 24" O.C</b>	<b>SF</b>	<b>386</b>	<b>LF</b>	<b>246</b>
289	(14'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	7	14	98
290	(6'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	10	6	60
291	(8'-0" Long) (2"x10") DF#2 Flat Roof Joist	EA	11	8	88
292	<b>14" TJI 360 Floor Joist @ 16" O.C</b>	<b>SF</b>	<b>207</b>	<b>LF</b>	<b>188</b>
293	(10'-0" Long) 14" TJI 360 Floor Joist	EA	6	10	60
294	(16'-0" Long) 14" TJI 360 Floor Joist	EA	8	16	128
295	<b>(2"x12") DF#2 Joist @ 16" O.C</b>	<b>SF</b>	<b>526</b>	<b>LF</b>	<b>368</b>
296	(12'-0" Long) (2"x12") DF#2 Joist	EA	30	12	360
297	(4'-0" Long) (2"x12") DF#2 Joist	EA	2	4	8
298	<b>(2"x10") DF#2 Ceiling Joist @ 24" O.C</b>	<b>SF</b>	<b>194</b>	<b>LF</b>	<b>82</b>
299	(16'-0" Long) (2"x10") DF#2 Ceiling Joist	EA	5	16	80
300	(2'-0" Long) (2"x10") DF#2 Ceiling Joist	EA	1	2	2
301	<b>1-3/4"x11-1/4" LVL Flat Roof Joist 24" O.C</b>	<b>SF</b>	<b>353</b>	<b>LF</b>	<b>260</b>
302	(20'-0" Long) 1-3/4"x11-1/4" LVL Flat Roof Joist	EA	13	20	260
303	<b>(2"x8") DF#2 Flat Roof Joist 24" O.C</b>	<b>SF</b>	<b>82</b>	<b>LF</b>	<b>44</b>
304	(20'-0" Long) (2"x8") DF#2 Flat Roof Joist	EA	11	4	44
305	<b>(2"x12") DF#2 Ceiling Joist @ 24" O.C</b>	<b>SF</b>	<b>1093</b>	<b>LF</b>	<b>528</b>
306	(12'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	42	12	504
307	(10'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	2	10	20
308	(2'-0" Long) (2"x12") DF#2 Ceiling Joist	EA	2	2	4
	<b>Rafter</b>				
309	<b>(2"x8") DF#2 Rafter @ 24" O.C</b>	<b>SF</b>	<b>986</b>	<b>LF</b>	<b>526</b>
310	(4'-0" Long) (2"x8") DF#2 Rafter	EA	4	4	16
311	(2'-0" Long) (2"x8") DF#2 Rafter	EA	2	2	4
312	(20'-0" Long) (2"x8") DF#2 Rafter	EA	19	20	380
313	(18'-0" Long) (2"x8") DF#2 Rafter	EA	7	18	126
314	<b>(2"x6") DF Rafter @ 24" O.C</b>	<b>SF</b>	<b>54</b>	<b>LF</b>	<b>28</b>
315	(4'-0" Long) (2"x6") DF Rafter	EA	7	4	28
316	<b>(2"x10") DF#2 Rafter @ 24" O.C</b>	<b>SF</b>	<b>1096</b>	<b>LF</b>	<b>780</b>
317	(20'-0" Long) (2"x10") DF#2 Rafter	EA	22	20	440
318	(14'-0" Long) (2"x10") DF#2 Rafter	EA	24	14	336
319	(2'-0" Long) (2"x10") DF#2 Rafter	EA	2	2	4
	<b>Ledger/ Blocking</b>				
320	(1-3/4") LSL Blocking			LF	176
321	(2"x12") Fascia Rim			LF	104
322	(2"x4") Blocking			LF	232
323	(2"x8") Fascia Rim			LF	138
324	(2"x8") Ledger			LF	14
	<b>Shear wall Sheathing</b>				
325	(8'-0"x4'-0") 15/32" Thick (310#fl) Shear Wall Plywood Sheathing	EA	14	SF	431
326	(8'-0"x4'-0") 15/32" Thick (460#fl) Shear Wall Plywood Sheathing	EA	20	SF	620
	<b>Sheathing</b>				
327	(8'-0"x4'-0") (1-1/8" Thick) T&G Plywood Sheathing	EA	37	SF	1178
328	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	90	SF	2861
329	(8'-0"x4'-0") (3/4" Thick) CDX Plywood Sheathing	EA	28	SF	879
	<b>Second Floor Ceiling Framing &amp; Garage Roof</b>				
	<b>Wood Post</b>				
330	(10'-6" Long) (4"x6") Wood Post	EA	6	LF	63
	<b>Wood Beam / Header</b>				
331	(6'-0" Long) (4"x8") DF Ceiling BM	EA	1	LF	6
332	(4'-0" Long) (4"x8") DF Beam	EA	1	LF	4

Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
333	(8'-0" Long) (4"x8") DF Beam	EA	1	LF	8
334	(14'-0" Long) (4"x12") DF#1 Ridge Beam	EA	1	LF	14
335	(14'-0" Long) (5-1/4"x11-1/4") PSL Beam	EA	1	LF	14
336	(18'-0" Long) (5-1/4"x11-1/4") PSL Beam	EA	1	LF	18
337	(12'-0" Long) (4"x8") DF Beam	EA	4	LF	48
338	(14'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	28
339	(18'-0" Long) (5-1/4"x14") PSL Beam	EA	2	LF	36
340	(14'-0" Long) (4"x10") DF Beam	EA	4	LF	28
341	(4'-0" Long) (2"x8") Valley Beam	EA	4	LF	16
342	(8'-0" Long) (6"x10") Header	EA	2	LF	16
343	(10'-0" Long) (6"x12") DF#1 Header	EA	2	LF	20
344	(10'-0" Long) (4"x12") DF Beam	EA	1	LF	10
	<b>Hardware</b>				
345	"CMSTC16" Strap Simpson	EA	6		
346	"CMSTC16" Strap Simpson	EA	2		
347	"CS16" Strap Simpson	EA	4		
348	"ECCQ46" Simpson	EA	1		
349	"ECCQ66" Simpson	EA	6		
350	"EPCZ46" Simpson	EA	4		
351	"HU410" Simpson	EA	8		
352	"HUC412" Simpson	EA	2		
353	"LSSR410" Simpson	EA	8		
354	"A35" Clip Simpson	EA	476		
	<b>Joist</b>				
355	<b>(2"x6") DF#2 Ceiling Joist @ 24" O.C</b>	<b>SF</b>	<b>854</b>	<b>LF</b>	<b>513</b>
356	(19'-0" Long) (2"x6") DF#2 Ceiling Joist	EA	27	19	513
357	<b>(2"x6") Flat Roof Joist @ 16" O.C</b>	<b>SF</b>	<b>609</b>	<b>LF</b>	<b>446</b>
358	(12'-0" Long) (2"x6") Flat Roof Joist	EA	14	12	168
359	(16'-0" Long) (2"x6") Flat Roof Joist	EA	3	16	48
360	(4'-0" Long) (2"x6") Flat Roof Joist	EA	8	4	32
361	(6'-0" Long) (2"x6") Flat Roof Joist	EA	33	6	198
	<b>Rafter</b>				
362	<b>(2"x8") DF#2 Rafter @ 24" O.C</b>	<b>SF</b>	<b>539</b>	<b>LF</b>	<b>457</b>
363	(10'-0" Long) (2"x8") DF#2 Rafter	EA	10	10	100
364	(18'-0" Long) (2"x8") DF#2 Rafter	EA	10	18	180
365	(12'-0" Long) (2"x8") DF#2 Rafter	EA	12	12	144
366	(16'-0" Long) (2"x8") DF#2 Rafter	EA	1	16	16
367	(20'-0" Long) (2"x8") DF#2 Rafter	EA	1	20	20
368	(8'-0" Long) (2"x8") DF#2 Rafter	EA	1	8	8
369	<b>(2"x8") Roof Rafter @ 24" O.C</b>	<b>SF</b>	<b>41</b>	<b>LF</b>	<b>44</b>
370	(6'-0" Long) (2"x8") Roof Rafter	EA	6	6	36
371	(4'-0" Long) (2"x8") Roof Rafter	EA	2	4	8
	<b>Sheathing</b>				
372	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	20	SF	634
373	(8'-0"x4'-0") (3/4" Thick) CDX Plywood Sheathing	EA	20	SF	609
	<b>Blocking</b>				
374	2x8 Blocking			LF	12
	<b>Roof Framing</b>				
	<b>Hardware</b>				
375	"LSSR410" Simpson	EA	16		
376	"CCQ46" Simpson	EA	4		
377	"ECCQ46" Simpson	EA	6		
378	"CS16" Strap 6'L	EA	2		
379	"CS14" Strap 4'L	EA	4		
380	"CMSTC16" Strap 4'L	EA	4		
381	"HU48" Hanger	EA	4		
382	"CS16" 4'L @ 48" O.C	EA	33		
383	"A35" Simpson Clip	EA	396		
	<b>Rafter</b>				
384	<b>(2"x8") DF#2 Rafter @ 24" O.C</b>	<b>SF</b>	<b>539</b>	<b>LF</b>	<b>457</b>
385	(10'-0" Long) (2"x8") DF#2 Rafter	EA	4	10	40



Item #	Item Description	Unit (EA)	Quantity	Unit (LF) / (SF)	Quantity
386	(12'-0" Long) (2"x8") DF#2 Rafter	EA	1	12	12
387	(14'-0" Long) (2"x8") DF#2 Rafter	EA	1	14	14
388	(16'-0" Long) (2"x8") DF#2 Rafter	EA	8	16	128
389	(2'-0" Long) (2"x8") DF#2 Rafter	EA	2	2	4
390	(20'-0" Long) (2"x8") DF#2 Rafter	EA	3	20	60
391	(6'-0" Long) (2"x8") DF#2 Rafter	EA	6	6	36
392	(10'-0" Long) (2"x8") DF#2 Rafter	EA	9	10	90
393	(14'-0" Long) (2"x8") DF#2 Rafter	EA	2	14	28
394	(18'-0" Long) (2"x8") DF#2 Rafter	EA	2	18	36
395	(12'-0" Long) (2"x8") DF#2 Rafter	EA	49	12	588
396	(14'-0" Long) (2"x8") DF#2 Rafter	EA	4	14	56
397	(18'-0" Long) (2"x8") DF#2 Rafter	EA	2	18	36
398	(12'-0" Long) (2"x8") DF#2 Rafter	EA	7	12	84
	<b>Beam</b>				
399	(16'-0" Long) (3-1/2"x14") PSL Ridge Beam	EA	4	LF	64
400	(12'-0" Long) (4"x10") DF Valley Beam	EA	2	LF	24
401	(18'-0" Long) (4"x10") DF Valley Beam	EA	6	LF	108
402	(8'-0" Long) (4"x10") DF Valley Beam	EA	2	LF	16
403	(18'-0" Long) (3-1/2"x11-1/4") PSL Ridge Beam	EA	1	LF	18
404	(16'-0" Long) (3-1/2"x11-1/4") PSL Ridge Beam	EA	2	LF	32
405	(10'-0" Long) (4"x8") Sloped DF Beam	EA	6	LF	60
406	(10'-0" Long) (2"x8") Beam	EA	4	LF	40
	<b>Sheathing</b>				
407	(8'-0"x4'-0") (5/8" Thick) CDX Plywood Sheathing	EA	54	SF	1723
	<b>Blocking</b>				
408	2x8 Fascia Rim			LF	182
	<b>Trims</b>				
	<b>Door Trims - (Trim size assumed)</b>				
409	(1x4) Exterior Door Trims			LF	376
410	(1x4) Interior Door Trims			LF	724
	<b>Window Trims - (Trim size assumed)</b>				
411	(1x4) Exterior Window Trim			LF	649
412	(1x4) Interior Window Trim			LF	579
	<b>Stairs</b>				
413	(3'-6"x1'-0") 3/8" Wood Finish On Treads (12.85 SF/Tread) (72 EA)	Loc	1		
	<b>Wall Base</b>				
414	4" Wood Wall Base			LF	1734



**GENERAL NOTES**

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

**ROOF FRAMING:**  
ALL EXTERIOR WALLS TO BE FRAMED W/ 2"X6 STUD MIN. U.I.D.  
USE 2"X6 BRUSHED STUDS FOR PLUMBING WALLS  
SECOND AND THIRD FLOOR PLUMBING TO BE 1"X8"  
ENTIRE EXTERIOR TO BE SHEATHED WITH MINIMUM 1/2" PL/WOOD  
DOORS AND WINDOWS WILL TYPICALLY BE RECESSED FROM EXTERIOR WALL PLANE. VERIFY ALL ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW SCHEDULE. ROUGH OPENING MAY NEED TO BE OVERTHELD TO ACCOMMODATE ADDITIONAL FRAMING. SEE SHT. A-2.2 FOR TYP. RECESSED CONDITIONS.

**GARAGE FLOOR:**  
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCORROSIble MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R301.1)

**PLUMBING:**  
1. SUPPORT ALL PENDING FIXTURES WITH METAL SUPPORTING MEMBERS TO PREVENT ANY STRAIN TRANSMISSION TO THE CONNECTIONS. THE AFFIXED SUPPORTS FOR OFF-FLOOR WATER CLOSETS WITH CONCEALED TANKS SHALL COMPLY WITH ASME A112.8.2.2. SECURE FLUSH TANK AND SIMILAR APPURTENANCES WITH APPROVED NON-CORROSIve SCREW OR BOLTS. (IPC 402.4)

2. THE NET AREA OF THE SHOWER ENCLOSURE SHALL BE 1.824 SQ. FEET (1' 10.11" X 1' 10.11") OR MORE FROM TOP OF THRESHOLD TO 70" ABOVE DRAIN AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE. (IPC 408.4)

3. THE WATER HEATER BURNER AND BURNER-IGNITER DEVICE TO BE AT LEAST 18-INCHES ABOVE THE FLOOR. IF LOCATED IN A GARAGE AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE, FOR WATER HEATER IN THE GARAGE OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE PROVIDE A PROTECTIVE BARRIER OR ELEVATE THE APPLIANCE TO BE OUT OF THE NORMAL PATH OF THE VEHICLE. (IPC 507.10)

4. ANCHOR OR STRAP THE WATER HEATER TO RESIST HORIZ. DISPLACEMENT DUE TO EARTHQUAKE. STRAPPING SHOULD BE AT THE UPPER AND LOWER ONE THIRD (1/3) POINTS OF THE APPLIANCE HEIGHT. MAINTAIN A MIN. 4-INCHES ABOVE THE CONTROLS WITH STRAPPING AT LOWER POINT. (IPC 507.10)

**WOOD OR WOODBASED PRODUCTS NOTE: (IRC R317.1) (REF. 8.17.1.1 FOR MORE INFO)**  
PROTECTION OF WOOD OR WOODBASED PRODUCTS FROM MOISTURE SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANPA U1:

1. IN CRACK, SPACES OR UNEXPOSED AREAS LOCATED WITHIN THE PERIMPHY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GRIDDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD CEILING WHERE CLOSER THAN 8 INCHES (203 MM) TO EXPOSED GROUND.

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

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

4. THE ENDS OF WOOD GRIDDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING A CLEARANCE OF LESS THAN 1/2" (12.7 MM) ON TOP, SIDE AND END.

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

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

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

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

9. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL FEDESTALS PROJECTING NOT LESS THAN 1 INCH (25.4 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.

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**PROJECT STATUS**  
PERMIT

**PLAN CHECK NO.**  
BL2023-0289

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REN 0009725  
STATE OF CALIFORNIA

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**A GENERAL NOTES**

**ROOM NAME**

10.00' SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

234 STUD WALL

235 STUD WALL

236 STUD WALL

237 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2X6 EXT. FRMG. AND 2X4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.I.D. MIN. AIR SPACE DOOR POCKET TO BE VERIFIED W/ DOOR MFR. - STUDS MIN. SPACING PER STRUCT. AND EXT. FRMG. INSTRUCT. AND/OR LISTING - SEE EXT. WALL DETAILS AND STRUCT. DWGS.

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.I.D. PER STRUCT. - REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPPROOFING AND DRAINAGE AS REQUIRED PER SECTION 4.03.1.1.1. EXPOSED SURFACES TO HAVE TROWEL SMOOTH FINISH WITH A LIGHT GRAY COLOR. PROVIDE SAMPLE FOR ARCH. APPROVAL.

SLAB FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE REVISION DETAILS - FOR REVISIONS SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED REVISIONS W/ MFR. OR FABRICATOR. - SHOWER REVISION TO BE VERIFIED W/ I.D.

SEE SHEET A-2.3 FOR THE TYPICAL DEPRESSION OF DOORS AND WINDOWS, VERIFY ALL DEPRESSIONS W/ MFR.

STRUCTURAL STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED - ANCH. TO APPLY COLOR FOR EXPOSED STEEL COLUMN.

STRUCTURAL WOOD POST/COLUMN PER STRUCT. - REF. STRUCT. DWGS. - PAINT, STAIN AND SEAL AS REQUIRED - ANCH. TO APPLY. FINISH COLOR FOR EXPOSED WOOD POST/COLUMN, IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.

KITCHEN RANGE W/ EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - PROVIDE POWER AND GAS AS REQUIRED - 30" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL. ABV. COOKING TOP (ICC 920.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 140 CFM AND VENT TO OUTDOOR. HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER SECTION 4.03.1.1.1.

WINE BAR - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - SINK TO COMPLY W/ REQUIREMENT OF SECTION 408.9 OF IPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 80 PSI PER SECTION 408.11 OF CALIFORNIA - TRAP AND VENT FOR 1/2" DIA. SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 408.9 OF IPC.

VANITY SINK - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - LAVATORY TO HAVE 24" MIN. CLEAR SPACE IN FRONT OF IT (IPC 402.5) W/ MINIMUM FLOW RATE OF 1.2 GPM @ 80 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 408.11 OF CALIFORNIA.

WASHER W/ DRYER (W/ STACKED DRYER) - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYER VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRAFT DAMPER (ICC 504.4) AND SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90 DEGREE ELBOW. SUBTRACT 3 FEET FOR EACH ADDITIONAL 90 DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. 7.1.1.

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF IPC AND HAS MAX EFFECTIVE FLOOR RATE OF 1.2 GPM. PER FLUSH (IPC 411.2). WATER CLOSURE CLR. TO BE 24" IN FRONT AND 18" FROM ITS CENTER TO ANY ROOF WALL OR OBSTRUCTION (IPC 402.5 & IRC R307) - REF. CALGREEN NOTES OR T-SHETS. FOR MAX FLOW RATE.

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/ SEALED COMBUSTION CALGREEN 4.03.1.1.1. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (ICC R1004.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 507.3 OF IPC AS SELECTED, VERIFY W/ OWNER - SEE TSD, SEE T-24 ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQD. - INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFR. INSTRUCTION.

FAU - PROVIDE GAS, S.O., POWER, AND VENTING AS REQD. BY MFR'S - INSTALL PER MFR. INSTRUCTION.

REQUIRED MAIN SERVICE PANEL - 400 AMP MAX. (MINIMUM 30" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - GC TO COORDINATE W/ UTILITY COMPANY.

ROOF DRAIN - PER CHAPTER 11 OF IPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF IPC - ROOF DRAIN SHALL HAVE DOWNS TRAINER (IPC 1102.2), REF. DETAIL 11A0-1.0.

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF IPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF IPC - ROOF DRAIN SHALL HAVE DOWNS TRAINER (IPC 1102.2) - REF. DETAIL 6 & 7A0-1.0.

VERTICAL STORM DRAIN PIPE IN WALL / OVERFLOW - MTL. PIPE PER CHAPTER 11 OF IPC, SIZE PER TABLE 1103.1 (8" DIA. 2" DIA. PIPE IN 1/2" DIA. PIPE) - SEE CIVIL DWGS. FOR TERMINATION DETAILS. ABV. OR BLAW, BONDING, VERIFY ALL TERMINATION POINTS, TYPE AND DETAILS W/ CHAL. PRIOR TO POURING THE CONCRETE SLAB. OVERFLOW TO DISCHARGE ABV. GROUND.

**O'MALLEY OASIS**

**PROJECT ADDRESS:**  
1505 BAY LAUREL DRIVE  
MENLO PARK, CA 94025

**OWNER INFORMATION:**  
BRAN & MENDITH O'MALLEY  
1505 BAY AVE.  
MENLO PARK, CA 94025  
P: 415.278.1881

**DATE:**  
02/29/2024

**REVISIONS**

NO.	REVISION	DATE

**PLAN REVIEW ACCEPTANCE**

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING REGULATIONS, ELECTRICAL AND MECHANICAL REQUIREMENTS, THE ARCHITECT HAS REVIEWED THE SUBMITTED CONSTRUCTION DOCUMENTS FOR CONFORMANCE WITH THE APPLICABLE CALIFORNIA BUILDING REGULATIONS. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTED CONSTRUCTION DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED THEREIN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER TRADES OR PROFESSIONS.

**BASEMENT LEVEL DIMENSION PLAN**

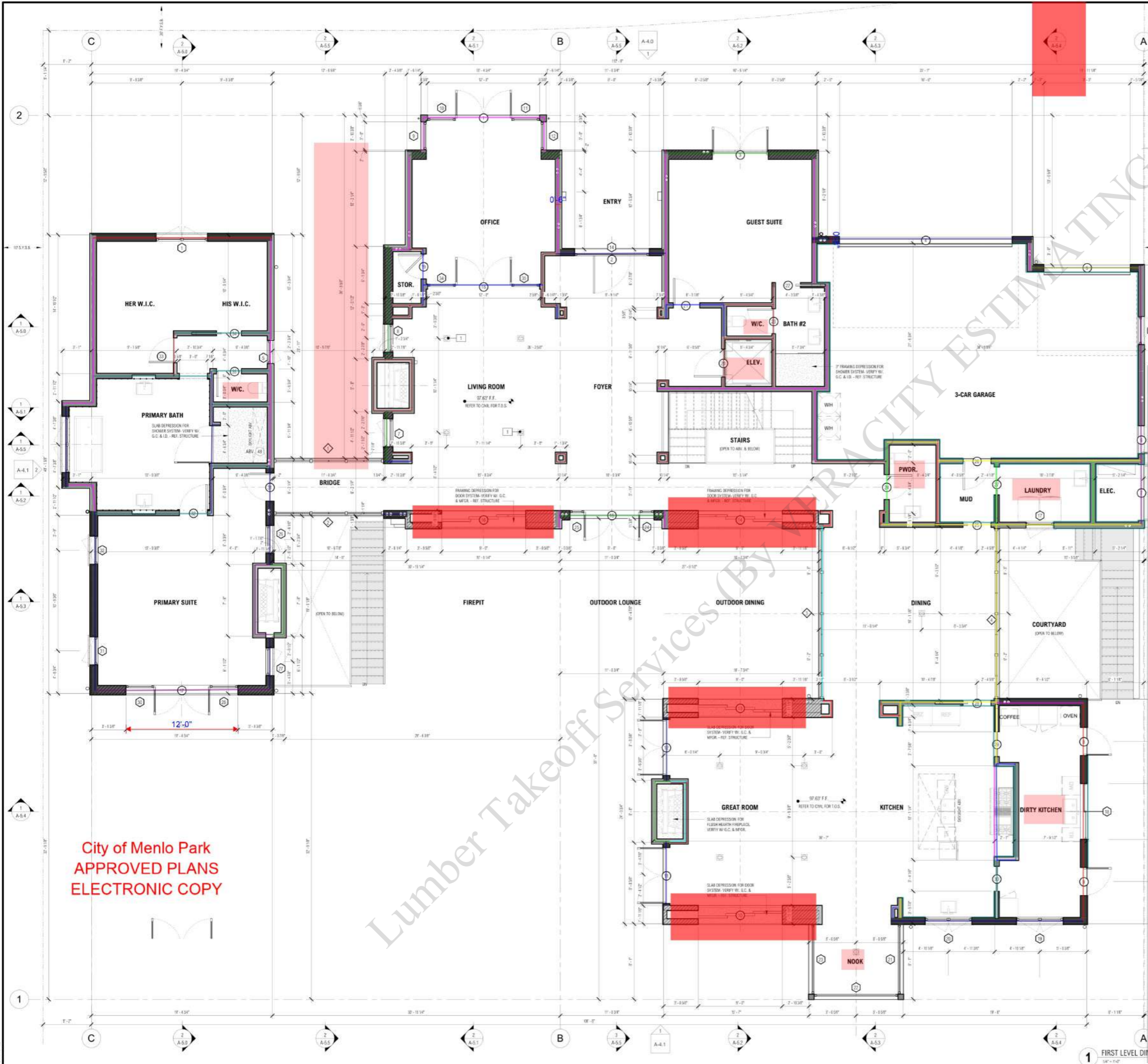
**A-2.3**

City of Menlo Park  
APPROVED PLANS  
ELECTRONIC COPY

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

**1 BASEMENT LEVEL DIMENSION PLAN**  
UP - 1/8"

**B ANNOTATION LEGEND**



**BRANDON ARCHITECTS**  
 151 KALAMUS DRIVE, SUITE G-1  
 COSTA MESA, CA 92626  
 714.754.4000  
 WWW.BRANDONARCHITECTS.COM

**PROJECT STATUS**  
 PERMIT

**PLAN CHECK NO.**  
 BLE0203-02003

**PROJECT CONTACT**  
 ELIZABETH HANSEN

**LICENSED ARCHITECT**  
 JUSTIN CHASE  
 ARCHITECT  
 No. C-58800  
 REAL 0009255  
 STATE OF CALIFORNIA

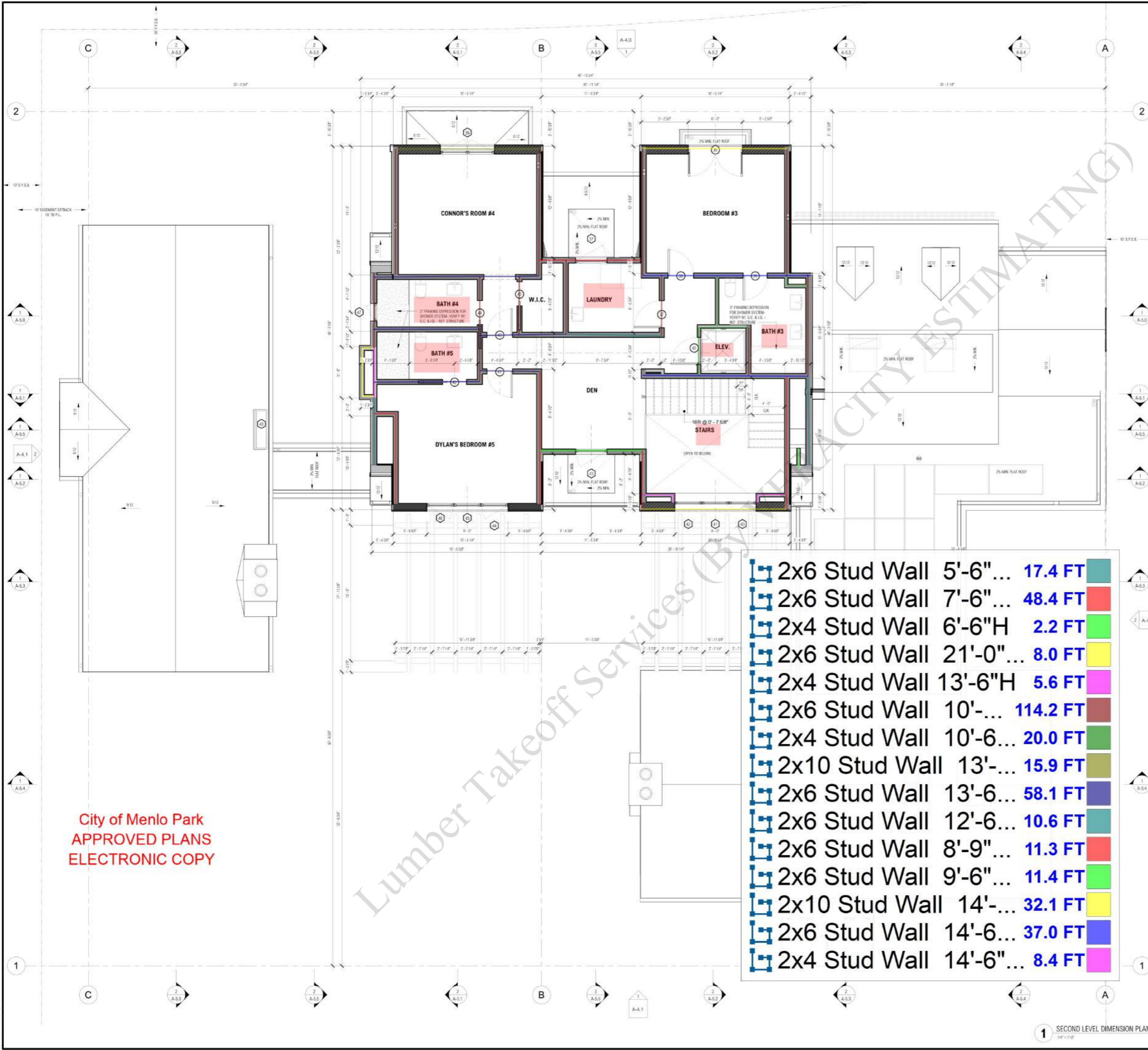
**WOOD OR WOOD-GRADE PRODUCTS NOTE (IRC R317.1) (REF. 8.1.1.1 FOR MORE INFO)**  
 PROTECTION OF WOOD AND WOOD-GRADE PRODUCTS FROM WEATHER SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANPA U1:

1. IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD MEMBERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD CEILING WHERE CLOSER THAN 8 INCHES (203 MM) TO EXPOSED GROUND.
2. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GRADE.
3. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD MEMBERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOP, SIDE AND END.
5. WOOD JOIST, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7. WOOD FRAMING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FRAMING STRIPS OR FRAMING MEMBERS.
8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BALCONIES, BALCONIES, PORCHES OR SIMILAR PERMANENT BALCONY APPURTENANCES WHERE THESE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, SLAB, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION.

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

City of Menlo Park  
 APPROVED PLANS  
 ELECTRONIC COPY

Lumber Takeoff Services (By BRACITY ESTIMATING)



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

**GENERAL NOTES**

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

**WOOD ON MOISTURE PRODUCTS NOTE:** (CPC 8317.1) (REF. 8.17.1.1 FOR MORE INFO)  
PROTECTION OF WOOD AND WOOD-GRADE PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH ANAUP 1:

1. IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GRIDDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD CEILING WHERE CLOSER THAN 8 INCHES (203 MM) TO EXPOSED GROUND.
2. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GRADE.
3. SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GRIDDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING A CLEARANCE OF LESS THAN 1/2 INCH (12.7 MM) ON TOP, SIDE AND END.
5. WOOD JOISTS, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING WITH A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, SHALL BE PROTECTED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7. WOOD FRAMING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR BARRIER IS APPLIED BETWEEN THE WALL AND THE FRAMING STRIPS OR FRAMING MEMBERS.
8. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, SILL OR CEILING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.
9. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SEPARATED BY CONCRETE PIERS OR METAL PIEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SUPPORTED BY AN IMPERVIOUS MOISTURE BARRIER.

**A GENERAL NOTES**

**ROOM NAME**

10.00'

SPOT ELEVATION

DOOR TAG

WINDOW TAG

WINDOW WALL TAG

REVISION TAG

2x4 STUD WALL

2x6 STUD WALL

2x8 STUD WALL

2x10 STUD WALL

EXT. POCKET DOOR WALL - TYP. 2x6 EXT. FRMG. AND 2x4 INTERIOR FRAMING W/ DOUBLE TOP PLATE AND SINGLE SILL PLATE U.I.O. MIN. AIR SPACE DOOR POCKET TO BE VERIFIED W/ DOOR MFG. - STUDS MIN. SPACING PER STRUCT. AND EXT. FINISH W/FR. INSTRUCTION AND/OR LISTING - SEE EXT. WALL DETAILS AND STRUCT. DWGS.

CONCRETE WALL - 12" REINFORCED CAST IN PLACE CONCRETE WALL TYP. U.I.O. PER STRUCT. - REF. STRUCT. DWGS. - FOR BASEMENT/RETAINING CONCRETE WALL PROVIDE WATERPROOFING OR DAMPROOFING AND DRAINAGE AS REQUIRED PER SECTION 4.03.1 & 4.03.2. REF. SOLE REPORT WATERPROOFING & DAMPROOFING NOTES ON SHEET T-1.1 - EXPOSED SURFACES TO HAVE TROWEL SMOOTH FINISH WITH A LIGHT GRAY COLOR. PROVIDE SAMPLE FOR ARCH. APPROVAL.

SLAB FRAMING DEPRESSION - SEE STRUCT. DWGS. FOR THE REVISION DETAILS - FOR RECESSOR SPECIFIC TO EQUIPMENT OR ASSEMBLY VERIFY THE REQUIRED RECESSOR W/ MFG. OR FABRICATOR - SHOWER RECESSOR TO BE VERIFIED W/ I.D. - SEE SHEET A-2.6 FOR THE TYPICAL DEPRESSION OF DOORS AND WINDOWS, VERIFY ALL DEPRESSIONS W/ MFG.

STRUCTURAL STEEL COLUMN PER STRUCT. - REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED - ANCH. TO APPLY COLOR FOR EXPOSED STEEL COLUMNS.

STRUCTURAL WOOD POST/COLUMN COLUMN - PER STRUCT. - REF. STRUCT. DWGS. - PAINT AND SEAL AS REQUIRED - ANCH. TO APPLY FINISH COLOR FOR EXPOSED WOOD POST/COLUMN. IF TO BE STAINED PROVIDE STAINED SAMPLE FOR ARCH. APPROVAL.

KITCHEN RANGE W/ EXHAUST HOOD - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - PROVIDE POWER AND GAS AS REQUIRED - 2" MIN. VERTICAL CLEARANCE TO ANY COMBUSTIBLE MATERIAL ABV. COOKING TOP (IMC 302.3.2) - EXHAUST HOOD TO HAVE EXHAUST RATE OF MIN. 140 CFM AND VENT TO OUTDOOR - HOOD DUCTS TO BE OF METAL WITH SMOOTH INTERIOR FINISH PER SECTION 4.03.1 OF CMC.

INTENHAR SINK - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - SINK TO COMPLY W/ REQUIREMENT OF SECTION 400.9 OF CPC AND HAVE A MAX FLOW RATE OF 1.8 GPM @ 80 PSI PER SECTION 400.1.1 OF CALIFORNIA - TRAP AND VENT FOR ISLAND SINK AND SIMILAR EQUIPMENT SHALL BE PER SECTION 900.0 OF CPC.

VANITY SINK - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - LAVATORY TO HAVE 2" MIN. CLEAR SPACE IN FRONT OF IT (CPC 402.5) W/ MINIMUM FLOW RATE OF 1.2 GPM @ 80 PSI AND MIN. FLOW RATE OF 0.8 GPM @ 20 PSI PER SECTION 4.03.1 OF CALIFORNIA.

WASHER W/ DRYER (W) / STACKED (WD) - AS SELECTED PER I.D., VERIFY W/ I.D. & OWNER - PROVIDE POWER, GAS, WATER SUPPLY & DRAINAGE AS REQUIRED - THE CLOTHES DRYER VENT SHALL BE OF A RIGID METALLIC MATERIAL AND HAVE A BACKDRIFT DAMPER (IMC 504.4) AND SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH WITH MAX. OF TWO (2) 90 DEGREE ELBOW. SUBTRACT 3 FEET FOR EACH ADDITIONAL 90 DEGREE ELBOW. SEE WASHER & DRYER NOTES, REF. T-1.1.

TOILET - WATER CLOSET SHALL BE IN COMPLIANCE OF SECTION 411.0 OF CPC AND HAS MAX EFFECTIVE FLOOR RATE OF 1.2 GPM PER FLUSH (CPC 411.2). WATER CLOSET CLR. TO BE 24" IN FRONT AND 16" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION (CPC 402.5 & CPC 807.7) - REF. CALGREEN NOTES ON T-SHETS FOR MAX FLOW RATE.

FIREPLACE - FACTORY-BUILT DIRECT VENT GAS FIREPLACE W/ SEALED COMBUSTION CALGREEN 4.03.3 - FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1304.1)

A/C CONDENSER / HEAT PUMP - TO BE IN COMPLIANCE OF SECTION 307.3 OF CPC AS SELECTED, VERIFY W/ OWNER - SEE TBC, SEC. 2-24 ENERGY REPORT FOR MORE INFO - PROVIDE POWER AND SOUND DAMPENING PAD AS REQD. - INSTALL AND MAINTAIN REQUIRED CLEARANCES PER MFG. INSTRUCTION.

FAU - PROVIDE GAS S.O., POWER, AND VENTING AS REQD. BY MFG. - INSTALL PER MFG. INSTRUCTION.

REQUIRED MAIN SERVICE PANEL - 400 AMP MAX. (MAXIMUM 30" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - GC TO COORDINATE W/ UTILITY COMPANY.

ROOF DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC - ROOF DRAIN SHALL HAVE DOWNS TRAPPER (CPC 1102.2) - REF. DETAIL 1104-1.0

OVERFLOW OR EMERGENCY DRAIN - PER CHAPTER 11 OF CPC - SIZE THE DRAIN AND PIPING PER TABLE 1103.1 AND 1103.2 OF CPC - ROOF DRAIN SHALL HAVE DOWNS TRAPPER (CPC 1102.2) - REF. DETAIL 6 & 7A0-1.0

VERTICAL STORM DRAIN PIPE IN WALL / OVERFLOW - W/ PIPE PER CHAPTER 11 OF CPC, SIZE PER TABLE 1103.1 (8" DIA. PIPE & 1/2" DIA. PIPE) - SEE CIVIL DWGS. FOR TERMINATION DETAILS. ANY CIV. DRAINING, VENT, OR VAPOR TERMINATION POINTS, TYPE AND DETAILS W/ CHAL. PRIOR TO POURING THE CONCRETE SLAB. OVERFLOW TO DISCHARGE ABV. GRAVITY.

**B ANNOTATION LEGEND**

DRAPED LINE

OVERFLOW

**BRANDON ARCHITECTS**  
151 KALAMUS DRIVE, SUITE G-1  
COSTA MESA, CA 92626  
714.754.4000  
WWW.BRANDONARCHITECTS.COM

**PROJECT STATUS**  
PERMIT

**PLAN CHECK NO.**  
BL02203-02030

**PROJECT CONTACT**  
ELIZABETH HANSEN

**PROFESSIONAL ARCHITECT**  
JUSTIN CHASE  
ARCHITECT  
No. C-36800  
REAL 0009255  
STATE OF CALIFORNIA

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**O'MALLEY OASIS**

**PROJECT ADDRESS:**  
1505 BAY LAUREL DRIVE  
MENLO PARK, CA 94025

**OWNER INFORMATION:**  
BRAN & MERTHELY O'MALLEY  
1600 OAK AVE.  
MENLO PARK, CA 94025  
P: 415.278.1881

**DATE**  
02.29.2024

**REVISIONS**

NO.	REVISION	DATE

**PLAN REVIEW ACCEPTANCE**

FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING REGULATIONS, ELECTRICAL AND MECHANICAL REQUIREMENTS, AND ENERGY CODES AND ORDINANCES, THE SUBMITTER HAS AGREED TO PROVIDE ALL NECESSARY INFORMATION TO THE ARCHITECT FOR THE ARCHITECT TO PREPARE THE NECESSARY MECHANICAL, ELECTRICAL AND ENERGY REPORTS.

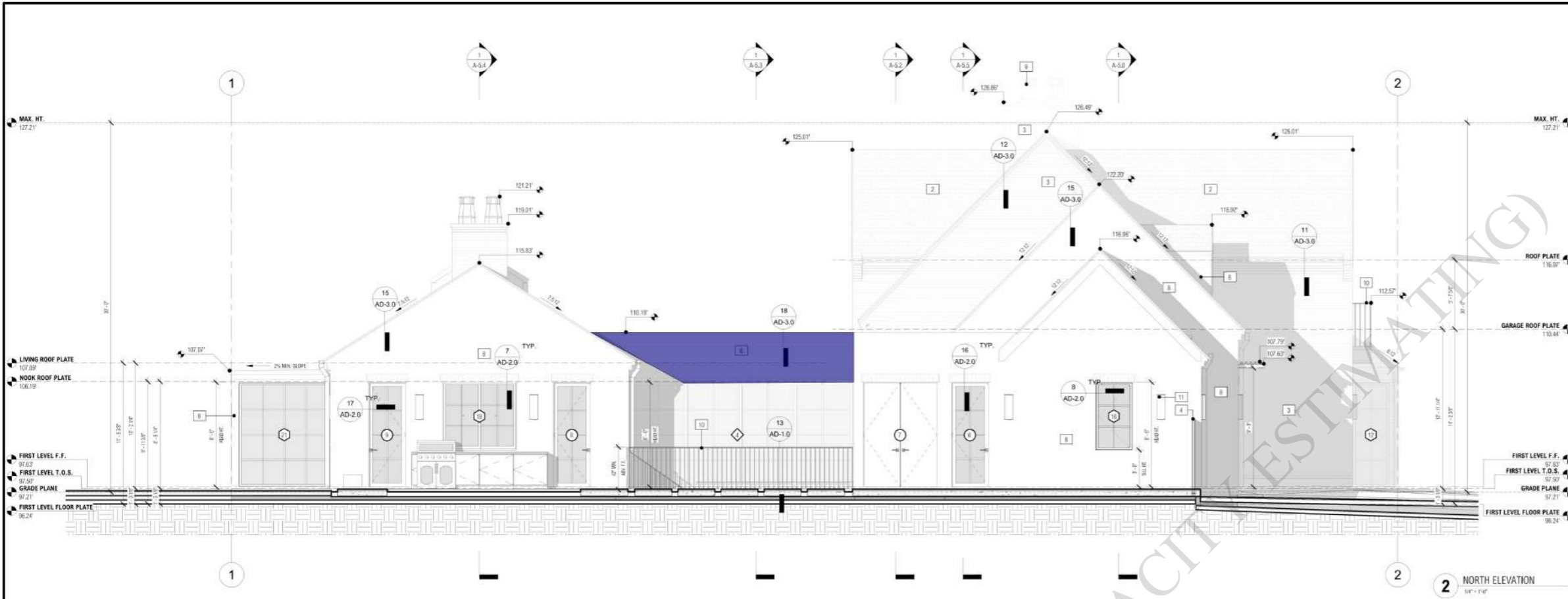
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROJECT/SHEET CODE: OASIS/ARCH 1923

**SECOND LEVEL DIMENSION PLAN**

**A-2.5**

City of Menlo Park  
APPROVED PLANS  
ELECTRONIC COPY

Lumber Takeoff Services (BY CITY ESTIMATING)



**WINDOWS & DOORS**

**AUTHORIZED DEALER PRODUCTS LISTED BELOW:**  
 SUPPLIER: ASSOCIATED BUILDING SUPPLY  
 ADDRESS: STONE HILL DESIGN CENTER 2915 RED HILL AVE., SUITE F104, COSTA MESA, CA 92626  
 CONTACT: JIM YOSHIDA  
 PHONE: 949-472-3379  
 FAX: 949-486-2152  
 EMAIL: JYOSHIDA@ASSOCIATEDBUILDINGSUPPLY.COM  
 WEB: WWW.ASSOCIATEDBUILDINGSUPPLY.COM

**ALUMINUM CLAD WINDOWS & PATIO DOORS**  
 MANUFACTURER: JELD-WEN WINDOWS & DOORS  
 PRODUCT: CUSTOM COLLECTION  
 ADDRESS: 3250 LAKEPORT BLVD, P.O. BOX 1328, KLAMATH FALLS, OREGON 97601  
 PHONE: 541-882-4122 OR 503-555-3936  
 FAX: 541-884-3331  
 WEB: WWW.JELD-WEN.COM

**STEEL MULTI SLIDE DOORS & STOREFRONT**  
 MANUFACTURER: ARCADIA STEEL WINDOWS & DOORS  
 PRODUCT: CUSTOM STEEL  
 ADDRESS: 2301 EAST VERNON AVE., VERNON, CA 94090  
 PHONE: 323-968-5462  
 WEB: WWW.ARCADIANC.COM

**BRICK & VENEER**  
 SUPPLIER: SANDRINE SCOTT COMMODITIES, 106 WEST CANADA SAN CLEMENTE, WAH 306 0300  
 BRICK TYPE: NATURAL GREY BRICK  
 COLOR: LIGHT GREY, LIME WASHED  
 APPLICATION: RUBBERING BRICK, MASTIC GREAT (ARCH TO APPLY)  
 THICKNESS: 7-1/2" NOMINAL  
 WEIGHT: 48 LB/SY

**STONE VENEER**  
 SUPPLIER: SANDRINE SCOTT COMMODITIES  
 STONE TYPE: LIMESTONE VENEER  
 COLOR: BEIGE, TO BE APPROVED BY ARCH. & OWNER  
 APPLICATION: RANDOM ASHLAR, ARCH TO APPROVE  
 THICKNESS: 1"-1 1/2" NOMINAL  
 MAX. BLOCK F. WEIGHT: 150 LB  
 INSTALL: PER MFG. INSTRUCTION AND R703.12

**HORIZONTAL WOOD SIDING**  
 SUPPLIER: HERONY USA  
 COLOR: NATURAL, ARCH TO APPLY  
 APPLICATION: 1/4" T&G NOISE JOINT OVERLY GAP W/ ARCH. INSTALLS PER MFG. & R703  
 HERONY CLEAR CLADDING  
 CODE: INSTALL PER MFG. & R703.6

**STUCCO**  
 MANUFACTURER: LA HABRA, PARACELUSA  
 ADDRESS: 2911 ORANGE AVE, LOS ORANGE, CA 92668  
 PHONE: 714-627-1700  
 COLOR: WHITE, ARCH TO APPLY  
 TEXTURE: SANDOZ WALL, TROWEL EDGED, NO BULLNOSE, VERTICAL FLOAT LEVEL TO 1/8" IN JOINT  
 APPLICATION: 2 LAYERS MIN. SMOOTH 70" METAL LATH (CHAMFER OR EQUAL) PROVIDE EXPANSION JOINTS  
 STUCCO REVEALS WIDTH TO BE DETERMINED, LOCATION TO BE SPECIFIED AND FIELD VERIFIED BY ARCH.

**ROOFING (WOOD SHINGLES)**  
 PRODUCT: #1 WESTERN RED CEDAR WOOD SHINGLE - FIRE TREATED  
 MFG: FISH TREATMENT, INC., WWW.FISHTREATMENT.COM  
 COLOR: NATURAL, ARCH TO APPLY  
 APPLICATION: 18" RE-BULIT & RE-JOINED PERFECTION SHINGLES (100% EDGE GRAIN, 100% CLEAR) 5 1/2" EXPOSURE  
 CLOUDED VALLEY W/ MATTERED HP CUTS, 1/6 GAUGE COPPER FLASHING, STAGGERED COURSING  
 R703.4(1)

**ROOFING (STANDING SEAM METAL)**  
 MANUFACTURER: CUSTOM-BILT METALS  
 ADDRESS: 13840 MAGNOLIA AVE, CHINO, CA 91710  
 PHONE: 909-664-1500  
 PRODUCT: STANDING SEAM METAL - COPPER KYMAR FINISH  
 TO BE APPROVED BY ARCH. & OWNER  
 APPLICATION: USE CONTINUOUS 16" OR 18" PANS - VERIFY W/ ARCH. SIZE & LOCN. OF SEAMS (NO TRANSVERSE SEAMS)  
 WEIGHT: 125 LB/SY  
 CODE: 102 (SR 2048)

**FLAT ROOFING (COOL ROOF) (CLASS A)**  
 MANUFACTURER: GAF, EVERGLAID  
 PRODUCT: TPO MEMBRANE  
 COLOR: ENERGY GREY (COOL COLOR TECH)  
 APPLICATION: PER MFG.  
 CODE: CLASS 'A' ASSEMBLY, UL LISTING - E8-1336-1 TPO FULLY ADHERED CLASS 'A'

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

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

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

**WATERPROOF DECK MEMBRANE**  
 MFG: WESTCOAT  
 ADDRESS: 770 GARDEN CENTER DRIVE, SAN DIEGO, CA 92101  
 PRODUCT: ALA INLANDER DECK CLASS 17  
 APPLICATION: DECK FRESH SURFACE TO BE NON-COMBUSTIBLE  
 USE (SR-587)

**FLASHING & WEATHERTIGHTENING**  
 PROVIDE CORROSION-RESISTANT METAL FLASHING PER CRD FOR ALL EXTERIOR FLASHING, MIN. 24 GAUGE COPPER (16 OZ.)  
 SHEETS U.S.D. IN CNC OR MFG. INSTALLATION GUIDELINES. ALL METAL IN CONTACTS TO BE OF SIMILAR TYPE TO AVOID  
 GALVANIC CORROSION. VERIFY W/ ARCHITECT ANY UNCOMMON MATERIALS. ENVELOPE WATERPROOFING AREAS PRIOR TO  
 INSTALLATION

1. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.  
 2. REF. ROOF PLAN (A-3.1) FOR ALL PLATE HTS. & REDE HTS.

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

**PROJECT STATUS**  
 PERMIT

**PLAN CHECK NO.**  
 BLE0223-02044

**PROJECT CONTACT**  
 ELIZABETH HANSEN

**PROFESSIONAL SEAL**  
 JUSTIN CHASE  
 ARCHITECT  
 No. C-58820  
 State of California  
 State of Geology

THESE DOCUMENTS ARE THE PROPERTY OF BRANDON ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF BRANDON ARCHITECTS INC. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS BY ANY PARTY IS A VIOLATION OF BRANDON ARCHITECTS INC. EXPRESS WRITTEN PERMISSION. THESE PLANS ARE ISSUED FOR THE PROJECT AND ARE SUBJECT TO ALL CITY, COUNTY AND STATE REGULATIONS AND ALL APPLICABLE PERMITS. BRANDON ARCHITECTS INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. BRANDON ARCHITECTS INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

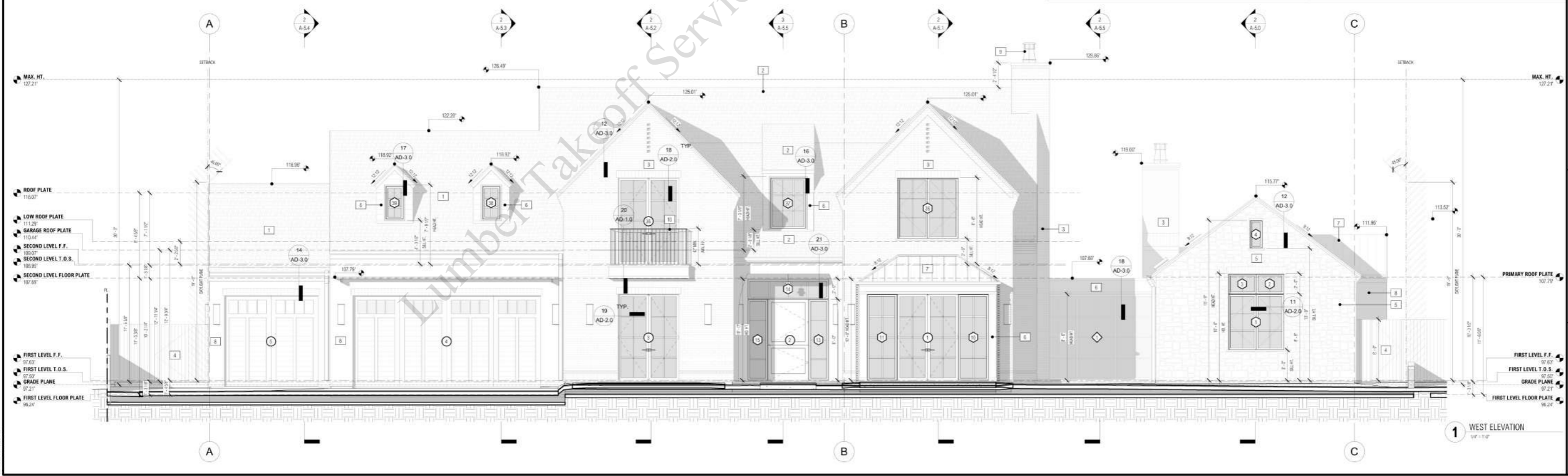
City of Menlo Park  
**APPROVED PLANS**  
 ELECTRONIC COPY

**T&G Plywood Pa... 71.6 SQ FT**

**B KEYNOTE LEGEND**

- 1 ROOF FRAMING/ROOFING PER STRUCT. - REF. STRUCT. DWG.
- 2 WOOD SHINGLE ROOFING - REF. MAT. SCHEDULE SH. AA-4.0
- 3 BRICK VENEER - REF. MAT. SCHEDULE SH. AA-4.0
- 4 (N) WOOD GATE - AS SELECTED (MFG. # RE. ARCH. NATURAL GRADE)
- 5 STONE VENEER - REF. MAT. SCHEDULE SH. AA-4.0
- 6 TAG PANELING - REF. MATERIAL SCHEDULE SH. AA-4.0
- 7 STANDING SEAM METAL ROOFING - REF. MAT. SCHEDULE SH. AA-4.0
- 8 STUCCO FINISH - MIN. 7/8" THK. W/ DIR. LATH COLOR AS SEL. REF. MAT. SCHEDULE AA-4.0
- 9 CHIMNEY CAP/PARK ARRESTOR - AS SELECTED (NOTE: DECORATIVE SHINGLES SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE SUCH SHINGLES ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FAC. B.T. CHIMNEY SYSTEM AND ARE INSTALLED IN ACCORDANCE W/ MFG. INST.)
- 10 EXTERIOR GUARDRAIL - MIN. 42" HEIGHT ABOVE F.F. - 4" MAX. SPHERE OPENING REF. DTL. A.1-DAD-1.0
- 11 WALL MOUNTED LIGHT FIXTURE, SOURCE - TO BE HIGH EFFICIENCY

**A MATERIAL SPECIFICATIONS**



**O'MALLEY OASIS**

**PROJECT ADDRESS:**  
 1505 BAY LABEL DRIVE  
 MENLO PARK, CA 94025

**OWNER INFORMATION:**  
 BRAN & MERTHELY O'MALLEY  
 1600 OAK AVE.  
 MENLO PARK, CA 94025  
 P: 415.218.1881

**DATE:**  
 02-29-2024

**REVISIONS**

NO.	REVISION	DATE

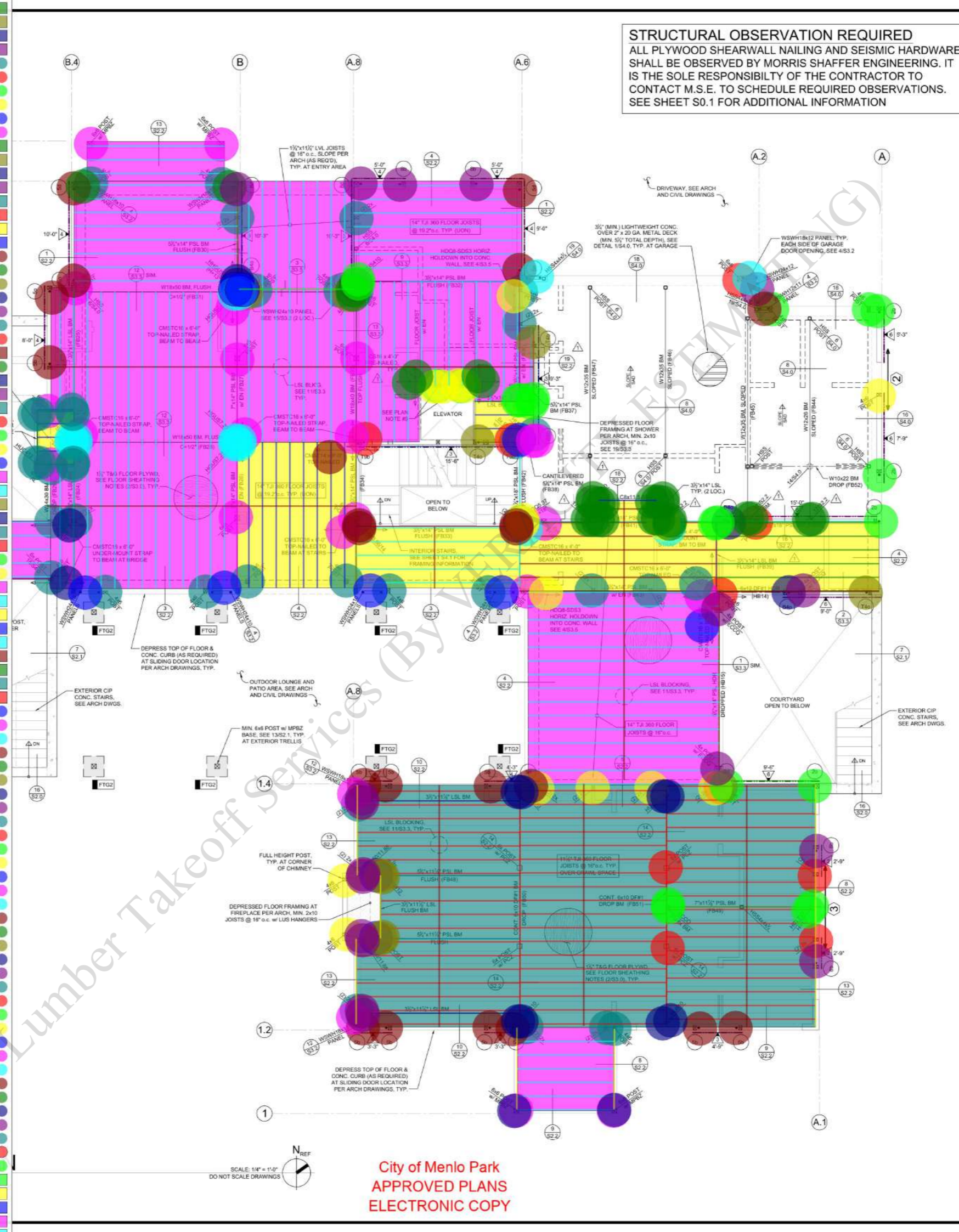
**PLAN REVIEW ACCEPTANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE  
 CALIFORNIA BUILDING CODES AND ALL APPLICABLE  
 ELECTRICAL AND ENERGY CODES AND ORDINANCES  
 AND THE APPLICABLE  
 LOCAL ORDINANCES AND REGULATIONS  
 THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR  
 THE PROJECT BY THE ARCHITECT AND THE CITY OF MENLO PARK.  
 STATE PROFESSIONAL REGISTRATION NO. 44787  
 JUSTIN CHASE  
 ARCHITECT

**EXTERIOR ELEVATIONS**

**A-4.0**



- 6 21'-6" h
- 4 16'-0" h
- 4 10'-6" h
- 4x6 Post (10'-6" H)
- 4x6 Post (16'-0" H)
- 4x6 Post (17'-0" H)
- 4x6 Post (21'-0" H)
- 4x6 Post (14'-0" H)
- 6x6 Post (10'-6" H)
- 3-1/2"x14" LSL Beam
- 5-1/4"x14" PSL Beam
- 3-1/2"x11-7/8" PSL Beam
- 3-1/2"x14" PSL Beam
- 5-1/4"x11-1/4" PSL Header
- 6x10 DF Header
- 2x10 Floor Joist @ 16" O.C. & 5/8" CDX Plywood Sheathing
- Standard Joist
- "HDU5" Holdown
- "HDU2" Holdown
- "T4b" CMSTC16 (4690#) 20" Lenght
- CMSTC16 Strap 6" Lenght
- WSWH 24x12 Panel
- "CCQ46" Tie Simpson
- "ECCQ46" Simpson
- 1-3/4" LSL Blocking W/ 8d Toenails
- "HU414" Holdown
- 3 10'-6" h
- 6 12'-6" h
- 2 16'-0" h
- 6x6 Post (12'-6" H)
- 4x6 Post (11'-0" H)
- 4x6 Post (12'-6" H)
- 6x6 Post (14'-0" H)
- 7"x14" PSL Beam
- 5-1/4"x18" PSL Beam
- 7"x11-7/8" PSL Beam
- 3-1/2"x11-7/8" LSL Beam
- 5-1/4"x11-7/8" PSL Header
- 6x12 DF Header
- 1-3/4"x11-7/8" LVL Vertical Post (10'-6" H)
- 2x4 King Stud (10'-6" H)
- 1-3/4"x11-1/4" LVL Joist @ 16" O.C. & 1-1/8" T&G Floor Plywo...
- Standard Joist
- 14" TJI 360 Floor Joist @ 19.2" O.C. & 1-1/8" T&G Floor Plyw...
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- Standard Joist
- 11-7/8" TJI 360 Floor Joist @ 16" O.C. & 1-1/8" T&G Floor Ply...
- Standard Joist
- WSWH 24x10 Panel
- WSWH 18x11 Panel
- WSWH 18x12 Panel
- WSWH 12x11 Panel
- WSWH 18x10 Panel
- WSWH 24x10 Panel
- "MSTC48B3" 21"L
- "HDU8" Holdown (6970#)
- "MASTC66B3Z" 21" L
- "T9" CMST12 39" L
- "HDU2" Holdown (3075#)
- "HDQ8" Horizontal Holdown
- "CMSTC16" 10'L
- "CMSTC16" 6'L
- "CMSTC16" 4'L
- "CMSTC14" 8'L
- "CS16" 4'L
- "HU412" Holdown
- "HU610" Holdown
- "ECCQ46" Simpson
- "ECCLLQ46" Simpson
- "PCZ66" Simpson
- "HGLTV7" Simpson
- "EGQ5.3746" Simpson
- "CCTQ46" Simpson
- "HUCQ612" Simpson
- "HGUS7.25/14" Simpson
- "BA3.56/14" Simpson
- Shear Plate 3/8" W/ (3) 3/4" A325N Bolts In Horizontal
- "MPBZ66" Simpson
- "HB5.50/11.88" Simpson
- "HUC412" Simpson
- "HHGU5.50" Simpson
- "HHUS410"
- 2x6 Blocking
- 2x12 PT Rim Plate W/ 5/8" Dia Anchor Bolts
- 1-3/4" LVL Blocking
- 14" TJI 360 Floor Joist @ 16" O.C. & 1-1/8" T&G Floor Plywoo...



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

- FRAMING PLAN NOTES**
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S2.1, S3.0, S3.1 AND S3.3 FOR TYPICAL FRAMING DETAILS.
  - ALL REINFORCING AND EMBEDDED STEEL ITEMS SHALL BE SECURELY ATTACHED TO FORMWORK OR FALSEWORK PRIOR TO CONCRETE PLACEMENT.
  - ALL FOOTING DEPTHS ARE SHOWN AS APPROXIMATE AND THE FINAL DEPTH SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT TIME OF OBSERVATION.
  - ALL HEADERS SHALL BE MIN. 6x8 ON 16" AT 2x6 WALLS AND 4x8 ON 16" AT 2x4 WALLS (UON). HEADERS TO BE FRAMED PER SCHEDULE 553.3. HEADER SIZES CALLED OUT ON PLAN SUPERSEDE THE SIZE INDICATED ABOVE.
  - ALL EXTERIOR WALLS AND SHEAR WALLS SHALL HAVE CONTINUOUS TOP PLATES PER 553.3. WHERE SPLICES ARE NOT POSSIBLE, A STRAP IS REQUIRED AT THE BREAK IN THE PLATES.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING DURING CONSTRUCTION UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
  - DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY. ALL DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
  - PROVIDE (2) 1 1/2" x 1 1/2" LVL VERTICAL POST w/ 2x KING STUDS EACH SIDE SEE 1254.1, TYP. AT ELEVATOR GUIDE RAILS

- FRAMING LEGEND**
- SOLID WOOD WALLS ON FLOOR LEVEL. ALL EXTERIOR WALLS SHALL BE MINIMUM 2x6 STUDS @ 16" o.c.
  - WALLS BELOW SHOWN DASHED
  - POST BELOW (MIN. (2) 2x UON)
  - POST ABOVE AND BELOW. MATCH WALL THICKNESS (MIN. (2) 2x UON)
  - POST ABOVE. MATCH WALL THICKNESS (MIN. (2) 2x UON)
  - HSS POST ABOVE / BELOW
  - FRAMING MEMBER w/ SIMPSON RA TP FLANGE HANGER WHERE SHOWN (UON)
  - FLOOR JOIST w/ SIMPSON ITS TOP FLANGE HANGER WHERE SHOWN (UON)
  - HEADER FRAMING BELOW. SEE PLAN NOTE #4 (UON)
  - STRAP / CONTINUITY TIE x TOTAL STRAP LENGTH AND MOUNTING LOCATION (1053.0) WHERE GIVEN. SEE STRAP SCHEDULE (953.0) FOR ADDITIONAL FRAMING HARDWARE
  - SHEARWALL & MINIMUM LENGTH (LENGTH DEFINED AS OUTSIDE EDGE TO OUTSIDE EDGE OF HOLDOWN POST). SEE SHEARWALL SCHEDULE (153.1) FOR REQUIREMENTS
  - POST & HOLDOWN / STRAP AT END OF SHEARWALL. SEE HOLDOWN SCHEDULE (753.1)
  - DENOTES PRE-MANUFACTURED SHEAR PANEL. SEE PLAN FOR TYPE & SIZE
  - SHEARWALL SHEATHING WITH STRAP ABOVE & BELOW OPENINGS. SEE DETAIL 531
  - STEP IN ELEVATION. SEE ARCH DRAWINGS

**FOOTING SCHEDULE**

SYMBOL	LENGTH	WIDTH	THICK	DEPTH	REINFORCING	DETAIL(S)
FT02	24'	24"	12" MIN.	SEE DETAIL	(3) #4 BARS EACH WAY TOP & BOTTOM	(13) S2.2

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

**PLAN REVIEW ACCEPTANCE**  
 I HAVE REVIEWED THIS PLAN AND ACCEPTED THE INFORMATION CONTAINED HEREIN FOR THE PURPOSES OF THE PERMITTING PROCESS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**MORRIS SHAFFER ENGINEERING**  
 1300 Industrial Road, Suite 14  
 San Carlos, CA 94070  
 T (650) 595-2073  
 F (650) 595-2080  
 www.morris-shaffer.com

**NEW RESIDENCE**  
**FIRST FLOOR PLAN**

**O'MALLEY OASIS**  
 1585 BAY LAUREL DRIVE  
 MENLO PARK, CA 94025



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

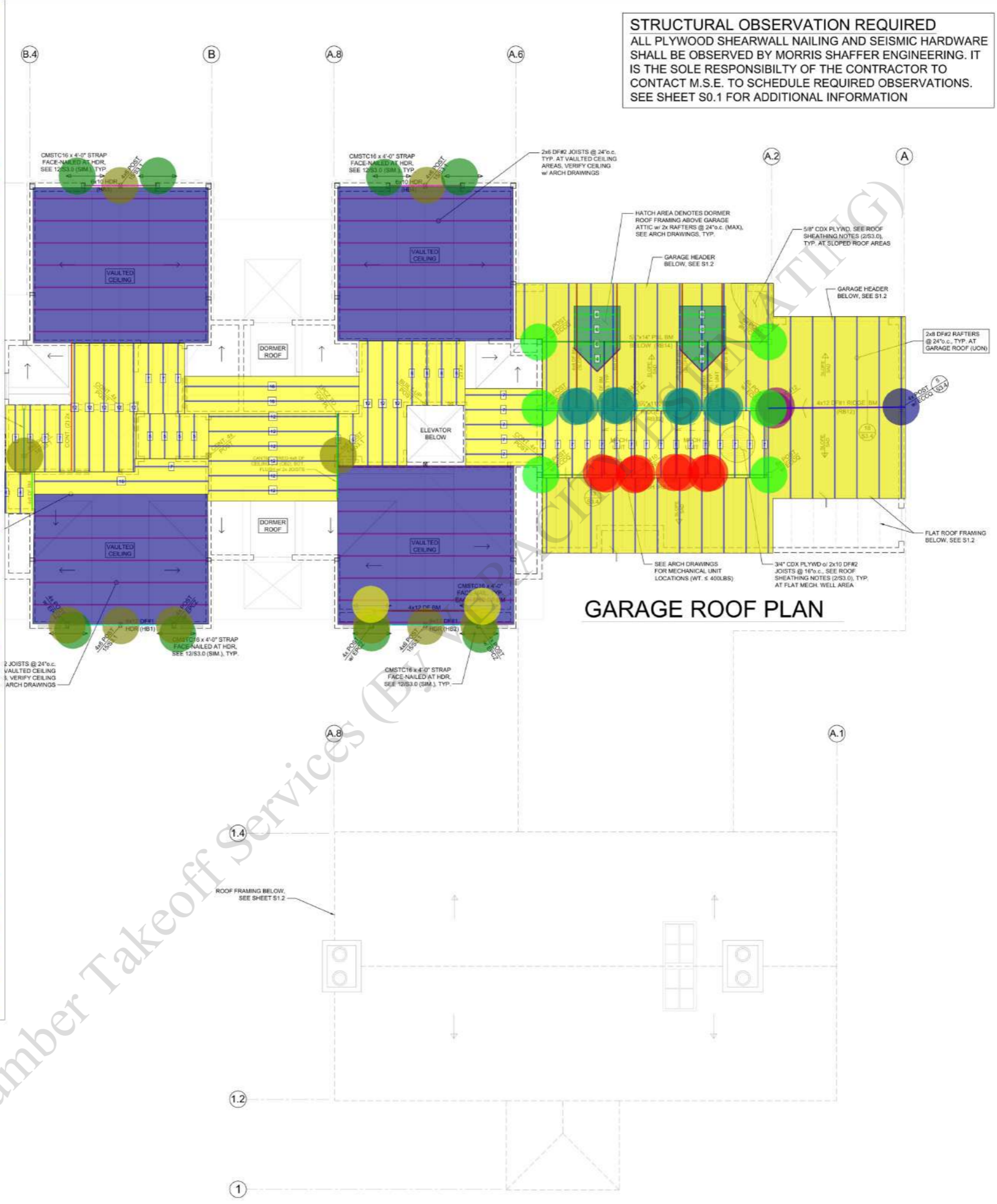
**SHEET:**  
**S1.1**

City of Menlo Park  
 APPROVED PLANS  
 ELECTRONIC COPY





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



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

- FRAMING PLAN NOTES**
- SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S3.0, S3.1 AND S3.4 FOR TYPICAL FRAMING DETAILS.
  - ALL HEADERS SHALL BE MIN. 6#8 DF#1 AT 2x6 WALLS AND 4x6 DF#1 AT 2x4 WALLS (UON). HEADERS TO BE FRAMED PER SCHEDULE S/S3.0. HEADER SIZES CALLED OUT ON PLAN SUPERCEDE THE SIZE INDICATED ABOVE.
  - ALL EXTERIOR WALLS AND SHEAR WALLS SHALL HAVE CONTINUOUS TOP PLATES PER S/S3.0. WHERE SPLICES ARE NOT POSSIBLE, A STRAP IS REQUIRED AT THE BREAK-IN THE PLATES.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING DURING CONSTRUCTION UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
  - DO NOT SCALE DRAWINGS. SCALE IS FOR REFERENCE ONLY. ALL DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - VERIFY ALL OPENINGS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- FRAMING LEGEND**
- WALLS BELOW SHOWN DASHED
  - SHEARWALL BELOW
  - EXTERIOR ANNOTATED
  - POST BELOW (MIN. (2) 2x, UON)
  - POST ABOVE AND BELOW, MATCH WALL THICKNESS (MIN. (2) 2x, UON)
  - POST ABOVE, MATCH WALL THICKNESS (MIN. (2) 2x, UON)
  - FRAMING MEMBER w/ SIMPSON HU HANGER WHERE SHOWN (UON)
  - 2x CEILING JOIST / 2x RAFTER w/ SIMPSON LUS OR LRUZ HANGER, WHERE SHOWN (UON)
  - HEADER FRAMING BELOW, SEE PLAN NOTE #2 (UON)
  - STRAP / CONTINUITY TIE x TOTAL STRAP LENGTH AND MOUNTING LOCATION (10/S3.0) WHERE GIVEN, SEE STRAP SCHEDULE (S/S3.0) FOR ADDITIONAL FRAMING HARDWARE
  - SOLID HATCH DENOTES LOW ROOF FRAMING AT GARAGE

**MORRIS SHAFFER ENGINEERING**  
 1300 Industrial Road, Suite 14  
 San Carlos, CA 94070  
 T (650) 555-2073  
 F (650) 555-2080  
 www.morris-shaffer.com

**NEW RESIDENCE**  
**SECOND FLOOR CEILING PLAN**

O'MALLEY OASIS  
 1585 BAY LAUREL DRIVE  
 MENLO PARK, CA 94025

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

SUBMITTAL SET  
 SCALE: AS NOTED  
 DRAWN BY: TS  
 JOB: 23175  
 ISSUED: SEPT. 14, 2023

REVISIONS:  
 1. REV. 11/27/2023  
 2. REV. 02/14/2024

SHEET:  
**S1.3**

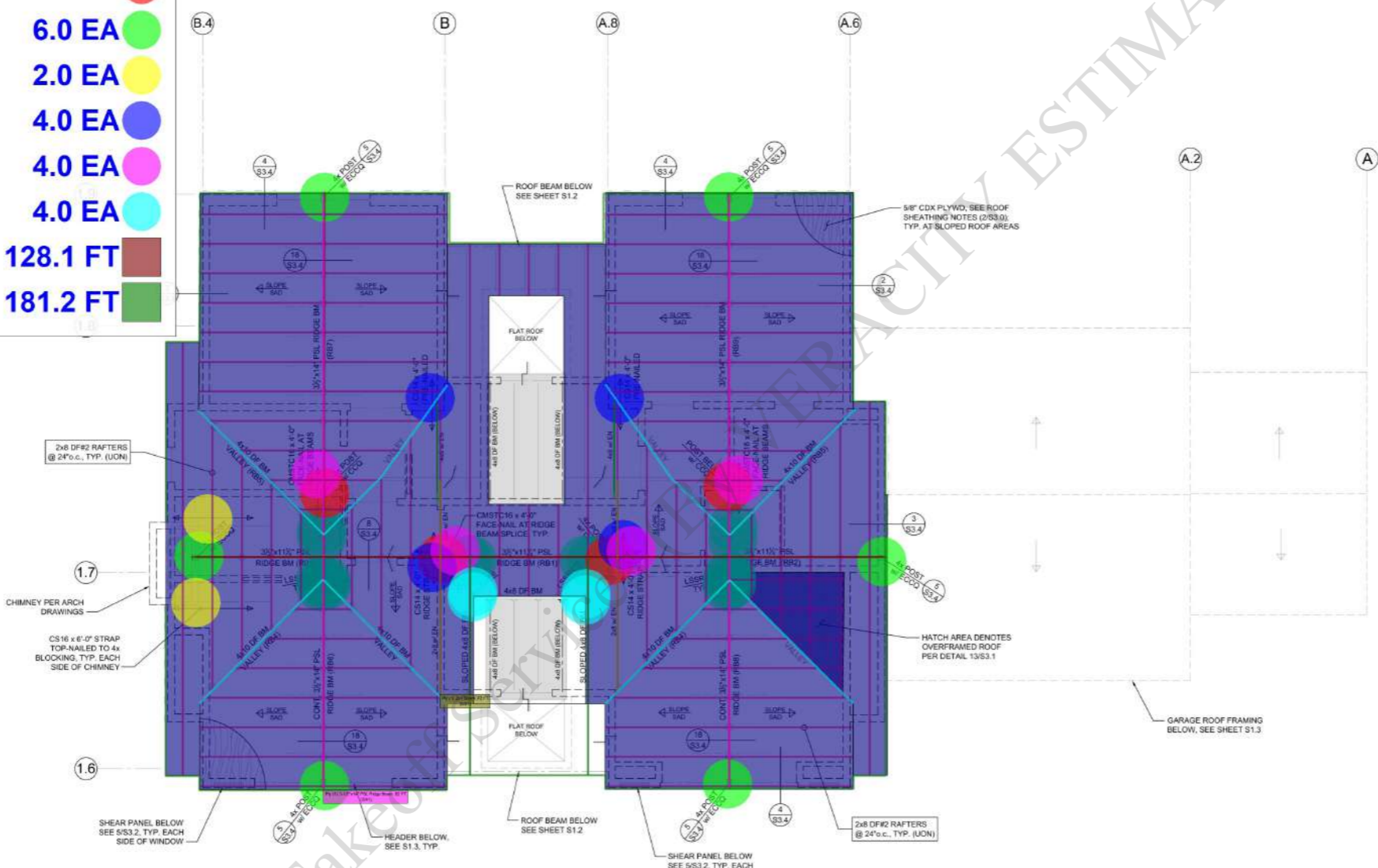
**SECOND FLOOR CEILING FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"  
 DO NOT SCALE DRAWINGS

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

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

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

- FRAMING LEGEND**
- WALLS BELOW SHOWN DASHED
  - SHEARWALL BELOW
  - POST BELOW (MIN. (2) 2x UON)
  - 2x RAFTER w/ SIMPSON LRUZ HANGER WHERE SHOWN (UON)
  - STRAP / CONTINUITY TIE x TOTAL STRAP LENGTH AND MOUNTING LOCATION (10'S3.0) WHERE GIVEN. SEE STRAP SCHEDULE (S/S3.0) FOR ADDITIONAL FRAMING HARDWARE
  - HEADER / CEILING FRAMING BELOW SEE SHEET S1.3 FOR FRAMING SIZES
  - SOLID HATCH DENOTES DORMER ROOF FRAMING w/ 2x RAFTERS @ 24" O.C. (MAX). SEE ARCH DRAWINGS FOR SLOPE



City of Menlo Park  
 APPROVED DOCUMENT  
 ELECTRONIC COPY  
 BLD2023-02880

Lumber Taken from Capacity Estimating

**ROOF FRAMING PLAN**

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



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

**PLAN REVIEW ACCEPTANCE**  
 I HAVE REVIEWED THIS DRAWING AND CONFIRMED THAT THE DIMENSIONS, MATERIALS, AND CONNECTIONS SHOWN ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE PERMITS AND REGULATIONS. I HAVE REVIEWED ALL DOCUMENTS AND APPROVED ALL INFORMATION PROVIDED IN CONNECTION WITH THIS PROJECT.  
 BY: \_\_\_\_\_ DATE: 09/18/2023  
 MORTY DAVY (SEE COMMENTS AND RECS)