EVERGREEN RESIDENCE
10 EVERGREEN DRIVE
KENTFIELD, CA 94904
PARCEL APN 075-041-03

FRONT ENTRY PERSPECTIVE

GARAGE ENTRY PERSPECTIVE

REAR PERSPECTIVE OF HOME AND SHADE STRUCTURE

PERSPECTIVE OF REAR YARD, SHADE STRUCTURE AND ADU
GARAGE LEVEL
0' - 0"

EXISTING
23' - 6"

LEVEL 2
PROPOSED
10' - 0"

LEVEL 1
PROPOSED
0' - 6"

ROOF
PROPOSED
27' - 3"

STANDING SEAM METAL ROOF
BIEGE SMOOTH STUCCO BODY
AND FIELD
NICKEL GAP HORIZONTAL SIDING
BLACK VERTICAL SIDING
BLACK METAL CLAD EXTERIOR WINDOWS
BLACK WOOD CLAD EXTERIOR WINDOWS
BLACK METAL CLAD EXTERIOR DOORS
BLACK WOOD CLAD EXTERIOR DOORS
POOL DECK PRECAST PAVERS
BLACK AND OIL RUBBED BRONZE EXTERIOR HARDWARE
TRELLIS WITH DECORATIVE ACCENT FINISH
42" GLASS GUARDRAIL WITH METAL CAP
BREAK STUCCO FASCIA
BIEGE SMOOTH STUCCO BODY
AND FIELD
STANDING SEAM METAL ROOF
SHEER DRAPERY
DECORATIVE ACCENT FINISH
COUNTRY FIELDSTONE ACCENT
BLACK AND OIL RUBBED BRONZE EXTERIOR HARDWARE
SECONDARY ROOF ACCENT
TRUSSES WITH DECORATIVE ACCENT FINISH
GARAGE DOOR WITH BLACK VERTICAL SIDING
PLANTERS AT ENTRY
POOL DECK PRECAST PAVERS
BLACK METAL CLAD EXTERIOR DOORS
SECONDARY ROOF ACCENT
TRUSSES WITH DECORATIVE ACCENT FINISH
GARAGE DOOR WITH BLACK VERTICAL SIDING
PLANTERS AT ENTRY
1/4" = 1'-0"

ENLARGED REAR ELEVATION - PROPOSED

ENLARGED FRONT ELEVATION - PROPOSED

ENLARGED PROPOSED ELEVATIONS

EVERGREEN RESIDENCE
10 EVERGREEN DRIVE
KENTFIELD, CA 94904
PARCEL APN 075-041-03

A4.2

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5/31/2022 3:08:13 PM

REVISIONS DATE
PHONE
415-300-0585
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ADDRESS
1553 FOLSOM STREET SAN FRANCISCO, CA 94103
1. ADU - ENLARGED FRONT ELEVATION - PROPOSED

2. ADU - ENLARGED SIDE 2 ELEVATION - PROPOSED

3. ADU - ENLARGED SIDE ELEVATION - PROPOSED
1. General contractor to verify rough opening with window and door manufacturer.
2. Pocket door track to be recessed. See pocket door head detail. No valance allowed.
3. All doors and windows shall comply with code requirements.
4. Safety glazing is required in all fixed and operable panels of swinging, sliding, and bi-fold doors. (R308.4.1)
5. Safety glazing is required in enclosures and walls facing hot tubs, saunas, steam rooms, showers, and tubs where the bottom edge of the glazing is less than 60" from any standing or walking surface. (R308.4.5)
7. Emergency escape and rescue opening. Though different, it is sometimes referred to in the industry as an "EERO" window or door. EERO windows need to have a 20" minimum width and 24" minimum height, with a minimum 5.7 square feet net clear opening area, and with a maximum sill height of 44" from finished floor.
8. Windows with 4" limiters need to have a maximum width and height of maximum opening. With a minimum 6" x 6" clear opening area and with a maximum sill height of 44" from finished floor.
9. All egress windows required by code should comply with code requirements.
10. EERO refers to emergency escape and rescue openings. Though different, it is sometimes referred to in the industry as an "EERO" window or door. EERO windows need to have a 20" minimum width and 24" minimum height, with a minimum 5.7 square feet net clear opening area, and with a maximum sill height of 44" from finished floor.
11. All dimensions are nominal.

The following are glazing notes:

- Windows shall be tempered or impact resiliency glass except for windows in locations where there is a risk of personal injury to persons who may come in contact with the glass if broken.
- Windows in locations where there is a risk of personal injury to persons who may come in contact with the glass if broken shall be tempered or impact resiliency glass.

Note for windows with 4" limiters:

- Windows with 4" limiters shall be tempered or impact resiliency glass except for windows in locations where there is a risk of personal injury to persons who may come in contact with the glass if broken.
- Windows in locations where there is a risk of personal injury to persons who may come in contact with the glass if broken shall be tempered or impact resiliency glass.

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GENERAL NOTES

CONSTRUCTION NOTES

MOISTURE PREVENTION NOTES

FIRE RATED WALL, CEILING & ROOF ASSEMBLY NOTES

FRAMING NOTES

STAIR, HANDRAIL & GUARDRAIL NOTES

FOUNDATION AND CONCRETE WALL NOTES

MECH. LIGHTING AND WIRING NOTES

NOTES
GENERAL BUILDING NOTES

- 1. ALL CONSTRUCTION MATERIALS OF SPECIAL IMPORTS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 2. ALL CONSTRUCTION SPECIFICATIONS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 3. ALL CONSTRUCTION METHODS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 4. ALL CONSTRUCTION DRAWINGS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 5. ALL CONSTRUCTION DETAILS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 6. ALL CONSTRUCTION REQUIREMENTS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 7. ALL CONSTRUCTION MATERIALS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 8. ALL CONSTRUCTION NOTES MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 9. ALL CONSTRUCTION SPECIFICATIONS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.
- 10. ALL CONSTRUCTION MATERIALS MUST BE SHOWN ON THE FIRST SHEET OF THE DRAWINGS.

FIXTURE, APPLIANCE AND PLUMBING NOTES

- 1. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 2. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 3. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 4. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 5. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 6. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 7. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 8. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 9. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 10. PROVIDE SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.

GREEN BUILDING NOTES

- 1. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 2. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 3. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 4. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
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- 8. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 9. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
- 10. PROTECT SPECIFIC INFORMATION ON ALL FIXTURES, APPLIANCES, SINKS, AND WATER METER.
A. GENERAL CONDITIONS

1. DRAWINGS AND SPECIFICATIONS.
2. GENERAL INFORMATION.
3. MATERIALS.
4. SUBCONTRACTORS.
5. TRADES.

B. WASTE PIPING.

1. INSTALLATION OF ALL NEW PLUMBING FIXTURES.
2. ALL WASTE PIPING BELOW 1ST FLOOR SHALL BE SCHEDULE 40 ABS OR IRON.
3. THE MAXIMUM HOT WATER TEMPERATURE OF DISCHARGING FROM THE BASELINE TO BE 140°F.
4. TUBING SHALL NOT BE INSTALLED CLOSER THAN 6" FROM ANY WALL Pl.

C. INSTALLATION OF ALL NEW PLUMBING FIXTURES.

1. REFER TO MANUFACTURER'S GUIDELINES FOR THE INSTALLATION OF RADIANT TUBING AND WHIRLPOOL BATHTUB FILLER.

D. DESIGN ASSUMPTIONS

1. REFER TO MANUFACTURER'S GUIDELINES FOR THE INSTALLATION OF RADIANT TUBING AND CONCRETE FLOOR.

E. HYDROGEN INJECTOR SYSTEMS.

1. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECT CONNECTED TO WATER SUPPLY TO REFRIGERATORS.

F. NO CLOTHES WASHER STANDPIPE SHALL EXTEND MORE THAN 60" IN LENGTH TO THE PLUMBING SYSTEM.

G. TEMP.

1. ALL WATER SUPPLY PIPES SHALL BE SCHEDULED AT PVC.

H. HOT AND COLD SUPPLIES TO ALL TUBS SHALL BE 3/4" MINIMUM.

I. WATER SUPPLY PIPING.

1. ALL UNDERGROUND WATER SUPPLY PIPES SHALL BE SCHEDULED AT PVC.

J. ALL COPPER TUBING SHALL BE SOLID COPPER CONFORMING TO ASTM B-88 OR CSA B 125.3.

K. WATER HEATER THERMOSTATS DO NOT HAVE A MAXIMUM TEMP. ABOVE GRADE AND BE NOT LESS THAN 18 AWG.

L. 12 GAL HOT WATER TANKS SHALL BE SERVICED WITH A "U" TYPE PIPING.

M. SINKS AND URINALS SHALL REQUIRE CLEANOUTS.

N. WHERE PASSING THROUGH SLAB EXPANSION JOINTS, CONTROL JOINTS OR OTHER FURTHER INDIVIDUALS MAY BE REQUIRED TO THE FLOOR WITHIN 5" OF THE FLOOR GAP.

O. NO WATER SUPPLY SYSTEM MAINS AND BRANCHES SHALL BE PROVIDED WITH ADEQUATE WATER FLOW VELOCITIES.

P. ALL APPLICABLE CODES, LOCAL JURISDICTIONAL AMENDMENTS AND AGENCIES.

Q. TUBING TO BE TIED OR STAPLED EVERY 3' IN STRAIGHT RUNS. AT TUBING SHOULD REMAIN EXPOSED DURING THE TEST.

R. HORIZONTAL DISTRIBUTION SYSTEMS SHALL BE INSTALLED CLEAR OF THE MORTAR BASE, EACH FLOOR, MID STORY GUIDELINE.

S. THE ARC, AND ONCE ON EACH SIDE, 12 INCHES FROM THE TOP OF THE ARC.

T. CROSS-VENT UNLESS PERMITTED BY THE BUILDING CODE.

U. TUBING PASSING THROUGH FLOORS AND thereafter SHALL BE REINFORCED, REPAIRED OR STABILIZED.

V. TUBING IN THE SLAB SHALL BE 2" PVC AND ABS, EACH FLOOR, MID STORY GUIDELINE.

W. WHERE PASSING THROUGH SLAB EXPANSION JOINTS, CONTROL JOINTS OR OTHER FIXTURES WHICH ARE SUBJECT TO MOVEMENT, DRIVEN BY CONCRETE NAILS.

X. TUBING IN THE SLAB SHALL BE 2" PVC AND ABS, EACH FLOOR, MID STORY GUIDELINE.

Y. WHERE PASSING THROUGH SLAB EXPANSION JOINTS, CONTROL JOINTS OR OTHER FIXTURES WHICH ARE SUBJECT TO MOVEMENT, DRIVEN BY CONCRETE NAILS.

Z. TUBING PASSING THROUGH FLOORS AND WALLS SHALL REMAIN EXPOSED DURING THE TEST.

AA. INSTALL EXPANSION JOINTS AS NEEDED AND PROVIDE CLEARANCE AROUND ALL WATER SUPPLY TOOLS.

BB. INSTALLATION OF ALL NEW PLUMBING FIXTURES.

CC. INSTALLATION OF ALL NEW PLUMBING FIXTURES.

DD. INSTALLATION OF ALL NEW PLUMBING FIXTURES.
9.75 (470) 65 (3120) 2" (50 mm)
9 (440) 60 (2880) 1 7/8" (48 mm)
8.25 (400) 55 (2640) 1 3/4" (45 mm)
7.5 (360) 50 (2400) 1 5/8" (41 mm)
6.75 (330) 45 (2160) 1 7/16" (37 mm)
6 (290) 40 (1920) 1 5/16" (34 mm)
5.25 (260) 35 (1630) 1 1/8" (31 mm)
4.5 (220) 30 (1440) 1" (25 mm)
3.75 (180) 25 (1200) 7/8" (21 mm)
3 (150) 20 (960) 3/4" (19 mm)
2.86 (140) 15 (720) 11/16" (18 mm)
H1 = WATER HEIGHT & MINIMUM REAR LEG HEIGHT
DESIGN PRESSURE P.S.F. (Pa)
WATER TEST PRESSURE P.S.F. (Pa)
PAN HEIGHT
2" min
2" min
2" min
HEIGHT H1 AS SHOWN IN TABLE BELOW
MEASURE HEIGHT AT BACK OF REAR LEG / BACK DAM WATERTIGHT CORNERS & JOINTS, TYP.
SIDE DAM
SIDE FLANGE
SIDE PAN PORTION OF SILL PAN. AVOID FASTENERS THROUGH PAN PORTION - FASTEN AT SIDE DAMS & SIDE FLANGES. SLOPE TO DRAIN.
FRONT FLANGE (TURN DOWN LEG)
TYPICAL SILL PAN FLASHING & DESIGN PRESSURES PER ASTM E2112
PREPRESSIONS PER ASTM E2112
TYPICAL SILL PAN FLASHING & DESIGN
12° = 1'
1. REQUIRED EGRESS DOOR SHALL BE SIDE HINGED AND HAVE A MINIMUM NET CLEAR WIDTH OF 32" AND A MINIMUM HEIGHT OF 78". (R311.2)
2. THERE SHALL BE A LANDING AT EACH END OF ALL DOORS NOT MORE THAN 1-1/2" LOWER THAN THE FINISHED LEVEL OF THE NOTIFYING DOOR AND THE LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF THE DOOR SERVED. THE DOORWAY SHALL BE DEIGNED TO ENSURE ACCESSIBILITY AND THE LANDINGS SHALL BE EASY TO NAVIGATE. (R311.7.6 & R312.1.3 EX. 1 & 2)
3. GUARDRAILS PER CBC 1013 FOR PRIVATE RESIDENCE: GUARDS ARE TO BE 42" MINIMUM ABOVE THE FINISHED FLOOR, AND ARE TO BE CONSTRUCTED SUCH THAT THERE ARE NO OPENINGS LARGE ENOUGH FOR A 4" DIAMETER SPHERE TO PASS THROUGH. GUARDRAILS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT AS REQUIRED FOR HANDRAILS. THE TRIANGULAR OPENINGS FORMED BY THE RISER THROUGH. 10. INTERMEDIATE RAILS AND COMPONENTS SHALL BE A CAPABLE OF WITHSTANDING 25 LB. PER SQUARE FEET APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE HANDRAIL HEIGHT. 12. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH NOT MORE THAN 1-1/2 INCHES (38 MM) ON EACH SIDE.
4. GUARDRAILS AND HANDRAILS ARE TO BE DESIGNED TO WITH STAND AND EXCEED A SINGLE CONCENTRATED LOAD OF 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP IN ACCORDANCE WITH CRC R301.5. CONTRACTOR AND MANUFACTURER TO VERIFY COMPLIANCE WITH STRUCTURAL ENGINEERS.
5. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (R302.11)
6. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. WIDTH AND LENGTH OF LANDINGS SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED. A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS. (R311.7.6)
7. HANDRAILS ARE TO BE CONTINUOUS AT EACH FLIGHT OF STAIRS, AND NEED NOT EXTEND BEYOND THE FIRST AND LAST RISER. HANDRAILS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST. CLEAR SPACE BETWEEN A HAND-RAIL AND A WALL OR OTHER SURFAC E SHALL BE AT LEAST 1" MAX. ENDS OF HANDRAILS SHALL RETURN TO A WALL, NEWEL POST, BALUSTER OR TO THE WALKING SURFACE.
8. EXTERIOR DECK SUPPORT POSTS SHALL BE CROSS BRACED IN TWO DIRECTIONS FOR LATERAL STABILITY. EXCEPT THAT HANDRAILS MAY BE CONSIDERED AS GUARDS AT STAIRWAYS. OPENINGS IN GUARDS SHALL NOT EXCEED 4". (R312)
9. GUARDRAILS AND HANDRAILS SHALL PROVIDE GRASPABILITY AND BE 34" ABOVE THE TREAD, RISER, AND BOTTOM RAIL OF THE GUARD MAY BE 6" MAXIMUM DIAMETER. (R 311.7 & R312.1.3 EX. 1 & 2)
10. HANDRAILS SHALL BE CONTINUOUS AT EACH FLIGHT OF STAIRS, AND NEED NOT EXTEND BEYOND THE FIRST AND LAST RISER. HANDRAILS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST. CLEAR SPACE BETWEEN A HAND-RAIL AND A WALL OR OTHER SURFACE SHALL BE AT LEAST 1" MAX. ENDS OF HANDRAILS SHALL RETURN TO A WALL, NEWEL POST, BALUSTER OR TO THE WALKING SURFACE.
GUARDRAIL NOTES:
1 1/2" BLUE STONE TOP
3/4" STAINLESS STEEL CAP
TOP OF SHOE TO ALIGN
PARAPET CAP
WITH TOP OF
GUARDS AND HANDRAILS ARE TO BE DESIGNED TO WITHSTAND AND
1/2" TEMPERED GLASS GUARDRAIL
PAVERS.
EXCEED A SINGLE CONCENTRATED LOAD OF 200LBS APPLIED IN ANY
3/4" TOPPLATE TRIM
DIRECTION AT ANY POINT ALONG THE TOP IN ACCORDANCE WITH CRC
EAG STUDIO
R301.5 . CONTRACTOR AND MANUFACTURER TO VERTIFY COMPLIANCE
PAVER OVER 1" FIBERGRATE
PAN FLASHING
SEE PLAN FOR FIRE RATED ROOF
1553 FOLSOM STREET SAN FRANCISCO, CA 94103
ADDRESS
ARCH@EAGSTUDIO.COM
EMAIL
415-300-0585
PHONE
FLASHING
ROOF SLOPE: 1/4"/FOOT, TYP.
NEW EXTERIOR DOOR PER DOOR SCHEDULE
PAVER OVER 1" FIBERGRATE OVER WATERPROOF SLEEPERS
WATERPROOF MEMBRANE OVER 3/4" PLYWOOD
SEE WATERPROOF DETAILS
THRESHOLD BY DOOR
42" TOP OF GUARDRAIL
PAVERS OVER 1" FIBERGRATE OVER WATERPROOF SLEEPERS
WATERPROOF MEMBRANE OVER 3/4" PLYWOOD
SEE WATERPROOF DETAILS
WATERPROOFING ABOVE CEILING TO MATCH ROOF DECK
STAINLESS STEEL CABINET
STAINLESS STEEL CAP
4
3/4"
OVER WATERPROOF SLEEPERS
SEE WATERPROOF DETAILS
1/2" TEMPERED GLASS GUARDRAIL
ROOF DRAIN IN WALLS. NO EXPOSED DRAINS
PLANTER DRAIN WITH VENTED TRAP CONNECTED TO BUILDING SEWER SYSTEM
ROOF DRAIN IN WALLS. NO EXPOSED DRAINS
1/8" OVER WATERPROOF SLEEPERS
SEE PLAN
ROOF SLOPE: 1/4"/FOOT, TYP.
ROOF SLOPE: 1/4"/FOOT, TYP.
ROOF DECK
- 3/4" TOP PLATE TRIM PIECE
ROOF DECK
- 3/4" TOP PLATE TRIM PIECE
INTERIOR
EXTERIOR
1 1/2" = 1'
3_6"
1 1/2" = 1'
3_6"
1 1/2" = 1'
3_6"
1 1/2" = 1'
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3_6"
1 1/2" = 1'
3_6"
1. RECESSED SHADE

2. ROOF EAVE

3. ROOF - STONE PARAPET DETAIL

4. ROOF VALLEY

5. EXTERIOR GRADE BEAM DETAIL

6. ROOF - VENTED RIDGE DETAIL

7. NON COMBUSTIBLE CONTINUOUS SCREENED VENT ALLOWED WHEN INSTALLED ABOVE 12'-0"
1. Radiant Floor - Slab on Grade Detail

2. Radiant Floor - Suspended Slab Detail

3. Radiant Floor - Topping Slab Detail

4. Radiant Floor - Joisted Floor Detail

5. Radiant Floor - Ceiling

6. Radiant Floor - Ledger Detail
COMBUSTION AIR VENT OPENING DIAGRAM

COMBUSTION AIR VENT CALCULATION TABLE

COMBUSTION AIR VENT SIZING TABLE

COMBUSTION AIR VENT CALC NOTES

RESIDENTIAL LIGHTING NOTES

1. LUMINAIY ALL LIGHT FIXTURES SHALL BE IN THE ROOM IN WHICH THEY ARE TO BE USED. LIGHT FIXTURES SHALL NOT BE INSTALLED IN OR ADJACENT TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF 24 INCHES (610 MM) IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED:

   A. LISTED COOKING APPLIANCES OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE APPLIANCE.

2. LUMINAIY ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE APPLIANCE.

3. LUMINAIY SHALL NOT BE INSTALLED IN UNCONDITIONED SPACES UNLESS THE LUMINAIY IS MARKED “JA8-2016” OR EQUAL TO THE REQUIREMENTS OF REFERENCE JOINT APPENDIX JA8.

4. LUMINAIY SHALL NOT BE INSTALLED IN RECESSED DOWNLIGHT LUMINAIY IN CEILINGS; AND

5. LUMINAIY SHALL NOT BE INSTALLED IN OR ADJACENT TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF NOT LESS THAN 24 INCHES (610 MM) IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED:

   A. LISTED COOKING APPLIANCES OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE APPLIANCE.

6. LUMINAIY SHALL NOT BE INSTALLED IN UNCONDITIONED SPACES UNLESS THE LUMINAIY IS MARKED “JA8-2016” OR EQUAL TO THE REQUIREMENTS OF REFERENCE JOINT APPENDIX JA8.

7. LUMINAIY SHALL NOT BE INSTALLED IN RECESSED DOWNLIGHT LUMINAIY IN CEILINGS; AND

8. LUMINAIY SHALL NOT BE INSTALLED IN OR ADJACENT TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF NOT LESS THAN 24 INCHES (610 MM) IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED:

   A. LISTED COOKING APPLIANCES OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE APPLIANCE.

9. LUMINAIY SHALL NOT BE INSTALLED IN UNCONDITIONED SPACES UNLESS THE LUMINAIY IS MARKED “JA8-2016” OR EQUAL TO THE REQUIREMENTS OF REFERENCE JOINT APPENDIX JA8.

10. LUMINAIY SHALL NOT BE INSTALLED IN RECESSED DOWNLIGHT LUMINAIY IN CEILINGS; AND

11. LUMINAIY SHALL NOT BE INSTALLED IN OR ADJACENT TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF NOT LESS THAN 24 INCHES (610 MM) IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED:

   A. LISTED COOKING APPLIANCES OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE APPLIANCE.

12. LUMINAIY SHALL NOT BE INSTALLED IN UNCONDITIONED SPACES UNLESS THE LUMINAIY IS MARKED “JA8-2016” OR EQUAL TO THE REQUIREMENTS OF REFERENCE JOINT APPENDIX JA8.

13. LUMINAIY SHALL NOT BE INSTALLED IN RECESSED DOWNLIGHT LUMINAIY IN CEILINGS; AND

14. LUMINAIY SHALL NOT BE INSTALLED IN OR ADJACENT TO COMBUSTIBLE MATERIAL OR METAL CABINETS. A MINIMUM CLEARANCE OF NOT LESS THAN 24 INCHES (610 MM) IS PERMITTED WHERE ONE OF THE FOLLOWING IS INSTALLED:

   A. LISTED COOKING APPLIANCES OR MICROWAVE OVEN INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE APPLIANCE.

15. LUMINAIY SHALL NOT BE INSTALLED IN UNCONDITIONED SPACES UNLESS THE LUMINAIY IS MARKED “JA8-2016” OR EQUAL TO THE REQUIREMENTS OF REFERENCE JOINT APPENDIX JA8.
1. **INTENDED TO APPLY TO APPLICABLE SITUATIONS UPON:**

   - **IN GENERAL, TYPICAL DETAILS**
   - **DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE.**
   - **CONTRACTOR BUILDING CODE WITH AMENDMENTS BY LOCAL JURISDICTIONS.**
   - **LOCATIONS OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT. TYPICAL DETAILS ARE OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES**

2. **SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING:**

   - **VERTICAL LIVE LOADS:**
   - **VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND**
   - **CONCRETE STRENGTH AND WEIGHT:**
   - **SPREAD FOOTINGS: ALLOWABLE SOIL BEARING PRESSURES ARE:**
   - **DEADC + LIVE LOADS**

3. **CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318. USE STEEL PIPE:**

4. **BOLTS AND WELDING DESIGN AND MATERIALS SHALL BE AWARDED:**

5. **EPOXY SHALL BE ONE OF THE FOLLOWING:**

6. **SPECIAL CASES: HOLDOWNS**

7. **THE SPECIAL INSPECTOR SHALL BE SELECTED BY THE OWNER OR HIS/HER MANUFACTURER:**

8. **CONCRETE FOOTING**

9. **ALL Plywood SHALL BE OF AN EXTERIOR GRADE.**

10. **THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE NECESSARY LICENSE TO**

11. **THE EXCAVATION IS TO BE OF A GREATER DEPTH GOES TO STANDARD DEPTH OR DEEPER THAN THE OWNER OF THE LAND ON WHICH**

12. **THE SPECIAL INSPECTOR MAY DETERMINE WHETHER OR NOT THE EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE**

13. **ALL EXTERIOR TIMBER BEAMS SHALL BE PRESSURE TREATED OR WOOD OF**

14. **THE SPECIAL INSPECTOR MAY DETERMINE WHETHER OR NOT THE EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE**

15. **THE SPECIAL INSPECTOR MAY DETERMINE WHETHER OR NOT THE EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE**

16. **THE SPECIAL INSPECTOR MAY DETERMINE WHETHER OR NOT THE EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE**

17. **THE SPECIAL INSPECTOR MAY DETERMINE WHETHER OR NOT THE EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE**

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20. **THE SPECIAL INSPECTOR MAY DETERMINE WHETHER OR NOT THE EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE**
ROOF FRAMING PLAN

NOTES:
1. SEE GENERAL NOTES ON SHEET S1.1.
2. SEE TYPICAL WOOD DETAILS ON SHEETS S4.1 & S4.2.
3. ROOF ELEVATION VARIES, S.A.D.
4. EXISTING CONSTRUCTION NOTED AS (E); NEW CONSTRUCTION NOTED AS (N).
5. STUD WALLS BELOW THE ROOF ARE SHOWN THUS.
6. ALL (N) EXTERIOR WALLS SHALL HAVE 12" PLYWOOD SHEATHING ON EXTERIOR FACE OF STUDS, UON.
7. FOR ROOF DRAINS, OPENINGS, FACIA DETAILS, WATER PROOFING, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
8. STRUCTURAL SHEAR WALLS BELOW ARE SHOWN THUS.
9. STRUCTURAL SHEAR WALLS WITH OPENINGS BELOW ARE SHOWN THUS.
10. MARKS DENOTE CONTINUOUS ROOF/FLOOR STRAPS, SEE DETAILS ON SHEET S4.1.

WOOD STUD FRAMING SCHEDULE

NOTES:
1. REFERENCE DETAILS 3/S3.1 & 12/S3.1 FOR POST SIZE REQUIREMENTS AT SHEAR WALLS.
The geotechnical engineer and shall be accounted for in accordance to contract with a 33% increase allowed for wind and seismic conditions. End bearing shall be neglected. Lateral loads acting on the pier will be resisted by passive pressures on the footings. Vertical equivalent fluid pressures of 500 psf acting against 2 pier diameters are assumed. As drilling proceeds, subsurface conditions may be encountered which will require changes from those shown in drawings such changes shall be made only after prior consultation with geotechnical engineer.

Concrete for drilled piers shall attain a minimum ultimate strength of 3000 psi at 28 days. The geotechnical engineer is capable of augmenting calculations of value in compression and load in tension. The engineer shall consider the effects of lateral loads acting on the pier and will be notified of passive pressures on the footing. Vertical equivalent fluid pressures of 500 psf acting against 2 pier diameters are assumed. As drilling proceeds, subsurface conditions may be encountered which will require changes from those shown in drawings such changes shall be made only after prior consultation with geotechnical engineer.

**Typical Drilled Pier**

- **At (E) Footing**
  - **Concrete Details**
    - Concrete is capable of supporting a skin friction of 1000 psf in compression and 600 psf in tension against rock assuming an equivalent fluid pressure of 500 psf acting against 2 pier diameters.

- **Concrete Details**
  - Concrete is capable of supporting a skin friction of 1000 psf in compression and 600 psf in tension against rock assuming an equivalent fluid pressure of 500 psf acting against 2 pier diameters.

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- **Concrete Details**
  - Concrete is capable of supporting a skin friction of 1000 psf in compression and 600 psf in tension against rock assuming an equivalent fluid pressure of 500 psf acting against 2 pier diameters.
PLYWOOD NAILING

NOTES:
1. PLYWOOD SHALL BE NAILED DIRECTLY TO FRAMING.
2. USE 10D NAILS.
3. STAGGER NAILS ON EACH SIDE OF STUD WHERE PLYWOOD IS ON BOTH SIDES.
4. MAX SPACING IN INCHES.
5. SEE PLYWOOD SHEAR WALL SCHEDULE ON 6/-.
6. DO NOT OVER SHOOT NAILS THRU OUTER LAYER OF WALL PLYWOOD.
7. PROVIDE 3x FRAMING MEMBERS AT ALL PLYWOOD ADJOINING PANEL EDGES.
8. STAGGER SHEETS SO THAT EDGES OCCUR AT DIFFERENT STUDS WHEN WHERE POSSIBLE OR USE FULL HEIGHT SHEETS.
9. SEE DETAIL 7/- FOR TYPICAL SHEAR WALL FRAMING ELEVATION.

Walls and panels are nailed as follows:

- 10d nails
- Max spacing of 6" on center
- Use 10d short nails (2"
- Anchors are used at sill level
- Shear walls are to be nailed directly to framing
- Stagger nails on each side of the stud where plywood is on both sides
- Max spacing is 6" on center
- Provide 3x framing members at all plywood adjoining panel edges
TYPICAL FRAMING MEMBER
DOUBLE SILL
4x HEADER

TYPICAL WOOD DETAILS
1. OPENING IN SHEAR WALL
2. WALL DRAG STRAPS
3. TYPICAL JOIST SISTERING DETAIL
4. FLOOR AND ROOF DRAG STRAPS
5. STAIR DETAILS
6. TYPICAL HOLDOWN AT BEAM
7. HOLES AND NOTCHING IN SOLID SAWN JOISTS AND RAFTERS
8. NON-STRUCTURAL WALL ANCHORAGE AT FLOOR
9. MINIMUM NAILING SCHEDULE
ref. CBC 2019 TABLE 2304.10.1
10. CEILING JOIST SCHEDULE
11. NON-SHEAR WALL INTERSECTIONS
12. NON-STRUCTURAL PARTITION
3. INTERSECTION DETAILS

NOTES
1. NOT SHEAR WALL CONDITIONS. SEE PLAN.
2. THIS DETAIL APPLIES TO BOTH MARINE AND NON-MARINE WALL
3. USE 14GAx3" CONTINUOUS STRAP W/16d NAILS @ 3
4. OR HEADER
5. 3-16d EA END, TYP AT
6. "Ø M.B. @ 16"O.C. PENETRATING
7. STRAP BELOW
8. STRINGER TO
9. LANDING TO WALL
10. ADJ. BILT ROOD
11. EL = S.A.D.

PLAN

PROJECT NO. 21-061
KENTFIELD, CA
ADDITION RESIDENTIAL REMODEL

SIMPSON POSTAGE & PRINTER
04/28/2022
04/28/2022
05/17/2022
PLUMBING PENETRATION AT WALL DOUBLE TOP PLATES

BEAM AND POST CONNECTION AT BEARING WALL

BEAM AND POST CONNECTION AT SHEAR WALL

HOLDOWN AT WOOD HEADER

HSS COL CONT THRU FLOOR

HD TO HSS COL TRANSITION

TYPICAL NAILER AT HSS COLUMN

SHR WALL COLLECTOR DETAIL PARALLEL TO (E)FRMG

WF BEAM AT (E)WOOD FRAMING W/O NAILER

WF BEAM AT WOOD FRAMING W/NAILER

TYPICAL WOOD DETAILS
1. INSTALLATION ON 2x PLATE

2. INSTALLATION ON CONCRETE

3. INSTALLATION ON CURB

4. INSTALLATION ON NUTS & WASHERS

5. RA SHEAR TIES & STIRRUPS

6. INSTALLATION ON CURB (6" MIN) WIDTH

AA. HFX ANCHOR DESIGN NOTES

AAA. HFX ANCHOR CENTERLINES

A. HFX ANCHOR CENTERLINES

1. ALLOWABLE VALUES ON OUTSIDE ARE LESS THAN INSTALLATION ON CONCRETE

   1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
   2. NUTS AND WASHERS PER TABLE NOTE TAA.

2. INSTALLATION ON 2x PLATE

   - ALLOWABLE VALUES ON OUTSIDE ARE LESS THAN INSTALLATION ON CONCRETE
     - 1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
     - 2. NUTS AND WASHERS PER TABLE NOTE TAA.

3. INSTALLATION ON CURB

   - 2'-6" MIN UNO BY EOR
   - 22" MIN
   - #3 = #4 = 1" MIN RADIUS
   - #4 (MIN) OVER-LAP STIRRUPS
   - STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING.

4. INSTALLATION ON NUTS & WASHERS

   - NUT AND WASHER GRADES PER TABLE NOTE 1AA.

5. RA SHEAR TIES & STIRRUPS

   - 1. HFX-12x
   - 2. HFX-18x
   - 3. HFX-21x
   - 4. HFX-24x

6. INSTALLATION ON CURB (6" MIN) WIDTH

   - CURB & OUTER CORNER
   - CONTINUOUS FOOTING

7. IMPORTANT NOTES

   1. DESIGN IS DESIGNED TO RESIST LOADS PER AO 218-16, SEC 17.2.3.4.1.
   2. SCIENTIFIC METHODS CORRECTING WITHIN FRAME GRADE INWALLED WITH 4-BRICK OR GROOVE ROOFS ON THE OUTSIDE. 
   3. PLACING A CEMENT CURB MUSTS WITH NUTS AND WASHERS ON BOTH SIDES OF THE CURB. OR GRADE BEAM. 
   4. LEE = LENGTH OF ENGAGEMENT FROM THE TOP OF FOUNDATION OR SPACE TO THE TOP OF THE EMBEDDED BOLT OR RING OF THE ENTER ANCHORS IF NOT REQUIRED.
   5. CURB IS DESIGNING FROM THE END OF THE FOUNDATION OR GRADE BEAM.
   6. NUTS AND WASHERS PER INSTALLATION BLOCK OF THE FOUNDATION OR GRADE BEAM.
   7. WHEN TIE ARE SHOWN BY MINIMUM AND FOR NO LESS DOWEL CONDITIONS PER AO 218-16, PC 125-1PC. CURB AND STEEL WARE MUST BE REINFORCED TO A DEPTH OF 1" AND MUSHER GRADE 60 REBAR. SEE TABLE FOR SIZE AND SPACING. 
   8. NUTS AND WASHERS PER INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL 
   9. STIRRUPS ARE GRADE 60. MIN REBAR. SEE TABLE FOR SIZE AND SPACING. 
   10. CONCRETE FOOTING ENGAGEMENTS MAY APPLY TO AO 218-16, SECTION 17.3.
   11. CONCRETE DESIGN IS DESIGNED TO RESIST LOADS PER AO 218-16, SECTION 17.2. 
   12. CONCRETE DESIGN IS DESIGNED TO RESIST LOADS PER AO 218-16, SECTION 17.2.
   13. DESIGN IS DESIGNED TO RESIST LOADS PER AO 218-16, SECTION 17.2. 
   14. DESIGN IS DESIGNED TO RESIST LOADS PER AO 218-16, SECTION 17.2.
1. Hold down anchor bolts connect to the panel base with hardened button washers, holes (1 ea) in 1-1/2" diameter hold down anchors with (1 ea) hardened round washer and (1 ea) grade 8 nut. (LTP4 at 12")

2. When more than 12 screws are required for the bottom connection or joints in stacking panel, install "HFSW" stacking washers in the top channel of the wood product (EWP). Attach to the panel base with hardened round washers and grade 8 nuts to be snug tight. Alternate nuts are provided in table note 1.

3. Use 1/4" x 3" (minimum) WS screws, Quantity per table (minimum) when installing a filler greater than 1-1/2" above the panel. Reduced screws are not permitted.

4. Use hold down anchor bolts connect to the panel base with hardened button washers, holes (1 ea) in 1-1/2" diameter hold down anchors with (1 ea) hardened round washer and (1 ea) grade 8 nut. (LTP4 at 12")

5. When installing a filler greater than 1-1/2" above, or when specified by the design professional, 1/4" diameter mitek pro series ws screws. Quantity per table (minimum) when installing a filler greater than 1-1/2" above, or when specified by the design professional. Use 1/4" x 4-1/2" Mitek Pro Series WS screws at top connections with a 2x filler. If the top of panel is in direct contact with the collector above use 1/4" x 4-1/2" Mitek Pro Series WS screws where required.

6. Use hold down anchor bolts connect to the panel base with hardened button washers, holes (1 ea) in 1-1/2" diameter hold down anchors with (1 ea) hardened round washer and (1 ea) grade 8 nut. (LTP4 at 12")

HARDY FRAME NOTES

1. Hold down tension washers specified as stacking washers (STK) must comply with ASTM A 193 grade b7 (or equal). Tension anchors (both grades) must comply with ASTM A 193 grade b7 (or equal). Tension anchors specified as standard grade (STD) must comply with ASTM A 193 grade b7 (or equal).

2. Use hold down anchor bolts connect to the panel base with hardened round washers and grade 8 nuts to be snug tight. Alternate nuts are provided in table note 1.

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6. Use hold down anchor bolts connect to the panel base with hardened round washers and grade 8 nuts to be snug tight. Alternate nuts are provided in table note 1.
GENERAL NOTES

1. Obtain approval from public works for grading during rainy season from November 1 to April 15 for erosion control at job site prior to construction.

2. Public safety and traffic control shall be provided in accordance with the standards for erosion and sediment control and the state of California Manual of Traffic Control Devices. Pedestrian access across job site shall be provided in accordance with the standards for erosion and sediment control. Signs shall be installed for approval prior to beginning any work on or near streets.

3. Pipe systems must have drain-out access at 1) every horizontal bend and 2) every 10 feet for all stormwater sites.

4. The terms of the Building Code refer to the Building Code Ordinance, the Code for Incorporation of Existing Structures, and the provisions of the City of Kentfield Building Code. The contract shall not be amended to exceed the limits of the City of Kentfield Building Code.

5. Work shall be performed in accordance with the project specifications, the contract documents, and the written instructions of the Project Engineer. The Contractor shall be responsible for ensuring that all work is performed in accordance with the specifications and drawings.

6. The contract shall not be amended to exceed the limits of the City of Kentfield Building Code.

7. The contract shall not be amended to exceed the limits of the City of Kentfield Building Code.

8. Construction contractor agrees that they shall be responsible for all work performed in accordance with the standard construction practices. Construction contractor will be held responsible for all work performed in accordance with the project specifications and the written instructions of the Project Engineer. The Contractor shall be responsible for ensuring that all work is performed in accordance with the specifications and drawings.

9. Work performed in accordance with the project specifications, the contract documents, and the written instructions of the Project Engineer. The Contractor shall be responsible for ensuring that all work is performed in accordance with the specifications and drawings.

10. All work performed in accordance with the project specifications, the contract documents, and the written instructions of the Project Engineer. The Contractor shall be responsible for ensuring that all work is performed in accordance with the specifications and drawings.

11. The contractor shall provide a method for the protection of the public and private property adjacent to the work.

12. The contractor shall provide a method for the protection of the public and private property adjacent to the work.

13. The contractor shall provide a method for the protection of the public and private property adjacent to the work.

14. The contractor shall provide a method for the protection of the public and private property adjacent to the work.

15. The contractor shall provide a method for the protection of the public and private property adjacent to the work.
EROSION CONTROL NOTES

1. The site will be restored using appropriate BMPs. Erosion control will be performed in accordance with the approved construction plan. Before construction begins, the property must be prepared as follows:

2. All paved areas will be kept clear of earth materials and debris. The site of the development shall be kept free of earth materials and debris. All earth materials shall be removed from the site. The site will be kept free of earth materials and debris during construction.

3. Temporary erosion control measures, such as silt fences and erosion control mats, will be installed. Temporary erosion control measures, such as silt fences, will be installed. The site will be kept free of earth materials and debris during construction.

4. Erosion control measures, such as silt fences and erosion control mats, will be installed. Erosion control measures, such as silt fences, will be installed. The site will be kept free of earth materials and debris during construction.

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PLANS PREPARED BY:

CSL Engineering
77 Solano Square #263
Brentwood, CA 94513
610/393-0852
www.csleng.com

10 EVERGREEN DRIVE, KENTFIELD, CA 94904

EROSION CONTROL PLAN

SCALE
1" = 1'-0"
SIDE SEWER PIPING SCHEDULE

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UTILITY BOXES

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