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DEL MONTE DRIVE RESIDENCE

55 DEL MONTE DRIVE, HILLSBOROUGH CA 94010
APN #027-301-040

NEW SINGLE FAMILY RESIDENCE

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), AND THE CALIFORNIA ELECTRICAL CODE (CEC) AND ANY OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. [IF APPLICABLE] SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
9. [IF APPLICABLE] GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. [CBC 5406 (D) 5]
10. [IF APPLICABLE] SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 72" OR GREATER ABOVE DRAIN INLET.
11. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R AND TITLE 24 ENERGY REPORT (ATTACHED ONLY IF APPLICABLE). INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

ABBREVIATIONS

A.D.	AREA DRAIN	EA	EACH	JT	JOINT	REG	REGISTER	TYP	TYPICAL
A.S.F.	ABOVE SUB FLOOR	EJ	EXPANSION JOINT	LAM	LAMINATED	REIN	REINFORCED	UN	UNLESS OTHERWISE NOTED
ADJ	ADJUSTABLE	ELC	ELECTRICAL	LAV	LAVATORY	REQ'D	REQUIRED	UNF	UNFINISHED
AFF	ABOVE FINISH FLOOR	ELEV	ELEVATION	LP	LOW POINT	RET	RETURN	VAR	VARIES
ALUM	ALUMINUM	EQ	EQUAL	LT	LIGHT	REV	REVISED	VCT	VINYL COMPOSITE TILE
ARCH	ARCHITECTURAL	(E)	EXISTING	MECH	MECHANICAL	RM	ROOM	VEST	VESTIBULE
ATTN	ATTENTION	EXT	EXTERIOR	MIN	MINIMUM	R.O.W.	RIGHT OF WAY	VIF	VERIFY IN FIELD
BULK	BLOCKING	MR	MOISTURE RESISTANT	RWL	RAIN WATER LEADER	W.C.	WATER CLOSET	WD	WOOD
BLDG	BUILDING	F.O.S.	FACE OF STRUCTURE	MTL	METAL	S.A.D.	SEE ARCHITECTURE DRAWINGS	WR	WATER RESISTANT
BD	BOARD	FAU	FORCED AIR UNIT	(N)	NEW	SCHED	SCHEDULE	WT	WEIGHT
BTWN	BETWEEN	FIN	FINISH	N.I.C.	NOT IN CONTRACT	SHTG	SHEATHING		
B.O.	BY OWNER	FLR	FLOOR	NOM	NOMINAL	SIM	SIMILAR		
CAB	CABINETS	F.R.	FIRE RATED	NTS	NOT TO SCALE	SPEC	SPECIFICATION		
CL	CENTERLINE	G.A.	GUAGE	OC	ON CENTER	SQ	SQUARE		
CLO	CLOSET	GALV	GALVANIZED	OD	OUTSIDE DIMENSION	SF	SQUARE FEET		
CLG	CEILING	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OH	OVERHEAD	S.M.D.	SEE MECHANICAL DRAWINGS		
CMU	CONCRETE MASONRY UNIT	GL	GLASS	OPN'G	OPENING	S.S.D.	SEE STRUCTURAL DRAWINGS		
COL	COLUMN	GND	GROUND	OPP	OPPOSITE	SS	STAINLESS STEEL		
CONC	CONCRETE	GWB	GYPSUM WALLBOARD (SHEETROCK)	PL	PROPERTY LINE	STD	STANDARD		
CONT	CONTINUOUS	H.B.	HOSE BIB	PLAS	PLASTER	STL	STEEL		
CP	CENTER POINT	HDWR	HARDWARE	PLYWD	PLYWOOD	STRUCT	STRUCTURAL		
C.T.	CERAMIC TILE	HDR	HEADER	PT	POINT	SUSP	SUSPENDED		
DIA	DIAMETER	HP	HIGH POINT	PTD	PAINTED	T	TREAD		
DBL	DOUBLE	HORIZ	HORIZONTAL	QTY	QUANTITY	TO BE	TO BE DETERMINED		
DET	DETAIL	HT	HEIGHT	R	RISER	TEMP	TEMPERED		
DN	DOWN	ID	INSIDE DIMENSION	RAD	RADIUS	T.T.	TOP OF		
DEPT	DEPARTMENT	IN	INCH	RCP	REFLECTED CEILING PLAN	T.T.P.	TOP OF PLATE		
DW	DISHWASHER	INSUL	INSULATION	RD	ROOF DRAIN	T.T.C.	TOP OF CONCRETE		
DWG	DRAWINGS	INT	INTERIOR	REF	REFERENCE	T.T.W.	TOP OF WALL		
DWR	DRAWER	JB	JUNCTION BOX	REFR	REFRIGERATOR	THK	THICK		

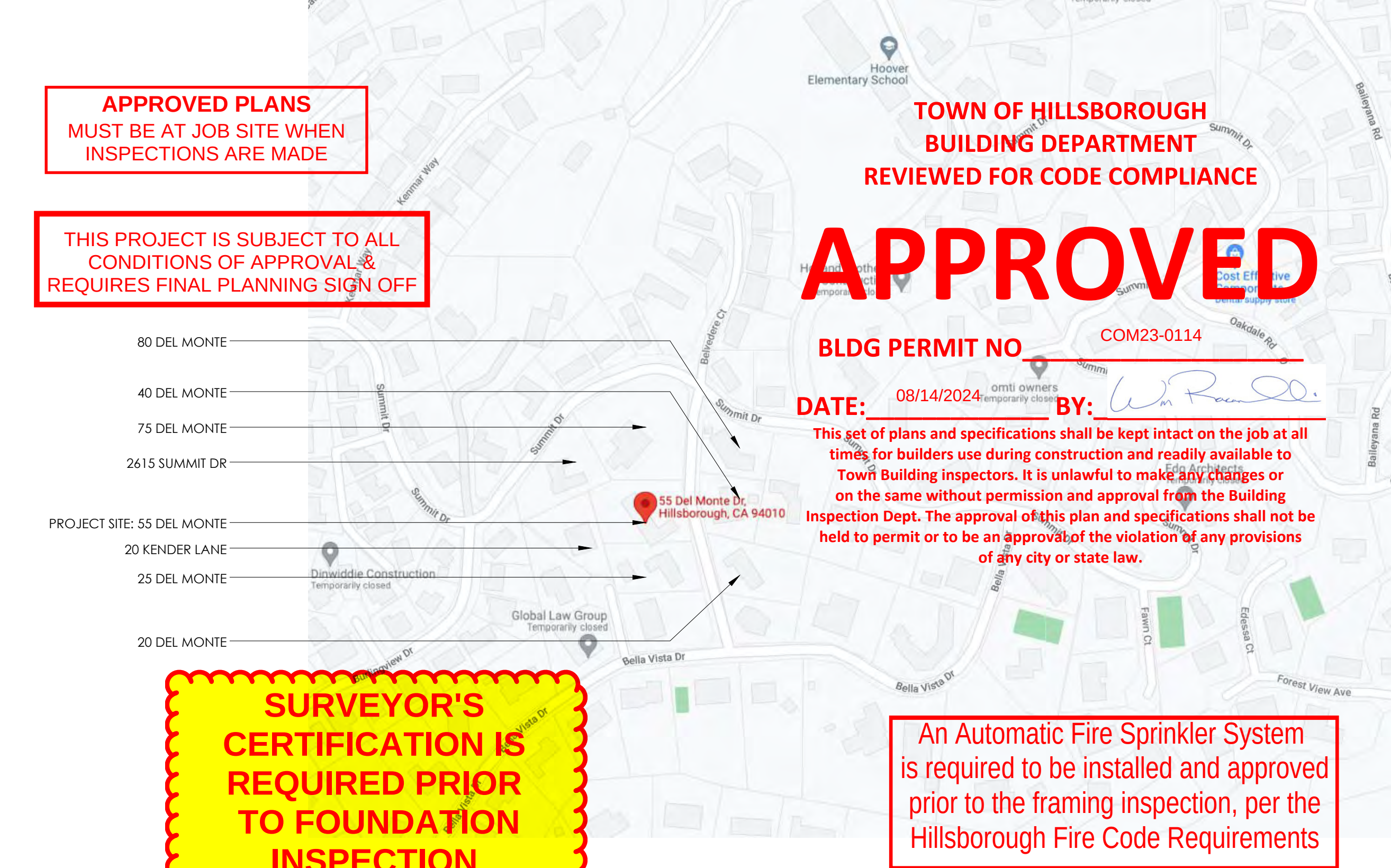
SYMBOL LEGEND

ROOM NAME	STUDIO A	room name
	1172	room number
WALL TYPE	PPA	
DOOR NUMBER	101	
WINDOW NUMBER	9	
RCP ELEVATION	+9'-6"	
FINISH FLOOR ELEVATION	X-XX	
ELEVATION DATUM	FIRST FLR FFE	datum location
	EL. = +X'-X" A.F.F.	elevation
SECTION	view direction	
	X/A/X/X	sheet number
		drawing number
DETAIL	view direction	
	X/A/X/X	sheet number
		drawing number
ELEVATION	view direction	
	X/A/X/X	sheet number
		drawing number
INTERIOR ELEVATION	view direction	
	X/A/X/X	sheet number
		drawing number
COLUMN GRIDLINE	99	
ADDENDUM		
EXISTING WALLS TO REMAIN		
EXISTING WALLS TO BE REMOVED		
EXISTING ELEMENTS TO BE REMOVED		
NEW TYP. NON-RATED WALL		
1-HOUR RATED WALL:		
1 LAYER TYPE X 5/8" GWB EACH SIDE		
CENTER LINE		
LINE OF ITEM ABOVE		

REUSE AND RECYCLING IS REQUIRED ON ALL PROJECTS

Permits will not be issued until a Waste Reduction Plan has been submitted, reviewed and approved

LOCATION MAP

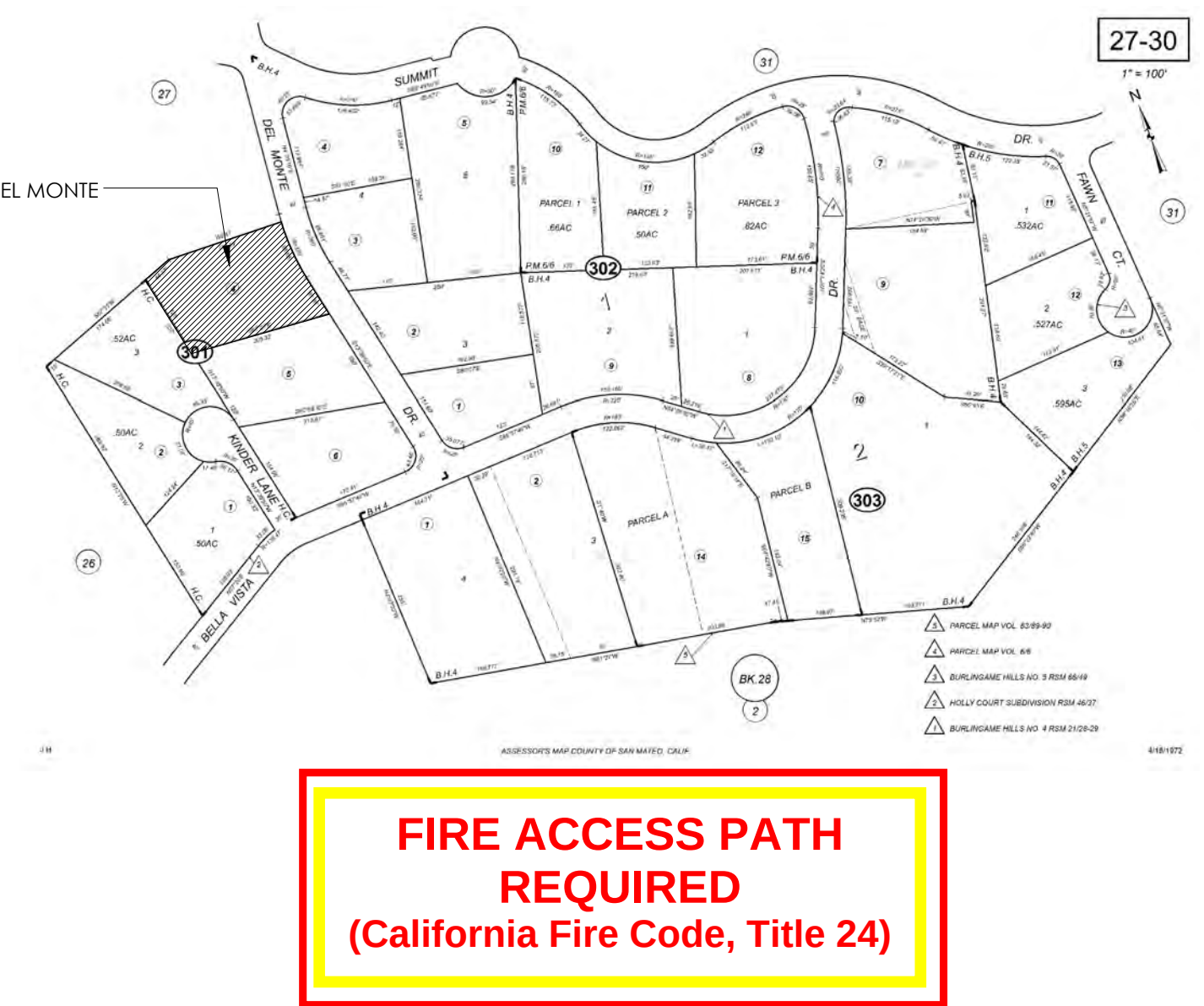


APPLICABLE CODES

TOWN OF HILLSBOROUGH MUNICIPAL CODE
2022 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ENERGY CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA GREEN BUILDING CODE WITH LOCAL AMENDMENTS

PROFESSIONAL OBSERVATION AND SPECIAL INSPECTION IS REQUIRED PER CBC CHAPTERD CHAPTER 17, 18 & APPENDIX J

ASSESSOR'S PARCEL MAP



PROJECT DIRECTORY

ARCHITECT:
BROOKS MCDONALD ARCHITECTURE
1615 BRIDGEWAY
SAUSALITO, CA 94965
415.350.8011
BROOKS@BROOKSMCDARCHITECTURE.COM

LANDSCAPE ARCHITECT:
Cot Grey
STUDIO MALA
415.531.4932
studio-mala.com
instagram.com/studiomala

OWNER:
NEJASWICH DEVELOPMENTS LLC
55 DEL MONTE DRIVE
HILLSBOROUGH, CA 94010

STRUCTURAL ENGINEER:
CHU DESIGN ASSOCIATES INC.
JOHNSON CHU
210 INDUSTRIAL RD. SUITE 205
SAN CARLOS, CA 94070
650.345.9286
JOHNSON@CHUDSIGN.COM

PROJECT DESCRIPTION

NEW 1-STORY DETACHED ADU.

NEW 1-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, NEW DRIVEWAY APPROACH AND POOL ON SEPARATE PERMIT

ALL PROPOSED WORK SHALL CONFORM TO THE TOWN OF HILLSBOROUGH PLANNING CODE HEIGHT AND SETBACK LIMITS.

PROJECT DATA

PARCEL INFORMATION
APN: 027-301-040
PROPERTY ADDRESS: 55 DEL MONTE DRIVE, HILLSBOROUGH, CA 94010
LOT AREA: 29,022 SQ. FT. ± (0.666 ACRES) SURVEY
EASEMENT: 10'-WIDE PRIVATE EASEMENT FOR UNDERGROUND UTILITIES PER 1304 O.R. 120

ZONING INFORMATION
ZONING DISTRICT: RD RESIDENTIAL DISTRICT
STREET WIDTH: 40'
STREET LINE SETBACK: 30' (50' FROM E. OF DEL MONTE)
INTERIOR SETBACKS: 20'
HEIGHT LIMIT: 22' @ SETBACKS UP TO 32'
PARKING: 2 SPACES FOR UP TO 3 BEDRMS
MAX FAR: 25% (7255 SF)
STRUCTURAL COVERAGE: 4495 + 724 = 5219 SF MAX
HARDSCAPE COVERAGE: 29022 - 5219 = 23803 MAX
LANDSCAPE COVERAGE: 18,984 PROPOSED

BUILDING INFORMATION
OCCUPANCY: R-3 SINGLE FAMILY RESIDENTIAL
NO. STORIES: 2
CONSTRUCTION TYPE: V-8
SPRINKLER PROTECTION: MAIN HOUSE AND ADU SHALL BOTH BE FULLY SPRINKLERED PER NFPA 13D
GROSS FLOOR AREA: 5007 SF

WILDLAND-URBAN INTERFACE: YES. ALL CONSTRUCTION SHALL COMPLY WITH BUILDING STANDARDS IN 2019 CFC CHAPTER 7A AND 2019 CRC SECTION 337. ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION (DEFENSIBLE SPACE). ALL NEW DECKING SHALL BE COM HEART REDWOOD 2X MINIMUM THICKNESS.

AREA CALCCS (SQUARE FEET)

1ST FLOOR (HABITABLE)	4472
GARAGE (NON-HABITABLE)	535
FLOOR AREA MAIN HOUSE	5,007 (7,255 ALLOWED)

ADU 543

FOR AREAS WITH A FLOOR-TO-CEILING HEIGHT GREATER THAN 12 FEET, THE FIRST 300 SQUARE FEET IS COUNTED AT 100 PERCENT; ADDITIONAL AREA WITH A FLOOR-TO-CEILING HEIGHT GREATER THAN 12 FEET IS COUNTED AT 150 PERCENT

SHEET INDEX -BUILDING PERMIT

ARCHITECTURAL DRAWINGS

- A0.1 PROJECT INFORMATION
- A0.2 SITE PHOTOS
- A1.0 PROPOSED SITE AND ROOF PLAN
- A2.0 PROPOSED FIRST FLOOR PLAN
- A4.0 PROPOSED EXTERIOR ELEVATIONS
- A4.1 MATERIALS SPECIFICATIONS

STRUCTURAL DRAWINGS

- S.0 STRUCTURAL NOTES
- S.1 FOUNDATION PLAN AND ROOF FRAMING PLAN
- D.1 STRUCTURAL DETAILS
- D.2 STRUCTURAL DETAILS

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DEL MONTE DRIVE RESIDENCE
55 DEL MONTE DRIVE, HILLSBOROUGH CA 94010
APN #027-301-040



ISSUED
ADU BUILDING PERMIT
08.9.2024

PROJECT INFO - ADU

A0.1

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25 DEL MONTE DR



VIEW 1

SUBJECT PROPERTY: 55 DEL MONTE DR



VIEW 2

75 DEL MONTE DR



VIEW 3

1 HOUSES ON SAME SIDE OF STREET

80 DEL MONTE DR



VIEW 4

40 DEL MONTE DR



VIEW5

20 DEL MONTE DR



VIEW 6

2 HOUSES ON OPPOSITE SIDE OF STREET



3 SUBJECT PROPERTY: 55 DEL MONTE DR SITE IMAGES

TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

APPROVED

BLDG PERMIT NO _____

DATE: 08/14/2024 BY: *Wm Rando*

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KEY VIEW

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DEL MONTE DRIVE RESIDENCE
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APN # 027-301-040



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ADU BUILDING PERMIT
07.30.2024

SITE IMAGES

A0.2

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PARCEL INFORMATION
APN:
PROPERTY ADDRESS:
LOT AREA:
EASEMENT:
BUILDING INFORMATION
OCCUPANCY
NO. OF STORIES:
CONSTRUCTION TYPE:
SPRINKLER PROTECTION:
GROSS FLOOR AREA:

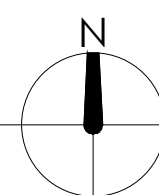
027-301-040
55 DEL MONTE DRIVE
HILLSBOROUGH, CA 94010
29,022 SQ. FT. ± (0.666 ACRES) SURVEY
10'-WIDE PRIVATE EASEMENT FOR
UNDERGROUND UTILITIES PER 1304 O.R. 120
R-3 SINGLE FAMILY RESIDENTIAL
2
V-B
MAIN HOUSE AND ADU SHALL BOTH BE
FULLY SPRINKLERED PER NFPA 13D
5007 SF

ZONING INFORMATION
ZONING DISTRICT:
STREET WIDTH:
STREET LINE SETBACK:
INTERIOR SETBACKS:
HEIGHT LIMIT:
PARKING:
MAX FAR:
STRUCTURAL COVERAGE:
HARDSCAPE COVERAGE:
LANDSCAPE COVERAGE:

RD RESIDENTIAL DISTRICT
40'
30' (50' FROM CL OF DEL MONTE)
20'
22' @ SETBACKS UP TO 32'
2 SPACES FOR UP TO 5 BEDRMS
25% (7255 SF)
4495 + 724 = 5219 SF MAX
29022 - 5219 = 23803 MAX
5007 PROPOSED
5,550 PROPOSED
4,488 PROPOSED
18,984 PROPOSED

PROPOSED SITE AND ROOF PLAN

1/8" = 1'-0"



TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

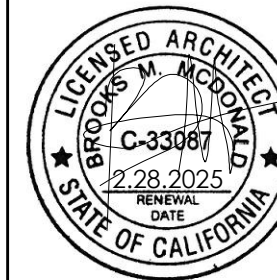
APPROVED

BLDG PERMIT NO.

DATE: 08/14/2024

BY:

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07.30.2024

PROPOSED SITE PLAN
& ROOF PLAN

1/8" = 1'-0"

A1.0

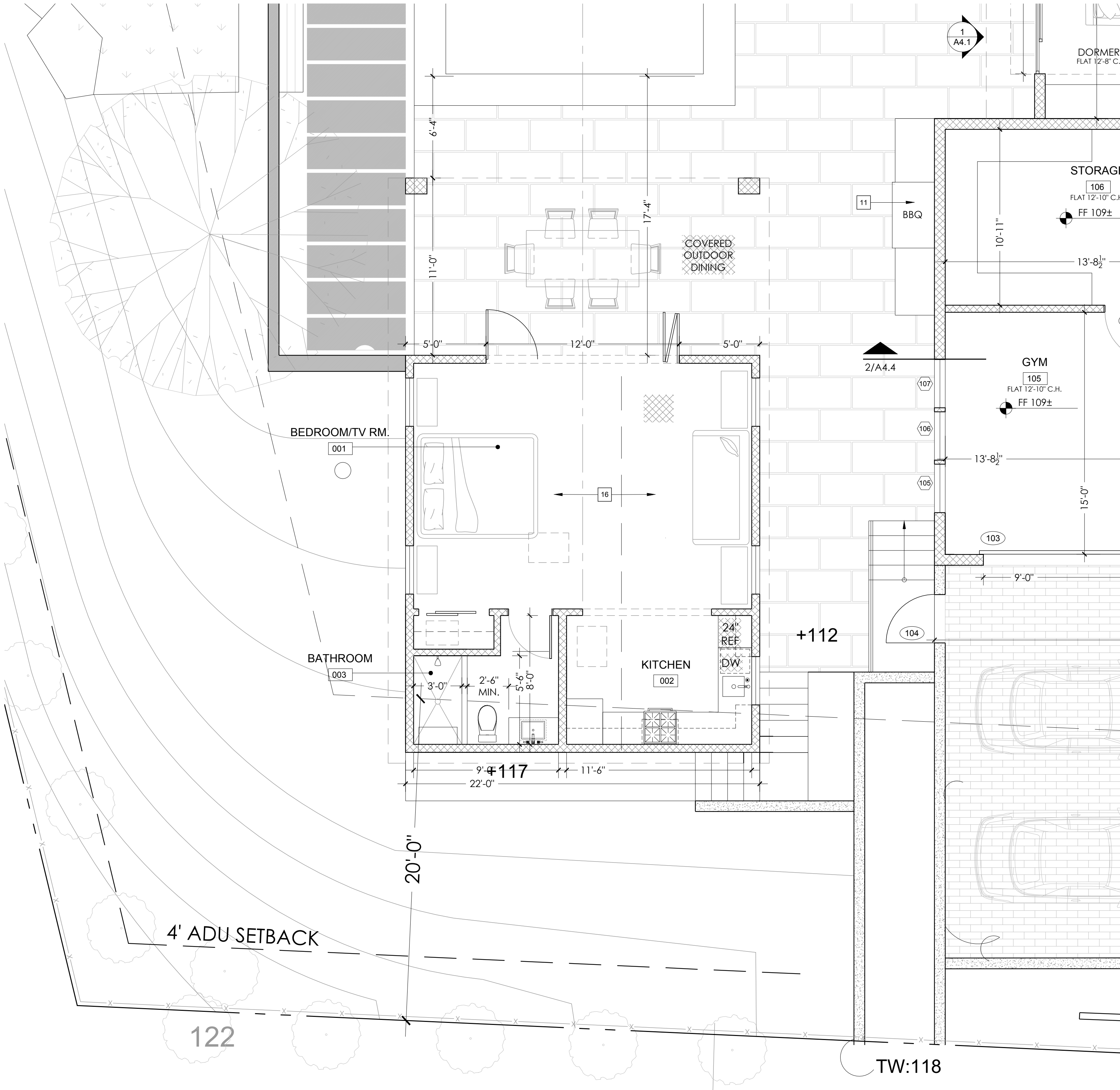
DEL MONTE DRIVE RESIDENCE
55 DEL MONTE DRIVE, HILLSBOROUGH CA 94010

BROOKS MCDONALD
ARCHITECTURE

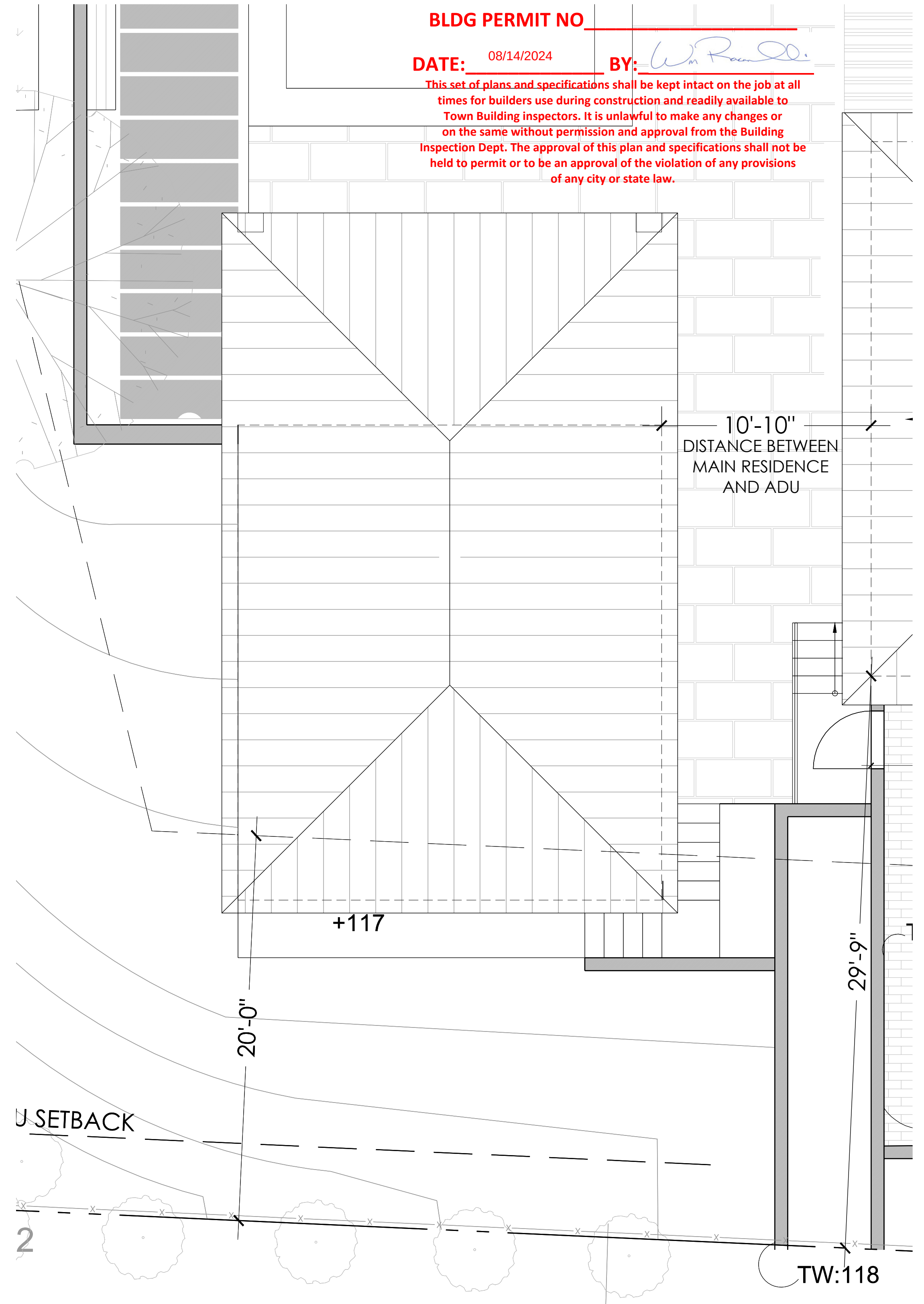
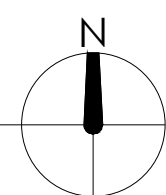
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APN #027-301-040

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1 FIRST FLOOR PROPOSED PLAN
1/4" = 1'-0"



2 ROOF PROPOSED PLAN
1/4" = 1'-0"

TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

APPROVED

BLDG PERMIT NO. _____

DATE: 08/14/2024 BY: *W. R. R.*

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APN # 027-301-040



ISSUED
ADU BUILDING PERMIT
07.30.2024

PROPOSED ADU
FLOOR PLAN AND
ROOF PLAN

1/4" = 1'-0"

A2.0

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TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

APPROVED

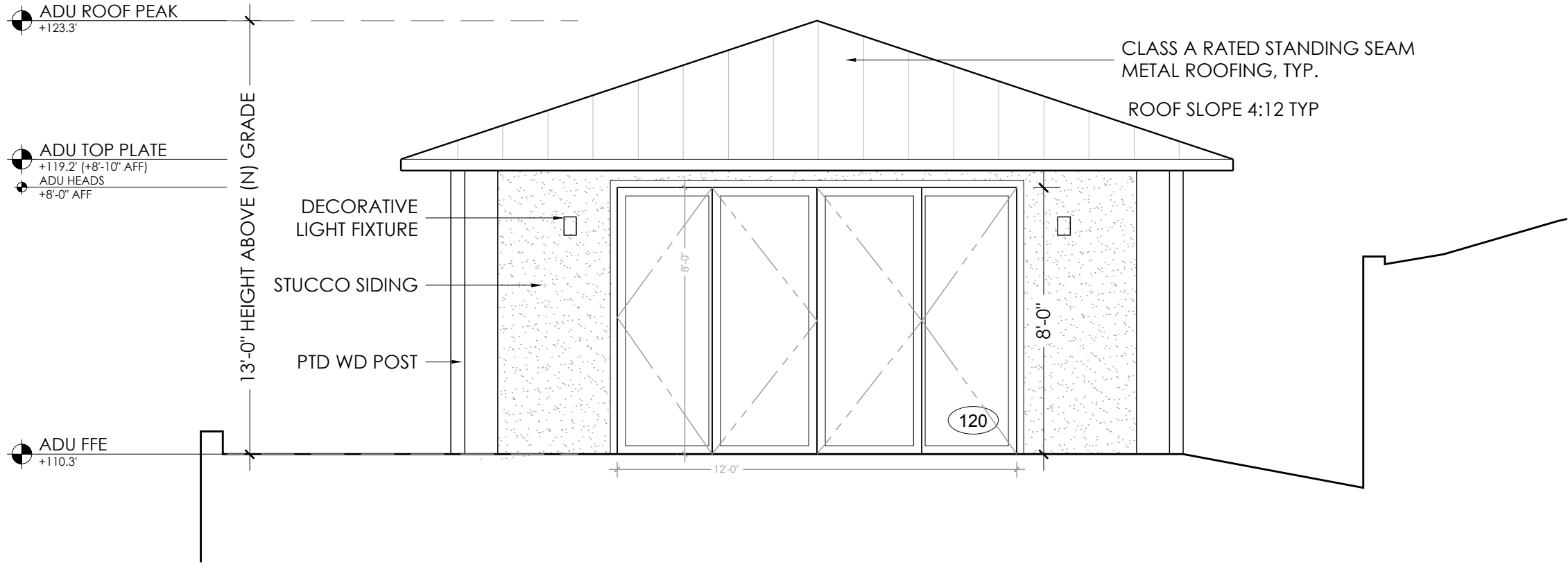
BLDG PERMIT NO _____

DATE: 08/14/2024 BY: *W. Randall*

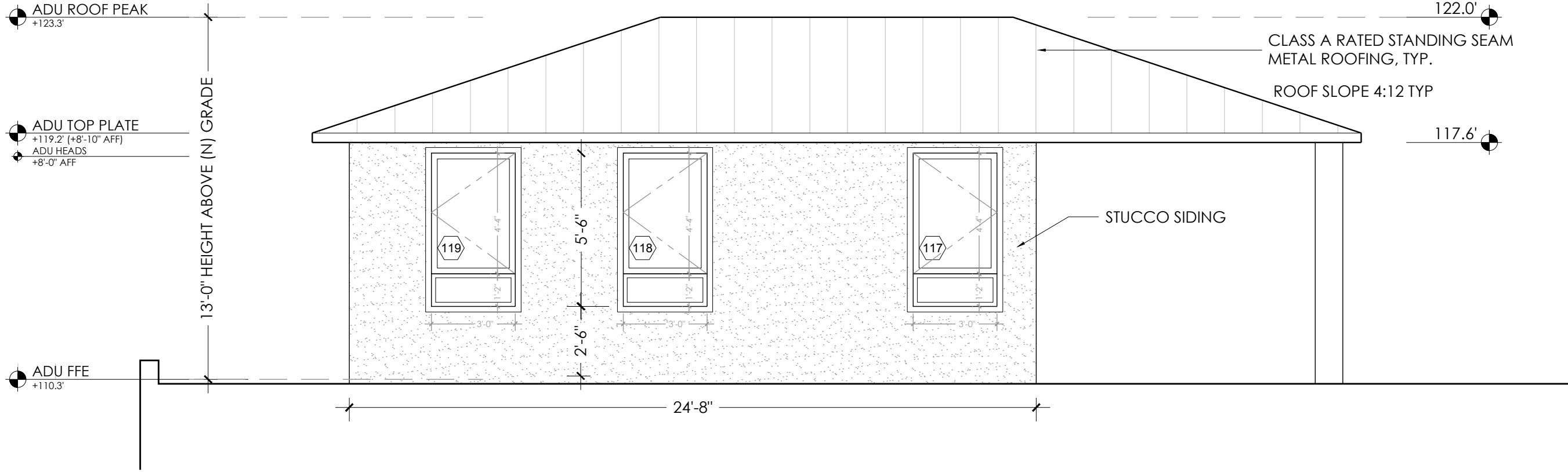
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EXTERIOR MATERIALS:

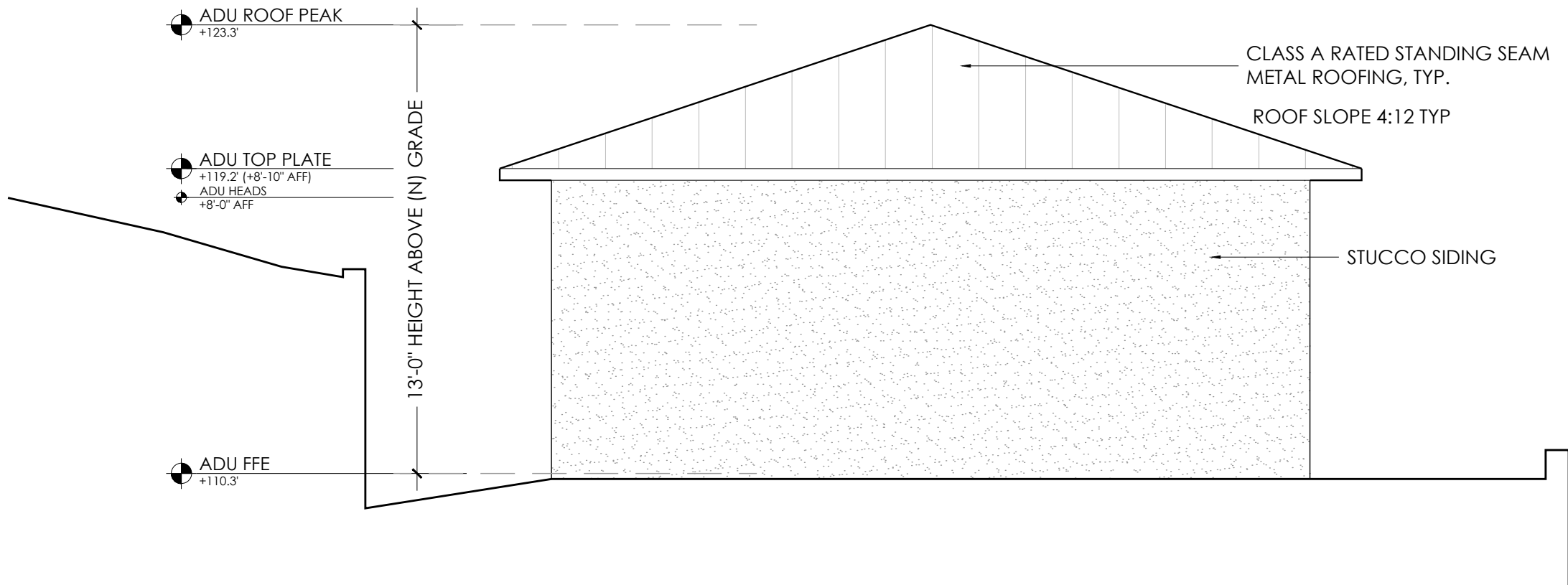
ROOFING: 24 GALVALUME STANDING SEAM ALUMINUM
ROOFING IN BRONZE COLOR, 18" TYP. RIB BY
WESTERN LOCK OR SIM.
SIDING @ ADU: SANTA BARBARA "SAND" TEXTURE
RETAINING WALLS TO BE BOARD-FORMED CONCRETE, NO COLOR ADDED



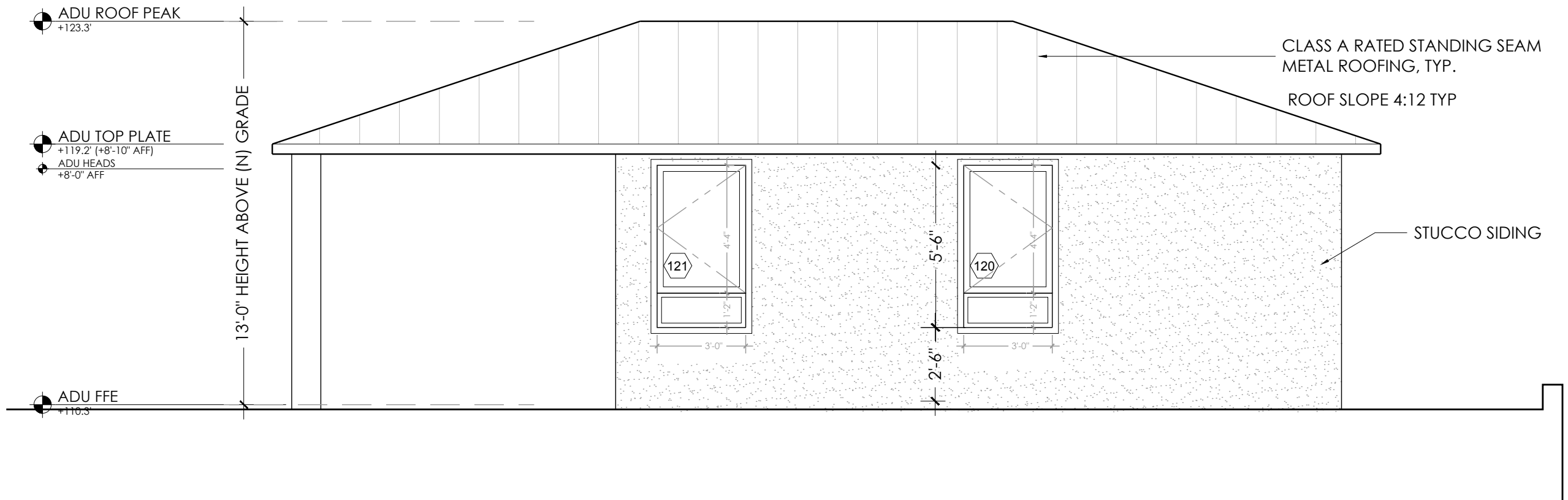
1 PROPOSED NORTH ELEVATION - ADU
1/4" = 1'



2 PROPOSED EAST ELEVATION - ADU
1/4" = 1'



3 PROPOSED SOUTH ELEVATION - ADU
1/4" = 1'-0"



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

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ISSUED
ADU BUILDING PERMIT
07.30.2024

EXTERIOR ELEVATIONS

1/4" = 1'-0"

A4.0

GENERAL NOTE

ALL WORK SHALL CONFORM TO THE STANDARDS, CODES AND ORDINANCES OF THE TOWN OF HILLSBOROUGH AND THE CALIFORNIA BUILDING CODE 2022 EDITION AND 2022 CALIFORNIA RESIDENTIAL CODE.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.

DETAILS AND NOTED SHOWN ON THESE DRAWINGS SHALL APPLY IN ALL SIMILAR CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE STRUCTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.

MATERIALS AND WORKMANSHIP:
THE CONTRACTOR SHALL SUPPLY ALL LABOR MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER, POWER, TELEPHONE AND TOILET FACILITIES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW AND MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY. ALL WORKMAN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

DISCREPANCIES:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE AND BRING ANY DISCREPANCIES TO THE ATTENTION OF OWNER PRIOR TO CONSTRUCTION OF SAME.

EXCAVATION:
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

BRACING:
TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, SHORING AND BRACING SYSTEMS AS REQUIRED FOR THE INSTALLATION OF ALL WORK.

INSPECTIONS: CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ALL INSPECTIONS REQUIRED FOR THE TIMELY PROGRESS OF THE JOB.

SUPERVISION:
THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. JOB SITE VISITS BY THE DESIGNER SHALL IN NO WAY BE CONSTRUED AS SUPERVISION OF CONTRACTOR'S WORKERS, SUB- CONTRACTORS OR TRADESMEN NOR SHALL ANY ACTION BY DESIGNER BE CONSTRUED AS AN INSPECTION OF CONTRACTOR'S WORK OR APPROVAL OF THE MATERIALS AND WORKMANSHIP ON THE JOB AND SHALL IN NO WAY RELIEVE CONTRACTOR OF RESPONSIBILITY FOR THE PROPER EXECUTION OF THE WORK.

CONCRETE:

- DIMENSIONS REFER TO ROUGH CONCRETE SURFACES, CENTER LINE OF COLUMNS.
- EXCAVATIONS SHALL CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF ± 0.1 .
- PORTLAND CEMENT SHALL CONFORM TO ASTM SPEC. C595, LATEST EDITION, TYPE II. ONE BRAND OF CEMENT SHALL BE USED THROUGHOUT THE WORK.
- AGGREGATES SHALL CONFORM TO ASTM SPEC. C33, LATEST EDITION.
- TRANSPORT CONCRETE FROM MIXER TO FINAL POSITION BY A METHOD WHICH WILL PREVENT SEPARATION OR LOSS OF MATERIAL, IN ACCORDANCE WITH ASTM SPEC. C34.
- DEPOSIT CONCRETE IN CONTINUOUS OPERATING UNTIL SECTION IS COMPLETED.
- CONSOLIDATE PLACED CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING, OR TAMPING.
- CONCRETE DESIGN MIXES: 2500 PSI, 28 DAY COMPRESSIVE STRENGTH

CONCRETE REINFORCING STEEL

- FOR # 4 BARS OR SMALLER USE GRADE 40, DEFORMED, REINFORCING BARS CONFORMING TO ASTM A 615
- FOR # 5 BARS OR LARGER USE GRADE 60, DEFORMED, REINFORCING BARS CONFORMING TO ASTM A 615
- ALL REINFORCEMENT SHALL BE CONTINUOUS WITH STAGGERED SPLICES AT ADJACENT BARS, LAP 40 DIAMETERS AT SPLICES IN CONCRETE.
- ALL REINFORCING BARS, WELDED WIRE FABRIC, DOUELS, ANCHORS, INSERTS AND OTHER EMBEDDED HARDWARE SHALL BE ACCURATELY SET AND SECURELY HELD IN PLACE TO MAINTAIN PROPER POSITION DURING PLACEMENT OF THE CONCRETE.
- ALL GRADE BEAM, CONTINUOUS FOOTING, PIER COLUMN TIES SHALL HAVE A 135 DEGREE CORNER BEND.
- ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED. CONCRETE COVER FOR REINFORCING STEEL SHALL BE MADE AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:
3" MINIMUM FOR CONCRETE POURED AGAINST EARTH.
2" MINIMUM FOR CONCRETE POURED AGAINST FORMS

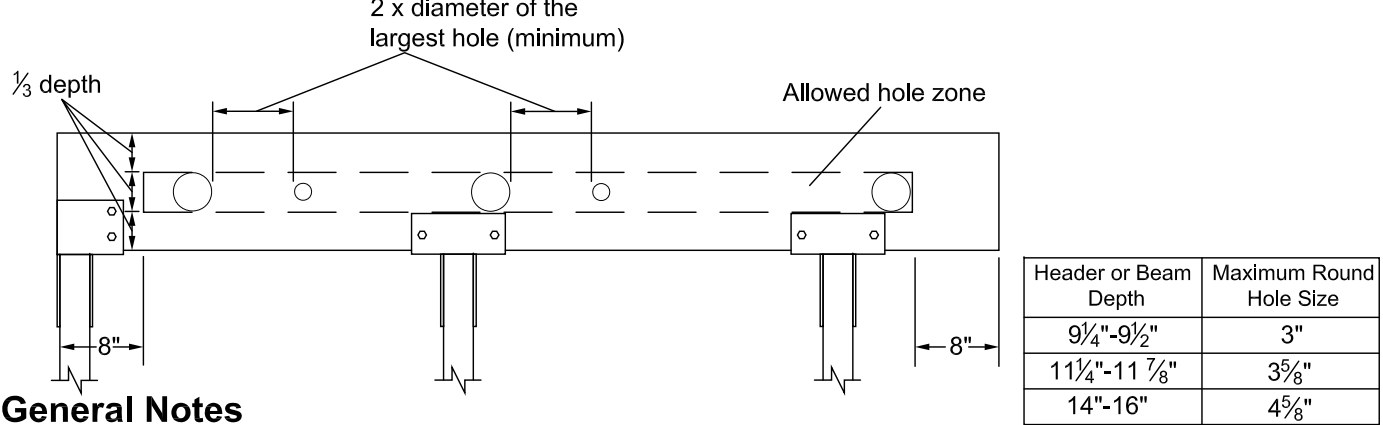
CARPENTRY

- ALL LUMBER SHALL BE NEW, UNIFORMLY SIZED AND S4S UNLESS OTHERWISE NOTED.
ALL LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
ALL LUMBER SHALL BE GRADED DOUGLAS FIR LARCH IN ACCORDANCE WITH THE UCLB LATEST EDITION.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, LUMBER SHALL BE THE FOLLOWING GRADES:

BEAMS, LEDGERS, AND POSTS: # 1 GRADE OR BETTER
HEADERS, # 2 GRADE OR BETTER
JOISTS AND RAFTERS (SEE BELOW)
JOISTS AND RAFTERS NO 2 OR BETTER
STUDS, SILLIS AND PLATES NO 2 OR BETTER
STUDS, SILLIS AND PLATES: # 2 GRADE OR BETTER
(SILLIS IN CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR)
GLU-LAM BEAMS: DOUGLAS FIR, COMB 24F-V4 EXTERIOR GLUE
PLYWOOD SHEATHING: APA RATED, EXPOSURE I
PARALLAM 4 MICRO-LAM BY TRUS JOIST MACHILLAN (NER-292)
MAXIMUM DIMENSION OF PLYWOOD WITHOUT BLOCKING SHALL BE 24"

- SILL MEMBERS CONTACTING CONCRETE ON GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH NO 2
- SILLIS SHALL BE INSTALLED IN LONG PIECES. DOUBLE TOP PLATES SHALL BE IN LONG RUNS AND SHALL BE LAPPED 4 FOOT MINIMUM AT SPLICE
- ALL GLUE LAMINATED LUMBER SHALL BE COAST REGION DOUGLAS FIR, FABRICATED IN ACCORDANCE WITH THE AITC SPEC. 2021-10 AND SHALL BE GRADE 24F-V4 COMB. EXTERIOR GLUE AND INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED ON DRAWINGS. PROTECT FROM MOISTURE AT ALL TIMES. PROVIDE AIRTIGHT CERTIFICATION FOR BUILDING DEPARTMENT APPROVAL
- GLU-LAM BEAMS SHALL NOT BE NOTCHED, DRILLED, TAFFERED, DAPPED OR CUT IN ANY WAY EXCEPT AS SHOWN ON THE DRAWING.
- PLYWOOD SHEATHING SHALL BE APA RATED EXPOSURE I. END JOINTS IN ADJACENT SHEET SHALL BE STAGGERED AND PLYWOOD EDGES SHALL OCCUR AT CENTERLINES OF BEARING.
- PLYWOOD FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PLYS PERPENDICULAR TO THE FRAMING MEMBERS, GLUE AND NAIL
- DRILL HOLES 1/16" OVERSIZE FOR BOLTS, USE STANDARD CUT IRON WASHERS UNDER NUTS OR HEADS AGAINST WOOD, EXCEPT WHERE BEARING IS AGAINST STEEL SIDE PLATES.
- DRILL PILOT HOLES FOR SCREWS. LAG AND WOOD SCREWS SHALL BE TURNED INTO PLACE, NOT DRIVEN.
- USE METAL ANCHORS AND HARDWARE MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUIVALENT. PLACE NAILS IN ALL HOLES AS SPECIFIED IN THE LATEST SIMPSON CATALOG.
- ALL MEMBERS THROUGHOUT THE BUILDING SHALL BE CONNECTED TOGETHER WITH NAILING ACCORDING TO C.B.C. NAILING SCHEDULE, UNLESS A GREATER NUMBER ARE SHOWN OR CALLED FOR ELSEWHERE IN THE DRAWINGS. SEE NAILING SCHEDULE WITHIN DRAWINGS.
- ALL SPLIT WOOD SHALL BE REMOVED.
- DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO JOISTS
- BLOCK UNDER PARTITIONS OR WALLS WHEN WALLS ARE PERPENDICULAR TO JOISTS.
- BUILT UP BEAMS SHALL BE SECURELY FASTENED TOGETHER WITH 5/8" DIAMETER MACHINE BOLTS # 24" O.C., STAGGERED TOP AND BOTTOM, UNLESS NOTED OTHERWISE. (TRIPLE JOISTS OR GREATER)
- BRACING OF EXTERIOR/MAIN INTERIOR WALLS SHALL CONFORM WITH METHODS AND LOCATIONS.
- NOTHING OF EXTERIOR AND BEARING/ON-BEARING WALLS SHALL NOT EXCEED 25%/40% RESPECTIVELY. BORED HOLES IN BEARING/ON-BEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY.
- FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID HEIGHT OF WALLS OVER 10 FEET IN HEIGHT
- MICRO-LAM TO BE 13E US LVL, PARALLAM TO BE 20E US PSL
- TRUS JOIST TJ'S MANUFACTURER TO BE TRUSS JOIST CORPORATION AT BOISE ID.

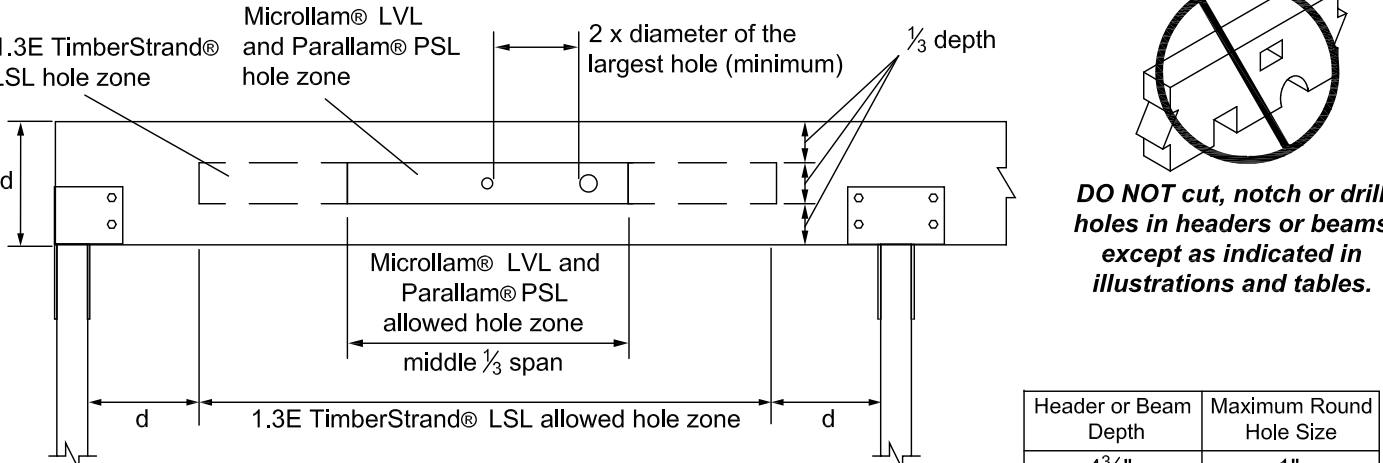
ALLOWABLE HOLES - Headers and Beams
1.55E TimberStrand® LSL Headers and Beams



General Notes

- Allowed hole zone suitable for headers and beams with **uniform and/or concentrated loads**.
- Round holes only
- No holes in headers or beams in plank orientation.

Other iLevel® Trus Joist® Headers and Beams



General Notes

- Allowed hole zone suitable for headers and beams with **uniform loads only**.
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

ROOF TRUSS:
PRE-FABRICATED ROOF TRUSS SHALL BE A DEFERRED SUBMITTAL. ENGINEER OF RECORD SHALL REVIEW THE TRUSS CALCULATIONS AND LAYOUT SHEET AND SUBMIT A LETTER TO THE CITY OR PROVIDE A REVIEW STAMP STATING THAT THE TRUSSES ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
ROOF TRUSS:
TRUSS DESIGN AND CALCULATIONS BY MANUFACTURE SHALL BE STAMPED AND SIGNED BY MANUFACTURER ENGINEER/AND.

SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL NAILING 4" OR LESS, SHOP AN FIELD WELDING INSPECTIONS IS TO BE PROVIDED BY APPROVED TESTING AND INSPECTION AGENCY.

SPECIAL INSPECTIONS IS REQUIRED FOR STEEL REINFORCEMENTS AND CONCRETE PLACEMENT IN DRILLED PIERS BY APPROVED TESTING AND INSPECTION AGENCY.

GEOTECHNICAL ENGINEER OF RECORD SHALL OBSERVE ALL PIER DRILLING FOR SUFFICIENT DEPTH.

TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

APPROVED

BLDG PERMIT NO _____

DATE: 08/14/2024

BY:

This set of plans and specifications shall be kept intact on the job at all times for builders use during construction and readily available to Town Building inspectors. It is unlawful to make any changes or on the same without permission and approval from the Building Inspection Dept. The approval of this plan and specifications shall not be held to permit or to be an approval of the violation of any provisions of any city or state law.

2022 CBC TABLE 2304.10.1 FASTENING SCHEDULE		
CONNECTION	FASTENING AM.	LOCATION
30. Bridging or blocking to joist, rafter or truss	2 - 8d common (2 1/2" x Ø13") or 2-10d box (3"xØ128") or 2 - 3"x Ø13" nails 3 - 3"14 gage staples, 3/16" crown	Each end, toenail
31. 3/8" - 1/2"	6d common or deformed (2"x Ø13") 8d common or deformed (2 1/2" x Ø13") or RSRS-Ø1 (2 3/8"xØ13") nail 2 3/8" xØ13" nail (subfloor and wall) 1 1/2" 16 gage staple, 3/16" crown (subfloor and wall) 3/8" xØ13" nail (roof) 1 3/4" 16 gage staple, 3/16" crown (roof)	6 12 6 12 6 12 4 8 3 8 3 6
32. 5/8" - 3/4"	8dcommon (2 1/2" x Ø13") or 6d deformed (2"xØ13") (subfloor and wall) 8d common or deformed (2 1/2" x Ø13") (roof) or RSRS-Ø1 (2 3/8"xØ13") nail (roof) 2 3/8" xØ13" nail or 2" 16 gage staple, 3/16" crown	6 12 4 18
33. 7/8" - 1 1/4"	10d common (3"xØ148") or 8d deformed (2 1/2"xØ13")	6 12
34. 1/2" fiberboard sheathing	1 1/2" galvanized roofing nail (3/16" head diameter) or 1 1/2" 16 gage staple with 3/16" or 1" crown	3 6
35. 5/8" fiberboard sheathing	1 3/4" galvanized roofing nail (3/16" head diameter) or 1 1/2" 16 gage staple with 3/16" or 1" crown	3 6
36. 3/4" and less	8d deformed (2 1/2"xØ13") or 6d deformed (2" x Ø13")	6 12
37. 1 1/8" - 1	8d common (3"xØ148") or 8d deformed (2 1/2"xØ13")	6 12
38. 1 1/8" - 1 1/4"	8d common (3"xØ148") or 8d deformed (2 1/2"xØ13")	6 12
39. 1/2" or less	6d corrosion-resistant siding (1 3/8"xØ106") or 6d corrosion-resistant casing (2"xØ099")	6 12
40. 3/8"	6d corrosion-resistant siding (2 3/8"xØ128") or 8d corrosion-resistant casing (2 1/2"xØ13")	6 12
41. 1/2"	4d casing (1 1/2"xØ080") or 4d finish (1 1/2" x Ø072")	6 12
42. 3/8"	6d casing (2"xØ099") or 6d finish (Panel supports at 24 inches.)	6 12

FOR 51: 1 INCH x 254 MM.

- COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK (6D - 2" X Ø13" ; 8D - 2 1/2" X Ø13" ; 10D - 3" X Ø148").
- COMMON (6D - 2" X Ø13" ; 8D - 2 1/2" X Ø13" ; 10D - 3" X Ø148").
- DEFORMED SHANK (6D - 2" X Ø13" ; 8D - 2 1/2" X Ø13" ; 10D - 3" X Ø148").
- CORROSION-RESISTANT SIDING (6D - 1 3/8" X Ø106" ; 8D - 2 3/8" X Ø106") OR CASING (6D - 2" X Ø099" ; 8D - 2 3/8" X Ø13") NAIL.
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS, WHEN USED AS STRUCTURAL SHEATHING. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 11/2-INCH LENGTH FOR 1/2 INCH SHEATHING AND 13/4-INCH LENGTH FOR 25/32-INCH SHEATHING.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH-CROWN AND 11/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 11/2-INCH LENGTH FOR 25/32-INCH SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- CASING (1 1/2" X Ø080") OR FINISH (1 1/2" X Ø072") NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- FOR ROOF SHEATHING APPLICATIONS, 8D NAILS (2 3/8" X Ø13") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

DESIGN CRITERIA (CBC 2022, NDS 2018, AND ASCE 7-16)

SITE LATITUDE: 31°51'39"
SITE LONGITUDE: -122°38'21"

ROOF:
LIVE LOADS: 20 PSF
DEAD LOADS: 16 PSF

FLOOR:
LIVE LOADS: 40 PSF
DEAD LOADS (WITH RADIANT FLOOR): 28 PSF

WIND LOADS:
BASIC WIND SPEED: 110 MPH
WIND FACTOR: 1.0
OCCUPANCY CATEGORY: II
WIND EXPOSURE: C
MEAN ROOF HEIGHT: 22'8"
TOPOGRAPHIC FACTOR: 1.0
MAIN WIND - FORCE RESISTING SYSTEMS - MUFRS

SEISMIC LOADS:
SEISMIC FACTOR: 1.0
OCCUPANCY CATEGORY: II
MAPPED SPECTRAL RESPONSE: SS-1.341
S0.092
1.01-V. VERY DENSE SOIL AND SOFT ROCK
S0.6-1.818
SITE CLASS:
SPECTRAL RESPONSE COEFFICIENTS:
BASIC SEISMIC-FORCE-RESISTING SYS:
SEISMIC RESPONSE COEFFICIENTS:
RESPONSE MODIFICATION FACTOR(S): R=6.5
ANALYSIS PROCEDURE USED: EQUIVALENT FORCE PROCEDURE
SEISMIC DESIGN CATEGORY: E
REDUNDANCY FACTOR: 1.3

GEOTECHNICAL ENGINEER NOTE:

- SOIL REPORT PREPARED BY ROMIG ENGINEERS, INC. SHALL CONSTITUTE AS PART OF THESE CONTRACT DOCUMENTS.

PROJECT NO. 5815-1 DATED: APRIL 26, 2022

ROMIG ENGINEERS
1300 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94010
650-591-5214
- GEOTECHNICAL ENGINEER SHALL REVIEW THE FINAL FOUNDATION DESIGN AND PLANS FOR GENERAL CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER DOCUMENTING HIS REVIEW TO THE BUILDING DEPARTMENT PRIOR TO PERMIT BEING ISSUED. HE SHALL ALSO VERIFY THAT THE RECOMMENDATIONS IN THE REPORT ARE STILL VALID.
- EARTHWORK, DRAINAGE AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC.
- FOUNDATION CONTRACTOR OR SUBCONTRACTOR SHALL REVIEW THE GUIDELINES AND/OR RECOMMENDATIONS ON SITE PREPARATION, GRADING, PIER DRILLING, DRAINAGE, SLAB ON GRADE CONSTRUCTION SET FORTH BY ROMIG ENGINEERS, INC.

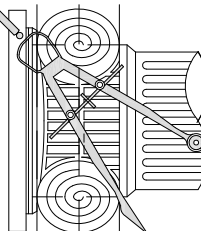
2022 CBC TABLE 2304.10.1 FASTENING SCHEDULE		
CONNECTION	FASTENING AM.	LOCATION
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (2 1/2" x Ø13") or 3-10d box (3"xØ128") or 3 - 3"x Ø13" nails or 3 - 3"14 gage staples, 3/16" crown	Each end, toenail
Blocking between rafter or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 1/2" x Ø13") 2 - 3" x Ø13" nails 2 - 3" 14 gage staples	Each end, toenail
	2 - 6d common (3 1/2" x Ø162") 3 - 3" x Ø13" nails 3 - 3" 14 gage staples	End nail
Flat blocking to truss and web filler	6d common (3 1/2" x Ø162") # 6" o.c. 3" x Ø13" nails # 6" o.c. 3"14 gage staples # 6" o.c.	Face nail
2. Ceiling joists to top plate	3 - 8d common (2 1/2" x Ø13") or 3-10d box (3"xØ128") or 3 - 3"x Ø13" nails or 3 - 3"14 gage staples, 3/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no truss)	3 - 6d common (3 1/2" x Ø162") or 4-10d box (3"xØ128") or 4 - 3"x Ø13" nails or 4 - 3"14 gage staples, 3/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint)	Per Table 2308.1.3	Face nail
5. Collar tie to rafter	3 - 10d common (3" x Ø148") or 4-10d box (3"xØ128") or 4 - 3"x Ø13" nails or 4 - 3"14 gage staples, 3/16" crown	Face nail
6. Rafter or roof truss to top plate	3 - 10d common (3" x Ø148") or 3-16d box (3 1/2" x Ø135") or 4-10d box (3"xØ128") or 4 - 3"x Ø13" nails or 4 - 3"14 gage staples, 3/16" crown	Toenail
7. Roof rafters to ridge valley or hip rafters, or roof rafter to 2-inch ridge beam	2 - 6d common (3 1/2" x Ø162") or 3-10d box (3"xØ128") or 3 - 3" x Ø13" nails 3 - 3" 14 gage staples, 3/16" crown	End nail
	3 - 10d common (3" x Ø148") or 4-16d box (3 1/2" x Ø135") or 4-10d box (3"xØ128") or 4 - 3"x Ø13" nails or 4 - 3"14 gage staples, 3/16" crown	Toenail
8. Stud to stud (not at braced wall panels)	6dcommon (3 1/2"xØ162) or 10d box (3" x Ø128") 3 - 3" x Ø13" nails 3 - 3" 14 gage staples, 3/16" crown	24" o.c. facenail 16" o.c. facenail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	6d common (3 1/2"xØ162) 16d box (3 1/2" x Ø135") 3" x Ø13" nails 3 - 3" 14 gage staples, 3/16" crown	16" o.c. facenail 12" o.c. facenail 12" o.c. facenail
10. Built-up header (2" to 2" header)	16d common (3 1/2" x Ø162") or 16d box (2 1/2" x Ø135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11. Continuous header to stud	4 - 8d common (2 1/2" x Ø13") or 4-10d box (3"xØ128")	Toenail
12. Top plate to top plate	16d common (3 1/2"xØ162) or 10d box (3" x Ø128") 3" x Ø13" nails 3" 14 gage staples, 3/16" crown	16" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 1/2"xØ162) or 2-10d box (3" x Ø128") 3" x Ø13" nails 3 - 3" 14 gage staples, 3/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2"xØ162) or 16d box (3 1/2" x Ø128") 3" x Ø13" nails 3" 14 gage staples, 3/16" crown	16" o.c. each edge face nail 12" o.c. each edge face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2 - 16d common (3 1/2" x Ø162") or 3 - 16d box (3 1/2" x Ø135") or 4-3" x Ø13" nails or 4 - 3" 14 gage staples, 3/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4 - 8d common (2 1/2" x Ø13") or 4 - 10d box (3" x Ø128") or 4-3" x Ø13" nails or 4 - 3" 14 gage staples, 3/16" crown	Toenail
	2 - 16d common (3 1/2" x Ø162") or 3-10d box (3"xØ128") or 3 - 3"x Ø13" nails or 3 - 3"14 gage staples	End nail
17. Top plates, laps at corners and intersections	2 - 16d common (3 1/2" x Ø162") or 3-10d box (3"xØ128") or 3 - 3"x Ø13" nails or 3 - 3"14 gage staples	Face nail
18. 1" brace to each stud and plate	2 - 8d common (2 1/2" x Ø13") or 2-10d box (3"xØ128") or 2 - 3" x Ø13" nails or 2 - 3"14 gage staples, 3/16" crown	Face nail
19. 1"x6" sheathing to each bearing	2 - 8d common (2 1/2" x Ø13") or 2-10d box (3"xØ128")	Face nail
20. 1"x8" and wider sheathing to each bearing	3 - 8d common (2 1/2" x Ø13") or 3-10d box (3"xØ128")	Facenail
21. Joist to sill, top plate, or girder	3-8d (2 1/2" x Ø13") or 10d box (3"xØ128") or 3" x Ø13" nails or 3"14 gage staples, 3/16" crown	Toenail
23. 1"x6" subfloor or less to each joist	2 - 8d common (2 1/2" x Ø13") or 2-10d box (3"xØ128")	Face nail
24. 2" subfloor to joist or girder	2 - 16d common (3 1/2" x Ø162")	Face nail
25. 2" planks (plank 4 beam - floor 4 roof)	2 - 16d common (3 1/2" x Ø162")	Each bearing, face nail
26. Built-up girder and beams	20d common (4"x Ø132") or 10d box (3"xØ128") or 3" x Ø13" nails or 3"14 gage staples, 3/16" crown	32" o.c. Face nail at top and bottom staggered on opposite sides
27. Built-up girder and beams, 2" lumber layers	2-20d common (4"x Ø132") or 3-10d box (3"xØ128") or 3" x Ø13" nails or 3"14 gage staples, 3/16" crown	24" o.c. Face nail at top and bottom staggered on opposite sides Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3 - 16d common (3 1/2" x Ø162") or 3-10d box (3"xØ128") or 4 - 3"x Ø13" nails or 4 - 3"14 gage staples, 3/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3 - 16d common (3 1/2" x Ø162") or 4-10d box (3"xØ128") or 4 - 3"x Ø13" nails or 4 - 3"14 gage staples, 3/16" crown	End nail

REVISIONS
PLAN CHECK
8/3/24

BY
JC

CHU DESIGN ASSOCIATES INC.

210 INDUSTRIAL RD, SUITE 205
SAN CARLOS, CALIFORNIA 94010
(650) 445-9266 X1007
john@chudesign.com



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NEW ADU RESIDENCE
55 DEL MONTE DRIVE
HILLSBOROUGH, CA 94010

DATE: JULY 31, 2024
SCALE: AS NOTED
DRAWN: JC
REV: 202413
SHEET NO.

S.0

OF SHEETS

TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

APPROVED

BLDG PERMIT NO

DATE: 08/14/2024

BY: Wm Rando

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FOUNDATION FLOOR FRAMING PLAN

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

TRUSSES NOTES:

- OWNER/ CONTRACTOR SHALL SUBMIT ALL SHOP DRAWING/ LAYOUT TO CITY BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
ROOF TRUSSES MINIMUM DESIGN LOADS:
TOP CHORD: DL = 9 PSF MIN. LL = 20.0 PSF
BOTTOM CHORD: DL = 5 PSF LL = 10.0 PSF
TOTAL ROOF DEAD LOAD = 14 PSF
- FABRICATED TRUSSED: PRIOR TO FABRICATION OF TRUSSES, TWO COPIES OF THE FOLLOWING MATERIALS BEARING THE APPROVAL OF THE DESIGNER (IN THE FORM OF SHOP DRAWINGS APPROVAL OR SEPARATE LETTER) MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FRAME INSPECTION. (1) TRUSS LAYOUT DRAWINGS; AND (2) TRUSS CALCULATIONS AND DETAILS SHOWING AXIAL AND BENDING STRESSES AND JOINT DESIGNS, CLEARLY INDICATING THAT DESIGN CONFORMS TO THE CBC 2019 STANDARDS.
- TRUSS COMPANY SHALL DESIGN & DETAIL TRUSS TO BEAM, TRUSS TO GIRDER AND GIRDER TO GIRDER CONNECTIONS.
- GIRDER TRUSS POINT LOAD SUPPORT OF UNDER 2000 LB. SHALL BE MINIMUM (2) 2X4 STUDS.
- GIRDER TRUSS POINT LOAD SUPPORT UNDER 4000 LB. SHALL BE MINIMUM 4X4 DF#1.
- GIRDER TRUSS POINT LOAD SUPPORT UNDER 5000 LB. SHALL BE MINIMUM 4X6 DF#1 POST.
- SEE ROOF TRUSS PACKAGE FOR BALANCE OF TRUSS INFO.

TRUSS HANGER SCHEDULE:

SINGLE TRUSS-SIMPSON HTU26
DOUBLE TRUSS-SIMPSON HTU26-2

IF COLLECTOR TRUSS, CHORD FORCE TRUSS & GIRDER TRUSSES DO NOT AGREE W/ PLAN AS SHOWN, THE CONTRACTOR IS RESPONSIBLE TO COORDINATE REVISED ROOF FRAMING PLAN W/ ENGINEER AND PROVIDE UPDATED, STAMPED & SIGNED SHEET AT TIME OF TRUSS SUBMITTAL SHOWING ANY REVISED GIRDER, COLLECTOR & CHORD TRUSS LOCATIONS & FORCES.

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

TRUSS LAYOUT PLANS SHALL SHOW ALL DRAG TRUSSES AND TRUSSES THAT ARE ON TOP OF SHEAR WALLS OR HAVE LATERAL SHEAR TRANSFER RESPONSIBILITY. THE TRUSS DESIGNED THEN SHALL DESIGN THESE AND ENGINEER OF RECORD PROVIDE SHOP DRAWINGS THAT HE HAS REVIEWED THE DRAG LOADS.

- MAX. TOP PLATE CHORD F=1250#
- PROVIDE MIN. 15-16# @ TOP PLATE SPLICE
- SPECIAL INSPECTION IS REQUIRED PER CBC 1741 FOR SHEAR NAILING SPACED 4" OR LESS

ROOF FRAMING PLAN

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

ROOF TRUSS:
PREFABRICATED ROOF TRUSS SHALL BE A DEFERRED SUBMITTAL. ENGINEER OF RECORD SHALL REVIEW THE TRUSS CALCULATIONS AND LAYOUT SHEET AND SUBMIT A LETTER TO THE CITY OR PROVIDE A REVIEW STAMP STATING THAT THE TRUSSES ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
ROOF TRUSS:
TRUSS DESIGN AND CALCULATIONS BY MANUFACTURE SHALL BE STAMPED AND SIGNED BY MANUFACTURER ENGINEER AND.

SEE ARCHITECTURAL PLAN FOR ALL TOP OF WINDOW ELEVATION AND SET HEADER TO HEIGHT ACCORDINGLY.

SEE ARCH PLAN FOR ALL COFFER OR VALUTED CEILING.

SIMPSON STRONG-TIE HANGERS

	SINGLE JOIST (FACE MOUNT)	SINGLE JOIST (TOP FLANGE)	DOUBLE JOIST (FACE MOUNT)
2 x 6	LU526		LU526-2
2 x 8	LU528		LU528-2

SHEAR WALL SCHEDULE

SHEAR WALL SHEATHING	SHEAR WALL NAILING	SHEAR TRANSFER	SOLE PLATE NAILING (PREDRILL NAIL)	FOUNDATION BOL. REQ. (3' X MUDSILL)
1/2" CDX PLYWOOD, SHTG BLOCKED EDGES	10d @ 6" O.C. EN. 10d @ 12" O.C. FN.	A-35 CLIPS @ 2'-2" O.C.	20d @ 6" O.C. 2x BLOCK	5/8" DIA. x 12" AB. @ 4'-0" O.C.
1/2" CDX PLYWOOD, SHTG BLOCKED EDGES 3x STUDS MIN. @ VERTICAL ABUTTING PANEL EDGES	10d @ 4" O.C. EN. 10d @ 12" O.C. FN.	A-35 CLIPS @ 1'-4" O.C.	20d @ 4" O.C. 2x BLOCK	5/8" DIA. x 12" AB. @ 2'-8" O.C.
1/2" CDX PLYWOOD SHTG BLOCKED EDGES 3x STUDS MIN. @ VERTICAL ABUTTING PANEL EDGES	10d @ 3" O.C. EN. 10d @ 12" O.C. FN.	LTF5 CLIPS @ 1'-0" O.C.	SD6/x6 SCREWS @ 6" O.C. (4x MIN. BLOCKING)	5/8" DIA. x 12" AB. @ 2'-4" O.C.
1/2" CDX PLYWOOD SHTG BLOCKED EDGES 3x STUDS MIN. @ VERTICAL ABUTTING PANEL EDGES	10d @ 2" O.C. EN. 10d @ 12" O.C. FN.	LTF5 CLIPS @ 8" O.C.	SD6/x6 SCREWS @ 4" O.C. (4x MIN. BLOCKING)	5/8" DIA. x 12" AB. @ 1'-4" O.C.
5/8" CDX PLYWOOD SHTG BLOCKED EDGES 3x STUDS MIN. @ VERTICAL ABUTTING PANEL EDGES	10d @ 2" O.C. EN. 10d @ 12" O.C. FN.	LTF5 CLIPS @ 8" O.C.	SD6/x6 SCREWS @ 3" O.C. @ (4x MIN. BLOCKING)	5/8" DIA. x 12" AB. @ 1'-4" O.C.

SHEARWALL NOTES:

- SEE PLANS FOR SIZE AND LOCATION OF HOLDDOWNS.
- HARDWARE CALLED OUT IS SIMPSON STRONG-TIE CONNECTORS. REVIEW 2023 SIMPSON STRONG-TIE CATALOG PRIOR TO INSTALLATION FOR REQUIREMENTS AND PROCEDURES.
- SEE FOUNDATION PLAN FOR SIZE AND SPACING OF AB. UNO. WHERE SHEAR WALLS ARE SHOWN, FOLLOW SCHEDULE.
- USE THREADED ROD FOR HOLDDOWN DOWN ANCHORAGE.
- KEEP MINIMUM 1/16" CLEAR BETWEEN ALL PLYWOOD PANEL EDGES.
- USE ONE-PIECE PLYWOOD SHEETS AT ALL SHEAR WALLS 48" OR LESS IN WIDTH.
- ALL PLYWOOD PANELS SHALL BE MINIMUM 24" WIDE.
- PROVIDE MINIMUM 3x STUDS AT ABUTTING VERTICAL PANEL EDGES FOR TYPE 3, 4 AND 5 SHEAR WALL.
- EDGE NAIL PLYWOOD TO HOLDDOWN POST.
- ALL HOLDDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.
- PROVIDE 4x4 POST FOR ALL HOLDDOWN. USE A MINIMUM AS REQUIRED IN SIMPSON STRONG TIE CATALOG.

NOTE:

ALL NEW MUDSILLS TO BE 3x MINIMUM WITH 5/8"x 12" ANCHOR BOLTS @ 4'-0" O.C. MAX SPACING. AB. WASHERS AT ALL NEW MUDSILLS & MUDSILLS AT DESIGNATED SHEAR WALLS TO RECEIVE 3"x 3" x 1/4" THK. PLATE WASHERS.

HOLDDOWN INTO FOOTING

HOLDDOWN	ANCHORS (INTO NEW FT'G)	POST	THREADED ROD (A36) (INTO NEW FT'G)
HU4-SDS25	SB5/8x24	4x6	5/8" DIA
HU8-SDS25	SB1/8x24	6x6	1/8" DIA

- MINIMUM BOLT DISTANCE FROM EDGE OF FOOTING SHALL BE 1-3/4"
- MINIMUM BOLT DISTANCE FROM END OF FOOTING SHALL BE 5"
- UPLIFT CAPACITY FOR SB ANCHORS AND ROD EMBEDMENT PER SIMPSON 2024 CATALOG.

ANCHOR BOLTS @ NEW FOUNDATION:

NEW MUDSILLS SHALL BE MINIMUM 3x4 PRESSURE TREATED DOUGLAS FIR W/ 5/8" DIA. x 12" ANCHOR BOLTS @ 4'-0" MAX. SPACING WITH 3" x 3" x 1/4" THK. GALVANIZED PLATE WASHERS. PROVIDE MINIMUM TWO BOLTS PER MUDSILL EACH ONE NOT MORE THAN 12" OR LESS THAN 1 BOLT DIAMETERS (4-3/8" FROM END. CBC 1806.6.

INTERIOR BEARING WALLS:

2x6 MIN. STUDS @ 16" O.C. OVER 1/2" GYPSUM WALLBOARD W/ 5d COOLER NAILING @ 1" O.C. THROUGHOUT THE BUILDING.
USE 2x4 @ 16" O.C. AT NON-BEARING WALLS

EXTERIOR WALLS:

(1/8" THK.) 3 COAT STUCCO OR SIDING OVER (SEE ARCH.)
OVER 2 LAYERS OF 15" TYPE 'D' BUILDING FELT OVER 1/2" OSB OR CDX PLYWOOD SHEATHING MIN. W/ 10d NAILING @ 6"/12" O.C. U.O.N.
2x6 DF#2 STUDS @ 16" O.C. @ 9'-1" PLATE OR GREATER

NEW FOUNDATION ADU RESIDENCE:

8" WIDE X 24" MIN. CONCRETE GRADE BEAM WITH 2-#5 TOP & BOTTOM, #3 RECTANGULAR TIES @ 16" O.C.
16" DIA. DRILLED PIERS X 14'-0" DEPTH (FIELD DETERMINED BY GEOTECHNICAL ENGINEER OF RECORD) MIN. 9'-0" EMBEDMENT INTO WEATHER BEDROCK, TYPICAL U.O.N.
(6) #5 VERTICAL REBARS W/ #3 SQ. OR SPIRAL TIES @ 12" O.C. HORIZONTAL SPACING

FLOOR:

10" THK. CONCRETE MAT SLAB W/ #5 @ 12" O.C. E/W TOP AND BOTTOM OVER PARASEAL W/P. MEMBRANE OVER 4" VOID FOAM OVER 6" FREE DRAINING GRAVEL (3/4" DIA) OVER COMPACTED GRADE.

*ALL CONNECTORS (NAILS & HANGERS EXPOSED TO THE ELEMENTS) FOR PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD ARE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COFFER

SHEAR WALL/ HOLDDOWN TIEDOWN LEGEND

- DENOTES 1/2" PLYWOOD SHEAR WALL
- L+ DENOTES MINIMUM PLYWOOD SHEAR WALL LENGTH, OUTSIDE EDGE OF POST TO OUTSIDE EDGE OF POST
- DENOTES HDU TIEDOWN, SEE DETAIL
- DENOTES NEW FOUNDATION
- PLYWOOD SHEAR WALL CAN BE INSTALLED ON EITHER SIDE OF DESIGNATED WALL.

SPECIAL INSPECTION IS REQUIRED FOR SHEAR WALL NAILING 4" OR LESS, SHOP AN FIELD WELDING INSPECTIONS IS TO BE PROVIDE BY APPROVED TESTING AND INSPECTION AGENCY.

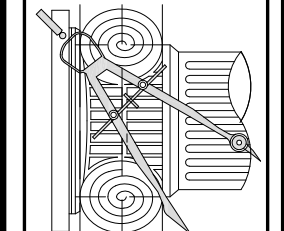
SPECIAL INSPECTIONS IS REQUIRED FOR STEEL REINFORCEMENTS AND CONCRETE PLACEMENT IN DRILLED PIERS BY APPROVED TESTING AND INSPECTION AGENCY.

GEOTECHNICAL ENGINEER OF RECORD SHALL FIELD OBSERVE ALL PIER DRILLING FOR SUFFICIENT DEPTH.

REVISIONS	BY
PLAN CHECK 8/3/24	JC

CHU DESIGN ASSOCIATES INC.

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SAN CARLOS, CALIFORNIA 94070
(650) 345-9266 X1007
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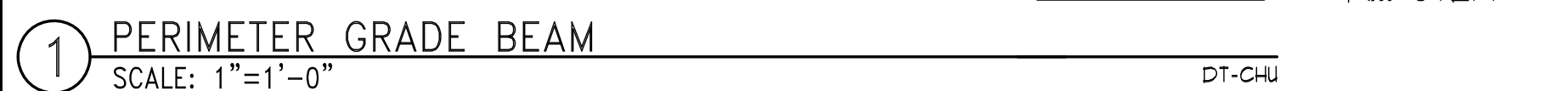
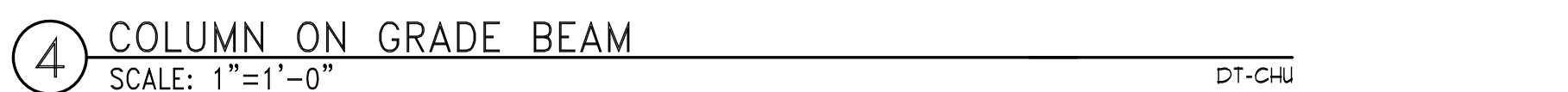
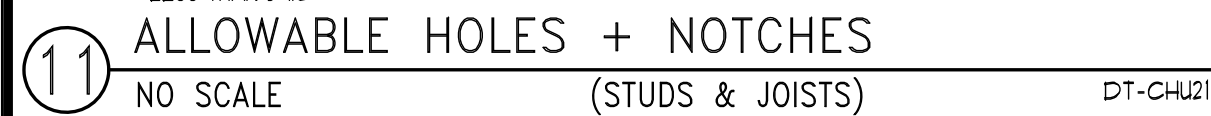
NEW ADU RESIDENCE
55 DEL MONTE DRIVE
HILLSBOROUGH, CA 94010

DATE: JULY 31, 2024
SCALE: AS NOTED
DRAWN: JC
XREF: 202413
SHEET NO.

S.1

OF SHEETS

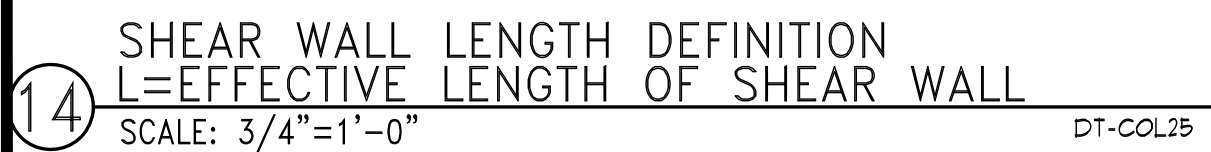
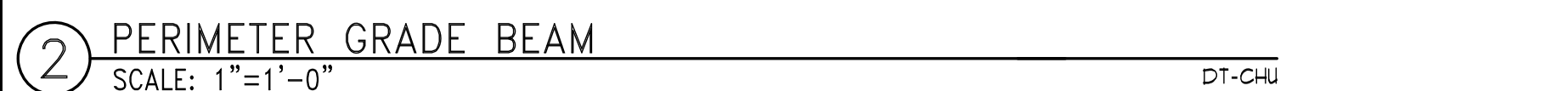
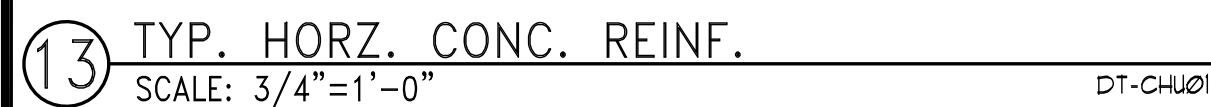
ADU RESIDENCE



BLDG PERMIT NO. _____

DATE: 08/14/2024 **BY:** Wm. Ramey, Jr.

This set of plans and specifications shall be kept intact on the job at all times for builders use during construction and readily available to Town Building inspectors. It is unlawful to make any changes or on the same without permission and approval from the Building Inspection Dept. The approval of this plan and specifications shall not be held to permit or to be an approval of the violation of any provisions of any city or state law.



D.1

OF SHEETS

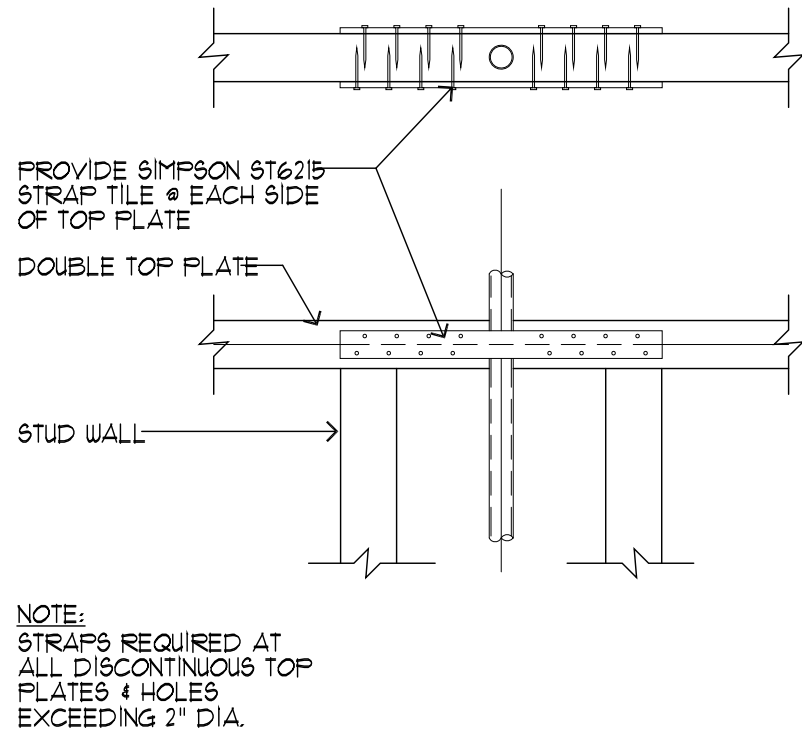
TOWN OF HILLSBOROUGH
BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE

APPROVED

BLDG PERMIT NO _____

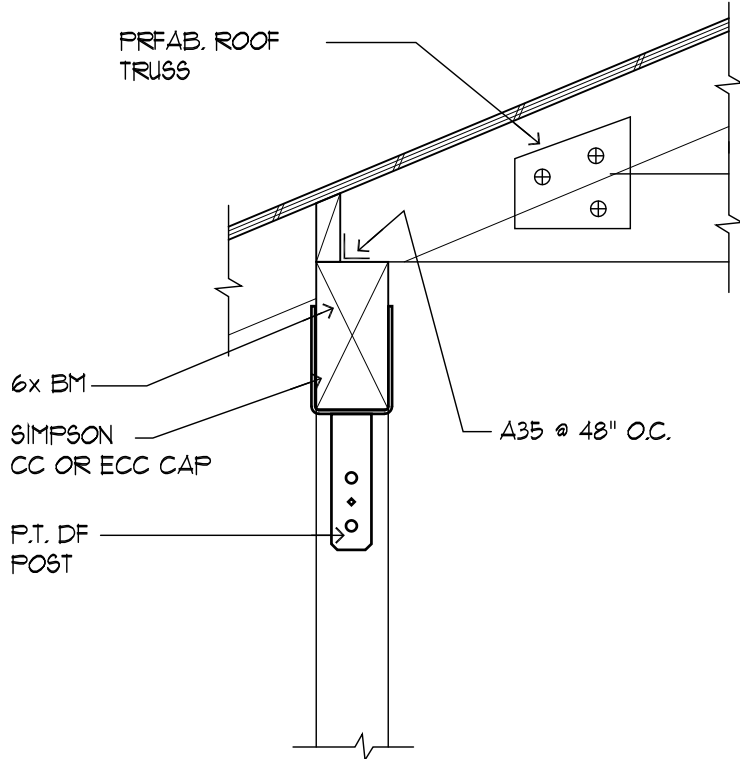
DATE: 08/14/2024 BY: *Wm R...*

This set of plans and specifications shall be kept intact on the job at all times for builders use during construction and readily available to Town Building Inspectors. It is unlawful to make any changes or on the same without permission and approval from the Building Inspection Dept. The approval of this plan and specifications shall not be held to permit or to be an approval of the violation of any provisions of any city or state law.



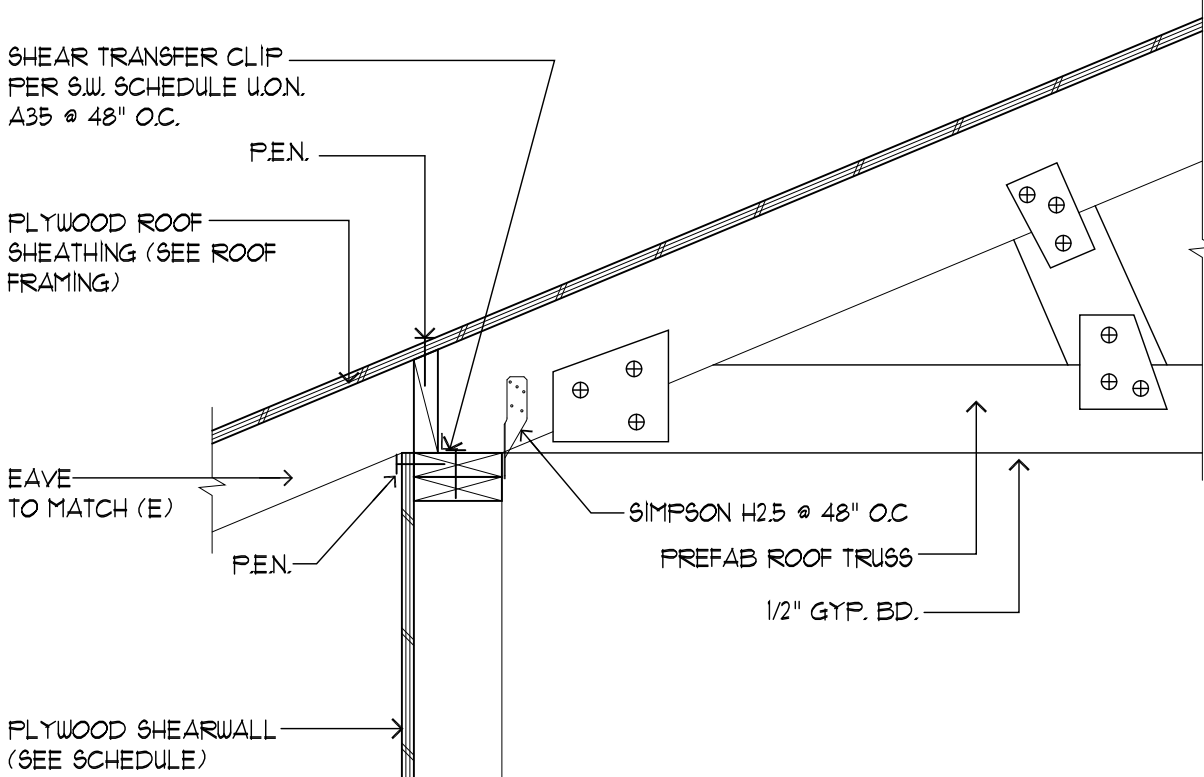
9 TYP. TOP PLATE STRAPS
SCALE: 1"=1'-0"

DT-CHU03



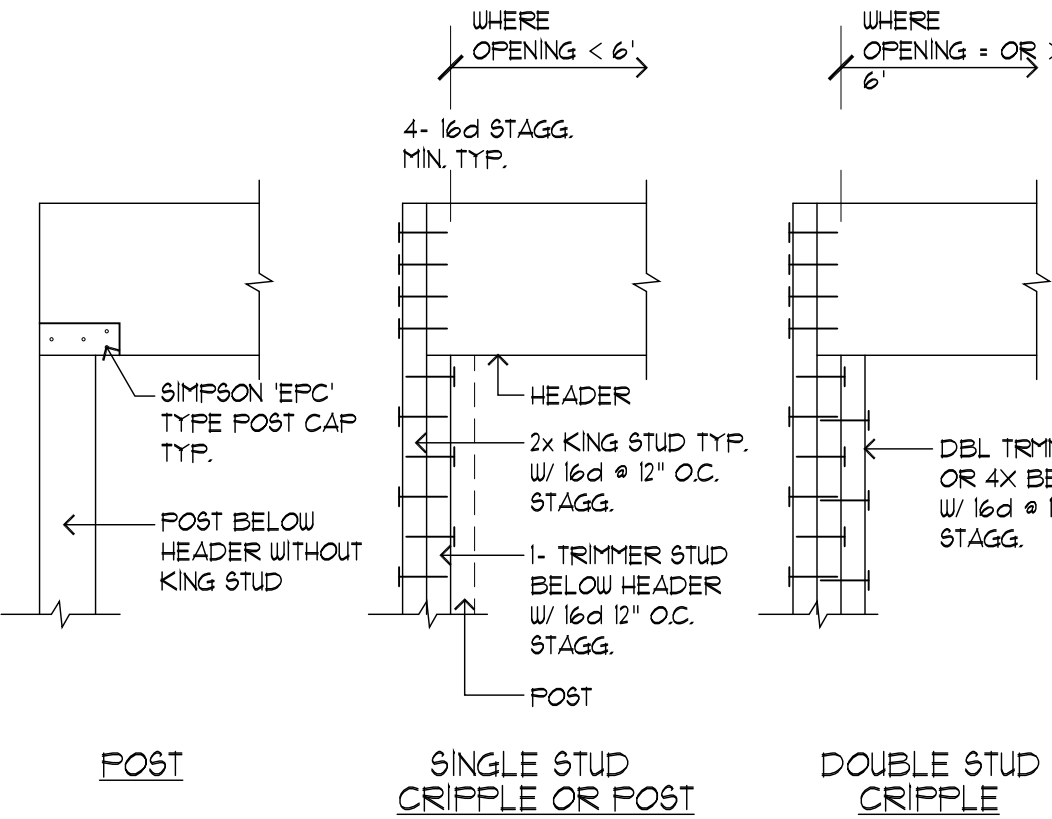
5 POST AND BEAM CONNECTION
SCALE: 1"=1'-0"

DT-CHU04



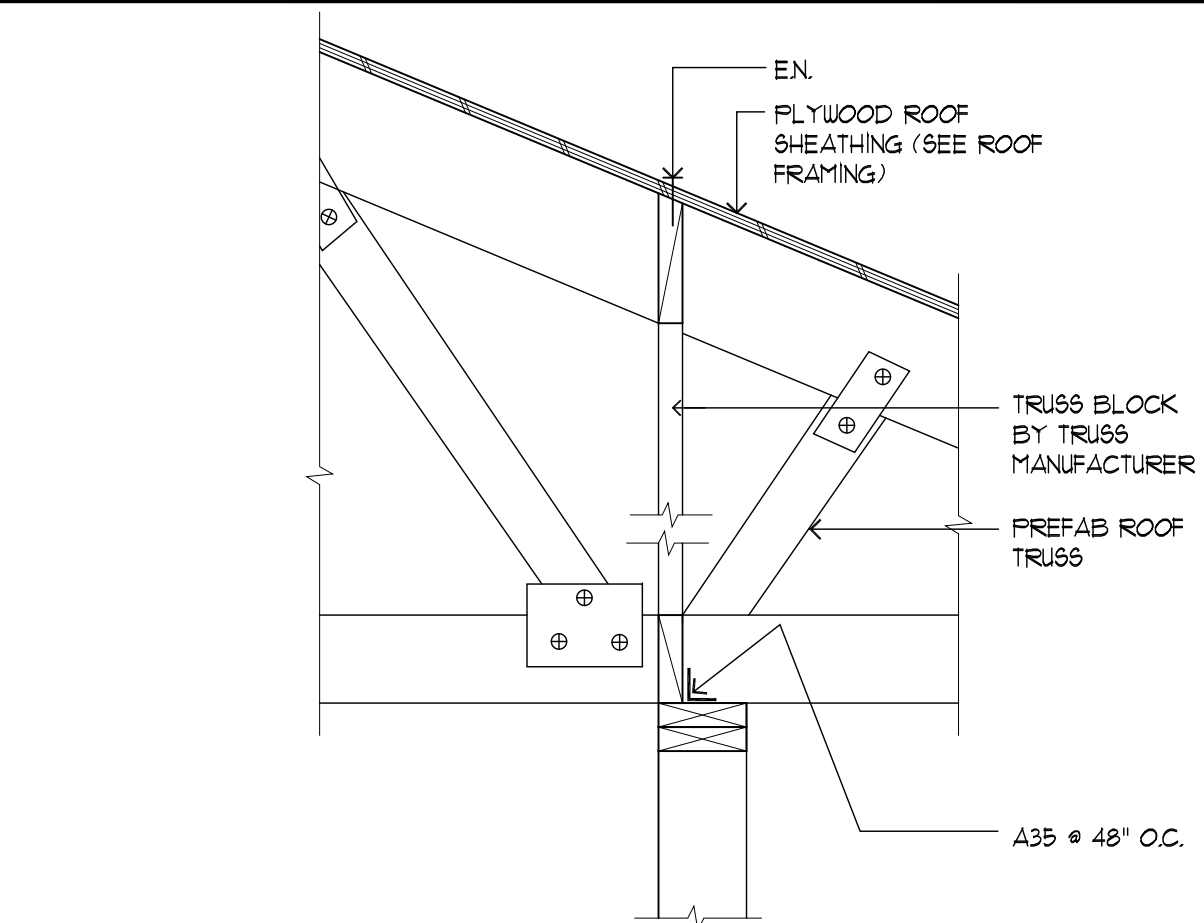
1 SHEAR TRANSFER @ EAVE
SCALE: 1"=1'-0"

DT-CHU05



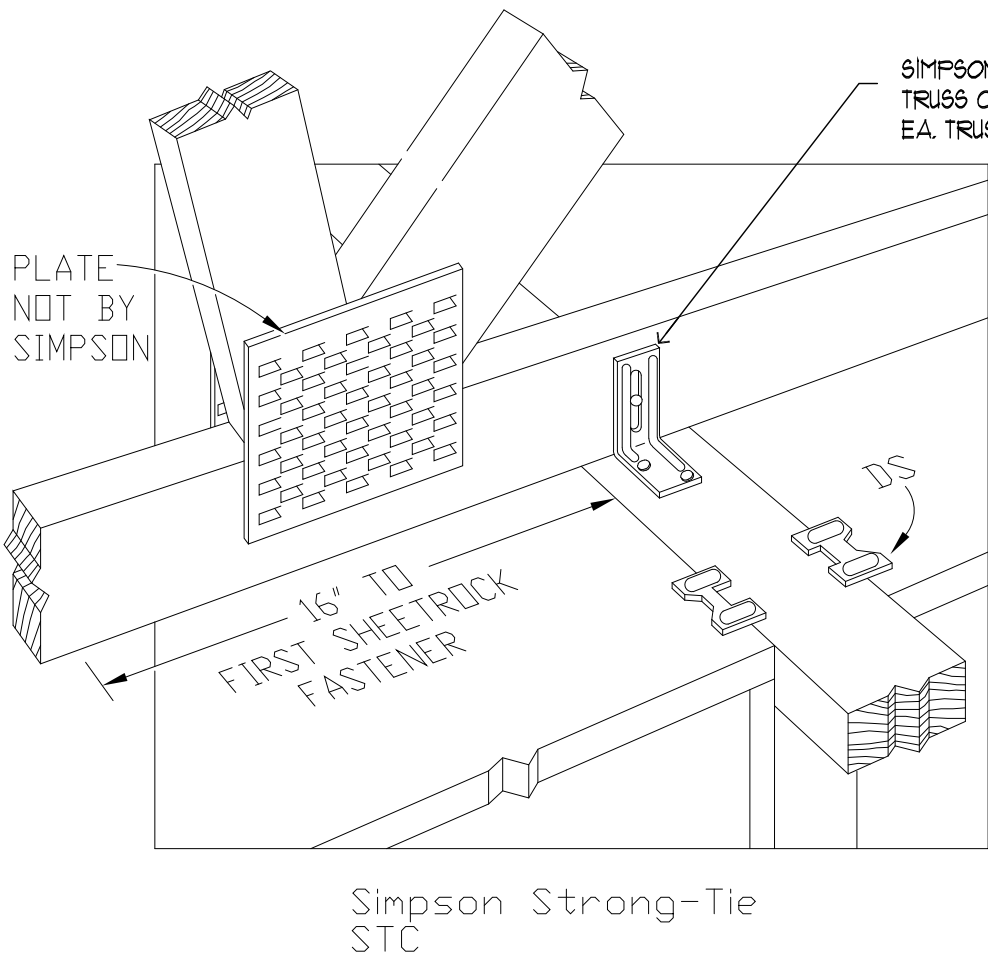
10 BR'G HEADER SUPPORT
SCALE: 1"=1'-0"

DT-CHU22



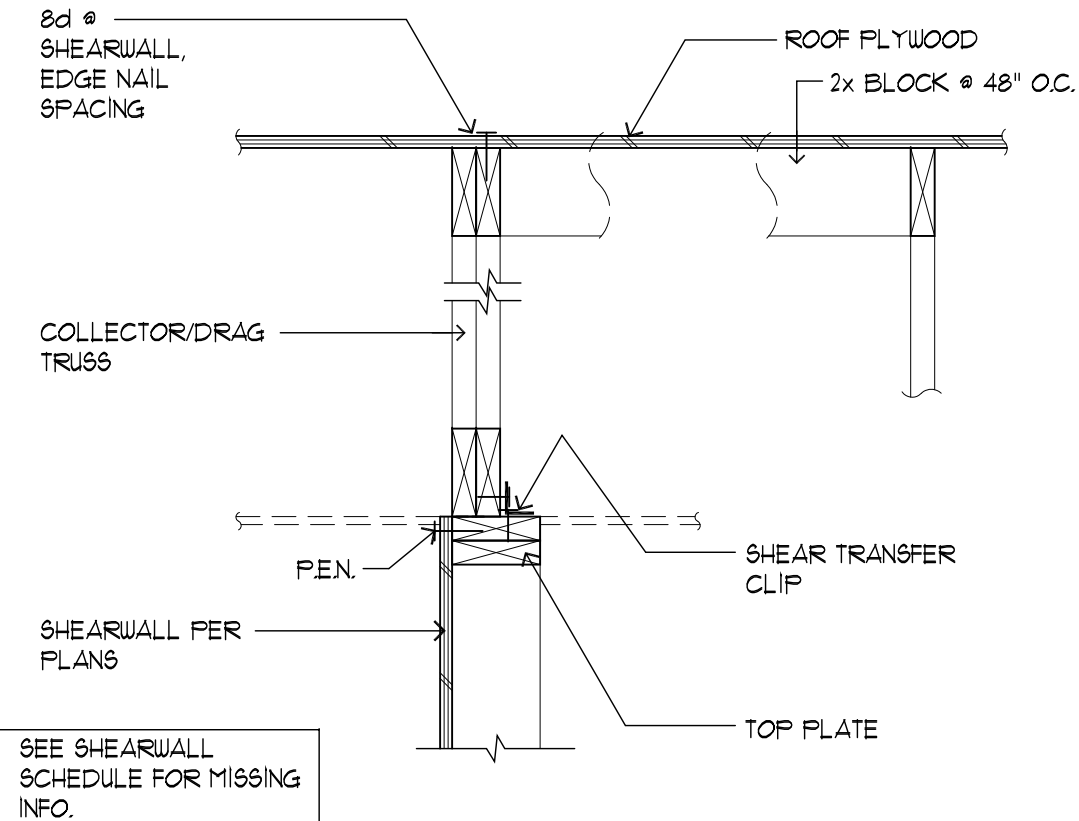
2 SHEAR TRANSFER (PERP. COND.)
SCALE: 1"=1'-0"

DT-CHU06



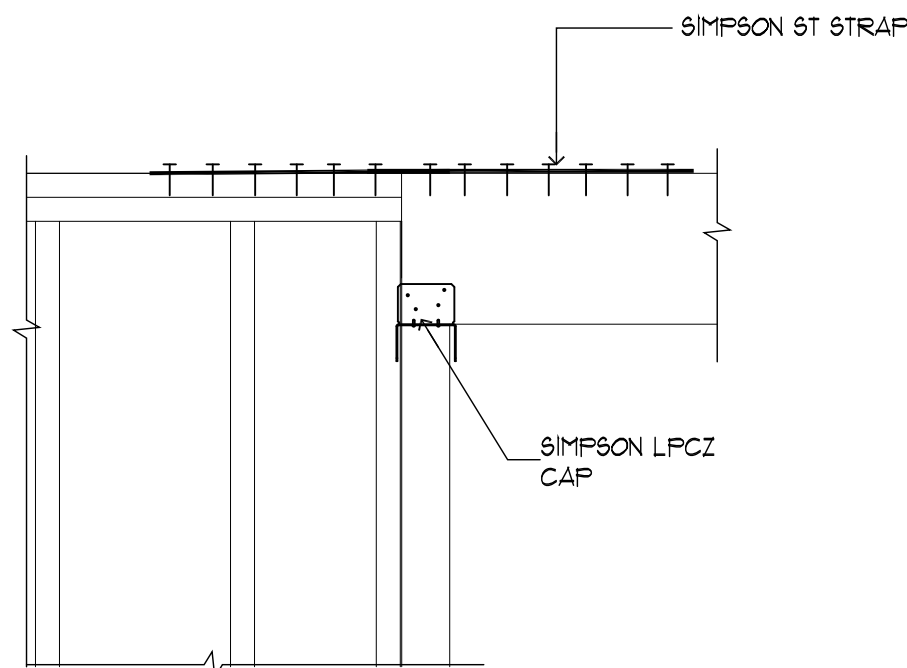
11 TRUSS TO TOP OF NON BEARING WALL
SCALE: 1"=1'-0"

DT-CHU



3 SHEAR TRANSFER (PARALLEL COND.)
SCALE: 1"=1'-0"

DT-CHU23



4 BM TO WALL
SCALE: 1"=1'-0"

DT-CHU08A