PLYLER RESIDENCE

SCOPE OF WORK:
ADD 215 SF FLOOR BREAKFAST ROOM AND 239 SF LOGBAR

SPECIAL INSPECTION
NONE

PROJECT DATA
ZONING: R1M
OCCUPANCY TYPE: R-3
BUILDING TYPE HOUSE
BUILDING TYPE GARAGE
LOT AREA: 12,500 SF
(2) FLOOR AREA
1ST FLOOR: 1290 SF
2ND FLOOR: 1940 SF
(3) RESIDENCE
PROPOSED: 236 SF 1ST FLOOR ADDITION
PROPOSED: 236 SF COVERED PATIO
MAX ALLOWABLE: 38.0
(N) COVERAGE: 113.0

PROJECT DIRECTORY
PROPERTY OWNER:
Real Estate
(612) 685-7084

Bureau of Engineering
5175 Mission Park West
San Diego, CA 92108
(619) 685-1900

Fran Energy Consultants, LLC
21 N. Hamilton Avenue
Campbell, California, 95008
(408) 366-1620 Fax (408) 366-6852

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LOCATION MAP

DRAWN BY:
DATE:
SHEET:
12/30/2022
T1
1/12 ORDER COURT
FEDOR, CALIFORNIA

RENDER OF REAR
Furnace - Lennox 80MGF
A/C - Lennox 12ACB60-3P
WH - Whirlpool 40T9-40UNG 400

PUBLIC WORKS INSPECTOR.

FENCING HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE PORTOLA VALLEY
NO DEMOLITION OR CONSTRUCTION MAY COMMENCE UNTIL THE PROTECTIVE
DURATION OF CONSTRUCTION.

ALL PROTECTIVE FENCING SHALL BE MAINTAINED IN PLACE THROUGHOUT THE

ON-STREET PARKING IS NOT ALLOWED. ALL CONSTRUCTION PARKING MUST BE ON-
RIGHT OF WAY.

AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE
AT NO TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED
WORK NOTICE.

FAILURE TO COMPLY WITH TOWN CONSTRUCTION HOURS MAY RESULT IN A STOP
THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO THESE TIMES.
SATURDAY BETWEEN 8:00 A.M. AND 1:00 P.M.; SUNDAY; NO CONSTRUCTION ALLOWED.
**TYPICAL NOTES:**

**PLUMBING:**
- All non-vented shall have an effective flush volume not to exceed 20 gallons.
- All non-vented shall have a maximum flow rate of 45 GPM.
- All non-vented shall have a maximum flow rate of 60 GPM.
- All non-vented shall have a maximum flow rate of 115 GPM.
- All non-vented shall have a maximum flow rate of 140 GPM.

**BATHROOM SHALL BE CONTROLLED BY A 13.5" X 7.5" = 101.25 SQ.IN NFVA FLOOR VENT UNIT:**

**RECYCLE NOTES:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.

**TYPICAL NOTES:**

**BITTERM/R LaUANDY VENTILATION NOTES**
- Use a maximum of one bath fan. The bathroom area to be vented shall be provided with a vented hood.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**VENTILATION NOTES:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**TYPICAL NOTES:**

**Hvac Notes:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**RECYCLE NOTES:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**WATER HEATER NOTES:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**INSULATION NOTES:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**FIRE BLOCKING NOTES:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**SPECIFY APPLICATIONS:**
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**A.** General:
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**B.** Attic Access:
- Min 22" x 30" per Section R807 CRC 2016

**C.** Existing Construction to be Demolished:
- Min 22" x 30" per Section R807 CRC 2016

**D.** New Interior Construction; 2x4 WD.
- Min 22" x 30" per Section R807 CRC 2016

**E.** Attic Access Through Bedroom or Bathrooms to HVAC Not Allowed

**F.** Recycle Notes:
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**G.** Insulation Notes:
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**H.** Fire Blocking Notes:
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**I.** Specify Applications:
- All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**J.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**K.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**L.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**M.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**N.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**O.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**P.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.

**Q.** All non-vented shall be recycled in place, in accordance with Sections 1540.7, 1540.8, and code section 1.4.2.
- Ventilators shall be ducted to terminate outside the building.
- Ventilators shall terminate in accordance with the California Energy Code.
FOUNDATION PLAN

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

ROOF PLAN

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

NOTE: FOUNDATION PLANTING, ETC. SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. PARTICULARS OF GRADE, ELEVATIONS, PLANTING, ETC., SHALL BE DETERMINED BY AN ARCHITECT.

DATE: 6/28/2022
SCALE: 1/4"
DRAWN BY: [Signature]
SHEET: A3.1

FOUNDATION PLAN

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

ROOF PLAN

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

NOTE: FOUNDATION PLANTING, ETC. SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. PARTICULARS OF GRADE, ELEVATIONS, PLANTING, ETC., SHALL BE DETERMINED BY AN ARCHITECT.

DATE: 6/28/2022
SCALE: 1/4"
DRAWN BY: [Signature]
SHEET: A3.1
A SIGN SHALL BE POSTED STATING THAT THE TOWN OF WOODSIDE CONSTRUCTION HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY BETWEEN 7:30 A.M. AND 5:30 P.M.; SATURDAY BETWEEN 8:00 A.M. AND 1:00 P.M.; SUNDAY; NO CONSTRUCTION ALLOWED. THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO THESE TIMES. FAILURE TO COMPLY WITH TOWN CONSTRUCTION HOURS MAY RESULT IN A STOP WORK NOTICE.

AT NO TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

ON-STREET PARKING IS NOT ALLOWED. ALL CONSTRUCTION PARKING MUST BE ON-SITE.

ALL PROTECTIVE FENCING SHALL BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

NO DEMOLITION OR CONSTRUCTION MAY COMMENCE UNTIL THE PROTECTIVE FENCING HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE PORTOLA VALLEY PUBLIC WORKS INSPECTOR.

AT LEAST ONE FIXTURE IN EACH BATHRM, LAUNDRY, UTILITY RM AND GARAGE SHALL BE CONTROLLED BY A VACANCY SENSOR. CEC 150.0(k)2J

SPRIG:

RIGHT
Scale: 1/4"=1'-0"

REAR
Scale: 1/4"=1'-0"

FRONT
Scale: 1/4"=1'-0"

EXISTING ELEVATIONS

LEFT
Scale: 1/4"=1'-0"
Mahana dimensions

**Mahana standard features:**
- Rated for wood frame construction and combustible finishing
- Concealed ribbon burner with multiple media options (standard with Opal firestone)
- Blowers for efficient heat circulation
- High-quality 304 stainless steel construction
- Full glass door with Invisiglass screen
- Electronic ignition with outdoor approved control system

**Mahana options:**
- Various linear contemporary burner accessories
- Multi-color LED accent lighting with remote
- On/Off remote control
- Stainless steel enclosure with custom colors available

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2See accessories page

www.montigo.com
SEE SHEET SN1 FOR SHEARWALL SCHEDULE, HOLDOWN LEGEND AND ALL OTHER STRUCTURAL SPECIFICATIONS

NOTE:
FOR HOLDOWN / SHEARWALLS THAT INTERFERE WITH TRIMMERS @ OPENING, SEE DETAIL D2

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR FABRICATING MATERIALS

SW1
10'-0" WSWH 12x9 w/ (2) WSWH-AB1 (MIN 12" EMBED INTO FTG) w/ (1) #3 HAIRPINS PER THRU W1

SW1 (NO HD) 14'-6" PERF PER D1

SW1 8'-0" (NO HD) 14'-6"

SW1 5'-0" 21'-3" 2'-4" 23'-7"

SW3 10'-0" 46'-2" 1'-8"

EXISTING ROOF FRAMING TO REMAIN UNCHANGED

05.24.22

(530) 672-1600

SHEET #:

REVISIONS

112 GISLER COURT
FOLSOM, CA 95630

PLYLER RESIDENCE

S1

MAIN LEVEL STRUCTURAL FLOOR PLAN

SCALE 1" = 1'-0"

UPPER LEVEL STRUCTURAL FLOOR PLAN - NO CHANGE

SCALE 1" = 1'-0"

NOTE:
FOR HOLDOWN / SHEARWALLS THAT INTERFERE WITH TRIMMERS @ OPENING, SEE DETAIL D2

SEE SHEET SN1 FOR SHEARWALL SCHEDULE, HOLDOWN LEGEND AND ALL OTHER STRUCTURAL SPECIFICATIONS.
GENERAL

CONCRETE

1. Structural concrete shall be a Type I or II cement conforming to ASTM C-150.
2. Concrete shall be placed using a vibrator, and shall be cured in accordance with the American Concrete Institute (ACI) 302.
3. Concrete shall be mixed using a concrete mixer, and the mix design shall be approved by the building official.

STRUCTURAL STEEL

1. Structural steel shall conform to the requirements of the American Institute of Steel Construction (AISC) and shall be fabricated and erector cleaned before shipment.
2. Structural steel shall be erected using a crane, and the erection plans shall be approved by the building official.
3. Structural steel shall be protected from the elements during transportation and storage.

KNOWLEDGE

1. All information shall be provided to the architect and engineer for review and approval.
2. All information shall be provided to the building official for review and approval.
3. All information shall be provided to the contractor for review and approval.

SHIELDC_SYMBOL

1. Shielded metal shall be provided for all floor and roof systems.
2. Shielded metal shall be provided for all wall systems.
3. Shielded metal shall be provided for all door and window systems.

NAILING SCHEDULE

1. All nails shall be provided in accordance with the approved nailing schedule.
2. All nails shall be provided in accordance with the approved nailing schedule.
3. All nails shall be provided in accordance with the approved nailing schedule.

FLOORING

1. Floor framing shall be provided in accordance with the approved floor framing plans.
2. Floor framing shall be provided in accordance with the approved floor framing plans.
3. Floor framing shall be provided in accordance with the approved floor framing plans.

TEST AND SPECIAL INSPECTIONS

1. All tests and special inspections shall be provided in accordance with the approved testing and inspection plan.
2. All tests and special inspections shall be provided in accordance with the approved testing and inspection plan.
3. All tests and special inspections shall be provided in accordance with the approved testing and inspection plan.

FOUNDATION

1. Foundation design shall be provided in accordance with the approved foundation plans.
2. Foundation design shall be provided in accordance with the approved foundation plans.
3. Foundation design shall be provided in accordance with the approved foundation plans.

REINFORCED CONCRETE

1. Reinforced concrete shall conform to the requirements of the American Concrete Institute (ACI) and shall be fabricated and erector cleaned before shipment.
2. Reinforced concrete shall be erected using a crane, and the erection plans shall be approved by the building official.
3. Reinforced concrete shall be protected from the elements during transportation and storage.

TESTING

1. All testing and testing shall be provided in accordance with the approved testing and inspection plan.
2. All testing and testing shall be provided in accordance with the approved testing and inspection plan.
3. All testing and testing shall be provided in accordance with the approved testing and inspection plan.

ELEVATOR

1. Elevator design shall be provided in accordance with the approved elevator plans.
2. Elevator design shall be provided in accordance with the approved elevator plans.
3. Elevator design shall be provided in accordance with the approved elevator plans.

PLUMBING

1. Plumbing design shall be provided in accordance with the approved plumbing plans.
2. Plumbing design shall be provided in accordance with the approved plumbing plans.
3. Plumbing design shall be provided in accordance with the approved plumbing plans.

MECHANICAL

1. Mechanical design shall be provided in accordance with the approved mechanical plans.
2. Mechanical design shall be provided in accordance with the approved mechanical plans.
3. Mechanical design shall be provided in accordance with the approved mechanical plans.

WIRING

1. Wiring design shall be provided in accordance with the approved wiring plans.
2. Wiring design shall be provided in accordance with the approved wiring plans.
3. Wiring design shall be provided in accordance with the approved wiring plans.

TABLE

1. Table shall be provided in accordance with the approved table plans.
2. Table shall be provided in accordance with the approved table plans.
3. Table shall be provided in accordance with the approved table plans.

NOTES

1. Notes shall be provided in accordance with the approved notes plans.
2. Notes shall be provided in accordance with the approved notes plans.
3. Notes shall be provided in accordance with the approved notes plans.

DRAWING

1. Drawing shall be provided in accordance with the approved drawing plans.
2. Drawing shall be provided in accordance with the approved drawing plans.
3. Drawing shall be provided in accordance with the approved drawing plans.

SPECIFICATION

1. Specification shall be provided in accordance with the approved specification plans.
2. Specification shall be provided in accordance with the approved specification plans.
3. Specification shall be provided in accordance with the approved specification plans.

INSTRUCTION

1. Instruction shall be provided in accordance with the approved instruction plans.
2. Instruction shall be provided in accordance with the approved instruction plans.
3. Instruction shall be provided in accordance with the approved instruction plans.