

- Remove One Story Building
- Remove Garage
- Remove Concrete Pavement
- Remove Auxiliary Structure
- Remove 30" Tree
- Remove 10" Tree
- Remove 40" Pine Tree
- Remove 42" Pine Tree

- 575.6 SQ FT
- 710.8 SQ FT
- 2130.3 SQ FT
- 227.8 SQ FT
- 1.0 EA
- 2.0 EA
- 1.0 EA
- 1.0 EA



1 DEMO PLAN
3/16" = 1'-0"

NOT FOR CONSTRUCTION—FOR BIDDING ONLY



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Issue / Revision:

no.	rev.	description	date
01		ISSUED FOR BIDDING	10/12/2022

DEMOLITION PLAN

Project number	Project Number
Date	10/10/22
Drawn by	VK
Checked by	VK
A080	
Scale	3/16" = 1'-0"

[illegible]

Scale	3/16" = 1'-0"
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- W1-Int. (9' H)
- W2-Int. (9'6" H)
- W2-Int. (10'6" H)
- W1-Int. (10'6" H)
- W1-Int. (7'6" H)
- W3-Int. (10'6" H)
- W3.1-Ext. (10'6" H)
- W5-Ext. (15'6" H)
- W5-Ext. (10'6" H)
- W4-Ext. (14' H)
- W5-Ext. (20'2" H)
- W3.1-Ext. (11' H)
- W3.1-Ext. (9'6" H)
- W3-Int. (11' H)
- W6-Ext. (10'6" H)
- W5-Int. (10'6" H)
- Countertop
- Fireplace
- Bathroom Vanity Countertop
- Lavatory
- Water closet
- Shower
- (3'3"x12") Treads
- (4'x1') Tread
- (3'3"x3'1") Tread
- TV
- Wall Base
- Indoor Units, Roof top Units

- 30.6 FT
- 54.0 FT
- 14.0 FT
- 6.3 FT
- 2.9 FT
- 6.0 FT
- 33.5 FT
- 18.7 FT
- 105.8 FT
- 23.7 FT
- 19.4 FT
- 20.9 FT
- 8.2 FT
- 8.6 FT
- 15.3 FT
- 20.5 FT
- 27.0 SQ FT
- 1.0 EA
- 21.6 SQ FT
- 4.0 EA
- 3.0 EA
- 2.0 EA
- 17.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 339.7 FT
- 4.0 EA

WALL TYPE LEGEND									
WALL FILL	ROUGH WIDTH	TAG	DESCRIPTION	LOCATION	REQ'D FIRE RATING	PROVIDED RATING	STC RATING	NOTES	
	4"	W1	2X4 WOOD STUD WITH ONE LAYER 5/8 TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-		
	6"	W2	2X6 WOOD STUD WITH ONE LAYER 5/8 TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-		
	10"	W3	DOUBLE ROW 2X4 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH TWO LAYERS 5/8 TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-		
	10"	W3.1	DOUBLE ROW 2X4 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, INTERIOR WITH ONE LAYER 5/8 DENSGLASS, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER 2" R10 RIGID INSULATION OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	1 HR	-	-		
	12"	W4	DOUBLE ROW 2X WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, ONE 2X4 AND ONE 2X6 WOOD STUD, INTERIOR WITH ONE LAYERS 5/8 TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	-	-	-		
	14"	W5	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, INTERIOR WITH ONE LAYER 5/8 TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	-	-	-		
	14"	W5.1	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT. ON BOTH SIDES AS NEEDED	EXTERIOR/ EXTERIOR	-	-	-		
	16"	W6	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH 1X WOOD FURRING STRIPS 24" O.C. INTERIOR WITH ONE LAYER OF 5/8" TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT. AS NEEDED	INTERIOR/ EXTERIOR	-	-	-		
	16"	W6.1	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH 1X WOOD FURRING STRIPS 24" O.C. EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT. AS NEEDED	EXTERIOR/ EXTERIOR	-	-	-		

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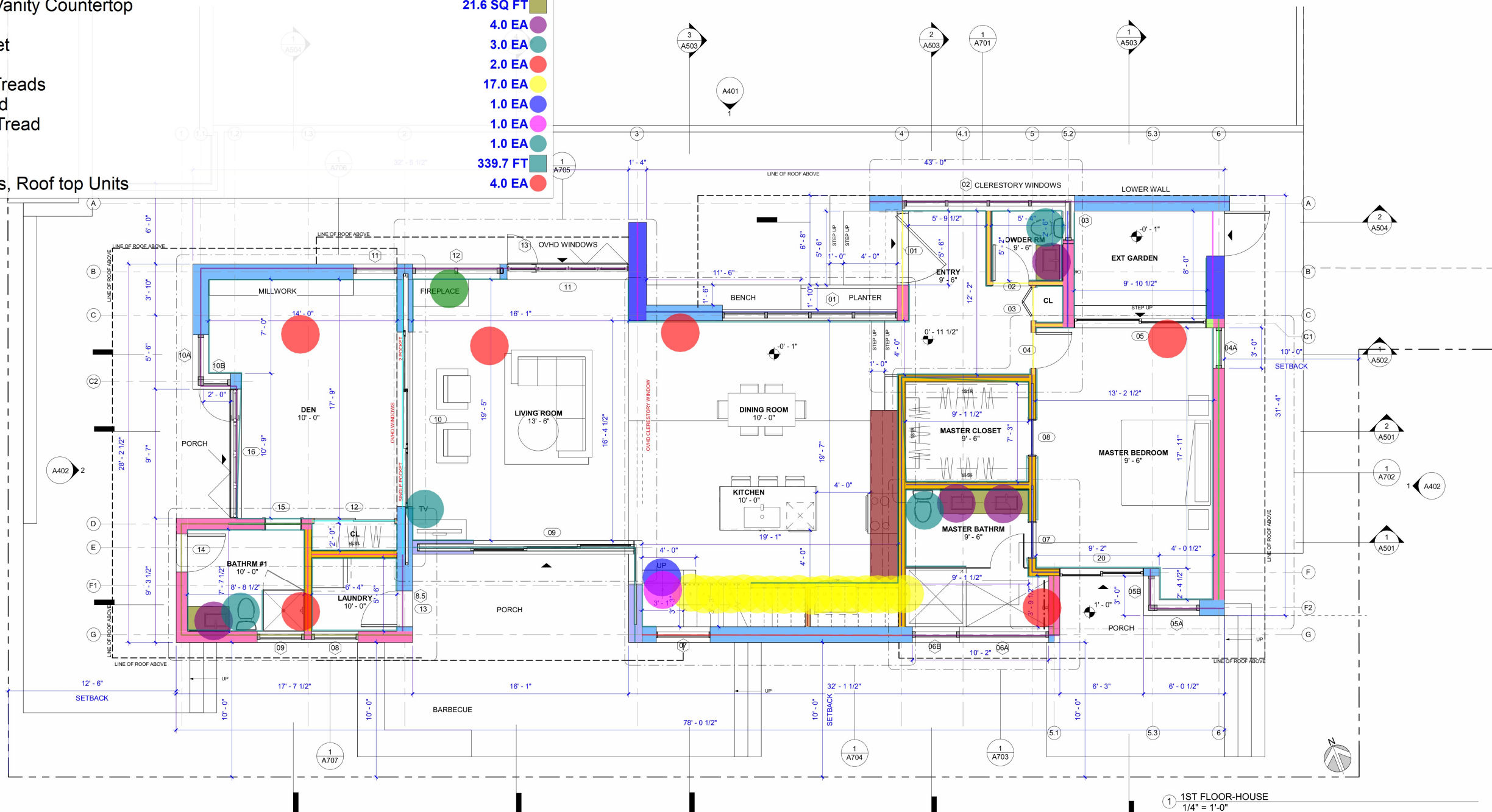
1ST FLOOR PLAN

Project number
Date
Drawn by
Checked by

Project Number
10/10/22
VK
VK

A101

Scale 1/4" = 1'-0"



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CIVIL ENGINEER

GEOTECHNICAL ENGINEER

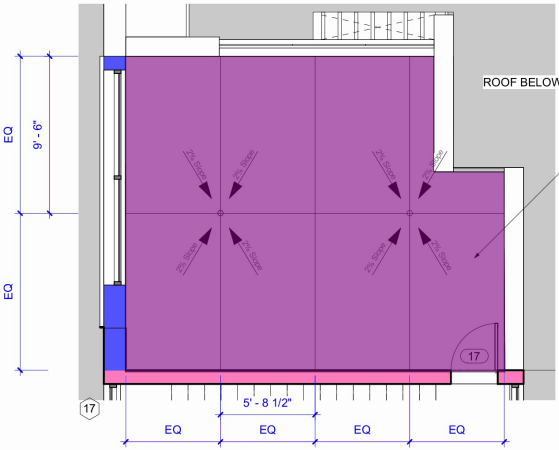
STAMP:

Issue / Revision:

1ST FLOOR ATRIUM

Scale	1/4" = 1'-0"
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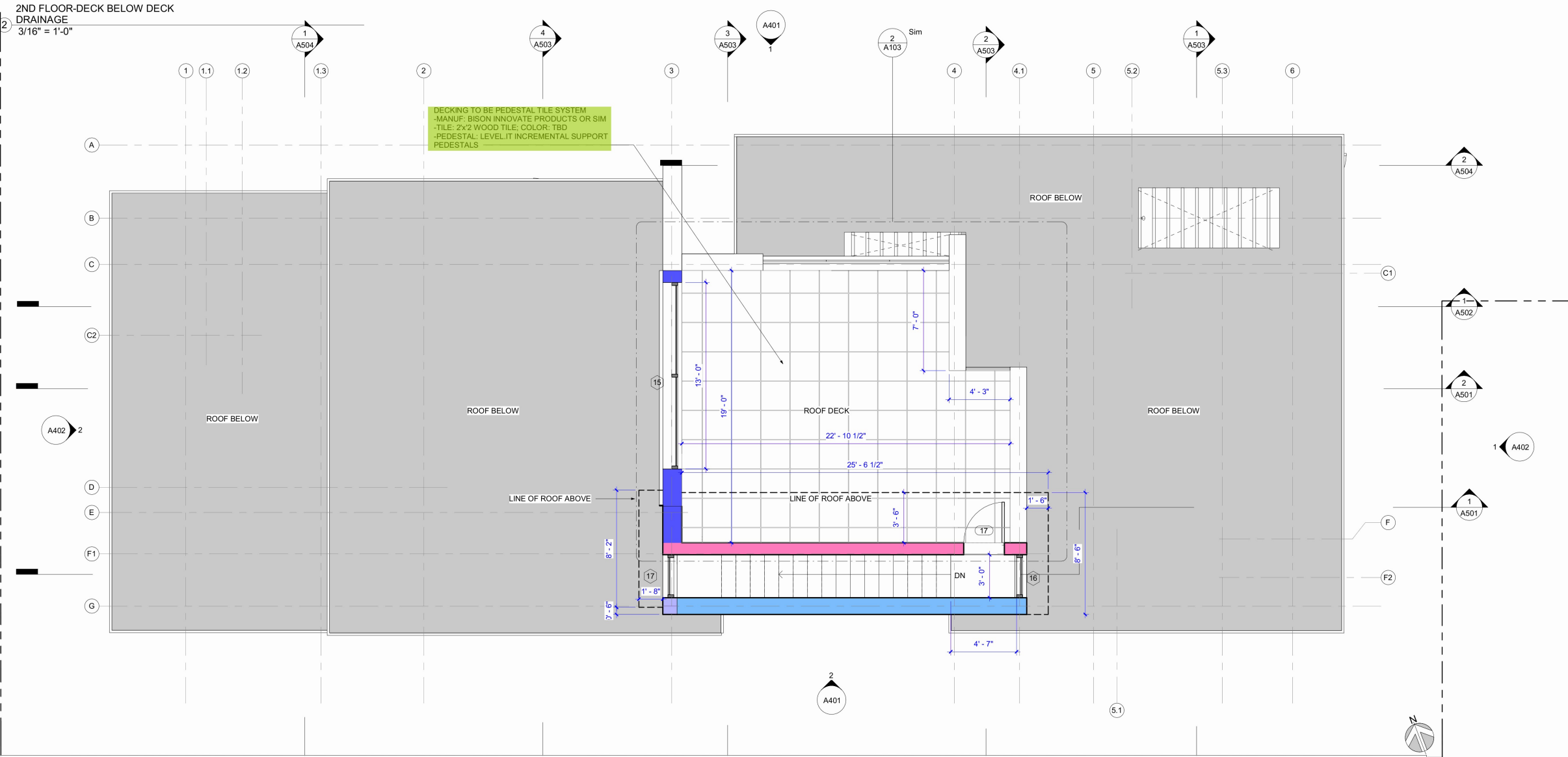
1 1ST FLOOR LIVING ROOM ATRIUM
1/4" = 1'-0"



SLOPE TO BE MADE OF
MASTEREMECO T 1061 RAPID SETTING CEMENT TO
CREATE 2% SLOPES, UNDER
STRATASEAL HR HOT-APPLIED RUBBERIZED
ASPHALT WATERPROOFING

WALL TYPE LEGEND								
WALL FILL	ROUGH WIDTH	TAG	DESCRIPTION	LOCATION	REQ'D FIRE RATING:	PROVIDED RATING:	STC RATING	NOTES
	4"	W1	2X4 WOOD STUD WITH ONE LAYER 5/8 TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-	-
	6"	W2	2X6 WOOD STUD WITH ONE LAYER 5/8 TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-	-
	10"	W3	DOUBLE ROW 2X4 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH TWO LAYERS 5/8 TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-	-
	10"	W3.1	DOUBLE ROW 2X4 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN. INTERIOR WITH ONE LAYER 5/8 DENSGLASS, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER 2" R10 RIGID INSULATION OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	1 HR	-	-	-
	12"	W4	DOUBLE ROW 2X WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, ONE 2X4 AND ONE 2X6 WOOD STUD. INTERIOR WITH ONE LAYERS 5/8 TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	-	-	-	-
	14"	W5	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN. INTERIOR WITH ONE LAYER 5/8 TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	-	-	-	-
	14"	W5.1	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN. WITH EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT. ON BOTH SIDES AS NEEDED	EXTERIOR/ EXTERIOR	-	-	-	-
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2ND FLOOR-DECK BELOW DECK
DRAINAGE
3/16" = 1'-0"



Masteremeco 1061 Rapid Setting Cement, Rubberized Asphalt Waterproofing

407.5 SQ FT

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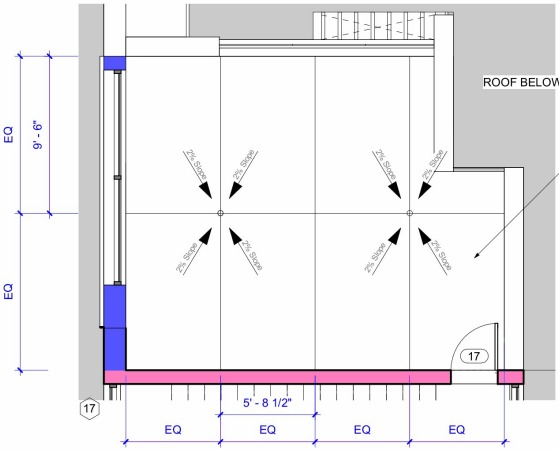
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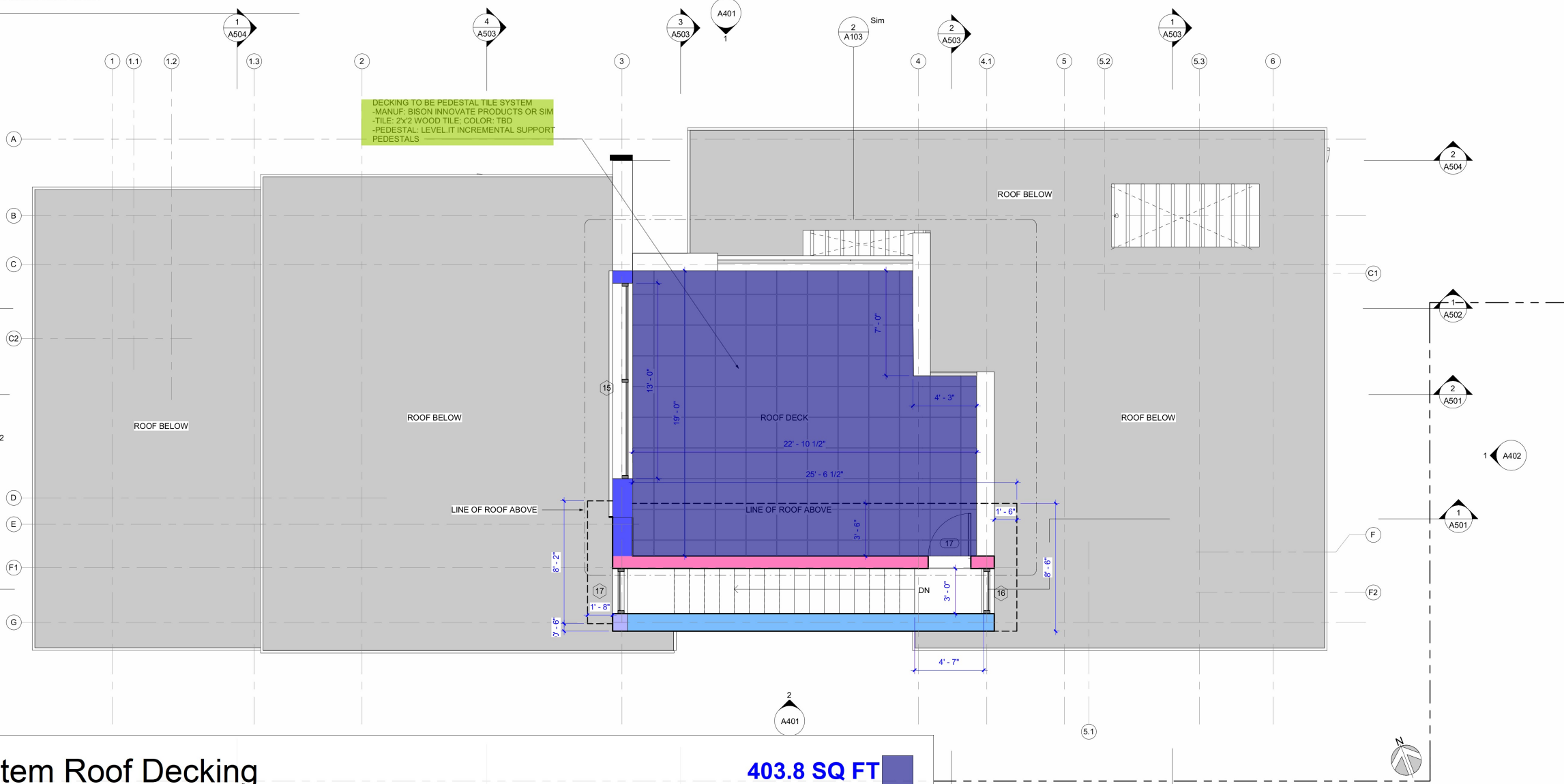
ROOF DECK	
Project number	Project Number
Date	10/10/22
Drawn by	VK
Checked by	VK
A103	
Scale	As indicated



SLOPE TO BE MADE OF
MASTEREMACO T 1061 RAPID SETTING CEMENT TO
CREATE 2% SLOPES, UNDER
STRATASEAL HR HOT-APPLIED RUBBERIZED
ASPHALT WATERPROOFING

WALL TYPE LEGEND								
WALL FILL	ROUGH WIDTH	TAG	DESCRIPTION	LOCATION	REQ'D FIRE RATING:	PROVIDED RATING:	STC RATING	NOTES
	4"	W1	2X4 WOOD STUD WITH ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-	-
	6"	W2	2X6 WOOD STUD WITH ONE LAYER 5/8" TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-	-
	10"	W3	DOUBLE ROW 2X4 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH TWO LAYERS 5/8" TYPE "X" GYP. BOARD ON EITHER SIDE	INTERIOR	-	-	-	-
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	14"	W5	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, INTERIOR WITH ONE LAYER 5/8" TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT.	INTERIOR/ EXTERIOR	-	-	-	-
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	16"	W6	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH 1X WOOD FURRING STRIPS 24" O.C. INTERIOR WITH ONE LAYER OF 5/8" TYPE "X" GYP. BOARD, EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT. AS NEEDED	INTERIOR/ EXTERIOR	-	-	-	-
	16"	W6.1	DOUBLE ROW 2X6 WOOD STUD WITH ONE INCH MIN. SEPARATION BETWEEN, WITH 1X WOOD FURRING STRIPS 24" O.C. EXTERIOR 7/8" STUCCO OVER METAL LATH OVER BLDG. PAPER OVER SHEATHING PER STRUCT. AS NEEDED	EXTERIOR/ EXTERIOR	-	-	-	-

2ND FLOOR-DECK BELOW DECK
DRAINAGE
3/16" = 1'-0"



Tile System Roof Decking

403.8 SQ FT

1 2ND FLOOR-DECK
1/4" = 1'-0"

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01		ISSUED FOR BIDDING	10/12/2022

ROOF DECK

Project number Project Number
Date 10/10/22
Drawn by VK
Checked by VK

A103

Scale As indicated

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[illegible]

Project number	Project Number
Date	10/10/22
Drawn by	VK
Checked by	VK

Scale	1/4" = 1'-0"
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This architectural drawing is a detailed roof plan for a building. It features several distinct roof areas and structural elements:

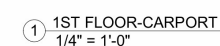
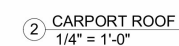
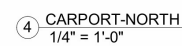
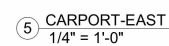
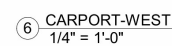
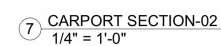
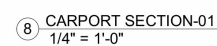
- Roof Sections and Slopes:**
 - UPPER ROOF:** A large central section with a 2% slope, indicated by arrows.
 - LOWER ROOF:** Located on the left and right sides, also with 2% slopes.
 - ROOF AT STAIR WELL:** A smaller section at the bottom center.
- Structural Details:**
 - ROOF OPENING:** Two rectangular openings are shown, one in the upper right and one in the center.
 - SHADE AWNING FOR DECK:** A red rectangular area located between the upper and lower roof sections.
 - ROOF DECK:** A grid-patterned area situated between the upper and lower roof sections.
- Dimensions and Annotations:**
 - Various dimensions are provided in feet and inches (e.g., 14' - 11", 8' - 4", 6' - 0", 8' - 9 1/2", 4' - 9", 7' - 11 1/2", 7' - 10", 1' - 6", 3' - 6", 1' - 6", 6' - 3", 6' - 1 1/2", 3' - 2", 3' - 0").
 - Annotations include "EXTENT OF EXTERIOR WALLS BELOW", "4x FASCIA SURROUND TYP. FOR ROOF", and "2% SLOPE".
- Grid and Orientation:**
 - A grid system is used for reference, with letters A through G along the left and right edges and numbers 1 through 6 along the top and bottom edges.
 - A north arrow is located in the bottom right corner.

2210.0 SQ FT

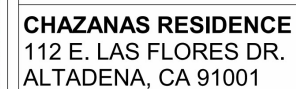
97.0 SQ FT

305.5 FT

① ROOF PLAN
1/4" = 1'-0"



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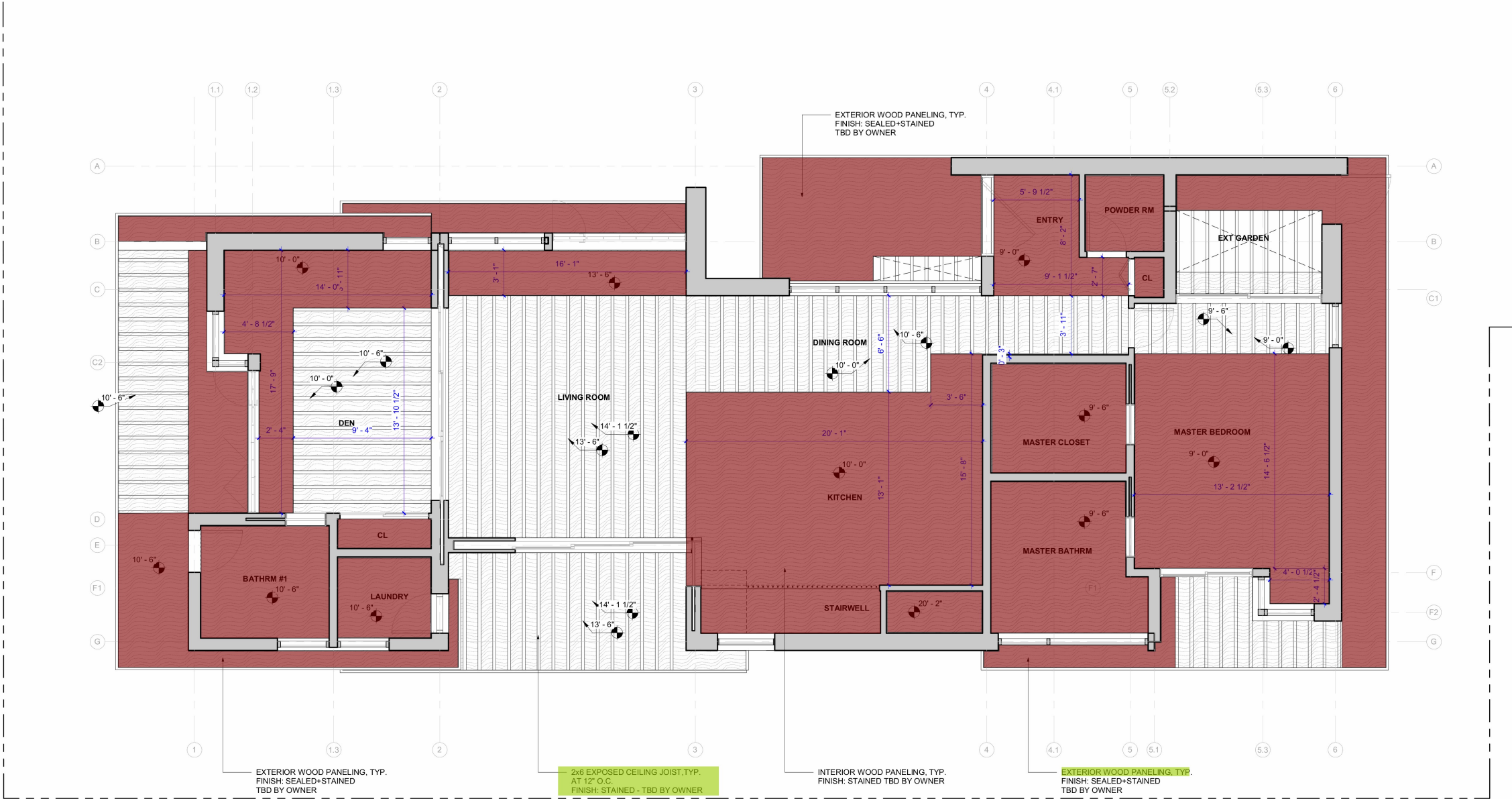
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Issue / Revision:

[illegible]

CAR PORT PLANS

Project number	Project Number
Date	10/10/22
Drawn by	VK
Checked by	VK
A302	
Scale	1/4" = 1'-0"



 Wood Panels

1473.8 SQ FT

1 1ST FLOOR-CEILING FINISH
1/4" = 1'-0"

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Issue / Revision:

no.	rev.	description	date
01		ISSUED FOR BIDDING	10/12/2022

REFLECTED CEILING
FINISH PLAN

Project number

Project Number

Date

10/10/22

Drawn by

VK

Checked by

VK

A605

Scale

1/4" = 1'-0"

CONSULTANTS INDEX:

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Issue / Revision:

LIGHTING PLAN

A606

Scale	As indicated
-------	--------------



① 1ST FLOOR-RCP
1/4" = 1'-0"

NOTE: LIGHTING PLAN IS A WORK IN PROGRESS

	LIGHTING LEGEND
	4" CAN / RECESSED DOWN LIGHT
	SURFACE MOUNTED WALL SCONCE / JUNCTION BOX
	PENDANT CEILING FIXTURE / JUNCTION BOX
	EXHAUST FAN
	CARBON MONOXIDE (INTERCONNECTED)
	SMOKE DETECTOR (CL.G.)
	DUPLEX WALL RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER
	WEATHER PROOF
	FOUR PLEX WALL OUTLET
	TELEPHONE / DATA OUTLET
	CABLE TV OUTLET
	CIRCUIT
	SINGLE POLE SWITCH
	TWO WAY SWITCH
	SINGLE POLE DIMMER SWITCH
	SWITCH BANK
	10" TUBULAR SKYLIGHT (HOLO TUBES)

FLOOR					
SYMBOL	TYPE	MANUF.	MODEL	COLOR	AREA
	EXPOSED CONCRETE	TBD	TBD	TBD	-
	WOOD - FLOOR & STAIR	TBD	TBD	TBD	1,560 SQ.FT.
	TILE - FLOOR	TBD	TBD	TBD	205 SQ.FT.
	TILE - WALL	TBD	TBD	TBD	160 SQ.FT.
	PEDESTAL PAVERS	BISON	TBD	TBD	390 SQ.FT.

WALL		
SYMBOL	MANUF.	COLOR
	SHERWIN WILLIAMS	PURE WHITE SW 7005
TYPICAL FOR ALL WALLS UNLESS NOTED OTHERWISE		

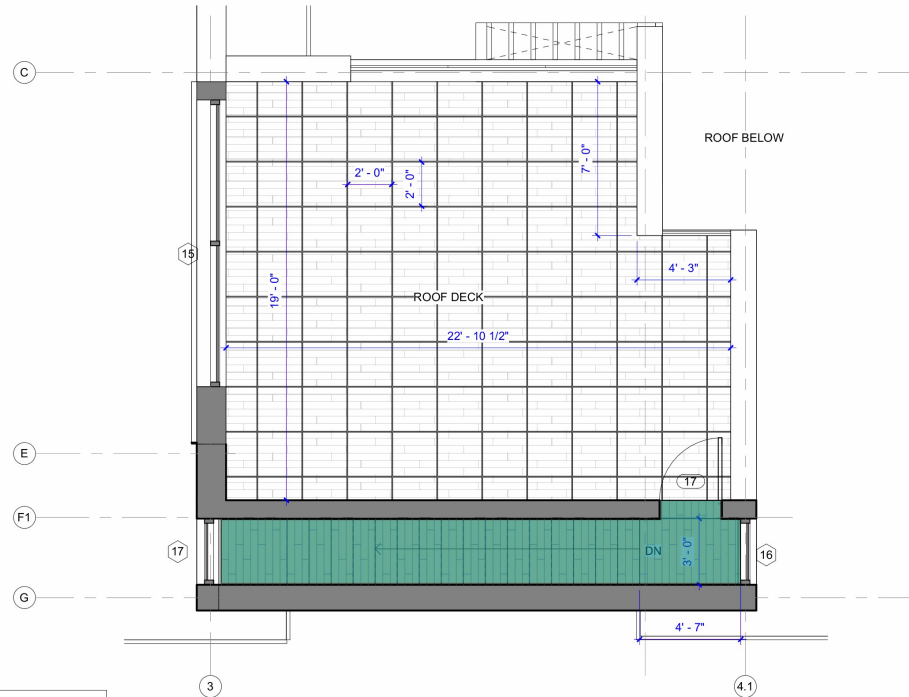
FINISH					
SYMBOL	LOCATION	MANUF.	MODEL	COLOR	AREA
	KITCHEN COUNTER/ WATERFALL	TBD	TBD	TBD	30 SQ.FT.
	KITCHEN BACKSPASH	TBD	TBD	TBD	64 SQ.FT.
	BATH VANITY COUNTER	TBD	TBD	TBD	24 SQ.FT.

FINISH NOTES
1. ALL FINISHES SHOULD MEET OR EXCEED AS SPECIFIED, OR AN APPROVED EQUIVALENT
2. SEE A700 SHEETS INTERIOR ELEVATIONS

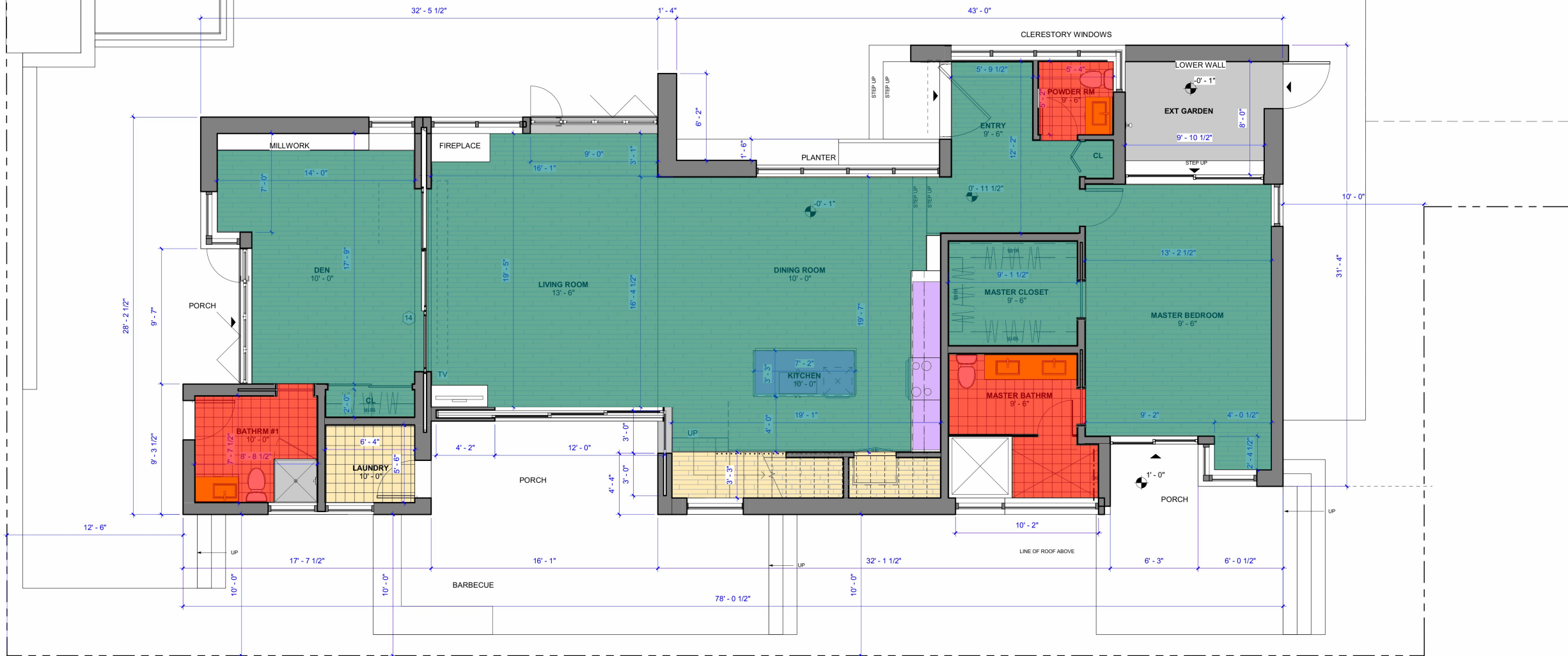
Wood Flooring
 Tile Flooring

1366.2 SQ FT

163.9 SQ FT



2 2ND FLOOR-DECK FINISH PLAN
1/4" = 1'-0"



1 1ST FLOOR-HOUSE FINISH PLAN
1/4" = 1'-0"

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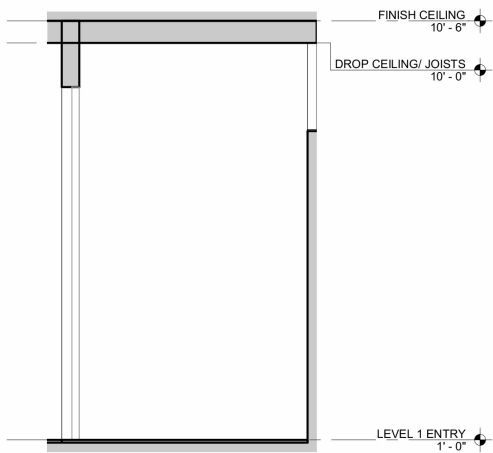
no.	rev.	description	date
01		ISSUED FOR BIDDING	10/12/2022

FINISH PLAN

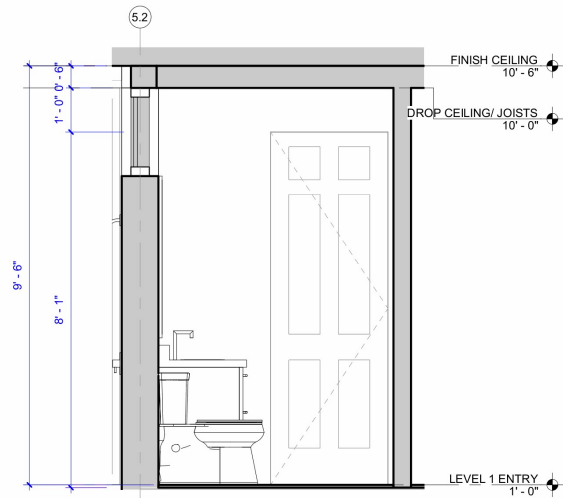
Project number Project Number
Date 10/10/22
Drawn by VK
Checked by VK

A608

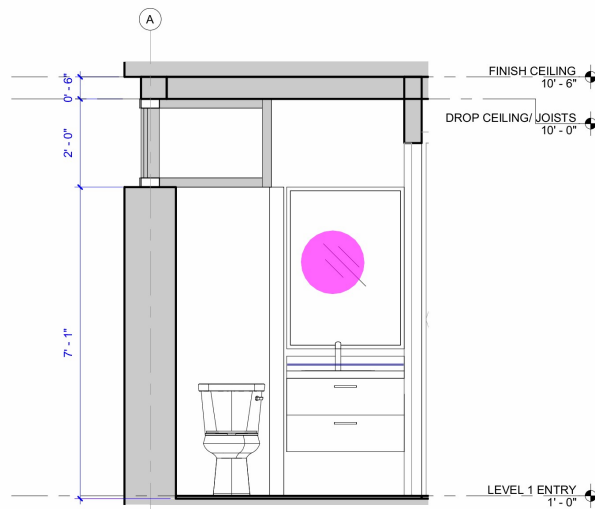
Scale 1/4" = 1'-0"



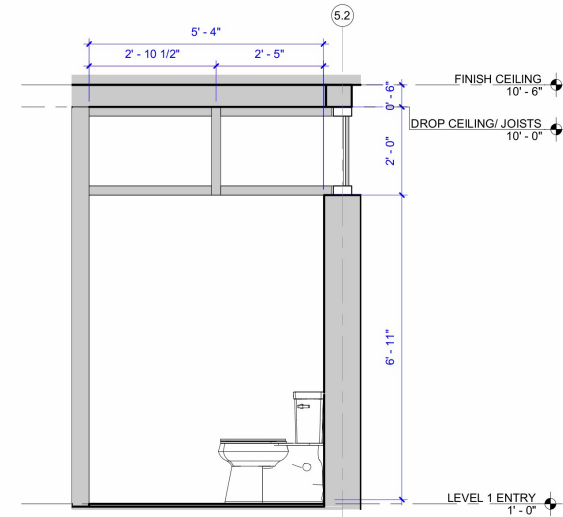
7 BATH 2_VIEW 4
1/2" = 1'-0"



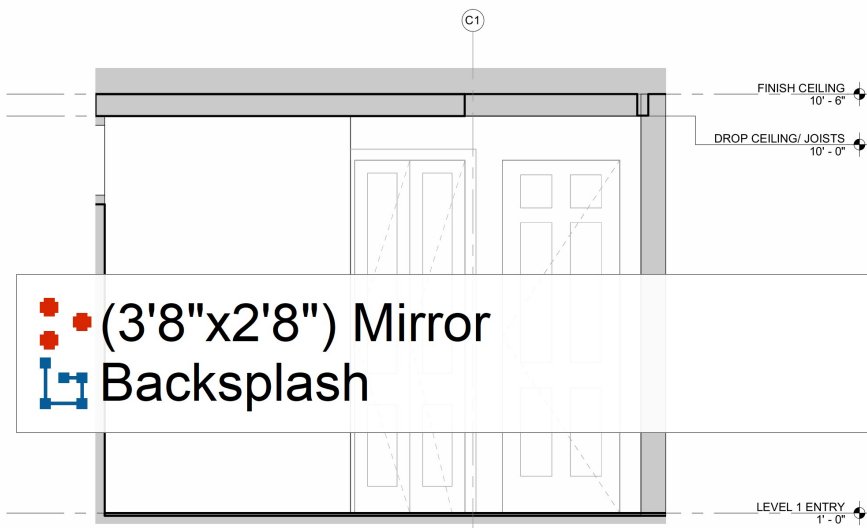
6 BATH 2_VIEW 3
1/2" = 1'-0"



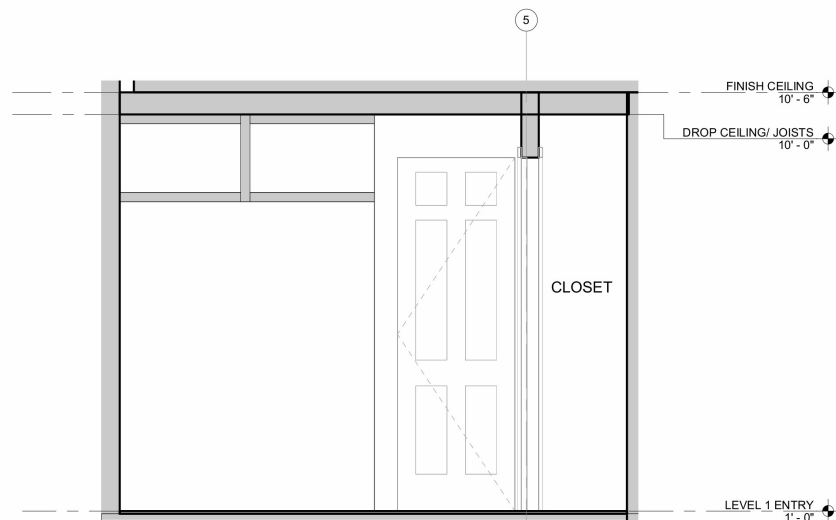
5 BATH 2_VIEW 2
1/2" = 1'-0"



4 BATH 2_VIEW 1
1/2" = 1'-0"

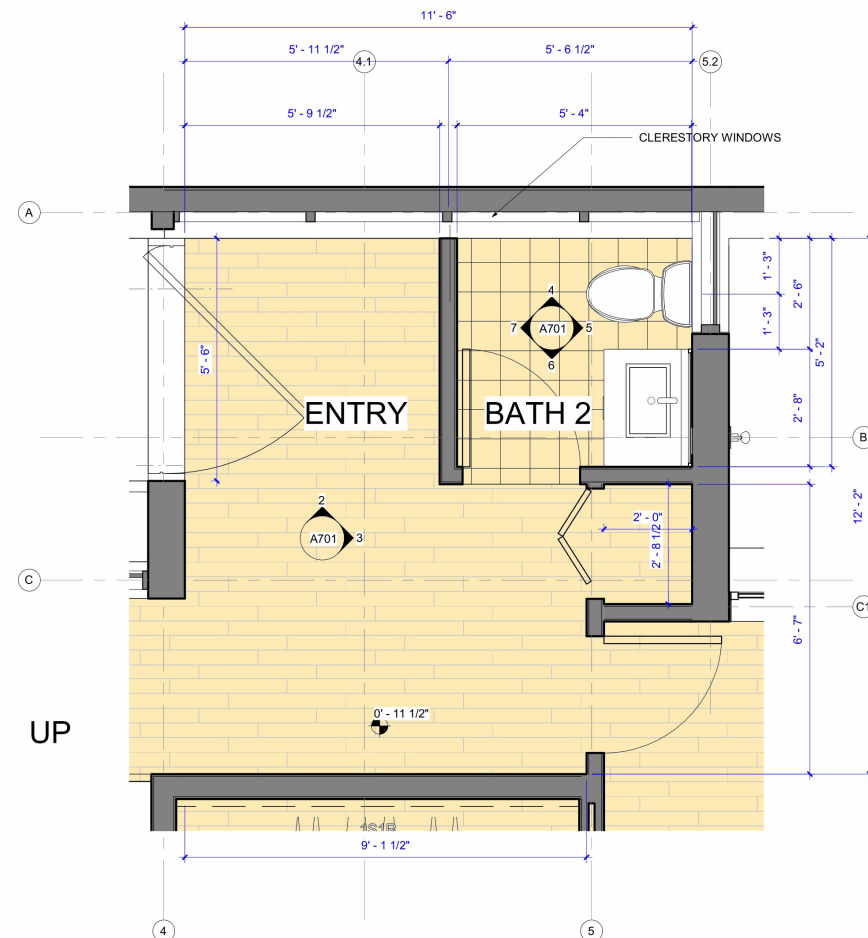


3 ENTRY_VIEW 2
1/2" = 1'-0"



2 ENTRY_VIEW 1
1/2" = 1'-0"

NOTE: INTERIOR ELEVATIONS ARE A WORK IN PROGRESS. FINISHES AND MILLWORK CONFIGURATION SUBJECT TO CHANGE
NOTE APPLIES TO ALL A700 SHEETS



1 ENLARGED PLAN - ENTRY & POWDER
1/2" = 1'-0"

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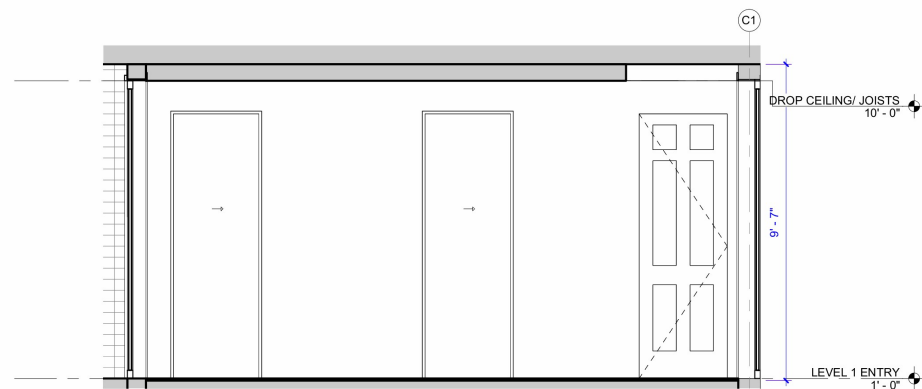
INTERIOR ELEVATIONS

Project number
Date
Drawn by
Checked by

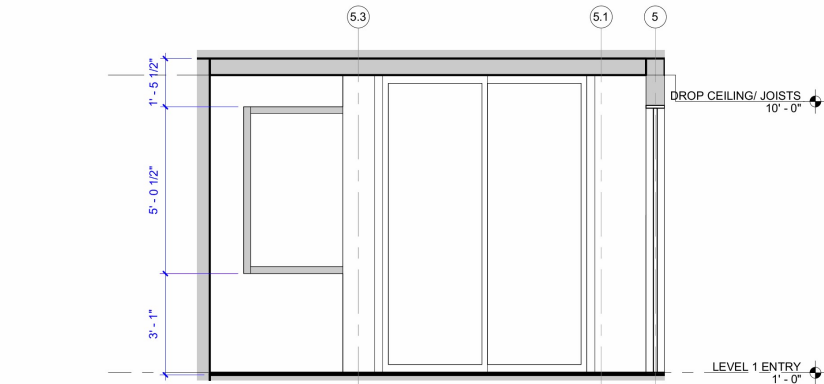
Project Number
10/10/22
VK
VK

A701

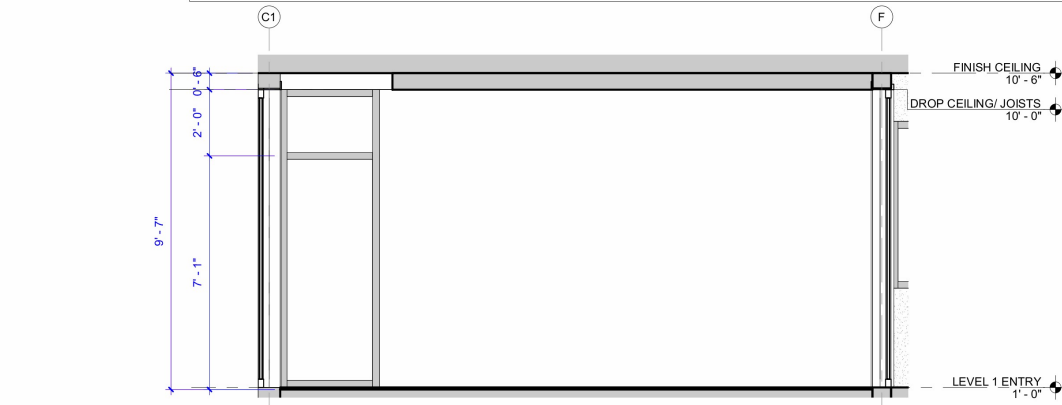
Scale
1/2" = 1'-0"



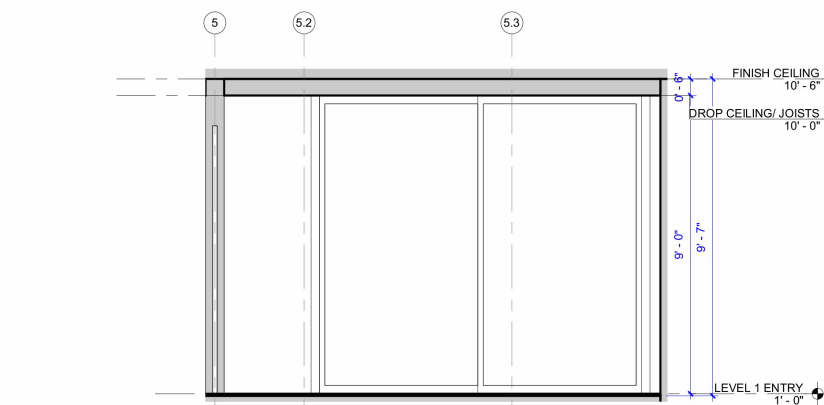
5 MASTER BEDROOM VIEW 4
3/8" = 1'-0"



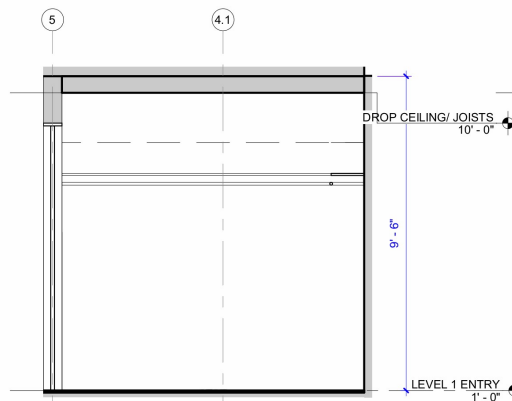
4 MASTER BEDROOM VIEW 3
3/8" = 1'-0"



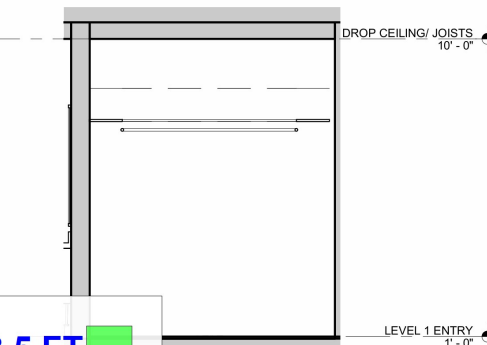
3 MASTER BEDROOM VIEW 2
3/8" = 1'-0"



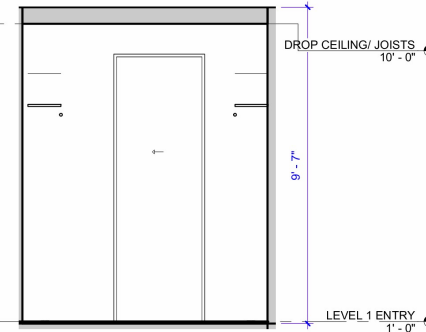
2 MASTER BEDROOM VIEW 1
3/8" = 1'-0"



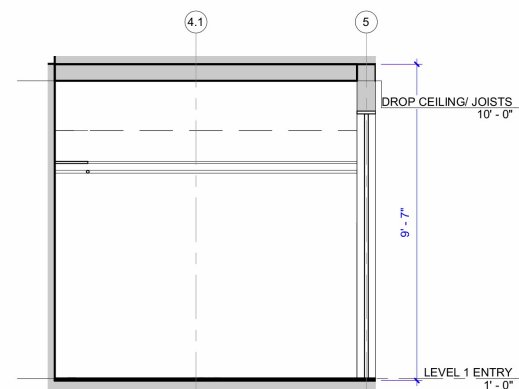
8 M.CLOSET VIEW 3
3/8" = 1'-0"



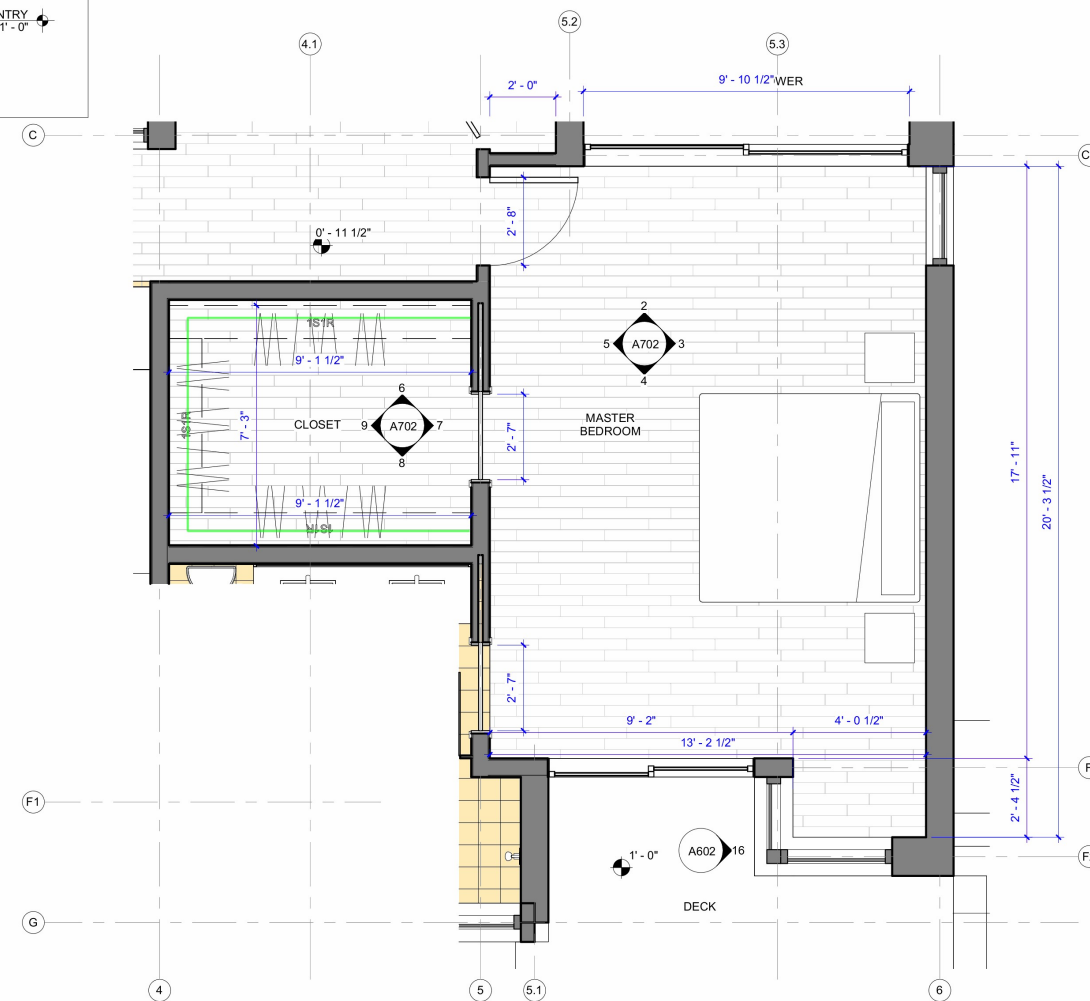
9 M.CLOSET VIEW 4
3/8" = 1'-0"



7 M.CLOSET VIEW 2
3/8" = 1'-0"



6 M.CLOSET VIEW 1
3/8" = 1'-0"



1 ENLARGED PLAN - MASTER BEDROOM
& MASTER CLOSET
3/8" = 1'-0"

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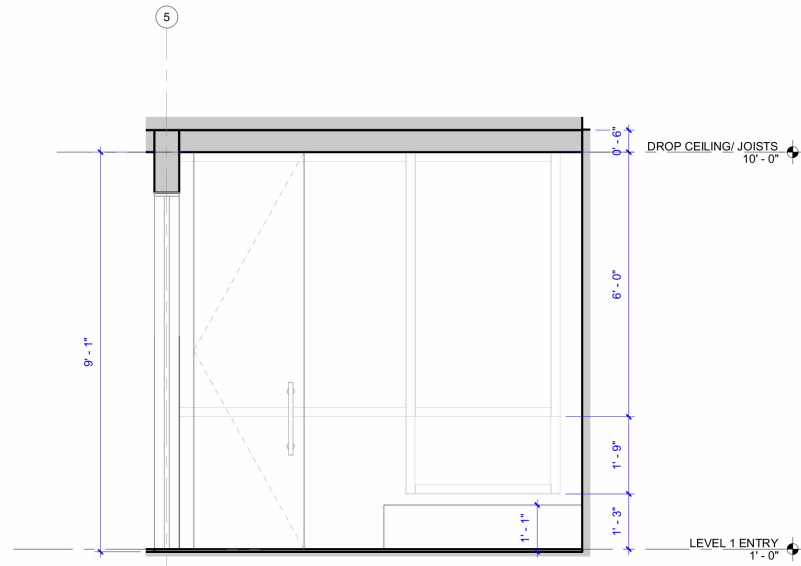
no.	rev.	description	date
01		ISSUED FOR BIDDING	10/12/2022

INTERIOR ELEVATIONS

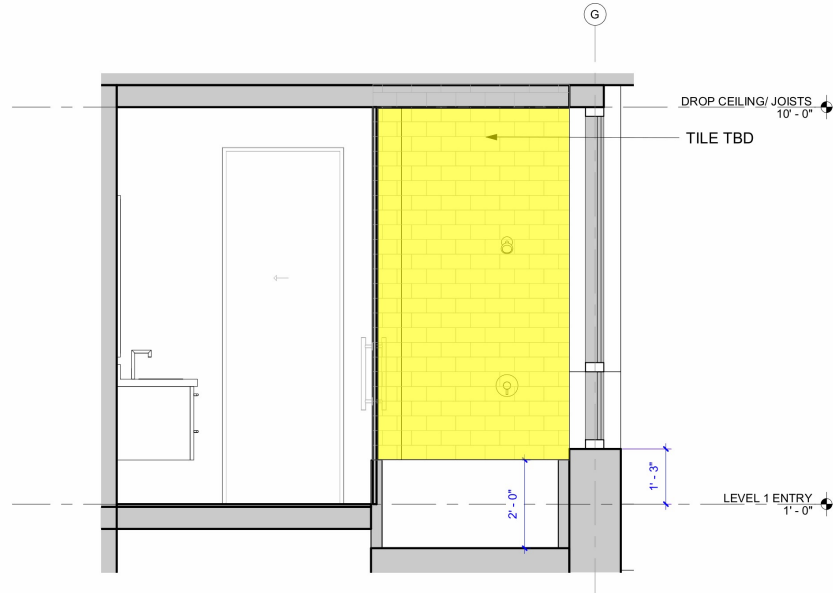
Project number Project Number
Date 10/10/22
Drawn by VK
Checked by VK

A702

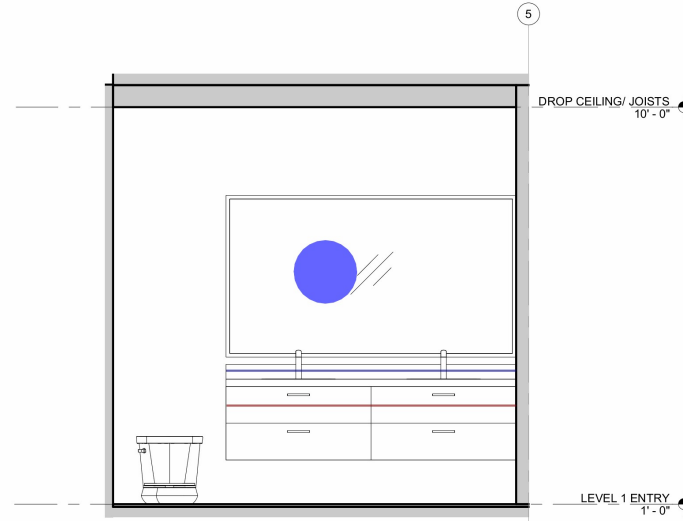
Scale 3/8" = 1'-0"



4 MASTER BATH_VIEW 3B
1/2" = 1'-0"



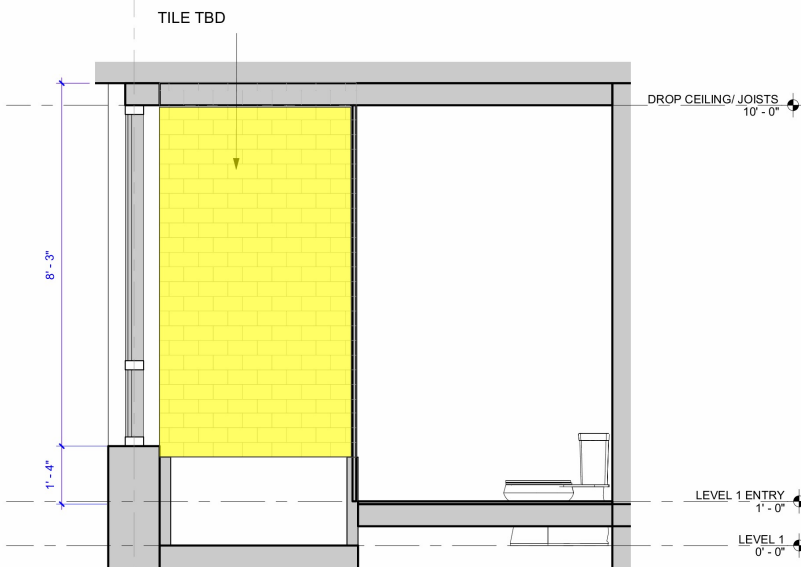
3 MASTER BATH_VIEW 2
1/2" = 1'-0"



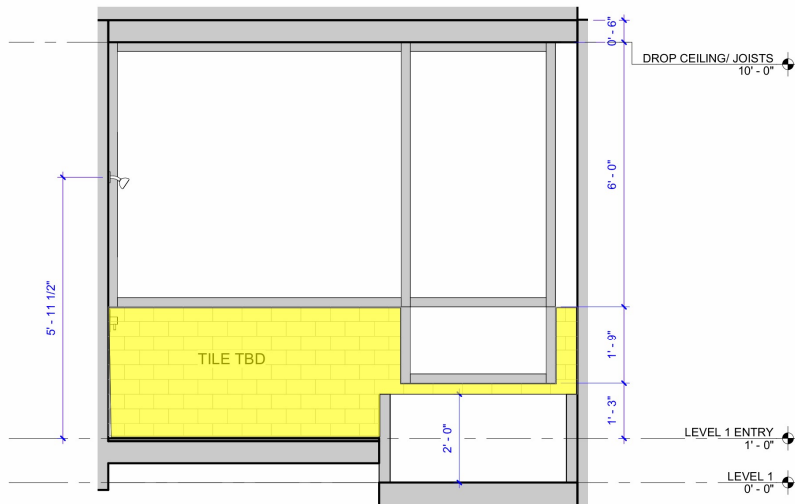
2 MASTER BATH_VIEW 1
1/2" = 1'-0"

Wall Tile
(3'8"x6'6") Mirror
(24"Dx18"H) Base Cabinets
Backsplash

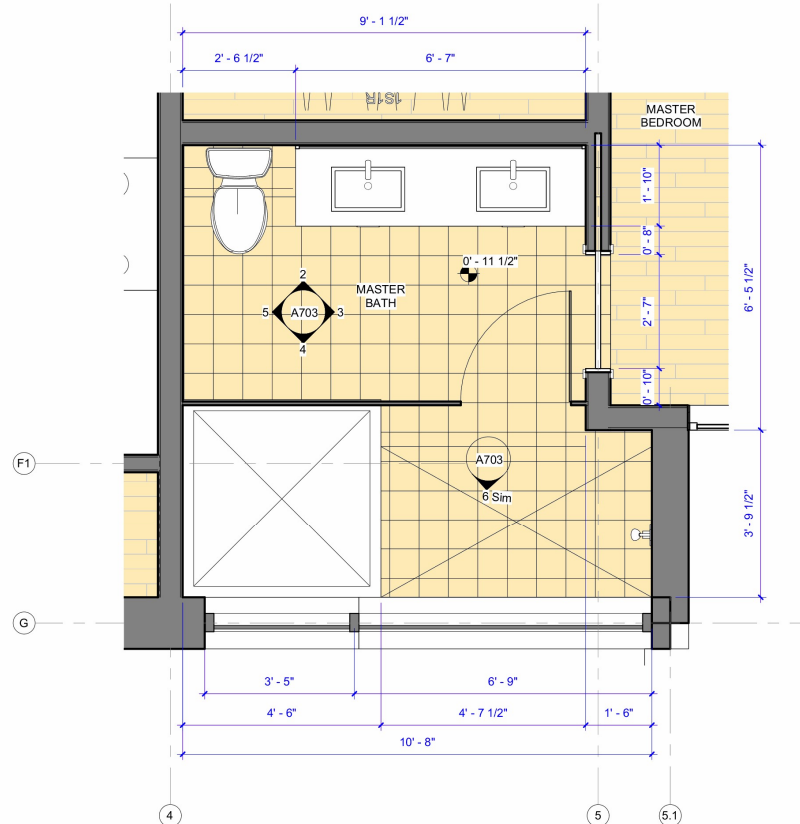
89.6 SQ FT
1.0 EA
6.6 FT
6.6 FT



5 MASTER BATH_VIEW 4
1/2" = 1'-0"



6 MASTER BATH_VIEW 3A
1/2" = 1'-0"



1 ENLARGED PLAN - MASTER BATH
1/2" = 1'-0"

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INTERIOR ELEVATIONS

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Drawn by
Checked by

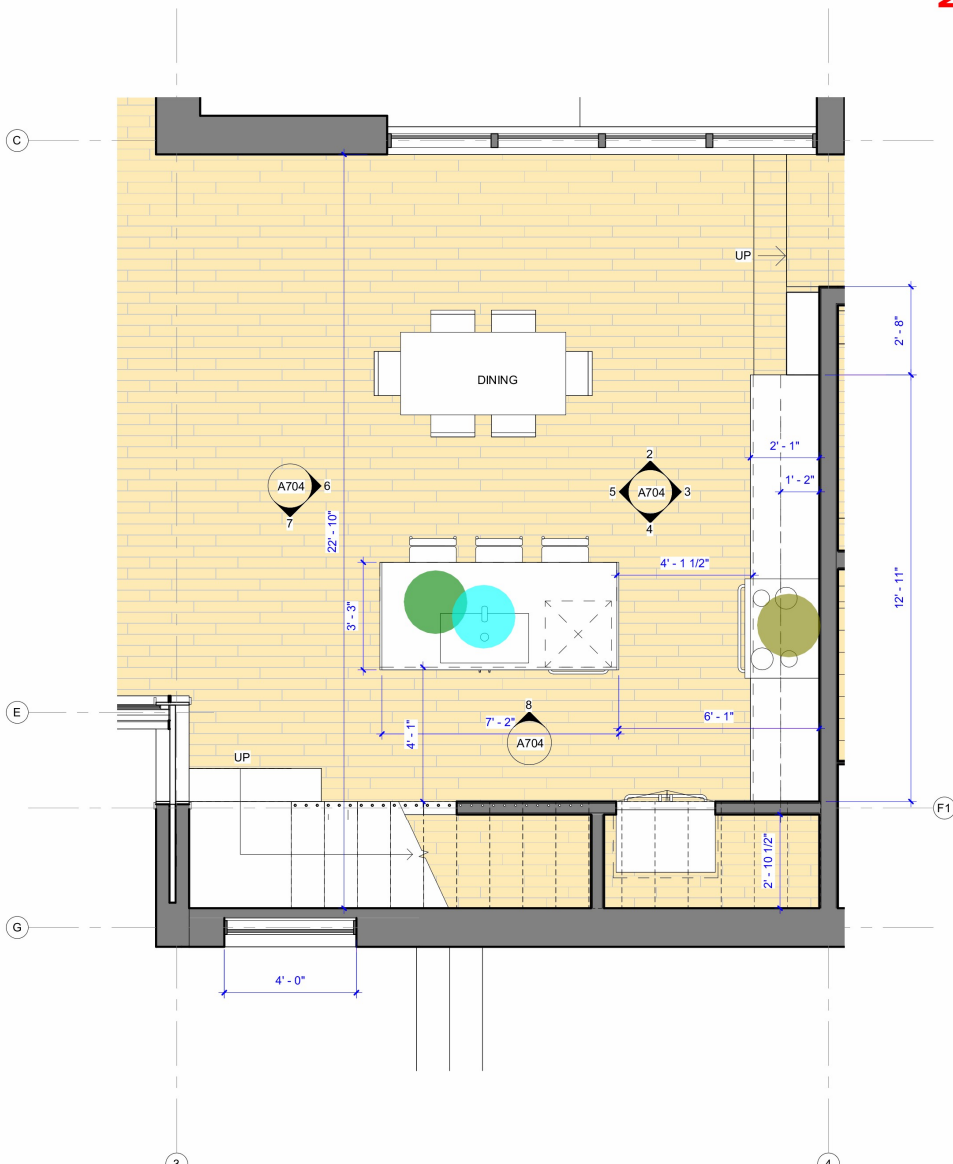
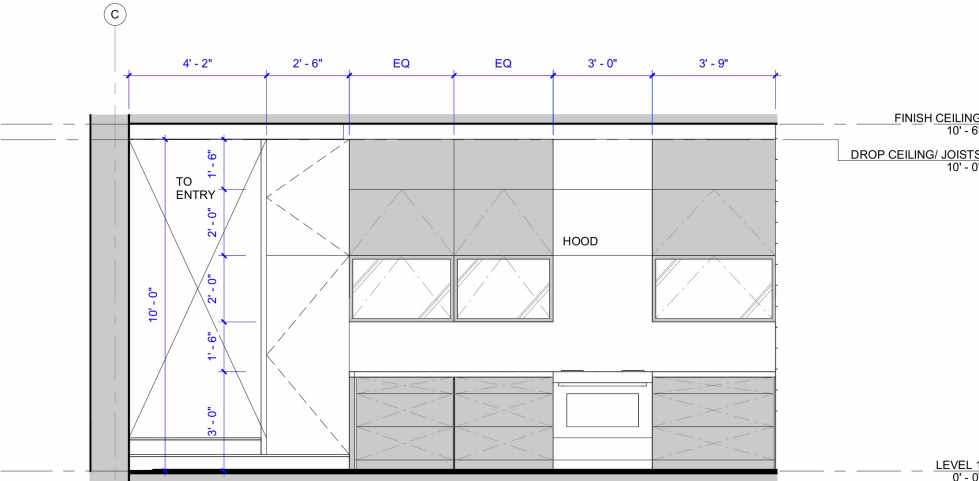
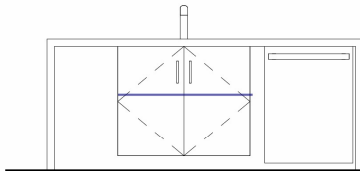
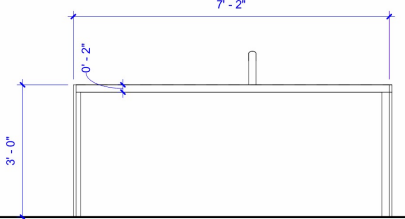
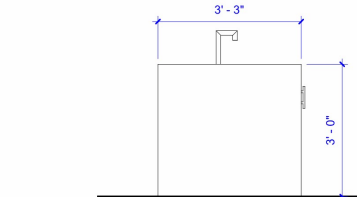
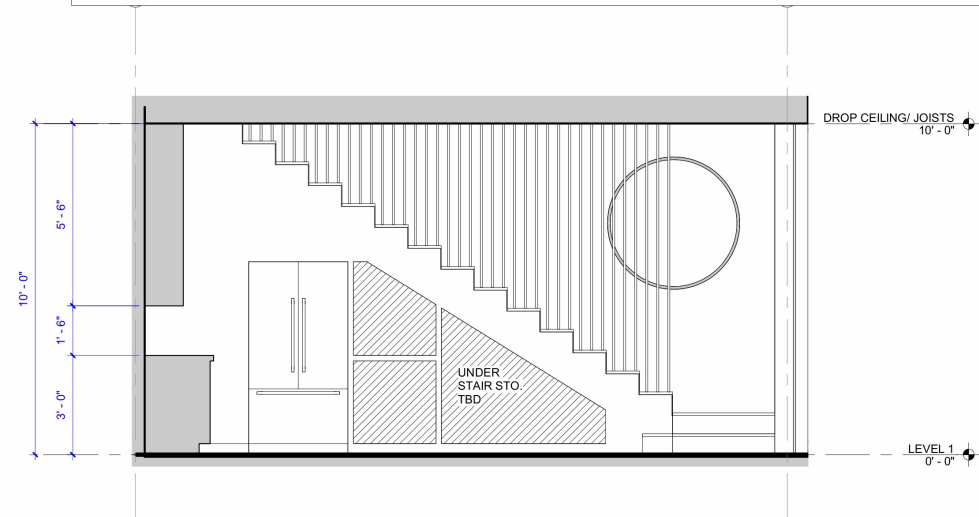
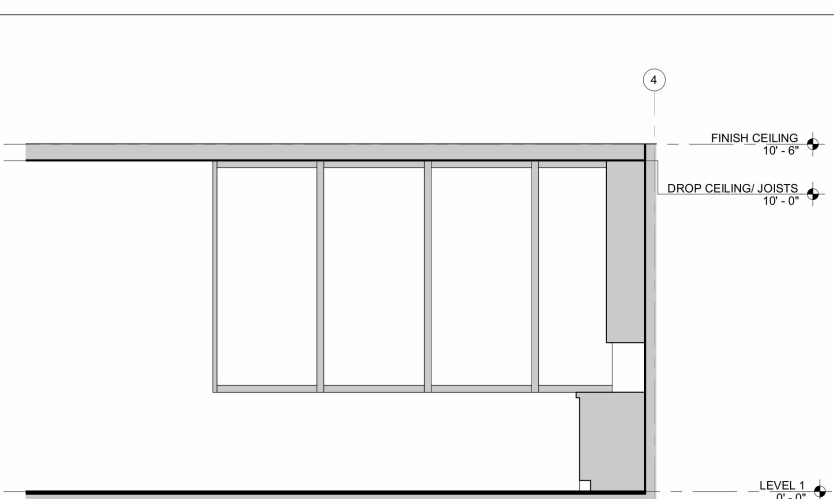
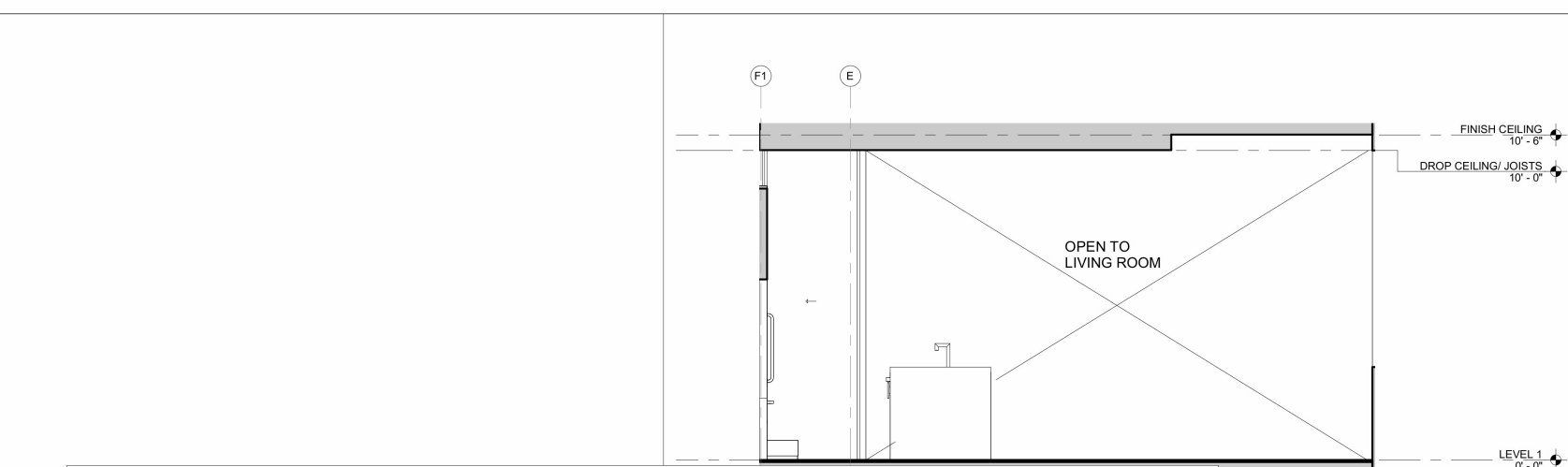
Project Number
10/10/22
VK
VK

A703

Scale 1/2" = 1'-0"

- Kitchen Sink
- (3'3"x7'2") Kitchen Island
- Stove
- (24"Dx30"H) Base Cabinets

- 1.0 EA
- 1.0 EA
- 1.0 EA
- 3.1 FT



NOT FOR CONSTRUCTION—FOR BIDDING ONLY



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STAMP:

These drawings, specifications, ideas, designs and arrangements presented hereby, are and shall remain the property of MVGK. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of MVGK. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Issue / Revision:

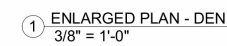
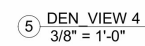
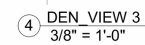
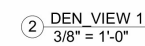
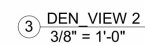
no.	rev.	description	date
01		ISSUED FOR BIDDING	10/12/2022

INTERIOR ELEVATIONS

Project number Project Number
Date 10/10/22
Drawn by VK
Checked by VK

A704

Scale As indicated



Scale $3/8" = 1'-0"$



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Issue / Revision:

no.	rev.	description	date
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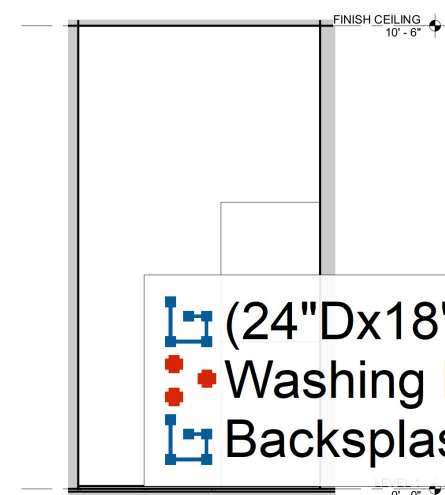
INTERIOR ELEVATIONS

Project number Project Number
Date 10/10/22
Drawn by VK
Checked by VK

A707

Scale 1/2" = 1'-0"

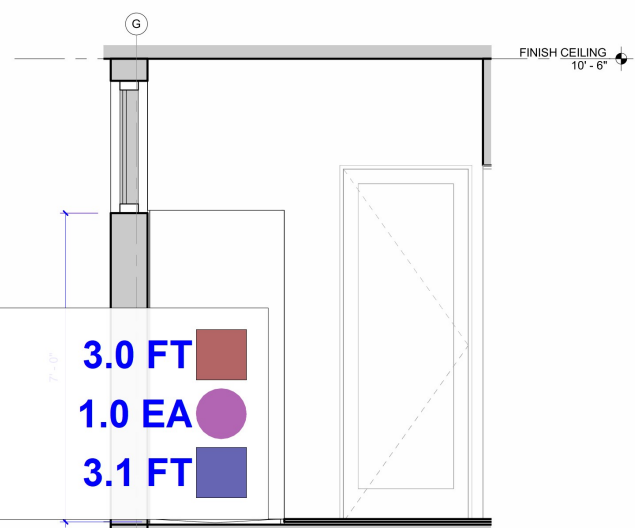
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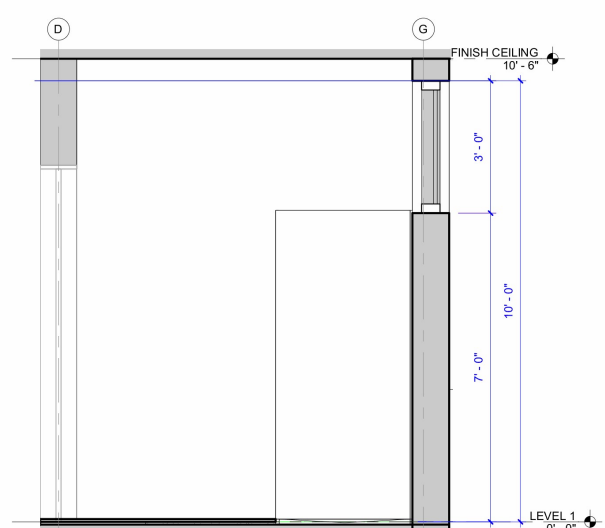
7 LAUNDRY_VIEW 4
1/2" = 1'-0"



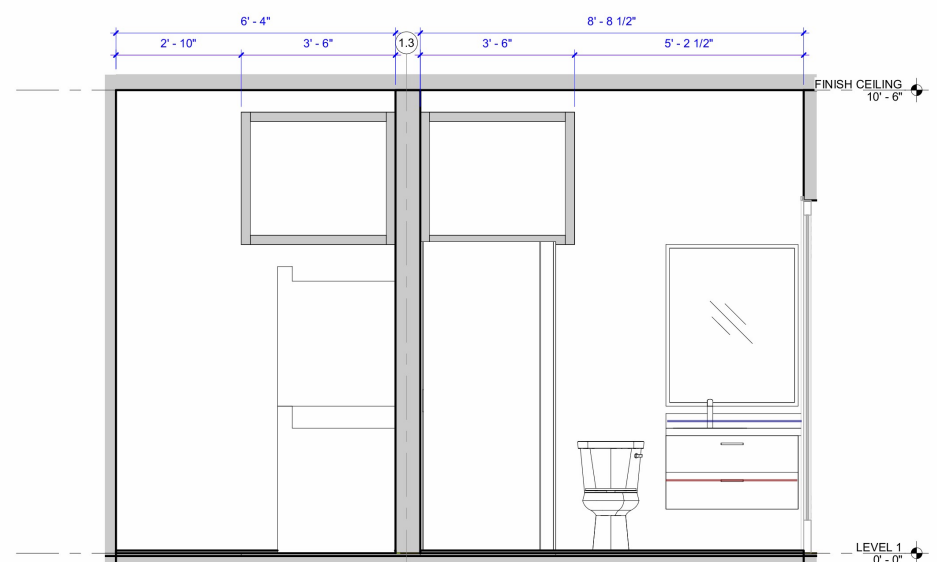
6 LAUNDRY_VIEW 2
1/2" = 1'-0"



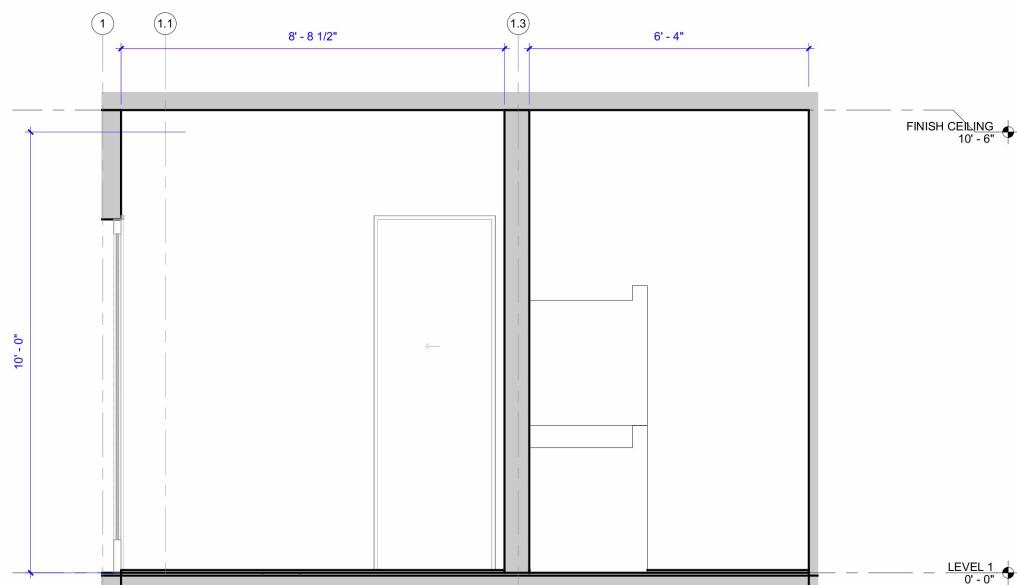
5 BATH 1_VIEW 4
1/2" = 1'-0"



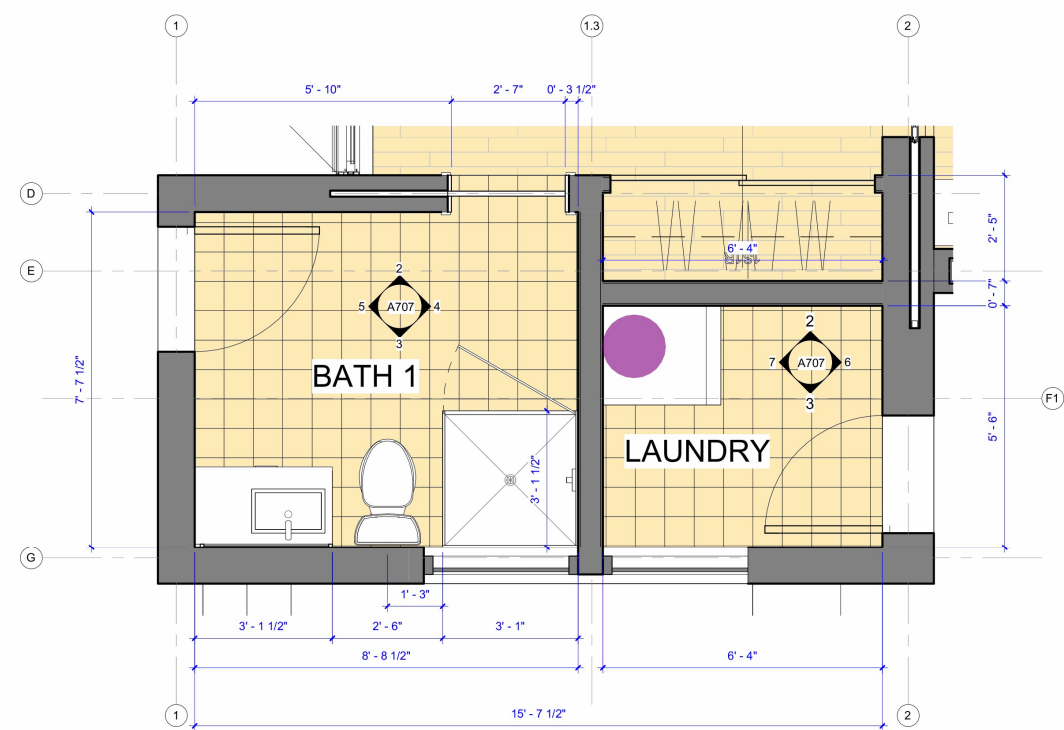
4 BATH 1_VIEW 2
1/2" = 1'-0"



3 BATH 1_VIEW 3
1/2" = 1'-0"



2 BATH 1_VIEW 1
1/2" = 1'-0"

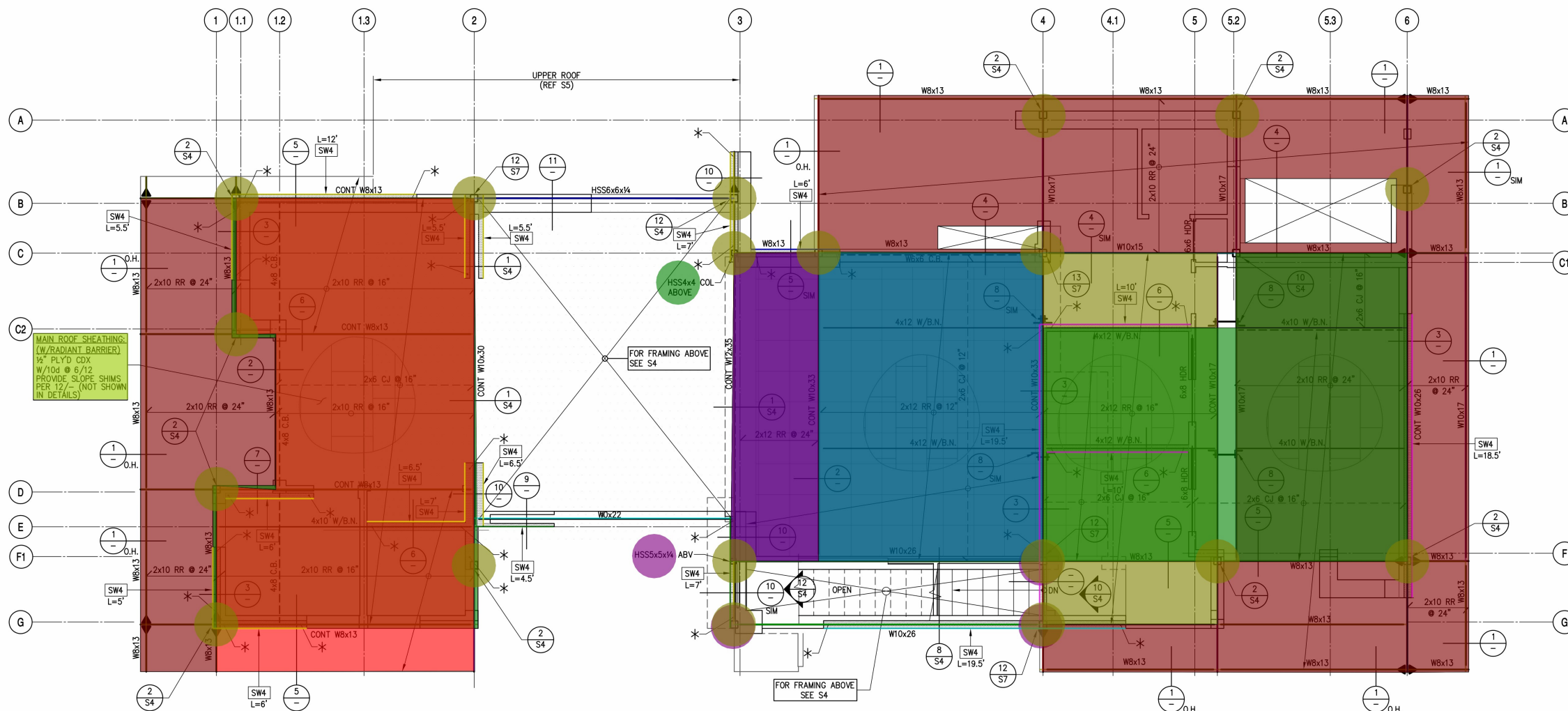


1 ENLARGED PLAN - BATH 1 & LAUNDRY
1/2" = 1'-0"

1. ASSUMED MAXIMUM DEAD LOAD OF ROOFING MATERIAL IN DESIGN IS 5.0 PSF.
2. FOR SHEAR WALL SCHEDULE, SEE 1/S5.
3. "F.V." INDICATES ITEM TO BE FIELD VERIFIED.
4. PROVIDE POSTS AT BEAMS PER SCHEDULE BELOW (UNO):
 - 2-2x FRMG - 2-2x
 - HEADERS - 2-2x
 - 4x BM - 4x
 - 6x BM - 4x6 MIN (SEE PLAN)
 - GLB & PRLM - 4x6 MIN (SEE PLAN)
5. PROVIDE HOLD-DOWN POSTS PER SCHEDULE 1/S4.
6. ALL KING POSTS (K.P.) SHALL BE SUPPORTED ON A SAME SIZE POST WITHIN THE WALL BELOW UNO.
7. HOLD-DOWNS SHOWN ON THIS PLAN ARE LOCATED AT BASE OF THE SHEAR WALLS AT LEVEL OF THE FLOOR BELOW.
8. C.B. INDICATES FLUSH "CEILING BEAM"
9. SHEAR WALL CONNECTORS APPLY TO THE ENTIRE LINE OF WALL (NOT JUST AT THE SHEAR WALL).
10. REFERENCE 1/S5 FOR TYPICAL POST-TO-BEAM CONNECTION DETAILS.
11. SHEAR WALL TOP & SILL PLATES SHALL NOT BE CUT OR NOTCHED IN ANY FORM.
12. NO OPENINGS IN SHEAR WALLS ALLOWED WITHOUT ENGINEER'S CONSENT.
13. REFERENCE ----FOR ALL STEEL BEAM CONNECTIONS. ANY INTERRUPTIONS.

 INDICATES WALL BELOW
 INDICATES SHEAR WALL PER 1/S5
 INDICATES WALL ABOVE
 HOLD-DOWN BELOW * BASE OF WALL
 PER 1/S4 (REF FDN PLAN FOR SIZE)
 ROOF FRAMING
 CEILING FRAMING
 INDICATES CONNECTION PER 3/S4

ALL DIMENSIONS & SITE CONDITIONS MUST BE VERIFIED BEFORE
STARTING WORK, NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH ANY WORK INVOLVED.



NOT FOR CONSTRUCTION—FOR BIDDING ONLY

The current drawing represents the finished structure. Unless otherwise shown, they do not indicate the method of construction, the construction that supports and directs the work and the way the work is to be completed. The drawings are to be used as a guide only and completely responsible to conditions of the job, including safety of all persons and property during performance of the work. The drawings are not to be used for any other purpose without the written consent of the contractor. The contractor's safety personnel is to, on, or near the construction site.

ONE-STORY RESIDENCE
AT
12 E. LAS FLORES DRIVE, ALTADENA, CA 91001

OWNER:	DRAWING TITLE:	ROOF FRAMING PLAN & DETAILS
	DATE:	SEPTEMBER 2021
	SCALE:	AS NOTED
	DRAWN:	A.S.
	JOB:	22-S023
	SHEET:	

S3

FOR BIDDING ONLY

3

ROOF NOTES:

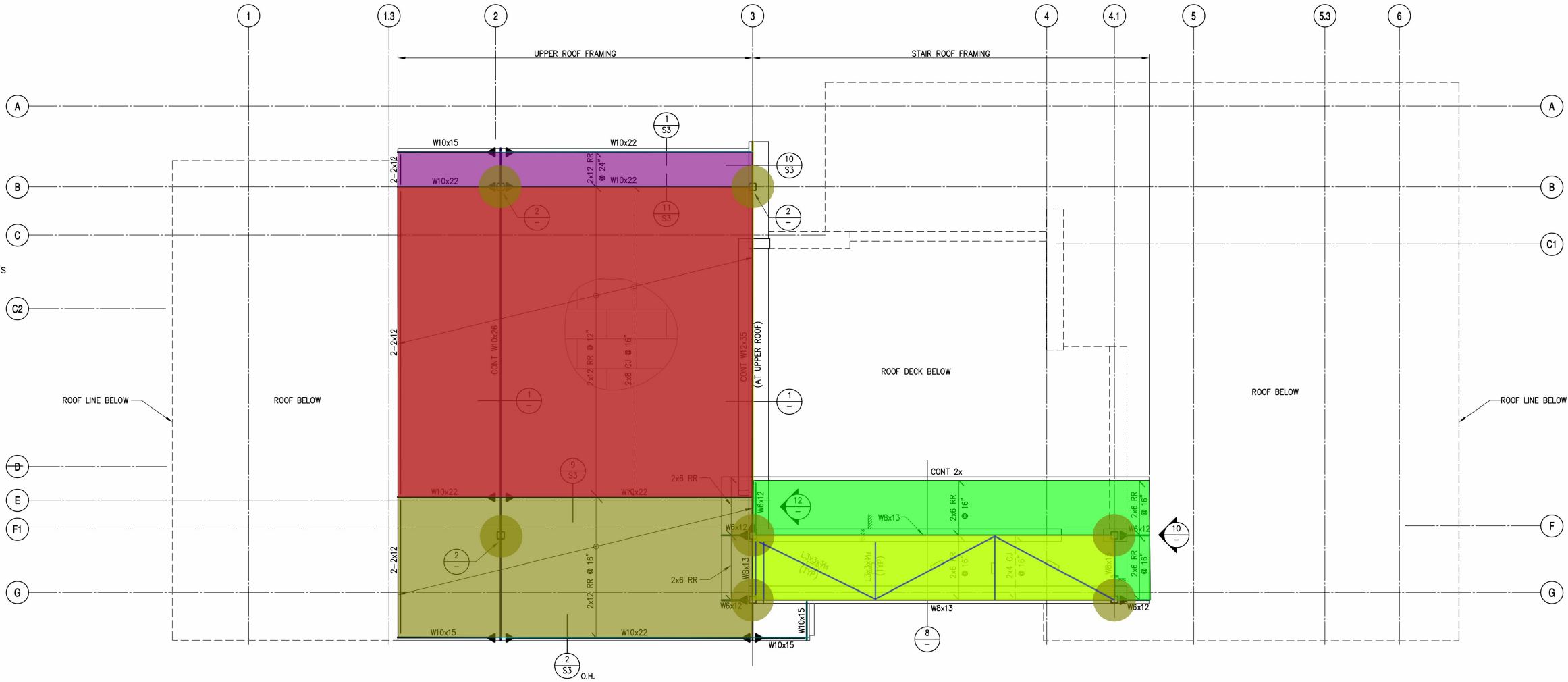
1. ASSUMED MAXIMUM DEAD LOAD OF ROOFING MATERIAL IN DESIGN IS 5.0 PSF.
2. FOR SHEAR WALL SCHEDULE, SEE 1/S5.
3. "F.V." INDICATES ITEM TO BE FIELD VERIFIED.
4. PROVIDE POSTS AT BEAMS PER SCHEDULE BELOW (UNO):
 - 2-2x FRMG - 2-2x
 - HEADERS - 2-2x
 - 4x BM - 4x
 - 6x BM - 4x6 MIN (SEE PLAN)
 - GLB & PRLM - 4x6 MIN (SEE PLAN)
5. PROVIDE HOLD-DOWN POSTS PER SCHEDULE 1/S4.
6. ALL KING POSTS (K.P.) SHALL BE SUPPORTED ON A SAME SIZE POST WITHIN THE WALL BELOW UNO.
7. HOLD-DOWNS SHOWN ON THIS PLAN ARE LOCATED AT BASE OF THE SHEAR WALLS AT LEVEL OF THE FLOOR BELOW.
8. C.B. INDICATES FLUSH "CEILING BEAM"
9. SHEAR WALL CONNECTORS APPLY TO THE ENTIRE LINE OF WALL (NOT JUST AT THE SHEAR WALL).
10. REFERENCE 15/S5 FOR TYPICAL POST-TO-BEAM CONNECTION DETAILS.
11. ALL POSTS SHALL BE CONTINUED DOWN TO FOUNDATION WITH SOLID BLOCKINGS AT FLOOR LEVELS.
12. SHEAR WALL TOP & SILL PLATES SHALL NOT BE CUT OR NOTCHED IN ANY FORM.
13. NO OPENINGS IN SHEAR WALLS ALLOWED WITHOUT ENGINEER'S CONSENT.
14. AT VAULTED ROOMS, WALL STUDS SHALL BE FULL HEIGHT WITHOUT ANY INTERRUPTIONS.

LEGEND:

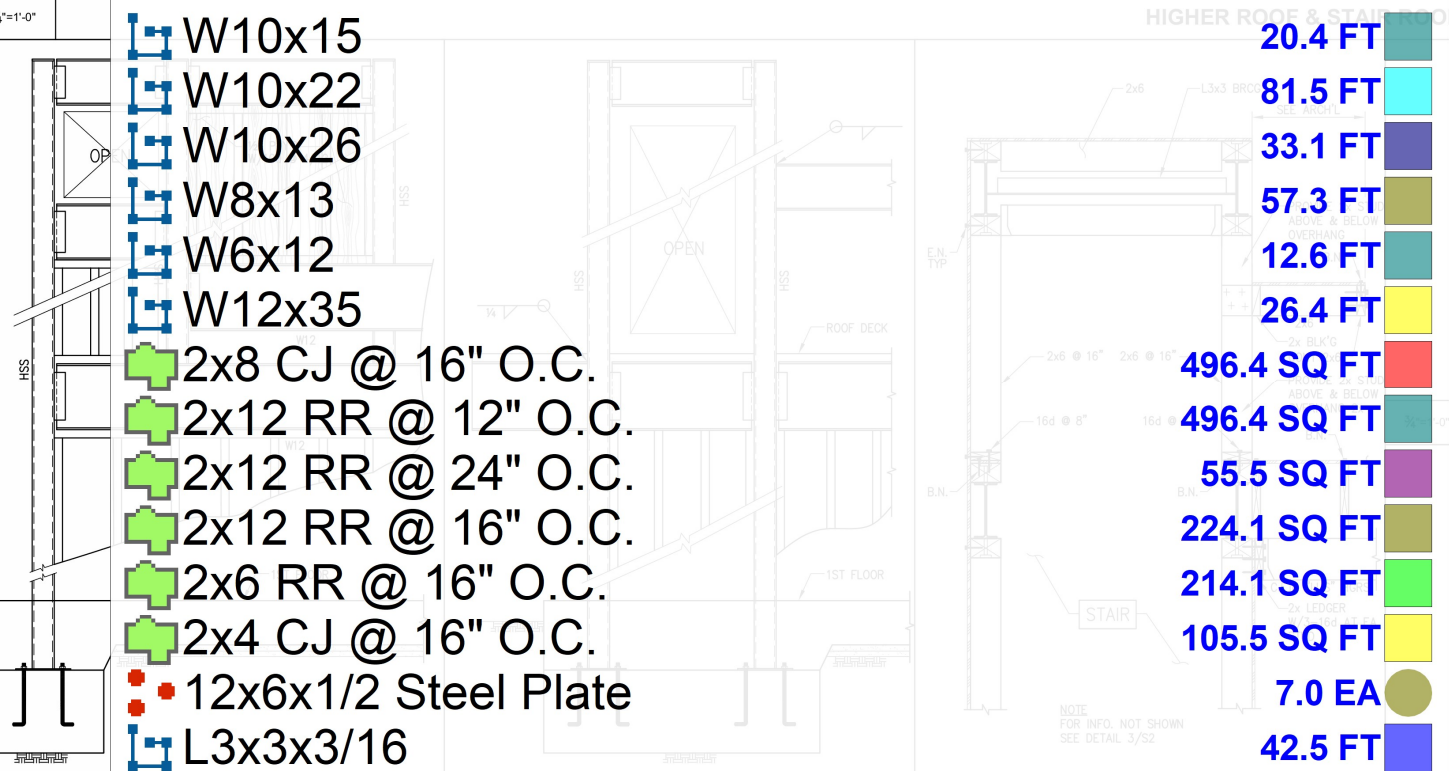
- INDICATES WALL BELOW
- INDICATES SHEAR WALL PER 1/S5
- INDICATES WALL ABOVE
- HOLD-DOWN BELOW @ BASE OF WALL PER 1/S4 (REF FDN PLAN FOR SIZE)
- ROOF OR FLOOR FRAMING
- CEILING FRAMING
- INDICATES POST ABOVE (P.A.)
- INDICATES CONNECTION PER 3/-

ALL DIMENSIONS & SITE CONDITIONS MUST BE VERIFIED BEFORE STARTING WORK, NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK INVOLVED.

NO CHANGES TO THE APPROVED PLANS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF ENGINEER OF RECORD.



3/4"=1'-0"



3/4"=1'-0"	DETAIL	12	3/4"=1'-0"	DETAIL	10	3/4"=1'-0"	DETAIL	8	3/4"=1'-0"	DETAIL	6	3/4"=1'-0"	DETAIL	4	3/4"=1'-0"	DETAIL	2
------------	--------	----	------------	--------	----	------------	--------	---	------------	--------	---	------------	--------	---	------------	--------	---

DETAIL		5	1"=1'-0"	DETAIL	3	3/4"=1'-0"	DETAIL	1

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REVISIONS

BY

REGISTERED ENGINEER

ATK SHOWNAN

C37208

EXP 06-30-24

CIVIL

STATE OF CALIFORNIA

CONSULTING ENGINEER

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OWNER:

ONE-STORY RESIDENCE

AT

112 E. LAS FLORES DRIVE, ALTADENA, CA 91001

DRAWING TITLE:

UPPER ROOF FRAMING

PLAN

& DETAILS

FOR BIDDING ONLY

DATE:

SEPTEMBER 2022

SCALE:

AS NOTED

DRAWN:

A.S.

JOB:

22-S023

SHEET:

S4

