CODE ANALYSIS

OCCUPANCY:	R-3/U
TYPE OF CONSTRUCTION:	V-B - SPRINKLERED
	ONE HOUR SEPARATION BETWEEN ADU AND MAIN HOUSE
STORIES:	THREE
AVERAGE SITE SLOPE:	PER SURVEY PLAN: 15%
OVERALL HEIGHT:	28 FEET MAX. (29' DIFFERENTIAL)
LOT AREA:	6,621 SQ. FT.
LOT COVERAGE:	2,415 SQ. FT. 36.47%
FLOOR AREA RATIO:	4,216 LIVING AREA/6621 SF LOT= .6367/1.00

SQUARE FOOTAGES

AREA CALCULATIONS

	ACCESSORY UNIT	MAIN UNIT	DECK AREA
1ST FLOOR:	966 SF	117 SF	47 SF
2ND FLOOR:	0 SF	1,770 SF	403 SF
3RD FLOOR:	0 SF	1,363 SF	51 SF
TOTAL:	966 SF	3,250 SF	501 SF
GARAGE:		473 SF	
COVERED AREA:		31 SF	
LOT COVERAGE:		2464 SF INC DECKS AND STAIRS	

SHEET INDEX

C1	COVER SHEET
1	TOPOGRAPHIC AND BOUNDARY SURVEY
SP1	SITE PLAN
A1	DIMENSIONAL FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	FIRST FLOOR REFLECTED CEILING PLAN
A5	SECOND FLOOR REFLECTED CEILING PLAN
A6	ROOF PLAN
A7	FIRST FLOOR ELECTRICAL PLAN
A8	SECOND FLOOR ELECTRICAL PLAN
A9	SECTIONS
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
A12	INTERIOR ELEVATIONS
D1	ARCHITECTURAL DETAILS
D2	ARCHITECTURAL DETAILS
CG1	CALGREEN CHECKLIST - MANDATORY MEASURES
CG2	CALGREEN CHECKLIST - MANDATORY MEASURES
EN-1	TITLE-24 CALCULATIONS
S1.0	FOUNDATION PLAN
S1.1	SECOND/THIRD FLOOR FRAMING PLAN
S1.2	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD1.1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SD4	STRUCTURAL DETAILS
SD5	STRUCTURAL DETAILS
SD6	STRUCTURAL DETAILS
SD7	STRUCTURAL DETAILS
SN1	STRUCTURAL NOTES
SN2	STRUCTURAL NOTES
SN3	STRUCTURAL NOTES

SUPPLEMENTAL DATA:

SOILS REPORT
STRUCTURAL CALCULATIONS
TRUSS CALCULATIONS
ENERGY CALCULATIONS

PARTICIPANTS

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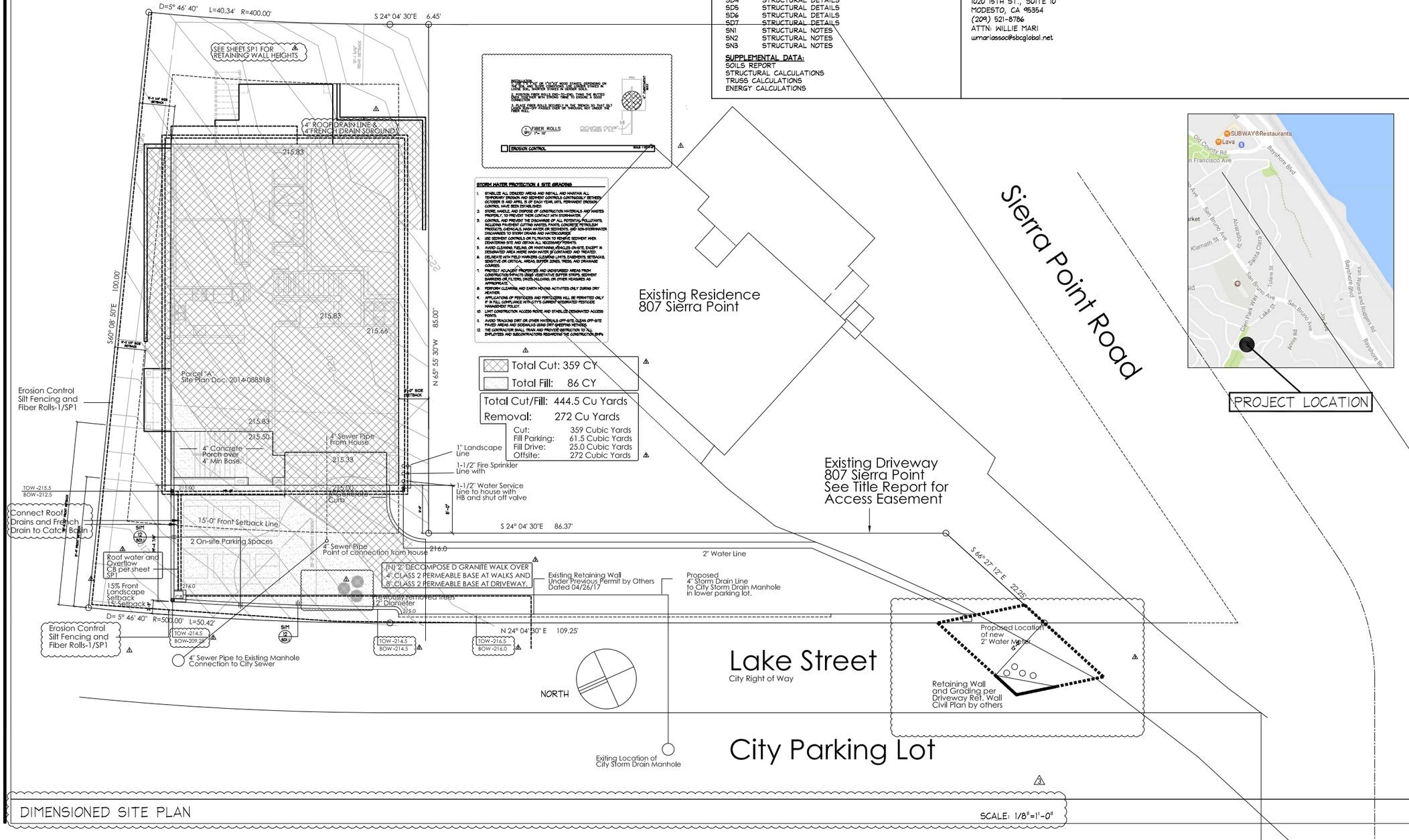
travisn@stocktontruss.com

DEFERRED SUBMITTALS
FIRE SPRINKLERS
LANDSCAPE PLANS AND WATER BUDGET CALCULATIONS
SOLAR PHOTOVOLTAIC PLANS (SEE ROOF PLAN FOR LOCATION)
CONSTRUCTION MANAGEMENT PLAN
FIRE SPRINKLERS ⚠



GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2016 EDITIONS OF CAC, CBC, CRC, CEC, CPC, CFC, CGBSC, CALIF BUILDING ENERGY EFFICIENCY STANDARDS, CALIFORNIA BLDG STANDARDS CODE & THE CITY OF BRISBANE MUNICIPAL ORDINANCES & ALL OTHER HEALTH & SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE BUILDER TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE BUILDER IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL & CONSTRUCTION STANDARDS FOR THIS PROJECT. ALL QUESTIONS/CLARIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER.
4. THE CONTRACTOR SHALL VERIFY ON SITE, ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES & SUBSTRUCTURES. WHERE DISCREPENCIES OCCUR, CONTACT THE BUILDER OR BUILDER'S REPRESENTATIVE.
5. FINISH GRADE SHALL PROVIDE DRAINAGE AWAY FROM BUILDING AND ADJOINING NEIGHBORING SIDE PROPERTIES.
6. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
7. WHERE DISCREPANCIES BETWEEN SOILS REPORT & ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.
8. PROVIDE PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT.
9. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LEE-JAGOE ARCHITECTURE WHICH RESERVES IT'S COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER. ALSO, THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF LEE-JAGOE ARCHITECTURE.
10. THIRD PARTY HERS RATER REQUIRED- SEE TITLE-24 CALCS FOR ITEM'S TO BE INSPECTED & APPROVED.
11. SPECIAL INSPECTION REQUIREMENTS: SEE SHEET SN-1 FOR ALL REQUIRED SPECIAL INSPECTIONS.
12. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW DWELLINGS IN SUCH A FASHION AS TO BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MIN. OF 4 INCHES IN HEIGHT & STROKE OF MIN. 1/2 INCH OF A CONTRASTING COLOR TO THE BACKGROUND.
13. WHEN APPLICABLE- BUILDER TO PROVIDE MANUFACTURER'S LISTING NUMBER & INSTALL INSTRUCTIONS FOR THE GAS APPLIANCE FIREPLACE TO THE BUILDING INSPECTOR FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

SEPARATE/DEFERRED SUBMITTALS

1. RESIDENTIAL SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH CRC SECTION R313.3 OR NFPA 13D, REQ'D & TO BE SUBMITTED UNDER SEPARATE COVER.

HIGH QUALITY INSULATION INSTALLATION

1. THIS PROJECT REQUIRES HIGH QUALITY INSULATION INSTALLATION PER T-24 ENERGY REPORT.

DIMENSIONED SITE PLAN

SCALE: 1/8"=1'-0"

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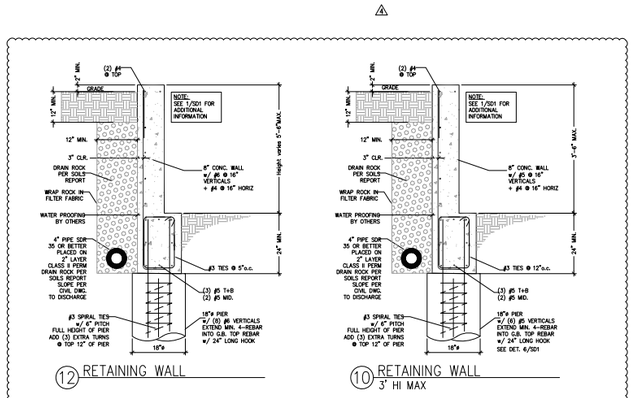
COVER SHEET
SITE PLAN
GRADING PLAN

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
3	PLAN CHECK	08/28/17			
4	GRADES	10/11/17			
5	GRADES	11/06/17			

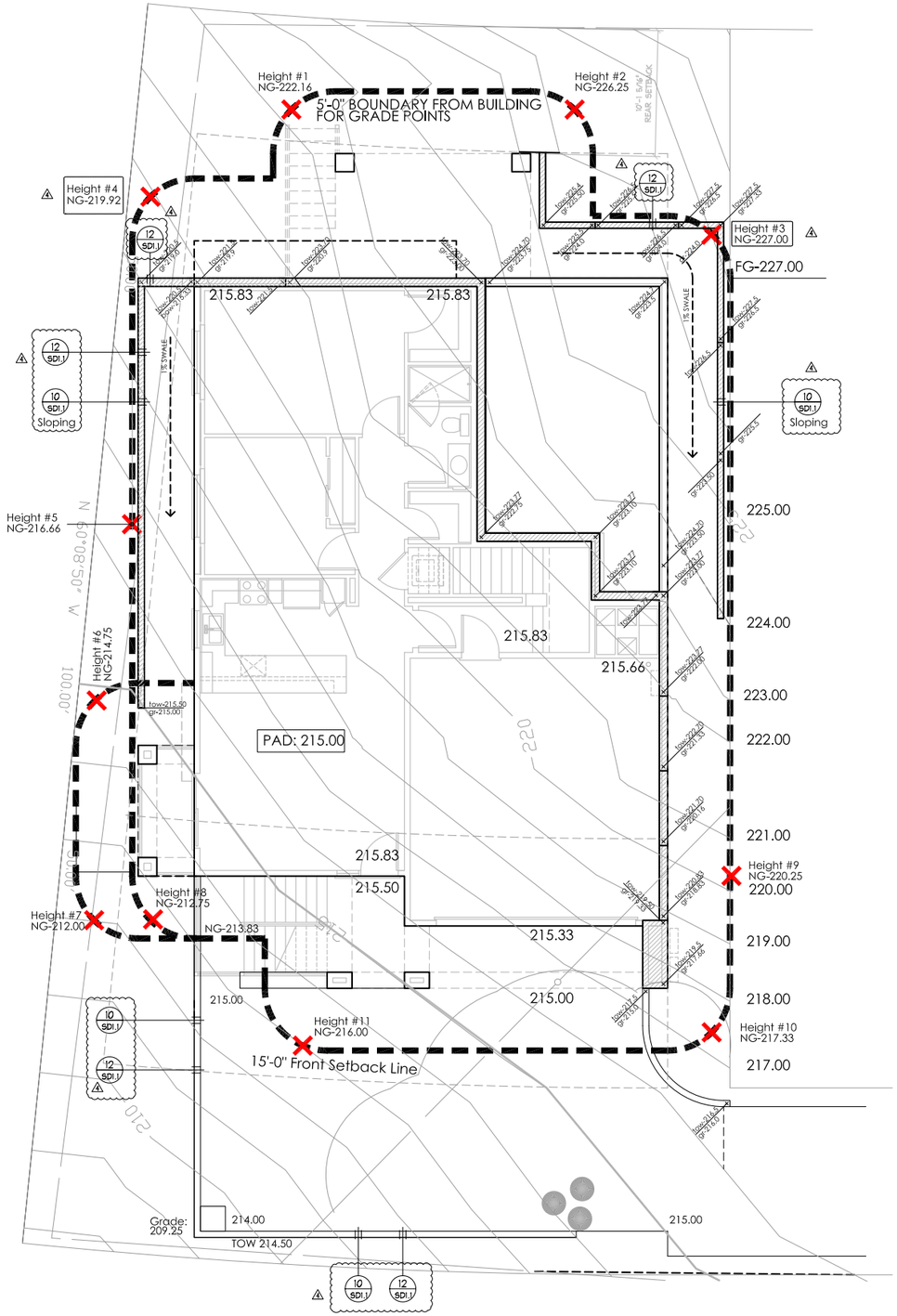
LICENSED ARCHITECT
MARK B. LEE
No. C012684
Ren. 10-31-17
STATE OF CALIFORNIA

C1

H.2.10



Site Retaining Walls



NORTH

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BUILIDNG HEIGHT PLAN
RETAINING
WALL ELEVATIONS

SCALE: 3/16"=1'-0"

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
3	PLAN CHECK	08/28/17			
4	GRADES	10/11/17			

LICENSED ARCHITECT
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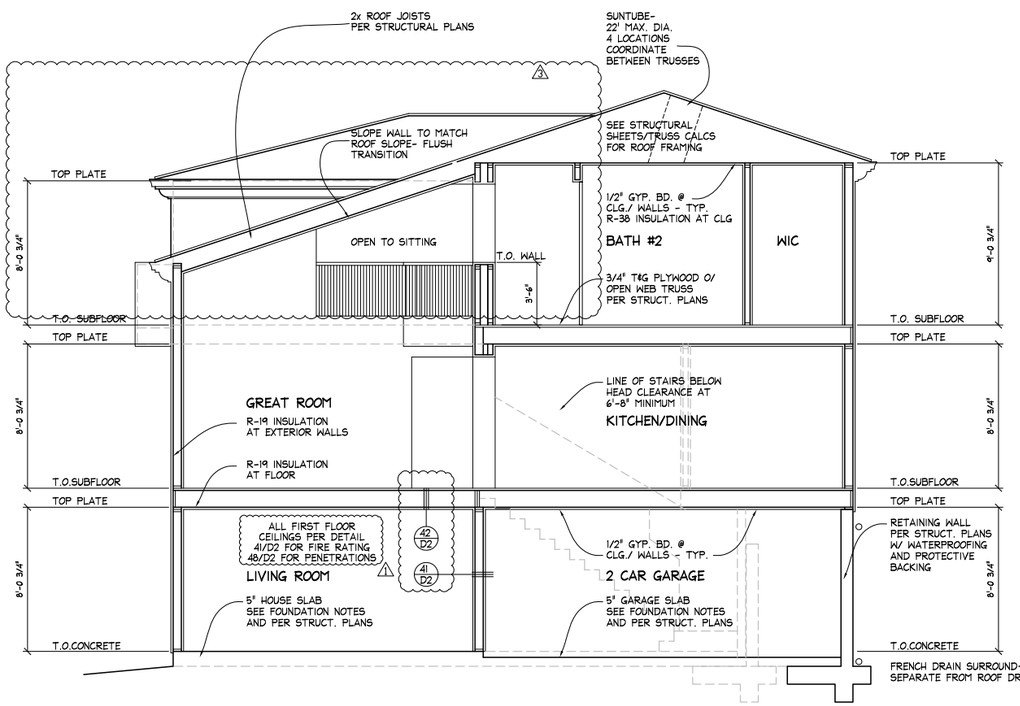
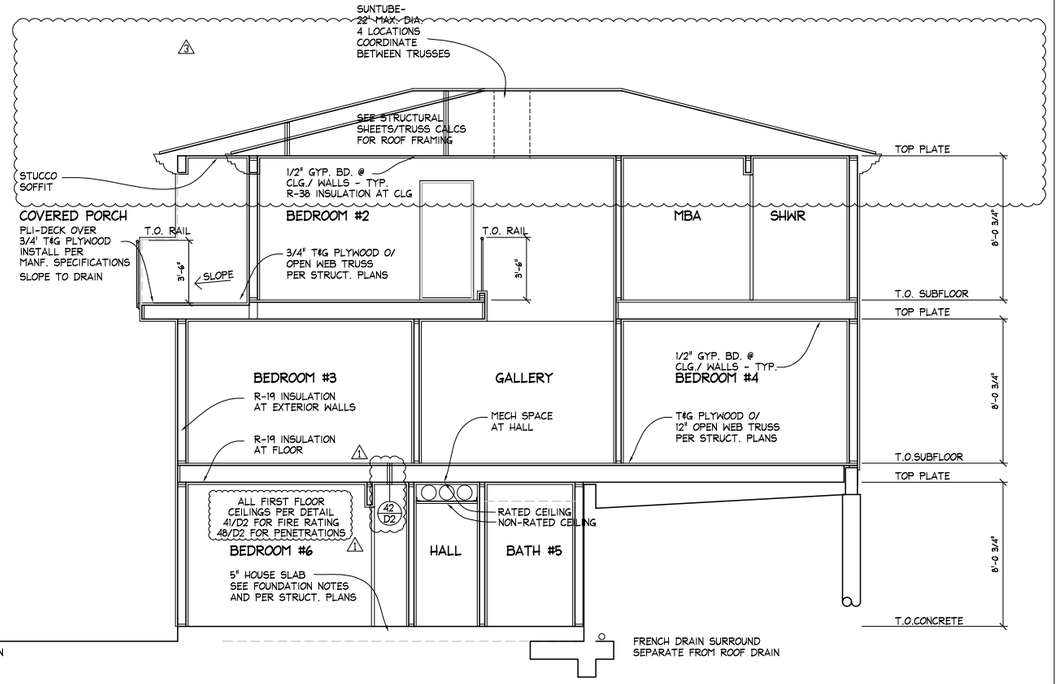
Ren. 10-31-17
STATE OF CALIFORNIA

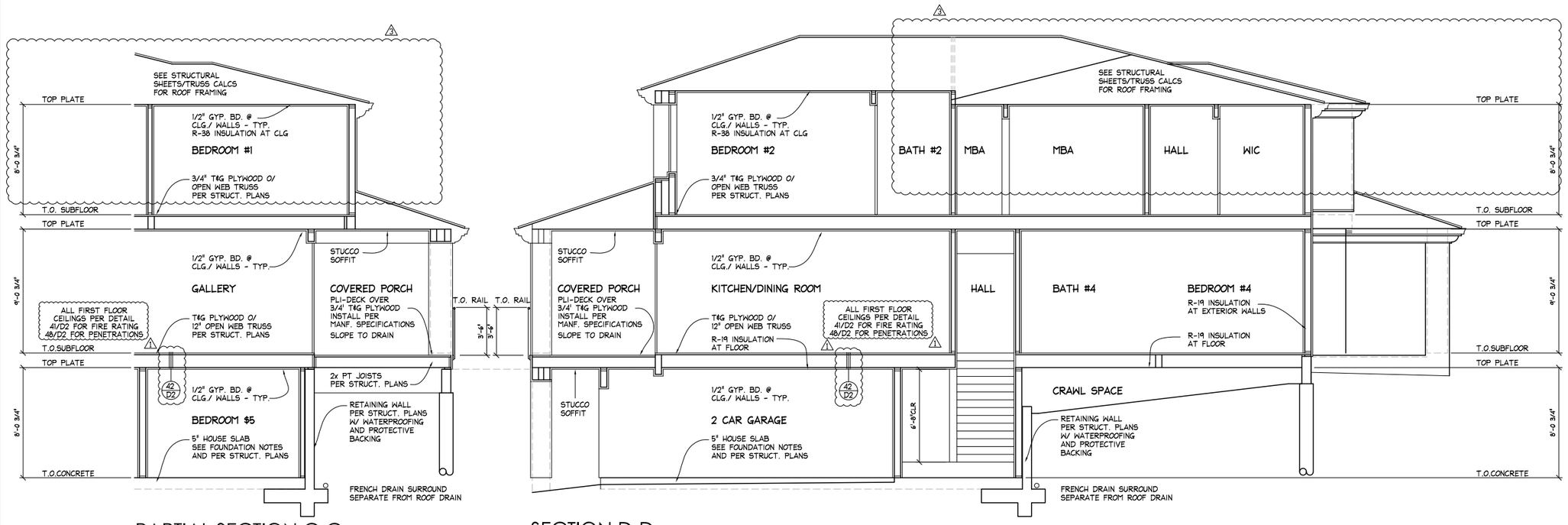
SP1



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



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



PARTIAL SECTION C-C

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

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SECTION NOTES

1. FIBERGLASS BATT INSULATION SHALL BE USED @ THE FOLLOWING LOCATIONS:
   WALLS: R 13 @ 2x4 R 19 @ 2x6
   ROOF: R 38
   FAU: R 30
2. ROOFING MATERIAL TO BE MIN. CLASS 'C', ICC APPROVED: CONCRETE TILE-TYPE PER ELEVATION O/ 30LB. FELT O/ SHEATHING PER STRUCTURAL PLANS.
3. ALL WALLS W/ STUCCO SHALL BE 3 COAT STUCCO SYSTEM O/ WIRE MESH O/ 2 LAYERS GRADE 'D' PAPER O/ SHEAR PANEL WHERE OCCURS AND SHALL HAVE A STUCCO SCREED - TYP. (U.O.N.).
4. GYP. BD. NOTES:
   A. 1/2" GYP. BD. ON ALL GARAGE WALLS/ CEILINGS- TYP. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILINGS & SUPPORTING WALLS ONLY BELOW HABITABLE SECTIONS OF THE HOUSE.
   B. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT CEILING OF USABLE SPACE UNDER STAIRS. SEE REF. CEILING PLAN.
   C. PROVIDE SMOOTH, HARD, NONABSORBANT SURFACE (I.E. CERAMIC TILE) O/ 'HARDIBACKER' OR EQ. TO 72" ABV. DRAIN INLET @ ALL TUB & TUB/SHOWER WALLS.

VENT CALCULATION FORMULA - ELEVATION A

CORROSION-RESISTANT OPENINGS, MIN. 1/8" & MAX. 1/4" CORROSIVE RESISTANT COVERING FOR ATTIC VENTILATION OPENINGS.

ATTIC SQUARE FOOTAGE: O/ 3RD FLOOR 1521 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: 10.14 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 10.35 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 15 @ 69 SQ. FT. EACH
TOTAL: 10.35 SQ. FT.

ATTIC SQUARE FOOTAGE: FRONT PORCH: 246 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: 1.46 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 2.07 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 3 @ 69 SQ. FT. EACH
TOTAL: 2.07 SQ. FT.

ATTIC SQUARE FOOTAGE: REAR PORCH: 127 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: .85 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 1.38 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 2 @ 69 SQ. FT. EACH
TOTAL: 1.38 SQ. FT.

ATTIC SQUARE FOOTAGE: SIDE PORCH: 44 TOTAL
TOTAL SQ. FT./ 150 MIN. REQ'D: 0.29 TOTAL SQ. FT./ 150 REQ'D
VENT SQUARE FOOTAGE PROVIDED: 1.38 TOTAL UPPER SQ. FT. PROVIDED
CALCULATIONS:
A. ROOF VENTS: (OHAGENS) 2 @ 69 SQ. FT. EACH
TOTAL: 1.38 SQ. FT.

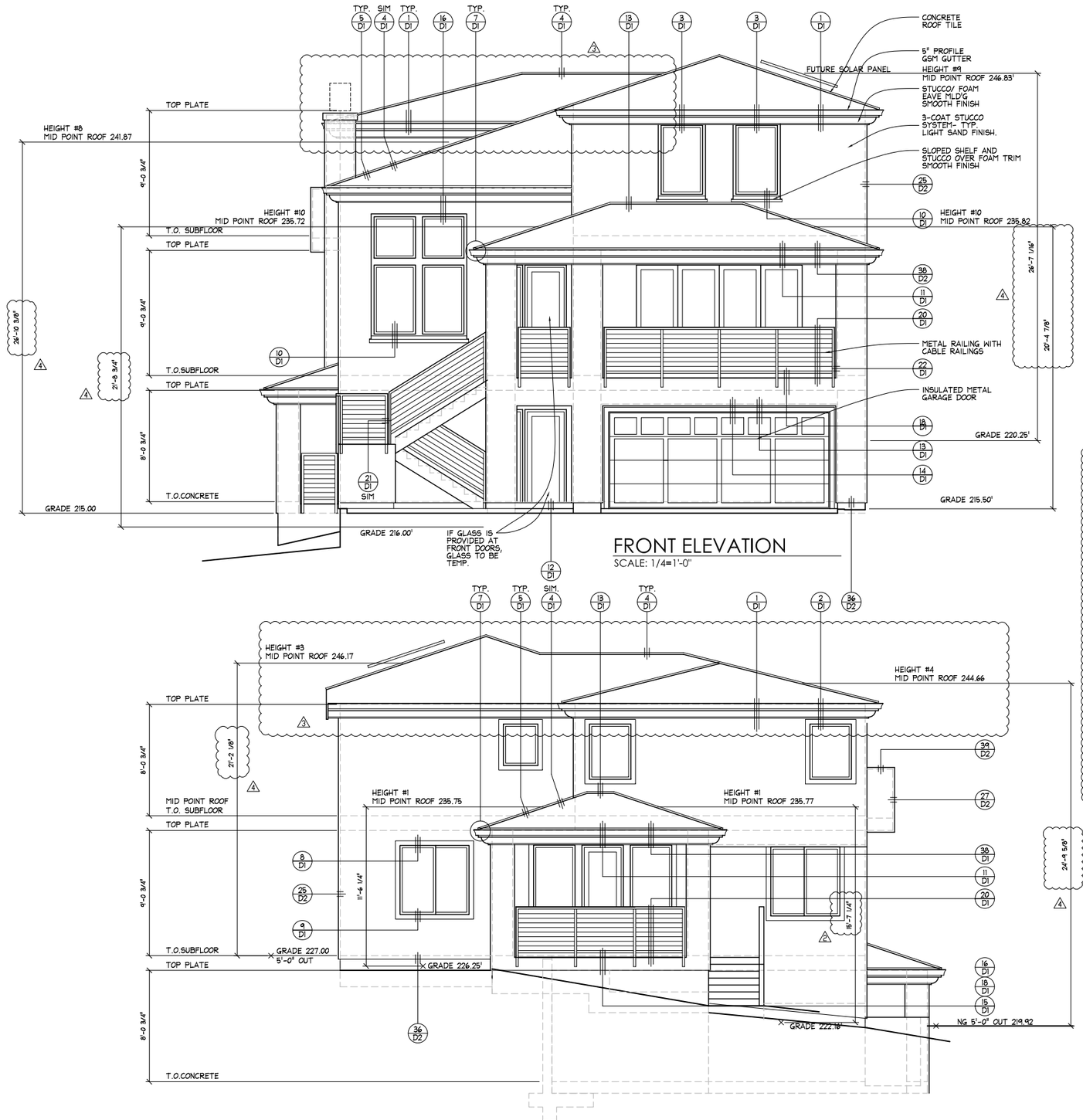
RETAINING WALL ELEVATIONS

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

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
3	PLAN CHECK	08/28/17			

LICENSED ARCHITECT MARK B. LEE No. C012684 Ren. 10-31-17 STATE OF CALIFORNIA

A9



FRONT ELEVATION

SCALE: 1/4=1'-0"

REAR ELEVATION

SCALE: 1/4=1'-0"

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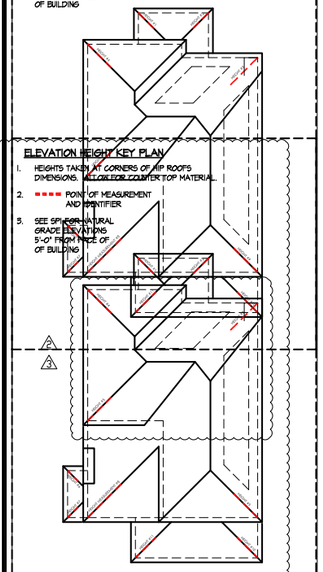
ELEVATION HEIGHT KEY PLAN

1. HEIGHTS TAKEN AT CORNERS OF HIP ROOFS DIMENSIONS. ALLOW FOR COUNTER TOP MATERIAL.
2. POINT OF MEASUREMENT AND IDENTIFIER
3. SEE SP1 FOR NATURAL GRADE ELEVATIONS 5'-0" FROM FACE OF OF BUILDING



ELEVATION HEIGHT KEY PLAN

1. HEIGHTS TAKEN AT CORNERS OF HIP ROOFS DIMENSIONS. ALLOW FOR COUNTER TOP MATERIAL.
2. POINT OF MEASUREMENT AND IDENTIFIER
3. SEE SP1 FOR NATURAL GRADE ELEVATIONS 5'-0" FROM FACE OF OF BUILDING

BUILDING ELEVATIONS

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

	REVIEW	04/21/17			
	SUBMITTAL/BID	05/01/17			
1	PLAN CHECK	06/09/17			
2	PLAN CHECK	07/18/17			
3	PLAN CHECK	08/28/17			
4	GRADES	10/11/17			

LICENSED ARCHITECT
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A10