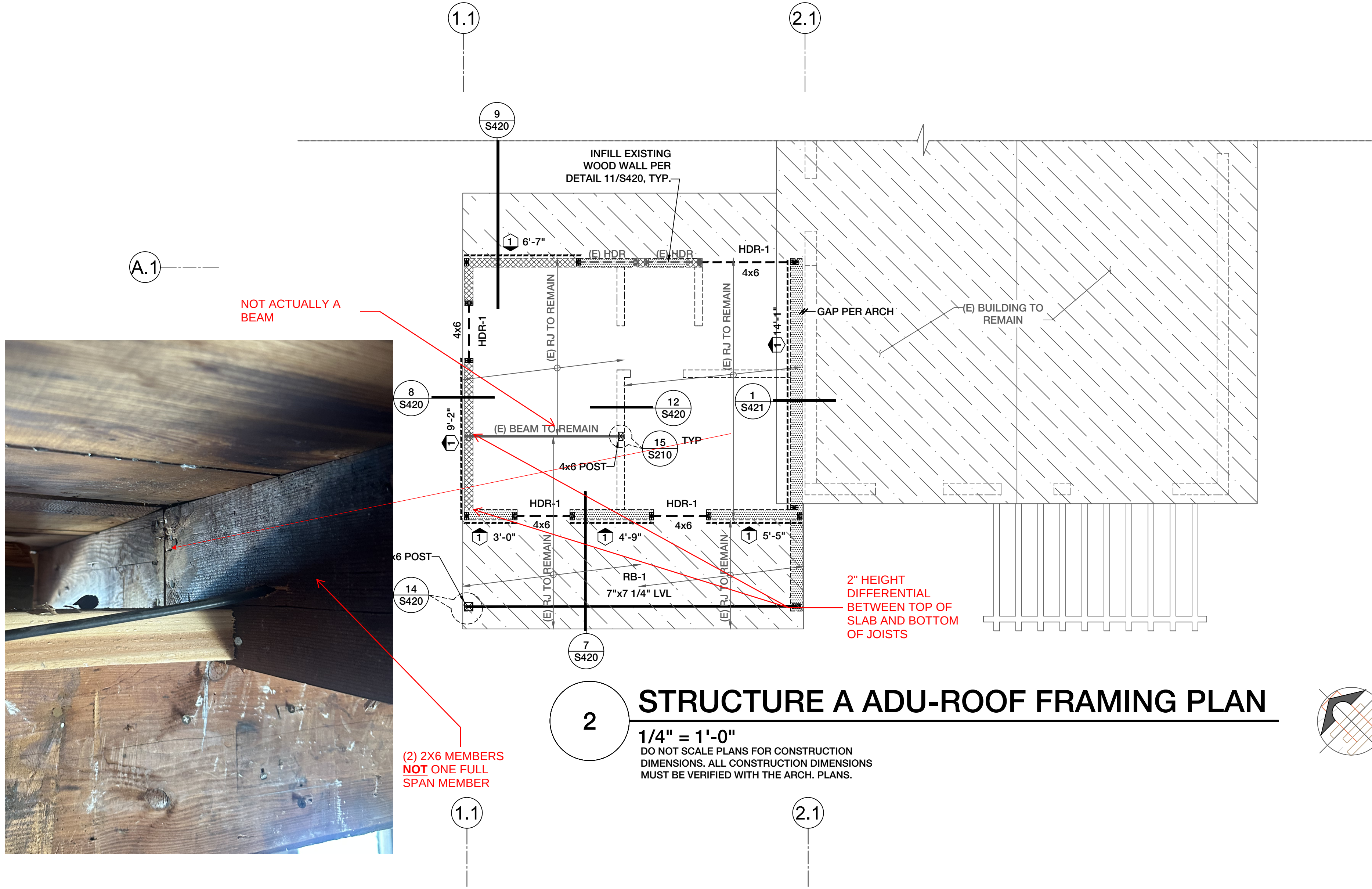


10/21/2025, 11:13:38 AM
PRJ-1103761
Hamza Almalah

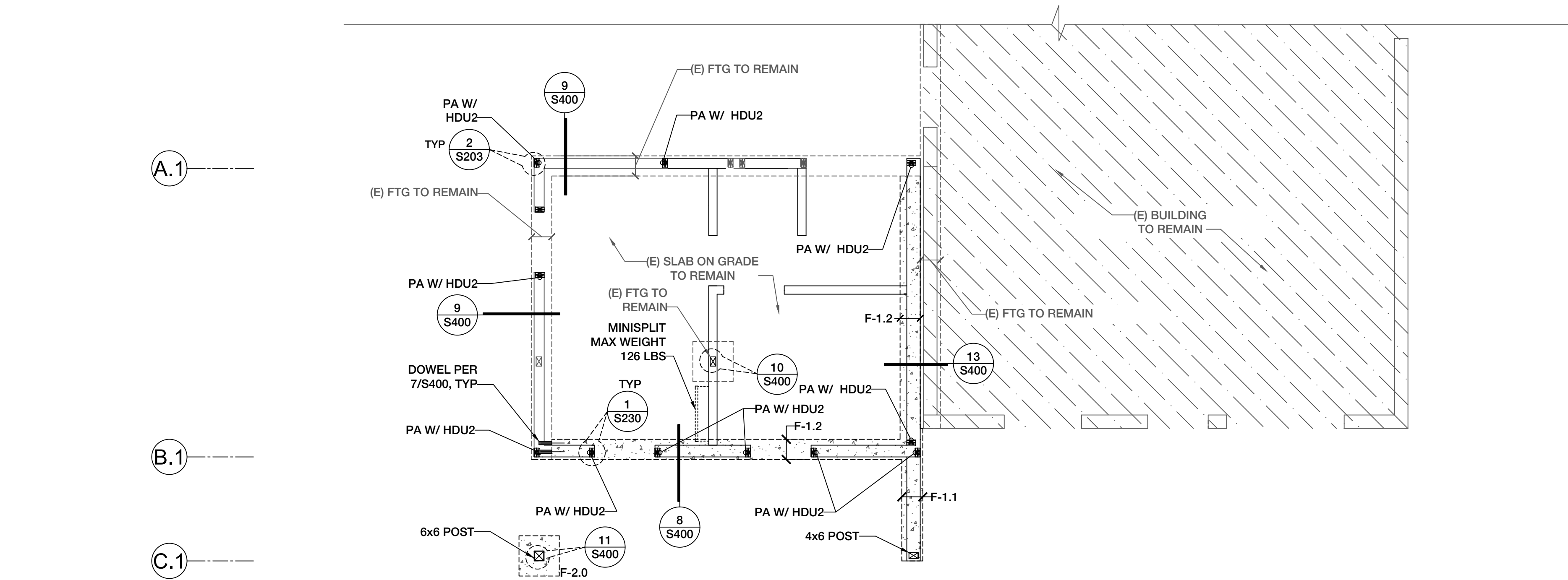


STRUCTURE A ADU-ROOF FRAMING PLAN

2

1/4" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS.

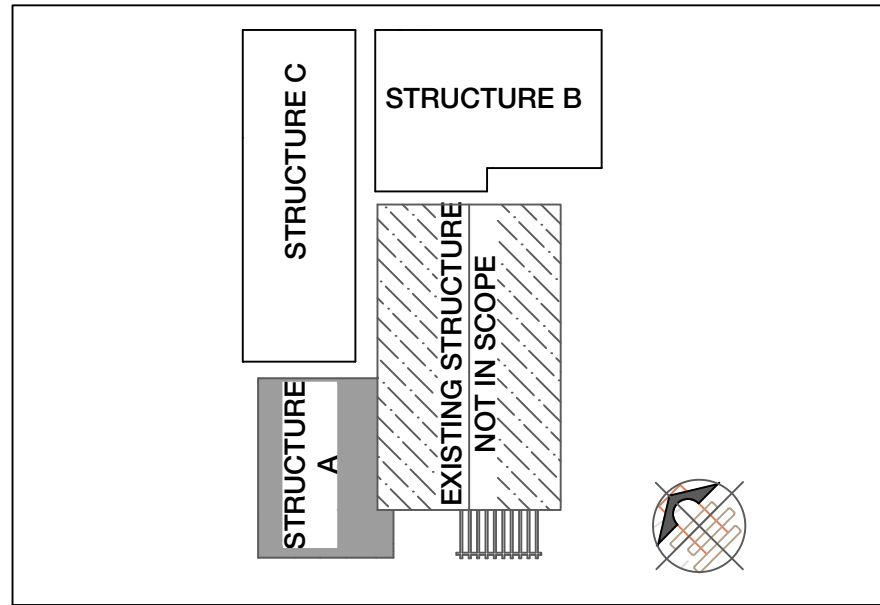


STRUCTURE A ADU-FOUNDATION PLAN

1

1/4" = 1'-0"

DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS. ALL CONSTRUCTION DIMENSIONS MUST BE VERIFIED WITH THE ARCH. PLANS.



KEY PLAN

SOILS DECLARATION

THE UNDERSIGNED ACKNOWLEDGES BY THEIR SIGNATURE THAT THE PRESUMPTIVE ALLOWABLE BEARING CAPACITY OF 1,500 PSF IS ALLOWED FOR THE FOUNDATION DESIGN WHERE THE FOUNDATIONS ARE FOUNDED IN NON-EXPANSIVE NATURAL GROUND. THE UNDERSIGNED ACKNOWLEDGES THAT A GEOTECHNICAL REPORT PREPARED BY A LICENSED DESIGN PROFESSIONAL MAY BE REQUIRED IF THE BUILDING INSPECTOR OBSERVES AND/OR SUSPECTS THAT FILL MATERIAL OR EXPANSIVE SOILS ARE PRESENT IN THE BUILDING AREA.

OWNER SIGNATURE _____ DATE _____
PRINT NAME _____

FOUNDATION NOTES

- DIMENSIONS, STEPS, RECESSES, CURBS, SLOPES, DRAINS, PENETRATIONS, FINISH SURFACES, AND ELEVATIONS SHALL BE LOCATED, COORDINATED, AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. CONTACT SEOR WITH DIMENSIONAL DISCREPANCIES.
- ADDITIONAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER STRUCTURAL GENERAL NOTES, S100.
- SPECIAL INSPECTION REQUIREMENTS PER THE SPECIAL INSPECTION SCHEDULE.
- THE GRADE SHALL BE SLOPED TO FALL A MINIMUM 6" WITHIN 10'-0" AWAY FROM THE BUILDING FOOTPRINT.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF NATURAL GRADE SHALL BE PRESSURE-TREATED.
- HOLDOWN SHALL BE TIED IN PLACE PRIOR TO PREPOUR OBSERVATION. HOLDDOWNS SHALL BE INSTALLED PER 1/S230.
- FOOTINGS SHALL BEAR ON NON-EXPANSIVE NATURAL GROUND.
- 5" THICK CONCRETE SLAB-ON-GRADE W/ #4 @ 16" OC EW, TYPICAL INTERIOR CONCRETE SLABS SHOULD BE PLACE OVER A CAPILLARY BREAK LAYER. 2" SAND OVER & BELOW 15 MIL PLASTIC MOISTURE BARRIER MEETING ALL CRITERIA OF CLASS A PER ASTM 1745. INSTALLED ACCORDING TO MANUFACTURER.
- TYPICAL DETAILS PER:
 - S200 & S203 FOUNDATION & REINFORCING
 - S230 SHEAR WALL & ANCHORAGE

LEGEND

DESCRIPTION	SYMBOL
POST BELOW	
POST ABOVE	
(E) POST BELOW	
WALL ABOVE	
STRUCTURAL WALLS BELOW	
NON STRUCTURAL WALLS BELOW	
(E) STRUCTURAL WALLS BELOW	
SHEAR WALL PER SHEAR PANEL SCHEDULE	
HEADER PER 6/S210	
DRAW STRAP	
FOOTING	
(E) FRAMING TO REMAIN	

FRAMING NOTES

- DIMENSIONS, STEPS, RECESSES, CURBS, SLOPES, DRAINS, PENETRATIONS, FINISH SURFACES, AND ELEVATIONS SHALL BE LOCATED, COORDINATED, AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. CONTACT SEOR WITH DIMENSIONAL DISCREPANCIES. ADDITIONAL NOTES, DESIGN CRITERIA, ABBREVIATIONS AND LEGEND PER STRUCTURAL GENERAL NOTES, S100.
- ALL CEILING AND FLOOR BEAMS SHALL HAVE MINIMUM (F1 DF 4x6) (2x STUD PACK) TO MATCH WITH PLIES OF SUPPORTED BEAM. BEAMS SHALL HAVE SIMPSON A34 CLIP EA END OF CONNECTION TO TOP PLATE. ALL ISOLATED STUD PACKS AND POSTS SHALL HAVE SIMPSON CCG OR ECCQ POST CAP AND CB POST BASE UNLESS NOTED OTHERWISE.
- DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THE HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- EACH END OF SHEAR WALLS SHALL HAVE A VERTICAL MST48 STRAP INSTALLED AT FLOOR LEVEL UNLESS NOTED OTHERWISE.
- FASTEN COILED STRAPS 3'-0" TO ADJOINING SHEAR WALLS, MINIMUM.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED FOR BLOCKED DIAPHRAGM WITH NAILING LESS THAN 4" OC.
- ALL WOOD EXPOSED TO CONCRETE, WEATHER, WITHIN 8" OF NATURAL GRADE SHALL FLUSH WITH A WALKING SURFACE SHALL BE PRESSURE-TREATED.
- PLATE SPLICES SHALL BE PER 4/S210.
- CEILING JOIST NOT SHOWN SHALL BE PER CEILING JOIST SCHEDULE, 12/S210.
- HANGERS SHALL BE PER HANGER SCHEDULE, 3/S210 UNLESS NOTED OTHERWISE.
- TYPICAL DETAILS PER:
 - S210 FRAMED CONNECTIONS & HANGER SCHEDULE
 - S220 FRAMED CONNECTIONS
 - S230 SHEAR WALLS & DIAPHRAGMS
 - S231 SHEAR TRANSFER

SHEAR PANEL FRAMING NOTES

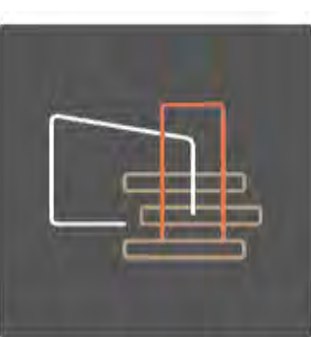
- MINIMUM SHEAR WALL LENGTHS ARE PER PLAN AND ARE BASED ON OUTSIDE FACE-TO-OUTSIDE FACE OF TIEDOWN/HOLDOWN POSTS. CONTACT SEOR WITH DIMENSIONAL DISCREPANCIES IF MINIMUM LENGTHS ARE NOT MET.
- SHEATHING SHALL BE LOCATED ON SIDE OF WALL WHERE SHEAR WALL SYMBOL OCCURS. CONTACT SEOR IF DISCREPANCIES OCCUR IN CONSTRUCTION.
- ALL EXTERIOR WALLS SHALL BE SHEAR WALL TYPE 1 UNLESS NOTED OTHERWISE.
- STRAPS SHOWN SHALL BE INSTALLED AT FLOOR LEVEL FROM THE WALLS AT THE LEVEL BELOW CONTINUOUS TO THE WALLS AT THE LEVEL ABOVE.
- SHEAR PANEL SHEATHING THICKNESS, NAILING, STUDS AND STRAPS PER SHEAR PANEL SCHEDULE, 3/S230.
- TYPICAL DETAILS PER:
 - S210 FRAMED CONNECTIONS & HANGER SCHEDULE
 - S220 FRAMED CONNECTIONS
 - S230 SHEAR WALLS & DIAPHRAGMS
 - S231 SHEAR TRANSFER

EXISTING STRUCTURE NOTES

- ALL EXISTING MEMBER DIMENSIONS, LOCATIONS, SIZES AND SPAN DIRECTIONS SHALL BE FIELD VERIFIED.
- PEI SHALL BE NOTIFIED OF DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE BUILDING, NEW AND EXISTING, CONSTRUCTION, DURING THE DEMOLITION AND CONSTRUCTION PHASES., EXISTING STRUCTURES SHALL BE CONTINUOUSLY SHORED TO THE FOUNDATION AS REQUIRED.
- PEI SHALL BE NOTIFIED OF ALL DAMAGED, ALTERED, AND/OR ROTTED EXISTING STRUCTURAL ELEMENTS DISCOVERED. MEMBERS SHALL BE REPLACED AS DIRECTED.

FOOTING SCHEDULE

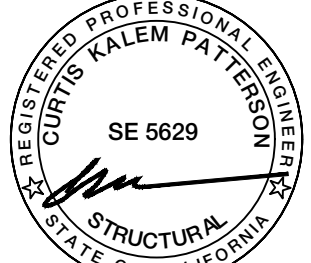
MARK	SIZE	REINF	NOTES
F-1.1	15" Wx18" DP	(2) #5 T&B	-----
F-1.2	12" Wx12" DP	(2) #5 T&B	-----
F-2.0	2'-0" SQx12" DP	(4) #5 B EW	-----



PATTERSON
ENGINEERING
INC.

928 FORT STOCKTON DR
SUITE 201
SAN DIEGO, CA 92103
P: (858) 605-0937

www.pattersoneng.com



LUNA ADU'S DEVELOPMENT

XXXX LUNA AVE.
SAN DIEGO, CA 92117

PROJECT #24090130

DESIGNER / ARCHITECT

tenseventyarchitecture.com
Ten Seventy Architecture
4411 30th St.
Suite 202
San Diego, CA 92116



REVISIONS

REV	REVISION	DATE
	P.C. COMMENTS	09/12/25
	ARCH CHANGES	08/18/25
	P.C. RESPONSE	03/26/25

DRAWING STATUS

- ☐ PRELIMINARY (NOT FOR CONST)
☐ PLAN CHECK
☒ CONSTRUCTION DOCUMENTS
☐ OTHER:

CONTENT

STRUCTURE A ADU
ROOF FRAMING
PLAN & FOUNDATION
PLAN

DRAWN BY: SCG
CHECKED BY: AO
DATE: 10/30/24

SHEET

S321

SLOPING TOWARD POST



SLOPING AWAY FROM POST

