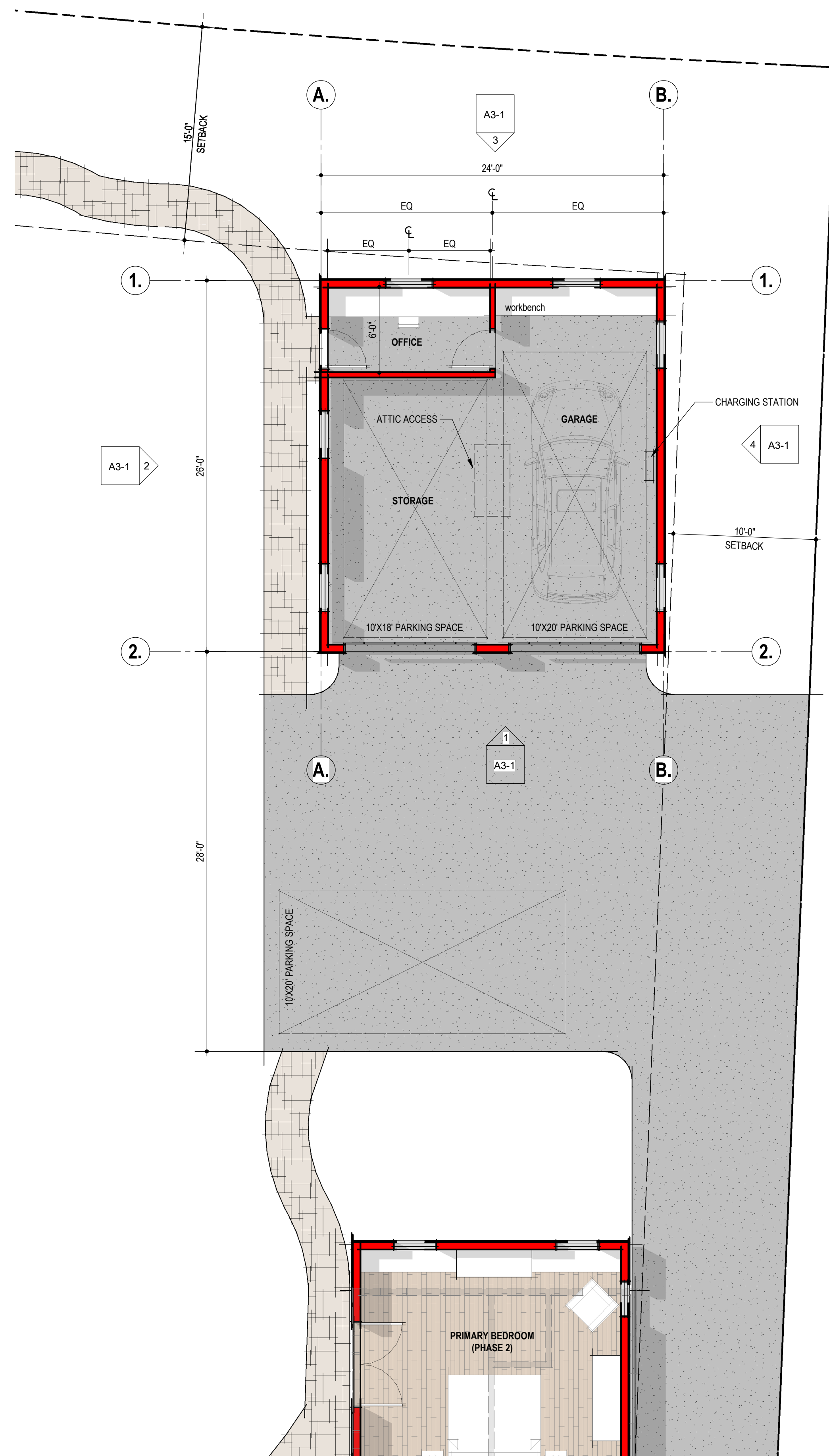
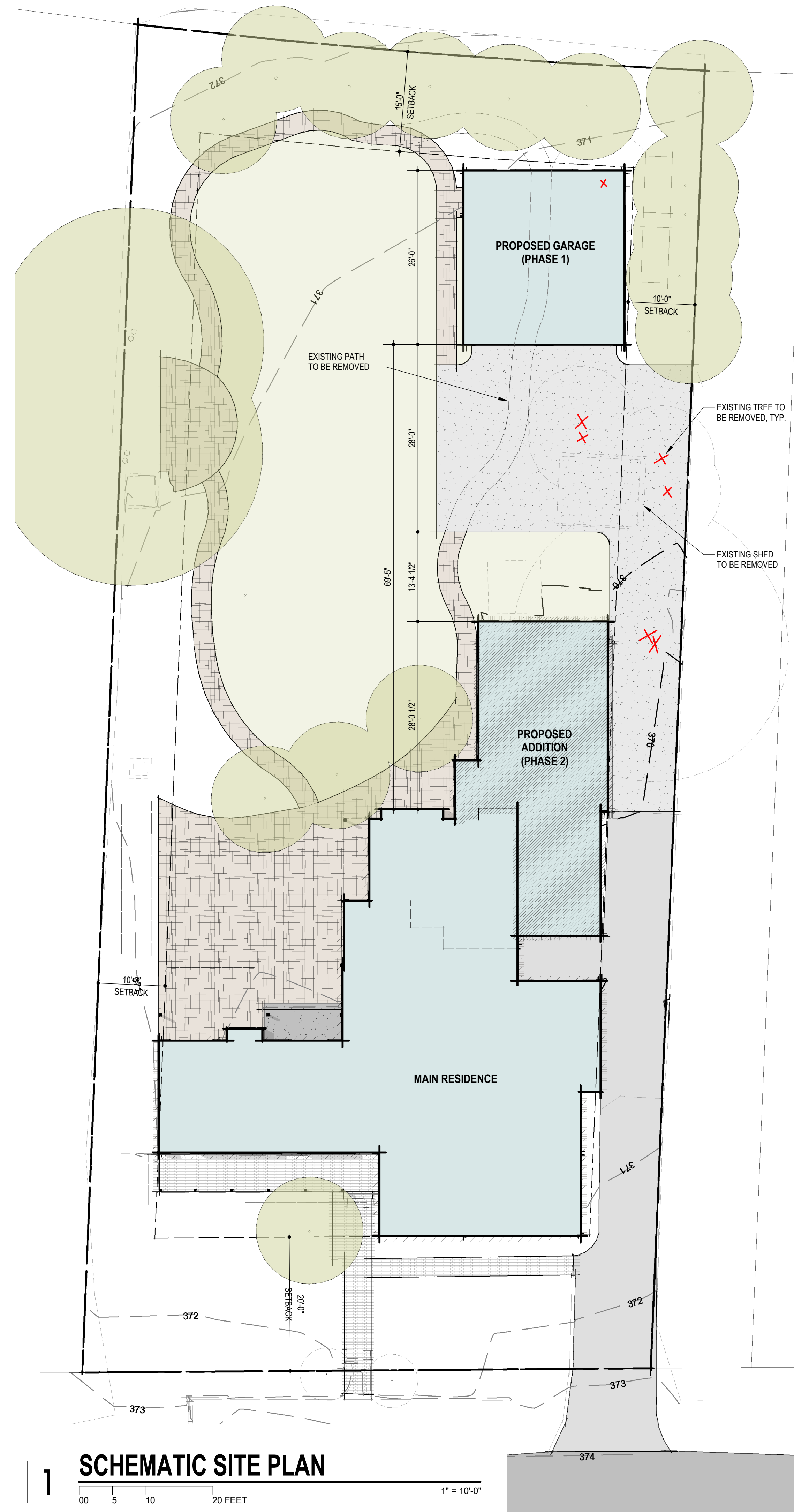
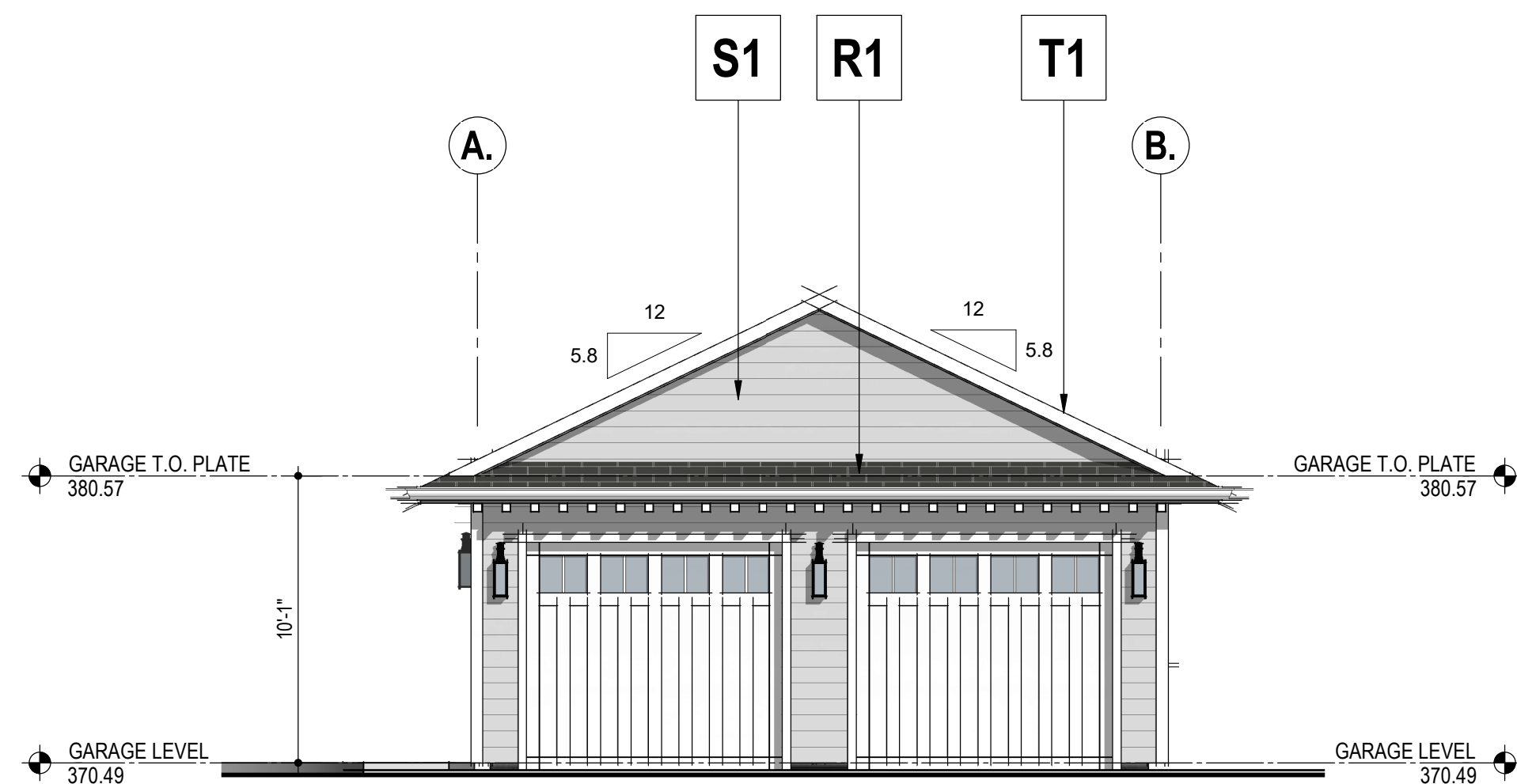




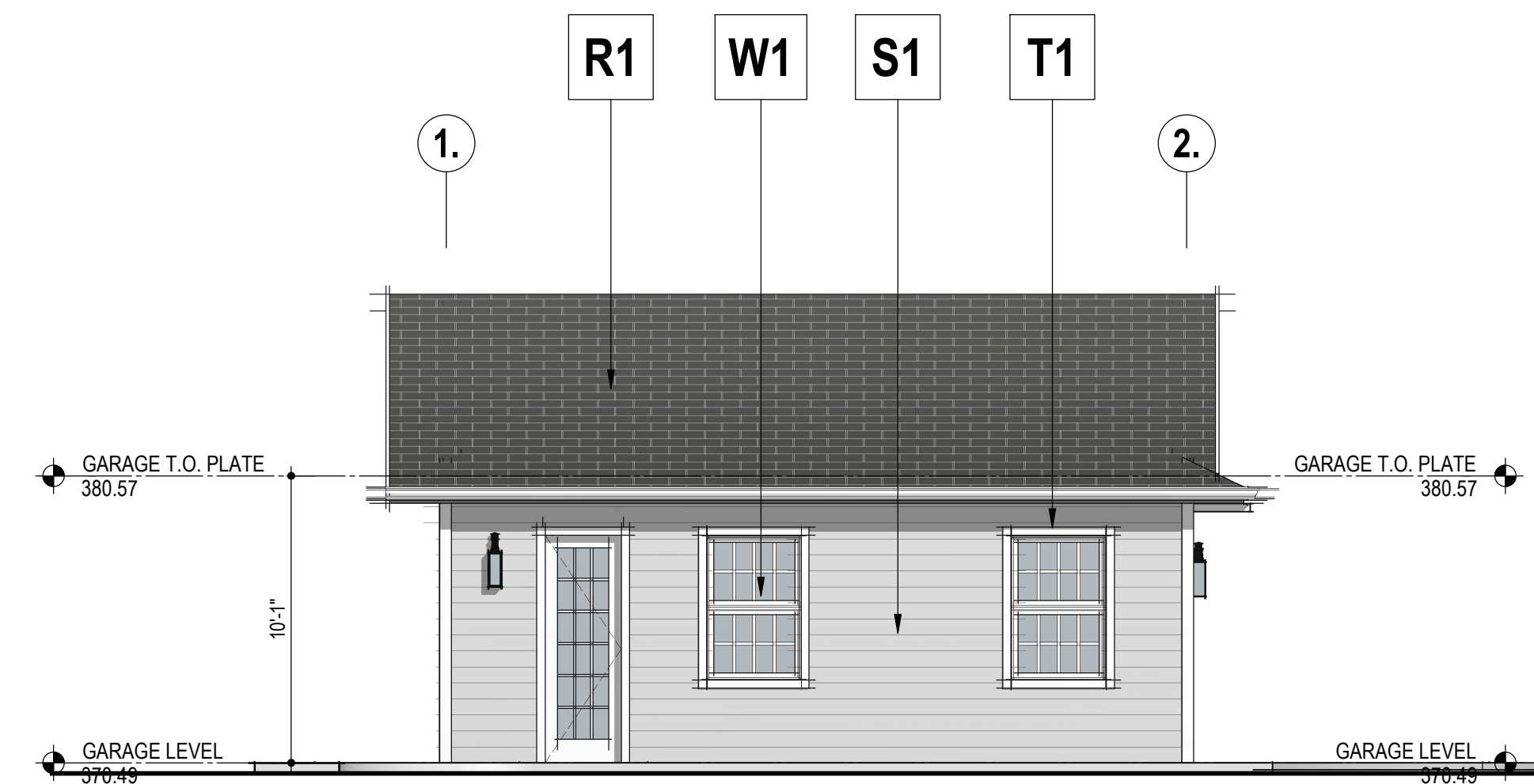
2 SCHEMATIC GARAGE PLAN
 00 02 04 08 16 FEET
 3/16" = 1'-0"



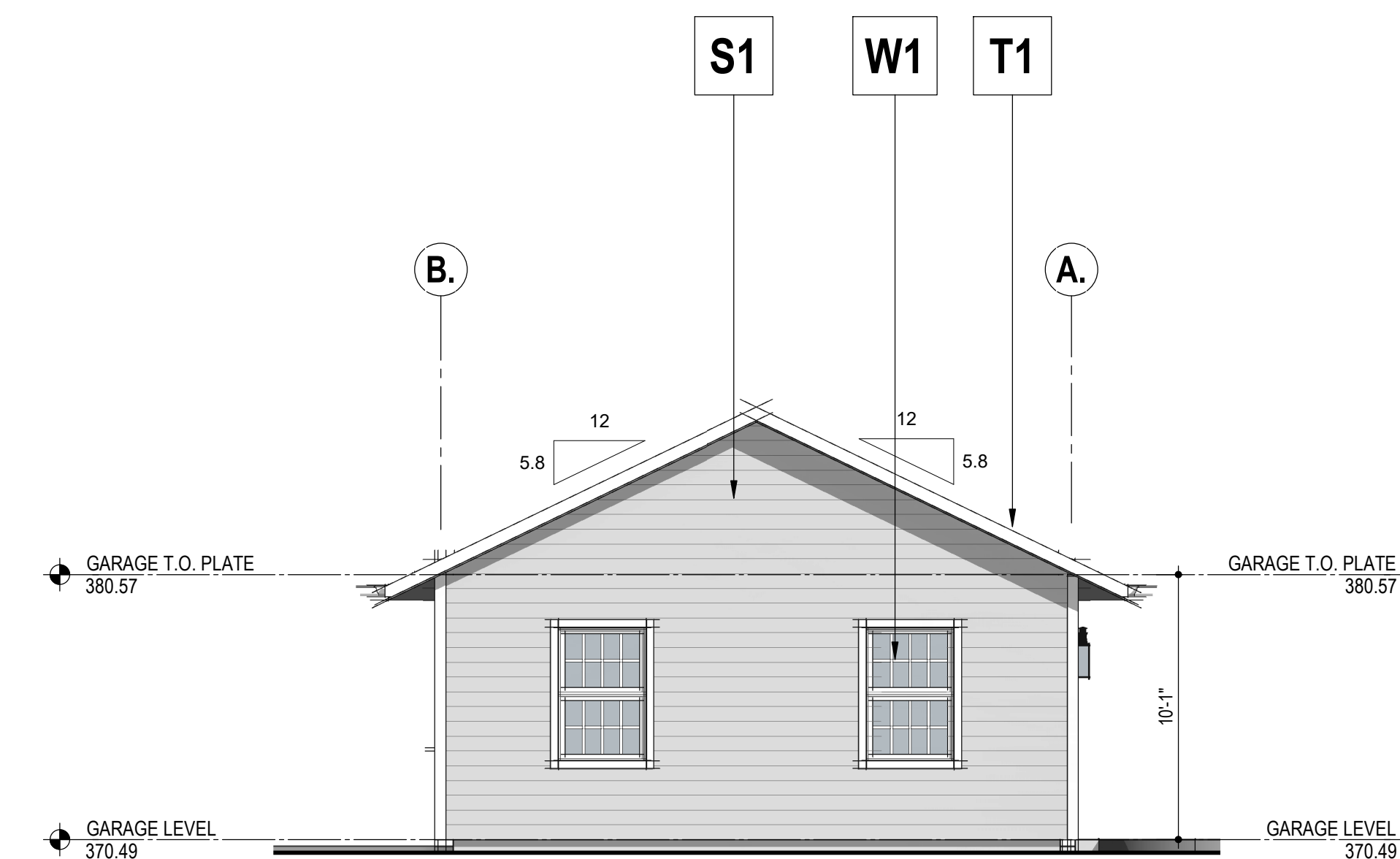
1 SCHEMATIC SITE PLAN
 00 5 10 20 FEET
 1" = 10'-0"



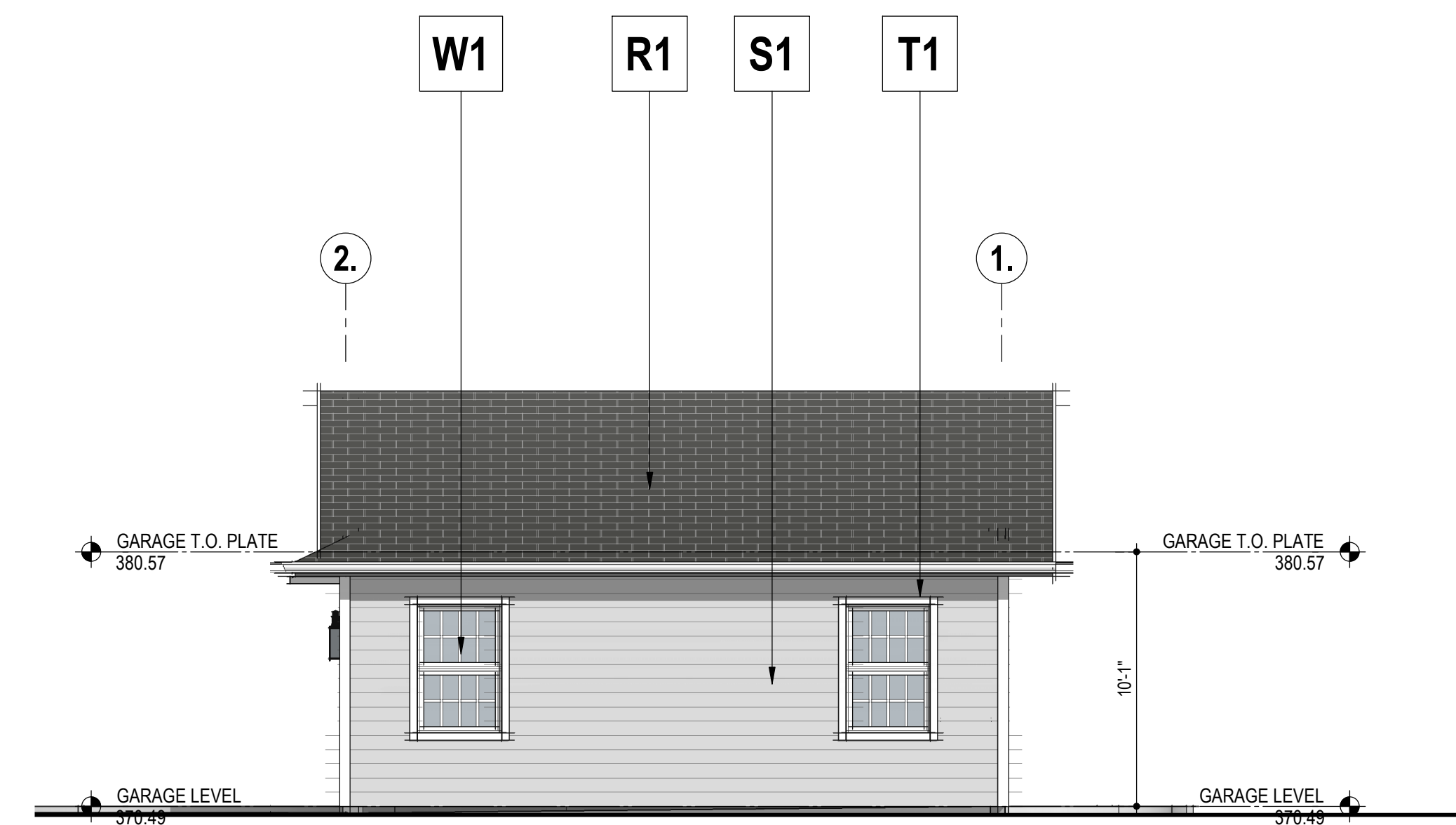
1 EAST ELEVATION



2 SOUTH ELEVATION

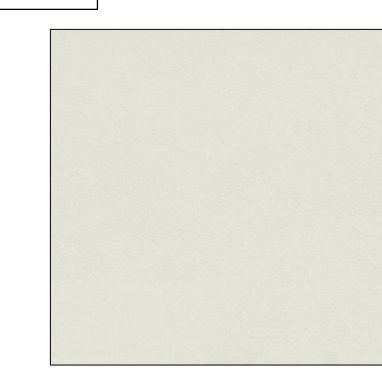


3 WEST ELEVATION

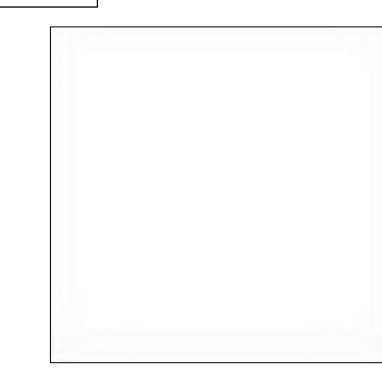


4 NORTH ELEVATION

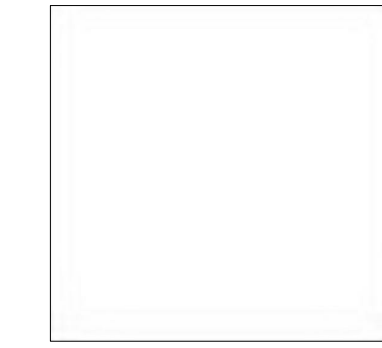
S1 SIDING 1
HORIZONTAL WOOD
COLOR: MATCH EXISTING



T1 TRIM 1
RADIATA PINE
COLOR: MATCH EXISTING



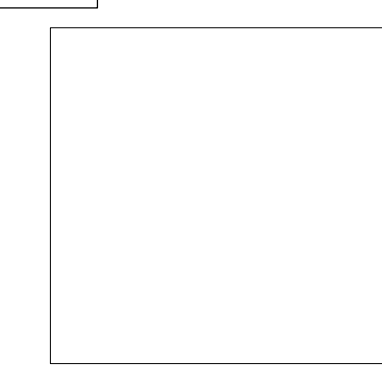
W1 WINDOWS & DOORS
EAGLE BY ANDERSON ALUM.
CLAD WINDOWS / DOORS
COLOR: COLONY WHITE



R1 ROOFING
CERTAINTED LANDMARK
ASPHALT SHINGLE
COLOR: MATCH EXISTING



L1 LIGHTING
TBD



MATERIAL AND COLOR PALETTE

EXTERIOR ELEVATION MATERIAL LEGEND NOTES:
1. ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON-SITE MOCK-UP. NOTIFY ARCHITECT FOR REVIEW PRIOR TO CONTACTING DESIGN REVIEW.

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC); THE MOST RECENT VERSIONS OF THE CMC, CPC AND CEC; ALL APPLICABLE LOCAL CODES AND ORDINANCES; AND LOCALLY ACCEPTED STANDARDS OF PRACTICE.
2. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED EXCLUSIVELY FOR USE ON THIS PROJECT ONLY. THE DRAWINGS AND SPECIFICATIONS, OR PORTIONS THEREOF, SHALL NOT BE USED ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION OF THE ENGINEER.
3. WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION.
4. STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL SYSTEMS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING CONSTRUCTION.
5. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FINISH MATERIALS AND THEIR LOCATIONS; FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR STAIRS, CURBS, ETC.
6. ALL DETAIL REFERENCES SHALL BE CONSIDERED "TYPICAL". THE INTENT OF TYPICAL DETAILS SHALL BE APPLIED TO SIMILAR CONDITIONS ELSEWHERE IN THE PROJECT. WHEN DETAILS LABELED "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE GENERAL INTENT OF THE DETAIL TO THE REFERENCED CONDITION.
7. **THE CONTRACTOR SHALL REVIEW ALL DRAWINGS IMMEDIATELY UPON RECEIPT AND SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.**
8. STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS OF PRACTICE TO MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE EDITION OF THE CBC. ANY OMISSIONS OR DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS THAT ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATED ON THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION. ALL WORK SHALL BE COORDINATED SO COOPERATION BETWEEN THE TRADES IS ACCOMPLISHED.
9. CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH THE GOVERNING CODES AND LOCAL ORDINANCES.
10. THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO CARRY THE SUPERIMPOSED LIVE LOADS AS PRESCRIBED BY THE CALIFORNIA BUILDING CODE AND IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES, WITH NO SPECIAL PROVISIONS TO CARRY CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT.
11. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURE TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
12. THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, BRACING, AND SHORING SYSTEMS AS REQUIRED FOR INSTALLATION, STABILITY AND SAFETY OF NEW WORK AND EXISTING STRUCTURES, PIPING, AND FOUNDATION SYSTEMS. CONTRACTOR SHALL ALSO PROVIDE FOR THE SAFETY OF PEDESTRIANS AND JOB SITE PERSONNEL. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING CONSTRUCTION FROM INCMENET WEATHER AND PHYSICAL DAMAGE.
13. CONTRACTOR SHALL COORDINATE WITH THE CITY TO ENSURE ALL INSPECTIONS (INCLUDING SPECIAL INSPECTIONS) ARE COMPLETED PER THE LOCAL BUILDING DEPARTMENT REQUIREMENTS. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS AND SPECIFICATIONS.
14. IF PROVIDED, OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER IS INTENDED TO IMPROVE THE PROBABILITY THAT THE WORK IS COMPLETED IN GENERAL CONFORMANCE WITH THE ENGINEERING INTENT OF THE DESIGN. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLETING THE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, GENERALLY ACCEPTED STANDARDS OF PRACTICE, AND CITY/COUNTY REQUIRED INSPECTIONS.
15. ALL FRAMING HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONGTIE, OR EQUAL. ALTERNATE FRAMING HARDWARE MANUFACTURERS SHALL NOT BE PROVIDED UNLESS SPECIFICALLY AUTHORIZED BY THE ENGINEER AND THE BUILDING OWNER. IF ALTERNATE HARDWARE SYSTEMS ARE AUTHORIZED, THE CONTRACTOR SHALL FORWARD COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

FOUNDATION NOTES

1. FOOTING DEPTH DIMENSION ARE INTO UNDISTURBED SOIL OR ENGINEERED FILL APPROVED BY THE GEOTECHNICAL ENGINEER, IF APPLICABLE. FINAL FOOTING DEPTH SHALL BE MEASURED FROM LOWEST ADJACENT GRADE OR BOTTOM OF APPROVED FILL.
2. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER (IF APPLICABLE) SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.
3. MINIMUM CLEARANCE OF 8" SHALL BE PROVIDED BETWEEN EARTH AND WOOD IN ALL LOCATIONS PER CBC 2304.12
4. **DRAINAGE AND SURFACE RUNOFF:**
PERIMETER GRADES SHOULD BE POSITIVELY SLOPED AT ALL TIMES TO PROVIDE FOR RAPID REMOVAL OF SURFACE WATER RUNOFF AWAY FROM THE FOUNDATION SYSTEMS AND TO PREVENT PONDING OF WATER UNDER FOUNDATIONS OR SEPERAGE TOWARD THE FOUNDATION SYSTEMS AT ANY TIME DURING OR AFTER CONSTRUCTION. PONDED WATER MAY CAUSE UNDESIRABLE SOIL SWELL OR SETTLE AND LOSS OF STRENGTH.
A. AS A MINIMUM REQUIREMENT, FINISHED GRADES SHOULD HAVE SLOPES OF AT LEAST 5 PERCENT WITHIN 10 FEET FROM THE EXTERIOR WALLS AND AT RIGHT ANGLES TO ALLOW SURFACE WATER TO DRAIN POSITIVELY AWAY FROM THE STRUCTURE. FOR PAVED AREAS, THE SLOPE GRADIENT CAN BE REDUCED TO 2 PERCENT.
- B. ALL SURFACE WATER SHOULD BE COLLECTED AND DISCHARGED INTO APPROVED DRAINAGE FACILITIES. APPROVED DRAINAGE FACILITIES SHALL BE SPECIFIED BY THE THE CIVIL ENGINEER, IF APPLICABLE.
- C. ALL ROOF STORMWATER SHOULD BE COLLECTED AND DIRECTED TO DOWNSPOUTS. STORMWATER FROM ROOF DOWNSPOUTS SHOULD NOT BE ALLOWED TO DISCHARGE DIRECTLY ONTO THE GROUND SURFACE IN CLOSE PROXIMITY TO THE FOUNDATION SYSTEM. RATHER, STORMWATER FROM ROOF DOWNSPOUTS SHOULD BE DIRECTED BY AN IMPERMEABLE SURFACE INTO THE STREET OR TO AN APPROVED DRAINAGE FACILITY. IF THIS IS NOT ACCEPTABLE, WE RECOMMEND DOWNSPOUTS DISCHARGE AT LEAST 5 FEET AWAY FROM FOUNDATIONS.
5. **OVER-OPTIMUM SOIL MOISTURE CONDITIONS:**
THE CONTRACTOR SHOULD ANTICIPATE ENCOUNTERING EXCESSIVELY OVER-OPTIMUM (WET) SOIL MOISTURE CONDITIONS DURING WINTER OR SPRING GRADING, OR DURING OR FOLLOWING PERIODS OF RAIN. IN ADDITION, WET SOIL CONDITIONS MAY BE ENCOUNTERED NEAR THE BOTTOM OF EXCAVATIONS. WET SOIL CAN MAKE PROPER COMPACTION DIFFICULT OR IMPOSSIBLE. WET SOIL CONDITIONS SHALL BE MITIGATED BY APPROVED MEANS.
6. **VAPOR TRANSMISSION**
WHERE MOISTURE VAPOR TRANSMISSION IS A CONCERN, CONSULT A WATERPROOFING EXPERT. THE ELIMINATION OF MOISTURE TRANSMISSION IS OUTSIDE THE SCOPE OF THESE PLANS.
A. AT A MINIMUM, A TIGHT, WATER VAPOR RETARDER SHOULD BE INSTALLED BELOW ALL SLAB FOUNDATIONS SYSTEMS TO REDUCE MOISTURE CONDENSATION UNDER FLOOR COVERINGS. THE VAPOR RETARDER SHOULD MEET ASTM E 1745 CLASS A REQUIREMENTS FOR WATER VAPOR PERMEABILITY, TENSILE STRENGTH, AND PUNCTURE RESISTANCE. VAPOR TRANSMISSION THROUGH THE SLAB FOUNDATIONS CAN ALSO BE REDUCED BY USING HIGH STRENGTH CONCRETE WITH A LOW WATER-CEMENT RATIO.
7. DEEPEN PERIMETER FOOTINGS AS REQUIRED WHERE FOOTING, OR EDGE OF SLAB, IS WITHIN 3'-0" OF EDGE OF BIO-SWALE, BIO-RETENTION FACILITIES, TRENCHES, ETC. DEEPEN FOOTING SUCH THAT A 1:1 PLANE IS MAINTAINED BETWEEN BOTTOM OF FOOTING AND BOTTOM OF ADJACENT EXCAVATION. SEE DTL. 307 FOR MORE INFORMATION.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
9. CONTRACTOR TO REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
11. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.

SYMBOLS LEGEND

- NOT ALL SYMBOLS USED IN THE DRAWING ARE LISTED BELOW. REFER TO AMERICAN WELDING SOCIETY PUBLICATIONS FOR WELDING SYMBOLS.
- (LENGTH)
SW # INDICATES SHEAR WALL NUMBER AND MINIMUM DESIGN LENGTH.
103
SD1 SHEAR WALL SHALL BE AS NOTED IN THE SHEAR WALL SCHEDULE.
- INDICATES HOLDOWN TYPE AS MANUFACTURED BY THE "SIMPSON STRONGTIE COMPANY." HOLDOWNS SHALL BE AS NOTED IN THE HOLDOWN SCHEDULE, PER 203
SD2
- INDICATES INTERIOR BEARING WALL BELOW

SHEAR WALL NOTES

1. WHERE A STRUCTURAL SHEAR WALL IS INDICATED ON PLANS THE ASSEMBLY SHALL RUN HORIZONTALLY AND CONTINUOUSLY TO THE NEAREST WALL OPENING OR END OF THE WALL; THE ASSEMBLY SHALL RUN VERTICALLY CONTINUOUSLY FROM THE BOTTOM OF THE NEAREST SOLE OR BOTTOM PLATE UP TO THE TOP OF THE NEAREST DOUBLE TOP PLATE (OR BEAM). ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED AND EDGE NAILED.
2. WHERE HOLDOWN POSTS OR STUDS ARE INDICATED AT THE END OF A SHEAR WALL, THE SHEAR PLYWOOD SHALL BE EDGE NAILED AND THE POST SHALL RUN CONTINUOUSLY FROM THE SOLE PLATE TO THE DOUBLE TOP PLATE. HOLDOWNS SHALL BE ATTACHED TO POSTS AT THE ENDS OF SHEAR WALL AND SHALL EXTEND TO EITHER FRAMING BELOW OR TO FOUNDATION AS SHOWN ON PLANS.
3. SEE SHEAR WALL SCHEDULE ON PLANS FOR REQUIRED SHEAR WALL NAILING, ANCHOR BOLTS, SILL NAILS, AND OTHER SHEAR TRANSFER HARDWARE.
4. SHEAR WALL PLYWOOD SHALL NOT BE CUT FOR PIPE, DUCTS, SLEEVES, ETC., U.N.O. OR DETAILED.
5. UNLESS OTHERWISE DETAILED, ALL INTERIOR SHEAR WALL SHALL BE CONTINUOUS TO THE ROOF OR FLOOR PLYWOOD IN ACCORDANCE WITH THE TYPICAL SHEAR TRANSFER DETAILS
6. PLYWOOD SHEETS LOCATED AT SHEAR WALL EDGES SHALL BE AT LEAST 12" WIDE. PLYWOOD EDGES SHALL BE EDGE NAILED TO ALL SHEAR WALL FRAMING MEMBERS. SEE SHEAR WALL SCHEDULE FOR FIELD NAILING REQUIREMENTS.
7. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL THAT REQUIRE 3x MUDDSILLS AND 3x FRAMING AT ADJOINING PLYWOOD PANEL EDGES. SILL PLATES, TOP PLATES AND MEMBERS IN THE FIELD OF INDIVIDUAL PLYWOOD PANELS DO NOT TYPICALLY BACK ADJOINING PANEL EDGES AND THUS MAY BE 2x.

OBSERVATION OF CONSTRUCTION

1. IN ADDITION TO OBSERVATIONS BY THE SOILS ENGINEER(IF APPLICABLE), AND CITY INSPECTOR, OBSERVATION OF THE CONSTRUCTION BY THE PROJECT ENGINEER IS RECOMMENDED FOR THIS PROJECT. THE CONTRACTOR SHALL PHASE THE PROJECT AND COORDINATE WITH THE ENGINEER TO ENSURE THAT THE PRIMARY STRUCTURAL ELEMENTS OF THE CONSTRUCTION ARE OBSERVED PRIOR TO COVERING WITH FINISHES OR OTHER MATERIALS. AS A MINIMUM, OBSERVATION BY THE ENGINEER IS RECOMMENDED AS FOLLOWS:
A. REINF. STEEL AND HARDWARE EMBEDDED IN THE FOUNDATION SHALL BE OBSERVED PRIOR TO CONC. PLACEMENT
B. SHEAR WALL AND FRAMING ELEMENTS SHALL BE OBSERVED PRIOR TO INSTALLATION OF FINISHES.
2. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF OUR VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT. DURING OUR VISITS, ADVANCED ENGINEERING WILL NOT BE MAKING DETAILED INSPECTIONS, OR VERIFYING DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING APPLICABLE CODES AND THE APPROVED CONSTRUCTION DOCUMENTS.

DEFERRED SUBMITTALS

1. THE FOLLOWING DEFERRED SUBMITTALS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO THE DOCUMENTS BEING SUBMITTED TO THE PROJECT ENGINEER, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS FOR 1.) COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, 2.) COORDINATION WITH OTHER TRADES, 3.) CONTRACTIBILITY, AND 4.) DIMENSIONAL ACCURACY. REVIEW OF THE SHOP DRAWINGS BY THE PROJECT ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLETING THE WORK IN CONFORMANCE WITH THE PROJECT DOCUMENTS.
A. ROOF TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER PRIOR TO FABRICATION OF THE TRUSSES.
2. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH A LETTER INDICATING IF THE SHOP DRAWINGS DEMONSTRATE GENERAL CONFORMANCE WITH THE INTENT OF THE STRUCTURAL DESIGN. THE CONFORMANCE LETTER FROM THE ENGINEER SHALL BE SUBMITTED TOGETHER WITH THE SHOP DRAWINGS TO THE BUILDING OFFICIAL FOR APPROVAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEPARTMENT APPROVAL OF ALL DEFERRED SUBMITTALS PRIOR TO BEGINNING OF CONSTRUCTION.

SPECIAL INSPECTIONS PER 2022 CBC 1701

1. IN ADDITION TO OBSERVATIONS BY THE CITY INSPECTOR AND THE PROJECT ENGINEER, SPECIAL INSPECTIONS BY AN ICC CERTIFIED SPECIAL INSPECTOR IS REQUIRED AS FOLLOWS:
A. EPOXY ANCHORS INSTALLED IN CONCRETE SHALL HAVE SPECIAL INSPECTION OF HOLE DEPTH & DIAMETER, MATERIALS, CLEANING PROCEDURES, AND INSTALLATION PER ICC-REPORT ICC-ES/ESR-2508 SECTION 4.4.3.
B. TITLED HD ANCHORS INSTALLED IN CONCRETE SHALL HAVE SPECIAL INSPECTION OF DRILLING AND INSTALLATION PER ICC-REPORT ICC-ES/ESR-2713 SECTION 4.4.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO ENSURE SPECIAL INSPECTION IS PROVIDED PER CITY REQUIREMENTS. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER AND MUST DEMONSTRATE THEIR QUALIFICATIONS TO THE ARCHITECT/ENGINEER OF RECORD AND THE BUILDING OFFICIAL. PENDING PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND THE BUILDING OFFICIAL, DP ADVANCED ENGINEERING, INC. MAY PERFORM SPECIFIC SPECIAL INSPECTION SERVICES IN LIEU OF AN ICC CERTIFIED SPECIAL INSPECTOR.

FASTENING SCHEDULE (C.B.C. TABLE 2304.10.2)

ITEM	DESCRIPTION OF CONNECTION	FASTENING (NOTE 1, 4, 8)		
		COMMON / BOX	SMOOTH SHANK	STAPLES
1	JOIST TO SILL OR GIRDER, TOE-NAIL	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
2	BRIDGING TO JOIST, TOE-NAIL EA. END	(2) 8d	(2) 3" x 0.131"	(2) 3"-14 GA.
3	1" x 6" SUBFLOOR OR LESS, TO EACH JOIST, FACE NAIL	(2) 8d	N.A.	N.A.
4	WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	(3) 8d	N.A.	N.A.
5	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d	N.A.	N.A.
6	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16"	3" x 0.131" AT 8" O.C.	3"-14 GA. AT 12" O.C.
	SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d AT 16"	(4) 3" x 0.131" AT 16" O.C.	(4) 3"-14 GA. PER 16" O.C.
7	TOP PLATE TO STUD, END NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
8	STUD TO SOLE PLATE, END NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
	STUD TO SOLE PLATE, TOE-NAIL	(4) 8d	(4) 3" x 0.131"	(3) 3"-14 GA.
9	DOUBLE STUDS, FACE NAIL	16d AT 24"	3" x 0.131" AT 8" O.C.	3"-14 GA. AT 8" O.C.
10	DOUBLED TOP PLATES, TYP. FACE NAIL	16d AT 16"	3" x 0.131" AT 12" O.C.	3"-14 GA. AT 12" O.C.
	DOUBLE TOP PLATES, LAP SPLICE	(8) 16d	(12) 3" x 0.131"	(12) 3"-14 GA.
11	BLOCKING BETWEEN JOISTS OR RAFTERS, TO TOP PLATE, TOE-NAIL	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
12	RIM JOIST TO TOP PLATE, TOE-NAIL	8d AT 6"	3" x 0.131" AT 6" O.C.	3"-14 GA. AT 6" O.C.
13	TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
14	CONTINUOUS HEADER, TWO PIECES	16d AT 16" ALONG EDGE	N.A.	N.A.
15	CEILING JOIST TO PLATE, TOE-NAIL	(3) 8d	(5) 3" x 0.131"	(5) 3"-14 GA.
16	CONTINUOUS HEADER TO STUD, TOE-NAIL	(4) 8d	N.A.	N.A.
17	CEILING JOISTS: LAPS OVER PARTITIONS, FACE NAIL (SEE C.B.C. TABLE 2308.10.4.1)	(3) 16d MIN.	(4) 3" x 0.131"	(4) 3"-14 GA.
18	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL (SEE C.B.C. TABLE 2308.10.4.1)	(3) 16d MIN.	(4) 3" x 0.131"	(4) 3"-14 GA.
19	RAFTER TO PLATE, TOE-NAIL (SEE C.B.C. TABLE 2308.10.1)	(3) 8d	(3) 3" x 0.131"	(3) 3"-14 GA.
20	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d	(2) 3" x 0.131"	(3) 3"-14 GA.
21	1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(3) 8d	N.A.	N.A.
22	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d	N.A.	N.A.
23	BUILT-UP CORNER STUDS	16d AT 24"	3" x 0.131" AT 16" O.C.	3"-14 GA. AT 16" O.C.
24	BUILT-UP GIRDERS AND BEAMS, FACE NAIL TOP AND BTM STAGG. ON OPP. SIDE	20d AT 32"	3" x 0.131" AT 24" O.C.	3"-14 GA. AT 24" O.C.
	BUILT-UP GIRDERS AND BEAMS, FACE NAIL AT ENDS AND AT EACH SPLICE	(2) 20d	(3) 3" x 0.131"	(3) 3"-14 GA.
25	2" PLANK TO EACH BEARING	16d	N.A.	N.A.
26	COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d	(4) 3" x 0.131"	(4) 3"-14 GA.
27	JACK RAFTER TO HIP, TOE-NAIL	(3) 10d	(4) 3" x 0.131"	(4) 3"-14 GA.
28	JACK RAFTER TO HIP, FACE NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
	ROOF RAFTER TO 2x RIDGE BEAM, TOE-NAIL OR FACE-NAIL	(2) 16d	(3) 3" x 0.131"	(3) 3"-14 GA.
29	JOIST TO BAND JOIST, FACE NAIL	(3) 16d	(4) 3" x 0.131"	(4) 3"-14 GA.
30	LEDGER STRIP, FACE NAIL	(3) 16d	(4) 3" x 0.131"	(4) 3"-14 GA.
31	WOOD STRUCTURAL PANELS AND PARTICLE BOARD (NOTE 2): SUBFLOOR, ROOF + WALL SHEATHING TO FRAMING:			
	1/2" AND LESS	6d (NOTE 3, 7)	2.375" x 0.113" (NOTE 9)	1.75" x 16 GA. (NOTE 10)
	19/32" TO 3/4"	8d (NOTE 4)	2.375" x 0.113" (NOTE 11)	2" x 16 GA. (NOTE 11)
	7/8" TO 1"	6d (NOTE 5)	N.A.	N.A.
	1-1/8" TO 1-1/4"	10d OR 8d (NOTE 4)	N.A.	N.A.
	SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING):			
	3/4" AND LESS	6d (NOTE 5)	N.A.	N.A.
	7/8" TO 1"	8d (NOTE 5)	N.A.	N.A.
	1-1/8" TO 1-1/4"	10d (NOTE 4)	N.A.	N.A.
	PANEL SIDING TO FRAMING (NOTE 2):			
32	1/2" AND LESS	6d (NOTE 6)	N.A.	N.A.
	5/8"	8d (NOTE 6)	N.A.	N.A.

NOTES:

- FOR S1: 1 inch = 25.4 mm
1. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 4'-0" OR MORE. NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS REFER TO C.B.C. SECTION 2305. WALL SHEATHING NAILS ARE PERMITTED TO BE COMMON, BOX OR CASING. COMMON OR DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148")
3. COMMON (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148"; 16d - 3.5" x 0.162")
4. DEFORMED SHANK (6d - 2" x 0.113"; 8d - 2.5" x 0.131"; 10d - 3" x 0.148")
5. CORROSION-RESISTANT SIDING (6d - 1.875" x 0.106"; 8d - 2.375" x 0.128") OR CASING (6d - 2" x 0.099"; 8d - 2.5" x 0.113") NAILS.
6. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2.5" x 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
7. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
8. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
9. FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
10. FASTENERS SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.

NAIL SCHEDULE

FASTENER PER PLAN	SHANK DIA.	HEAD DIA.	MIN. LENGTH
8d	0.131"	0.281"	2-1/2"
10d	0.148"	0.312"	3"
16d	0.148"	0.344"	3-1/4"
16d COMMON	0.162"	0.344"	3-1/2"
20d	0.192"	0.406"	4"

NOTES:

1. ALL NAILS IN MANUF. HARDWARE SHALL BE PER MANUFACTURERS SPECIFICATIONS AS NOTED TO ACHIEVE MAX HARDWARE VALUE.
2. FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH SODIUM BORATE SBX/DOT PRESERVATIVE-TREATED WOOD IN AN INT., DYR ENVIRONMENT SHALL BE PERMITTED.
3. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED TREATED WOOD USING ALKALINE COPPER QUAT (ACQ-C, ACQ-D, CARBONATE), COPPER AZOLE (CA-B & CA-C, MCA-C) OR EXPOSED TO WEATHER SHALL BE HOT DIPPED GALV. OR STAINLESS STEEL

REFERENCE TO STRUCTURAL CALCULATIONS FOR THE BENEFIT OF THE BUILDING OFFICIAL

INDICATES REVISION NUMBER AND PLAN REVISIONS INSIDE CLOUD

REFERENCE TO STRUCTURAL CALCULATIONS FOR THE BENEFIT OF THE BUILDING OFFICIAL

INDICATES HANGER.

HANGERS SHALL BE AS NOTED IN THE HANGER SCHEDULE PER

INDICATES ELEVATION

ABBREVIATION LEGEND

@	AT	FDN	FOUNDATION	O.S.B.	ORIENTED STRAND BOARD
A.B.	ANCHOR BOLT	F.F.	FINISH FLOOR	O.W.S.J.	OPEN WEB STEEL JOIST
ABV	ABOVE	FIN.	FINISH	O.W.J.G.	OPEN WEB JOIST GIRDER
ACI	AMERICAN CONCRETE	F.J.	FLOOR JOIST	P.A.	POST ABOVE
ADDL	ADDITIONAL	FLR	FLANGE	P.A.F.	POWDER-ACTUATED FASTENER
A.F.F.	ABOVE FINISHED FLOOR	F.O.B.	FACE OF BLOCK	PARL	PARALLEL
AGGREG.	AGGREGATE	F.O.C.	FACE OF CONCRETE	P.C.F.	POUNDS PER CUBIC FOOT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	F.O.F.	FACE OF MASONRY	PEN.	PENETRATION
ATTC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	F.O.M.	FACE OF STUD	PERF.	PERFORATED
ALT.	ALTERNATE	F.P.	FIREPLACE - OR - FULL PENETRATION	PERP.	PERPENDICULAR
ARCH.	ARCHITECT(URAL)	FRMD	FRAMED	PLY.	PLYWOOD
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	FRMG	FRAMING	PLYWD	PLYWOOD
B/	BOTTOM OF	FRM	FRAMING	PR	PAIR
B.C.	BOTTOM CHORD	F.S.	FAR SIDE	P.S.F.	POUNDS PER SQUARE FOOT
BLDG	BUILDING	FT	FOOT	P.S.I.	POUNDS PER SQUARE INCH
BLK	BLOCK	FTG	FOOTING	P.S.L.	PARALLEL-STRAND LUMBER
BLKG	BLOCKING	G & N	GLUE AND NAIL	PST	POST
BLW	BELOW	GA.	GAGE	PT	POINT
BM	BEAM	GALV.	GALVANIZED	P.T.	PRESSURE TREATED - OR - POST-TENSION
B.N.	BOUNDARY NAILING	GB.	GENERAL	R	RADIUS
B.O.	BY OTHERS / BOTTOM OF	GLB	GLUED-LAMINATED BEAM	REC'D	RECOMMEND(ATION)
B.O.C.	BOTTOM OF CONCRETE	GR.	GRADE	REF.	REFERENCE
B.O.F.	BOTTOM OF FOOTING	G.T.	GIRDER TRUSS	REINF.	REINFORCED - OR - REINFORCEMENT
B.O.S.	BOTTOM OF STEEL	GYP.	GYPNUM	REQ.	REQUIRED
BRG	BEARING	H.D.G.	HOT-DIP GALVANIZED	RET.	RETAINING
B.S.	BOTH SIDES	HDR	HEADER	RETAIN.	RETAINING
BTM	BOTTOM	HGR	HANGER	R.J.	ROOF JOIST
BTWN	BETWEEN	H.N.	HEAVY HEX NUT	R.O.	ROUGH OPENING
CALCS	CALCULATIONS	H.N.	HEX NUT	R.P.	"REAL POST"
CANT.	CANTILEVER	HORIZ.	HORIZONTAL	R.R.	ROOF RAFTER
C.B.	CEILING BEAM	H.S.B.	HIGH STRENGTH BOLT	R/S	RESAWN (ROUGH-SAWN)
C.B.C.	CALIFORNIA BUILDING CODE	HSS	STRUCTURAL TUBE	R.T.	ROOF TRUSS
C.C.	CENTER TO CENTER	HT	HEIGHT	R.W.	RETAINING WALL
C.C.J.	CRACK CONTROL JOINT	I.D.	INSIDE DIAMETER	RWD	REDWOOD
C.F.	CUBIC FOOT	INFO.	INFORMATION	S.A.D.	SEE ARCHITECTURAL DRAWINGS
C.J.	CONTROL JOINT - OR - CEILING JOIST	INT.	INTERIOR	S.B.	SOLID BLOCK
CL	CENTERLINE	INV.	INVERT(ED)	S.B.T.	SET-BACK TRUSS
CLG	CEILING	JNT	JOINT	SCHED.	SCHEDULE
CLR	CLEAR	JST	JOIST	SEP.	SEPARATION
C.M.U.	CONCRETE MASONRY UNIT	J.T.	JACK TRUSS	S.G.T.	SUB-GIRDER TRUSS
COL.	COLUMN	K.D.	KILN-DRIED	SHT	SHEET
COLL.	COLLECTOR	K.F.	KIPS PER LINEAL FOOT	SIM.	SIMILAR
CONC.	CONCRETE	K.P.	KING POST	S.M.S.	SHEET METAL SCREW
COND.	CONDITION	lbs	POUNDS	S.J.	SOFFIT JOIST
CONN.	CONNECTION	L.B.	LAG BOLT	SPEC.	SPECIFICATION
CONSTR.	CONSTRUCTION	L.F.	LINEAL FOOT	SQ.	SQUARE
CONTR.	CONTINUOUS	LONGIT.	LONGITUDINAL	S.S.	SELECT STRUCTURAL
C.P.	COMPLETE PENETRATION	LG	LONG	S4S	SURFACED 4 SIDES
C.S.	COUNTERSUNK	L.L.	LIVE LOAD	STAGG.	STAGGER - OR - STAGGERED
C.T.	COLLECTOR TRUSS	LSL	LAMINATED STRAND LUMBER	STD	STANDARD
CTR	CENTER	LGT	LIGHT	STIFF.	STIFFENER
CTRD	CENTERED	LTVT	LIGHTWEIGHT	STL	STEEL
C.Y.	CUBIC YARD	LVL	LAMINATED VENEER LUMBER	STRUCT.	STRUCTURAL
DBL	DOUBLE	MATL	MATERIAL	SW	SHEAR WALL
DET.	DETAIL	MAX.	MAXIMUM	SYMM.	SYMMETRICAL
D.F.	DOUGLAS FIR	M.B.	MACHINE BOLT	T + B	TOP AND BOTTOM
DIA.	DIAMETER	MECH.	MECHANICAL	T + G	TONGUE AND GROOVE
DIAG.	DIAGONAL	MEMB.	MEMBRANE	T.C.	TOP CHORD
DIM.	DIMENSION	MID.	MIDDLE	THK	THICK
D.L.	DEAD LOAD	MIN.	MINIMUM	THKND	THICKENED
D.J.	DECK JOIST	M.L.W.	MALLEABLE IRON WASHER	T.N.	TOE NAIL
D.T.	DRAG TRUSS	M.O.	MASONRY OPENING	T.O.B.	TOP OF BLOCK
DP	DEEP	MOIST.	MOISTURE	T.O.C.	TOP OF CONCRETE
DPL	DETAIL	MFR	MANUFACTURER	T.O.P.	TOP OF PLATE
DWG	DRAWING	MFRD	MANUFACTURED	T.O.S.	TOP OF STEEL - OR - TOP OF SHEATHING
(E)	EXISTING	N	NEW	T.O.W.	TOP OF WALL
EACH	EACH	N.A.	NOT APPLICABLE	T.P.	TOP OF
E.B.	EXPANSION BOLT	N.B.	NON-BEARING	T.P.	TOP PLATE
E.F.	EACH FACE	N.D.T.	NON-DESTRUCTIVE TESTING	TRANSV.	TRANSVERSE
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
EL.	ELEVATION	NLG	NAILING	UNO.	UNLESS NOTED OTHERWISE
ELEV.	ELEVATOR	NUM.	NUMBER	VERT.	VERTICAL
EMB.	EMBEDMENT	N.S.	NEAR SIDE	V.I.F.	VERIFY IN FIELD
EMB.D.	EMBEDMENT	N.S.G.	NON-SHRINK GROUT	W/	WITH
E.N.	EDGE NAIL	N.T.S.	NOT TO SCALE	WD	WOOD
E.O.R.	ENGINEER OF RECORD	O	OVER	WP	WORK POINT - OR - WATERPROOF(ING)
EQ.	EQUAL	O.C.	ON CENTER	WT	WEIGHT
EQUIP.	EQUIPMENT	O.D.	OUTSIDE DIAMETER	W.F.	WELDED WIRE FABRIC
E.S.	EACH SIDE	P.O.S.	FACE OF STUD	W.W.F.	WELDED WIRE MESH
E.W.	EACH WAY	OPNG	OPPOSITE HAND	#	NUMBER (PREFIX)
EXT.	EXTERIOR		OPENING	#	POUNDS (SUFFIX)

ROOF TRUSS DESIGN REQUIREMENTS

ROOF TRUSSES SHALL NOT BE INSTALLED UNTIL MOISTURE CONTENT OF TRUSS MEMBERS (AS MEASURED AND DOCUMENTED BY THE CONTRACTOR) IS EQUAL TO OR LESS THAN 19%

1. ROOF TRUSS MANUFACTURER SHALL SUPPLY TO THE CONTRACTOR ROOF TRUSS SHOP DRAWINGS FOR REVIEW AND APPROVAL. ROOF TRUSS SHOP DRAWINGS SHALL BE SIGNED BY A CALIFORNIA REGISTERED PROFESSIONAL ENGINEER AND SHALL INCLUDE TRUSS LAYOUTS, CALCULATIONS, HANGERS REQUIREMENTS, SPECIFICATIONS, AND DETAILS. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST LOCAL AND STATE BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS. SEE THE LOAD SCHEDULE FOR TYPICAL DEAD AND LIVE LOADS USED IN THE STRUCTURAL DESIGN. **TRUSS DESIGNER SHALL SIZE AND SPECIFY ALL HANGERS NECESSARY TO SUPPORT TRUSSES.**
2. TRUSS MANUFACTURER TO SPECIFY AND ADEQUATELY DETAIL ALL STRONG-BACKS, CROSS BRIDGING, AND/OR BRACING WHICH SHALL BE REQUIRED TO BRACE ALL TRUSSES. ALL CONNECTORS SHALL BE ICC APPROVED.
3. TRUSS DESIGNER SHALL REINFORCE ALL GABLE AND SHEAR TRUSSES TO TRANSFER LATERAL LOADS INDICATED ON THE PLANS FROM THE TOP CHORD TO THE BOTTOM CHORD. **ALL GABLE TRUSSES SHALL HAVE A MINIMUM OF 1500 POUND DRAG LOAD APPLIED U.N.O. ON PLANS.**
4. TRUSS MANUFACTURER TO REFER TO ARCHITECTURAL PLANS FOR SPECIAL TRUSS REQUIREMENTS INCLUDING CEILING CONFIGURATIONS, OVERHANGS, ATTIC MOUNTED FAU UNITS, AND OPENINGS FOR SKYLIGHTS, VENTS, CHIMNEYS, ACCESS DOORS, ETC.
5. TRUSS LAYOUT SHOWN ON THE PLANS IS FOR TRUSS MANUFACTURER'S AID IN DESIGNING THE TRUSSES. ACTUAL TRUSS LAYOUT SHALL UTILIZE BEARING WALLS SHOWN ON THE PLANS AND SHALL MAINTAIN ARCHITECTURAL ROOF AND CEILING PROFILES. INTERIOR WALLS, INCLUDING INTERIOR SHEAR WALLS, SHALL NOT BE USED FOR BEARING UNLESS SPECIFICALLY NOTED IN THE STRUCTURAL PLANS.
6. TOTAL LOAD AND LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO THE FOLLOWING:
- | DEFLECTION AND CAMBER LIMITATIONS | |
|-----------------------------------|------------------------------|
| MAX DEFLECTION (LIVE LOAD) | SPAN / 360 |
| | 3/4" (INCL. CREEP) |
| MAX DEFLECTION (TOTAL LOAD) | SPAN / 240 |
| | 1" (INCL. CREEP) |
| REQUIRED CAMBER | DEAD LOAD DEFL. ^A |
- NOTE:
- A. PROVIDE A MIN. SLOPE 1/4" PER FOOT OF SPAN FOR PROPER DRAINAGE TO PREVENT WATER PONDING
- B. DIFFERENTIAL DEFLECTION BETWEEN TWO CONSECUTIVE TRUSSES SHALL NOT EXCEED 0.30"
- C. DEFLECTIONS SHALL BE FURTHER REDUCED TO ELIMINATE UNDESIRABLE APPEARANCE, FINISH CRACKING, SHIFTING, OR AS DIRECTED BY DEVELOPER/OWNER BASED ON DESIRED SPEC LEVEL.
7. TRUSS SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS (APPROVED BY THE ENGINEER) SHALL BE FORWARDED TO THE BUILDING DEPARTMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION. APPROVED TRUSS DRAWINGS SHALL BECOME PART OF CONSTRUCTION DOCUMENTS.
8. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR A BOTTOM CHORD LIVE LOAD AS PRESCRIBED BY THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE OR ASCE.
- 8.1 UNINHABITABLE ATTIC AREAS WITHOUT STORAGE SHALL BE DESIGNED FOR A **BTM CHORD LIVE LOAD OF 10 PSF.**
- A. UNINHABITABLE ATTIC AREAS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN THE JOIST AND RAFTER IS LESS THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATION CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE OF 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. **THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.**
- 8.2 UNINHABITABLE ATTIC AREAS WITH STORAGE SHALL BE DESIGNED FOR A **BOTTOM CHORD LIVE LOAD OF 20 PSF.**
- A. UNINHABITABLE ATTIC AREAS WITH STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN THE JOIST AND RAFTER IS 42 INCHES OR GREATER, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATION CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE OF 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. **THIS LOAD IS ASSUMED TO ACT CONCURRENTLY WITH ALL OTHER LIVE LOAD REQUIREMENTS.**
9. TRUSSES ARE TO BE DESIGNED FOR THE FOLLOWING LOADS, U.N.O.:
- | DEAD LOADS | | LIVE LOADS | |
|---------------------|-------------------------|---------------------|-----------------------|
| TOP CHORD DEAD LOAD | 6.0 PSF | TOP CHORD LIVE LOAD | 20.0 PSF |
| BTM CHORD DEAD LOAD | 8.0 PSF | BTM CHORD LIVE LOAD | 10.0 PSF ^A |
| PHOTOVOLTAIC LOAD | 5.0 PSF ^{A, B} | | 20.0 PSF ^B |
- NOTE:
- A. PHOTOVOLTAIC DEAD LOAD SHALL BE APPLIED NON-CONCURRENT WITH LIVE LOAD.
- B. SEE ARCHITECTURAL AND SOLAR DRAWINGS PANEL PLACEMENT AND LOCATIONS.
10. PER SECTION 1704.5 OF THE CURRENT EDITION OF THE C.B.C., THE TRUSS MANUFACTURER IS TO PROVIDE REPORTS OF SPECIAL INSPECTIONS AND TESTS IN ACCORDANCE WITH SECTION 1704.2.4. OF THE CURRENT C.B.C. ADDITIONALLY, REPORTS AND CERTIFICATES SHALL BE SUBMITTED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL FOR EACH OF THE FOLLOWING:
- A. CERTIFICATES OF COMPLIANCE FOR THE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES ON THE PREMISES OF A REGISTERED AND APPROVED FABRICATOR IN ACCORDANCE WITH SECTION 1704.2.5.1.

GENERAL FRAMING NOTES

1. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ENGINEER. NOTCH DETAILS, IF PROVIDED, ARE FOR GENERAL GUIDANCE ONLY. THE ENGINEER SHALL BE CONTACTED TO APPROVE LOCATIONS OF PROPOSED NOTCHES. STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF STUD WIDTH. CUTTING OR NOTCHING OF STUDS IN NON-BEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH. SEE DETAIL ⁴⁰⁴ FOR MORE INFORMATION.
2. **TYPICAL FRAMING AND STRUCTURAL MATERIALS:**
- | FRAMING MATERIAL | | GRADE | |
|------------------------------------|-----------------------|--|----------------------|
| TYPICAL WALL STUDS | PER NOTE 6 BELOW | RAFTERS (2x DIMENSIONAL) | D.F. #2, MIN. U.N.O. |
| SOLE PLATES (2x MIN.) ¹ | STUD GRADE, MINIMUM | BUILT UP HEADERS (2-2x) | D.F. #2, MIN. U.N.O. |
| MUDSILLS (2x MIN.) ² | P.T. DF. STD & BETTER | 4x POSTS/BEAMS/RAFTERS | D.F. #2, MIN. U.N.O. |
| TOP PLATES (2x MIN.) ³ | D.F. #2, MIN. U.N.O. | 6x POSTS/BEAMS/RAFTERS | D.F. #1, MIN. U.N.O. |
| RIM JOIST (2x DIMENSIONAL) | D.F. #2, MIN. U.N.O. | STRUCTURAL PLYWOOD | APA RATED SHGT |
| FLR JOISTS (2x DIMENSIONAL) | D.F. #2, MIN. U.N.O. | LUMBER EXPOSED TO WEATHER ⁴ | P.T. D.F. #2 U.N.O. |
1. SOLE PLATES, AS NOTED ABOVE, ARE ALL INTERIOR SILL PLATES NOT IN CONTACT WITH CONCRETE. MATERIAL SHALL BE UC1 INTERIOR/DRY CATEGORY AS DEFINED BY AWPA STANDARD U1.
2. MUDSILLS, AS NOTED ABOVE, ARE ALL INTERIOR SILL PLATES IN DIRECT CONTACT WITH CONCRETE. MATERIAL SHALL BE UC2 INTERIOR/DAMP CATEGORY AS DEFINED BY AWPA STANDARD U1.
3. LUMBER EXPOSED TO WEATHER, AS NOTED ABOVE, IS ALL EXTERIOR LUMBER ABOVE GROUND AND EXPOSED TO WEATHER. MATERIAL SHALL BE UC3B ABOVE GROUND EXPOSED CATEGORY AS DEFINED BY AWPA STANDARD U1.
3. PRESERVATIVE TREATED OR NATURALLY DURABLE MATERIALS:
- LUMBER SHALL BE TREATED WITH TYPICAL WATERBORNE PRESERVATIVES: ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), COPPER AZOLE (CA-B & CA-C) AND SODIUM BORATES (SBX/DOT). THESE TREATMENTS ARE OFFEN REFERRED TO BY TRADE NAMES SUCH AS: MOLMANIZED NATURAL SELECT™ (COPPER AZOLE), PRESERVE AND NATUREWOOD® (ACQ), MICROPRO™, SMART SENSE™ (MCQ), AND ADVANCE GUARD® (BORATE).
- A. ALL INTERIOR/DAMP CONSTRUCTION, UC2 CATEGORY, SHALL BE TREATED WITH SODIUM BORATE SBX/DOT.
1. PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH SODIUM BORATE SBX/DOT PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
- B. ALL EXTERIOR ABOVE GROUND CONSTRUCTION (INCL. DECK FRAMING), UC3B CATEGORY, SHALL BE TREATED WITH ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), OR COPPER AZOLE (CA-B & CA-C, MCA-C)
1. ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED TREATED WOOD USING ALKALINE COPPER QUAT (ACQ-C, ACQ-D, ACQ-D CARBONATE), OR COPPER AZOLE (CA-B & CA-C, MCA-C) SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH GOVERNING CBC SEC. 2304.10 AND SHALL BE IN ACCORDANCE WITH ASTM A 153.
- C. WOOD JOISTS OR WOOD STRUCTURAL FLOORS THAT ARE CLOSER THAN 18 INCHES OR WOOD GIRDERS THAT ARE CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION SHALL BE PRESERVATIVE-TREATED WOOD IN ACCORDANCE CBC.
4. **GLUE-LAMINATED STRUCTURAL MATERIALS:**
- STANDARD SPECIFICATIONS FOR GLUE-LAMINATED STRUCTURAL MEMBERS, ANSI/AITC A 190.1 AND ASTM D3737. GLUE-LAMINATED BEAMS SHALL BE INSPECTED AND A CERTIFICATE PROVIDED TO THE FILED INSPECTOR AT THE TIME OF FRAMING INSPECTION. FABRICATION SHALL BE PERFORMED IN ACCORDANCE WITH CBC 1705.5. ALL GLUE-LAMINATED BEAMS THAT ARE CONTINUOUS OVER SUPPORTS OR CANTILEVERED SHALL HAVE TENSION LAMINATIONS ON TOP OF BEAMS. **MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 16% AT THE TIME OF CONSTRUCTION.**
- A. GLULAM MEMBERS IN DRY SERVICE USE SHALL BE DOUGLAS-FIR 24F-V4 (SINGLE SPAN) OR COMBINATION 24F-V8 (MULTI-SPAN & CANTILEVER) U.N.O. BEAMS SHALL BE ARCHITECTURAL GRADE WHEN EXPOSED TO VIEW, S.A.D.
1. GLULAM MEMBERS, SEE PLAN SPECIFICATIONS FOR CAMBER WHERE OCCURS.
- | MATERIAL GRADE | E (x10 ³ psi) | Fb (psi) | Fv (psi) | Fc (psi) | RADIUS, U.N.O. |
|----------------|--------------------------|----------|----------|----------|----------------|
| DF/DF 24F-V4 | 1.8 | 2400 | 265 | 650 | 3500' RADIUS |
| DF/DF 24F-V8 | 1.8 | 2400 | 265 | 650 | NO CAMBER |
- B. GLULAM MEMBERS IN WET SERVICE USE SHALL BE ALASKAN CEDAR 20F-V12 (SINGLE SPAN) OR COMBINATION 20F-V13 (MULTI-SPAN & CANTILEVER) U.N.O.
1. GLULAM MEMBERS, SEE PLAN SPECIFICATIONS FOR CAMBER WHERE OCCURS.
- | MATERIAL GRADE | E (x10 ³ psi) | Fb (psi) | Fv (psi) | Fc (psi) | RADIUS, U.N.O. |
|----------------|--------------------------|----------|----------|----------|----------------|
| AC/AC 20F-V12 | 1.5 | 2000 | 265 | 560 | 3500' RADIUS |
| AC/AC 20F-V13 | 1.5 | 2000 | 265 | 560 | NO CAMBER |
- C. DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL GLULAM MEMBERS SHALL CONFORM TO THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARD, MANUAL NO. 301 AND THE COMMERCIAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER, CS 253.
- D. STRUCTURAL PLYWOOD SHALL BE GRADED PER APA PSI-83AND SHALL BE INTERIOR TYPE SHEATHING C-D GRADE WITH EXTERIOR GLUE. EQUIVALENT O.S.B. WOOD STRUCTURAL PANEL MAY BE USED AS AN ALTERNATE TO PLYWOOD. HOWEVER, IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA RECOMMENDATIONS, O.S.B. SHALL NOT BE USED BELOW TILE MORTAR. ALL HORIZONTAL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS, WITH STAGGERED JOINTS.
5. **STRUCTURAL COMPOSITE LUMBER (SCL) MATERIALS:**
- ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE MANUFACTURED PER ASTM D5055 AND ASTM D5456. STRUCTURAL COMPOSITE LUMBER SHALL BE MANUFACTURED BY BOISE CASCADE, OR EQUAL. ALTERNATE MANUFACTURERS ARE PERMITTED AND CONSIDERED AN EQUIVALENT SUBSTITUTION IF THE SUBSTITUTED MATERIAL MEETS, OR EXCEEDS, ALL THE DESIGN PROPERTIES LISTED BELOW.
- | SPECIFICATION | MATERIAL | WIDTH (in.) ² | E (x10 ³ psi) | Fb (psi) | Fv (psi) | Fc ₁ (psi) | Fc ₂ (psi) |
|---------------|------------------|--------------------------|--------------------------|----------|----------|-----------------------|-----------------------|
| RIM JOIST | VERSA-STRAND LVL | 1-5/16 | 1.4 | 1800 | 225 | 525 | 2500 |
| LVL COLUMN | VERSA-LAM LVL | 3.5, 5.25, 7 | 1.7 | 2650 | 285 | 750 | 3000 |
| LVL STUD | VERSA-STUD LVL | 1.5 | 1.7 | 2617 | 285 | 450 | 3000 |
| LVL BEAM | VERSA-LAM 2.0E | 1.75 | 2.0 | 2800 | 285 | 750 | 3000 |
| LVL BEAM | VERSA-LAM 2.0E | 3.5, 5.25, 7 | 2.0 | 3100 | 285 | 750 | 3000 |
1. BEAM DEPTH IS ASSUMED TO MATCH FLOOR FRAMING DEPTH U.N.O.
2. MFR BEAM MEMBERS MAY BE BUILT UP TO ACHIEVE SPECIFIED WIDTHS PER DETAIL ⁶⁰⁹ U.N.O. ON PLANS.
6. ALL STUD WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL BE FRAMED AS FOLLOWS (U.O.N.):
- | EXTERIOR WALL STUD HEIGHT TABLE (L/360 DEFL.) | | | INTERIOR WALL STUD HEIGHT TABLE (L/240 DEFL.) | | |
|---|---------------------|----------|---|----------------|----------|
| MAX. PLATE HT | STUD TYPE | SPACING | MAX. PLATE HT | STUD TYPE | SPACING |
| 21'-5" | (2) 2x6 DOUG-FIR #1 | 12" O.C. | 21'-5" | 2x6 STUD GRADE | 12" O.C. |
| 19'-5" | (2)-2x6 DOUG-FIR #1 | 16" O.C. | 19'-5" | 2x6 STUD GRADE | 16" O.C. |
| 15'-1" | 2x6 DOUG-FIR #2 | 16" O.C. | 15'-1" | 2x6 STUD GRADE | 16" O.C. |
| 12'-1" | (2)-2x4 DOUG-FIR #1 | 16" O.C. | 12'-1" | 2x4 STUD GRADE | 16" O.C. |
| | 2x6 STUD GRADE | 16" O.C. | | 2x6 STUD GRADE | 16" O.C. |
| | 2x4 DOUG-FIR #1 | 16" O.C. | | | |
| 10'-1" | 2x6 STUD GRADE | 16" O.C. | | | |
| | 2x4 DOUG-FIR #2 | 16" O.C. | | | |
| 9'-1" | 2x6 STUD GRADE | 16" O.C. | | | |
| | 2x4 STUD GRADE | 16" O.C. | | | |
| 8'-1" | 2x6 STUD GRADE | 16" O.C. | | | |
- NOTE:
- A. STUD HEIGHTS EXCEEDING 10'-1" SHALL BE BRACED MID-HEIGHT USING FULL DEPTH 2x BLOCKING.
7. TOP PLATES SHALL BE DOUBLED ON ALL STUD WALLS. LAP 4'-0" MINIMUM AT TOP PLATE SPLICES, WITH (12) 16d NAILS EACH SIDE OF SPLICE, U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 4'-0" MINIMUM.
8. POSTS IN WALLS MAY BE MADE WITH MULTIPLE STUDS OF EQUIVALENT WIDTH AND DEPTH, U.O.N. SECURE MULTIPLE STUDS WITH 16d NAILS AT 8" O.C. STAGGERED.
9. PROVIDE KING STUDS AT THE ENDS OF ALL HEADERS OR OTHER BEAMS INSTALLED IN WALLS, SEE DETAIL ^{SD4} ADJACENT, STACKING WINDOWS SHALL BE SEPARATED BY KING STUDS THAT ARE CONTINUOUS FROM SILL TO TOP PLATE, CRIPPLE STUDS UNDER HEADERS SHALL BE CONTINUOUS TO SILL PLATE. END NAIL KING STUDS TO HEADERS.
10. ALL MEMBERS IN BEARING SHALL BE ACCURATELY CUT AND ALIGNED SO THAT FLR BEARING IS PROVIDED WITHOUT THE USE OF SHIMS.
11. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING AND FINISHES. BALLOON FRAME ALL WALLS WITH SLOPING CEILING OR WITH RAISED CEILINGS.
12. INSTALL HORIZONTAL MEMBERS WITH CROWN UP. WHERE KNOTS EXIST NEAR THE TOP OR BOTTOM OF HORIZONTAL MEMBERS, INSTALL MEMBER WITH KNOTS UP. CANTILEVERED DECK JOISTS SHALL BE CAREFULLY NOTCHED AND TRIMMED (IF NECESSARY) TO PROVIDE SLOPE WITHOUT OVER-CUTTING.
13. PROVIDE FULL DEPTH BLOCKING OR CONTINUOUS RIM JOIST AT ALL FLOOR AND ROOF FRAMING SUPPORTS. FRAMING MEMBERS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS. LAPPING JOISTS SHALL HAVE 6" MINIMUM OVERLAP CENTERED OVER INTERIOR SUPPORTS.
14. ALL BOLTED WOOD CONNECTIONS SHALL HAVE A WASHER UNLESS A STEEL PLATE IS SPECIFIED. HOLES SHALL BE PROPERLY ALIGNED. OVERSIZED HOLES ARE NOT ALLOWED. NUTS SHALL BE SNUG TIGHTENED. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16".
15. NAILED WOOD CONNECTIONS SHALL USE COMMON WIRE NAILS, U.N.O. MIN. NAILING REQUIREMENTS FOR STANDARD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE GOVERNING C.B.C. FASTENING SCHEDULE (TABLE 2304.10.1).
16. ALL MANUFACTURED CONNECTION HARDWARE SHALL BE AS DESIGNATED ON DRAWINGS AND INSTALLED (WITH ALL NAIL HOLES FILLED) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLICABLE ICC APPROVALS.
17. INSTALL LAG SCREWS IN DRILLED LEAD HOLES WITH A DIA. EQUAL TO 3/4" OF THE SHANK DIAMETER. LAG SCREWS SHALL NOT BE HAMMERED IN. PROVIDE WASHERS UNDER HEADS BEARING ON WOOD. HOLES SHALL BE PROPERLY ALIGNED.

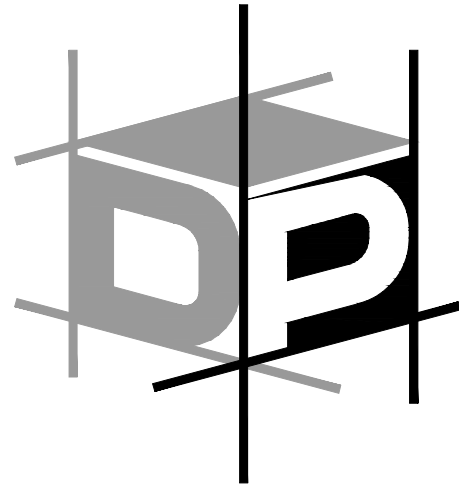
CONCRETE NOTES

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 BUILDING CODE (C.B.C.) AND THE LATEST EDITION OF THE ACI 318-19, UNLESS NOTED OTHERWISE.

1. CONCRETE REQUIREMENTS: BASED ON NORMAL WEIGHT CONCRETE (UNIT WEIGHT OF 145 TO 150 pcf).
- | | MINIMUM COMPRESSIVE STRENGTH (psi) (AT 28 DAYS) | SLUMP (+/- 1/2") | AGGREG. SIZE | SPEC. INSP. REQD | MAXIMUM WATER TO CEMENT RATIO (NOTE 1F) | CEMENT TYPE ASTM C150 |
|----------------------|---|------------------|--------------|------------------|---|-----------------------|
| FOOTINGS ON GRADE | 3000 | 4" | 1" | NO ** | .55 | II OR V |
| FLOOR SLABS ON GRADE | 3000 | 4" | 1" | NO ** | .55 | II OR V |
- ** **SPECIAL INSPECTION IS NOT REQUIRED, DESIGN COMPRESSIVE STRENGTH IS 2500 psi, HIGHER STRENGTHS HAVE BEEN SPECIFIED FOR QUALITY CONTROL.**
- A. COARSE AGGREGATE SHALL BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF AGGREGATE SHALL BE AS NOTED IN SCHEDULE ABOVE AND DEFINED BELOW. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED FREE FROM SILT, LOAM OR CLAY.
1. GRADE BEAMS, STEM WALLS, RETAINING WALLS AND OTHER CONCRETE FRAMEWORK LESS THAN 10" WIDE SHALL USE 3/4" AGGREGATE CONFORMING TO ASTM C33 WITH 100% PASSING 1" SIEVE AND 90% (MINIMUM) PASSING 3/4" SIEVE. TO ENSURE PROPER CONCRETE COVER AND CONSOLIDATION.
2. FOOTING AND SLABS ON GRADE, INCLUDING POST-TENSION AND MAT SLABS, SHALL USE 1" AGGREGATE CONFORMING TO ASTM C33 WITH 95% (MINIMUM) PASSING 1" SIEVE.
- B. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIES, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
- C. CONCRETE EXPOSED TO SULFATE SHALL USE TYPE V CEMENT WITH POZZOLAN.
- D. FLY ASH OR POZZOLANS, IF USED, SHALL CONFORM WITH ASTM C618, COAL FLY ASH AND RAW OR CALCINED NATURAL POZZLAN FOR USE AS A MINERAL ADMXTURE IN CONCRETE. USAGE SHALL NOT EXCEED 25 PERCENT, BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIALS. WHEN POZZOLANS ARE USED TO MITIGATE THE EFFECT OF SULFATE CONTAINING SOILS THEY SHALL BE OF A TYPE THAT HAS DEMONSTRATED SUCH ABILITY BY TEST OR SERVICE RECORD.
- E. ADMXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- F. CEMENT SHALL CONFORM WITH ASTM C150 & C 595, PORTLAND CEMENT AND BLENDED HYDRAULIC CEMENTS
- G. TRANSIT MIX SHALL BE PER ASTM C-94.
- H. MIX DESIGN SHALL MEET THE RECOMMENDED SPECIFICATION UNLESS AN ALTERNATE MIX IS SUBMITTED AND REVIEWED BY THE ENGINEER.
2. SPECIAL INSPECTION OF CONCRETE WORK IS REQD WHERE NOTED ABOVE. WHEN REQD, SPECIAL INSPECTION SHALL INCLUDE THE INSPECTION OF THE PLACEMENT OF REINFORCEMENT, AND THE INSPECTION OF THE CONCRETE PLACEMENT OPERATIONS AS WELL AS CONCRETE CYLINDER TESTS, PER C.B.C. SECTION 1705.3. THE FOLLOWING THREE CRITERIA ESTABLISH THE REQUIRED MINIMUM SAMPLING FREQUENCY FOR EACH CLASS OF CONCRETE:
- A. ONE EACH DAY A GIVEN CLASS IS PLACED, NOR LESS THAN
- B. ONCE FOR EACH 150 yd OF EACH CLASS PLACED EACH DAY, NOR LESS THAN
- C. ONCE FOR EACH 5000 ft OF SLAB OR WALL SURFACE AREA PLACED EACH DAY.
3. SPLICES OF CONTINUOUS REINFORCEMENT SHALL HAVE A MINIMUM LAP PER DETAILS
- UNLESS NOTED OTHERWISE, ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND, AND AWAY FROM FORMS. REINFORCING BAR FABRICATION, LAPS AND PLACEMENT SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.
4. REINFORCING SHALL BE NEW STOCK, DEFORMED BARS, CONFORMING TO ASTM A618 AS FOLLOWS (U.N.O.) :
- A. ALL BARS TO BE WELDED SHALL MEET THE REQUIREMENTS OF ASTM A706, GRADE 60.
- B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FLAT SHEETS ONLY. LAP FABRIC 6" MINIMUM.
- C. REINFORCEMENT PLACEMENT SHALL CONFORM TO DETAIL
- D. ANCHOR BOLTS SHALL BE ASTM A307, U.N.O. AND SHALL CONFORM TO DETAIL
5. REINFORCEMENT COVER: ALL DIMENSIONS SHOWING THE LOCATIONS OF REINFORCEMENT STEEL NOT NOTED AS "CLEAR", ARE TO THE CENTER OF THE STEEL. MINIMUM CLEAR COVERAGE OF REINFORCEMENT SHALL BE AS FOLLOWS:
- A. CONCRETE CAST AGAINST EARTH, EXCEPT SLABS ON GRADE: 3"
- SLABS ON GRADE: 1-1/2" U.N.O.
- B. CONCRETE CAST IN FORMS, BUT EXPOSED TO EARTH OR WEATHER: 1-1/2"
- No. 5 REINFORCING AND SMALLER: 2"
- No. 6 REINFORCING AND LARGER: 2"
- C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: 3/4"
- SLABS, WALLS AND JOISTS: 1-1/2"
- BEAMS AND COLUMNS: 1-1/2"
6. UNFORMED CONCRETE SURFACE CURING:
- A. CURE FOR ONE TO SEVEN DAYS BY MAINTAINING TEMPERATURE ABOVE 50 DEGREES FAHRENHEIT, AND IN A MOIST CONDITION.
- B. APPLY MEMBRANE-FORMING CURING COMPOUND TO DAMP CONCRETE IMMEDIATELY AFTER COMPLETION OF THE MOIST-CURING PERIOD.
7. THE CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST TWO DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE SO THAT OBSERVATION OF THE WORK MAY BE PERFORMED AS REQUIRED BY THE ENGINEER'S CONTRACT OR THE CODE.
8. FOOTING/GRADE BEAM CONSTRUCTION JOINTS SHALL CONFORM TO DETAIL
9. CRACK CONTROL JOINTS SHALL BE PLACED IN CONCRETE SLABS ON GRADE AT A SPACING OF 12'-0" MAX. O.C. EACH WAY (U.N.O. ON PLAN) PER DETAIL
- LOCATION OF SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. SLAB ON GRADE CONSTRUCTION JOINTS SHALL CONFORM TO
10. ALL PIPES AND DUCTS THROUGH CONCRETE SHALL BE SLEEVED. VERIFY OPENINGS WITH PLUMBER AND ELECTRICIAN. SEE DETAIL
11. IF SPECIFIED, WELDED WIRE FABRIC SHALL BE 6x6-W1.4xW1.4. WIRE FABRIC SHALL BE ELECTRICALLY WELDED STEEL PER ASTM A185. LAP 6" MINIMUM AT ALL EDGES AND TIE AT THREE PLACES TO REINFORCING DOWELS (WHERE OCCUR) EXCEPT LOCATIONS WHERE SLAB IS INDEPENDENT OF FOUNDATION. CONTRACTOR SHALL PROVIDE SUPPORT CHAIRS TO ENSURE FABRIC IS LOCATED IN THE CENTER OF THE SLAB.
12. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4 USING ASTM A706 REINFORCING BAR SPECIFICATIONS.

EXPANSION AND EPOXY ANCHORS IN CONCRETE NOTES

1. EXPANSION ANCHORS SHALL BE SIMPSON STRONG BOLT 2 PER ICC-ESR 3037, OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. EPOXY (ADHESIVE) ANCHORS SHALL BE SIMPSON SET-3G PER ICC-ESR 4057 OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
3. PROVIDE SPECIAL INSPECTION OF ALL EPOXY (ADHESIVE) ANCHOR INSTALLATIONS, AS OUTLINED IN ESR, EXCEPT FOR SLAB ON GRADE DOWELS AND FOOTING TO FOOTING CONNECTIONS. PROVIDE SPECIAL INSPECTION OF ALL EXPANSION ANCHORS, AS OUTLINED IN ESR.



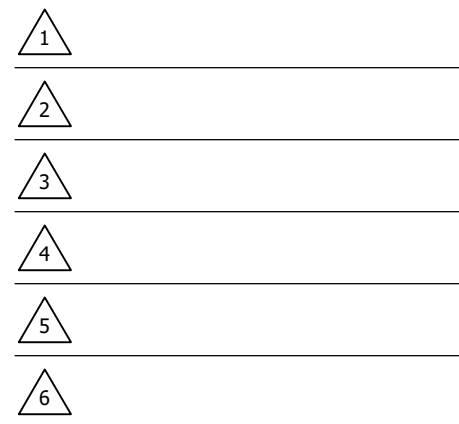
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TARRAB RESIDENCE
GARAGE ADDITION

689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA



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Engineering Seal:



Sheet Description:

GENERAL SPECIFICATIONS AND NOTES

No Scale

Initial Issue Date: December 12, 2023

Drawn By: H. Castro

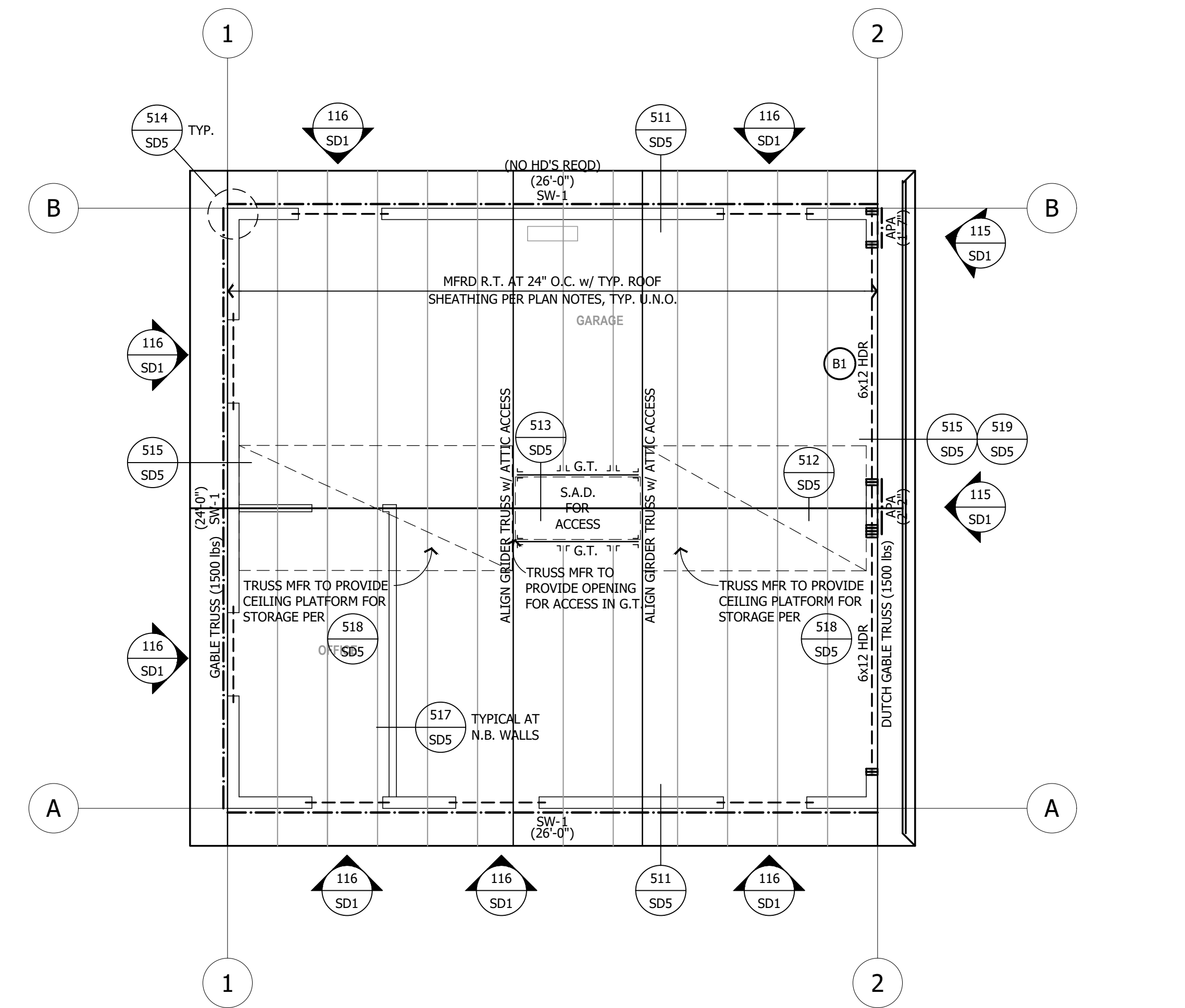
Project Engineer: M. Bernal

Project Manager: S. Kaeding

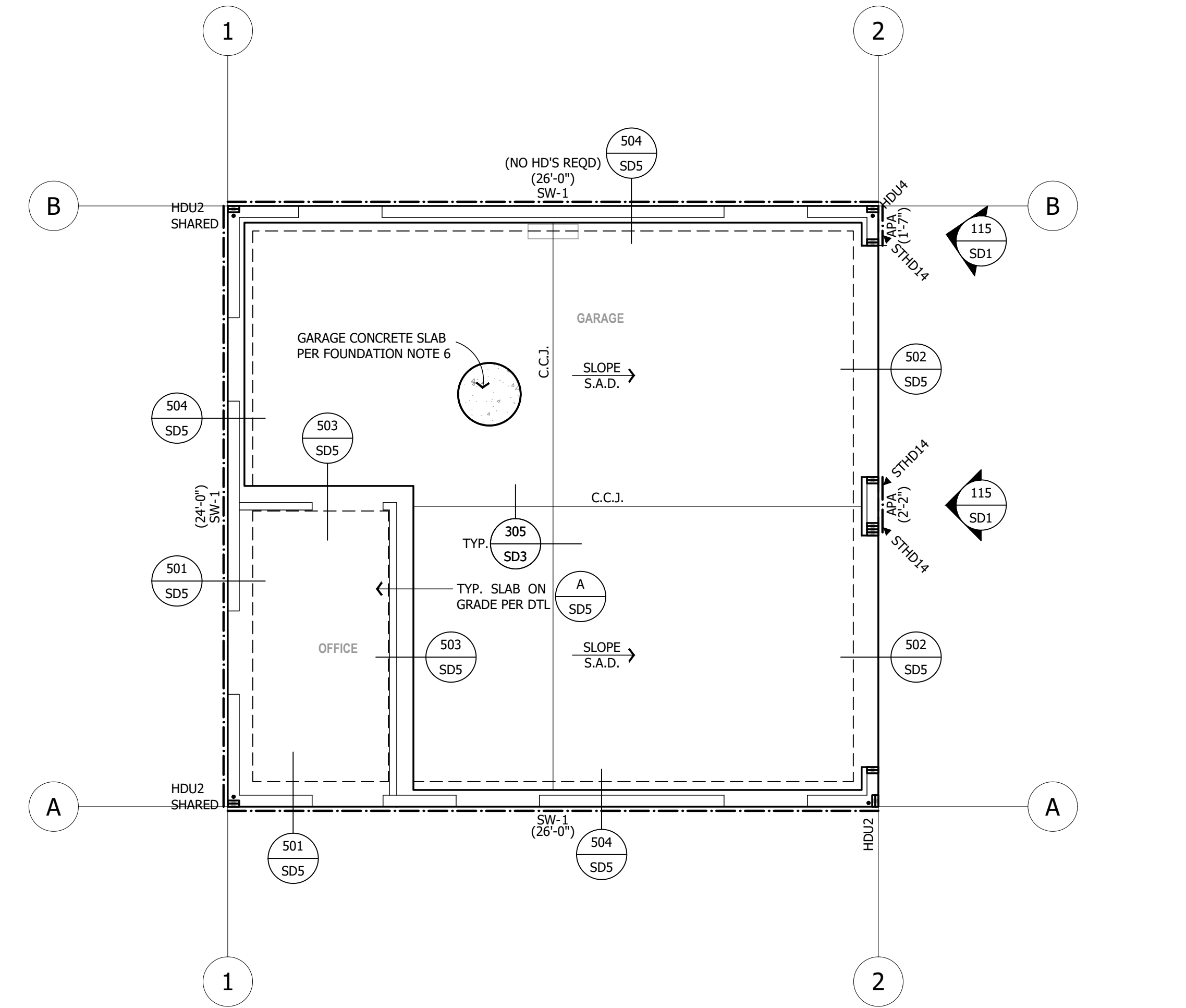
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A ROOF FRAMING PLAN



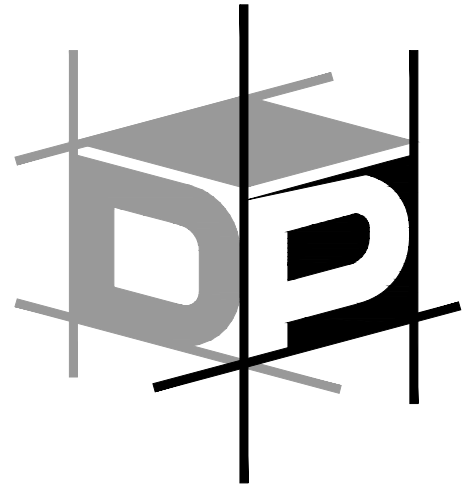
B FOUNDATION PLAN

ROOF FRAMING PLAN NOTES

- WALLS SHOWN AS SOLID ARE BELOW FRAMING. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND OTHER REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, ETC. THE PROJECT ARCHITECT IS RESPONSIBLE FOR SPECIFYING DIMENSIONS TO ALL PROJECT ELEMENTS.
- DETAIL KEYS AND OTHER INFORMATION ARE TYPICAL.
- ROOF FRAMING TERMS:
 - A. **DROPPED:** BEAM IS SET BELOW ROOF FRAMING WITH TOP OF BEAM SET AT BOTTOM OF ROOF FRAMING.
 - B. **DOWNSET:** BEAM IS DEEPER THAN THE ROOF FRAMING AND SET WITH TOP OF BEAM EQUAL TO TOP OF ROOF FRAMING. BOTTOM OF BEAM EXTENDS BELOW ROOF FRAMING.
 - C. **UPSET:** BEAM IS DEEPER THAN THE ROOF FRAMING AND SET WITH BOTTOM OF BEAM EQUAL TO BOTTOM OF ROOF FRAMING. TOP OF BEAM EXTENDS ABOVE ROOF FRAMING.
 - D. **"HDR":** BOTTOM OF HEADER IS SET AT ROUGH OPENING (R.O.). SEE ARCH. FOR HEIGHT. IF HEADER BREAKS TOP PLATES INSTALL C514 x 36" STRAP FROM FACE OF PLATE TO FACE OF HEADER, TYPICAL AT EACH END OF HEADER.
- ROOF FRAMING:
 - ROOF SHALL BE FRAMED WITH PRE-MANUFACTURED ROOF TRUSSES AT 24" O.C. INSTALLED PER APPROVED ROOF TRUSS SHOP DRAWINGS. ROOF TRUSS MANUFACTURER SHALL DESIGN THE ROOF TRUSSES AS SPECIFIED IN THE GENERAL NOTES (SHEET SN-2, U.N.O.). SEE ROOF TRUSS DETAILS DETAILS ON SHEET SD7 FOR TYPICAL DETAILING.
 - A. ROOF TRUSSES WITH FLAT BOTTOM CHORDS SHALL BE SECURED TO END BEARING POINTS WITH "H1" CLIP TO TOP PLATE. ROOF TRUSSES WITH SLOPED BOTTOM CHORDS SHALL BE SECURED TO BEARING POINTS WITH SIMPSON "TTC" CLIPS OR EQUIVALENT CONNECTORS THAT ALLOW HORIZONTAL MOVEMENT IN ACCORDANCE WITH THE ROOF TRUSS DESIGNER'S REQUIREMENTS.
 - B. PROVIDE 2x BLOCKING BELOW ALL HIPs, VALLEYS, AND RIDGES. CONTRACTOR SHALL INSTALL STRONGBACKS, CROSS BRIDGING, AND/OR BRACING AS SPECIFIED BY THE ROOF TRUSS SHOP DRAWINGS.
- MANUFACTURED BEAM FRAMING:
 - ALL MANUFACTURED WOOD BEAMS SHALL BE "VERSA-LAM" MANUFACTURED BY BOISE CASCADE. REFER TO "GENERAL FRAMING NOTES" ON SHEET SN2 FOR MATERIAL SPECIFICATIONS.
- ROOF SHEATHING:
 - TYPICAL ROOF SHEATHING SHALL BE 15/32" THICK (24/0 OR 32/16) CDX GRADE PLYWOOD (OR EQUIVALENT-RATED ORIENTED STRAND BOARD (O.S.B.) WITH GAP PER MANUFACTURER. ROOF SHEATHING SHALL BE NAILLED WITH 8d AT 6" O.C. (EDGES) AND 8d AT 12" O.C. (FIELD), UNLESS NOTED OTHERWISE ON THE PLAN. ORIENT SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS, AND STAGGER END JOINTS.
 - A. PLYWOOD SHEETS LOCATED AT ROOF EDGES OR CHANGES IN FRAMING SHALL BE AT LEAST 24 INCHES WIDE OR SHALL BE EDGE BLOCKED AND NAILLED. EDGE NAIL PLYWOOD TO ALL GABLE AND SHEAR TRUSSES (TRUSSES WITH DRAG LOADS).
 - B. EDGE NAIL ROOF PLYWOOD TO ALL ROOF COLLECTORS (JOISTS WITH HORIZ. STRAPS).
- SUPPORT OF BEAMS, HIPs, GIRDERS, ETC.:
 - INSTALL POSTS (POST SIZE TO MATCH BEAM AND WALL SIZE), MINIMUM BELOW ALL ROOF BEAMS AND GIRDERS. CONTRACTOR SHALL VERIFY FRAMING LAYOUT TO ENSURE CONTINUOUS AND SOLID BLOCKING UNDER ALL CONCENTRATED LOADS.
- CRICKETS AND/OR CALIFORNIA (BUILT-UP FRAMING):
 - CRICKETS AND/OR CALIFORNIA FRAMING SHALL BE CONSTRUCTED WITH 2x6 MEMBERS AT 24" O.C. SUPPORTED TO THE ROOF BELOW AT 48 INCHES ON CENTER. ROOF PLY SHALL CONTINUE BELOW CRICKETS AND/OR CALIFORNIA FRAMING.
- DRAG / COLLECTOR MEMBERS:
 - FRAMING MEMBERS NOTED AS "DRAG" OR "COLLECTOR" SHALL HAVE CONTINUOUS ROOF PLYWOOD EDGE NAILING FOR THE FULL LENGTH OF THE MEMBER.
 - A. ANCHOR ALL DRAG / COLLECTOR MEMBERS TO TOP PLATE PER DETAIL 514 SD5
- CHIMNEY FRAMING:
 - CHIMNEYS SHALL BE BALLOON FRAMED FROM THE FLOOR LEVEL BELOW THE ROOF. ALL CHIMNEY WALLS SHALL BE SHEATHED PER "SW-1" REQUIREMENTS, U.N.O.
- HEADERS:
 - WINDOW AND DOOR HEADERS SHALL CONFORM 401 SD4 TO THE HEADER SCHEDULE, U.N.O. ON THE PLAN
- TOP PLATE SPLICES:
 - TOP PLATE SPLICES OF ALL WALLS SHALL CONFORM TO DETAIL 405 SD4 INSTALL C514 x 3'-0" LONG STRAPS AT TOP PLATE SLOPE CHANGES AND OTHER DISCONTINUOUS TOP PLATE CONDITIONS. (CONTRACTORS OPTION TO USE 1x TOP PLATE AT NON-BEARING NON-STRUCTURAL WALLS)
- TOP CONNECTORS SHALL BE INSTALLED AT EXTERIOR WALL TOP PLATES AT 4'-0" O.C. MAXIMUM WHERE SHEAR IS NOT NOTED ON PLANS.
- SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS. ALL DETAIL CALLOUTS SHALL BE CONSIDERED TYPICAL. THE CONTRACTOR SHALL REVIEW THE DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED.
- ROOF BEAM I.D. No's:
 - BEAM ID NUMBERS (IN CALCULATIONS ONLY) NOTED THUS: B6
- HANGERS:
 - ALL HANGERS SHALL CONFORM TO THE HEADER SCHEDULE PER 409 SD4 U.N.O. ON THE PLAN
- SHEAR WALL AT OPENING TRIMMERS:
 - WHERE SHEAR WALL LENGTH SPECIFIED ON PLANS REQUIRES EDGE 108 SD1 NAILING TO WINDOW AND/OR DOOR TRIMMERS, REFER TO DETAIL
- SHEAR WALLS:
 - LENGTHS OF SHEAR WALLS ARE SHOWN ABOVE OR BELOW SHEAR WALL NUMBER (SEE 103 SD1 PLAN). THE NUMBERS INDICATE THE MIN. DESIGN LENGTH OF THE SHEAR WALL. SEE

FOUNDATION PLAN NOTES

- SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND OTHER REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, ETC. THE PROJECT ARCHITECT IS RESPONSIBLE FOR SPECIFYING DIMENSIONS TO ALL PROJECT ELEMENTS. THE DIMENSIONS SHOWN ON THE FOUNDATION PLANS SHALL NOT BE USED FOR CONSTRUCTION. THE FOUNDATION SHALL BE CONSTRUCTED USING THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.
- DETAIL KEYS AND OTHER INFORMATION ARE TYPICAL.
- THE FOUNDATION SHALL CONSIST OF A UNIFORM THICKNESS REINFORCED CONCRETE STRUCTURAL SLAB PER DETAIL A SD5
 - A. STEP FOUNDATION AS REQUIRED FOR FLOOR ELEVATION CHANGES AND COMPLIANCE WITH DETAILS. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE PROPER SURFACE DRAINAGE AWAY FROM THE FOUNDATION AT ALL LOCATIONS. ROOF GUTTER DOWNSPOUTS SHALL NOT DISCHARGE NEAR THE FOUNDATION.
- CONCRETE TIE BEAMS SHALL BE 12" SQUARE AND SHALL BE REINFORCED WITH (2) #4 HORIZ. REINFORCING. TOP AND BOTTOM. THE BEAM REINFORCEMENT SHALL CONTINUE THROUGH FOUNDATION ELEMENTS OR SHALL BE PROPERLY TIED TO FOUNDATION REINFORCING.
- GARAGE AND LANDSCAPE SLABS SHALL BE INDEPENDENT OF THE FOUNDATION. THE CONTRACTOR SHALL INSTALL ASPHALT-IMPREGNATED EXPANSIVE JOINT MATERIAL BETWEEN SLABS AND THE FOUNDATION.
 - A. TYPICAL GARAGE SLAB-ON-GRADE SHALL BE 5" MINIMUM THICK CONCRETE SLAB, REINFORCED WITH #4 BARS AT 18" O.C. EACH WAY, CHAIRED AT SLAB CENTERLINE, OVER VAPOR BARRIER BY OTHERS, OVER 4" FREE DRAINING ROCK LAYER.
- HOLDOWNS:
 - HOLDOWNS NOTED OCCUR AT THE LEVEL OF FRAMING SHOWN FOR CONNECTION OF WALLS ABOVE TO FOOTING.
 - A. ALL HOLDOWN MEMBERS IN CONTACT WITH P.T. MATERIAL SHALL BE HOT-DIP GALVANIZED. USE HOT-DIPPED GALVANIZED ANCHOR BOLTS WITH 3" X 3" X 1/4" PLATE WASHERS. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD SHALL BE PERMITTED.
 - B. ALL HOLDOWNS SHALL BE INSTALLED WITH ANCHORS PER DETAIL 203 SD2
 - C. CONTRACTOR SHALL REVIEW HOLDOWN ANCHOR REQUIREMENTS FOR EMBEDMENT CONDITIONS THAT REQUIRE DEEPEMED STEM WALL. REFER TO 203 SD2 205 SD2 FOR REQUIREMENTS.
 - D. PROVIDE POSTS AT ALL HOLDOWNS AS SHOWN IN DETAIL 203 SD2 WHERE DOUBLE 2x POSTS ARE USED, SISTER WITH 16d FACE NAILS AT SILL NAILING PER SHEAR WALL SCHEDULE. WHERE 3x MEMBERS AT PANEL EDGES ARE REQUIRED, USE 4x MINIMUM POST FOR HOLDOWN PER FRAMER SHALL CONFIRM LAYOUT BEFORE CONCRETE IS POURED. NOTIFY ENGINEER OF CONFLICTS PRIOR TO PROCEEDING.
- CONTRACTOR SHALL REVIEW HOLDOWN ANCHOR REQUIREMENTS FOR EMBEDMENT CONDITIONS THAT REQUIRE DEEPEMED FTG. REFER TO 203 SD2 208 SD2 FOR REQUIREMENTS.
- REFER TO THE PROJECT SOILS REPORT IF APPLICABLE, FOR ADDITIONAL FOUNDATION AND SITE CONSTRUCTION REQUIREMENTS. ALL FOUNDATION ELEMENTS SHALL COMPLY WITH ALL CONDITIONS CONTAINED WITHIN APPROPRIATE SOILS REPORT AND REQUIREMENTS OF 2022 CBC CHAPTER 18. THE RESPONSIBLE SOILS ENGINEER IF APPLICABLE, SHALL OBSERVE ALL SLAB AND FOUNDATION SUBGRADES PRIOR TO PLACING CONCRETE. SEE SOILS REPORT FOR SPECIFIC INSPECTION REQUIREMENTS.
- ALL FOUNDATION PLATES AND MUDSILLS SHALL BE PRESSURE-TREATED DOUGLAS FIR MARKED OR BRANDED BY AN APPROVED AGENCY. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL LOCATIONS THAT REQUIRE 3x MINIMUM MUDSILLS. FOUNDATION PLATES AND MUDSILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. HOT-DIPPED GALVANIZED ANCHOR BOLTS WITH 3" x 3" x 1/4" PLATE WASHERS. PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD SHALL BE PERMITTED. EMBED ANCHOR BOLTS 7" INTO CONCRETE FOUNDATION, WALL OR 12" INTO GROUTED MASONRY, AND SPACE NOT MORE THAN 4'-0" APART, UNLESS NOTED OTHERWISE ON THE SHEAR WALL SCHEDULE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER BOARD WITH ONE BOLT LOCATED 12" MAXIMUM AND 4-3/8" MINIMUM OF EACH END. FOR ADDITIONAL INFORMATION SEE DETAIL 301 SD3
- SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS. ALL DETAIL CALLOUTS SHALL BE CONSIDERED TYPICAL. CONTRACTOR SHALL REVIEW THE DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED.
- SHEAR WALLS:
 - LENGTHS OF SHEAR WALLS ARE SHOWN ABOVE OR BELOW SHEAR WALL NUMBER (SEE PLAN). THE NUMBERS INDICATE THE MINIMUM DESIGN LENGTH OF THE SHEAR WALL. SEE DETAIL 103 SD1
- MANUFACTURED STRONG WALL NOTES:
 - CONTRACTOR TO PROVIDE RAISED CONCRETE STEM WALL AS DETERMINED FOR PROPER INSTALLATION OF STRONG WALL TO TOP PLATES OF WALL ABOVE. FOR MORE INFORMATION, SEE DETAILS SHOWN ON STRONG WALL DETAIL SHEET.



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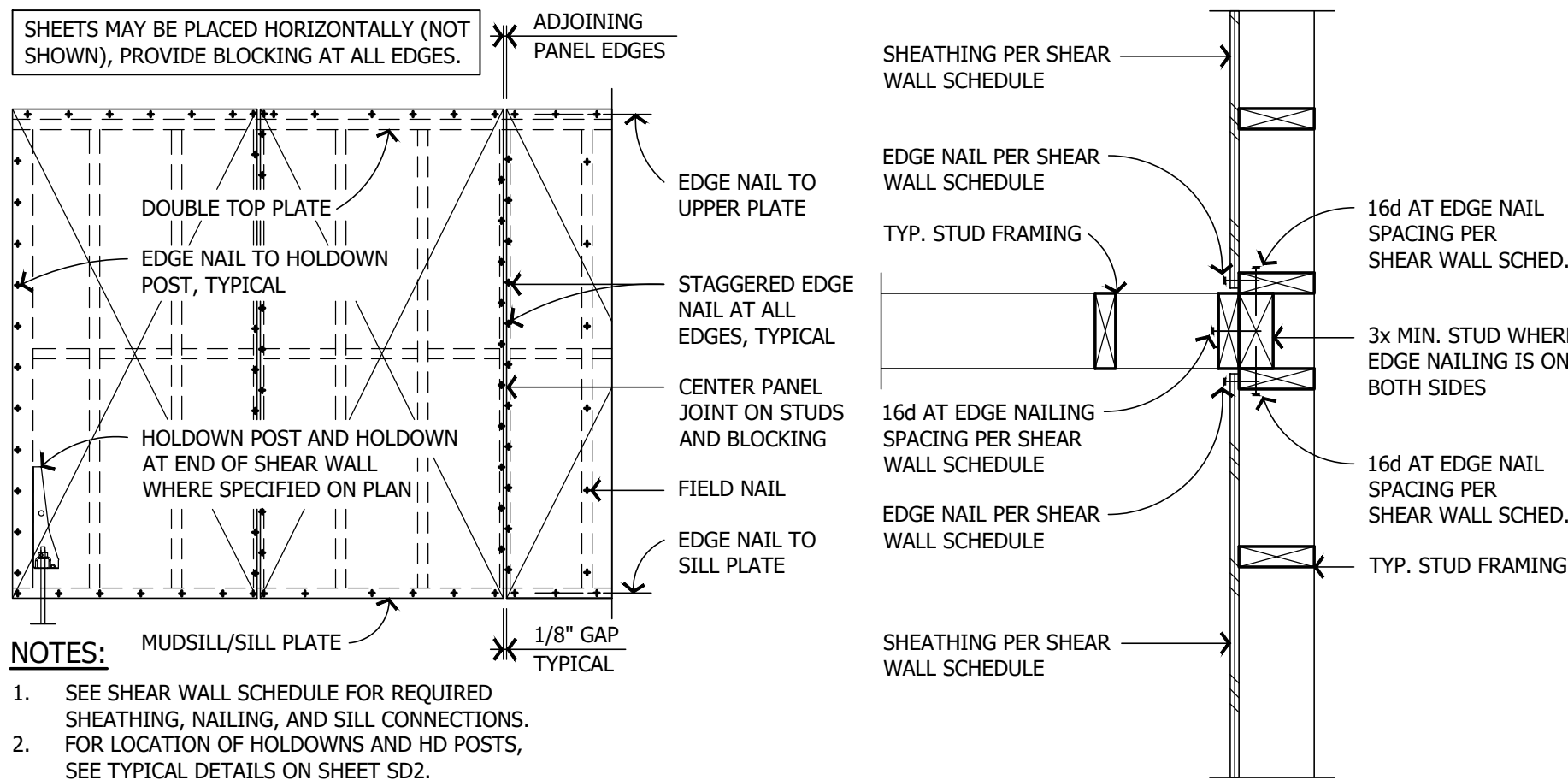
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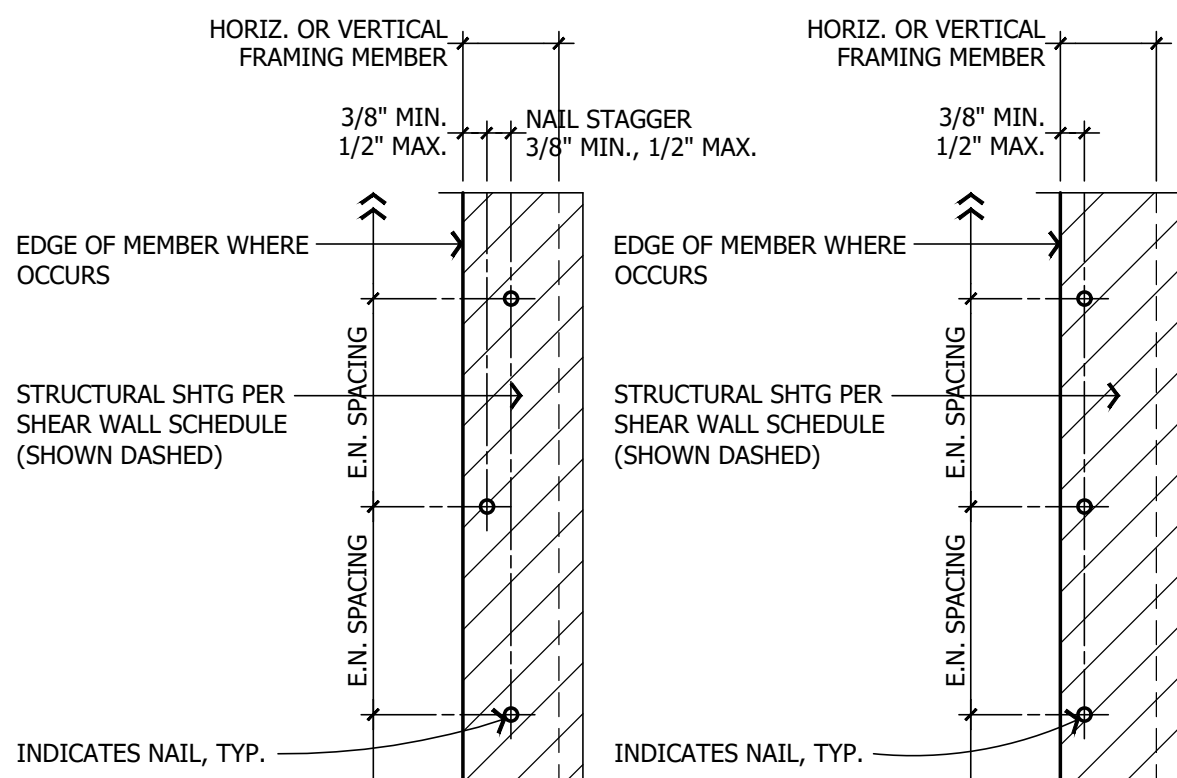
Sheet Description:
FOUNDATION AND
ROOF FRAMING PLAN

Scale: 1/4" = 1'-0"
Initial Issue Date: December 12, 2023
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

Sheet No.
S1



101 TYP. SHEAR WALL ELEVATION



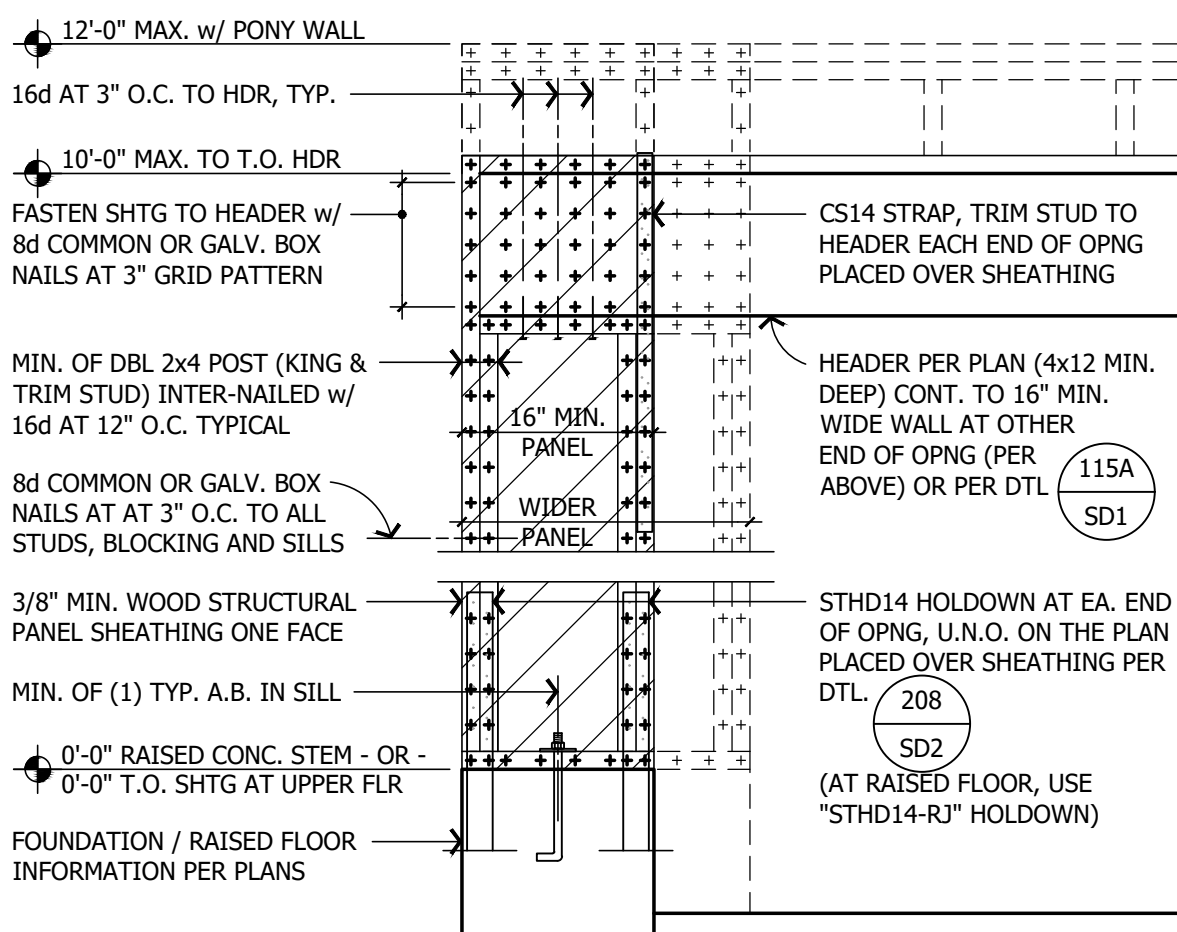
104 TYP. SHEAR WALL EDGE NAIL PATTERN

ALTERNATIVE MUDSILL ANCHORAGE			
ALTERNATIVE ANCHORAGE MAY BE INSTALLED IN LIEU OF 3/8" DIA. ANCHOR BOLTS NOTED IN THE SHEAR WALL SCHEDULE AND PLAN NOTES.			
SHEAR WALL DESIGNATION	"MASA" OR "URFP" SD1	"TITEN HD" (NOTE 2.) SD1	EPOXY THREAD ROD SD1
HATCHED BEARING	48" O.C.	48" O.C.	48" O.C.
X"-X" SW-1	32" O.C.	32" O.C.	32" O.C.
X"-X" SW-2	20" O.C.	32" O.C.	32" O.C.
X"-X" SW-3	16" O.C.	24" O.C.	24" O.C.
X"-X" SW-4	10" O.C.	16" O.C.	16" O.C.
X"-X" SW-5	3x SILL REQUIRED	16" O.C.	16" O.C.
X"-X" SW-6	8" O.C.	24" O.C.	16" O.C.
X"-X" SW-7 & SW-8	NOT ALLOWED	16" O.C.	8" O.C.

1. SIMPSON "MASA" ANCHORS SHALL BE INSTALLED PER ICC REPORT No. ESR-2555.

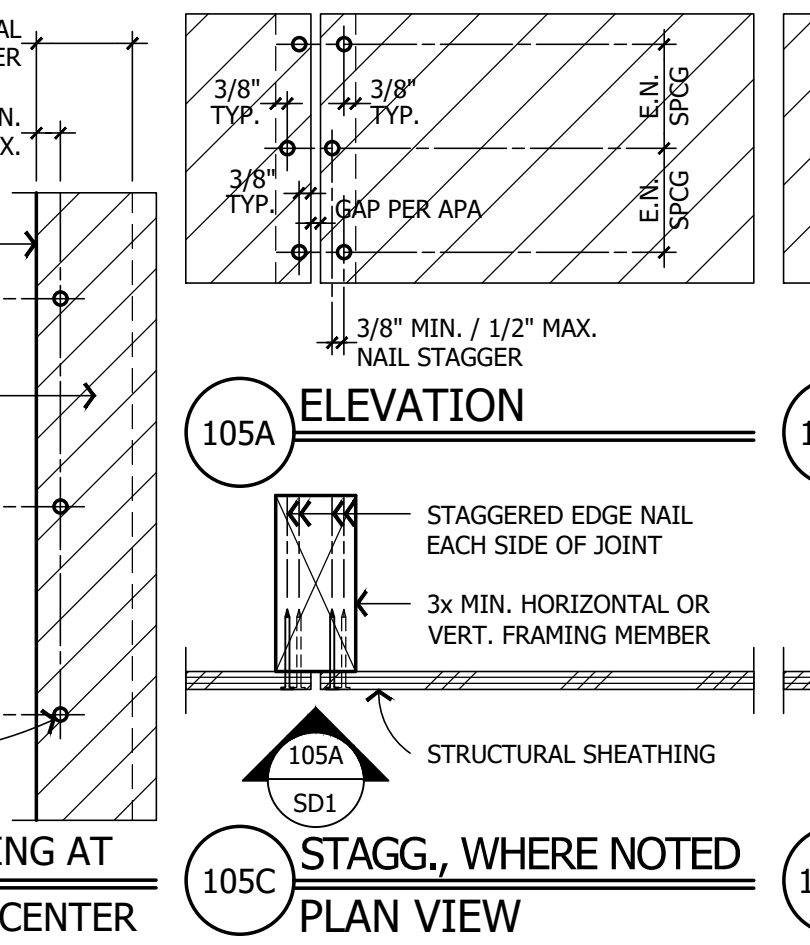
2. SIMPSON TITEN HD ANCHORS SHALL BE INSTALLED PER ICC REPORT No. ESR-2713.

109 ALTERNATIVE MUDSILL ANCHORAGE

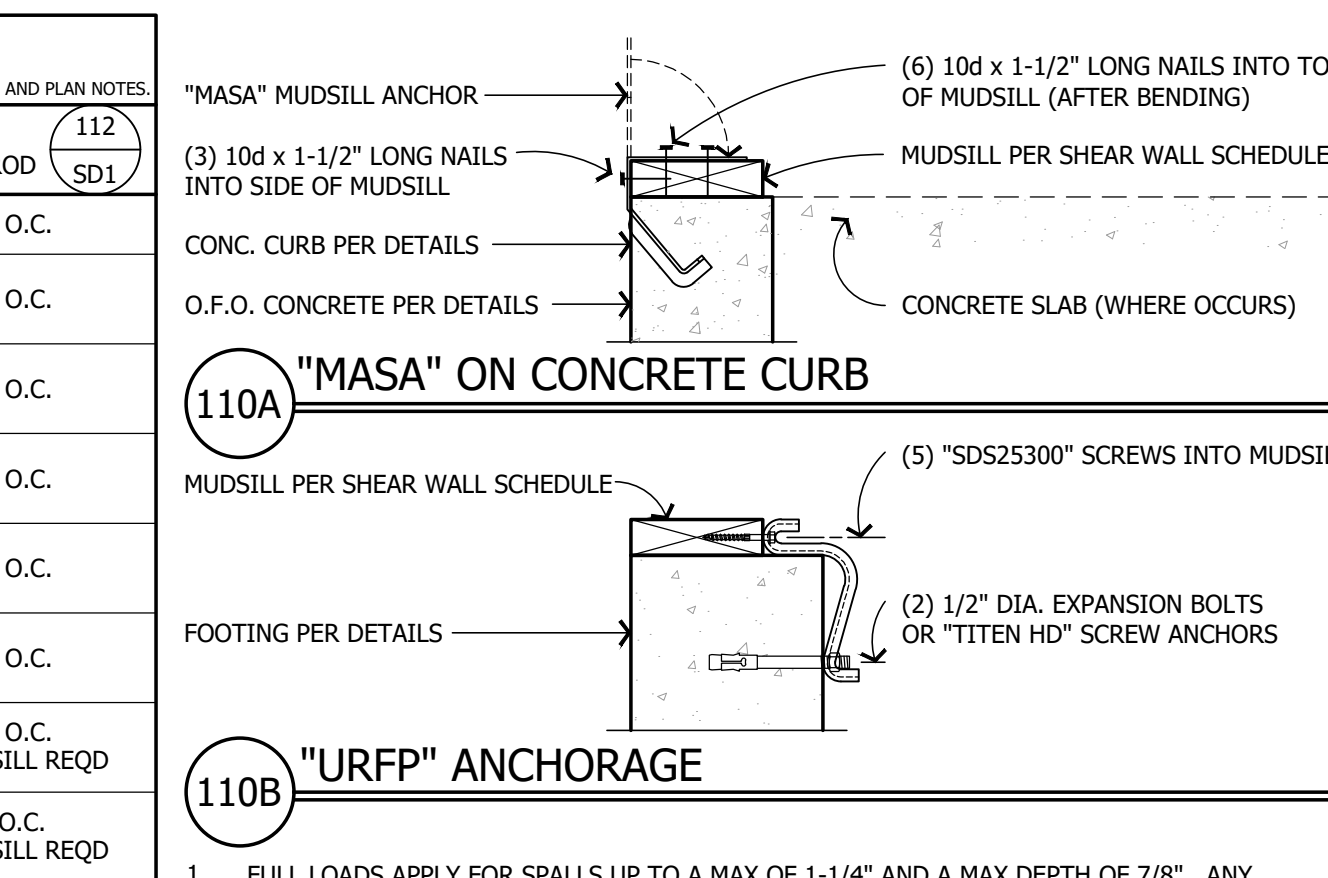


115 APA PORTAL-FRAME DESIGN WITH HOLDOWNS

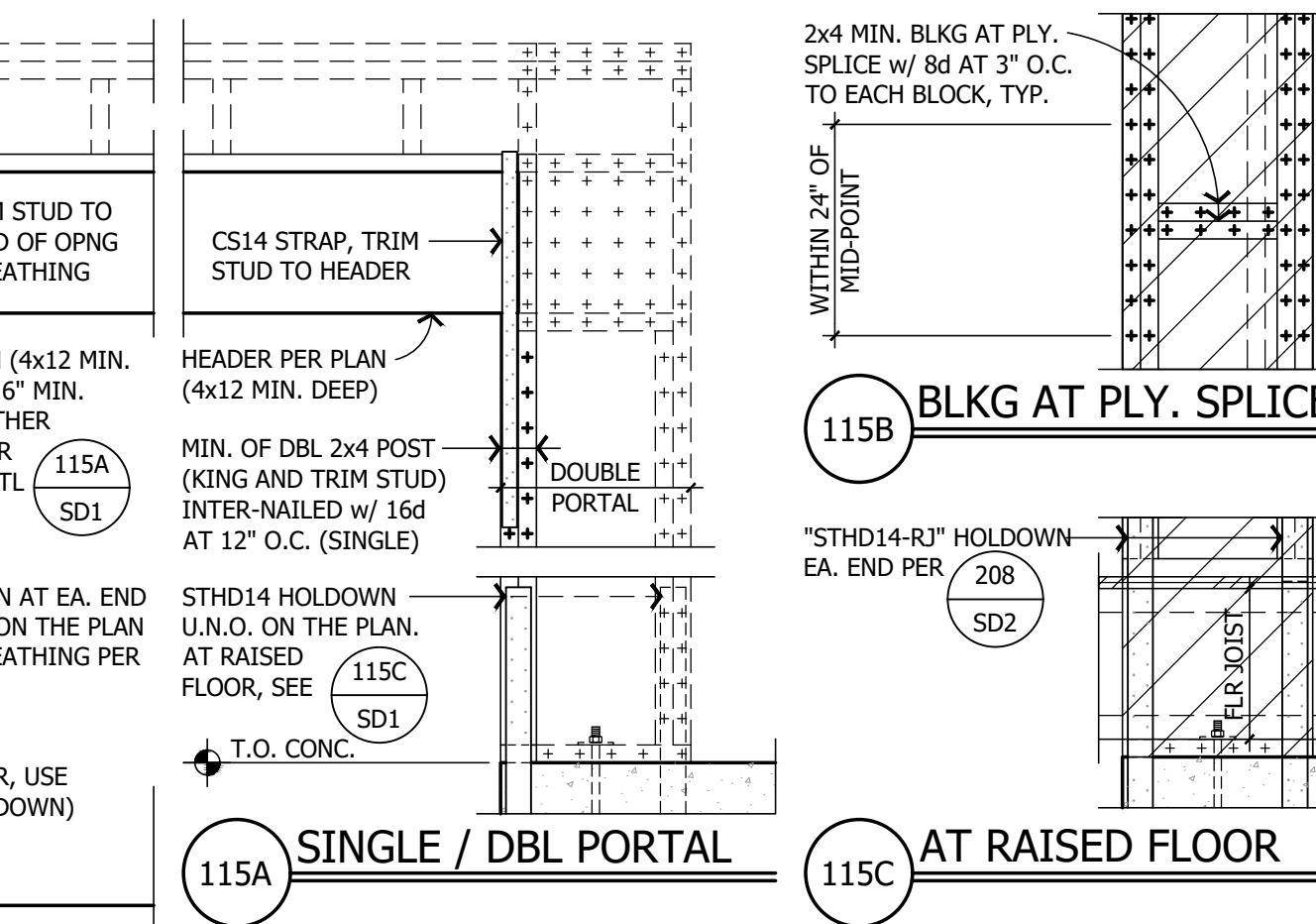
102 SHEAR TRANSFER AT WALL INTERSECTION



105 SHEATHING AT ADJOINING PANEL EDGE

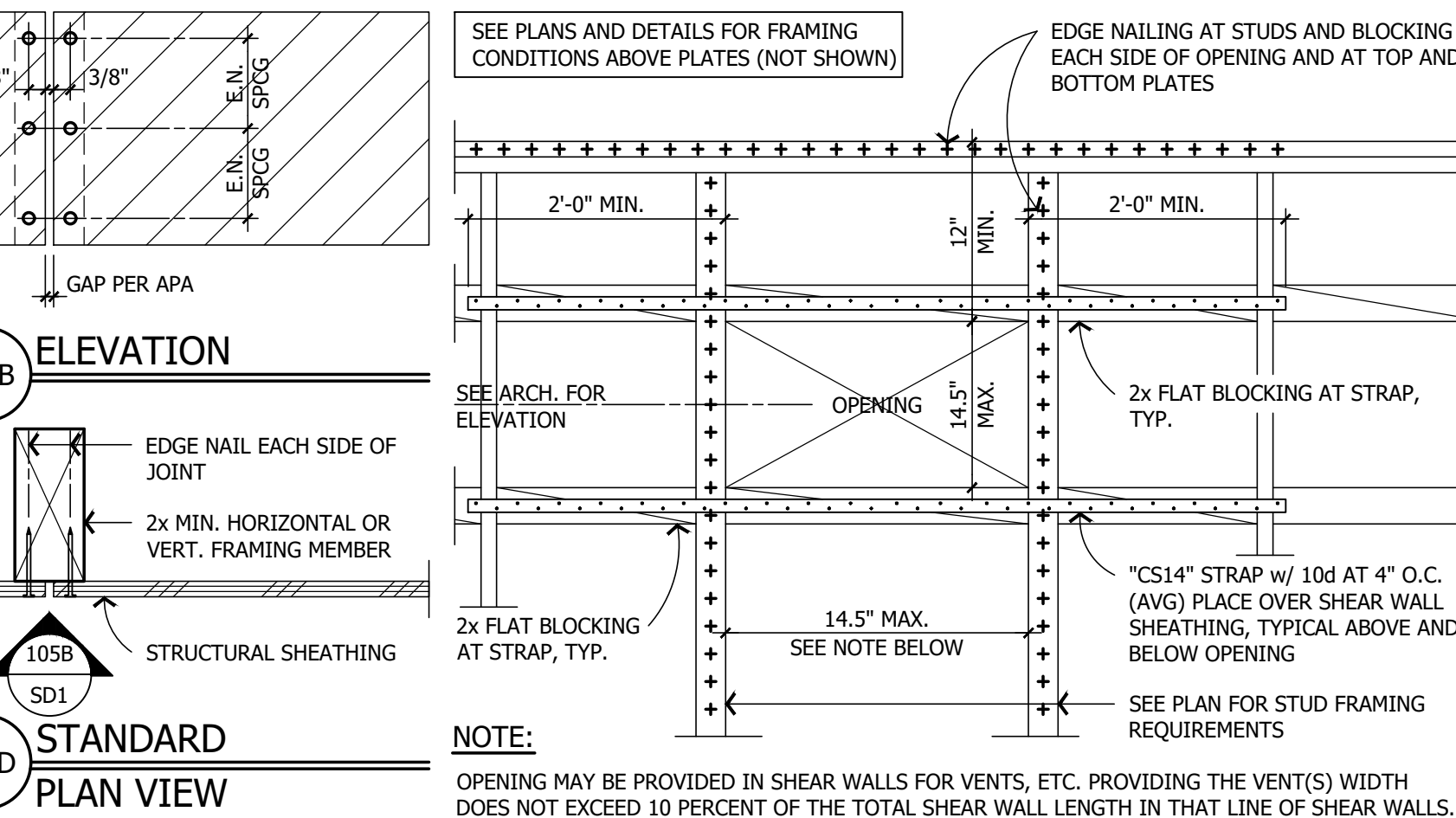


110 MASA ANCHORAGES

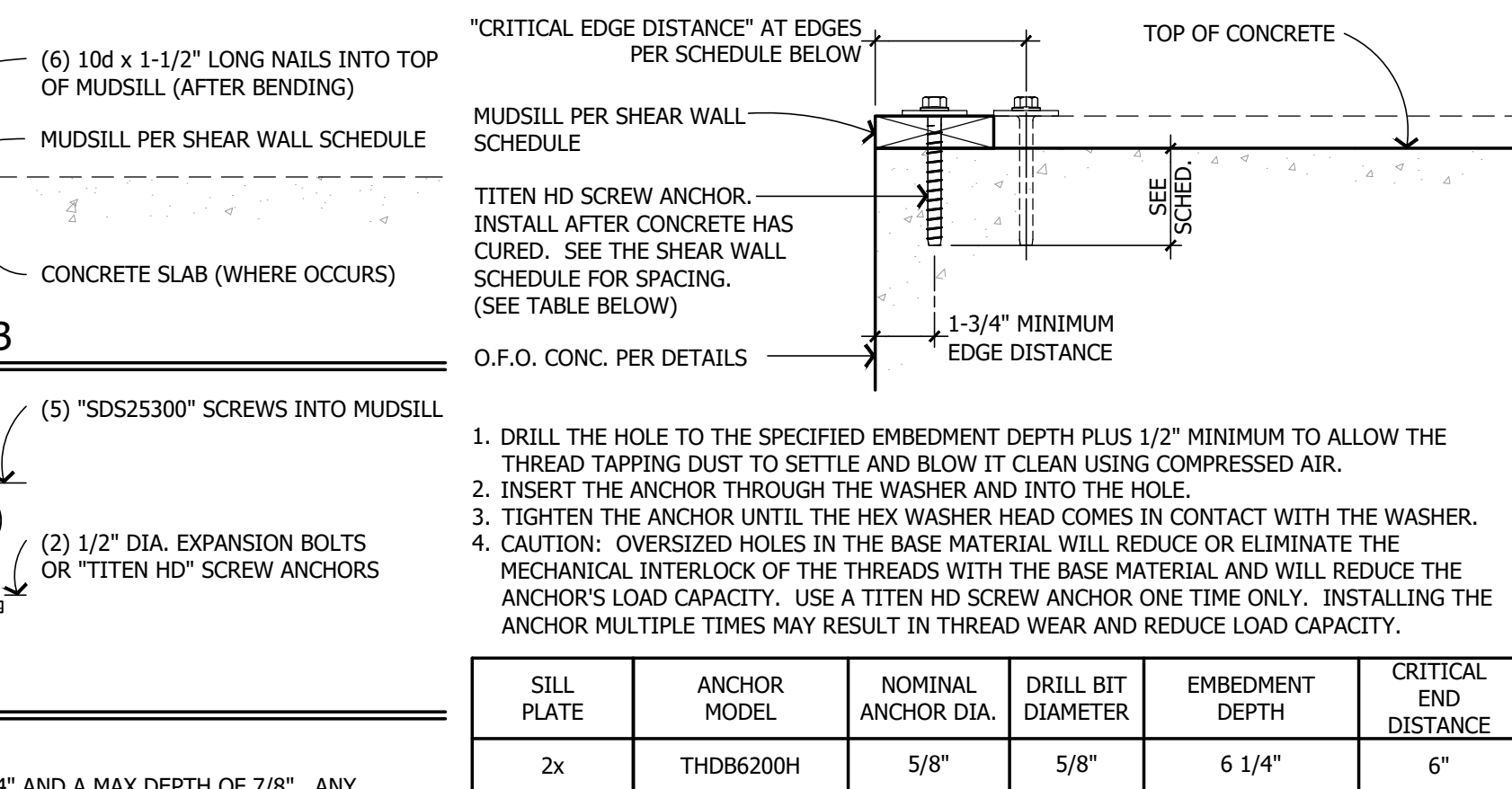


115A SINGLE / DBL PORTAL

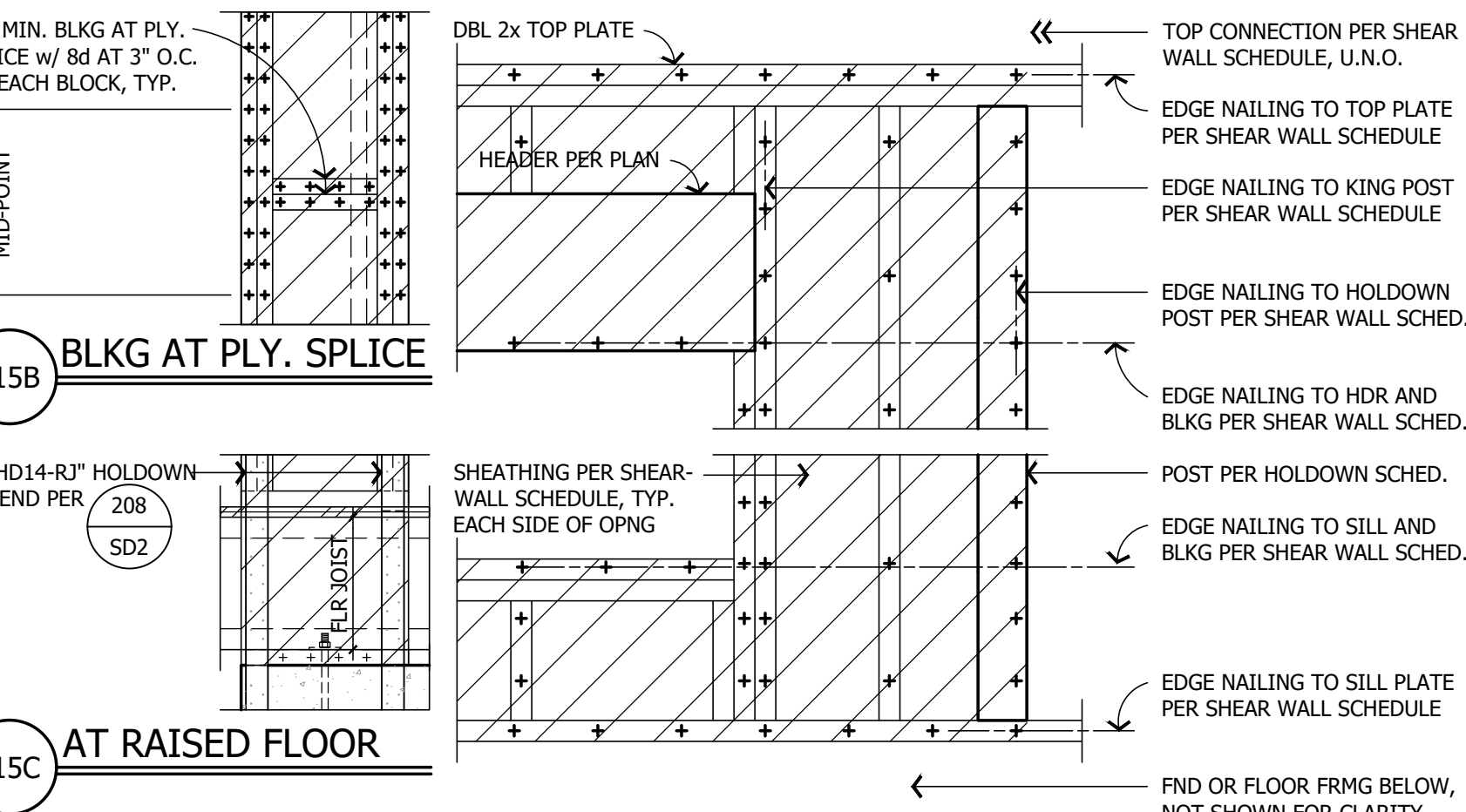
103 SHEAR AND BEARING WALL SCHEDULE



106 SMALL OPENING IN SHEAR WALL



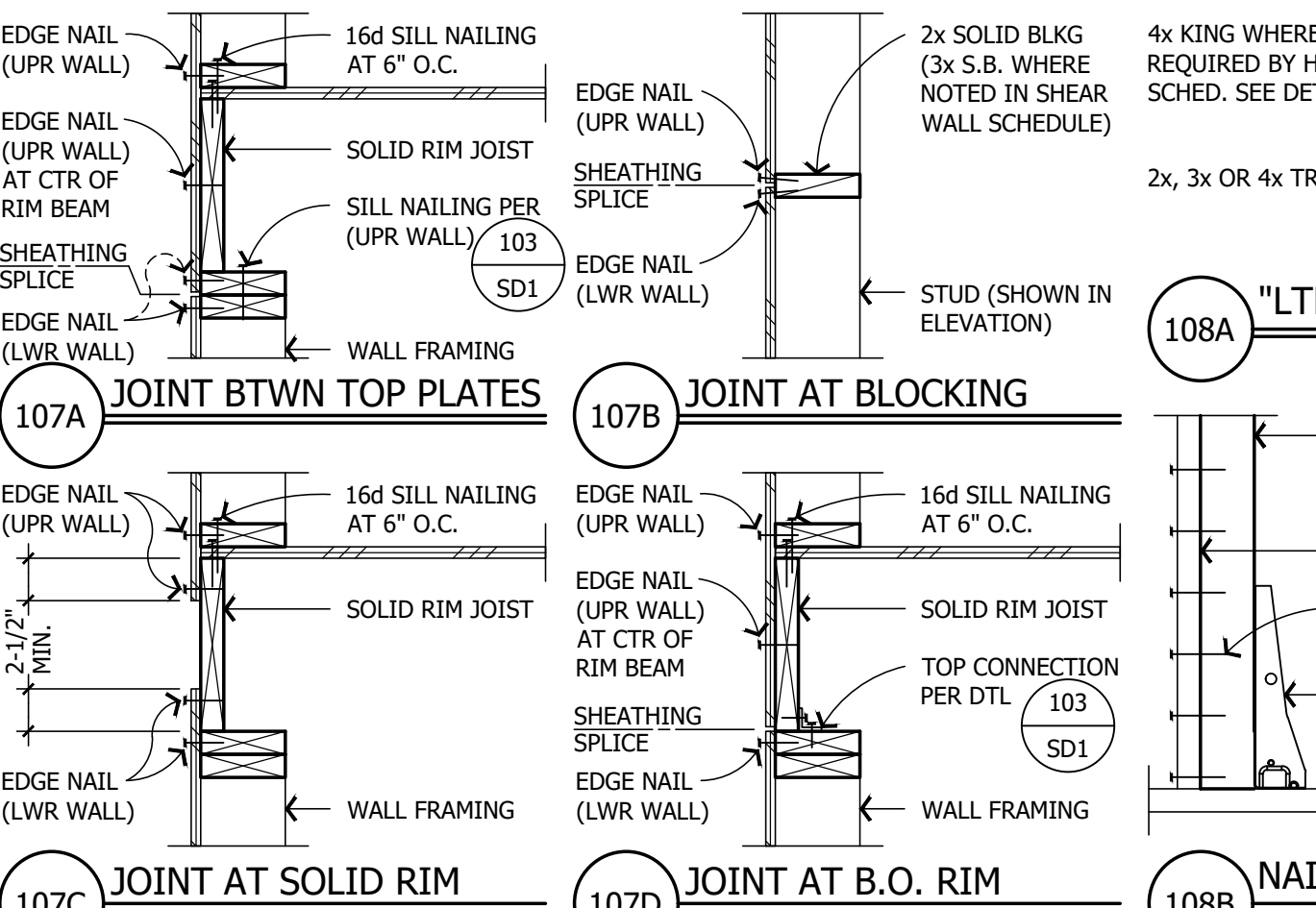
111 "TITEN HD" ANCHORAGE & NOTES



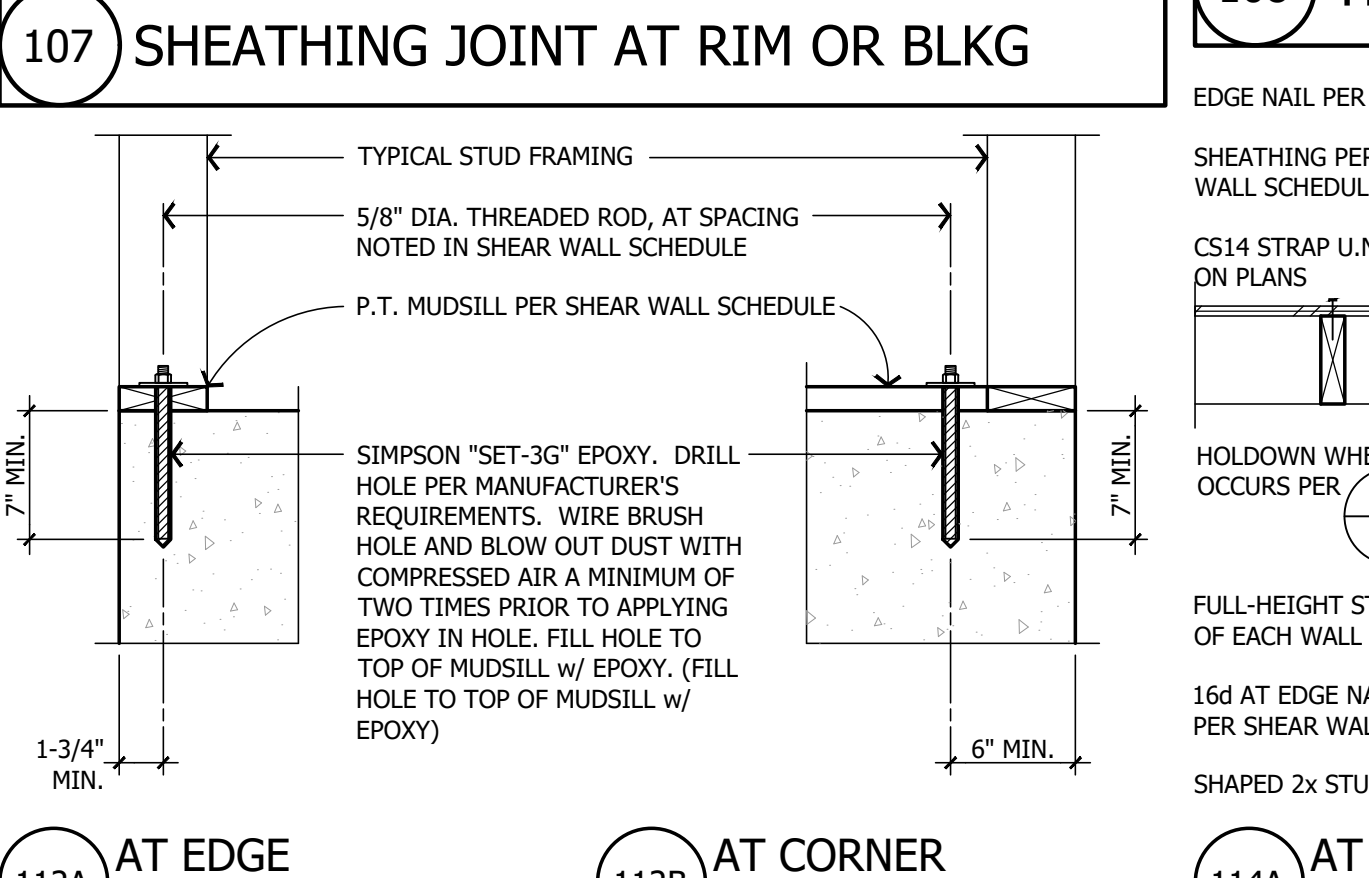
116 SHEAR PANEL AT OPENING (EACH END)

SHEAR WALL LENGTH: SHEAR WALL DESIGNATION:	X"-X" SW-6	X"-X" SW-7	X"-X" SW-8
	15/32" STR. 1	15/32" STR. 1 EACH FACE	15/32" STR. 1 EACH FACE
10d EDGE NAIL (0.148 DIA):	10d @ 2" O.C.	10d @ 4" O.C.	10d @ 3" O.C.
10d FIELD NAIL (0.148 DIA.):	10d @ 12" O.C.	10d @ 12" O.C.	10d @ 12" O.C.
FRAMING MEMBER AT ADJOINING PANEL EDGES:	SINGLE 3x OR 4x	SINGLE 3x OR 4x	SINGLE 3x OR 4x
3x SILL REQUIRED (NOTE 5):	YES	YES	YES
SILL CONN. (BEAM/BLKG): SDWS SCREW (SDWS19600):	SDWS @ 6" O.C. STAGGERED	SDWS @ 4" O.C. STAGGERED	SDWS @ 4" O.C. STAGGERED
SILL CONNECTION (RIM): 16d NAIL (0.148 DIA.x.3.25"): SDWS SCREW (SDWS19600):	16d @ 4" O.C. & LTP5 @ 24" O.C. SDWS @ 6" O.C.	16d @ 3" O.C. & LTP5 @ 12" O.C. SDWS @ 4" O.C.	16d @ 2" O.C. & LTP5 @ 12" O.C. SDWS @ 4" O.C.
5/8" A.B. W/ 2x MUDSILL: 5/8" A.B. W/ 3x MUDSILL:	--	@ 24" O.C. MAX	@ 16" O.C. MAX
TOP CONNECTION - "RBC": TOP CONNECTION - "LTP4": TOP CONNECTION - "L550": TOP CONNECTION - "A35"	@ 6" O.C. MAX @ 8" O.C. MAX @ 8" O.C. MAX @ 8" O.C. MAX	@ 6" O.C. MAX @ 6" O.C. MAX @ 6" O.C. MAX @ 6" O.C. MAX	--

107 SHEATHING JOINT AT RIM OR BLKG



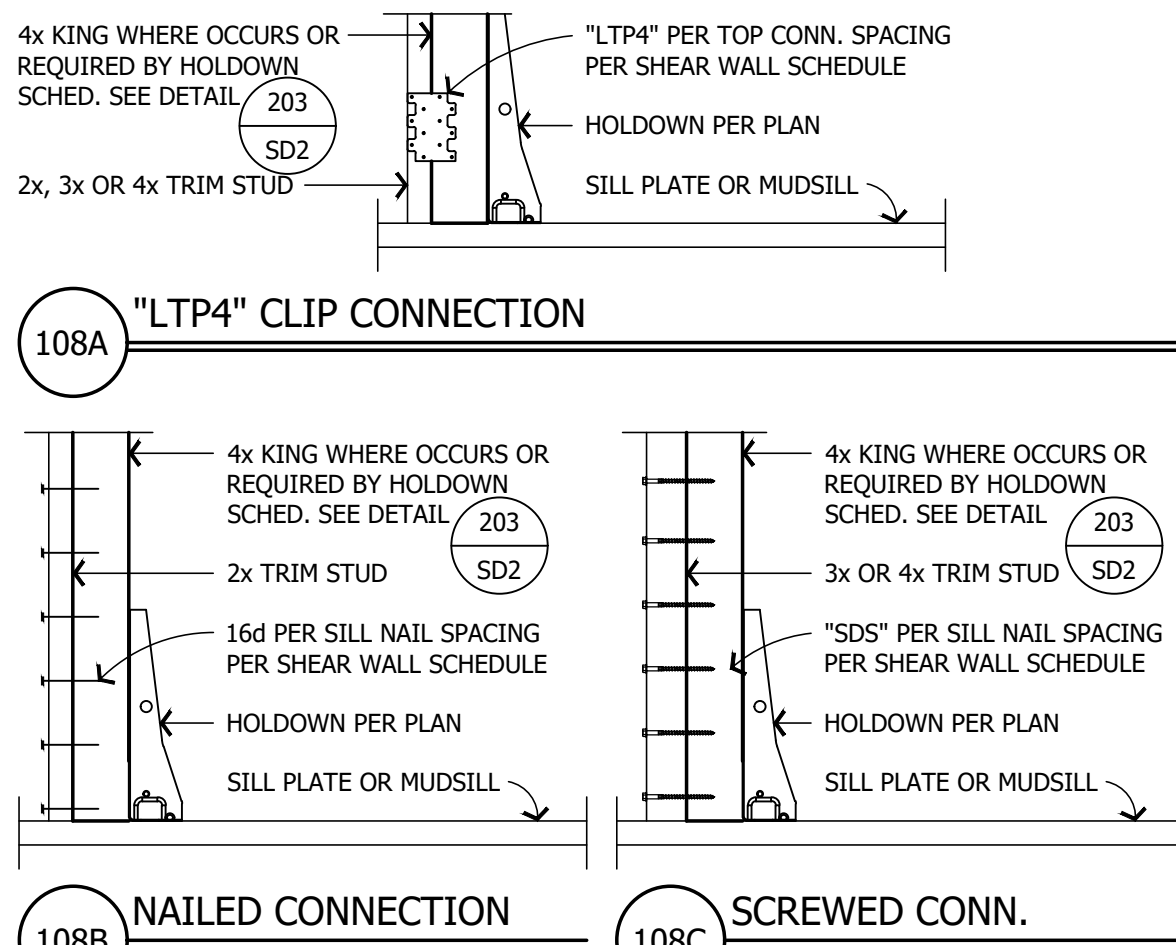
107 SHEATHING JOINT AT RIM OR BLKG



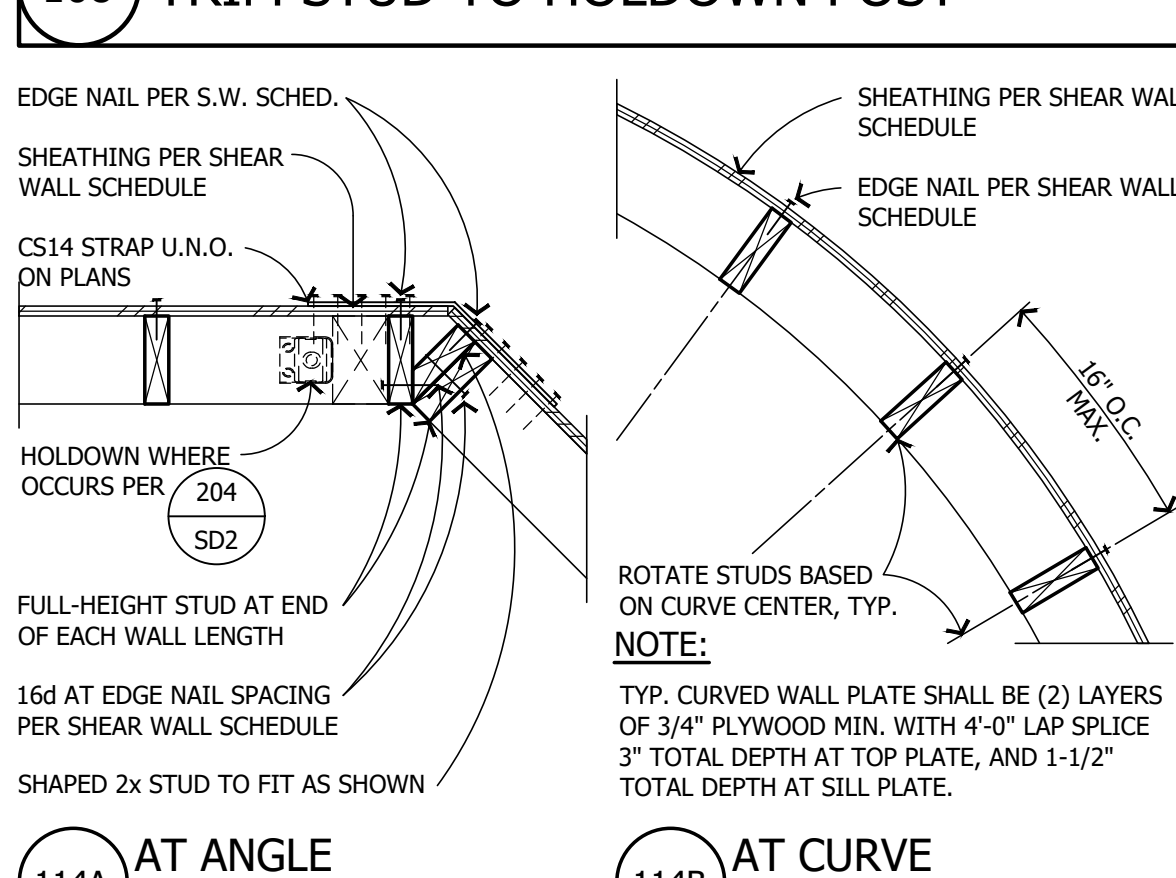
112 RETROFIT ANCHOR BOLT

- APA RATED SHEATHING SHALL BE 4'-0" x 8'-0" MIN. EXCEPT AT BOUNDARIES OR AT CHANGES IN FRAMING WHERE A 16" MINIMUM WIDTH IS ALLOWED. ALL PANEL EDGES AND BOUNDARIES SHALL BE NAILED TO 2X FRAMING U.N.O.
- PLYWOOD AND OSB SHALL BE TYPE CDX GRADE OR BETTER (EXCEPT WHERE STRUCTURAL 1 GRADE IS NOTED).
- STR. 1 = STRUCTURAL 1 GRADE PLYWOOD OR O.S.B.
- ALL NAILS SHALL HAVE MINIMUM SHANK DIAMETER AS SPECIFIED IN SCHED.
- ALL FASTENERS THAT ARE INSTALLED INTO OR IN CONTACT WITH PRESERVATIVE-TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED.
- FASTENERS ARE SPACED LESS THAN 4" ON CENTER AT PANEL EDGES.
- NAILING AT PANEL EDGES SHOULD BE STAGGERED PER DETAIL.
- FASTENERS AT SILL CONN. ARE INDICATED TO BE STAGGERED:
- STAGG. NAILING SHALL BE TWO ROWS OF FASTENERS PER SCHED. FROM SILL TO DBL RIM, DBL JOIST, DBL BLKG OR 3.5" WIDE (MIN.) MEMBER.
- 3x SILL PLATES MAY BE OMITTED WHEN ALTERNATE SHEATHING JOINT AT RIM OR BLOCKING IS PROVIDED PER DETAIL.
- ALL ANCHOR BOLTS MUST BE INSTALLED WITH 3"x3"x0.229" GALVANIZED PLATE WASHERS PER THE CURRENT CBC.
- PLAIN CARBON STEEL FASTENERS IN SEA/DOT AND ZINC BORATE PRESERVATIVE-TREATED LUMBER SHALL BE PERMITTED.
- WHERE SHEAR MATERIAL IS APPLIED ON BOTH FACES OF A SHEAR WALL, AND NAIL SPACING IS LESS THAN 6" O.C. ALL THE FOLLOWING REQ. SHALL BE MET:
- THE VERTICAL SHEAR PANEL JOINTS ON OPPOSITE FACES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, UNLESS SUCH FRAMING MEMBERS ARE 4x OR THICKER.
- INSTALL 3.5" (MIN.) MEMBER BELOW ALL DOUBLE SIDED SHEAR WALLS.
- FOR ALTERNATE MUDSILL ANCHORAGE, SEE DETAIL 109 SD1

108 TRIM STUD TO HOLDOWN POST



108 TRIM STUD TO HOLDOWN POST

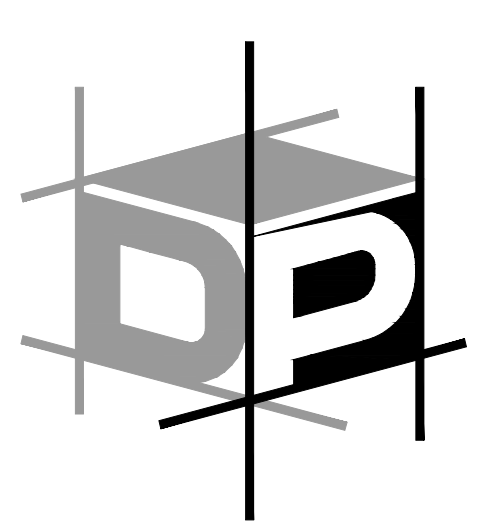


114A AT ANGLE

114 ANGLED / CURVED INTERSECTION



114 ANGLED / CURVED INTERSECTION



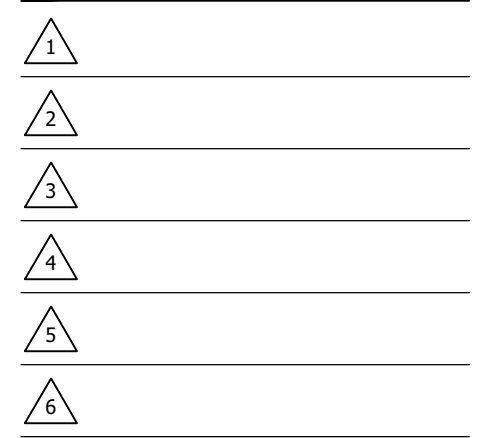
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Sheet Description:
SHEAR WALL SCHEDULE AND TYPICAL DETAILS

No Scale

Initial Issue Date: December 12, 2023

Drawn By: H. Castro

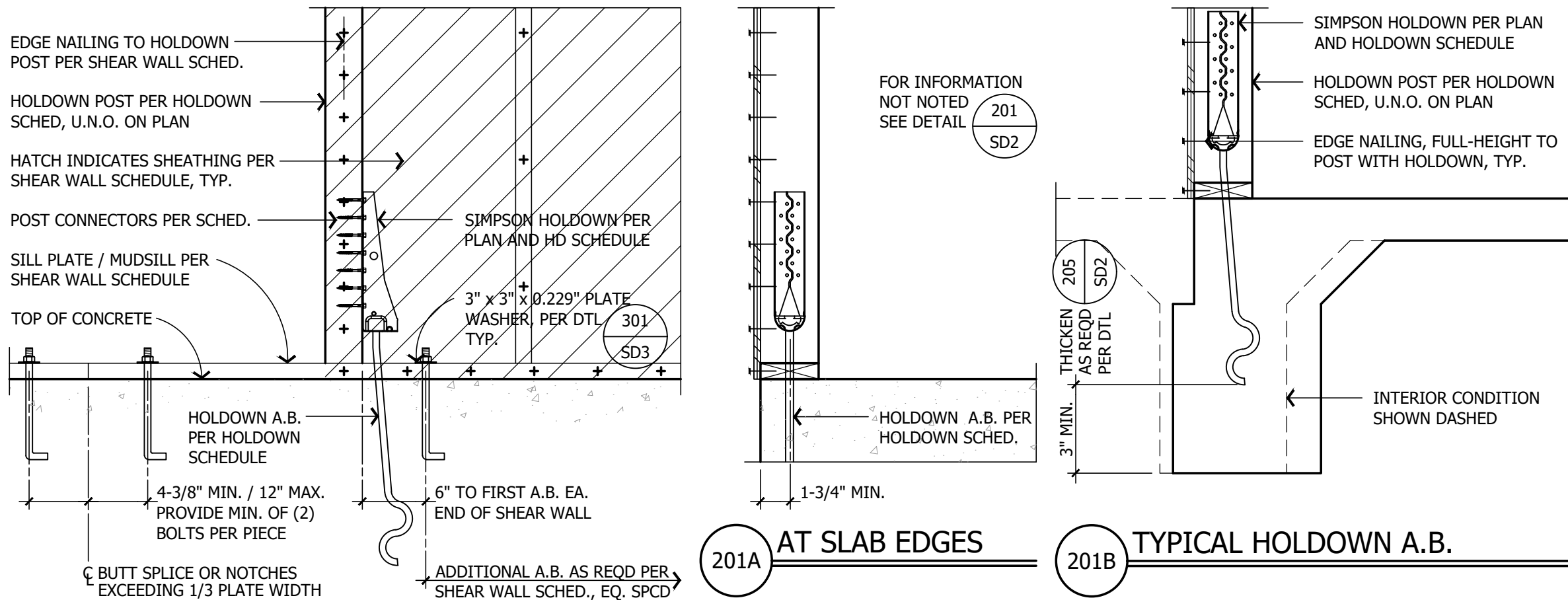
Project Engineer: M. Bernal

Project Manager: S. Kaeding

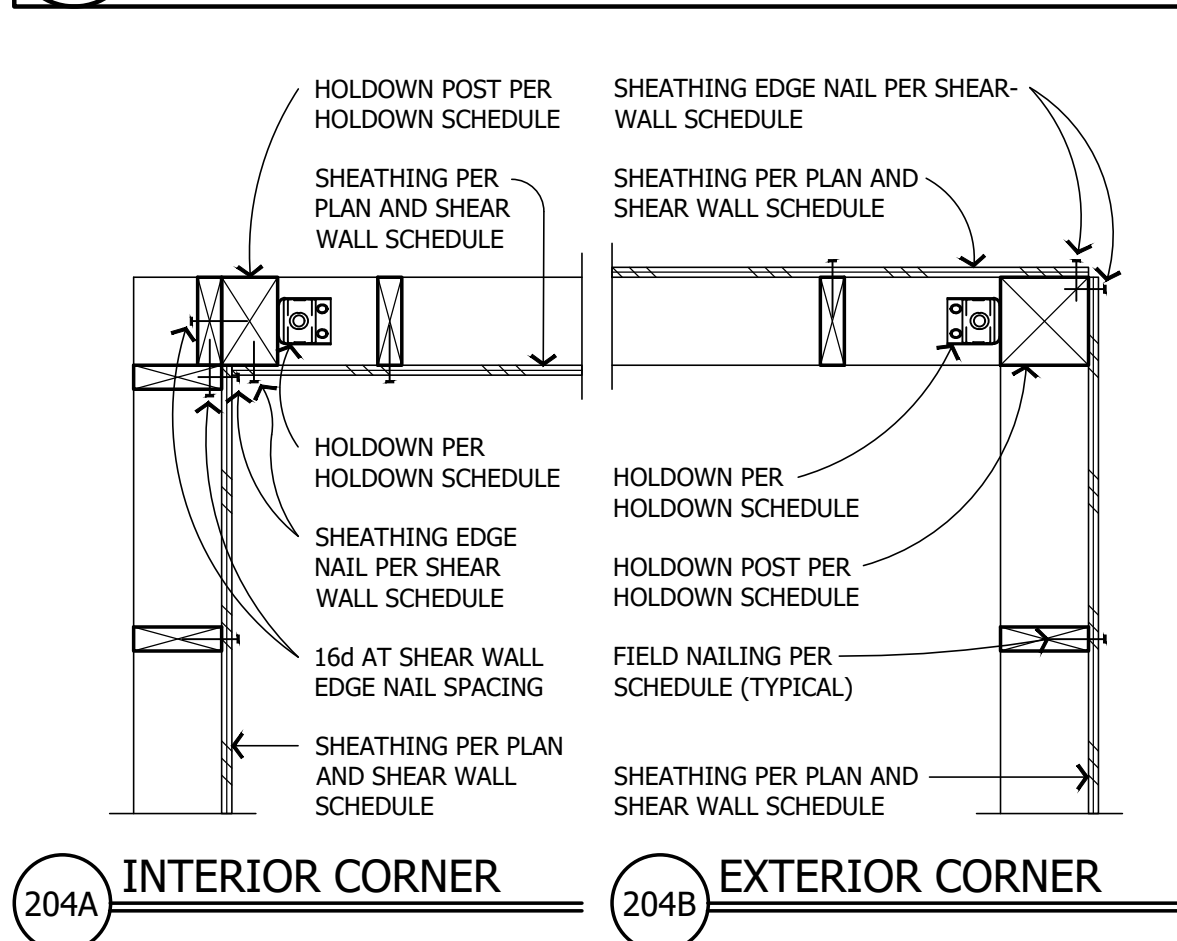
Job No. X242923

Sheet No.

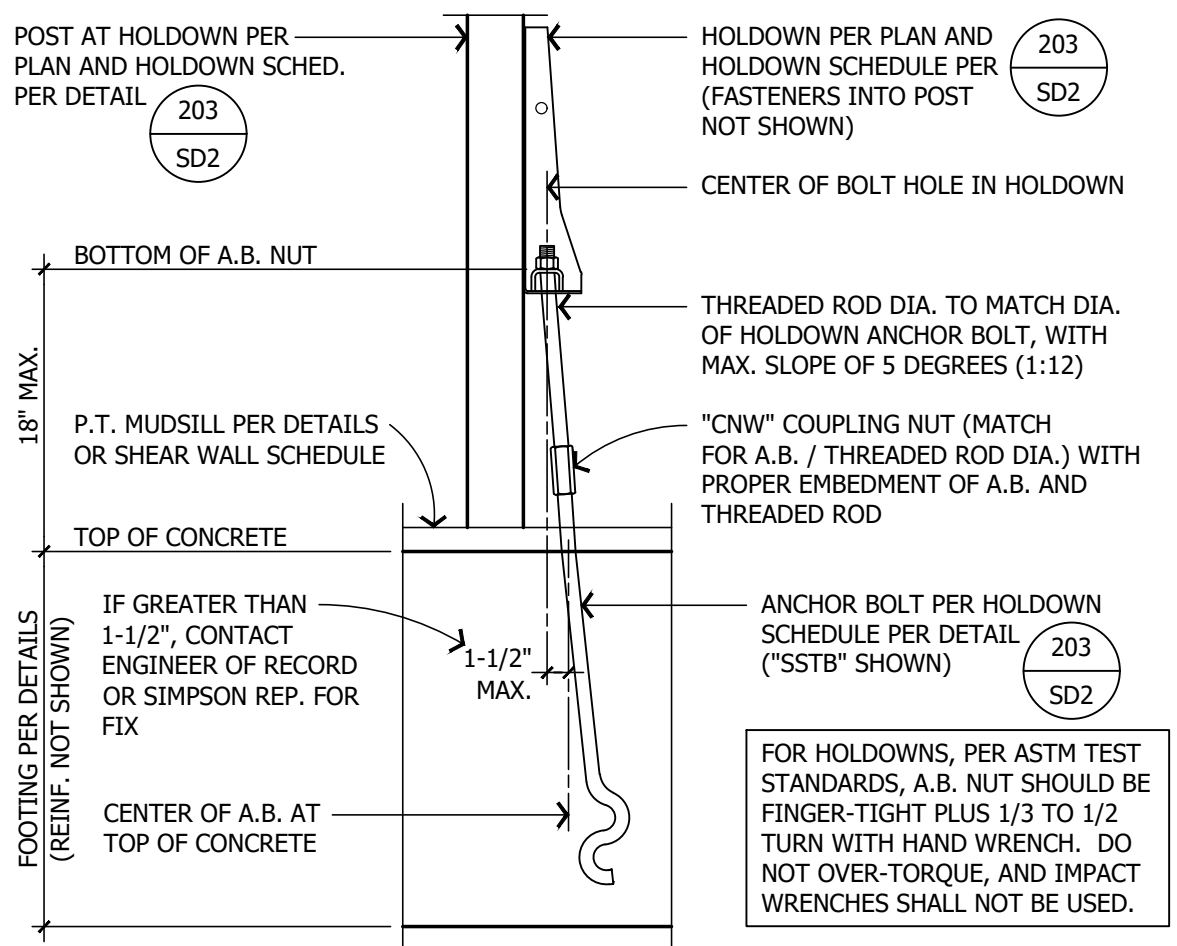
SD1



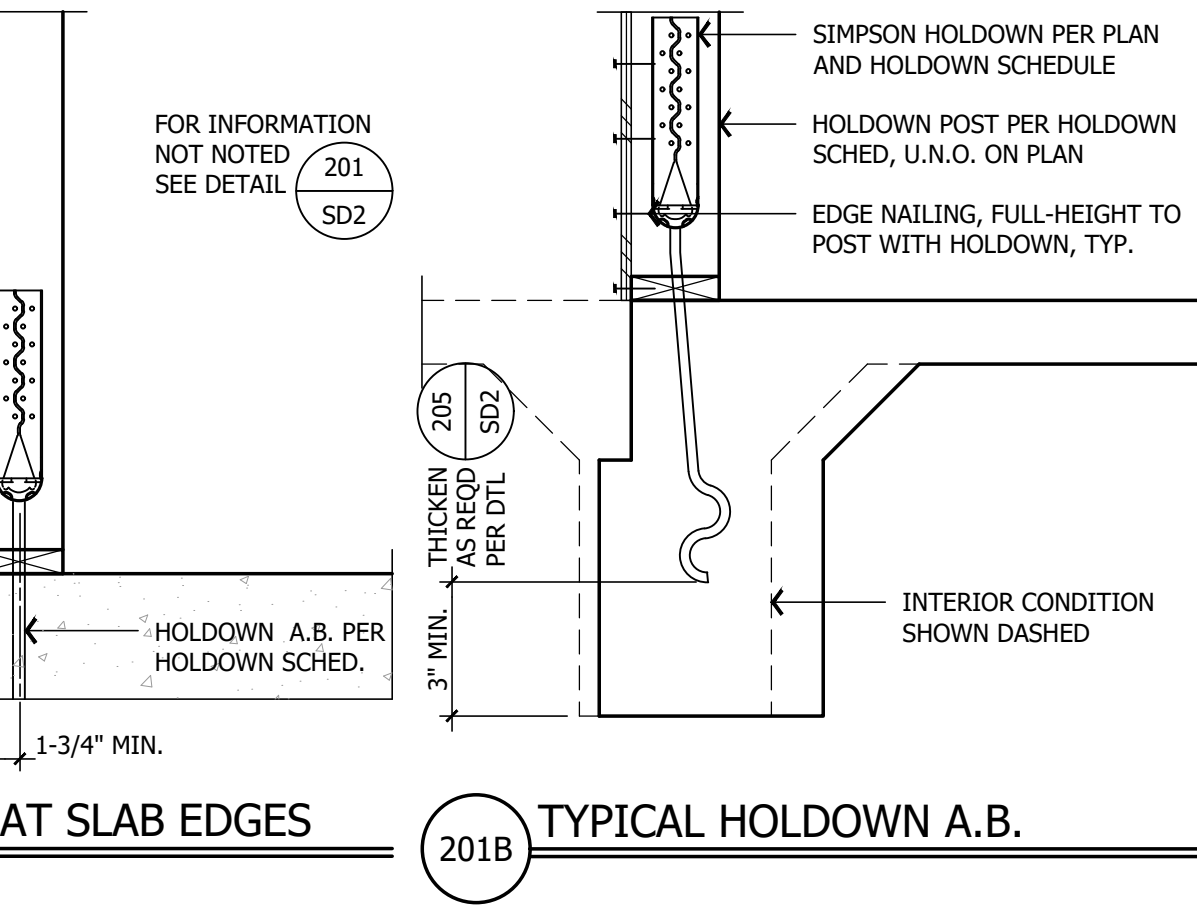
201 TYPICAL HOLDOWN AND HOLDOWN ANCHOR BOLT INSTALLATION



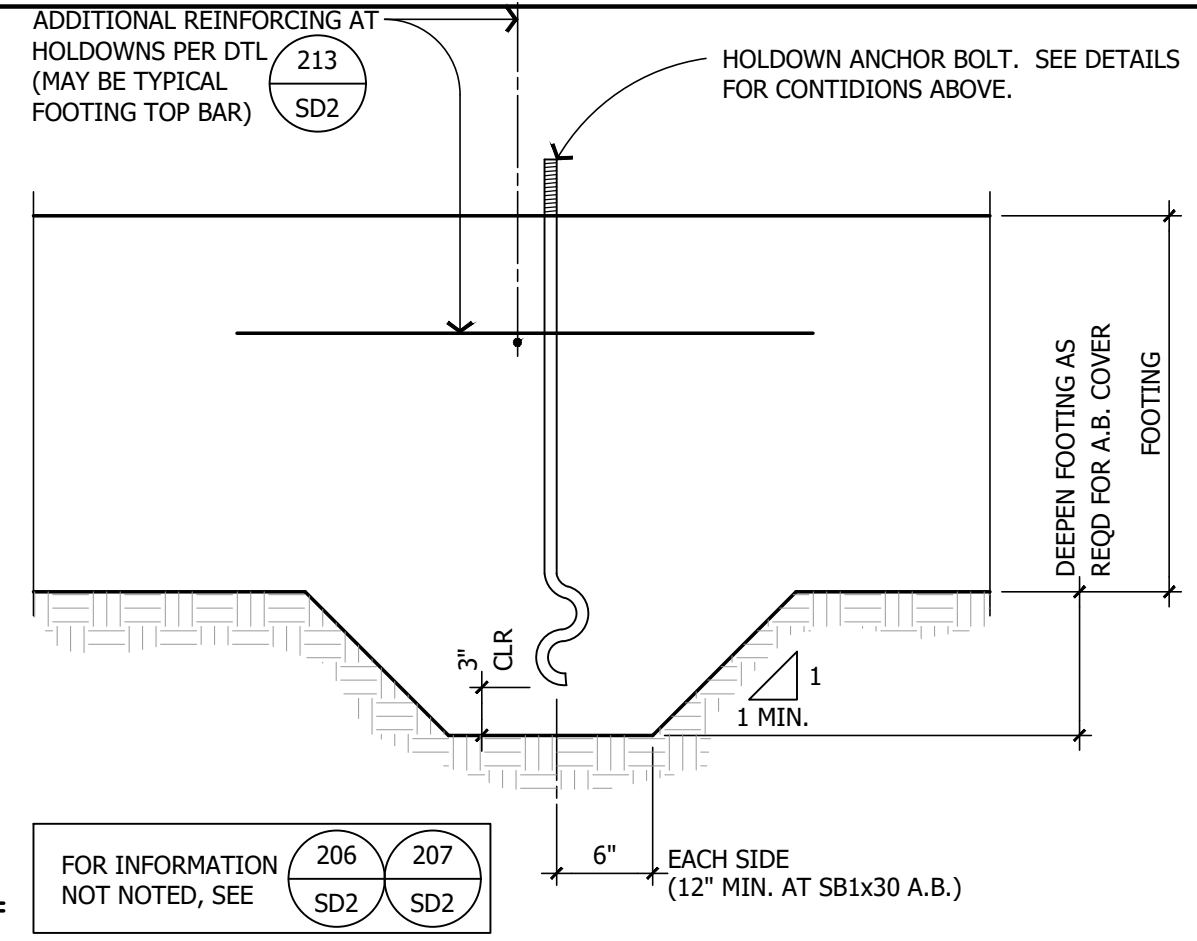
204 HOLDOWN AT SHEAR WALL CORNER (PLAN)



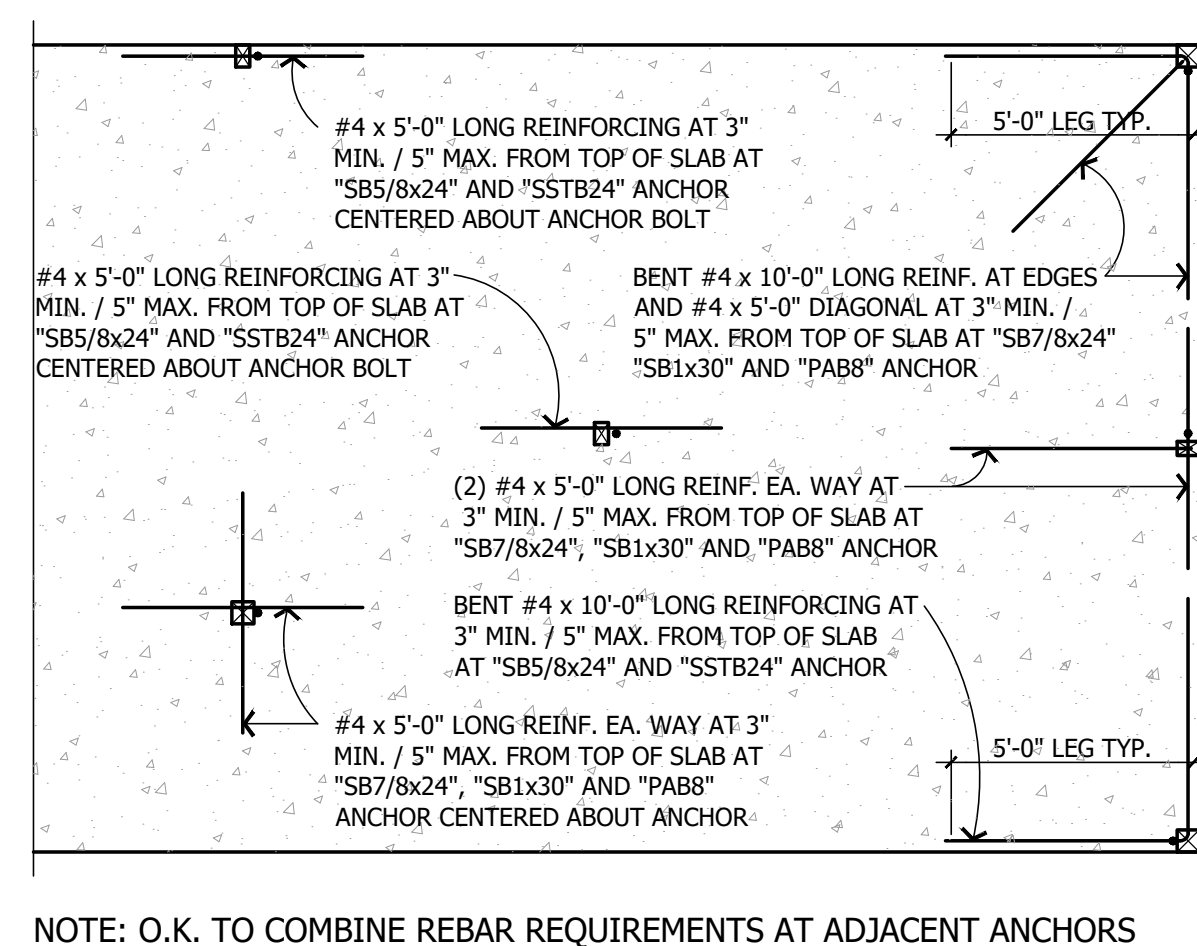
209 RAISED HOLDOWN AT OFFSET C.I.P. A.B.



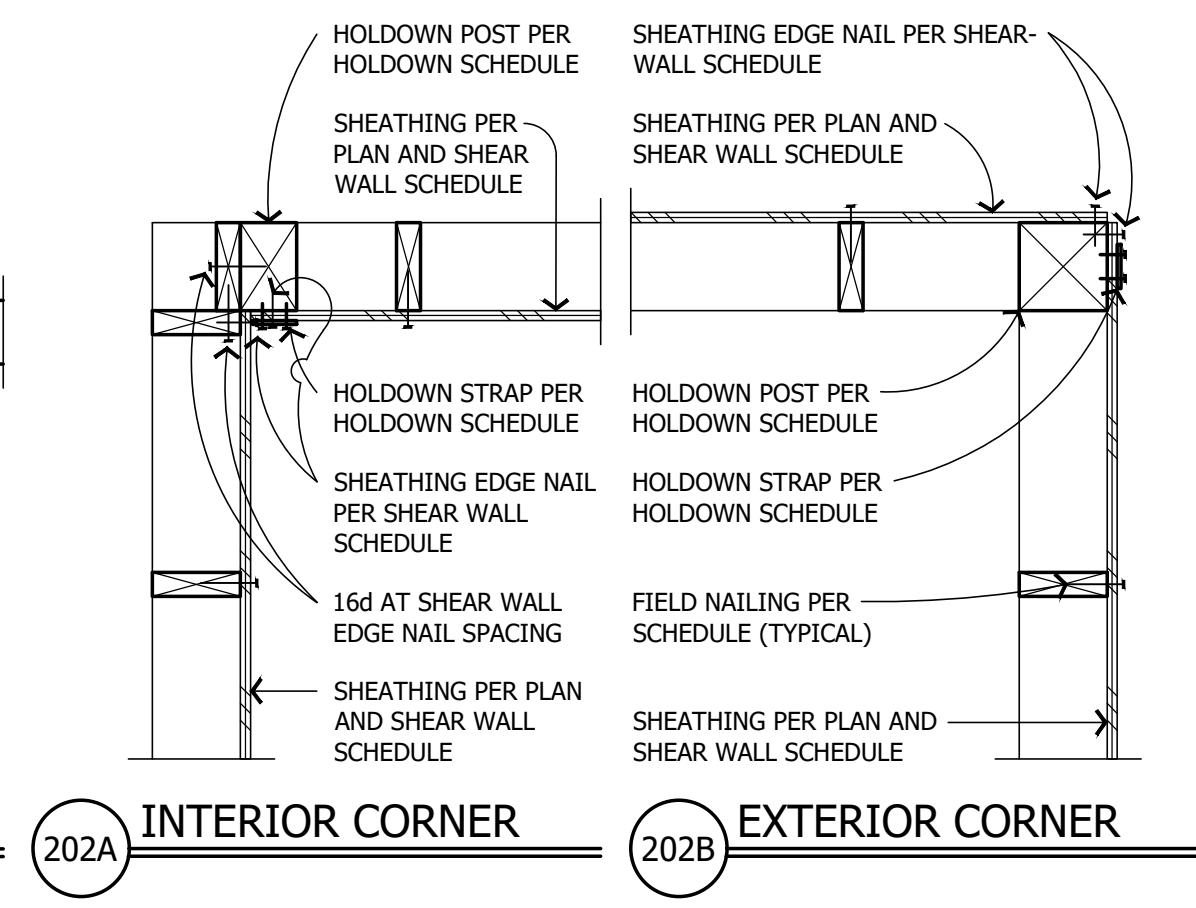
201 TYPICAL HOLDOWN AND HOLDOWN ANCHOR BOLT INSTALLATION



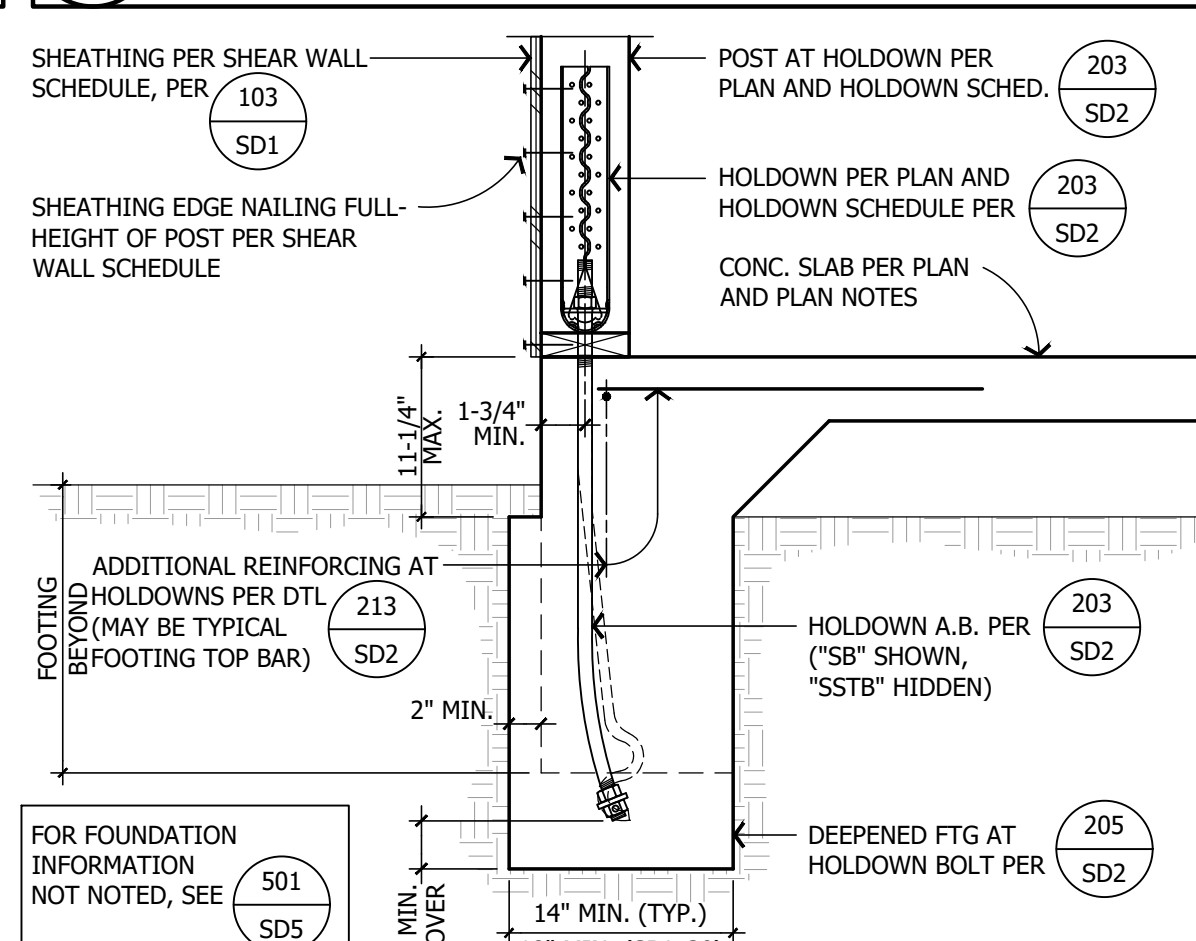
205 DEEPENED FOUNDATION (FOR A.B.)



213 REINF. AT HOLDOWN BOLTS (PLAN)



202 SHARED STRAP AT SHEAR WALL CORNER

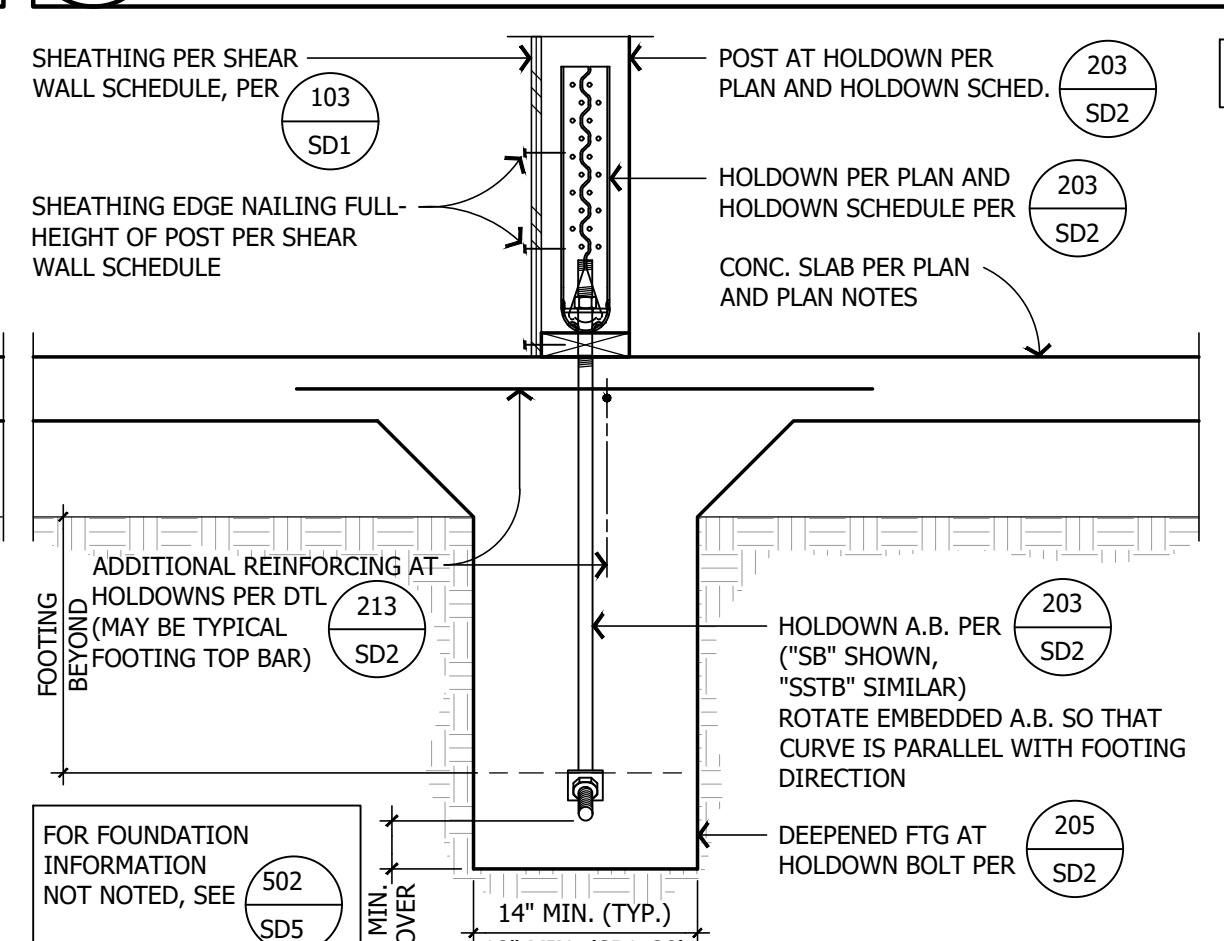


206 HOLDOWN A.B. TO EXTERIOR FOOTING

STRAP HOLDOWN SCHEDULE				
STRAP	END LENGTH	FASTENERS EA. END	MIN. POST SIZE	ALLOWABLE LOAD
"CS14"	15"	(13) 10d (0.148 DIA. x 2-1/2")	(2) 2x	2490 lbs
(2) "CS14"	15"	(13) 10d (0.148 DIA. x 2-1/2") EACH STRAP	4x4 / (2) 2x6	4980 lbs
"CMST14"	30"	(33) 10d (0.148 DIA. x 2-1/2")	4x6 / 6x6	6490 lbs
"CMST12"	39"	(43) 10d (0.148 DIA. x 2-1/2")	4x8 / 6x6	9215 lbs

1. FILL ALL NAIL HOLES PER MANUFACTURER'S REQUIREMENTS.
2. STRAPS SHALL BE INSTALLED OVER PLYWOOD SHEATHING.
3. STRAPS MUST BE INSTALLED FLAT TO THE FACE OF THE POST. NO BENDS, NICKS OR SLACK OF ANY KIND ARE ALLOWED. STRAPS INSTALLED WITH ANY BENDS, NICKS OR SLACK SHALL BE CONSIDERED AS INADEQUATE AND MUST BE RE-INSTALLED.
4. STRAPS MUST BE INSTALLED VERTICALLY WHEN USED AS A HOLDOWN. STRAPS INSTALLED ON A SLOPE OR AT AN ANGLE SHALL BE CONSIDERED AS INADEQUATE AND MUST BE RE-INSTALLED.
5. LOADS INCLUDE A 60% LOAD DURATION INCREASE ON THE FASTENERS FOR WIND OR SEISMIC.
6. CMST STRAPS ONLY - USE EVERY OTHER ROUND HOLE IF THE WOOD TENDS TO SPLIT. INCREASE STRAP LENGTH AS REQUIRED TO ACHIEVE MINIMUM NUMBER OF FASTENERS LISTED IN TABLE ABOVE.
7. PRE-DRILL HOLES TO PREVENT WOOD SPLITTING AS REQUIRED.

203 SLAB HOLDOWN SCHEDULES



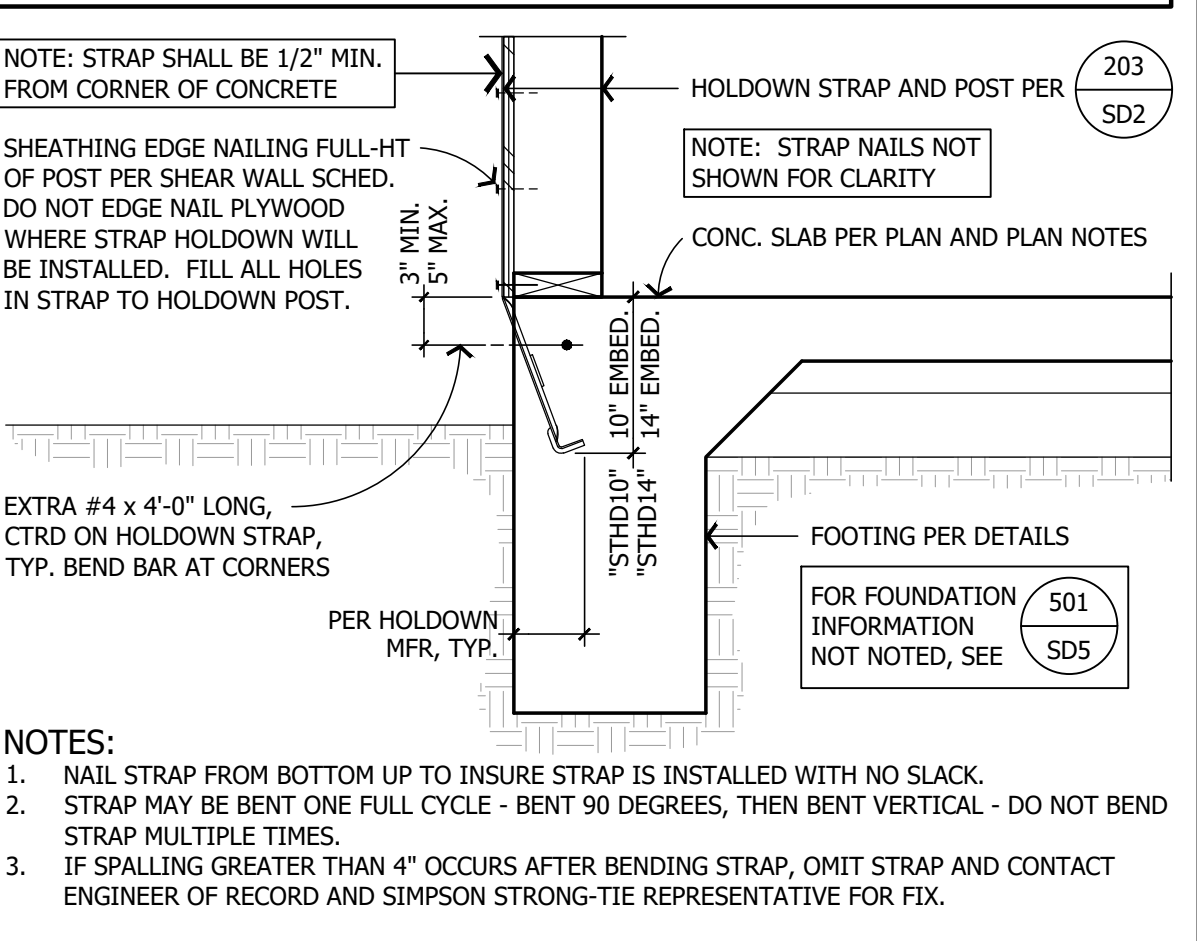
207 HOLDOWN A.B. TO INTERIOR FOOTING

SCREWED / BOLTED HOLDOWN SCHEDULE				
ANCHOR	POST CONNECTORS	HOLDOWN ANCHOR	MIN. POST	ALLOW. LOAD
"HDU2"	(6) SD525212 SCREWS	SSTB24 OR SB5/8x24	(2) 2x	2940 lbs
"HDU4"	(10) SD525212 SCREWS	SB5/8x24	(2) 2x	3815 lbs
"HDU5"	(14) SD525212 SCREWS	SB5/8x24	(2) 2x	5645 lbs
"HDU8"	(20) SD525212 SCREWS	SB7/8x24	4x6 / 6x6	7855 lbs
"HDU11"	(30) SD525212 SCREWS	PAB8 (OR EQUIV.)	4x8 / 6x6	11175 lbs
"HDU14"	(36) SD525212 SCREWS	PAB8 (OR EQUIV.)	4x8 / 6x6	14390 lbs
"HD19"	(5) 1" DIA. A307 BOLTS	PAB10 (OR EQUIV.)	4x8 / 6x6	19070 lbs

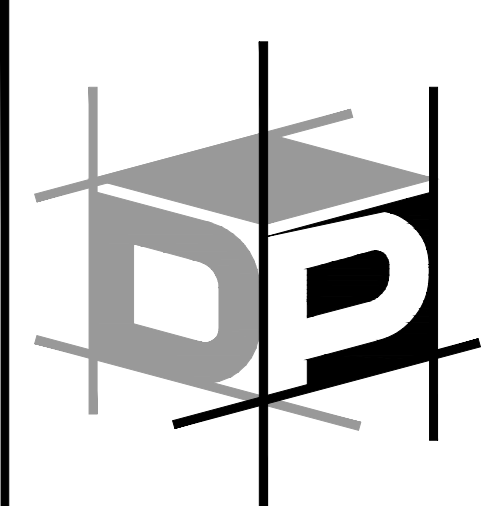
1. RE-TIGHTEN ALL BOLTS PRIOR TO SHEAR WALL CLOSE-IN.
2. DOUBLE 2x HOLDOWN POSTS SHALL BE SISTERED TOGETHER PER SILL NAILING REQUIREMENTS FOR SHEAR WALL TYPE. SEE DETAIL 103 SD1 FOR MORE INFORMATION.
3. CONTRACTOR'S OPTION TO SUBSTITUTE "STHD" TYPE HOLDOWNS:

ANCHOR	"STHD" OPTION	POST CONNECTORS	MIN. POST	ALLOW. LOAD
"HDU2"	"STHD10"	(20) 16d SINKERS	(2) 2x	2940 lbs
"HDU4"	"STHD14"	(24) 16d SINKERS	(2) 2x	3815 lbs

208 "STHD" STRAP TO EXTERIOR FOOTING



208 "STHD" STRAP TO EXTERIOR FOOTING



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Sheet Description:
HOLDOWN SCHEDULE
AND TYPICAL DETAILS

No Scale

Initial Issue Date: December 12, 2023

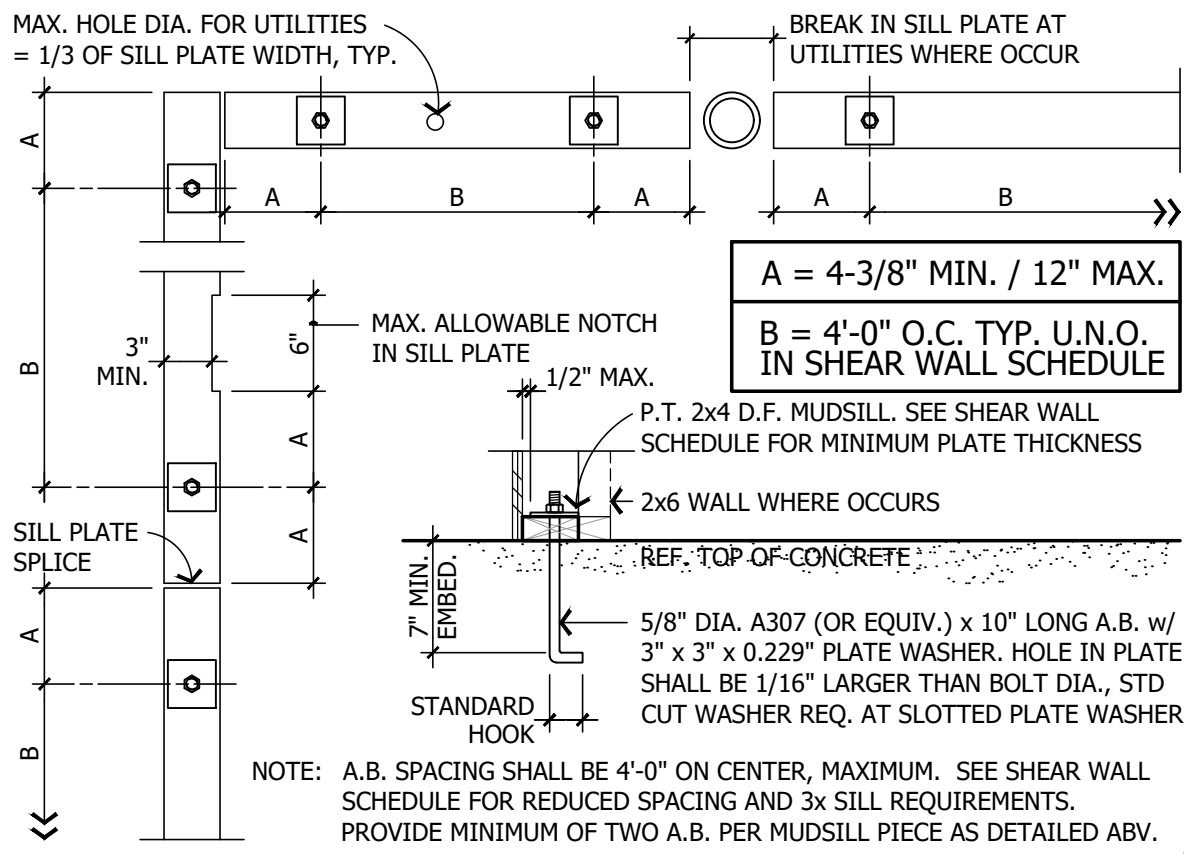
Drawn By: H. Castro

Project Engineer: M. Bernal

Project Manager: S. Kaeding

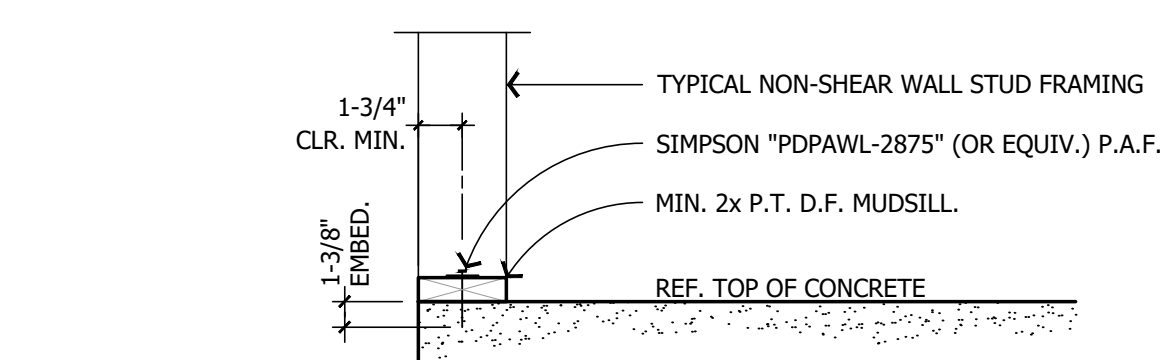
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Sheet No. SD2



VERIFY EXACT LOCATION OF FRAMING BEFORE ANCHOR BOLT PLACEMENT.

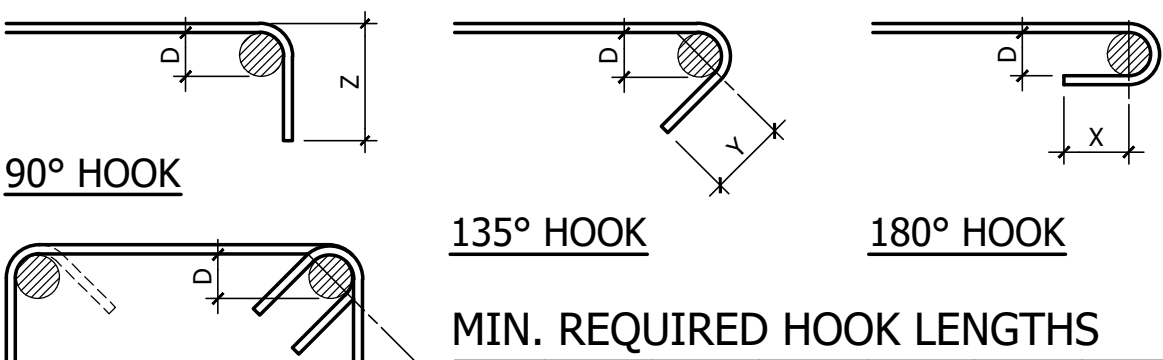
301 TYPICAL ANCHOR BOLT AND SHOT PIN PLACEMENT



SHOT PIN ALTERNATE: AT INTERIOR WALLS, POWDER ACTUATED FASTENERS (SHOT PINS) MAY BE USED TO ANCHOR MUDSILL TO THE FOUNDATION AT NON-SHEAR WALL LOCATIONS ONLY. PROVIDED THE POWDER ACTUATED FASTENERS ARE INSTALLED PER THE REQUIREMENTS LISTED BELOW:

1. P.A.F. ARE ONLY PERMITTED AT INT. NON-STRUC. WALLS. DO NOT INSTALL P.A.F. IN LOCATIONS WHERE BEARING, SHEAR WALLS OR BRACED WALLS ARE NOTED ON THE PLANS
2. SIMPSON P.A.F. SHALL BE GALVANIZED AND INSTALLED PER I.C.C. REPORT ESR-2138
3. MIN. EMBED. OF FASTENER IS ACHIEVED WHEN THE WASHER IS FULLY BRNG ON THE PLATE. FASTENERS MUST NOT BE DRIVEN UNTIL CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2000 psi.
4. FASTENERS MUST BE DRIVEN INTO A PRESSURE-TREATED 2x WOOD SILL PLATE AND MUST BE AT LEAST 1-3/4" FROM THE CONCRETE EDGE.
5. P.A.F. SHALL BE INSTALLED AT 32" O.C. EACH PIECE OF PLATE SHALL HAVE A MIN. OF TWO FASTENERS PLACED AT 6" FROM THE ENDS WITH A MIN. SPACING OF 4" BETWEEN P.A.F.
- 6.

301A SHOT PIN PLACEMENT AT NON-STRUCTURAL WALLS



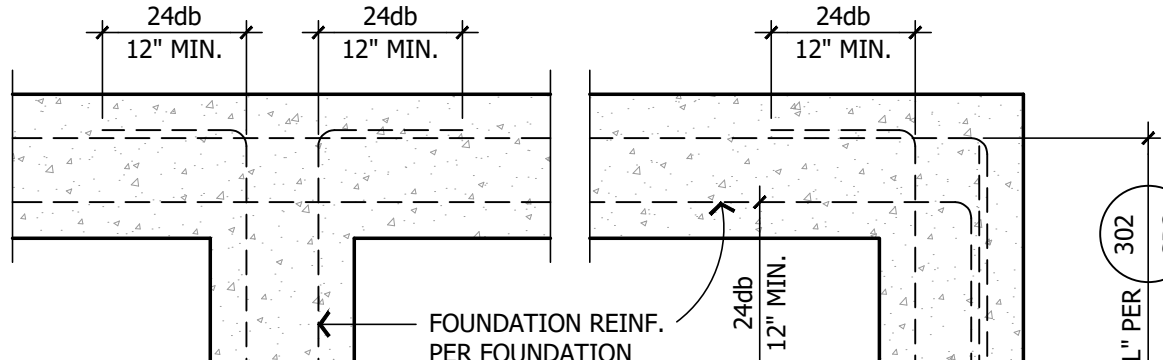
MIN. REQUIRED HOOK LENGTHS

BAR	#3	#4	#5	#6	#7	#8
"D"	2-1/4"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"X"	2-1/2"	2-1/2"	2-1/2"	3"	3-1/2"	4"
"Y"	3"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"Z"	5"	6"	7"	8"	10"	11"

MIN. REQUIRED LAP LENGTHS

BAR SIZE	#3	#4	#5	#6	#7	#8
"L"	22"	29"	36"	43"	63"	72"

302 TYP. REINFORCING HOOKS AND LAPS



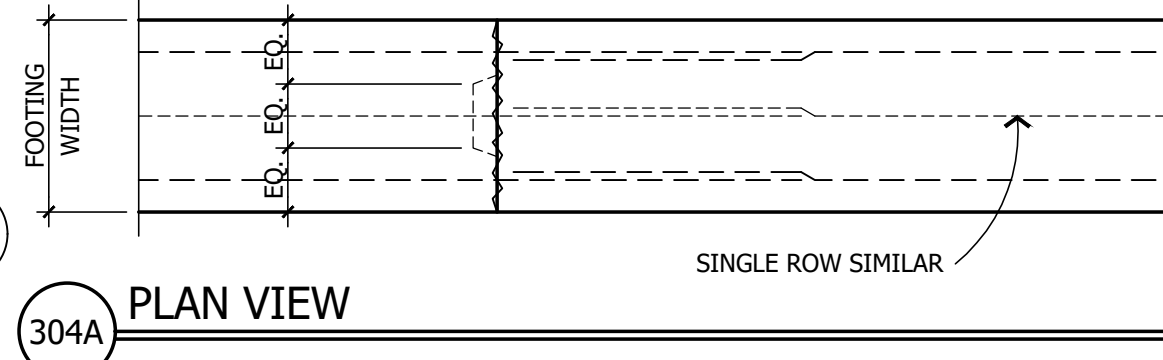
MIN. REQUIRED HOOK LENGTHS

BAR	#3	#4	#5	#6	#7	#8
"D"	2-1/4"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"X"	2-1/2"	2-1/2"	2-1/2"	3"	3-1/2"	4"
"Y"	3"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"Z"	5"	6"	7"	8"	10"	11"

MIN. REQUIRED LAP LENGTHS

BAR SIZE	#3	#4	#5	#6	#7	#8
"L"	22"	29"	36"	43"	63"	72"

303A TEE COND. 303B CORNER COND.



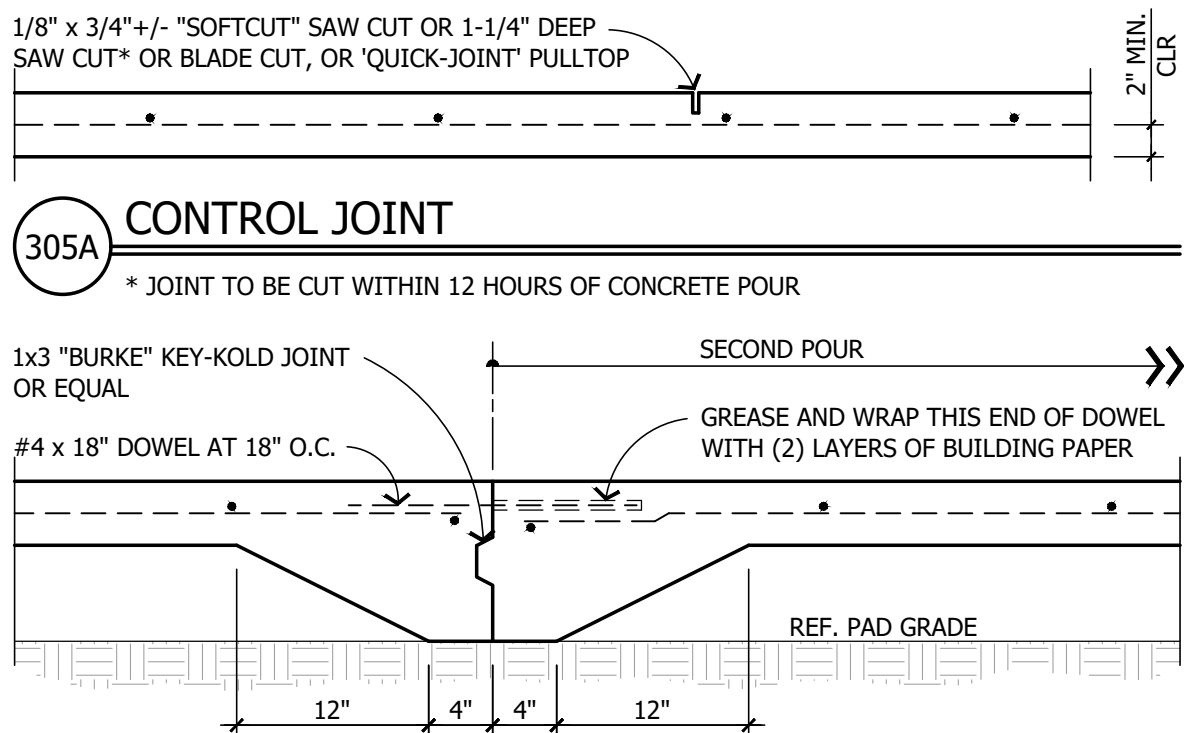
MIN. REQUIRED HOOK LENGTHS

BAR	#3	#4	#5	#6	#7	#8
"D"	2-1/4"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"X"	2-1/2"	2-1/2"	2-1/2"	3"	3-1/2"	4"
"Y"	3"	3"	3-3/4"	4-1/2"	5-1/4"	6"
"Z"	5"	6"	7"	8"	10"	11"

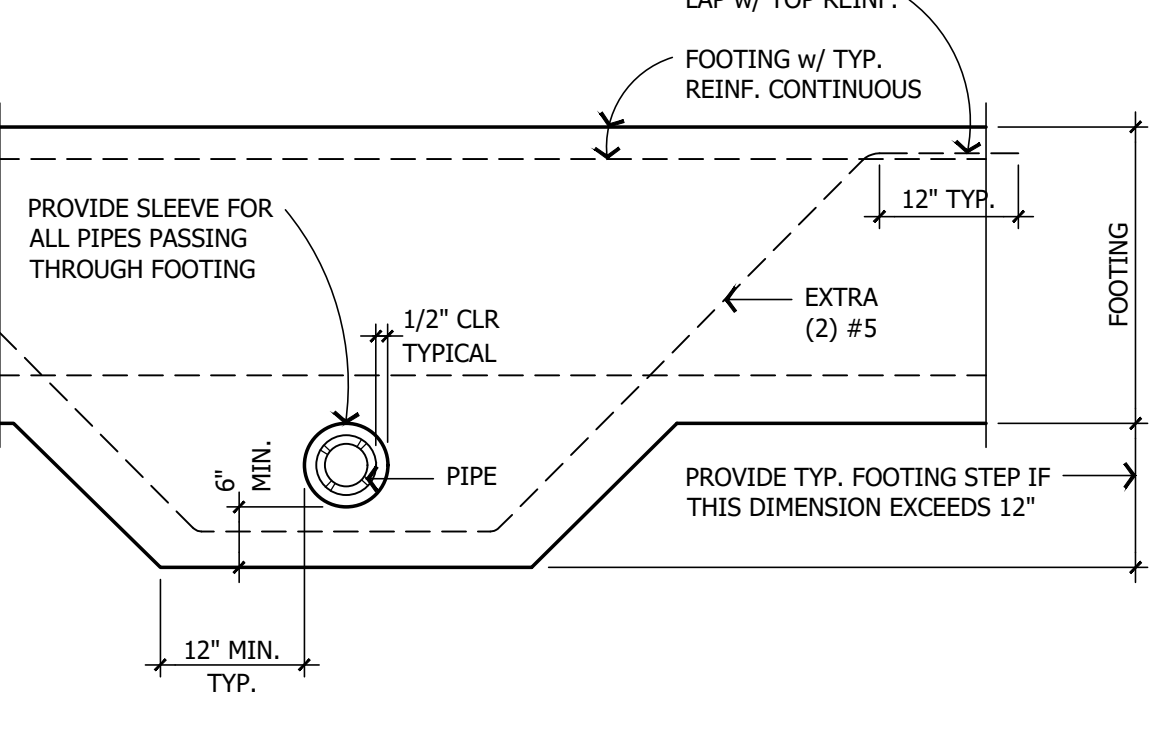
MIN. REQUIRED LAP LENGTHS

BAR SIZE	#3	#4	#5	#6	#7	#8
"L"	22"	29"	36"	43"	63"	72"

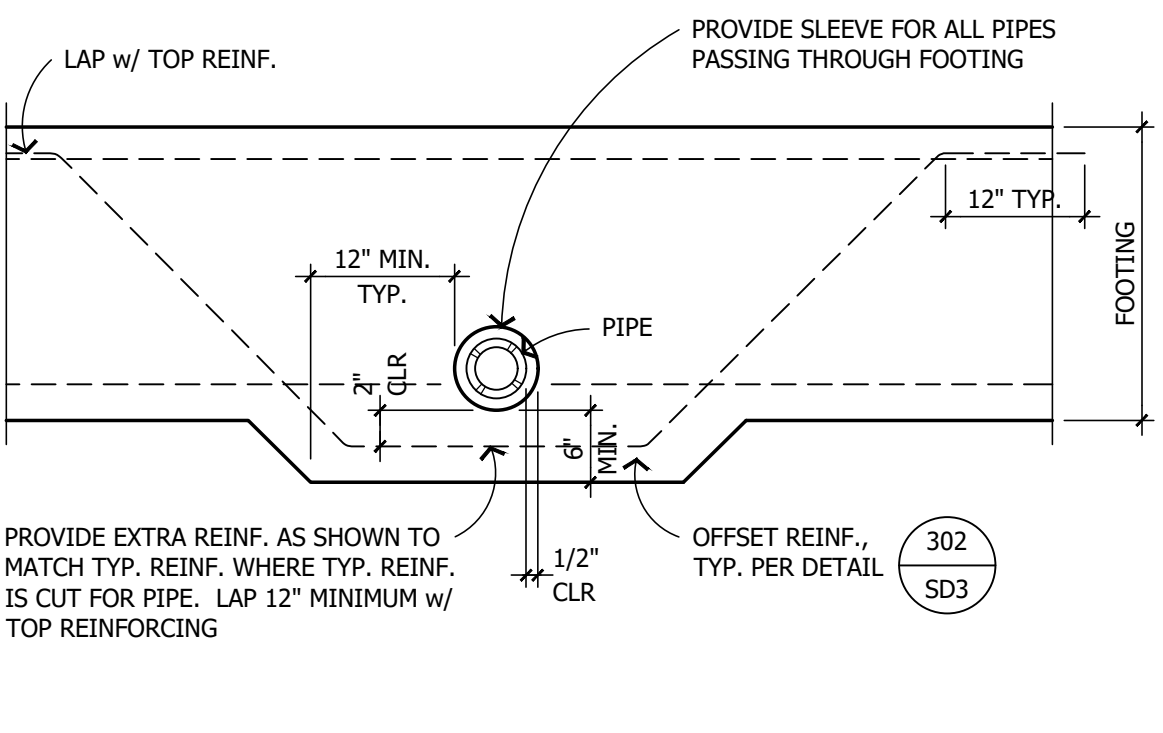
304 PLAN VIEW



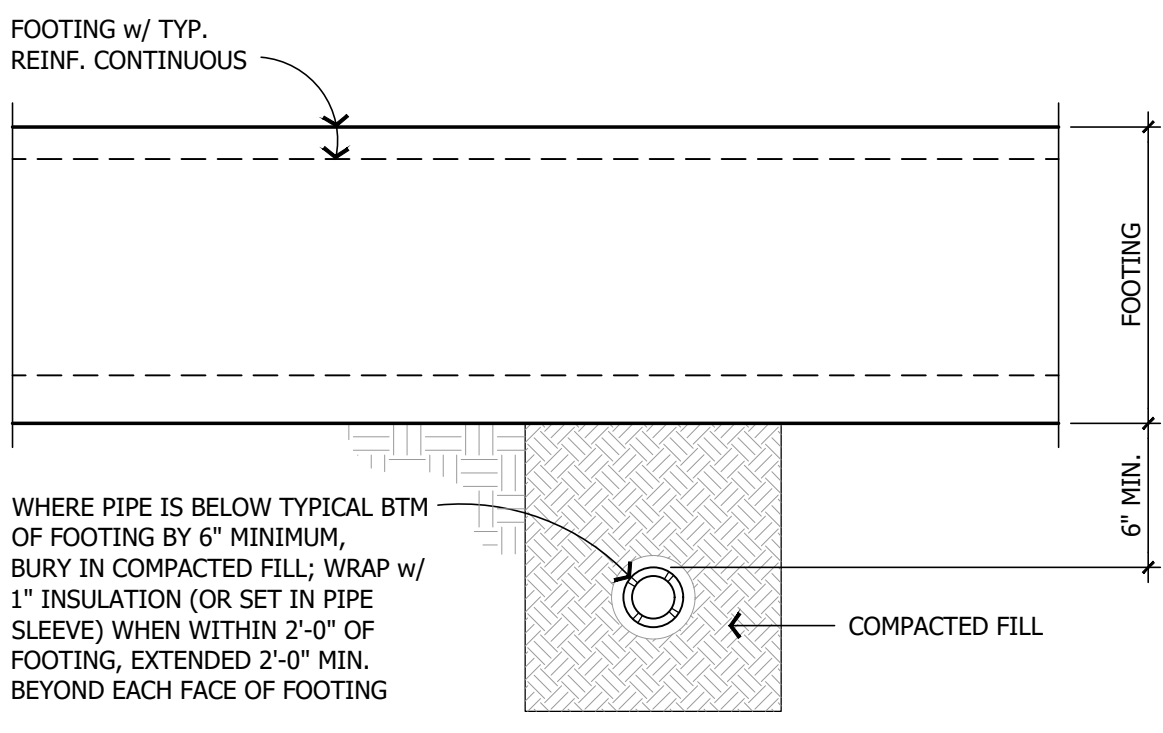
305A CONTROL JOINT



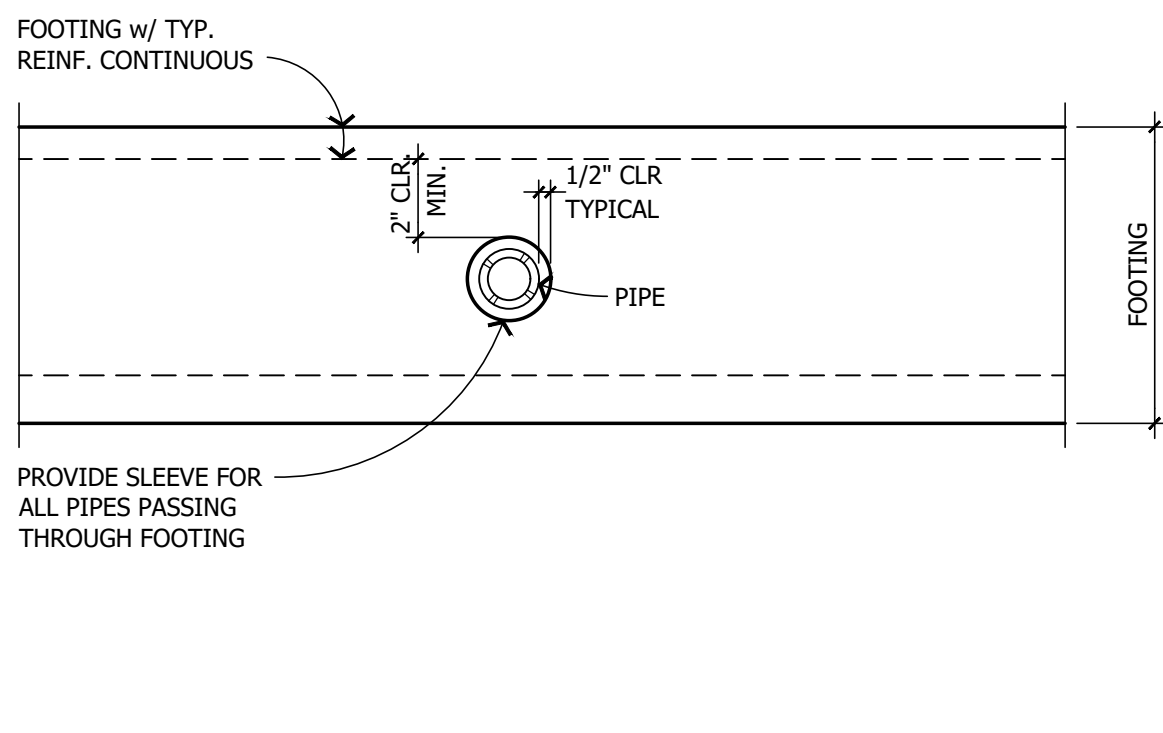
306A PIPE BELOW FOOTING



306B PIPE THROUGH FOOTING



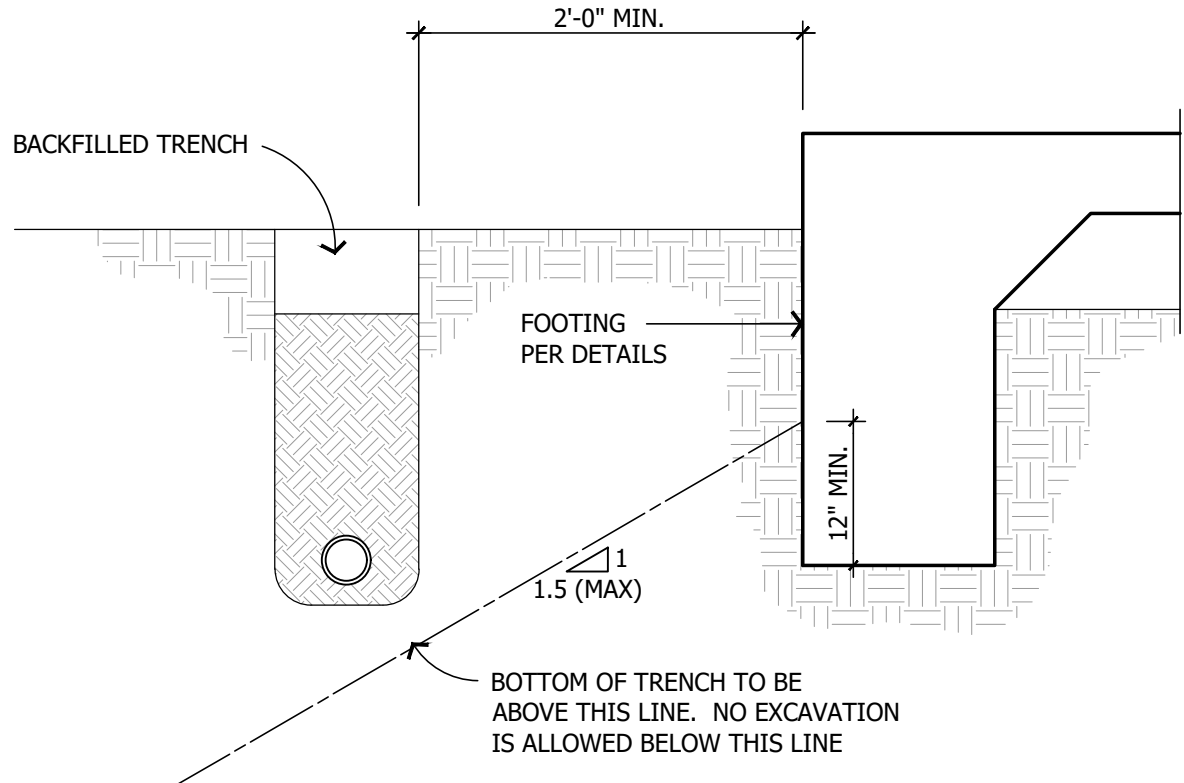
306C PIPE BELOW FOOTING



306D PIPE BETWEEN BARS

305 CRACK CONTROL JOINTS (SLAB-ON-GRADE)

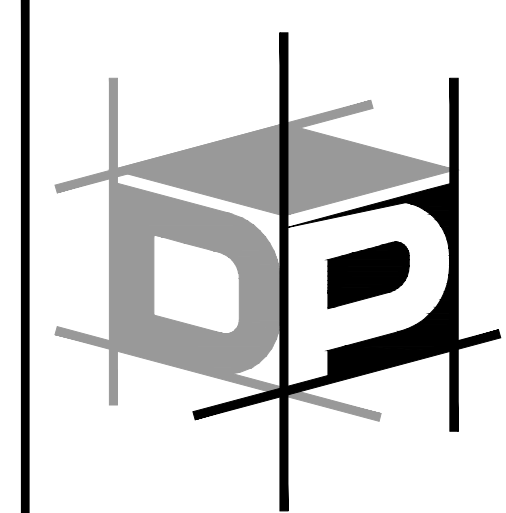
306 PIPE PERPENDICULAR TO FOOTING



307 PIPE / TRENCH PARALLEL TO FOOTING

NOTE: UNLESS OTHERWISE APPROVED BY GEOTECH. ENGINEER

307 PIPE / TRENCH PARALLEL TO FOOTING

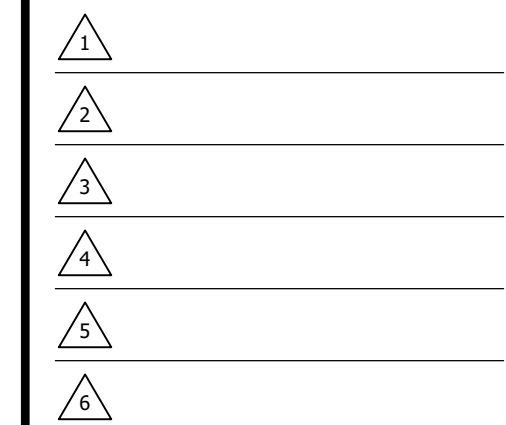


ADVANCED
ENGINEERING

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**TARRAB RESIDENCE
GARAGE ADDITION**
689 LOS PALOS DR.
LAFAYETTE, CALIFORNIA



PLEASE NOTE THE REVISION NUMBER AND DATE ARE FOR STRUCTURAL SHEETS ONLY.
Engineering Seal:



Sheet Description:
TYPICAL CONCRETE
DETAILS

No Scale

Initial Issue Date:
December 12, 2023

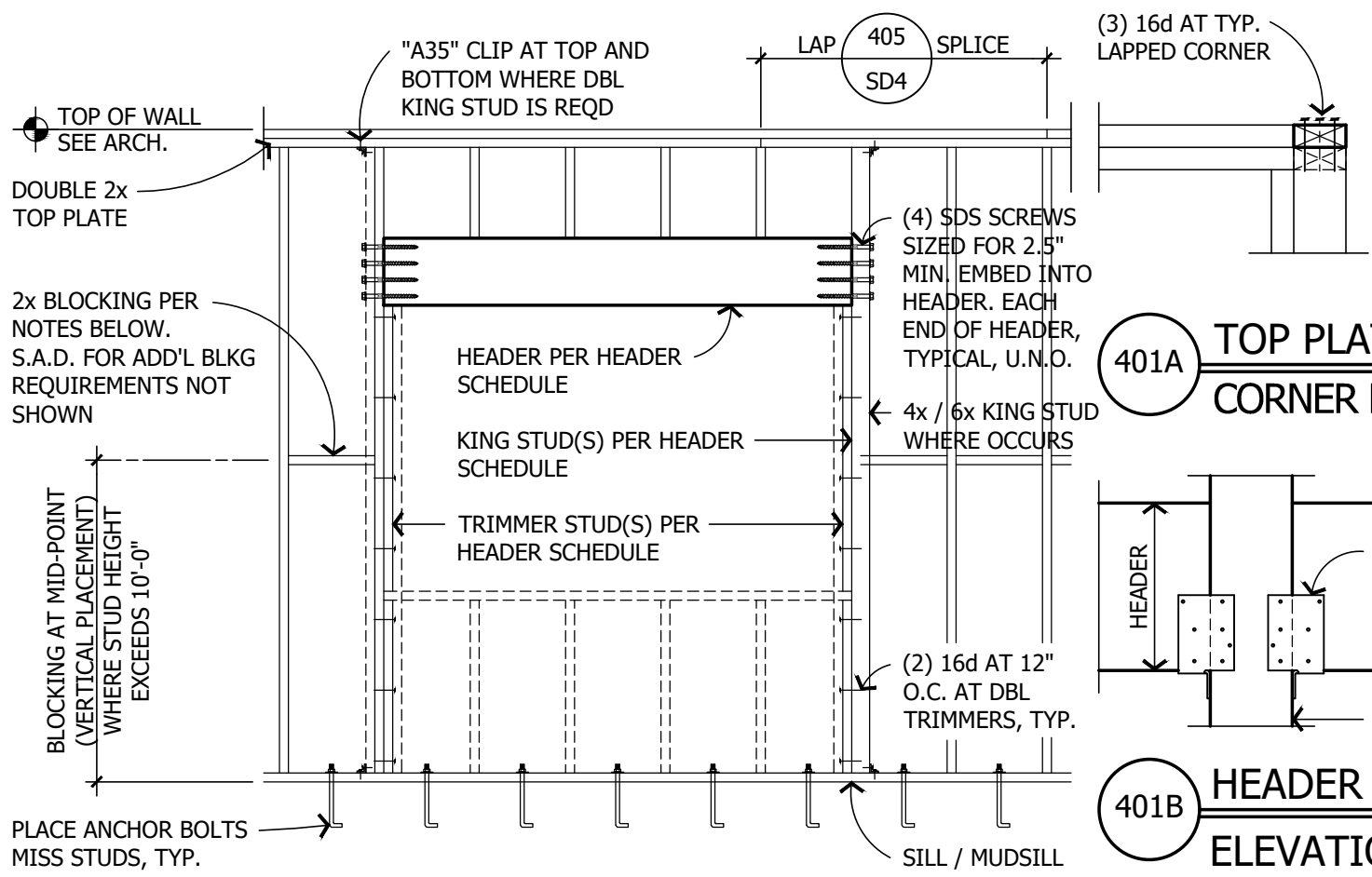
Drawn By:
H. Castro

Project Engineer:
M. Bernal

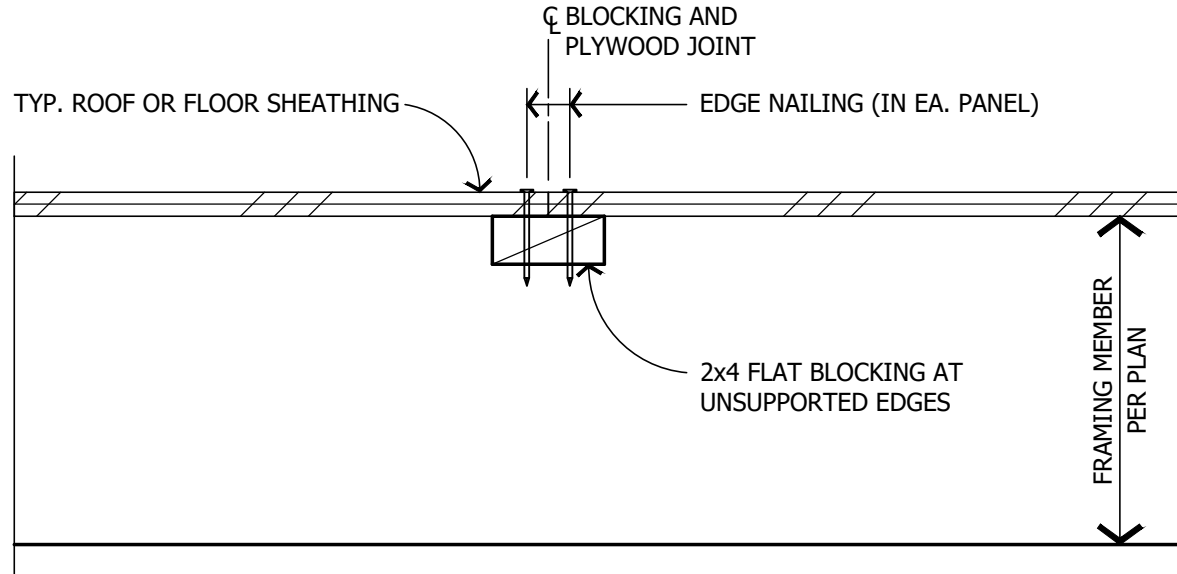
Project Manager:
S. Kaeding

Job No.
X242923

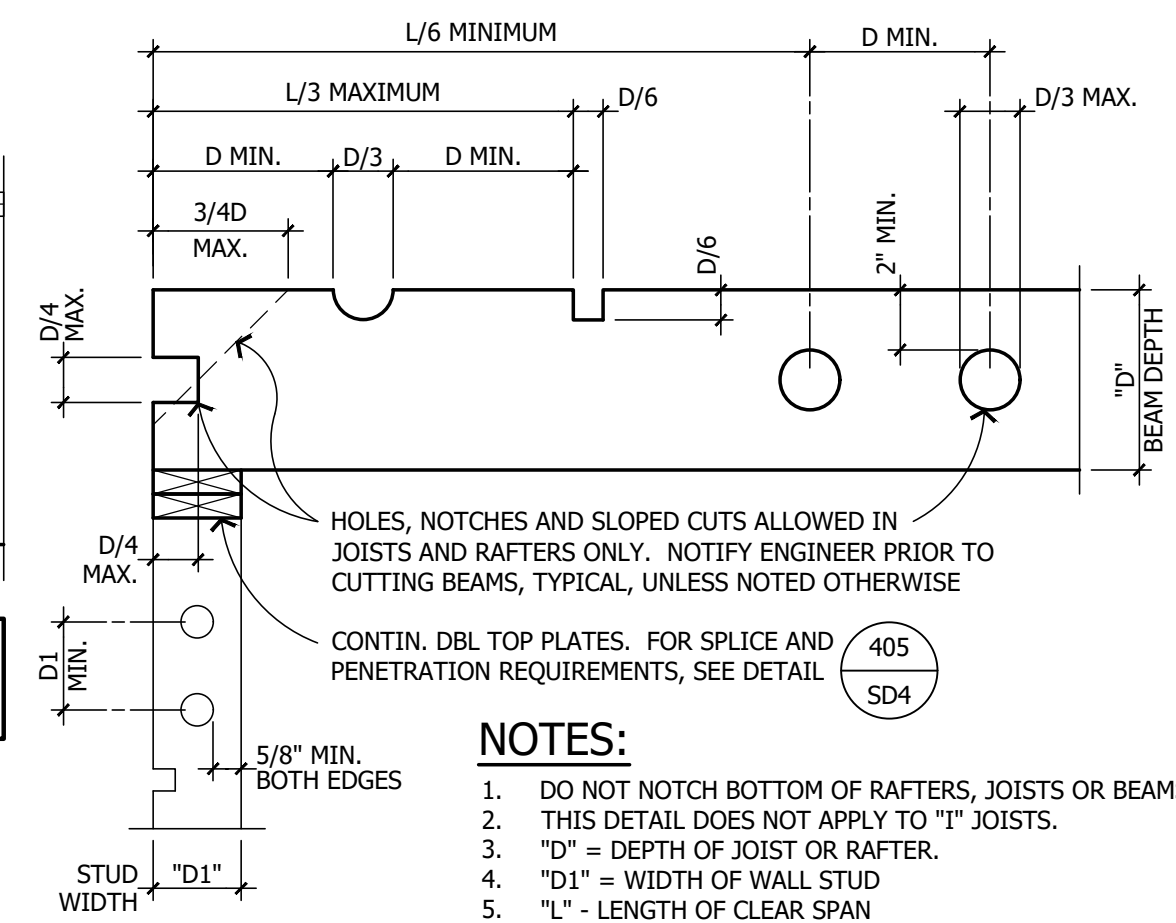
Sheet No.
SD3



401 TYPICAL FRAMED WALL OPENING AND HEADER SCHEDULE



403 BLOCKED + NAILED PLYWOOD DIAPHRAGM

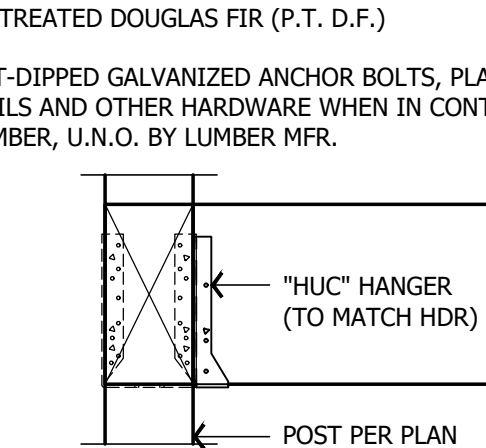


404 TYPICAL HOLES AND NOTCHES

- SILL ANCHORS AND P.T. D.F. MUDSILLS**
1. PLATES AND MUDSILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 5/8" DIA. HOT DIPPED GALVANIZED ANCHOR BOLTS WITH 3 x 3 x 1/4" PLATE WASHERS. EMBED ANCHOR BOLTS 7" INTO CONCRETE OR 12" INTO GROUTED MASONRY, AND SPACE NOT MORE THAN 48" APART, U.N.O. THERE SHALL BE A MINIMUM OF TWO BOLTS PER BOARD WITH ONE BOLT LOCATED 12" MAX/5" MIN. OFF EACH END.
 2. ALL PLATES AND MUDSILLS ON CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED DOUGLAS FIR (P.T. D.F.)
 3. USE ONLY HOT-DIPPED GALVANIZED ANCHOR BOLTS, PLATE WASHERS, NAILS AND OTHER HARDWARE WHEN IN CONTACT WITH P.T. LUMBER, U.N.O. BY LUMBER MFR.

401A TOP PLATE CORNER LAP

401B HEADER AT POST ELEVATION



401C HEADER AT CORNER POST - ELEVATION

HEADER SCHEDULE - TYP. U.N.O. ON PLAN						
MAX. ROUGH OPENING	3'-6"	4'-6"	5'-6"	6'-6"	8'-6"	
BEARING (ROOF)	2x4 WALL	4x6 D.F. #2	4x8 D.F. #2	4x10 D.F. #2	4x10 D.F. #2	3.5 x 9.5 LVL
	2x6 WALL	6x6 D.F. #1	6x6 D.F. #1	6x8 D.F. #1	6x8 D.F. #1	6x10 D.F. #1
BEARING (FLOOR)	2x4 WALL	4x8 D.F. #2	4x10 D.F. #2	4x10 D.F. #2	3.5 x 9.5 LVL	3.5 x 9.5 LVL
	2x6 WALL	6x6 D.F. #1	6x8 D.F. #1	6x10 D.F. #1	6x10 D.F. #1	5.25 x 9.5 LVL
NON- BRG WALLS	2x4 WALL	4x4 D.F. #2	4x4 D.F. #2	4x4 D.F. #2	4x6 D.F. #2	4x8 D.F. #2
	2x6 WALL	4x6 (FLAT)	4x6 (FLAT)	4x6 (FLAT)	6x6 D.F. #1	6x6 D.F. #1

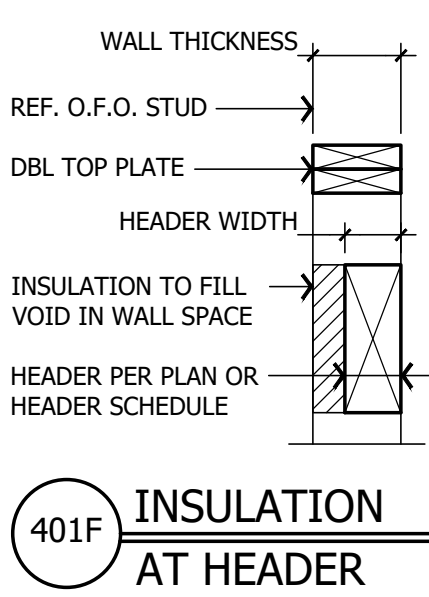
KING STUD SCHEDULE - TYP. U.N.O. ON PLAN						
MAX. ROUGH OPENING	3'-6"	4'-6"	5'-6"	6'-6"	8'-6"	
MAX. PLATE HEIGHT	8'-1"	2x4 WALL	(1) - 2x4	(2) - 2x4	(2) - 2x4	(2) - 2x4
	2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6
9'-1"	2x4 WALL	(2) - 2x4	(2) - 2x4	(2) - 2x4	(3) - 2x4	(3) - 2x4
	2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6
10'-1"	2x4 WALL	(2) - 2x4	(2) - 2x4	(3) - 2x4	(4) - 2x4	(5) - 2x4
	2x6 WALL	(1) - 2x6	(1) - 2x6	(1) - 2x6	(2) - 2x6	(2) - 2x6

401D HEADER SCHEDULE - TYPICAL U.N.O. ON THE PLAN

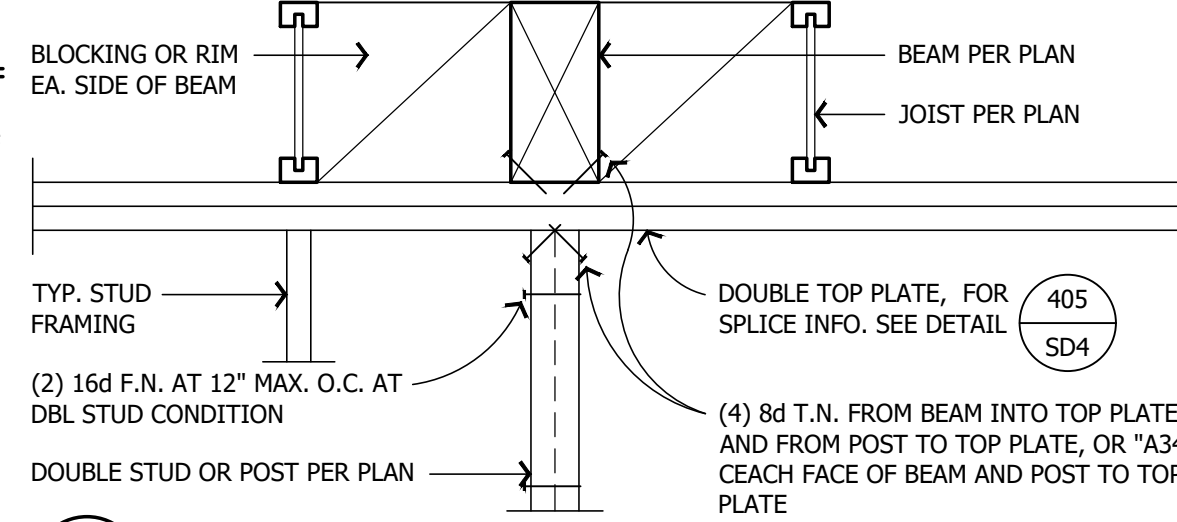
NOTES

1. ALL ROUGH OPENINGS 6'-0" AND GREATER SHALL HAVE DOUBLE 2x TRIM STUDS.
2. TRIM STUDS SHALL BE CONTINUOUS FROM BOTTOM OF HEADER TO THE TOP OF THE SILL PLATE BELOW.
3. STACK ALL KING AND TRIM STUDS FROM LEVEL AT WHICH THEY OCCUR CONTINUOUS DOWN TO SILL PLATE AT FOUNDATION LEVEL. PROVIDE SOLID FILLER IN JOIST SPACE.
4. USE 1-3/4" LSL FILLER OF MATCHING DEPTH TO SHIM TO WALL WIDTH.
5. ADD INSULATION TO HEADERS WHICH DO NOT MATCH WALL THICKNESS PER

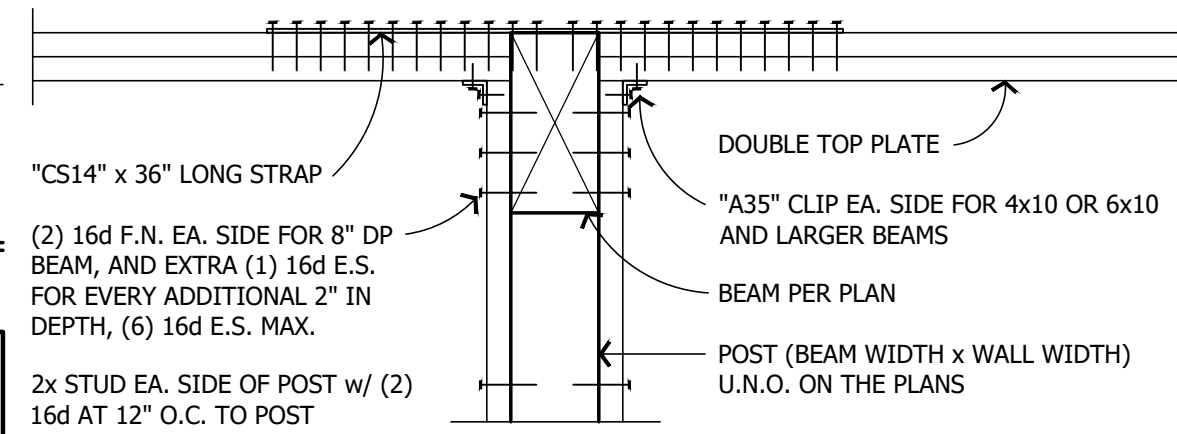
401E TRIM / KING STUDS



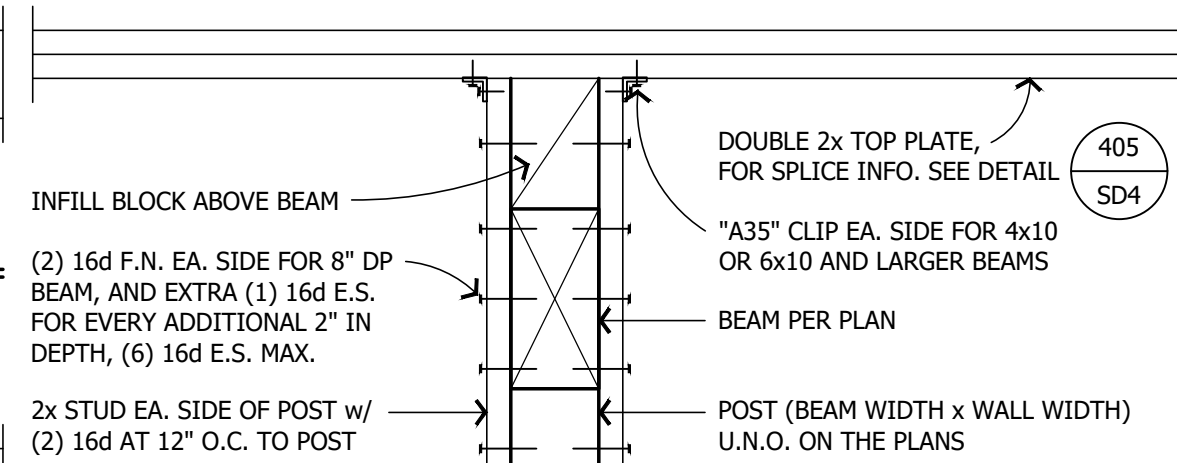
401F INSULATION AT HEADER



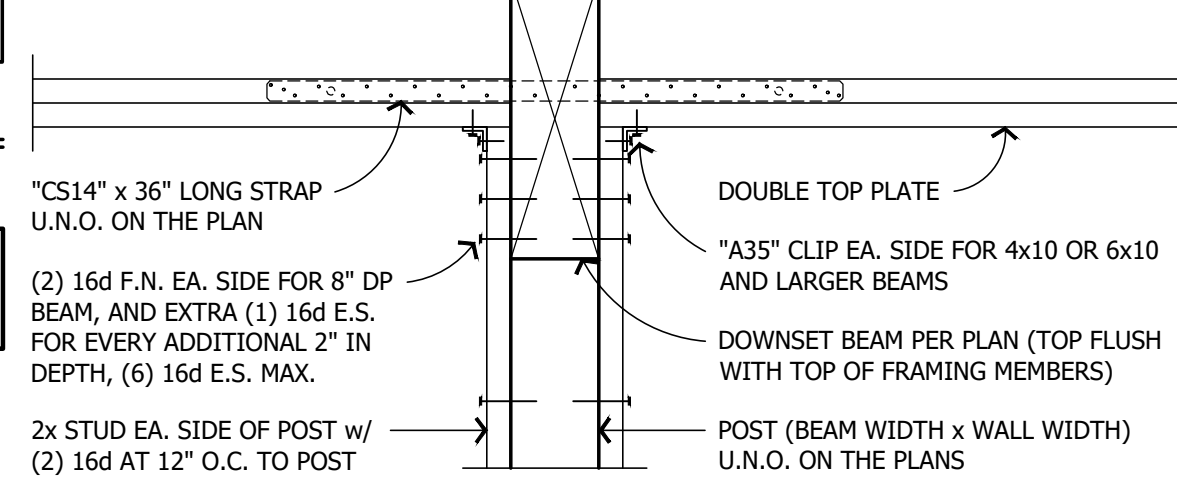
412A FLUSH BEAM



412B DROPPED BEAM



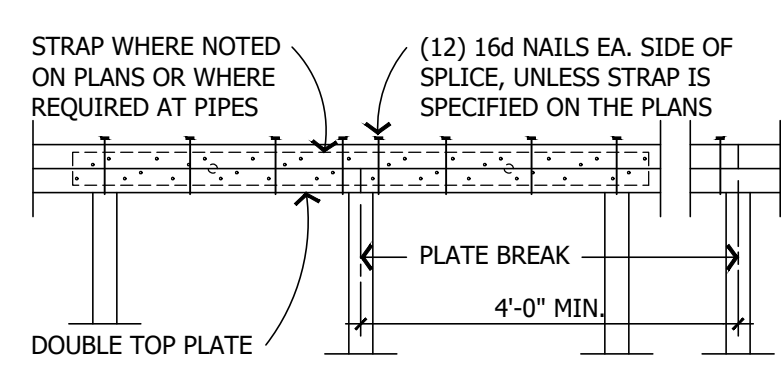
412C LOW BEAM



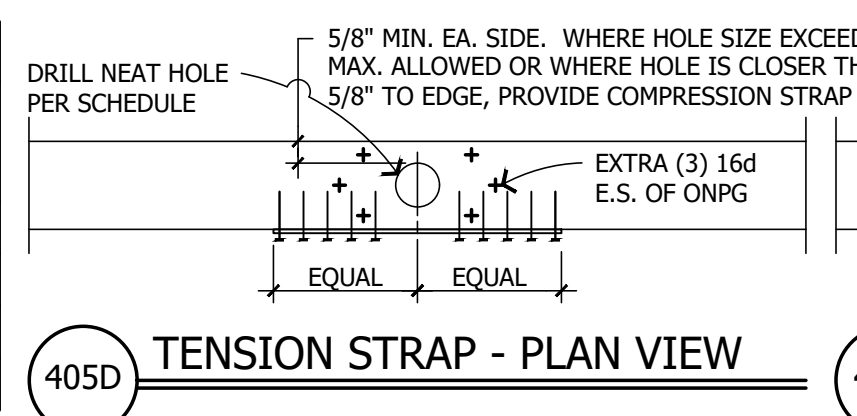
412D DOWN-SET BEAM

412 TYPICAL BEAM SUPPORT IN WALL

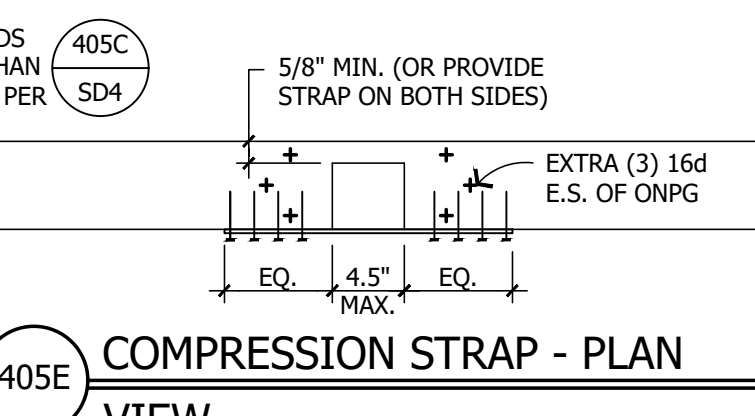
DRILLED HOLE SCHEDULE			
	TOP PLATE SIZE	MAX. HOLE SIZE WITHOUT TENSION STRAPS	MAX. HOLE * SIZE WITH TENSION STRAPS
EXT. OR INT. BRG WALL OR SHEAR WALL	2x4	7/8" DIA.	2-1/4" DIA.
	2x6	2-7/8" DIA.	4-1/4" DIA.
INT. NON-STRUCTURAL PARTITION	2x4	2-1/8" DIA.	2-1/4" DIA.
	2x6	4-1/8" DIA.	4-1/4" DIA.



405A TYPICAL LAP SPLICE

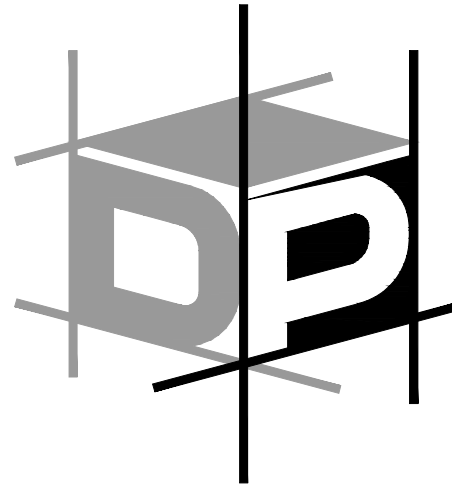


405B TENSION STRAP AT DRILLED HOLES



405C COMPRESSION STRAP AT NOTCHES

405 TOP PLATE SPLICES, BREAKS AND PENETRATIONS



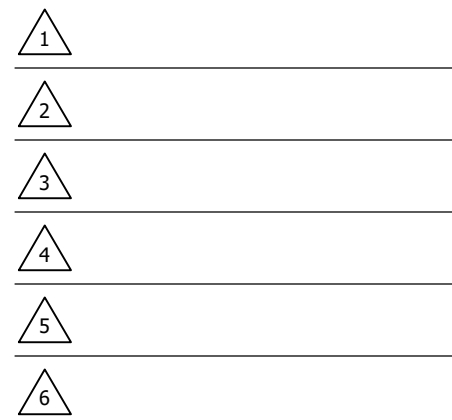
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TARRAB RESIDENCE
GARAGE ADDITION

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LAFAYETTE, CALIFORNIA



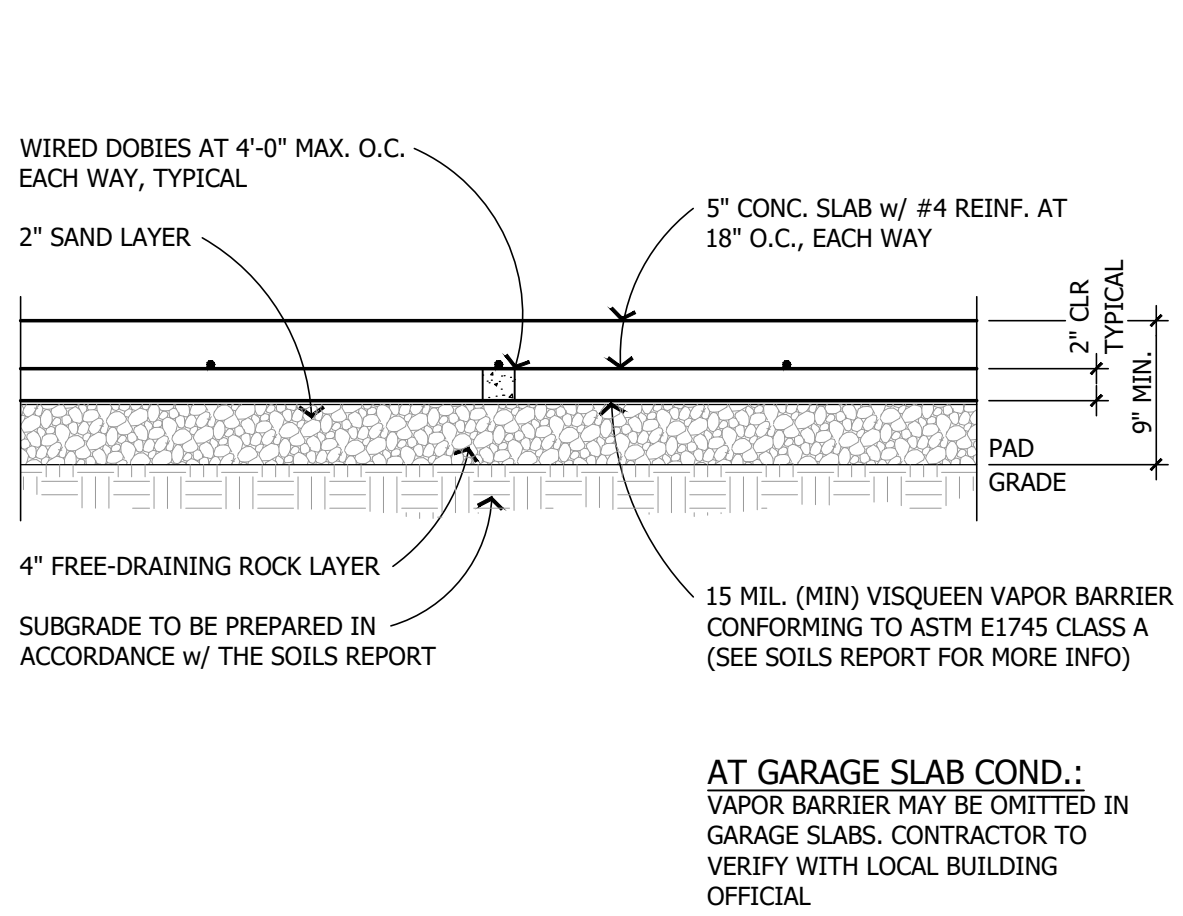
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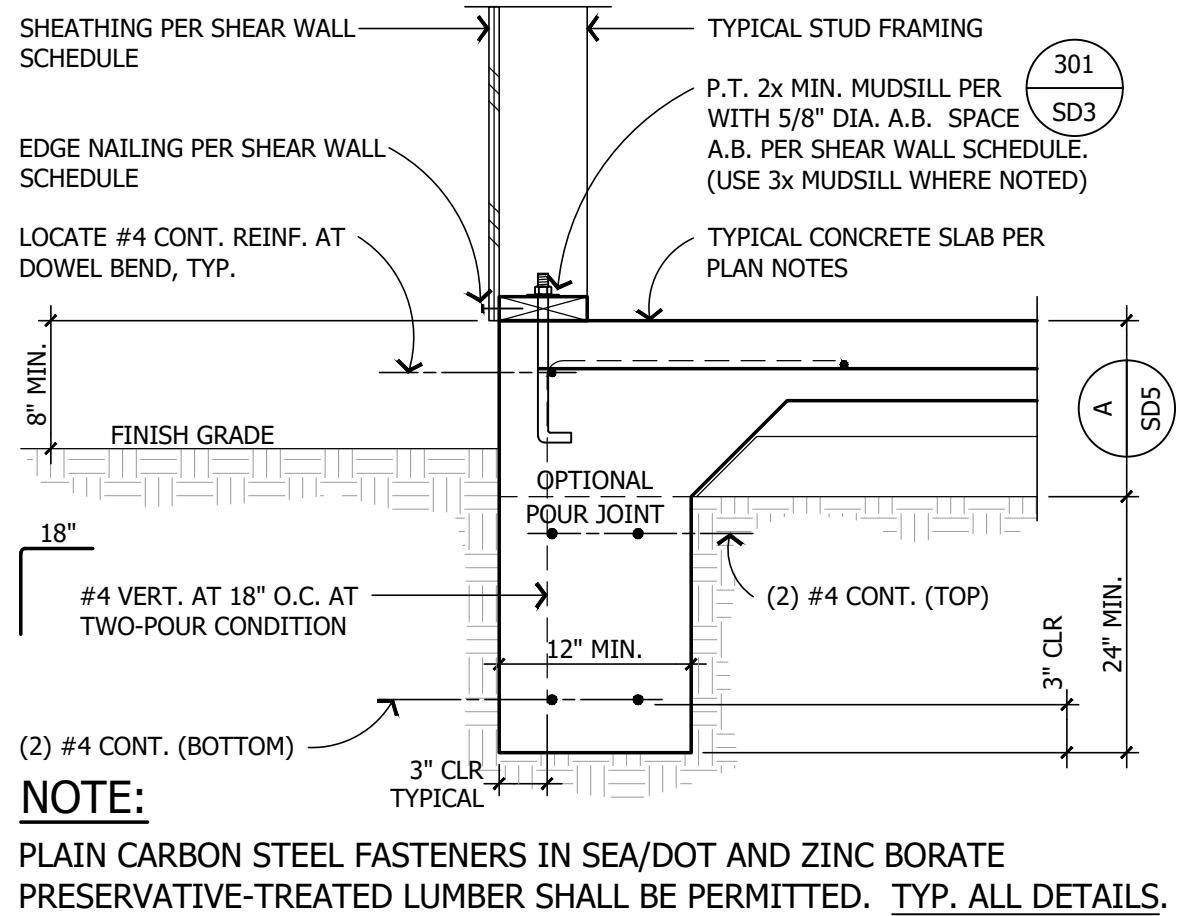
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TYPICAL CARPENTRY DETAILS

No Scale
Initial Issue Date: December 12, 2023
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

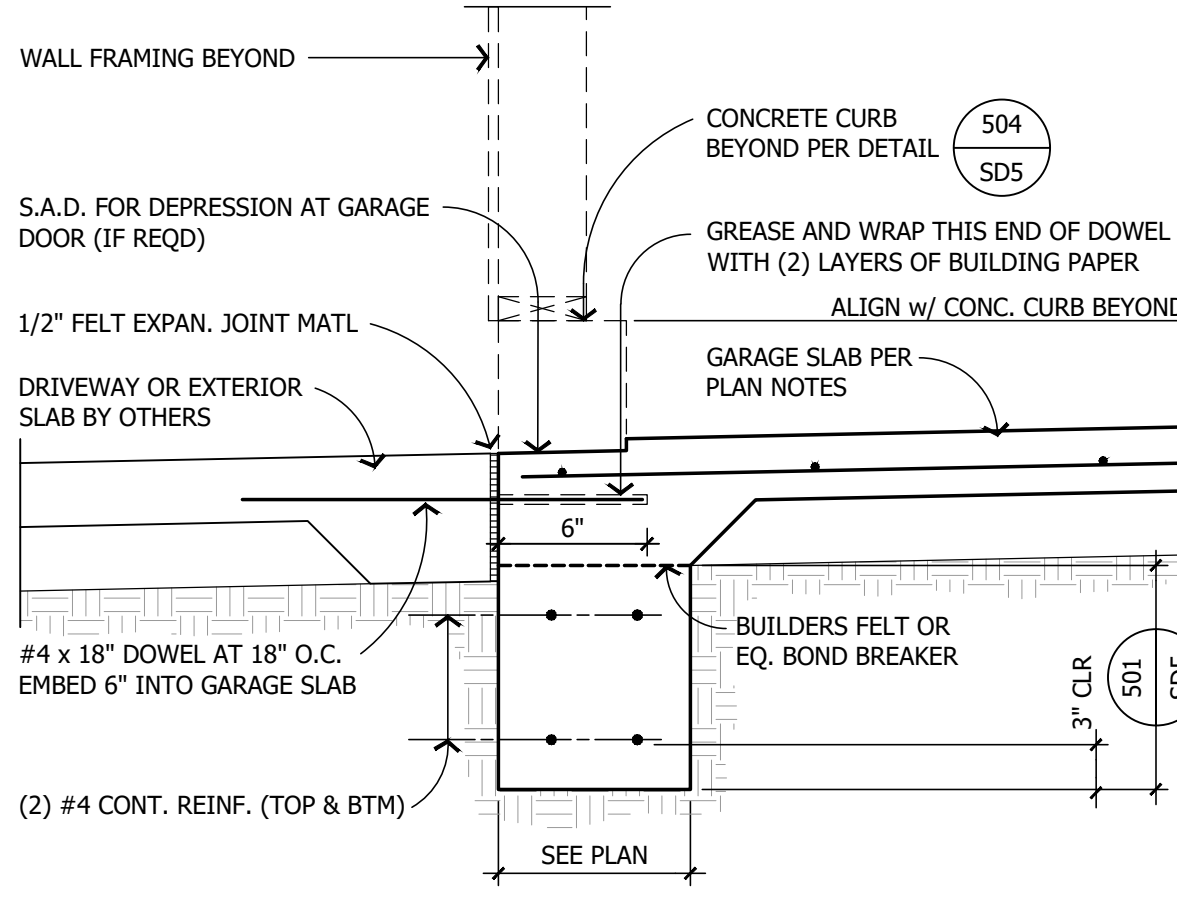
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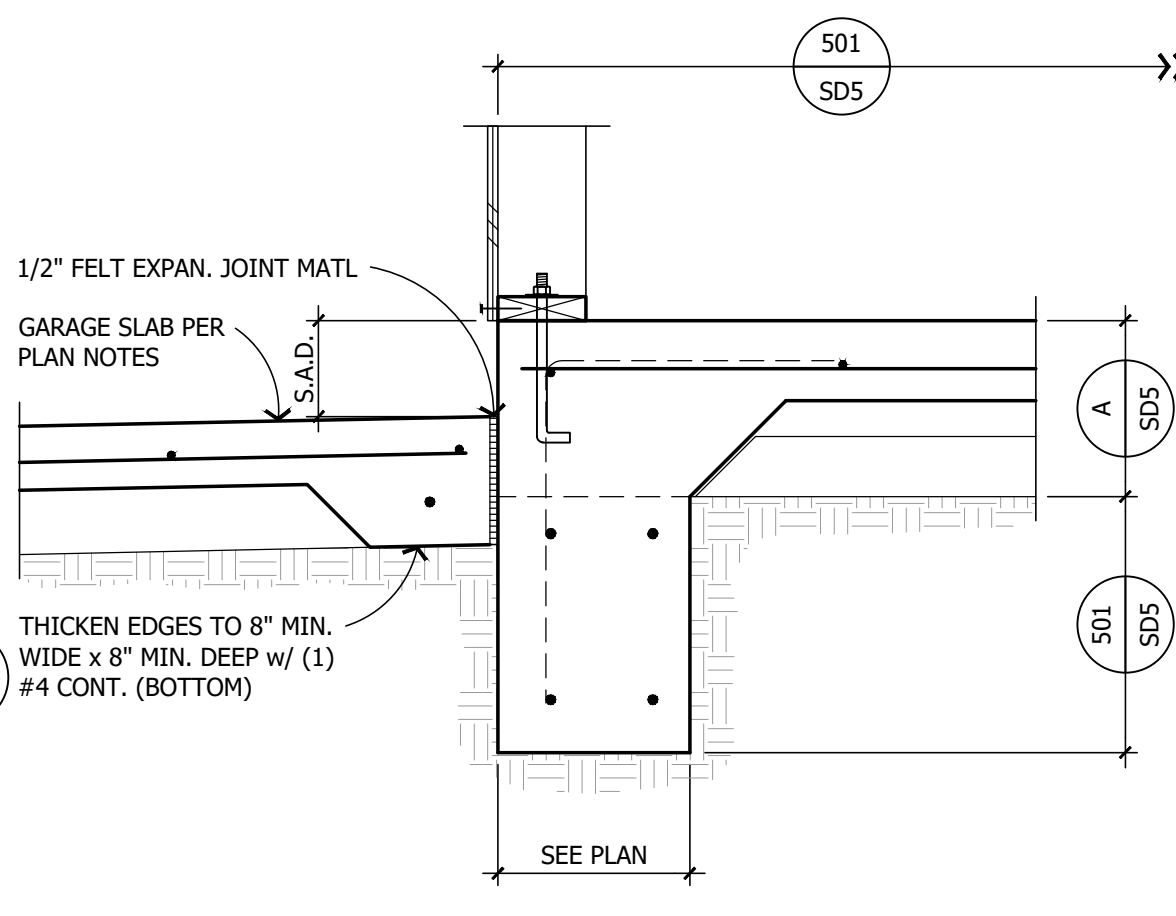
A TYPICAL SLAB-ON-GRADE SECTION



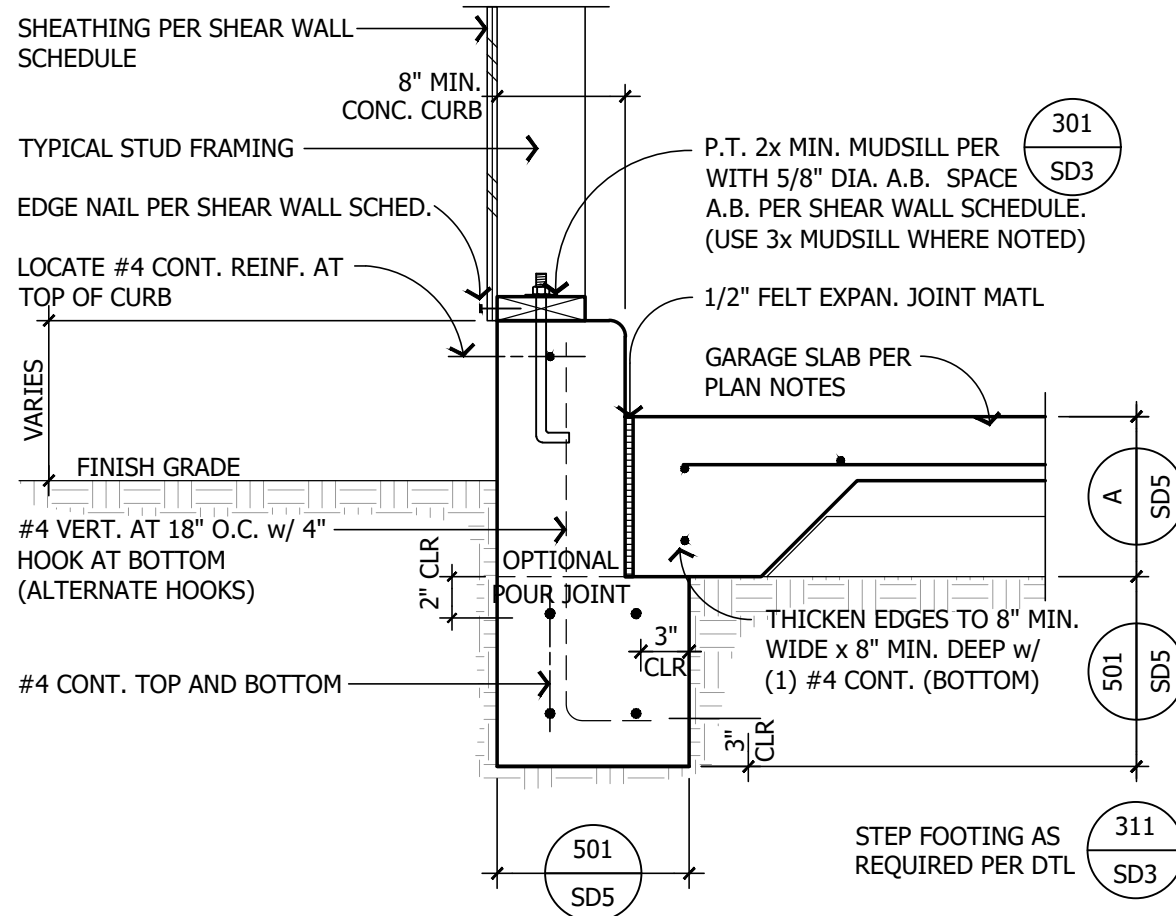
501 TYPICAL PERIMETER FOOTING



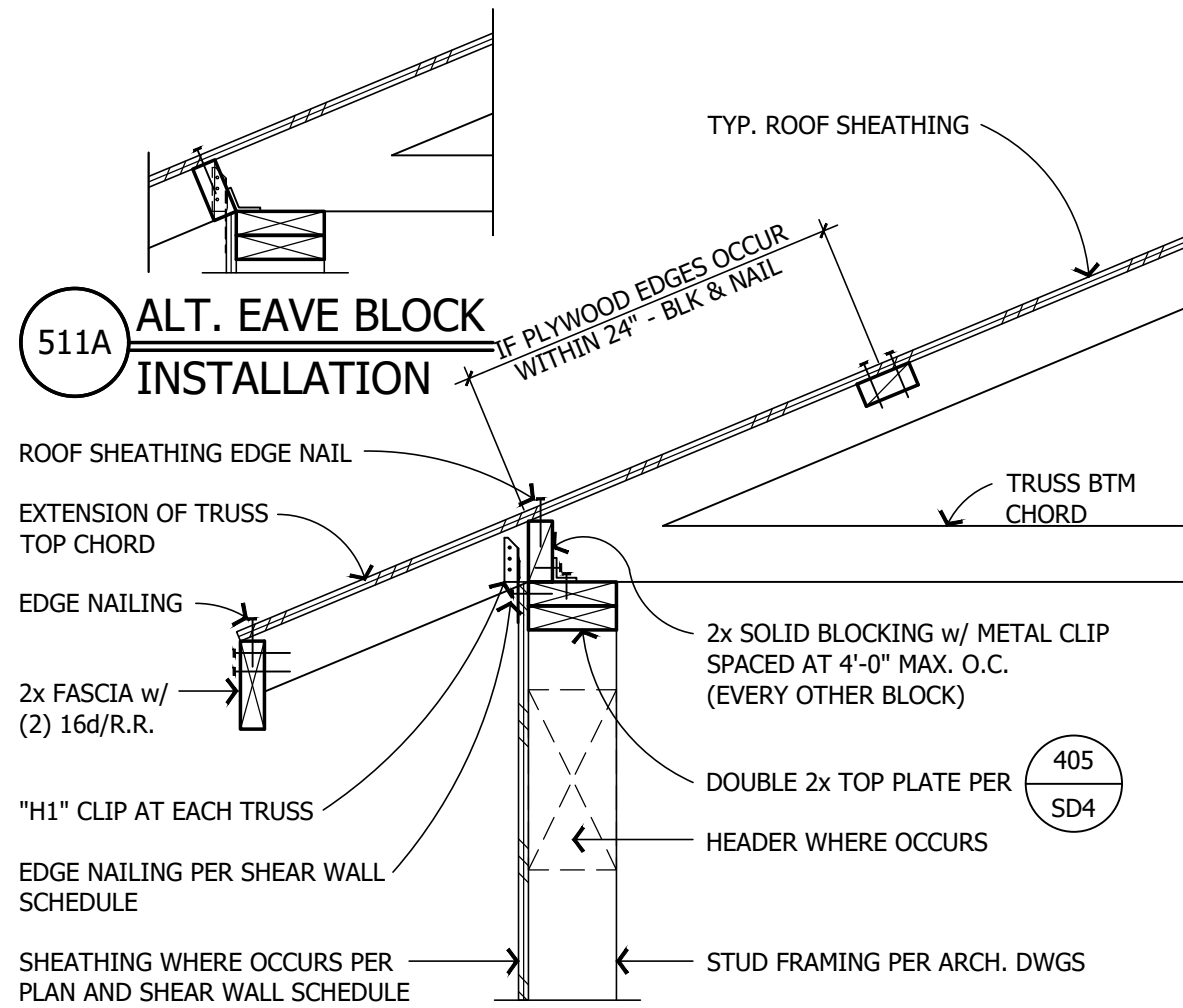
502 GARAGE SLAB AT DOOR OPENING



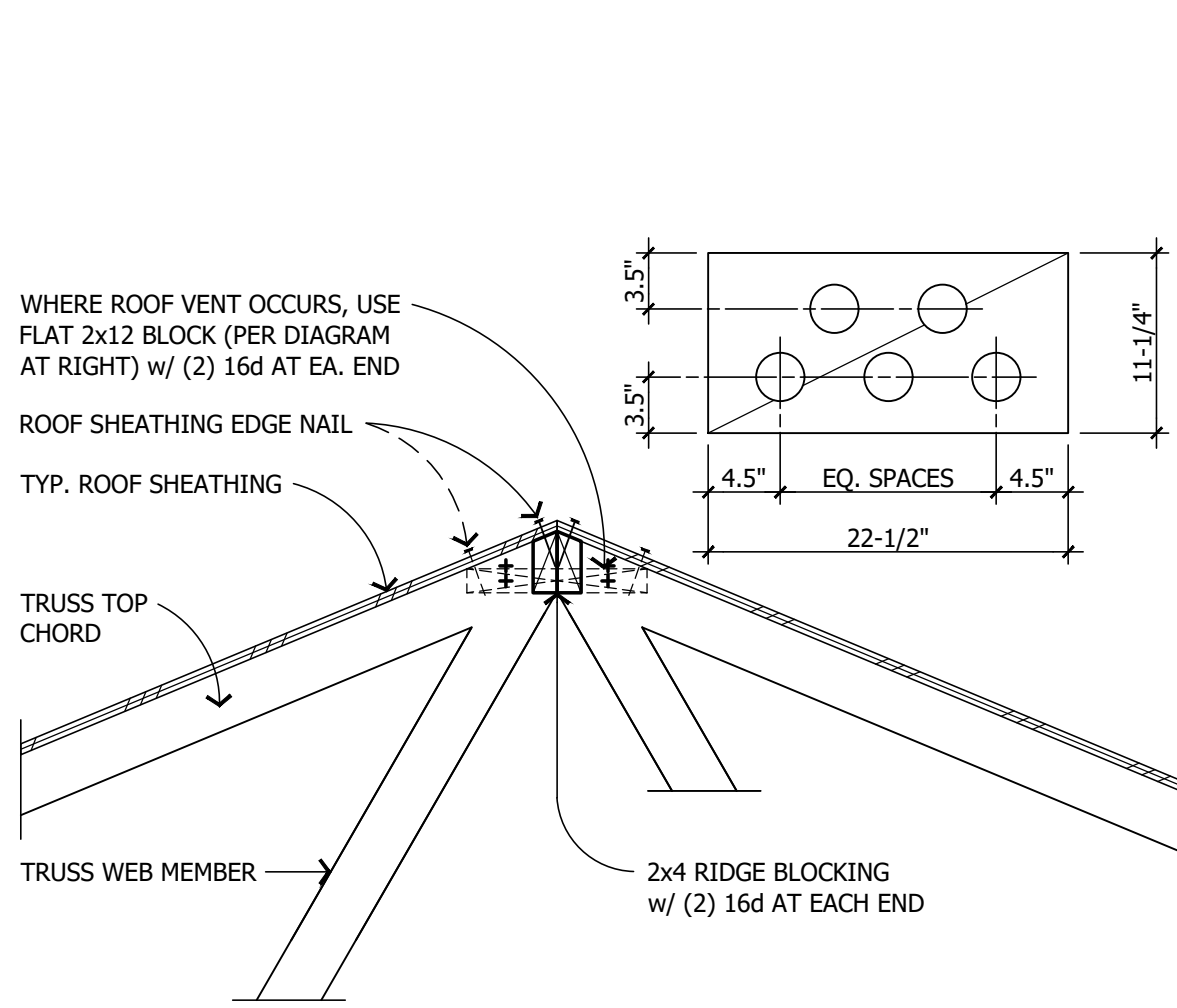
503 GARAGE SLAB AT INTERIOR FOOTING



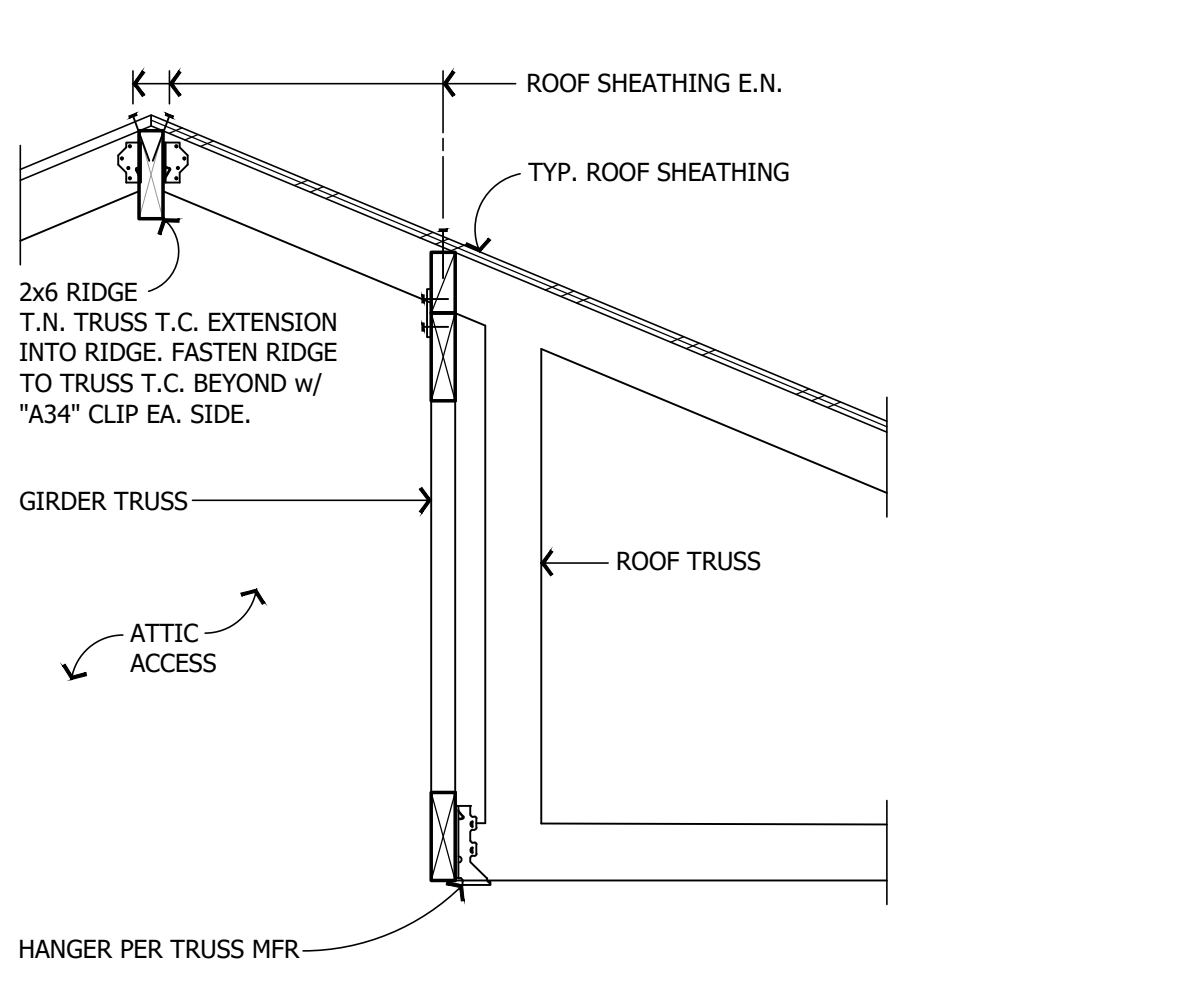
504 GARAGE SLAB AT PERIMETER FOOTING



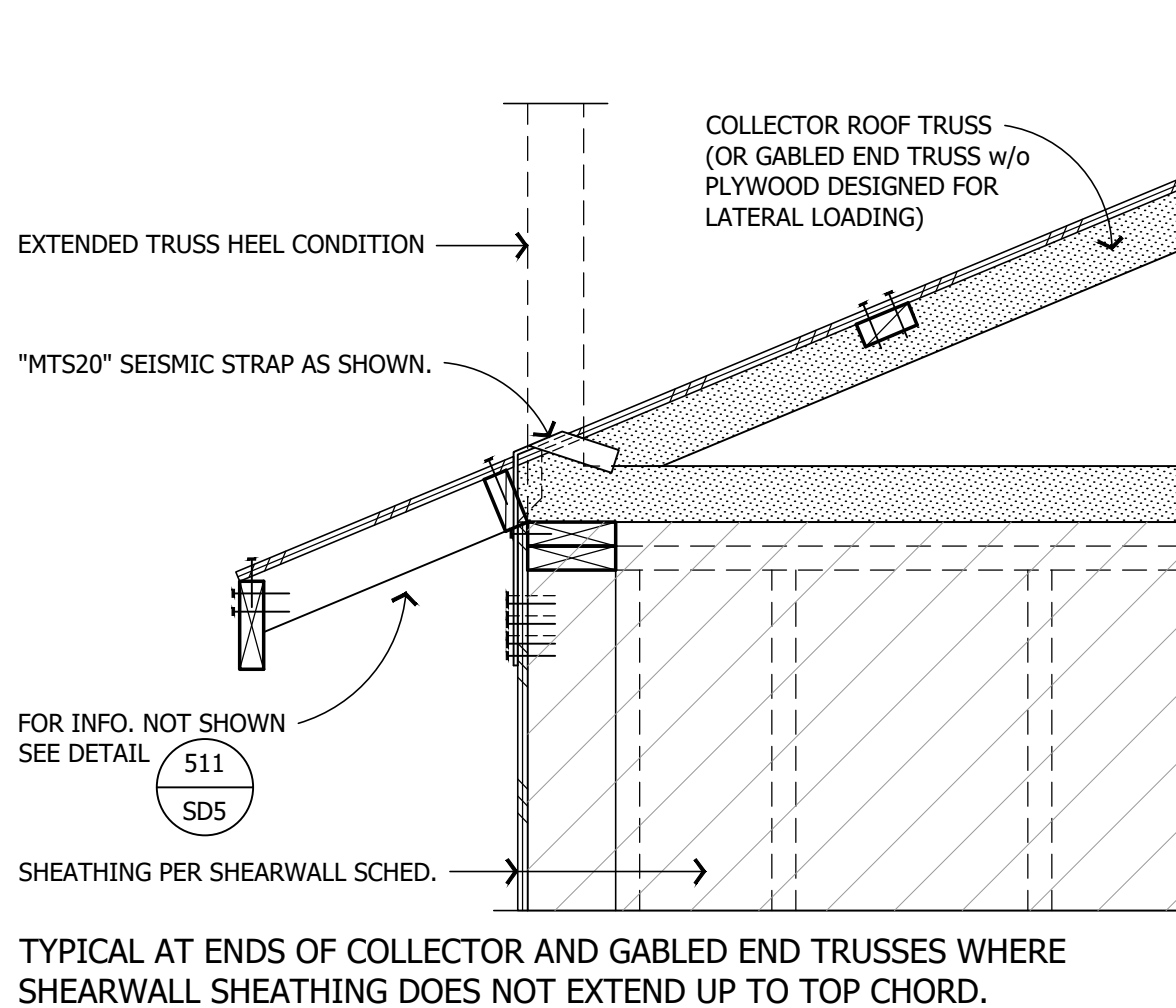
511 TRUSS PERPEND. TO EXTERIOR WALL



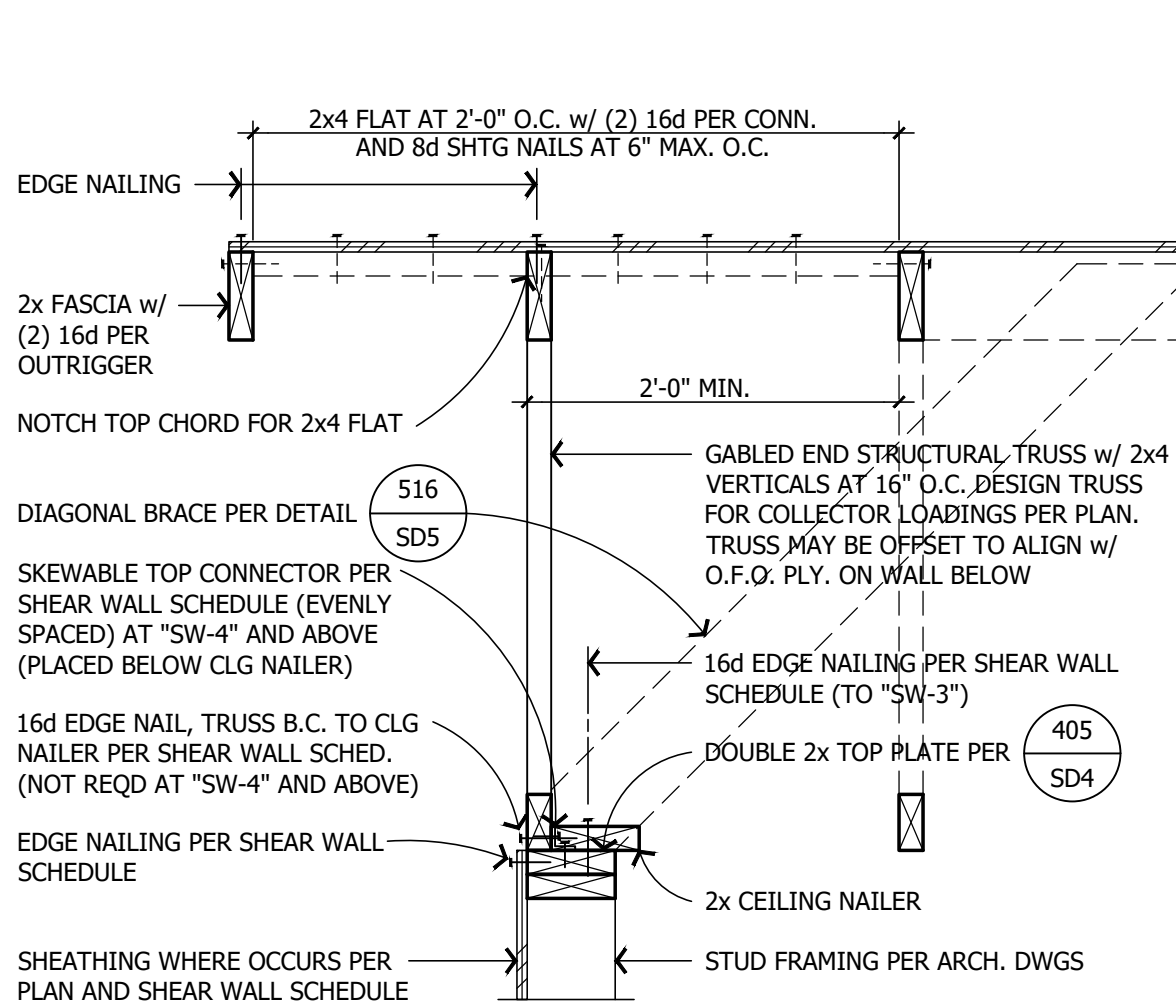
512 RIDGE BLOCKING AT ROOF TRUSSES



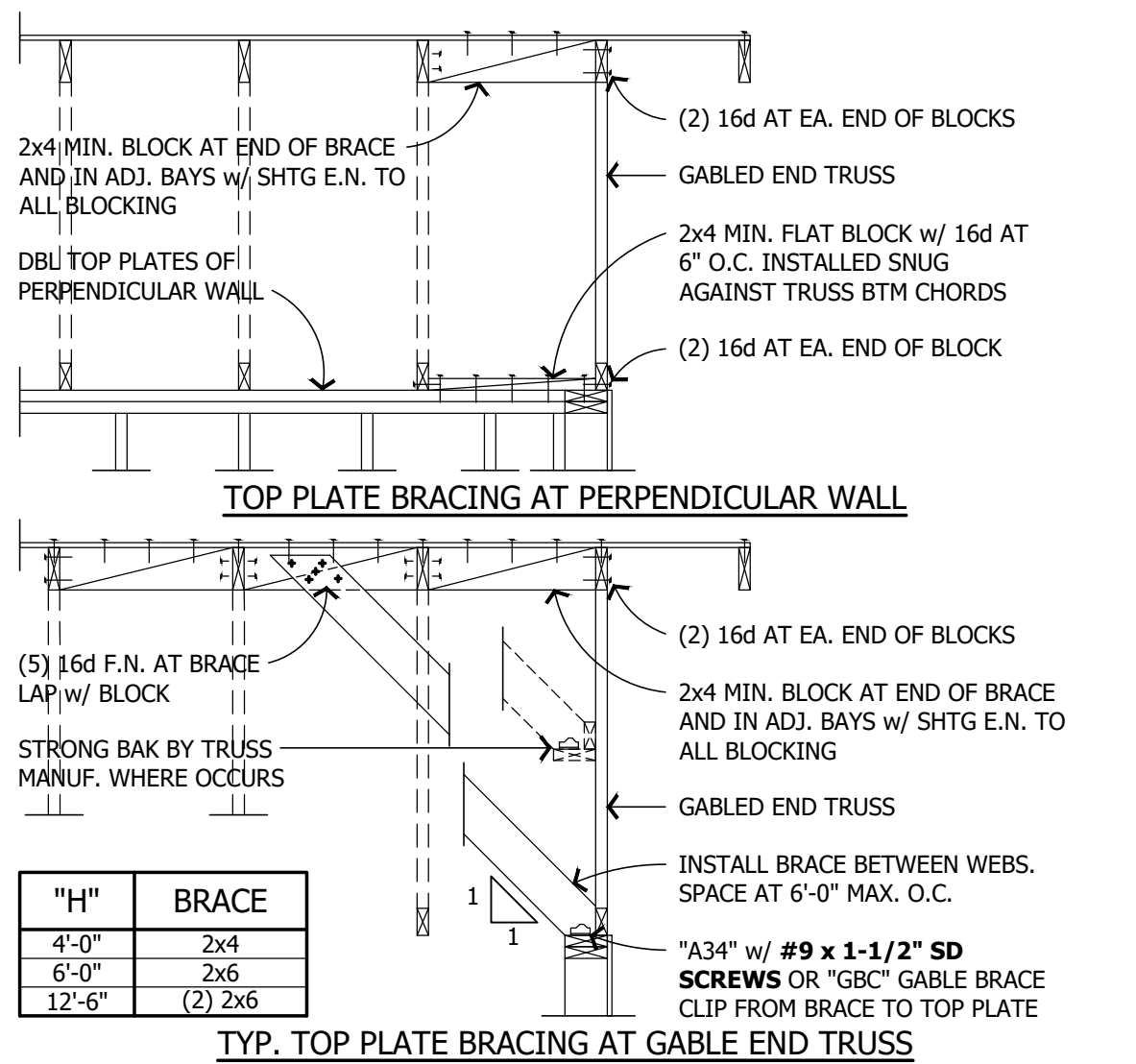
513 TRUSS TO GIRDER TRUSS



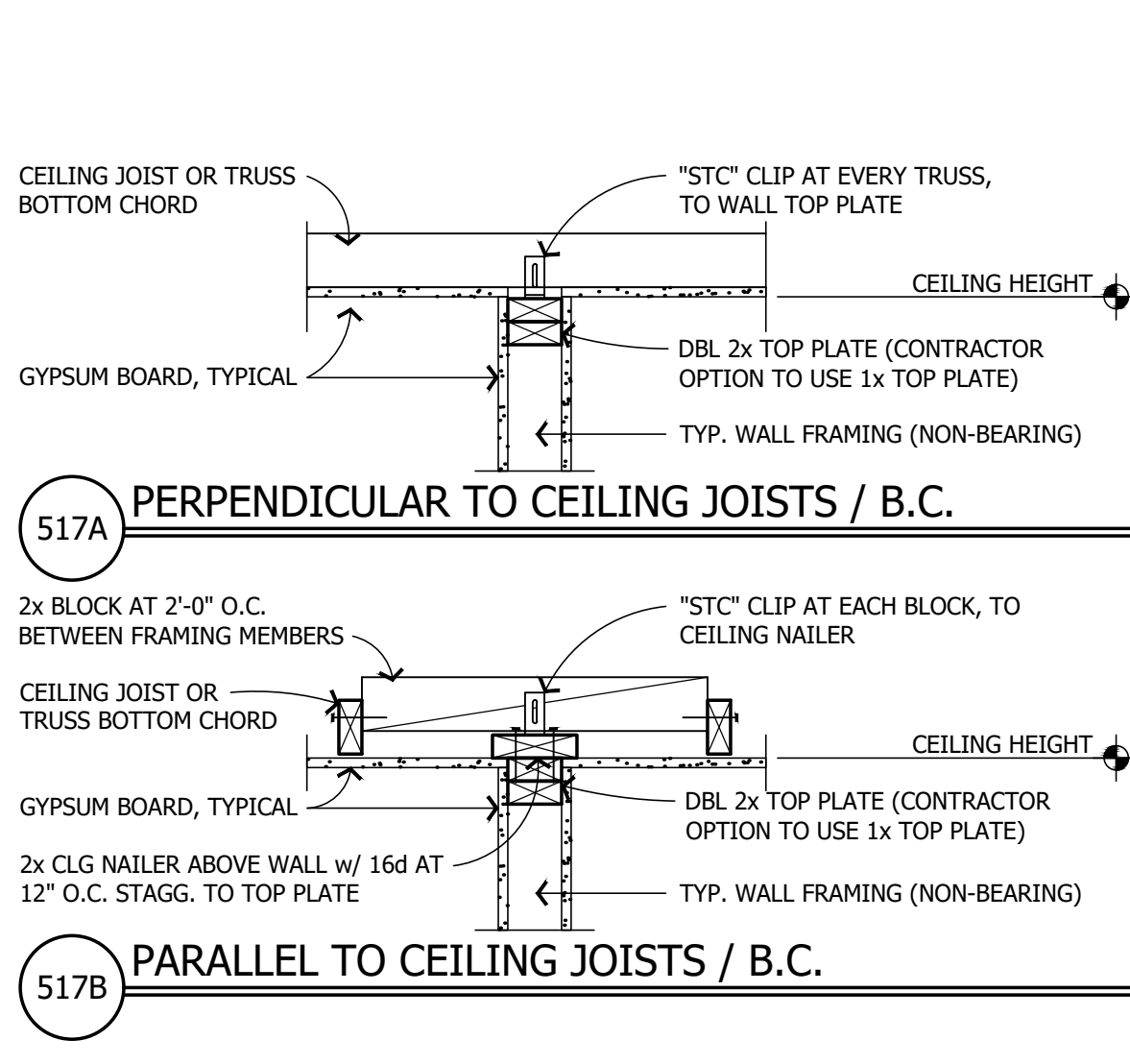
514 COLLECTOR TRUSS UPLIFT ANCHORAGE



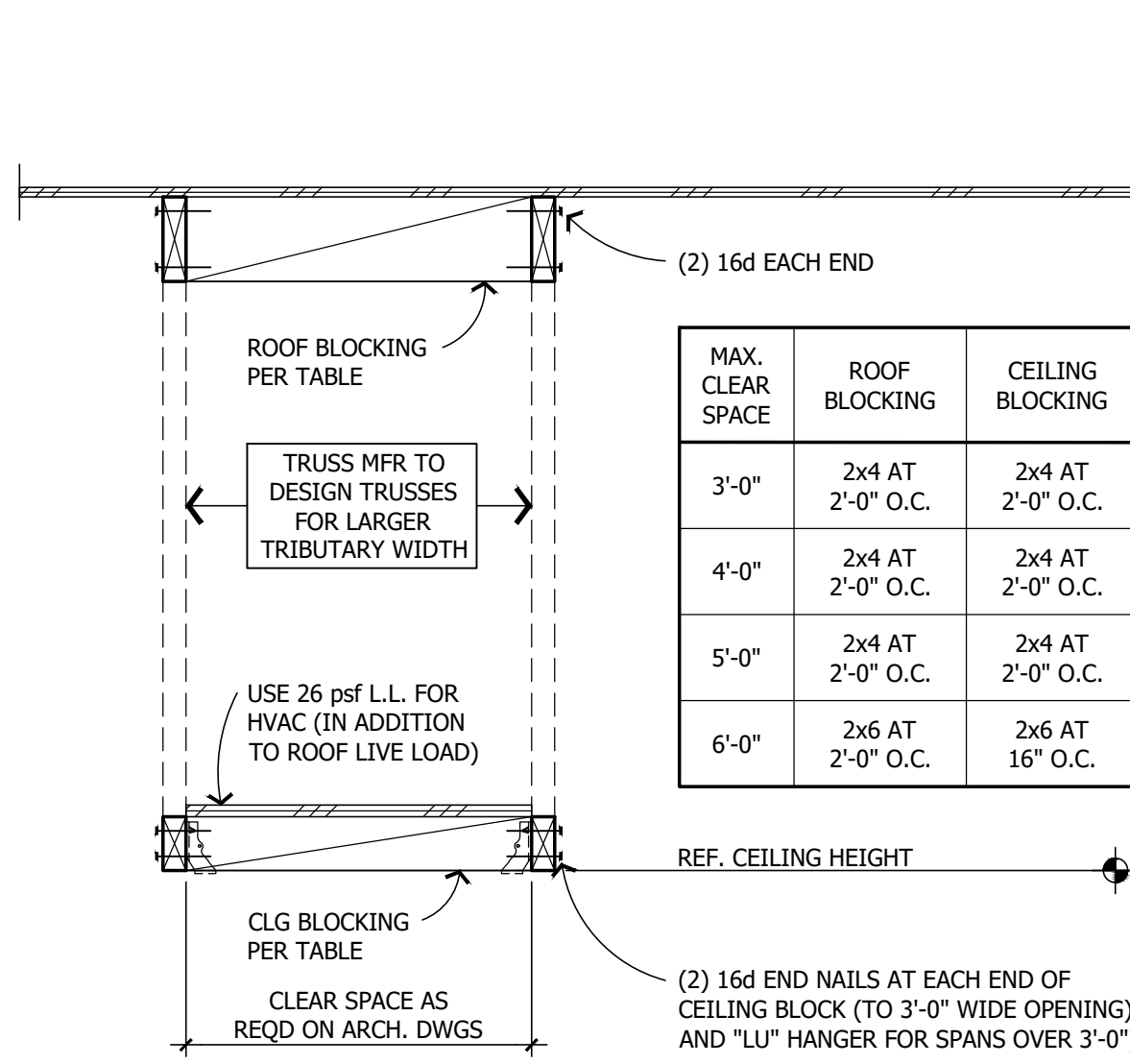
515 GABLED END TRUSS



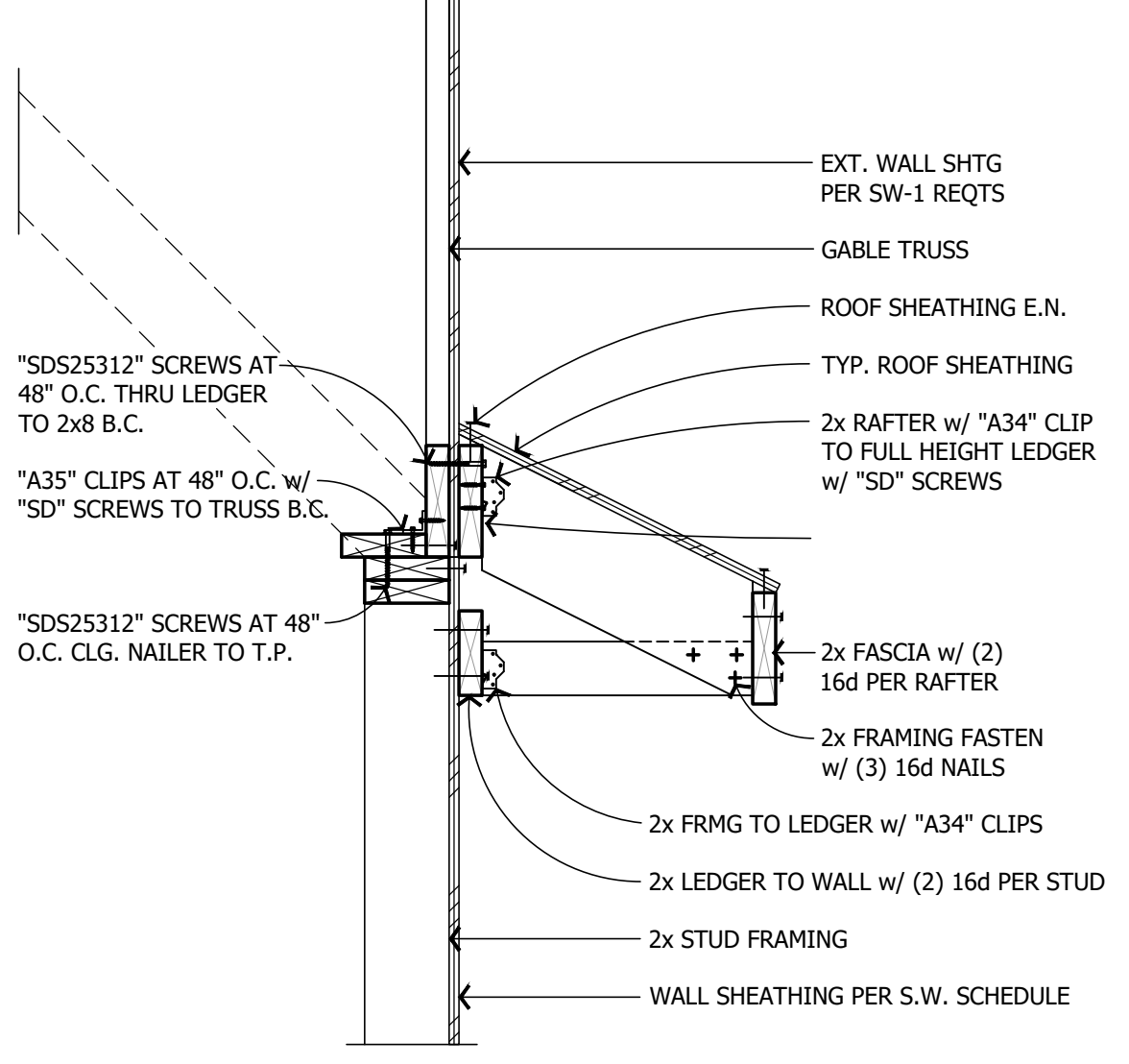
516 GABLE END TRUSS BRACING



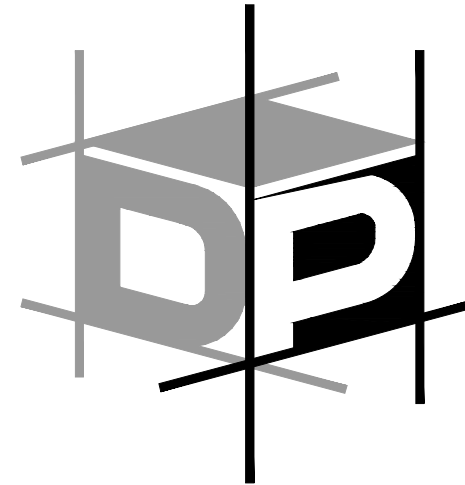
517 INTERIOR NON-BEARING WALL TO TRUSS



518 ROOF TRUSSES AT HVAC / ATTIC ACCESS



519 LOW ROOF FRAMING AT GARAGE DOOR



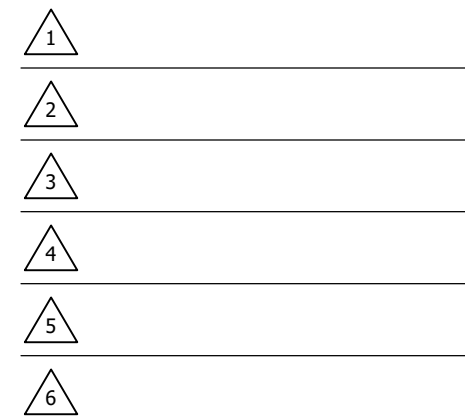
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GARAGE ADDITION**

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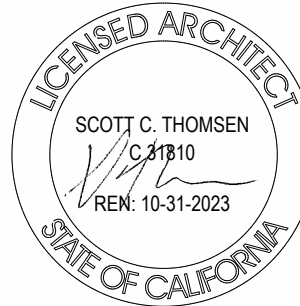
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Engineering Seal:



Sheet Description:
FOUNDATION DETAILS
MAT

Scale: 1" = 1'-0"
Initial Issue Date: December 12, 2023
Drawn By: H. Castro
Project Engineer: M. Bernal
Project Manager: S. Kaeding
Job No. X242923

Sheet No.
SD5



LEFT COAST
ARCHITECTURE
3800 MOUNT DIABLO BLVD., STE. 200
LAFAYETTE, CALIFORNIA 94549
(925) 297-5688



GARAGE ADDITION

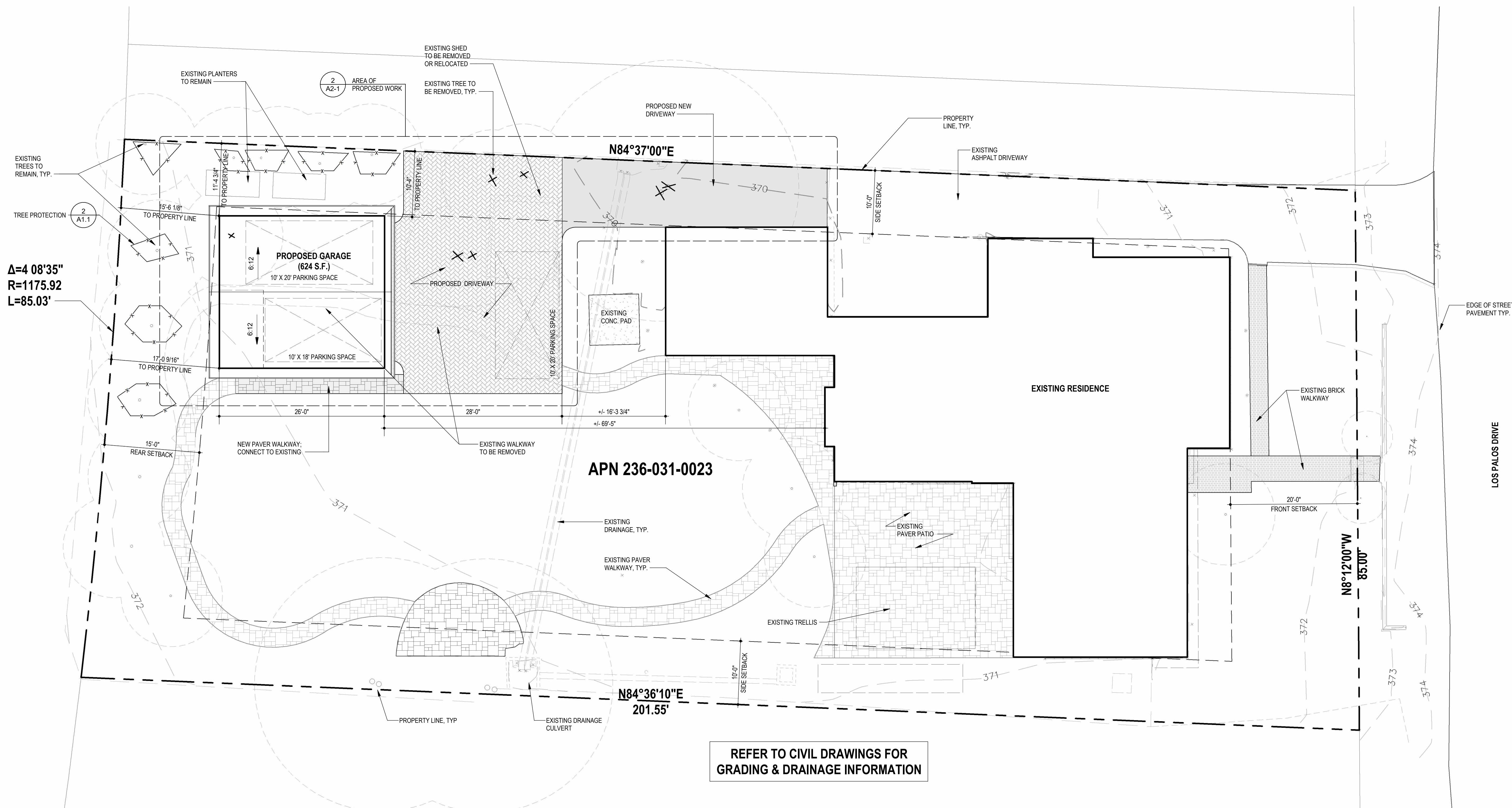
689 LOS PALOS DR.
LAFAYETTE, CA

REVISION SCHEDULE		
#	DESCRIPTION	DATE

PROJECT NO.	----
SCALE	As indicated
DRAWN	CHECKED
KB	ST
DATE	AUGUST 31, 2023
DESIGN DEVELOPMENT	
SHEET	
TITLE	

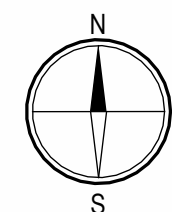
SITE PLAN

A1.1



REFER TO CIVIL DRAWINGS FOR
GRADING & DRAINAGE INFORMATION

1 SITE PLAN - GARAGE ADDITION
00 04 08 16 FEET
1/8" = 1'-0"



1 METAL STAKES (W/ ORANGE CONSTRUCTION FENCING). THREAD A HEAVY METAL CABLE THROUGH THE TOP STAKE HOLES. WEAVE ORANGE FABRIC EVERY OTHER OPENING ALONG THE VERTICAL STAKE AND WIRE THE FABRIC 12" ON CENTER (O.C.) ALONG THE HORIZONTAL CABLE.

2 WOOD STAKES (W/ ORANGE CONSTRUCTION FENCING OR LANDSCAPE FABRIC). STAPLE EITHER FABRIC, EVERY 6" VERTICALLY TO 2" DIAMETER LODGEPOLE PINE STAKES AND HORIZONTALLY TO A 2"x4" TOP BAR.

3 METAL CABLE (W/ METAL STAKE) OR 2"x4" WOOD MEMBER (W/ WOOD STAKE).

4 ORANGE CONSTRUCTION OR LANDSCAPE FABRIC, MAINTAINED DURING CONSTRUCTION.

NOTE:
1) ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
2) DIRECT ALL DRAIN WATER AWAY FROM THE TREE DRIP LINE AREA.

2 TREE PROTECTION
1" = 1'-0"

SITE PLAN GENERAL NOTES

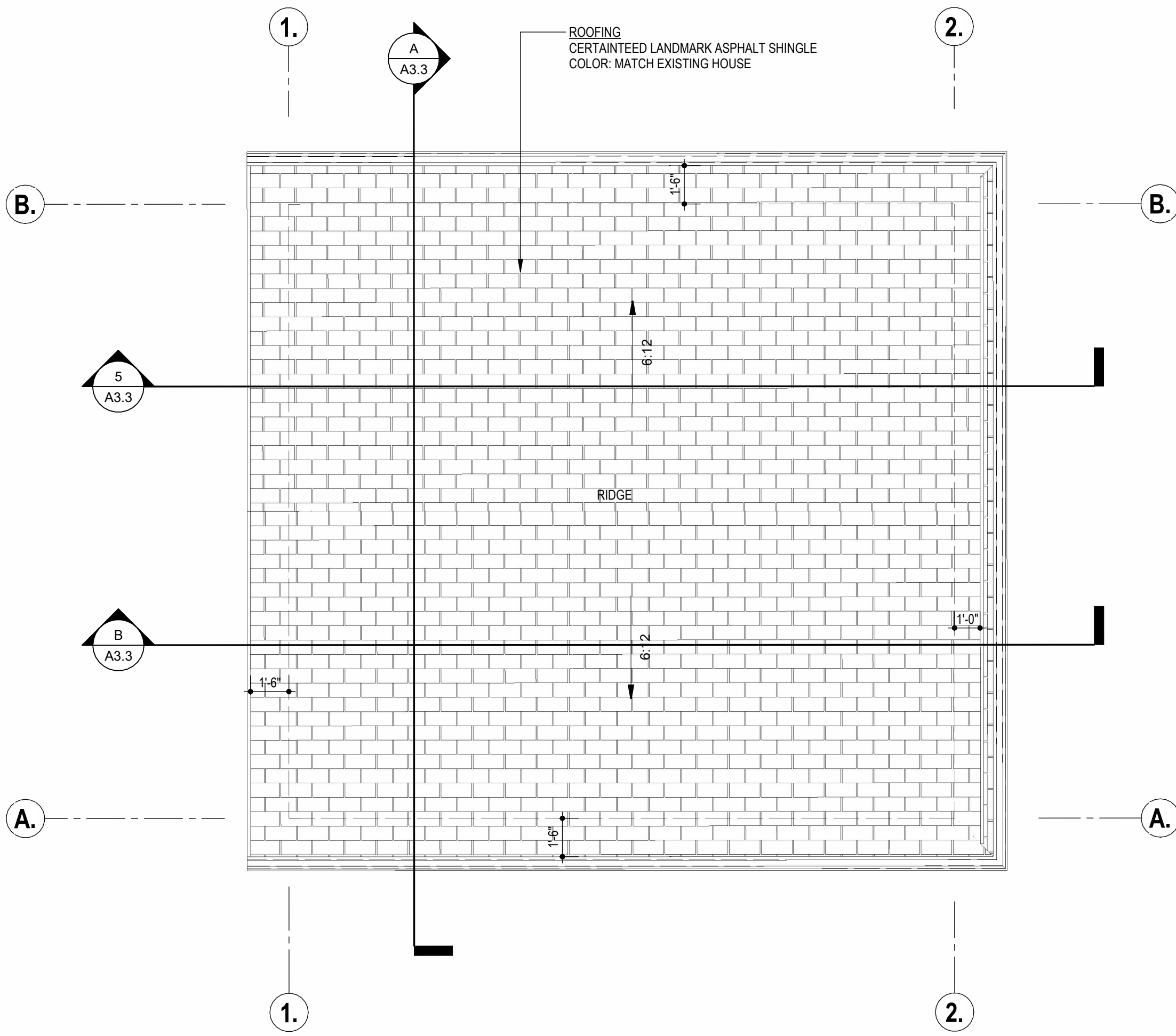
- THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITEMARK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES.
- THIS PLAN IS NOT A GRADING AND DRAINAGE PLAN OR EROSION CONTROL PLAN. REFER TO PLANS BY CIVIL ENGINEER.
- REFER TO SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER FOR INFORMATION ON THE SITE CONDITION, SOIL COMPOSITION, AND GROUND WATER LEVELS.
- ALL GRADING, SITE PREPARATION, PLACEMENT, AND COMPACTION OF FILL IS TO BE DONE IN ACCORDANCE WITH CITY AND/OR COUNTY GRADING ORDINANCES AND ALSO UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED RAINWATER DISCHARGE SYSTEM.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO THE BUILDING. REFER TO THE LANDSCAPE AND IRRIGATION PLANS PREPARED BY THE LANDSCAPE ARCHITECT.
- WATER SHOULD BE PREVENTED FROM PONDING ANYWHERE ON THE SITE AND PARTICULARLY NEAR THE BUILDING. WATER FROM DOWNSPOUTS SHOULD BE CONNECTED TO TIGHT LINE PIPES THAT CARRY THE WATER TO AVAILABLE DISCHARGE FACILITIES.
- ALL EXISTING UTILITIES ARE LOCATED IN THE STREET WITH LATERALS TO THE HOUSE LOCATION. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING LATERALS AT THE PROPERTY LINE.
- AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.
- CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
- TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
- PROVIDE TREE PROTECTION FOR ANY CRITICAL TREES IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION. REFER TO ARBORISTS REPORT FOR MORE INFORMATION.
- PROVIDE INTERMEDIATE PULL BOXES FOR POWER, CATV, & TELEPHONE AS PER UTILITY COMPANY REQUIREMENTS.
- ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED.
- TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
- SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR FOOTING AND SITE PREPARATION AS DESCRIBED ABOVE. PREVENT WATER FROM RUNNING INTO ANY EXCAVATED AREAS.
- BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES). COMPACT BACKFILL TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D-1557, IN LIFTS NO EXCEEDING 8 INCHES UNCOMPACTED THICKNESS. BACKFILL AND COMPACT OVER EXCAVATED AREA. NO FILL MATERIAL SHALL BE PLACED DURING UNFAVORABLE WEATHER CONDITIONS.
- DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE, REMOVE DEBRIS AND SOFT MATERIAL, BACKFILL AND COMPACT AS NECESSARY.
- SURFACE DRAINAGE SHALL SLOPE 5% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 10 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS.
- TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERTY SUPPORT TRENCHES.
- UNUSUAL CONDITIONS NOT COVERED BY CONTRACT IF ENCOUNTERED SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.
- HAZARDOUS WASTE TESTING SHALL BE PROVIDED, INCLUDING ASBESTOS TESTING AND REMEDIATION.

SITE PLAN LEGEND

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR
	SPOT ELEVATION
	UTILITY AS NOTED
	PROPERTY LINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT
	MULTI-PURPOSE EASEMENT
	TREE WITH DIAMETER & TYPE P=PINE F=FIR C=CEDAR
	TREE TO BE REMOVED
	UTILITY LINE

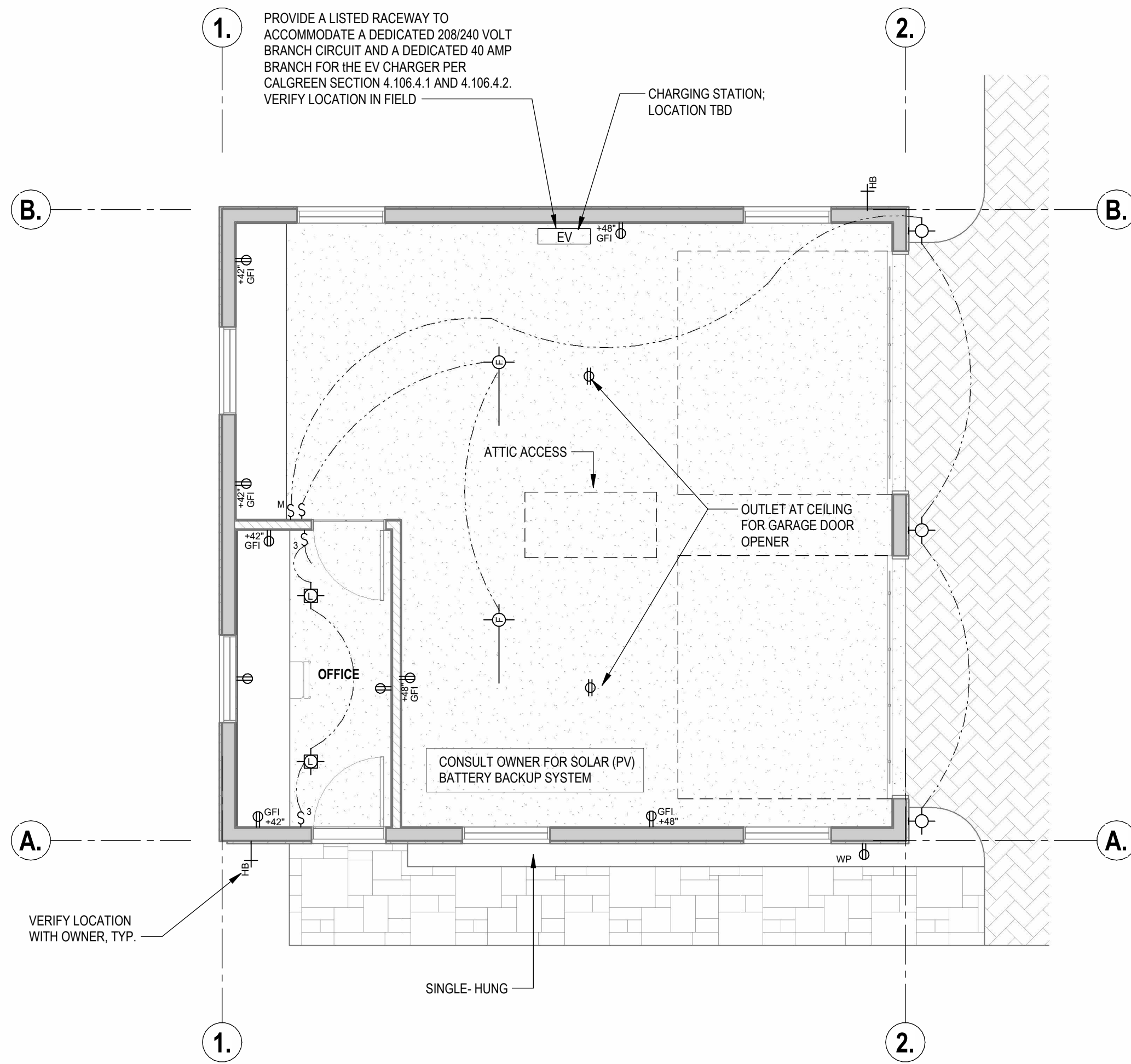
NOTE:
1. FOR ALL FINISHED GRADE ELEVATIONS, TOP BOTTOM OF WALL ELEVATIONS, AND GRADING INFORMATION, PLEASE REFER TO CIVIL DRAWINGS.
2. FOR ALL SITE FINISH MATERIALS, PLANTING, IRRIGATION AND EXTERIOR LIGHTING INFORMATION, PLEASE REFER TO LANDSCAPE DRAWINGS.

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2 GARAGE ROOF PLAN

00 02 04 08 FEET

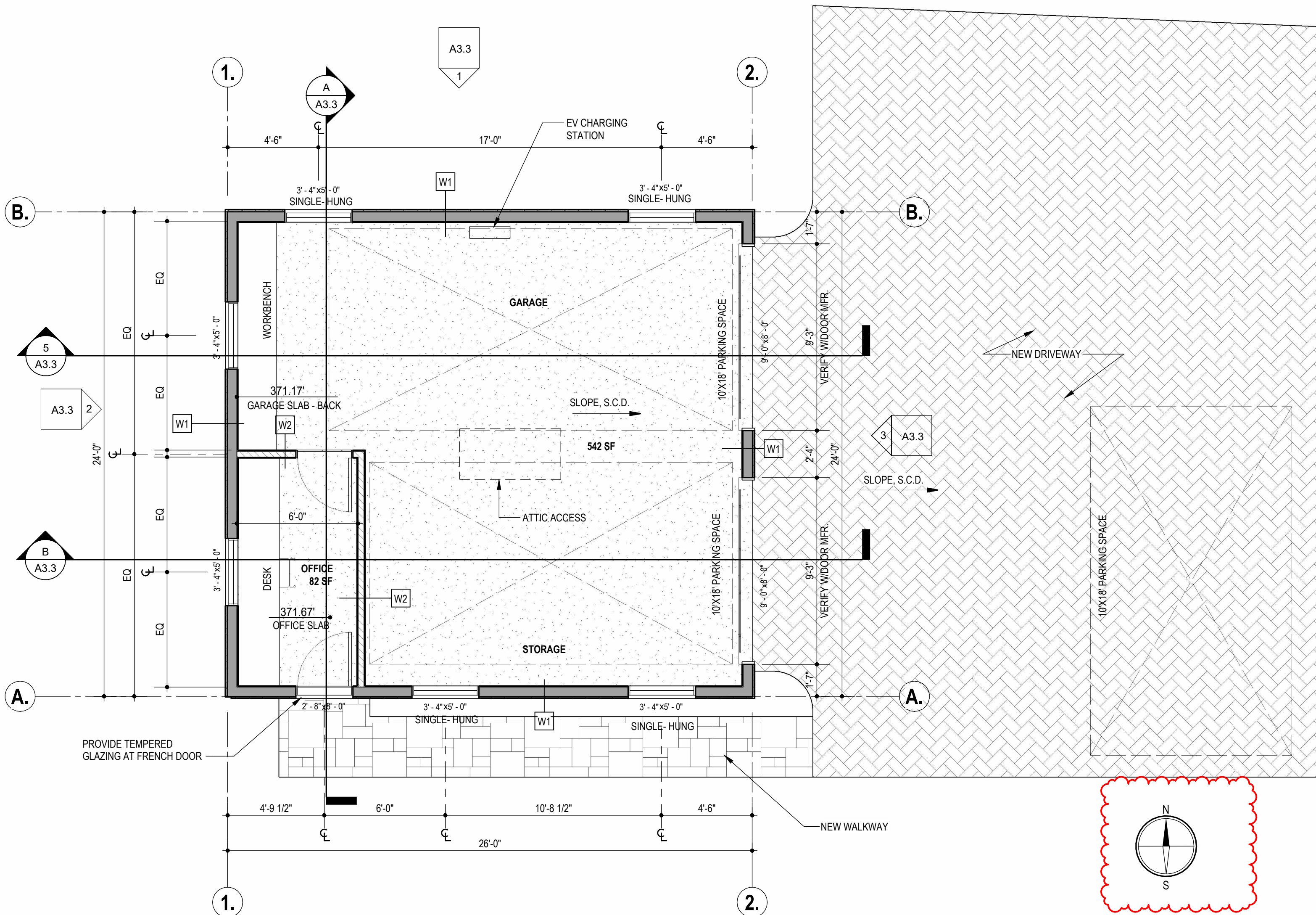


3 GARAGE MP&E PLAN

00 02 04 08 FEET

MECHANICAL, ELECTRICAL & PLUMBING PLAN NOTES:

- HIGH-EFFICIENCY LUMINARIES (SUCH AS FLUORESCENT LIGHTS) USED INSIDE THE DWELLING MUST BE THE TYPE THAT DO NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- WHERE MOTION SENSORS ARE USED INSTEAD OF FLUORESCENT LIGHTING WITHIN THE HOUSE, THE MANUAL - ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND MUST BE TURNED ON MANUALLY WITH A SWITCH.
- RECESSED LUMINARIES IN INSULATED CEILINGS MUST BE IC RATED, ELECTRONIC BALLAST, AND AIR-TIGHT (AT).
- LOW MERCURY SHALL BE REPLACED WHEREVER LINEAR FLUORESCENT LAMPS OR COMPACT FLUORESCENT LAMPS ARE USED OR INSTALLED.
- BATH & KITCHENS PROVIDE "ENERGY STAR" BATHROOM FANS, VENT TO THE OUTSIDE. ALL FANS SHALL BE ON A TIMER OR HUMIDISTAT. KITCHEN RANGE HOOD SHALL BE VENTED TO THE OUTSIDE.



1 GARAGE FLOOR PLAN

00 02 04 08 FEET

DOOR SCHEDULE NOTES:

- SAFETY GLAZING REQUIRED WITHIN 24" OF A DOOR JAMB AND WITHIN 18" OF A WALKING SURFACE AND PER CBC 2406.
- FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATION & INSTALLATION.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- JAMB DETAIL SIM. TO HEAD U.O.N.
- CONTRACTOR TO VERIFY ROUGH OPENING SIZES AND CLEARANCES FOR ALL DOORS.
- SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, U.O.N.
- VERIFY ALL HARDWARE & LOCKING REQUIREMENTS WITH OWNER. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
- PROVIDE TEMPERED GLAZING PER WUI SECTION 708A.2.1

WINDOW SCHEDULE NOTES:

- PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE. SEE THE WINDOW SCHEDULE FOR LOCATIONS.
- PROVIDE DUAL PANE INSULATED GLAZING, LOW-E COATING, WINDOW U-VALUES AND SH-G.C. SHALL MEET OR EXCEED REQUIREMENTS OF T-24 ENERGY CALCULATIONS.
- SEE EXTERIOR ELEVATIONS FOR OPERATIONS/WIND DIRECTION.
- EGRESS WINDOWS SHALL MEET REQUIREMENTS OF C.B.C. SEC 1030 EMERGENCY ESCAPE AND RESCUE OPENINGS.
- WINDOW HEAD HEIGHTS VARY, SEE EXTERIOR ELEVATIONS. AT WINDOWS NEAR EXTERIOR DOORS, ALIGN WINDOW TO DOOR HEAD.
- CONTRACTOR SHALL VERIFY ROUGH OPENING SIZES PER WINDOW MFR STANDARDS.
- CONTRACTOR SHALL VERIFY/COORDINATE ALL MULLED WINDOW CONFIGURATIONS. SEE EXTERIOR ELEVATIONS & INDIVIDUAL WINDOW ELEVATIONS ON THIS SHEET.
- PROVIDE ALUMINUM SCREENS AT ALL OPERABLE WINDOWS, COLOR TO MATCH WINDOW.
- SCHEDULE ELEVATIONS ARE VIEWED FROM THE EXTERIOR, U.O.N.
- PROVIDE TEMPERED GLAZING PER WUI SECTION 708A.2.1

TEMPERED GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS:

- GLAZING IN DOORS PER R308.4.1
- GLAZING ADJACENT TO DOORS PER R308.4.2
- GLAZING IN WINDOWS PER R308.4.3
- GLAZING IN GUARDS AND RAILINGS PER R308.4.4
- GLAZING AND WET SURFACES PER R308.4.5
- GLAZING ADJACENT TO STAIRS AND RAMPS PER R308.4.6
- GLAZING ADJACENT TO BOTTOM STAIR LANDING PER R308.4.7

MP&E LEGEND

- 120V DUPLEX RECEPTACLE
- 240V RECEPTACLE
- 120V DUPLEX RECEPTACLE FLOOR/CEILING MOUNT
- 120V WEATHER PROOF DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
- 120V DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
- SMOKE & CARBON MONOXIDE DETECTOR
- THERMOSTAT
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- SWITCH WITH DIMMER
- SWITCH TO EXTERIOR LIGHTING CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL
- RECESSED LIGHT FIXTURE (LED)
- WALL SCONCE
- SURFACE MOUNTED FLUORESCENT TUBE FIXTURE
- LED UNDER CABINET / STRIP LIGHTING
- HOSE BIB
- CABLE / SATELLITE
- TELEPHONE JACK
- STRUCTURED WIRING (DATA / CAT6)

ROOF PLAN GENERAL NOTES

- ALL ROOF PENETRATIONS, PIPES, VENTS, FLUES, ETC. TO BE BEHIND MAIN RIDGE OF ROOF SO AS NOT TO BE VISIBLE FROM FRONT OF HOUSE. CONTRACTOR TO VERIFY ALL ROOF PENETRATION LOCATIONS W/OWNER BEFORE START OF CONSTRUCTION.
- ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOFING MATERIAL - REFER TO EXTERIOR MATERIAL LEGEND. WATER HEATER/PURVEYOR/EXHAUST VENT SHALL BE DIRECT VENT THROUGH WALL AND SHALL NOT PENETRATE THROUGH ROOF WITHOUT PRIOR REVIEW W/ ARCHITECT.
- NON-VENTING ROOFING SYSTEM TO COMPLY WITH C.B.C. SECTION 1203.3; INSULATE PER T-24 REPORT.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
- PROVIDE MIN. 1/4-12 ROOF SLOPE PER CODE TO ENSURE POSITIVE DRAINAGE.
- VERIFY ROOF MATERIAL CLASSIFICATION WITH LOCAL JURISDICTION.
- ALL MECHANICAL PENETRATIONS TO BE LOCATED MINIMUM 12" FROM VALLEYS, WALLS AND OTHER PENETRATIONS.
- WHERE RAFTERS FORM CEILING (SEE CEILING FRAMING PLANS OR BUILDING SECTIONS) A MINIMUM RAFTER DEPTH OF 9-1/4" IS REQUIRED TO ACCOMMODATE R-30 INSULATION & 11-1/4" IS REQUIRED TO ACCOMMODATE R-38 INSULATION.
- ALL FLASHING SHALL BE 26 GAUGE G.S.M.
- FLASH ALL VALLEYS INSTALL FLASHING OVER NOT LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3099, AT LEAST 36 INCHES WIDE RUNNING THE LENGTH OF THE VALLEY AS REQUIRED BY CBC 705A.3).
- CONTRACTOR TO VERIFY ALL RIDGE LOCATIONS AND PLATE HEIGHTS.
- ROOF OVERHANGS TO BE AS INDICATED ON PLANS AND/OR AS DETAILED.

UNVENTED ROOF SYSTEM

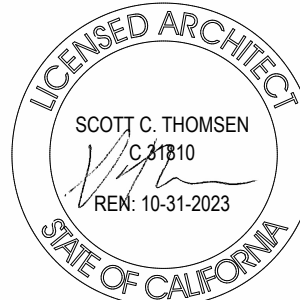
- ROOF VENTILATION PER CBC 906.5, ITEM 5.1.3 (SEE BELOW):**
- R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.**
- UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
- THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
 - NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
 - WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4 MM) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
 - IN CALIFORNIA CLIMATE ZONES 14 AND 16, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS I VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
 - INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
- 5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 (R-5 FOR CLIMATE ZONES 3-15) FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

FLOOR PLAN GENERAL NOTES

- UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD. DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS.
- EQ INDICATES WALL ASSEMBLY TYPE. SEE TYPICAL ASSEMBLIES ON SHEET.
- PROVIDE SOLID BACKING FOR ALL BATH HARDWARE & ACCESSORIES IN BATHROOMS, TYP.
- PROVIDE SAFETY GLAZING IN ALL TUB & SHOWER ENCLOSURES.
- ALL EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O., SEE STRUCTURAL DRAWINGS.
- ATTIC, FLOOR, AND WALL INSULATION PER TITL-24 REPORT.
- VERIFY LOCATIONS OF F.A.U.'S AND EXT. CONDENSER UNITS PER STATE / LOCAL CODE.
- CONSULT OWNER FOR TYPE, SPECIES, AND FINISH OF HARDWOOD FLOORS. TOP OF CARPET TO BE FLUSH WITH TOP OF HARDWOOD FLOOR.
- QUARRY, CERAMIC, OR MARBLE TILE FLOORS SHALL BE SET IN FULL MORTAR BED.
- CONSULT WITH OWNER FOR TYPE, SIZE, COLOR AND FINISH OF TILE.
- CERAMIC TILE, GRANITE OR CORIAN COUNTERTOPS AND SPLASH SHALL BE COLOR AND FINISH AS SELECTED BY OWNER.
- USE 5/8" GYPSUM BOARD THROUGHOUT.
- MATERIALS USED FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE CRC 702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS-MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDERBOARD, HARDI-BACKER, DENS-SHIELD OR EQUIVALENT. TUB / SHOWER WALLS TO BE SMOOTH, HARD, NON-ABSORBENT.
- SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT UP 12" MIN. PER CRC 307.2.
- CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES, AND DOOR AND WINDOW CASINGS.
- ALL MOLDINGS SHALL BE PRESSURE TREATED LUMBER PER STATE / LOCAL CODE.
- THERE SHALL BE A MINIMUM OF 6" CLEARANCE BETWEEN THE MUDSILL AND THE EXTERIOR GRADE PER STATE / LOCAL CODE.
- ANY CUT PENETRATING THROUGH THE 5/8" TYPE X SHEETROCK OF THE GARAGE WALL MUST BE MADE WITH SHEET METAL NOT LESS THAN 26 GA. PER STATE / LOCAL CODE.
- ALL GLAZING SUBJECT TO HUMAN IMPACT IS REQUIRED TO BE SAFETY GLAZED (TEMPERED OR SAFETY GLASS) PER STATE / LOCAL CODE.
- THERE MUST BE AT LEAST 15 INCHES BETWEEN THE CENTER OF PLUMBING FIXTURES SUCH AS WATER CLOSETS OR SINKS AND THE NEAREST WALL OR OBJECT.
- ROOF & SHEAR WALL PLYWD. IS REQUIRED TO BE EXT. GLUE TYPE PER STATE/LOCAL CODE.
- FINISHES SHALL BE LOW-VOC INTERIOR WALL / CEILING PAINTS (<50 GPL VOC'S REGARDLESS OF SHEEN).
- CAULKS & CONSTRUCTION ADHESIVES SHALL BE LOW-VOC A MEET SCAGM RULE 1168.
- CONTRACTOR SHALL USE ENVIRONMENTALLY PREFERABLE MATERIALS FOR THE INTERIOR FINISHES PER THE REQUIREMENTS OF THE GREEN POINT RATED HOME CHECKLIST.
- USE MOISTURE RESISTANT MATERIALS AND PRACTICES IN WET AREAS OF KITCHEN, BATHROOMS, UTILITY ROOMS, AND BASEMENTS.
- STAIR RISER HEIGHT SHALL BE 7.75 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 10 INCHES MINIMUM.

WALL LEGEND

- 2X4 WALL
- 2x6 WALL



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(925) 297-5688



GARAGE ADDITION

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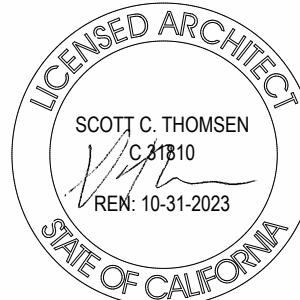
REVISION SCHEDULE		
#	DESCRIPTION	DATE
5	F.D. PLAN CHECK RESPONSE #2	11/22/2019

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SCALE	As indicated
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DATE: AUGUST 31, 2023
DESIGN DEVELOPMENT

SHEET
TITLE: GARAGE FLOOR, ROOF, & MPE PLAN

A2.1



LEFT COAST ARCHITECTURE
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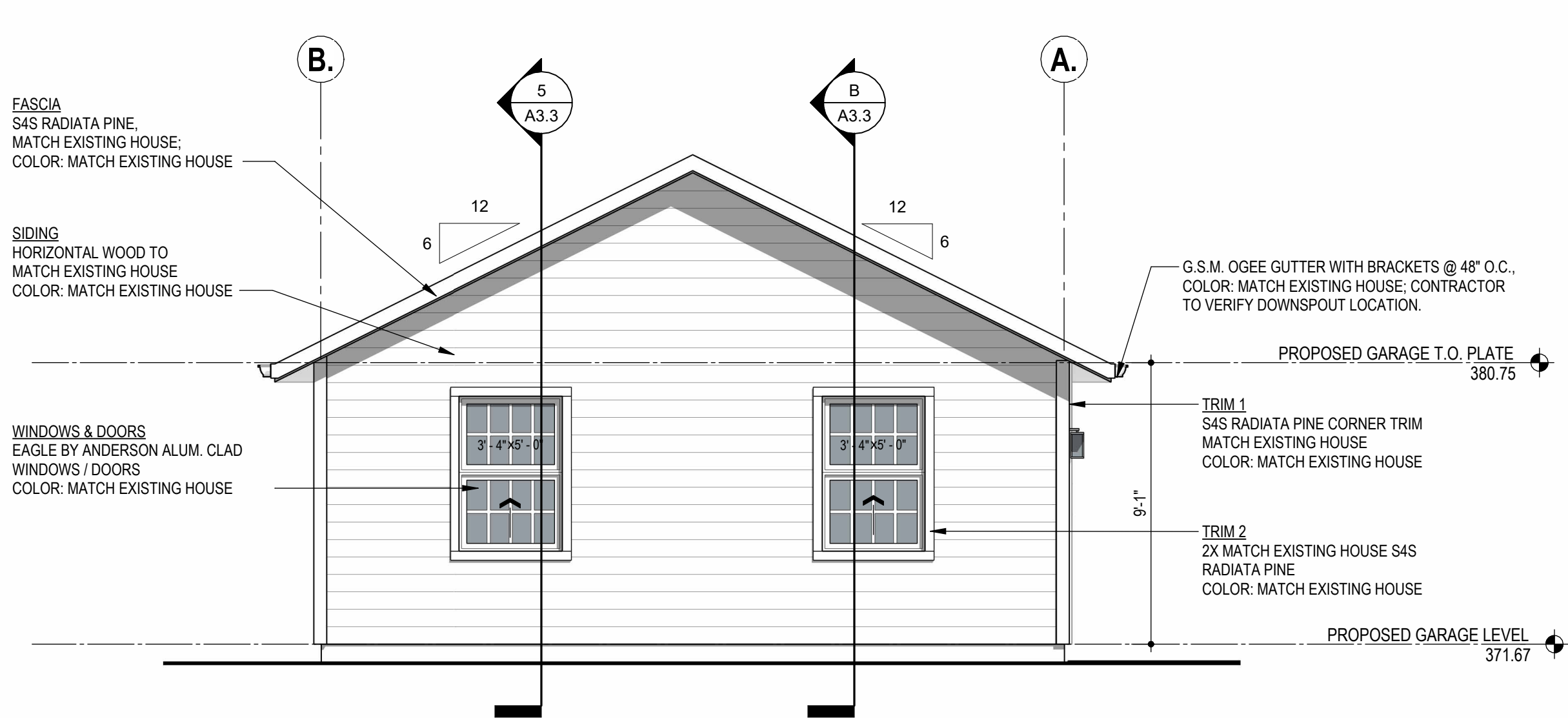


BUILDING SECTION NOTES

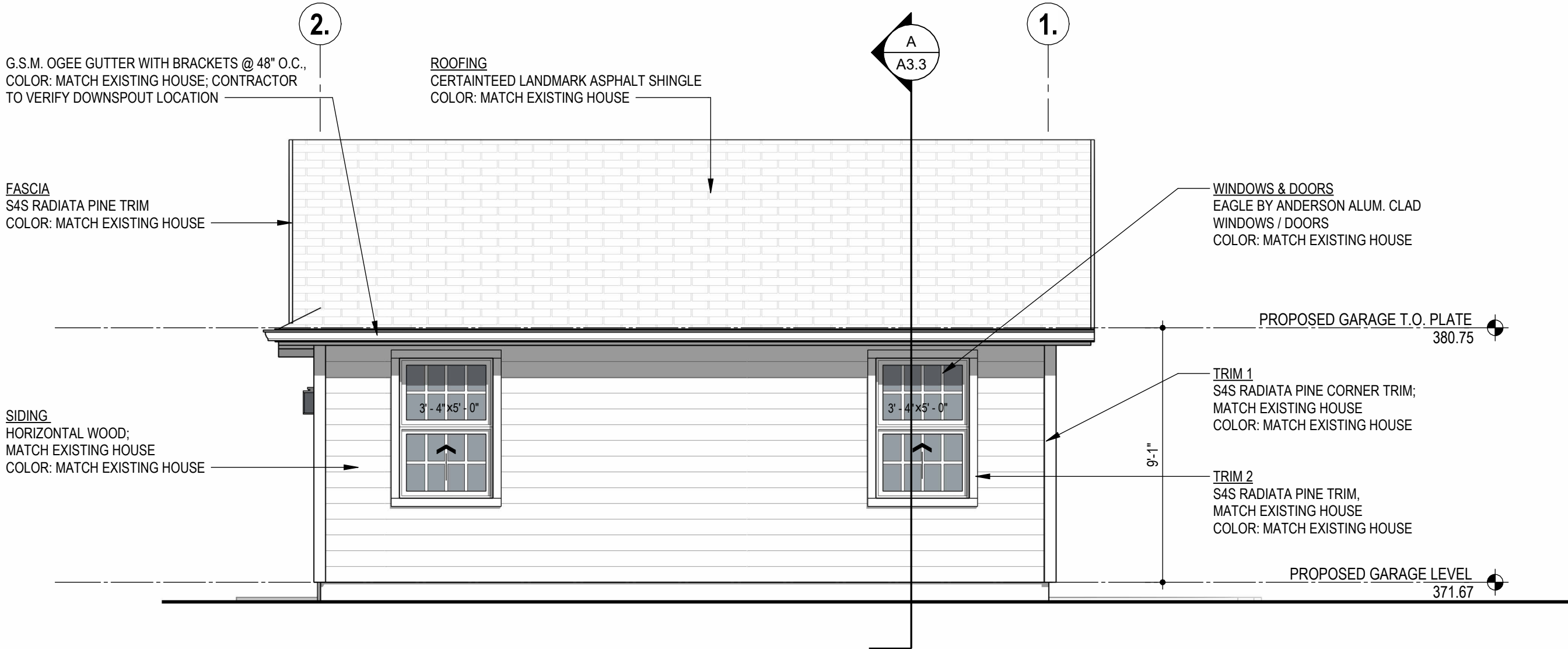
- FLOOR ELEVATIONS SHOWN ARE TOP OF SUBFLOOR OR SLAB. CONTRACTOR SHALL VERIFY ELEVATIONS OF FINISH FLOORS BASED ON FLOOR FINISHES SELECTED AND FLUSH ADJOINING FLOORS OF DIFFERENT MATERIALS.
- SEE STRUCTURAL DRAWINGS FOR FOUNDATION DESIGN & DETAILS.
- PROVIDE UNDER FLOOR, BELOW SLAB, AND FOUNDATION PERIMETER DRAINAGE AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL REPORT.
- PROVIDE CODE REQUIRED CLEARANCES AT CRAWL SPACE: 12" MIN CLEAR UNDER BEAMS/ORDERS 18" MIN CLEAR UNDER JOISTS, PROVIDE GREATER CLEARANCES WHERE NOTED, OR REQUIRED FOR M.P. & SPACE & ACCESS REQUIREMENTS.
- PROVIDER CLASS 1 VAPOR BARRIER OVER GRADE AT CRAWL SPACE, TYP. JOINTS IN VAPOR BARRIER SHALL OVERLAP 6" MIN AND BE SEALED OR TAPED. VAPOR BARRIER SHALL EXTEND UP STEMWALL AT LEAST 6" AND BE ATTACHED AND SEALED TO STEMWALL.
- PROVIDE MINIMUM SIZE OPENING OF 18" X 24" TO ACCESS ALL UNDERFLOOR CRAWL SPACE AREAS, COORDINATE SIZE & LOCATION OF ACCESS OPENINGS WITH APPLIANCES, EQUIPMENT, AND CLEAN-OUTS LOCATED IN THE CRAWL SPACE.
- CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHEATHING, AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCHES, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO WEATHER. EXCEPT WHERE THE SIDING, SHEATHING, OR WALL FRAMING ARE NATURALLY DURABLE OR PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA 11 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA 11. C.R.C. SECTION R317.1(5).
- PROVIDE 2" NOMINAL LUMBER FIREBLOCKING AT ALL ASSEMBLIES & LOCATIONS AS REQUIRED BY CODE, C.R.C. R302.11, TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL & HORIZONTAL, TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, & BETWEEN THE TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING & FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS & COVED CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES @ CEILING & FLOOR LEVEL WITH AN APPROVED MATERIAL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
- PROVIDE DRAFTSTOPPING PER C.R.C. 302.12 AT THE CONCEALED SPACES OF FLOOR/CEILING ASSEMBLIES SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL COMPLY WITH C.R.C. 302.12.1.
- VERIFY CLEARANCE REQUIREMENTS FOR FORCED AIR DUCTING & NOTIFY ARCHITECT IF ADDITIONAL SPACE IS NEEDED.
- PROVIDE A MINIMUM SIZE OPENING OF 22"x30" TO ALL ATTIC AREAS WITH MORE THAN 30" OF HEADROOM. PROVIDE 30" CLEAR HEADROOM IN THE ATTIC SPACE AT OR ABOVE THE OPENING.
- PROVIDE ACCESS TO MECHANICAL APPLIANCES & EQUIPMENT LOCATED IN CRAWL SPACE, ATTIC & ON ROOFS IN ACCORDANCE WITH THE CA MECH CODE.
- # INDICATES ROOF & FLOOR TYPES, SEE TYPICAL ASSEMBLIES FOR DETAILS.

EXTERIOR ELEVATION GENERAL NOTES

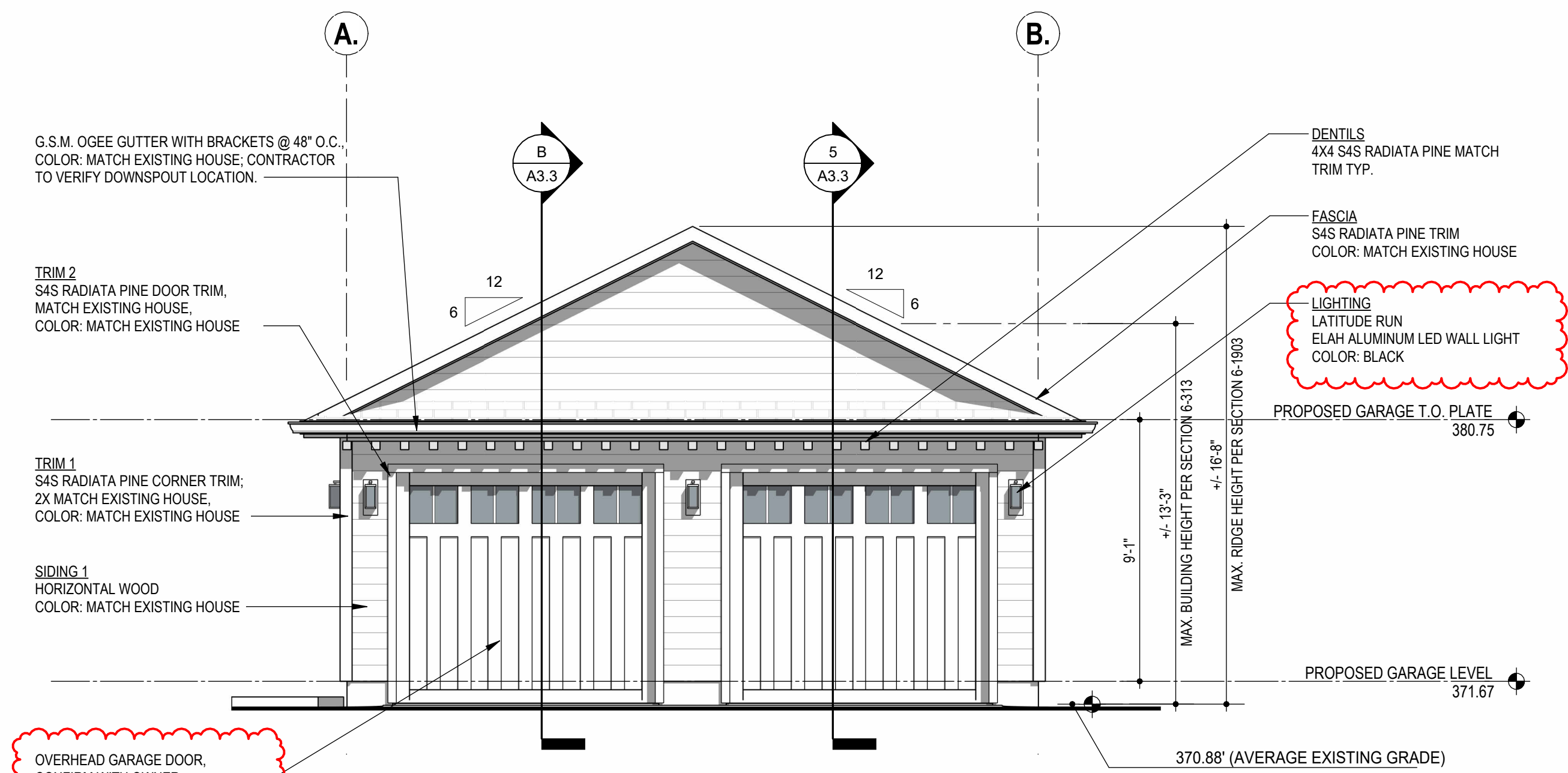
- CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, AND COLORS WITH OWNER INCLUDING BUT NOT LIMITED TO: EXTERIOR PLASTER, WOOD, TRIM, DOORS, WINDOWS, DOWNSPOUTS, GUTTERS, AND ROOFING.
- ALL EXTERIOR MATERIALS & COLORS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AT THE ON SITE MOCK-UP. NOTIFY ARCHITECT FOR REVIEW PRIOR TO CONTACTING DESIGN REVIEW.
- PROVIDE EXPANSION AND CONTROL JOINTS AT EXTERIOR PLASTER WALLS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO VERIFY AL LOCATIONS.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER AS REQUIRED BY CBC 705A.1.



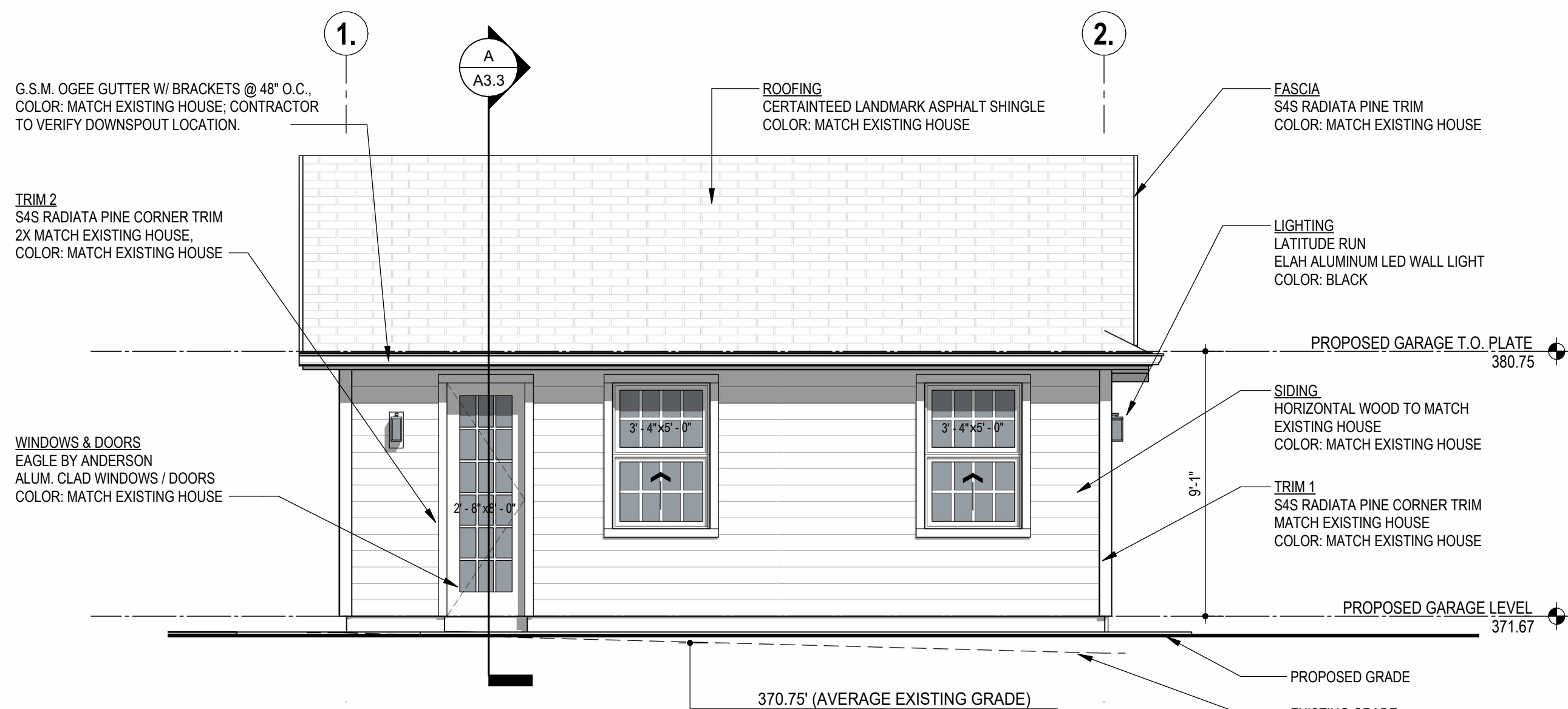
2 GARAGE - WEST ELEVATION



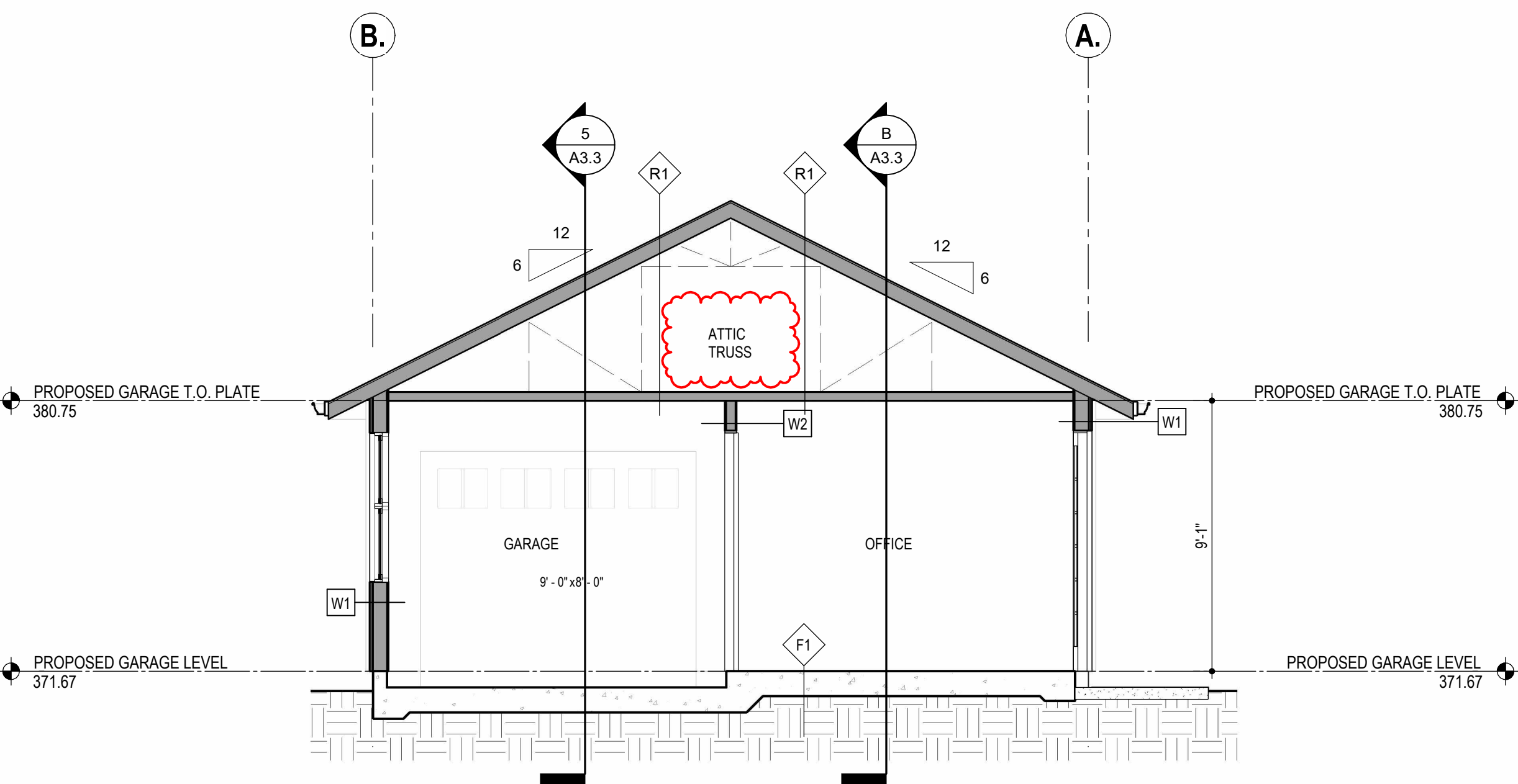
1 GARAGE - NORTH ELEVATION



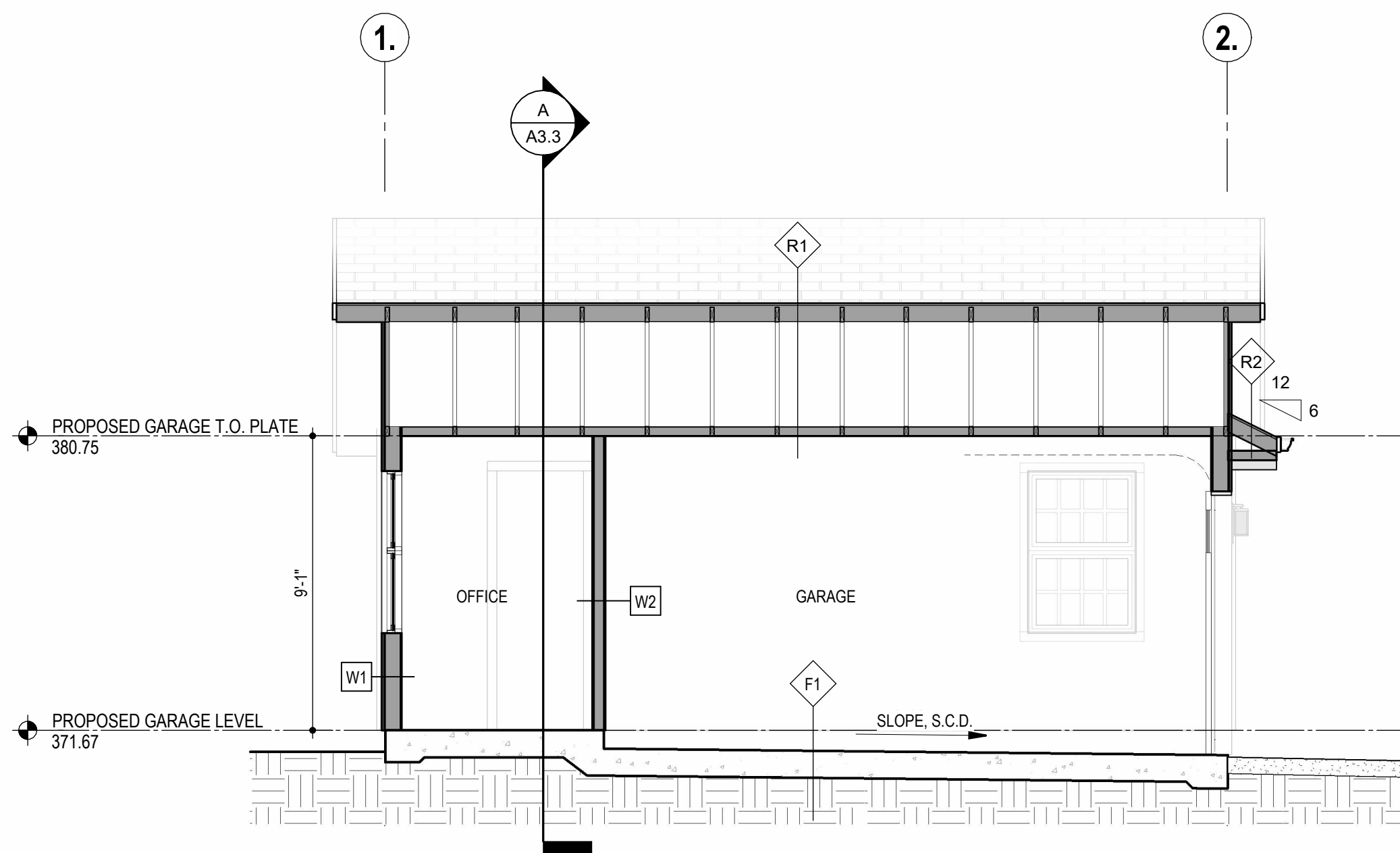
3 GARAGE - EAST ELEVATION



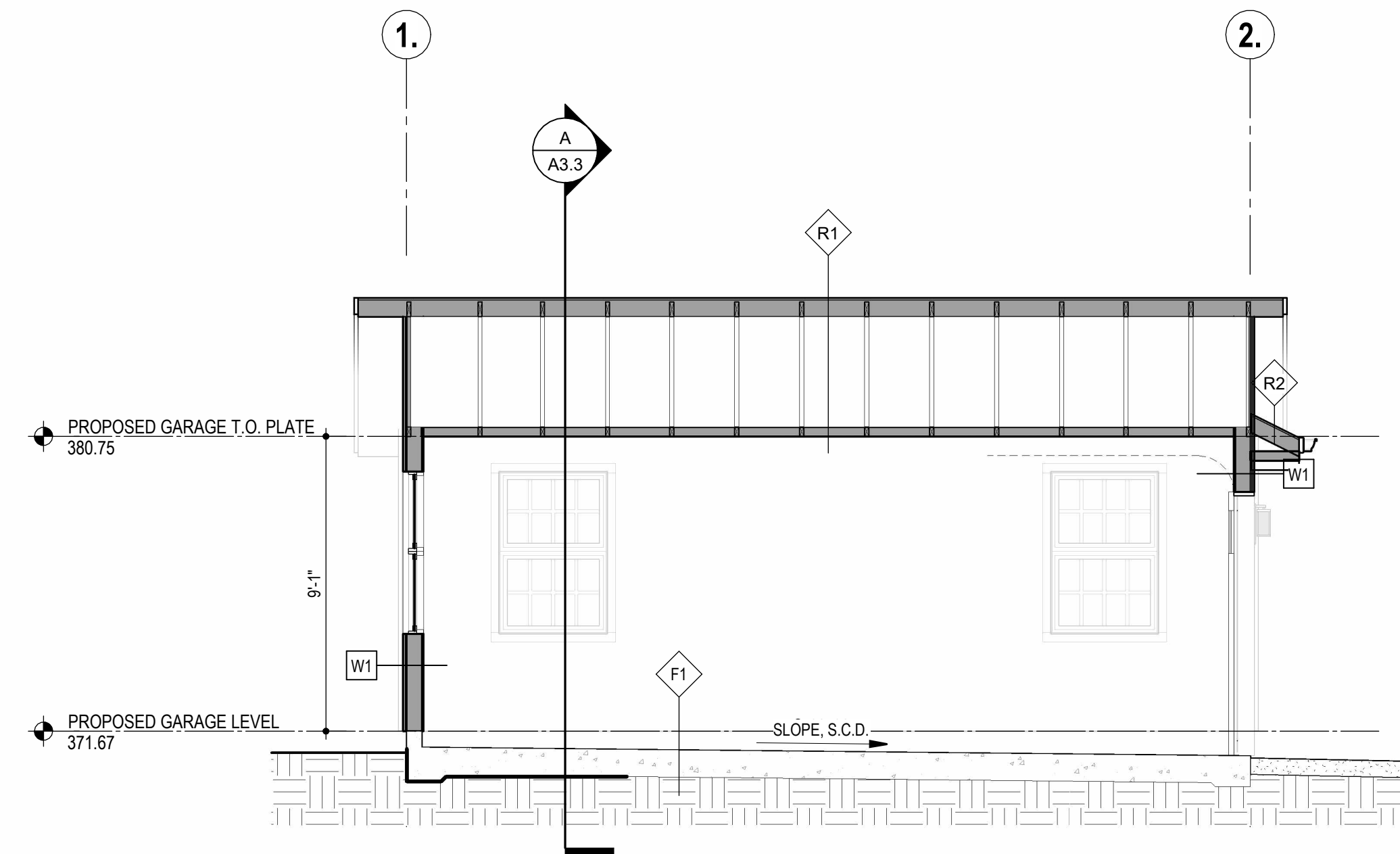
4 GARAGE - SOUTH ELEVATION



A GARAGE- SECTION A



B GARAGE- SECTION B



5 GARAGE- SECTION C

GARAGE ADDITION

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DESIGN DEVELOPMENT	
SHEET TITLE	

GARAGE
ELEVATIONS
AND SECTIONS

A3.3