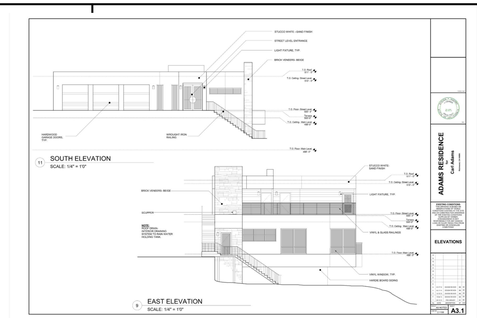
CONSTRUCTION PLANS FOR THE RESIDENCE AT

6333 JERILYN, RICHMOND, CA

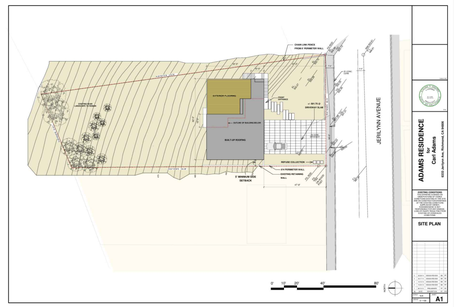
BUILDING DEPARTMENT SUBMITTAL

3/18/2014

FRONT ELEVATION



SITE PLAN



PROJECT TEAM

OWNER — MR. CARL ADAMS, 6333 JERILYN AVE., RICHMOND, CA 94806

ARCHITECT — OAKLEY & OAKLEY, ENGINEERS & ARCHITECTS, 7700 EDGEWATER DRIVE, SUITE 615, RICHMOND, CA 94621, CONTACT JOE OAKLEY 510-562-6028

CONTRACTOR — TBD

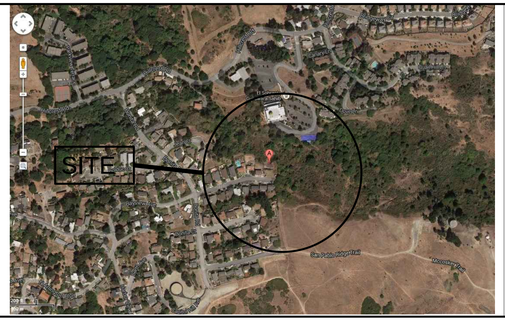
SCOPE OF WORK

PHASE 1: COMPLETION OF CONSTRUCTION OF TIE-BACK RETAINING WALL
PHASE 2: CONSTRUCTION OF HOUSE FOUNDATION
PHASE 3: CONSTRUCTION OF STRUCTURAL FRAMING AND CLOSE IN OF BUILDING

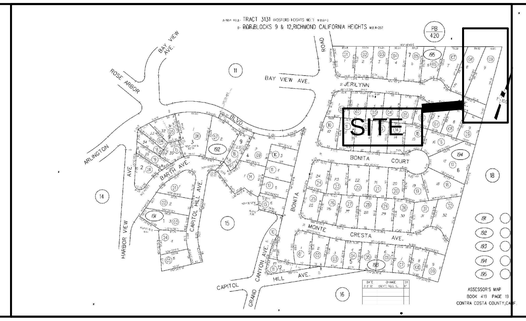
DRAWING LIST

REVISIONS	SET	SHT.	TITLE
			ARCHITECTURAL
	X	A0.0	TITLE SHEET
		A0.1	PHOTOGRAPHS
		EA1	EXISTING SITE PLAN & CLEARING AND GRUBBING
			STRUCTURAL
	X	S0.1	GENERAL NOTES
	X	S01.1	FOUNDATION
	X	S2.1	FOUNDATION DETAILS
	X	S3	BUILDING SECTION
	X	S5	STRUCTURAL STEEL DETAILS
	X	S5.1	TYPICAL FOUNDATION & WOOD FRAMING DETAILS
	X	S6.1	TYPICAL WOOD FRAMING DETAILS
	X	S6.2	TYPICAL SHEAR WALL FRAMING DETAILS
	X	S9	AS BUILT RETAINING WALL GENERAL NOTES
	X	S10	AS BUILT RETAINING WALL DETAILS
	X	S11*	AS BUILT RETAINING WALL DETAILS (SD3 OF ORIGINAL DESIGN)
	X	S2/2	AS BUILT RETAINING WALL DETAILS
	X	S3/3	AS BUILT RETAINING WALL DETAILS

AREA MAP



LOCATION MAP



GENERAL NOTES

1. VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODES.
2. DO NOT SCALE DRAWINGS.
3. REPORT TO THE ENGINEER ANY ERROR OR OMISSION DISCOVERED IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ENGINEER MAY ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER.
4. OBTAIN ALL PERMITS AND PAY ALL FEES.
5. PROVIDE ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TABLES, ETC.
6. SUBCONTRACTORS ARE RESPONSIBLE FOR RECEIVING AND ON-SITE STORAGE OF ALL SOFT-GOODS (SMALL WARES, ETC.) DURING REGULAR CONSTRUCTION HOURS.
7. SUBCONTRACTORS SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.
8. INTERIOR WALLS TO BE 5/8" TYPE X GYP. BD. ON EACH SIDE OF WOOD STUDS UNLESS NOTED OTHERWISE. EXTEND ANY NEW WALLS TO 6" ABOVE THE HIGHER CEILING.
9. FIRE EXTINGUISHERS ARE TO BE MAINTAINED ON THE PREMISES AT LOCATIONS APPROVED BY THE FIRE DEPARTMENT, AND SHALL BE MULTIPURPOSE DRY CHEMICAL TYPE, RATED 4-A:60-B.C., 10 LB NOMINAL CAPACITY AND IN ENAMELED STEEL CONTAINER, FOR CLASS I, CLASS B, AND CLASS C. FIRES. MOUNT IN MANUFACTURERS STANDARD
10. PROVIDE "L-METAL". ALL WALLS TO BE TAPED. VERIFY WITH OWNER WHICH WALLS TO RECEIVE WALL COVERING. PRIME THESE WALLS WITH ONE COAT OF PRIMER.
11. REFER TO FLOOR PLAN FOR NEW LIGHT FIXTURES AND ELECTRICAL OUTLETS.
12. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN/LISTING NUMBER. ANY EQUIPMENT NOT LISTED WILL BE REQUIRED TO BE FIELD TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER AND HIS/HER DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT A UL OR EQUIVALENT LISTED LABEL APPROVED BY THE SAN FRANCISCO BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION WILL NEE TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED

ABBREVIATIONS

&	AND	EQ.	EQUAL	N.I.C.	NOT IN CONTRACT
L	ANGLE	EQPT.	EQUIPMENT	NO. OR #	NUMBER
@	AT	EXIST.	EXISTING	NOM.	NOMINAL
#	POUND OR NUMBER	EXP.	EXPANSION	N.T.S.	NOT TO SCALE
(E)	EXISTING	EXT.	EXTERIOR	O.C.	ON CENTER
(N)	NEW	FDN.	FOUNDATION	O.D.	OUTSIDE DIAMETER (DIM)
ADJ.	ADJUSTABLE	FIN.	FINISH	OPNG.	OPENING
AGGR.	AGGREGATE	F.F.	FINISH FLOOR	OPP.	OPPOSITE
APPROX.	APPROXIMATE	FL.	FLOOR	PRCST.	PRECAST
ARCH.	ARCHITECT	F.O.C.	FACE OF CONCRETE	PL.	PLATE
BLDG.	BUILDING	F.O.F.	FACE OF FINISH	PLAS.	PLASTER
BLK.	BLOCK	F.O.S.	FACE OF STUDS	PLYWD.	PLYWOOD
BLWG.	BLOCKING	FT.	FOOT OR FEET	PT.	POINT
BM.	BEAM	FTG.	FOOTING	PTN.	PARTITION
BOT.	BOTTOM	FUT.	FUTURE	RM.	ROOM
CEM.	CEMENT	GA.	GAUGE	R.O.	ROUGH OPENING
CLG.	CEILING	GALV.	GALVANIZED	S.	SOUTH
CLR.	CLEAR	GND.	GROUND	SCHED.	SCHEDULE
C.J.	CONSTRUCTION JOINT	GR.	GRADE	SECT.	SECTION
COL.	COLUMN	GYP.	GYPSUM	SHT.	SHEET
CONC.	CONCRETE	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CONN.	CONNECTION	HGT.	HEIGHT	SQ.	SQUARE
CONSTR.	CONSTRUCTION	INSUL.	INSULATION	STD.	STANDARD
CONT.	CONTINUOUS	INT.	INTERIOR	STL.	STEEL
CTSK.	COUNTERSUNK	JT.	JOINT	STRL.	STRUCTURAL
CTR.	CENTER	LAB.	LABORATORY	SUSP.	SUSPENDED
DBL.	DOUBLE	LAM.	LAMINATE	SYM.	SYMMETRICAL
DEPT.	DEPARTMENT	LAV.	LAVATORY	THK.	THICK
DET.	DETAIL	LKR.	LOCKER	T.W.	TOP OF WALL
DIA.	DIAMETER	LT.	LIGHT	T. & B.	TOP AND BOTTOM
DIM.	DIMENSION	LT. WT.	LIGHT WEIGHT	T.O.F.	TOP OF FOOTING
DN.	DOWN	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL
DWG	DRAWING	MECH.	MECHANICAL	TYP.	TYPICAL
E.	EAST	MEMB.	MEMBRANE	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	MET.	METAL	VERT.	VERTICAL
E.J.	EXPANSION JOINT	MISC.	MISCELLANEOUS	W.	WEST
EL.	ELEVATION	M.O.	MASONRY OPENING	W/	WITH
ELEC.	ELECTRICAL	MUL.	MULLION	W/O	WITHOUT
ELEV.	ELEVATOR	N.	NORTH	WP.	WEAKENED PLANE
				WT.	WEIGHT

CODE SUMMARY AND ANALYSIS

AUTHORITY: CITY OF RICHMOND, CALIFORNIA BUILDING DEPARTMENT

CODE: CBC - 2013 EDITION

ZONING: R-D2

CONSTRUCTION TYPE: 5B- SPRINKLERED

OCCUPANCY GROUP — GROUND FLOOR: R3; SECOND FLOOR: R3

BUILDING CODE ANALYSIS:

CBC TABLE 503, TYPE V-B CONSTRUCTION:
- A. ALLOWABLE BUILDING HEIGHT = 40 FEET
- B. PROPOSED BUILDING HEIGHT = 30 FEET

CBC TABLE 503, R-3 OCCUPANCY:
- C. ALLOWABLE AREA PER STORY = UL S.F.
- D. PROPOSED AREA = IST FLOOR 2728 S.F., 2ND FLR. 2728 S.F..
- E. ALLOWABLE NUMBER OF STORIES = 3
- PROPOSED NUMBER OF STORIES = 2

CBC 508, 4.4 AND TABLE 508.4:
- F. REQUIRED SEPARATION BETWEEN R-3 AND GARAGE OCCUPANCIES = ONE HOUR RATED HORIZONTAL & VERTICAL ASSEMBLY

APPLICABLE CODES

CALIFORNIA FIRE CODE 2013 EDITION
CALIFORNIA BUILDING CODE 2013 EDITION
CALIFORNIA MECHANICAL CODE 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION
CALIFORNIA ELECTRIC CODE 2013 EDITION
CALIFORNIA ENERGY CODE 2013 EDITION

COMPLY WITH ALL LOCAL, STATE, FEDERAL AND PUBLIC AGENCY LAWS AND REGULATIONS

THE USE OF ABS & PVC DRAIN WASTE, AND VENT PIPING IS PROHIBITED

DEFERRED SUBMITTALS

1. REINFORCING STEEL SHOP DRAWINGS.
2. STRUCTURAL STEEL SHOP DRAWINGS
3. SPRINKLER SYSTEM PIPING AND SHOP DRAWINGS.
4. RETAINING WALL STRUCTURES

DEFERRED SUBMITTALS REQUIRE SEPARATE REVIEW AND APPROVAL. SPRINKLERS AND RETAINING WALL STRUCTURES ALSO NREQUIRE SEPARATE PERMITS..

SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING:
1. DRILLED CONCRETE PIERS
2. CONCRETE WITH f'c GREATER THAN 3000 PSI AT 28 DAYS.

SPECIAL NOTES

1.
a. PRIOR TO REQUESTING A FOUNDATION INSPECTION BY THE CITY, THE GEOTECHNICAL ENGINEER SHALL STATE IN WRITING:
   1. THE BUILDING PAD WAS PREPARED AND COMPACTED IN ACCORDANCE WITH THE SOIL REPORT AND SPECIFICATION.
   2. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACK FILLED AND COMPACTED.
   3. THE FOUNDATION EXCAVATION, DEPTH, AND MATERIAL COMPLY WITH THE SOIL REPORT AND APPROVED PLANS.
b. PRIOR TO FINAL INSPECTION FOR ANY BUILDING STRUCTURE, THE ENGINEER OF RECORD SHALL A FINAL LETTER STATING THE COMPLETED PAD, FOUNDATION, ROUGH GRADING, AND ASSOCIATED SITE WORK SUBSTANTIALLY CONFORMS TO THE APPROVED PLANS, SPECIFICATIONS, AND INVESTIGATION

SPECIAL OBSERVATION REQUIREMENTS

SPECIAL OBSERVATION IS REQUIRED FOR THE FOLLOWING:
1. STRUCTURAL WELDING
2. HIGH STRENGTH BOLTING
3. FINAL STRUCTURAL OBSERVATION LETTER IS REQUIRED BY ENGINEER AND MUST BE RETURNED TO BUILDING DEPARTMENT PRIOR TO ISSUANCE OF PERMIT

RESIDENCE FOR
MR. CARL ADAMS

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CALIFORNIA GREEN CONSULTANT:
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CASTRO VALLEY, CA 94546
510-830-4794

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KADAMA DISENO ARCHITECTS AND PLANNERS
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SAN FRANCISCO, CA 94111
(415) 296-1144 X 115

REGISTERED PROFESSIONAL ENGINEER
JOSEPH OAKLEY JR.
No. 2000
Exp. 09/30/15
STRUCTURAL
STATE OF CALIFORNIA

No.	Description	Date
1	PLANNING CODE REQUIREMENTS	02/14/2014

OWNER:
MR. CARL ADAMS
6333 JERILYNN AVENUE
RICHMOND, CA 94806

TITLE SHEET

Project number	2013-65
Date	1/17/2014
Drawn by	STAFF
Checked by	G.O.

A0.0

Scale AS NOTED