

## AERIAL PHOTOGRAPH



# ELEVATIONS OF WALLS LOOKING SOUTHWEST



# ELEVATIONS OF WALLS LOOKING SOUTHWEST



# ELEVATIONS OF WALLS LOOKING SOUTHWEST



## ELEVATIONS OF WALLS LOOKING SOUTHWEST



## EDGE OF BUILDING PAD



# ELEVATIONS OF WALLS LOOKING SOUTHWEST



# AERIAL PHOTOGRAPH OF SITE

# RESIDENCE FOR MR. CARL ADAMS



**OAKLEY & OAKLEY**  
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STRUCTURAL ENGINEERS:  
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7700 EDGEWATER DRIVE, SUITE 615  
OAKLAND, CA 94621  
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2511 CASTRO VALLEY BLVD., SUITE 109  
CASTRO VALLEY, CA 94546  
510-830-4794

ARCHTECT: STEVEN Y. KADAMA  
KADAMA DISENO ARCHITECTS AND PLANNERS  
619 SANSOME ST.  
SAN FRANCISCO, CA 94111  
(415) 296-1144 X 115

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

## PHOTOGRAPHS

Project number	2013-63
Date	1/17/2014
Drawn by	STAFF
Checked by	G.O.
Scale	1/8" = 1'-0"

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MR. CARL ADAMS



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(415) 296-114 X 115

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

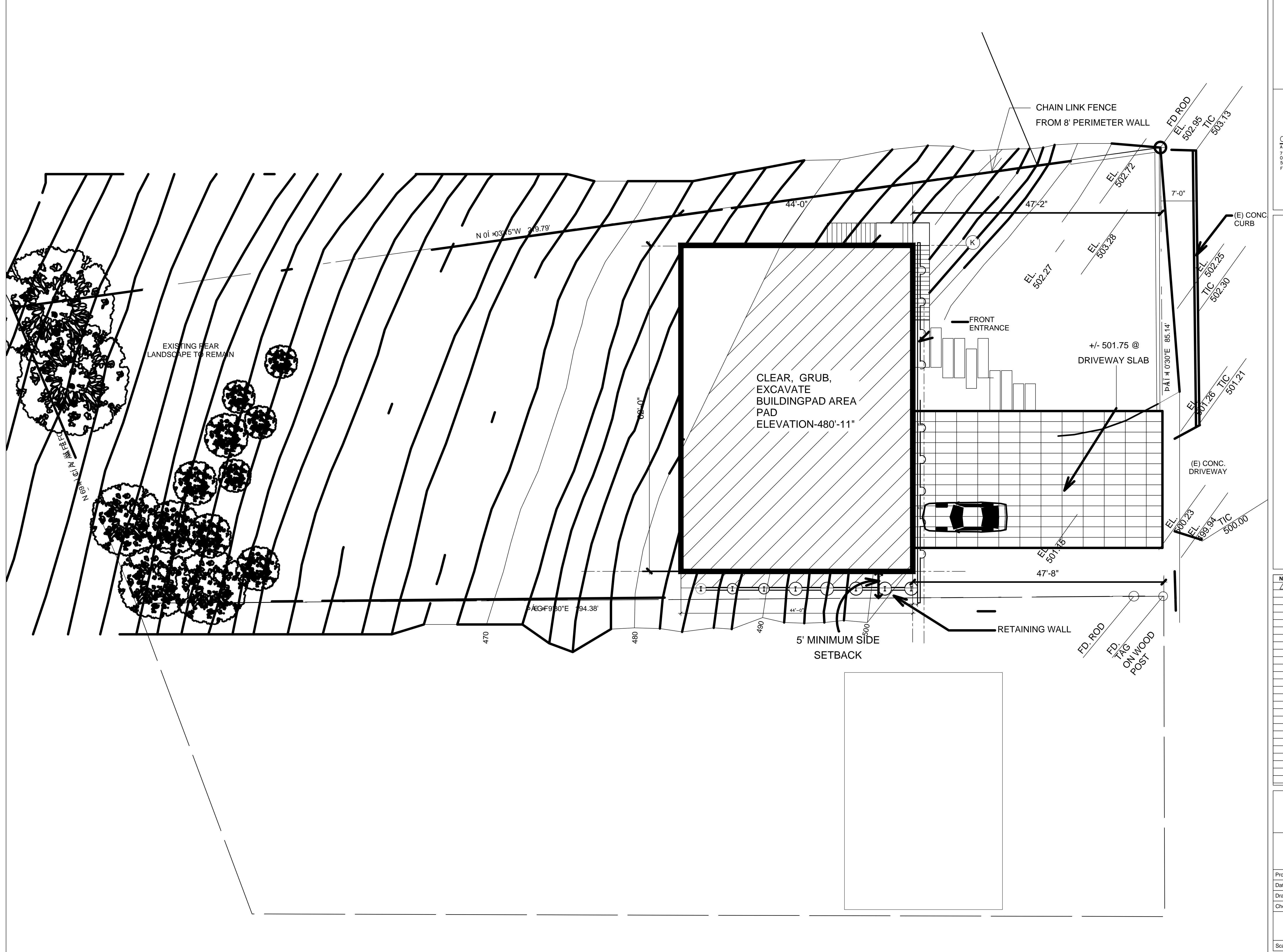
OWNER:  
MR. CARL ADAMS  
6333 JERILYN AVENUE  
RICHMOND, CA 94806

SITE &  
DEMOLITION PLAN

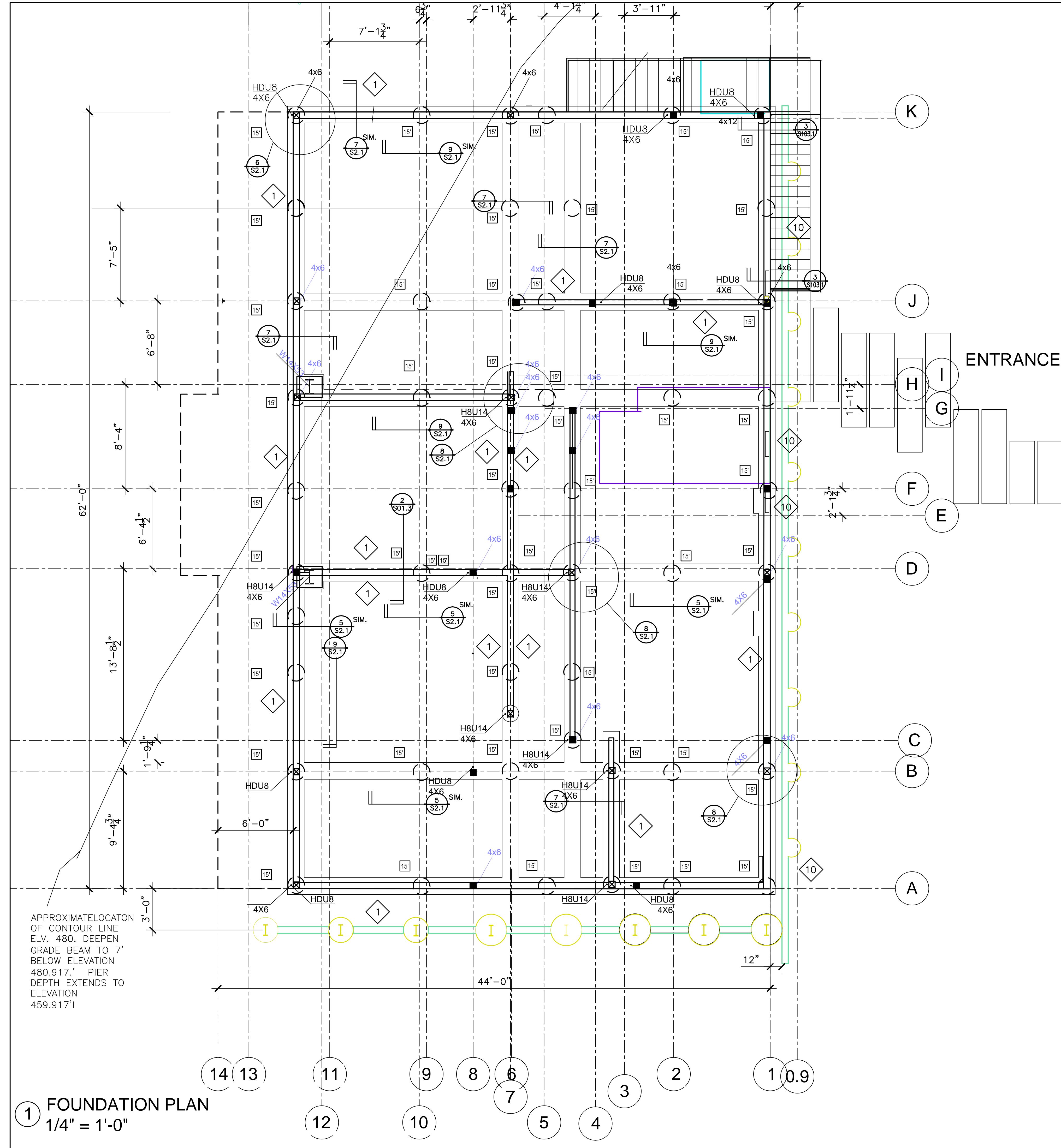
Project number	2013-63
Date	1/17/2014
Drawn by	STAFF
Checked by	G.O.

EA1

Scale  $\frac{1}{8}$  = 1'-0"







## KEYNOTES

## FOUNDATION NOTES

1. SEE GENERAL NOTES ON SHEET S0.1.
2. FOUNDATION PLAN IS TAKEN BELOW FIRST FLOOR LEVEL.
3. SEE TYPICAL CONCRETE DETAILS ON SHEET S2.1.
4. SEE ARCHITECTURAL DWGS. BY KADAMA/DISENO FOR TOP OF FLOOR ELEVATIONS.
5. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
6. ALL FOUNDATION EXCAVATIONS MUST BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
7. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
8. GRADE BEAM CONSTRUCTION, ELEVATIONS AND CONTROL JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING ANY CONCRETE.
9. NOT USED.
10. SILL BOLTS AND/OR SHOT PINS ARE REQUIRED AT ALL STUD WALLS SHOWN ON STRUCTURAL DWGS.
11. NOT USED.
12. NOT USED.
13. 15' - DENOTES MINIMUM PIER DEPTH FOOTING, SEE FOUNDATION PLAN
14. NEW EXTERIOR SLAB-ON-GRADE SHALL BE 4" THICK w/ #4 BARS AT 16" O.C., EA WAY o/ 2" OF SAND o/ A MIN. OF 4" OF FREE DRAINING GRAVEL

# RESIDENCE FOR MR. CARL ADAMS

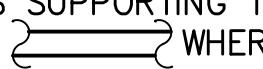
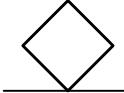
The image shows the Oakley & Oakley logo on the left, consisting of two stylized 'O' shapes. To the right of the logo is the company name 'OAKLEY & OAKLEY' in a bold, sans-serif font. Below the name is a horizontal line. Underneath the line, the text 'ARCHITECTS & ENGINEERS' is centered. Below that, the address '700 EDGEWATER DRIVE, STE. 615' is followed by 'AKLAND, CA 94621'. Below the address is the phone number '10.562.6028'. At the bottom is the fax number 'AX 510.562.6043'.

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510-830-4794

A circular registration stamp. The outer ring contains the text "REGISTERED", "PROFESSIONAL", "JOSEPH OAKLEY", "JR.", and "ENGINEER" in a clockwise direction. The inner circle contains "No. 2000" and "Exp. 09/30/15". At the bottom of the inner circle, the words "STRUCTURAL" and "STATE OF CALIFORNIA" are written. There are two five-pointed stars, one on the left and one on the right, positioned between the outer and inner rings.

## FRAMING NOTES

1. SEE GENERAL NOTES ON SHEET S0.1.
2. SEE TYPICAL WOOD DETAILS ON SHEETS S6.1 AND S6.3.
3. NOT USED
4. STRUCTURAL WOOD WALLS SUPPORTING THE ROOF ARE SHOWN  
THUS:  OR THUS:  WHERE PARAPET OCCURS. SEE ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING PARTITIONS.
5. WHERE NEW METAL FRAMING CONNECTORS ARE REQUIRED, "SIMPSON" CONNECTORS ARE DENOTED.
6. NOT USED.
7. SEE  FOR HEADER SIZES NOT CALLED OUT ON PLAN
8. SEE ARCH. DWGS. FOR SLOPES OF ROOFS.
9. ALL GLULAM BEAMS 24F-V8
10. [ X ] INDICATES CAMBER IN GLULAM BEAMS
11. SEE ARCH. DWGS. FOR EXACT LOCATION OF WINDOWS AND DOORS.
12.  INDICATES NEW SHEAR WALL. SEE SCHEDULE ON SHEET S6.2.
13. ALL NEW WOOF FRAMED WALLS ARE MINUM 2X4 CONSTRUCTION GRADE LUMBER. STUDS BELOW SECOND FLOOR SRE MINUM 2X6 @ 16" O.C. CONSTRUCTION GRADE D.F.
14. TYP. U.N.O. USE 3x6 STUDS AT PANEL JOINTS AT SHEAR WALLS
15. ROOF SHEATHING IS 5/8" CDX STRUCTURAL 1 PLYWOOD w/ 10d NAILS AT 4" o.c., PROVIDE BLOCKING.  
FLOOR SHEATHING IS 3/4" CDX STRUCTURAL 1 PLYWOOD w/ 10d NAILS AT 4" o.c., PROVIDE BLOCKING.
16. CONTINUOUS CMST12 STRAP. OVERLAP 3'-6" @ EACH END  
TOP PLATES  
PROVIDE BLOCKING @ BALLOON FRAMING AND ATTACH TO ROOF
17. U.N.O. TOP PLATE SPLICES ALONG GRIDLINES THAT ARE SHEARWALLS SHALL BE CMST12 X 72"
18. USE 8'-0" LONG CMST12 BOTH WAYS, CENTER ON CORNER  
BLOCK FLOOR JOISTS AS REQUIRED
19. PROVIDE BLOCKING @ 4'-0" O.C. IN-BETWEEN JOISTS

OWNER:  
R. CARL ADAMS  
33 JERILYNN AVENUE  
RICHMOND, CA 94806

## FOUNDATION PLAN

ect number	2013-63
e	1/17/2014
n by	STAFF
cked by	J.O.



# RESIDENCE FOR MR. CARL ADAMS



**O A K L E Y & O A K L E Y**  
A R C H I T E C T S & E N G I N E E R S  
7 7 0 0 E D G E W A T E R D R I V E, S T E. 6 1  
O A K L A N D, C A 9 4 6 2 1  
5 1 0 . 5 6 2 . 6 0 2 8  
F A X 5 1 0 . 5 6 2 . 6 0 4 3

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510-830-4794



No. 2000  
Exp. 09/30/15

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

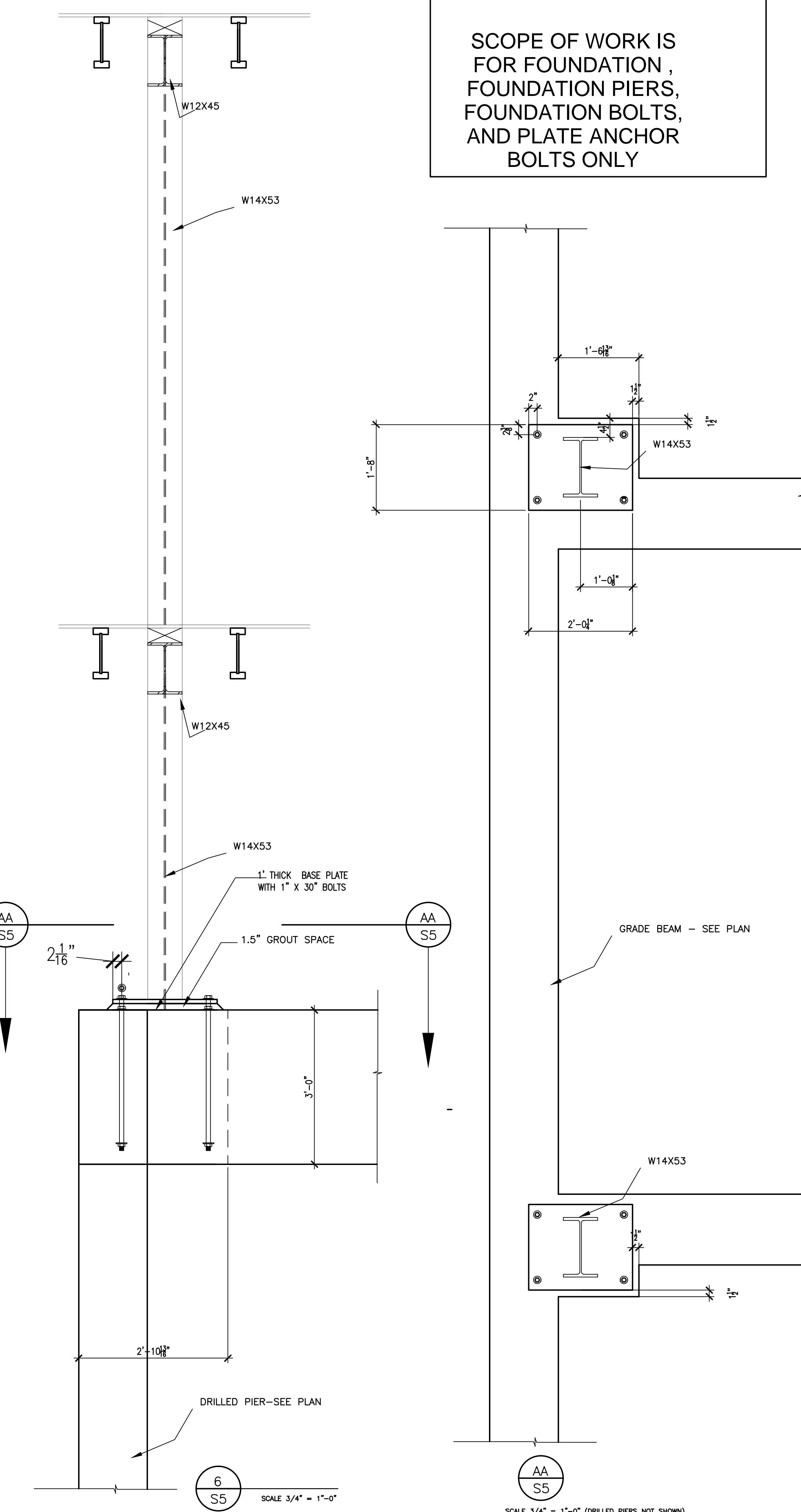
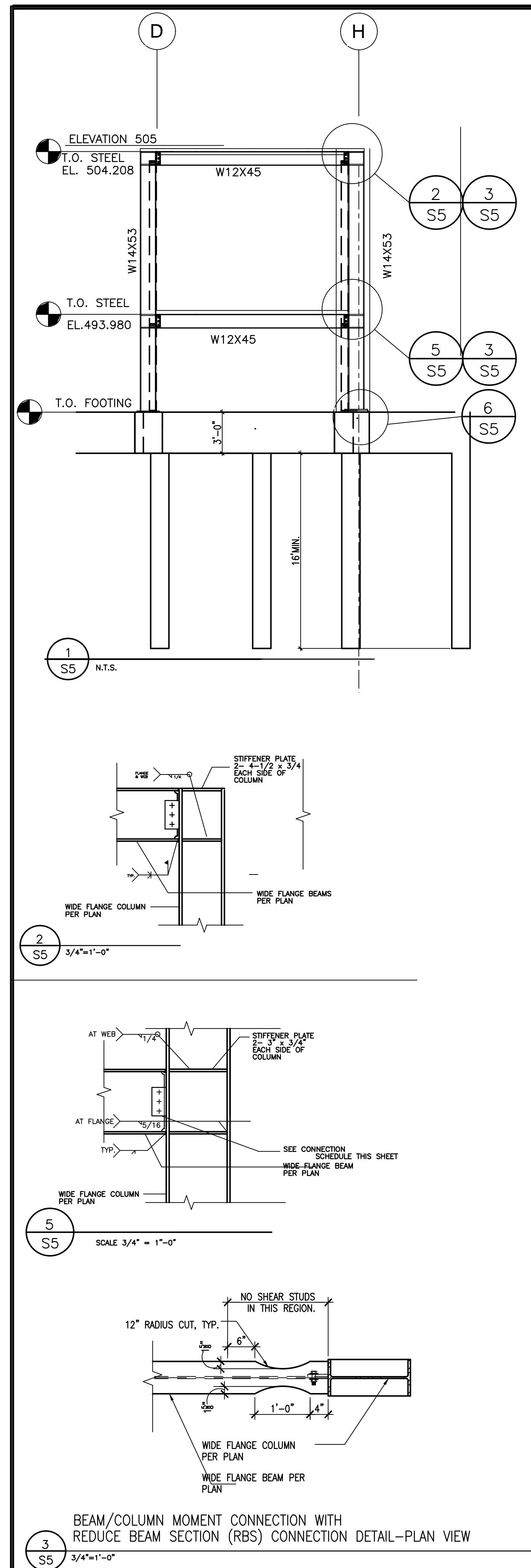
## **TYPICAL FOUNDATION & FRAMING DETAILS**

Project number	2013-63
Date	1/17/2014
Drawn by	STAFF
Checked by	G.O.

S5.1

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## AS NOTE



SCOPE OF WORK IS  
FOR FOUNDATION ,  
FOUNDATION PIERS,  
FOUNDATION BOLTS,  
AND PLATE ANCHOR  
BOLTS ONLY

## DETAILS AT HARDY FRAMES

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter <sup>1</sup> (in)	Screw Quantity		Screw Qty <sup>4</sup> Available at Edges (ea)
				Panel	Top <sup>2</sup> (ea)	
HFX-12x8 thru 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	6
HFX-12x9 thru 24x9	104-1/4			15" Width	8	8
HFX-12x10 thru 24x10	116-1/4			18" Width	10	10
HFX-12x11 thru 24x11	128-1/4			21" Width	12	12
HFX-12x12 thru 24x12	140-1/4			24" Width	14	14
HFX-12x13 thru 24x13	152-1/4					6

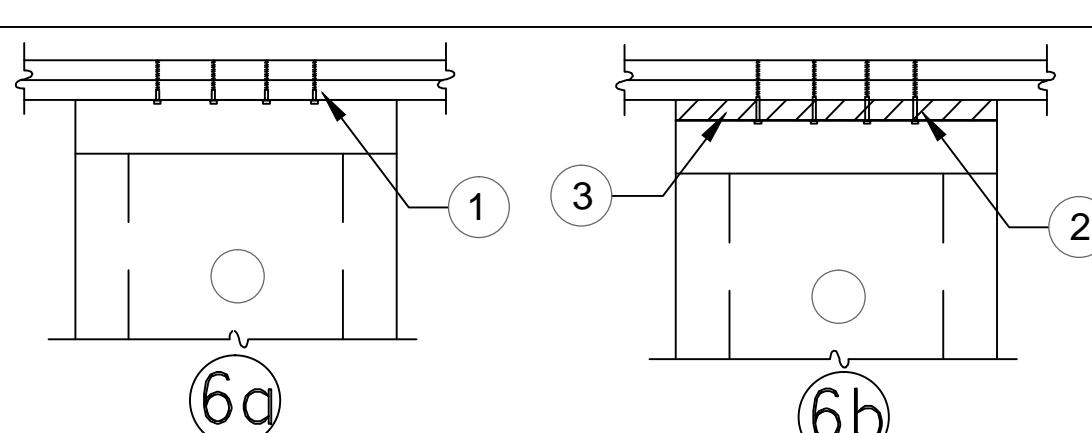
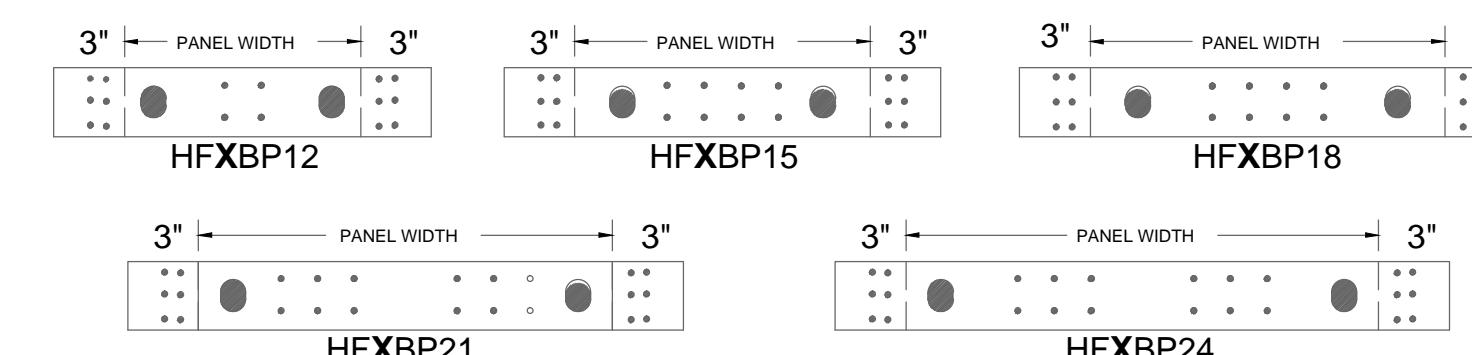
NOTE: HARDY FRAME<sup>1</sup> "STK" WASHERS ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO A HOLD DOWN ROD FROM ABOVE. HARDY FRAME<sup>1</sup> "STK PANELS" INCLUDE STK WASHERS PRE-WELDED IN THE TOP CHANNEL.

- 1) Hold down bolts specified as Standard Grade (STD) must comply with ASTM F1554 Grade 36 (or equal). Hold down bolts specified as High Strength (HS) must comply with ASTM A 193 Grade B7 (or equal). HD bolts (both grades) connect to the base of the Panel above with one Hardened Round, two Flat or two SAE Washers and a Grade 8 Hex Nut (or equal). HD bolts (both grades) connect to the top channel of the Panel below with a Hardy Frame<sup>1</sup> Stacking (STK) Washer (may be pre-welded in a Hardy Frame<sup>1</sup> "STK" Panel), one Hardened Round, two Flat or two SAE Washers and a Grade 8 Hex Nut (or equal).
- 2) 1/4" diameter USP-WS Series screws (or equal). Length is 3" (minimum) when attaching directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
- 3) 1/4" diameter USP-WS Series screws (or equal). Length is 4-1/2" (minimum) through base of Panel and 3" (minimum) at Hardy Frame<sup>1</sup> Bearing Plate (HFXBP).
- 4) 1/4" diameter screws are required at the edges when installing a 4x filler above or when specified by the Design Professional.

### INSTALLATION ON FLOOR SYSTEMS WITH HARDY FRAME<sup>1</sup> BEARING PLATE (HFXBP)

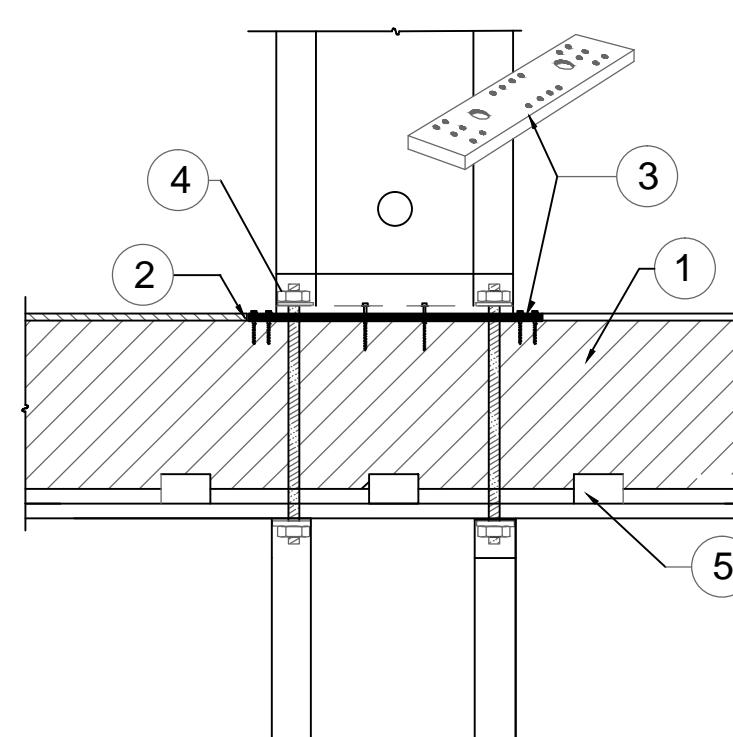
- A) Install a solid 4x (min) rim in floor system below Panel. Table values assume Engineered Wood Product (EWP).
- B) Notch floor sheathing and screw ends of HFXBP to rim with 1/4x3" (min) USP "WS" Series Screws (or equal).
- C) Install Panel on HFXBP, connect with threaded rod grade specified on plans and secure base of Panel with Hardened Round Washer and Grade 8 Nut (or equal). Nuts to be snug tight.
- D) When stacking to a Panel below, "STK" Panels include "STK" Washers" pre-welded in the top channel, or field install "STK" Washer, Hardened Round Washer and a Grade 8 Nut in the top channel of the Panel below.
- E) When more than 12 screws are required for minimum bottom screw quantity, install 1/4x4-1/2" Screws through Panel base and HFXBP into rim.
- F) For standard wall heights, install a 2x filler above Panel (Dtl 2-HFX2). For larger fillers see Dtl 10-HFX2.

NOTE: Installations may vary with specific job conditions and/or specifications by the Design Professional.



1. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. 2x WOOD FILLER.

## TOP PLATE CONNECTIONS



SCOPE OF WORK IS  
FOR FOUNDATION ,  
FOUNDATION PIERS,  
FOUNDATION BOLTS,  
AND PLATE ANCHOR  
BOLTS ONLY

1. 4x (MIN) RIM, TABLES SPECIFY ENGINEERED WOOD PRODUCT.  
2. FLOOR SHEATHING NOTCHED FOR BEARING PLATE.  
3. HARDY FRAME<sup>1</sup> BEARING PLATE HFXBP WITH 1/4" DIA. X 3" (MIN) USP-WS SCREWS (OR EQUAL) AT EACH END. WHEN MORE THAN 12 EA. SCREWS ARE REQUIRED INSTALL 1/4" X 4-1/2" (MIN) SCREWS THROUGH BASE OF PANEL.  
4. ONE HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS.  
5. USP MP4 F CONNECTORS OR EQUAL BY BUILDING DESIGN PROFESSIONAL.

POSTS BELOW (11)

RESIDENCE FOR  
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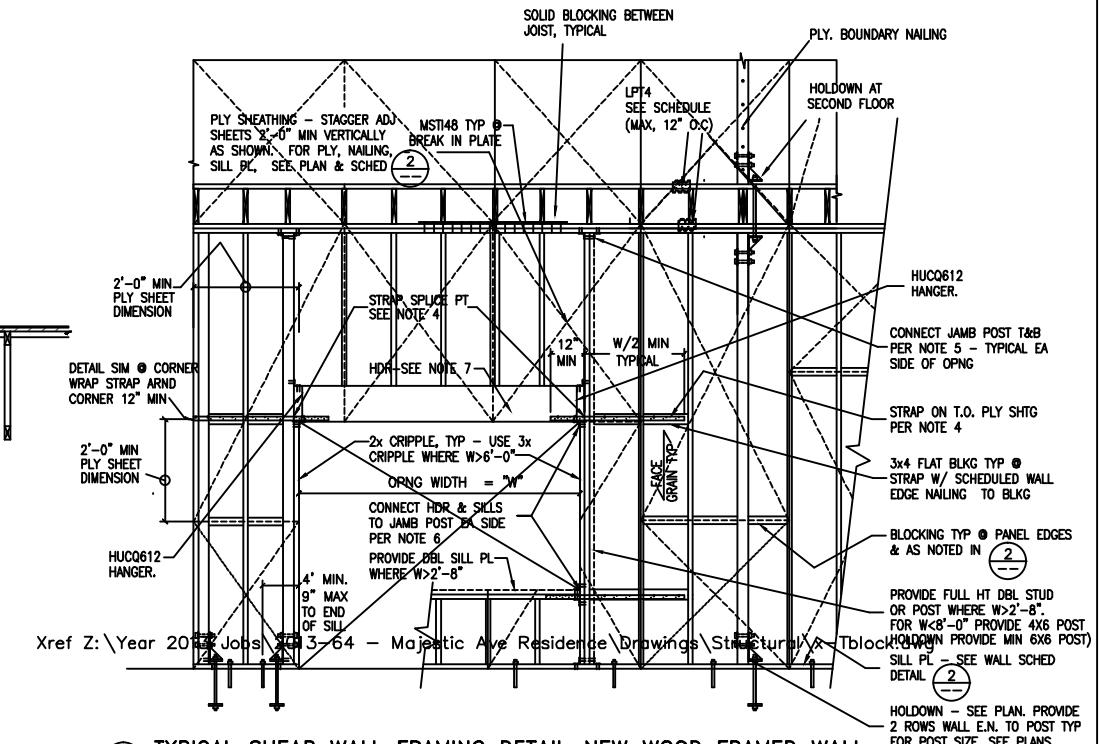
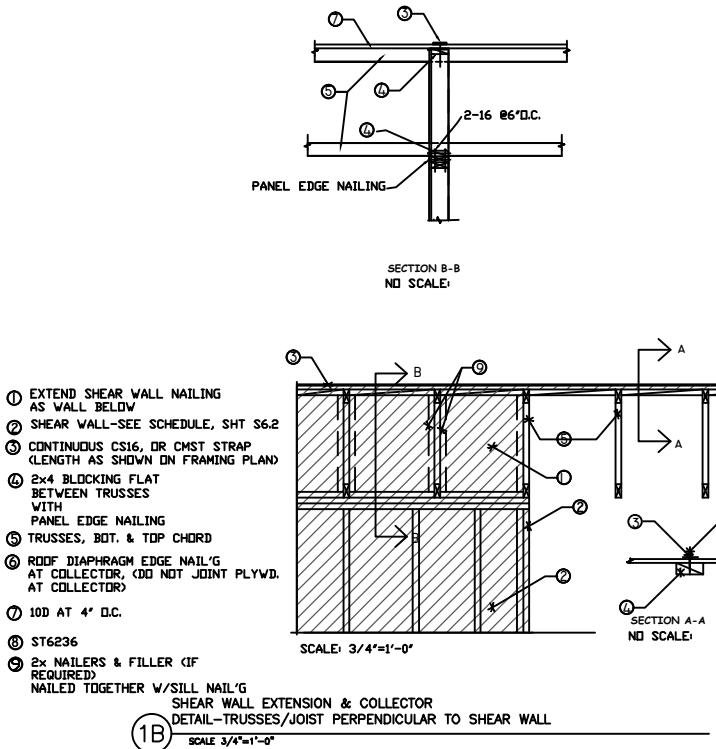
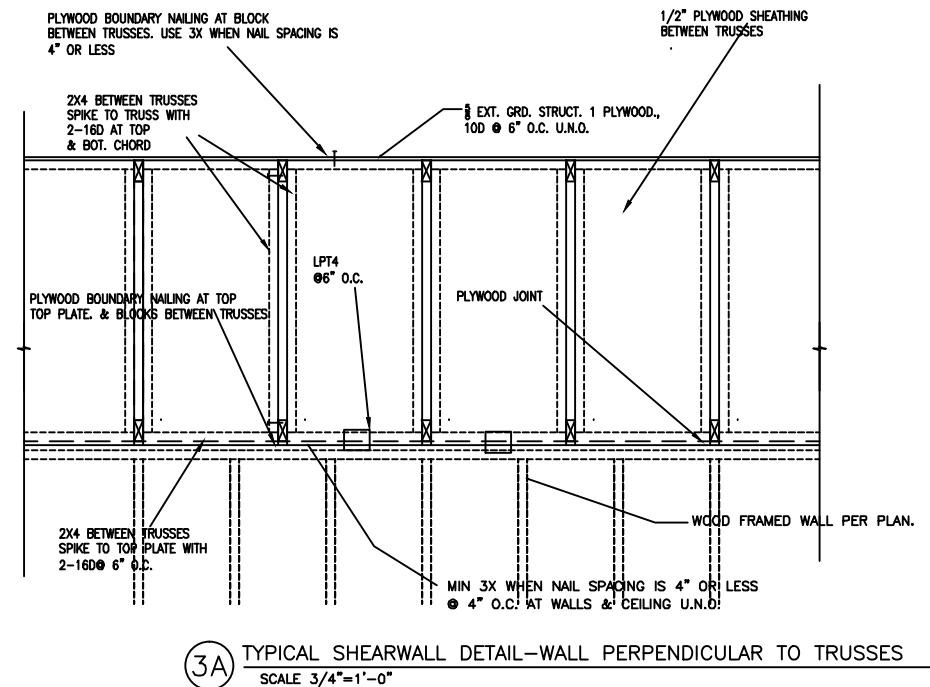
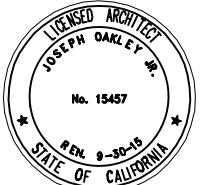
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**O A K L E Y & O A K L E Y**  
A R C H I T E C T S & E N G I N E E R S  
7 7 0 0 E D G E W A T E R D R I V E, S T E. 6 1 5  
O A K L A N D, C A 9 4 6 2 1  
5 1 0 . 5 6 2 . 6 0 2 8  
F A X 5 1 0 . 5 6 2 . 6 0 4 3

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10-830-4794



WNER:  
R. CARL ADAMS  
333 JERILYNN AVENUE  
ICHMOND, CA 94806

PROPERTY LINE

## III (40K) INCLINED HELICAL ANCHOR

23 TOTAL

• (65) TOTAL  
• VERTICAL HELICAL ANCHOR  
WITH LATERAL RESISTANCE DEVICE "LRD"  
(5) TOTAL

NOTE: DESIGN LOADS FOR HELICAL ANCHORS ARE SHOWN THUS: (40) Proj...

# AS BUILT RETAINING WALL DETAILS

umber 2013-63

1/17/2014

by J.O.

S10

AS NOTED

11. *What is the primary purpose of the following statement?*

# OUTLINE OF PROPOSED 2 STORY RESIDENCE

This technical drawing shows a vertical cross-section of a retaining wall. The wall is 12" thick and features a series of vertical columns of circular elements, likely helical piles or anchors, extending downwards. Horizontal dashed lines indicate the 'EDGE OF CAP BEAM ABOVE' at various heights. Annotations include:

- #5 DOWELS @ 18" O.C. TYPICAL WHERE SHOWN SEE 7 SD3
- 7 SD3
- 23 SD3
- 23 SD4
- 7 SD2 ELEVATION
- 12"
- EDGE OF CAP BEAM ABOVE
- 12"
- EDGE OF CAP BEAM ABOVE
- 19 SD3 & 22 SD3
- 15 SD3
- 9 SD3
- AREA OF WORK FOR PERMIT RENEWAL FOR SLOPE STABILIZATION, AND HELICAL ANCHORED WALL, AND SOLDIER PILE WALL
- 2' 2"
- 6' OF 10' PIERs
- (3) SPACES @ 5'-0"
- 32°
- ADJACENT RESIDENCE (SHOWN CROSS HATCHED)

At the bottom, there is a circular compass rose and a horizontal line with a 32° angle indicator.

# NOTE: WARRANTY OF EXISTING CONSTRUCTION IS NOT INCLUDED IN SCOPE OF WORK



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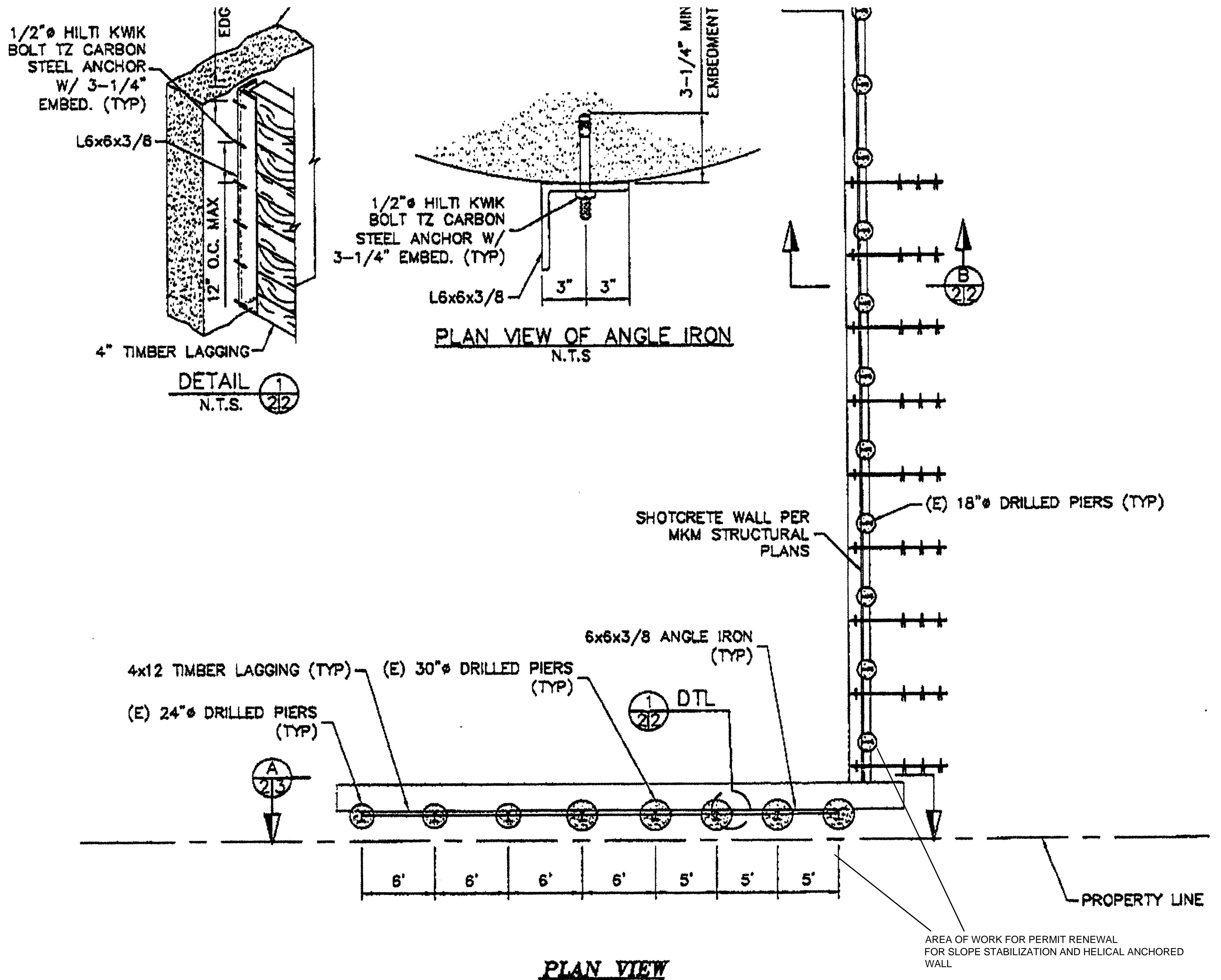
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RICHMOND, CA 94806

# AS BUILT RETAINING WALL DETAILS

Object number	2013-63
Date	1/17/2014
Borrowed by	STAFF
Checked by	J.O
<b>S2/2</b>	
Initials	AS NOTED



**NOTE: WARRANTY OF EXISTING CONSTRUCTION IS  
NOT INCLUDED IN SCOPE OF WORK**

EL 500'-0"

CAP BEAM, WHALERS,  
AND SHOTCRETE TO BE  
COMPLETED UNDER  
FOUNDATION PERMIT

SHOTCRETE REINFORCEMENT  
PER MKM & ASSOCIATES  
STRUCTURAL PLANS

MIRADRAIN & DRAIN PIPE PER  
MKM & ASSOCIATES  
STRUCTURAL PLANS

(E) HELICAL ANCHOR

EL 480'-11"

Detailed description: This technical diagram shows a vertical cross-section of a wall. At the top, a dashed line indicates the elevation 'EL 500'-0". At the bottom, another dashed line indicates the elevation 'EL 480'-11". The wall is composed of a central vertical column with a textured pattern, surrounded by a dashed rectangular outline. Four diagonal lines extend from the right side of the diagram to point to specific parts of the wall: the top right points to the text 'CAP BEAM, WHALERS, AND SHOTCRETE TO BE COMPLETED UNDER FOUNDATION PERMIT'; the middle right points to the text 'SHOTCRETE REINFORCEMENT PER MKM & ASSOCIATES STRUCTURAL PLANS'; the lower middle right points to the text 'MIRADRAIN & DRAIN PIPE PER MKM & ASSOCIATES STRUCTURAL PLANS'; and the bottom right points to the text '(E) HELICAL ANCHOR'. The labels are in a bold, sans-serif font.

SECTION **B**   
**N.T.S.**

0 5' 10'  
SCALE: 1" = 10'-0"

S2/2

ADAMS RESIDENCE  
6333 JERILYNN AVENUE  
RICHMOND, CA.  
TEMPORARY EROSION CONTROL/  
LAGGING PLAN

# RESIDENCE FOR MR. CARL ADAMS



O A K L E Y & O A K L E Y  
A R C H I T E C T S & E N G I N E E R S  
7 7 0 0 E D G E W A T E R D R I V E, S T E. 6 1 5  
O A K L A N D, C A 9 4 6 2 1  
5 1 0 . 5 6 2 . 6 0 2 8  
F A X 5 1 0 . 5 6 2 . 6 0 4 3

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



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

# AS BUILT RETAINING WALL DETAILS

Project number 2013-63  
Date 1/17/2014

Date	1/17/2014
Drawn by	STAFF
Planned by	LC

Checked by

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# SH1 3/3

Scale AS NOTED

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**TEMPORARY EROSION CONTROL  
LAGGING PLAN**

**SECTION A (N.T.S.)**

GRADE EL. 500'-0"

6-1/2" THICK 2,500 PSI SHOTCRETE W/ 4x4 W4.0 ASTM A185 WELDED WIRE MESH

CUT LINE EL. 480'-11"

PIERS AND SOLDIER PILES HAVE BEEN COMPLETED. FIELD VERIFY ALL CONDITIONS

SECTION A (N.T.S.)

4x12 TIMBER LAGGING (TYP)

(E) 30" Ø DRILLED PIERS W/ ENCASED W10x26 (TYP)

(E) 24" Ø DRILLED PIERS W/ ENCASED W10x19 (TYP)

L6x6x3/8 ANGLE IRON ANCHORED TO (E) PIER ABOVE SHOTCRETE WALL (TYP)

SECTION B (N.T.S.)

4x12 TIMBER LAGGING

(E) W10 PILE (SHOWN BEYOND)

GRADE EL. 500'-0"

LAGGING AND SHOTCRETE TO BE COMPLETED UNDER FOUNDATION PERMIT

(E) 30" OR 24" Ø DRILLED PIER

6-1/2" THICK 2,500 PSI SHOTCRETE W/ 4x4 W4.0 ASTM A185 WELDED WIRE MESH

MIRADRAIN

3' LONG #5 DOWELS @ 18" O.C. EPOXY INTO (E) CONCRETE PIER

DRAIN PIPE PER MKM & ASSOCIATES STRUCTURAL PLANS (TYP)

SECTION C (N.T.S.)

SECTION D (N.T.S.)

12" EMBED

MIRADRAIN

3' LONG #5 DOWELS @ 18" O.C. EPOXY INTO (E) CONCRETE PIER

6-1/2" THICK 2,500 PSI SHOTCRETE W/ 4x4 W4.0 ASTM A185 WELDED WIRE MESH

NOTE: TIMBER LAGGING NOT SHOWN FOR CLARITY

0 4' 8'

SCALE: 1/8" = 1'

## NOTE: WARRANTY OF EXISTING CONSTRUCTION IS NOT INCLUDED IN SCOPE OF WORK