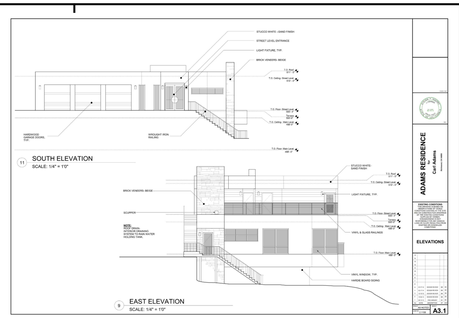
# CONSTRUCTION PLANS FOR THE RESIDENCE AT

## 6333 JERILYN, RICHMOND, CA

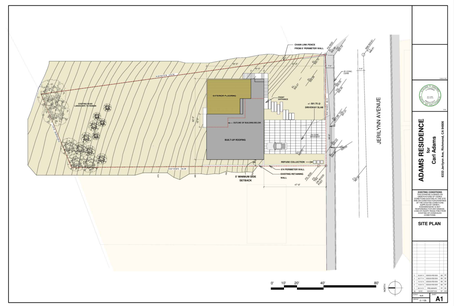
# BUILDING DEPARTMENT SUBMITTAL

3/18/2014

## FRONT ELEVATION




## SITE PLAN




## PROJECT TEAM

| | |
|---|---|
| OWNER | MR. CARL ADAMS<br>6333 JERILYN AVE.<br>RICHMOND, CA 94806 |
| ARCHITECT | OAKLEY & OAKLEY<br>ENGINEERS & ARCHITECTS<br>7700 EDGEWATER DRIVE<br>SUITE 615<br>RICHMOND, CA 94621<br>CONTACT JOE OAKLEY 510-562-6028 |
| CONTRACTOR | TBD |

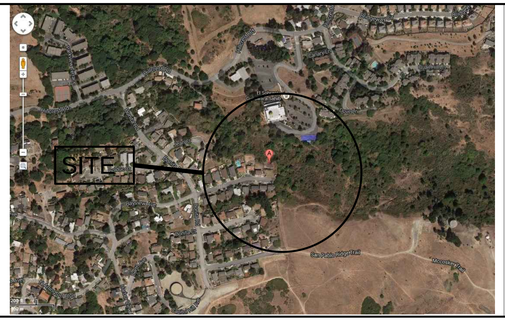
## SCOPE OF WORK

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

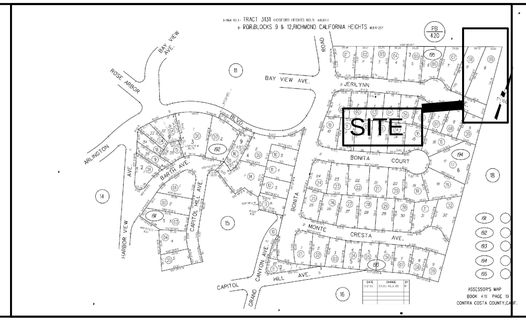
## DRAWING LIST

| 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 | S01.2 | FIRST FLOOR FRAMING PLAN |
| | X | S01.3 | 2ND FLOOR FRAMING PLAN |
| | X | S01.4 | ROOF FRAMING PLAN |
| | X | S2.1 | FOUNDATION DETAILS |
| | X | S3 | BUILDING SECTION |
| | X | S3.1 | STRUCTURAL DETAILS |
| | X | S4 | STRUCTURAL FRAMING DETAILS |
| | 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 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 |
| BLKG. | 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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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


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