

## ABBREVIATIONS

L	AND	GYP.	GYPSUM
@	AT	HORIZ.	HORIZONTAL
#	POUND OR NUMBER	INSUL.	HEIGHT
(E)	EXISTING	INT.	INSULATION
(N)	NEW	JNT.	INTERIOR
ADJ.	ADJUSTABLE	LAB.	JOINT
AGGR.	AGGREGATE	LAM.	LABORATORY
APPROX.	APPROXIMATE	LAV.	LAMINATE
ARCH.	ARCHITECT	LKR.	LOCKER
BLDG.	BUILDING	LT.	LIGHT
BLK.	BLOCK	LT. WT.	LIGHT WEIGHT
BLKG.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MEMBR.	MEMBRANE
CEM.	CEMENT	MET.	METAL
CLG.	COOLING	MISC.	MISCELLANEOUS
C.R.	CLEAR	M.O.	MASONRY OPENING
C.J.	CONSTRUCTION JOINT	MUL.	MULLION
COL.	COLUMN	N.	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.C.	ON CENTER
CTSK.	COUNTERSUNK	O.D.	OUTSIDE DIAMETER (DIM)
CTR.	CENTER	OPNG.	OPENING
DBL.	DOUBLE	OPP.	OPPOSITE
DEPT.	DEPARTMENT	PRCST.	PRECAST
DET.	DETAIL	PL.	PLASTER
DIA.	DIAMETER	PLAS.	PLYWOOD
DIM.	DIMENSION	PLYWD.	POINT
DN.	DOWN	PT.	PARTITION
DWG.	DRAWING	PTN.	ROOM
E.	EAST	RM.	R.O.
E.A.	EACH	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	S.	SOUTH
EL.	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
EV.	ELEVATOR	SH.	SECTION
EQ.	EQUAL	SIM.	SIMILAR
EQPT.	EQUIPMENT	STD.	SQUARE
EXIST.	EXISTING	STD.	STANDARD
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	STR.	STRUCTURAL
FDN.	FOUNDATION	SUSP.	SUSPENDED
FIN.	FINISH	SYM.	SYMMETRICAL
F.F.	FLOOR	T.E.N.	TYPICAL EDGE NAILING
FL.	FLOOR	THK.	THICK
F.P.	FULL PENETRATION WELD	T.W.	TOP OF WALL
F.O.C.	FACE OF CONCRETE	T. & B.	TOP AND BOTTOM
F.O.F.	FACE OF FINISH	T.O.F.	TOP OF FOOTING
F.O.S.	FACE OF STUDS	T.O.S.	TOP OF STEEL
FT.	FOOT OR FEET	TYP.	TOP
FTG.	FOOTING	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	VERT.	VERTICAL
GAU.	GAUGE	W.	WEST
GALV.	GALVANIZED	W/	WITH
GND.	GROUND	W/O	WITHOUT
GR.	GRADE	WP.	WEAKENED PLANE
GLB.	GLUE LAM BEAM	WT.	WEIGHT

## DESIGN PARAMETERS

1 DESIGN LOADS ARE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2010 EDITION WITH THE FOLLOWING MINIMUM CRITERIA:

ROOF DL..... 18 P.S.F.  
ROOF LL..... 20 P.S.F.

WIND,  $q_s$  FOR EXPOSURE C, MAX. SPEED = 120 M.P.H... 18.5 P.S.F.  
SEISMIC..... SEE BELOW

2 DESIGN OF FOUNDATIONS IS BASED UPON THE FOLLOWING ASSUMED GEOTECHNICAL GEOTECHNICAL REPORT DATED JULY 18, 2013 BY EARTH SCIENCES CONSULTANTS, P.O. BOX 3410, SAN RAFAEL, CA 94912-3410, 415-2-383-2935

SPREAD FOOTINGS  
MAXIMUM ALLOWABLE SOIL BEARING PRESSURES:

2000 P.S.F. FOR DEAD PLUS LIVE LOADS (DL+LL)  
500 P.S.F. SKIN FRICTION AT DRILLED PIERS FOR ALL LOADS

3 SOIL BENEATH FOOTINGS, WALLS, PIER, GRADE BEAMS AND SLABS-ON-GRADE SHALL BE UNDISTRESSED MATERIAL, FREE OF WATER, FROST, AND FOREIGN DEBRIS, OR APPROVED STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND SPECIFICATIONS WITH MINIMUM COMPACTION RESULTS AS FOLLOWS:

FOOTINGS, WALLS..... 90% ASTM D1557  
SLABS..... 90% ASTM D1557  
UPPER SIX INCHES OF SUBGRADE..... 95% ASTM D1557

4 1. SEISMIC:  $I = 1.00$ ;  
 $R_w = 6.5$  WOOD FRAMED SHEAR WALLS

$S_s = 1.5 \times 0.60 \times 0.9 = 1.0$ ;  $\rho = 0.60$

SITE CLASS = D  
SEISMIC DESIGN CATEGORY = C  
0.38W

## GENERAL NOTES

- 1 THE FOLLOWING NOTES AND TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE.
- 2 STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- 3 FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO THE DETAILS SHOWN FOR THE RESPECTIVE MATERIALS.
- 4 PROVIDE OPENINGS AND SUPPORTS FOR MECHANICAL EQUIPMENT, DUCTS, PIPING, VENTS, ETC. AS REQUIRED. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL OPENINGS AND EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS. ALL SUSPENDED EQUIPMENT TO BE PROVIDED WITH APPROVED LATERAL BRACING.
- 5 ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE AS ADOPTED BY THE DSA.
- 6 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- 7 THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCESSES. OBSERVATION VISTS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OF THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- 8 NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- 9 DESIGN MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT/ENGINEER.

## CONCRETE AND REINFORCING STEEL

- 1 GENERAL:
  - (A) NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.
  - (B) REFER TO ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS FOR ALL GROVES, ORNAMENTS, CLIPS, AND GROUNDS TO BE CAST IN CONCRETE.
- 2 AGGREGATES: NATURAL SAND AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.
- 3 THE MINIMUM 28 DAY STRENGTH AND TYPE OF CONCRETE SHALL BE AS FOLLOWS:
  - FOOTINGS, AND GRADE BEAMS..... 150 PCF,  $f'_c$  3000 PSI
  - SLABS ON GRADE..... 150 PCF,  $f'_c$  3000 PSI
  - ALL OTHERS UNLESS NOTED..... 150 PCF,  $f'_c$  3000 PSI
- 4 (A) ALL REBARS SHALL HAVE A CLASS B MINIMUM SPLICE LAP (2'-0" MIN.) UNLESS OTHERWISE NOTED.  
(B) SPLICES OF HORIZONTAL REINFORCING IN WALLS SHALL BE STAGGERED.  
(C) DOWELS FOR WALLS SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT AND SHALL LAP WITH THE WALL REBAR AS NOTED ABOVE UNLESS NOTED OTHERWISE.
- 5 MINIMUM CONCRETE COVERAGE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN ANY REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED:
  - SLABS ON EARTH..... CENTER OF SLAB
  - CURBS OR STEM WALLS..... CENTER OF WALL
  - WALLS ABOVE GRADE - EXTERIOR FACE..... 2"
  - WALLS ABOVE GRADE - INTERIOR FACE..... 1"
  - CONC. BELOW GRADE-POURED AGAINST EARTH..... 3"
  - CONCRETE BELOW GRADE-FORMED..... 2"
- 6 REINFORCING STEEL IN STRUCTURAL SLABS, WALLS, AND FOOTINGS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT REBAR SIZES NO. 3 AND 4 MAY BE GRADE 40.
- 7 WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4-05.
- 8 REINFORCING FABRIC SHALL CONFORM TO ASTM-A185.
- 9 ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO THE PLACING OF ANY CONCRETE OR GROUT.
- 10 CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM STANDARD NO. C150-04.
- 11 SAND BLAST ALL AREA OF EXISTING REINFORCEMENT THAT IS RUSTED TO REMOVE RUST AND CORROSION. OBTAINS ENGINEER'S APPROVAL BEFORE CONCRETING IN ALL REINFORCING

## STRUCTURAL STEEL

- 1 ALL STRUCTURAL STEEL DESIGN, MATERIALS, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATION, 13TH EDITION, THE AISC SPECIFICATION, LATEST EDITION, AND THE PROJECT SPECIFICATIONS.
- 2 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. ALL MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36. UNLESS OTHERWISE NOTED, PIPE COLUMNS SHALL CONFORM TO ASTM A53. TUBE STEEL COLUMNS SHALL CONFORM TO ASTM A500, GRADE B, LIGHT GAGE STRUCTURAL FRAMING SHALL CONFORM TO ASTM A570, A611, OR A446.
- 3 ALL ANCHOR BOLTS SHALL BE ASTM A307. TYP U.N.O.
- 15 NOT USED
- 16 BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF A STUD AS A CUT OR NOTCH.
- 17 PROVIDE DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO THE JOISTS.
- 18 FOR NEW WOOD MEMBERS SISTERED NEXT TO EXISTING MEMBERS, MOISTURE CONTENT FOR NEW MEMBERS SHALL NOT EXCEED 15%.
19. ALL GLULAM BEAMS TO BE 24F-V4. TYPICAL UNLESS NOTED OTHERWISE. BEAMS SHALL HAVE A MOISTURE CONTENT OF 12% AT TIME OF GLUING.

## SPECIAL INSPECTION

- 1 OWNER SHALL SUBMIT PROPOSAL FOR SPECIAL INSPECTION WITH INSPECTORS QUALIFICATIONS TO THE CITY OF VALLEJO PRIOR TO THE START OF CONSTRUCTION.  
PROVIDE SPECIAL INSPECTION IN ACCORDANCE WITH CBC 4-211(c)  
AT THE FOLLOWING:  
ALL SHOP AND FIELD WELDING, ALL HIGH STRENGTH BOLTS, ALL GROUTED BOLTS, AND ALL CONCRETE WITH  $f'_c$  GREATER THAN OR EQUAL TO 3000 PSI AT 28 DAYS. GLB FABRICATION, STRUCTURE STEEL FABRICATION & WELDING,
- 2 ALL PROPOSALS FOR SPECIAL INSPECTIONS SHALL BE APPROVED BY THE CITY OF VALLEJO PRIOR TO THE START OF CONSTRUCTION. SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH CBC SECTION 2-111(c) AND 1704 AND T&I.
- 3 INSPECTION OF CONCRETE SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTION OF REINFORCING STEEL SIZES, GRADES, LENGTHS AND PROPER PLACEMENT; TAKING TEST CYLINDERS AND INSURING PROPER PLACEMENT AND VIBRATION OF CONCRETE.
- 4 ALL WELDING SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH CBC SECTION 1704.3.1. SUBMIT REPORTS TO THE CITY OF VALLEJO.
- 5 ALL STRUCTURAL WOOD DETAILS SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH CBC SECTION 1707.3. SUBMIT REPORTS TO THE CITY OF VALLEJO.
20. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED PER CBC SECTION 2304.9.5.1.

## NAILING SCHEDULE

CONNECTION	NAILING
JOISTS OR RAFTERS TO SIDES OF STUDS EIGHT (8) INCH JOISTS OR LESS FOR EACH ADDITIONAL FOUR (4) INCHES IN DEPTH OF JOIST.....	3-16D 1-16D
JOISTS OR RAFTERS AT ALL BEARINGS- TOE NAILS, EACH SIDE.....	2-10D
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....	3-16D
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....	3-16D
BLOCKING BETWEEN JOISTS OR RAFTERS - TO JOIST OR RAFTERS - TOE NAILS EACH SIDE, EACH END.....	2-10D 3-10D
BLOCKING BETWEEN STUDS, EACH END.....	2-10D TOE NAILS OR 2-16D
BRIDGING TO JOIST, TOE NAIL EACH END.....	2-8D
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL.....	16D @ 24" o.c.
TOP PLATE TO STUD, END NAIL.....	2-16D
STUD TO SOLE PLATE, TOE NAIL.....	4-8D
DOUBLE STUDS, FACE NAIL.....	16D @ 24" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.....	2-16D
DOUBLE TOP PLATES, FACE NAIL (4' FOR MINIMUM LAP).....	16D @ 12" o.c.
BUILT UP CORNER STUDS.....	16D @ 24" o.c.
RIBBONS TO STUDS - ONE (1) INCH RIBBONS.....	2-8D
TWO (2) INCH RIBBONS.....	2-16D
CONTINUOUS HEADER, TWO PIECES.....	16D @ 6" o.c. ALONG EACH EDGE
CONTINUOUS HEADER TO STUD, TOE NAIL.....	4-8D
1" BRACE TO EACH STUD AND PLATE, FACE NAIL.....	2-8D

NOTE: 1. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO GRAIN SHALL BE USED INSTEAD OF TOE NAILS.  
2. USE 2-16D MINIMUM FOR ALL 2X WHERE NAILING IS NOT SPECIFICALLY NOTED.  
3. COMMON WIRE NAILS SHALL BE USED EXCEPT WHERE NOTED OTHERWISE.

## RESIDENCE FOR MR. CARL ADAMS

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LICENSED ARCHITECT  
JOSEPH OAKLEY  
No. 15457  
REN. 9-30-15  
STATE OF CALIFORNIA

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## GENERAL NOTES