

AERIAL PHOTOGRAPH



ELEVATIONS OF WALLS  
LOOKING SOUTHWEST



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LOOKING SOUTHWEST



EDGE OF BUILDING PAD



ELEVATIONS OF WALLS  
LOOKING SOUTHWEST



AERIAL PHOTOGRAPH OF  
SITE

RESIDENCE FOR  
MR. CARL ADAMS

**OAKLEY & OAKLEY**  
ARCHITECTS & ENGINEERS  
7700 EDGEWATER DRIVE, SUITE 615  
OAKLAND, CA 94621  
510.562.6028  
FAX 510.562.6043

STRUCTURAL ENGINEERS:  
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CALIFORNIA GREEN CONSULTANT:  
**HASPA BURT AIA**  
2511 CASTRO VALLEY BLVD., SUITE 109  
CASTRO VALLEY, CA 94546  
510-830-4794

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

No.	Description	Date
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(415) 296-1144 X 115

OWNER:  
MR. CARL ADAMS  
6333 JERILYNN 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"

## ABBREVIATIONS

L	AND	GYP.	GYPSUM
@	AT	HORIZ.	HORIZONTAL
#	POUND OR NUMBER	INSUL.	HEIGHT
(E)	EXISTING	INT.	INSULATION
(N)	NEW	JUN.	INTERIOR
ADJ.	ADJUSTABLE	LAB.	LABORATORY
AGGR.	AGGREGATE	LAM.	LAMINATE
APPROX.	APPROXIMATE	LAV.	LAVATORY
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. 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.

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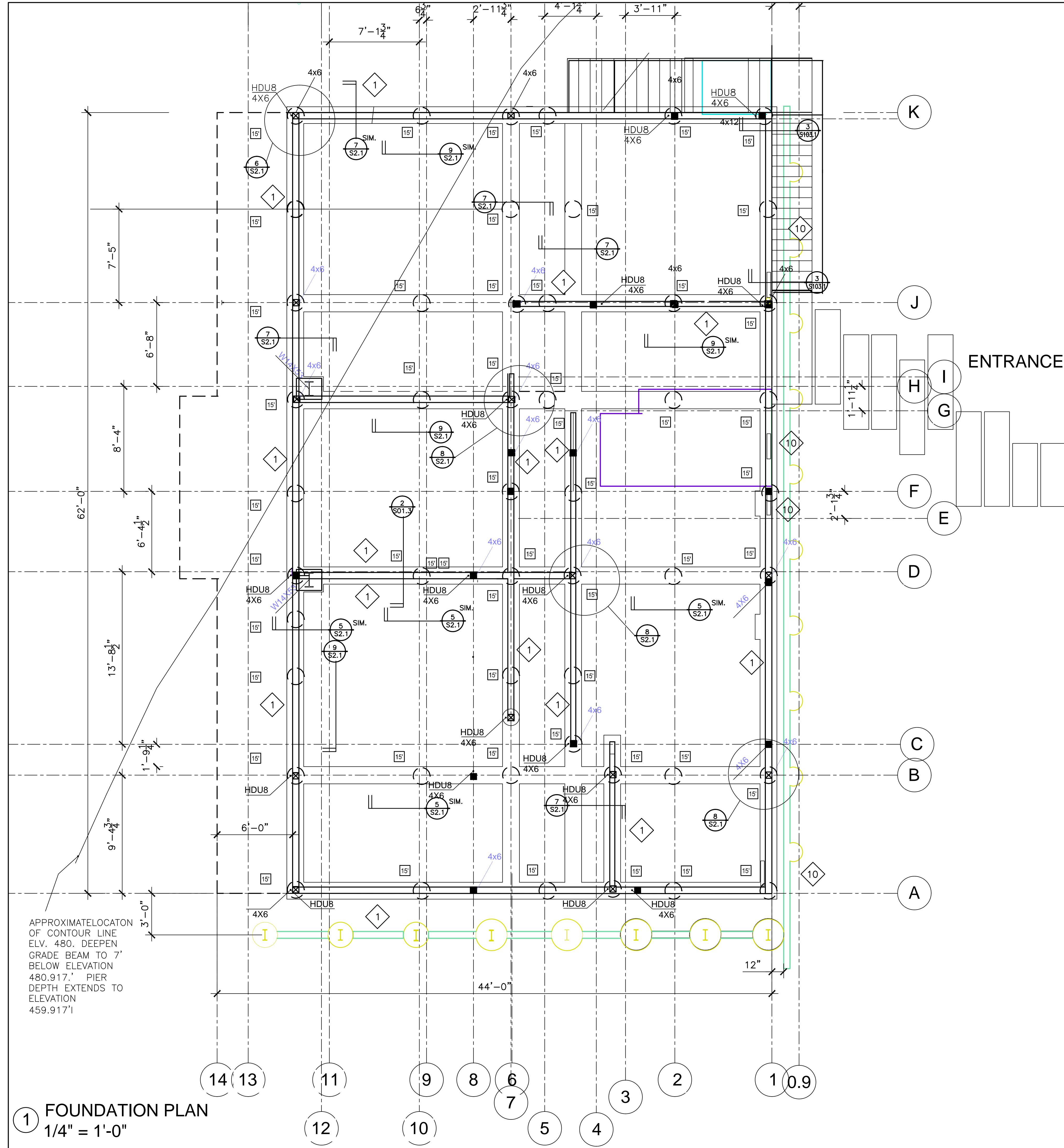
LICENSED ARCHITECT  
JOSEPH OAKLEY  
No. 15457  
REN. 9-30-15  
STATE OF CALIFORNIA

No.	Description	Date
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GENERAL  
NOTES

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



## 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

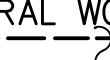
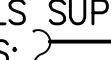
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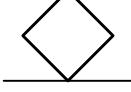
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A circular registration stamp. The outer ring contains the words "PROFESSIONAL" at the top and "ENGINEER" at the bottom, with "STRUCTURAL" written vertically in the center. The inner circle contains "JOSEPH OAKLEY" at the top and "SR." at the bottom. The bottom half of the inner circle contains "No. 2000" and "Exp. 09/30/15". There are two five-pointed stars, one on each side of the date.

## 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
checked by	J.O.

# RESIDENCE FOR MR. CARL ADAMS

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CHITECTS & ENGINEERS  
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0.562.6028  
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CALIFORNIA GREEN CONSULTANT:  
ASFRA BURT, AIA  
511 CASTRO VALLEY BLVD., SUITE 109  
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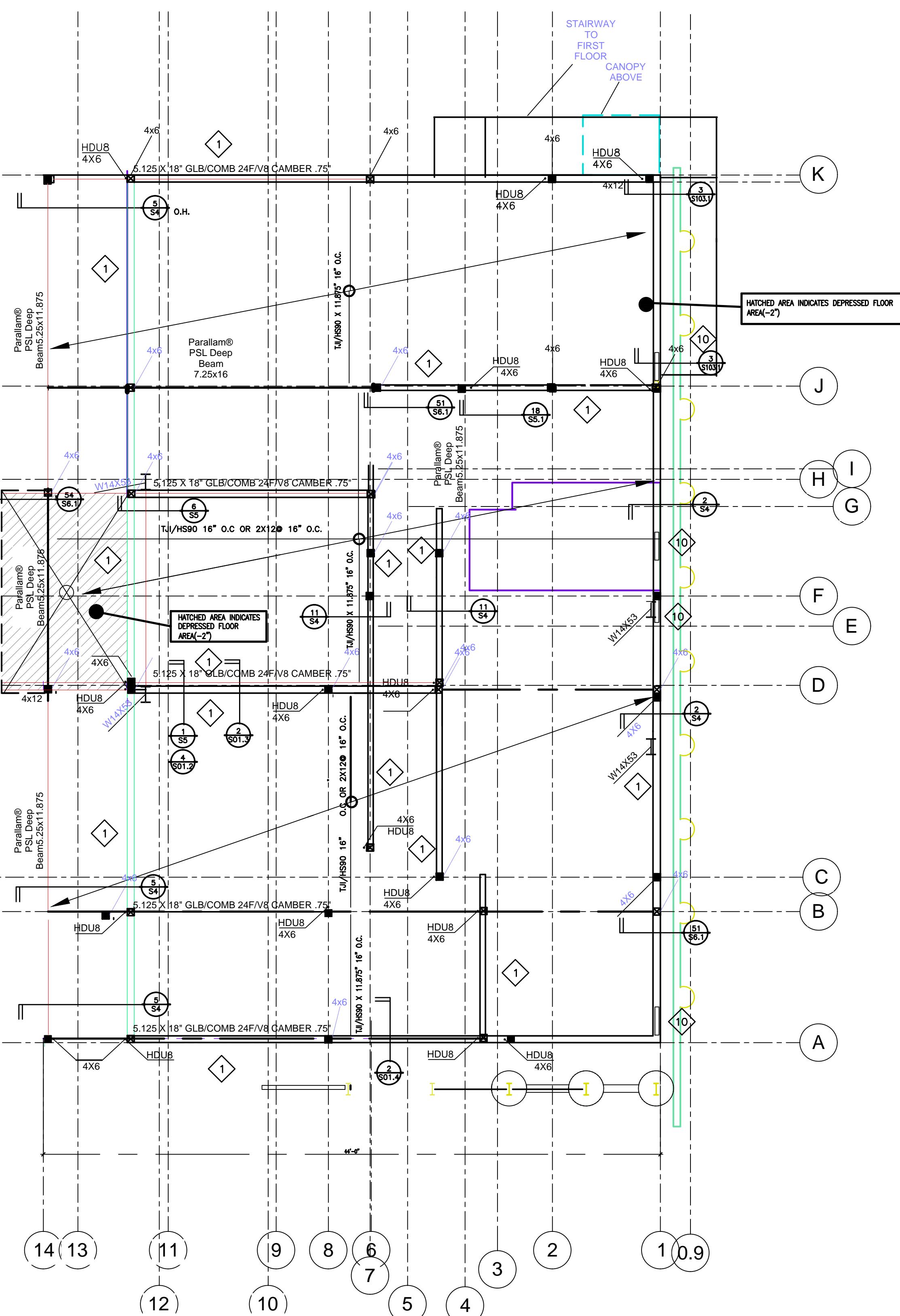
NER:  
CARL ADAMS  
3 JERILYNN AVENUE  
HMOND, CA 94806

# FIRST FLOOR FRAMING PLAN

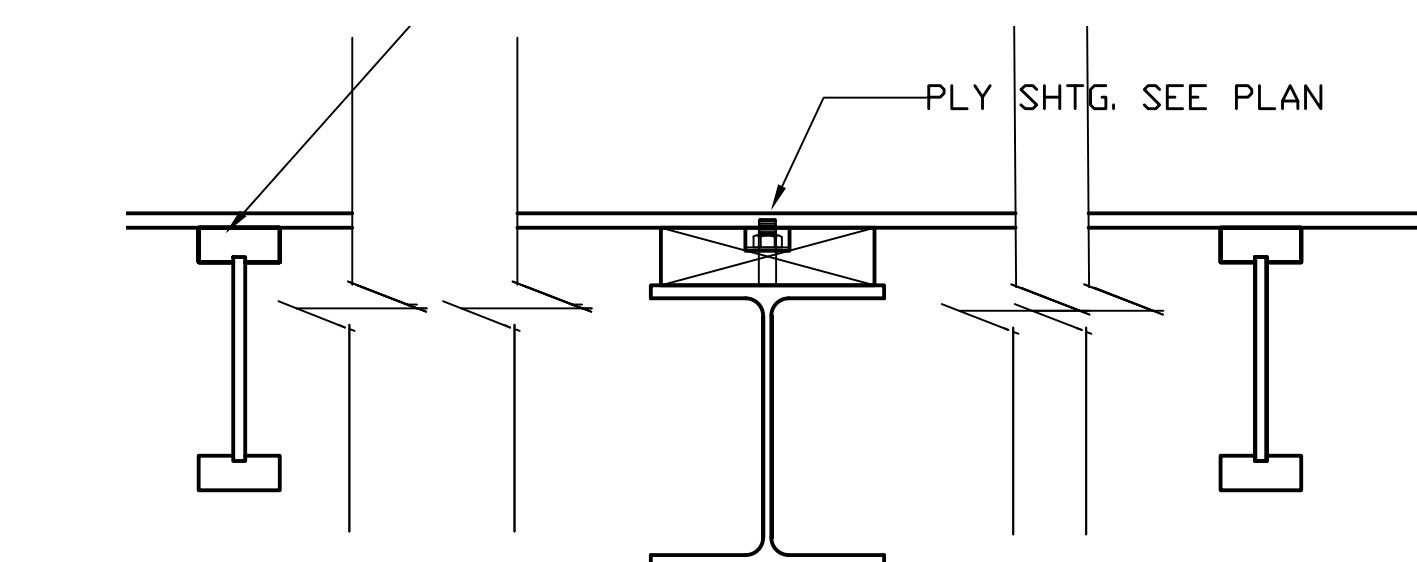
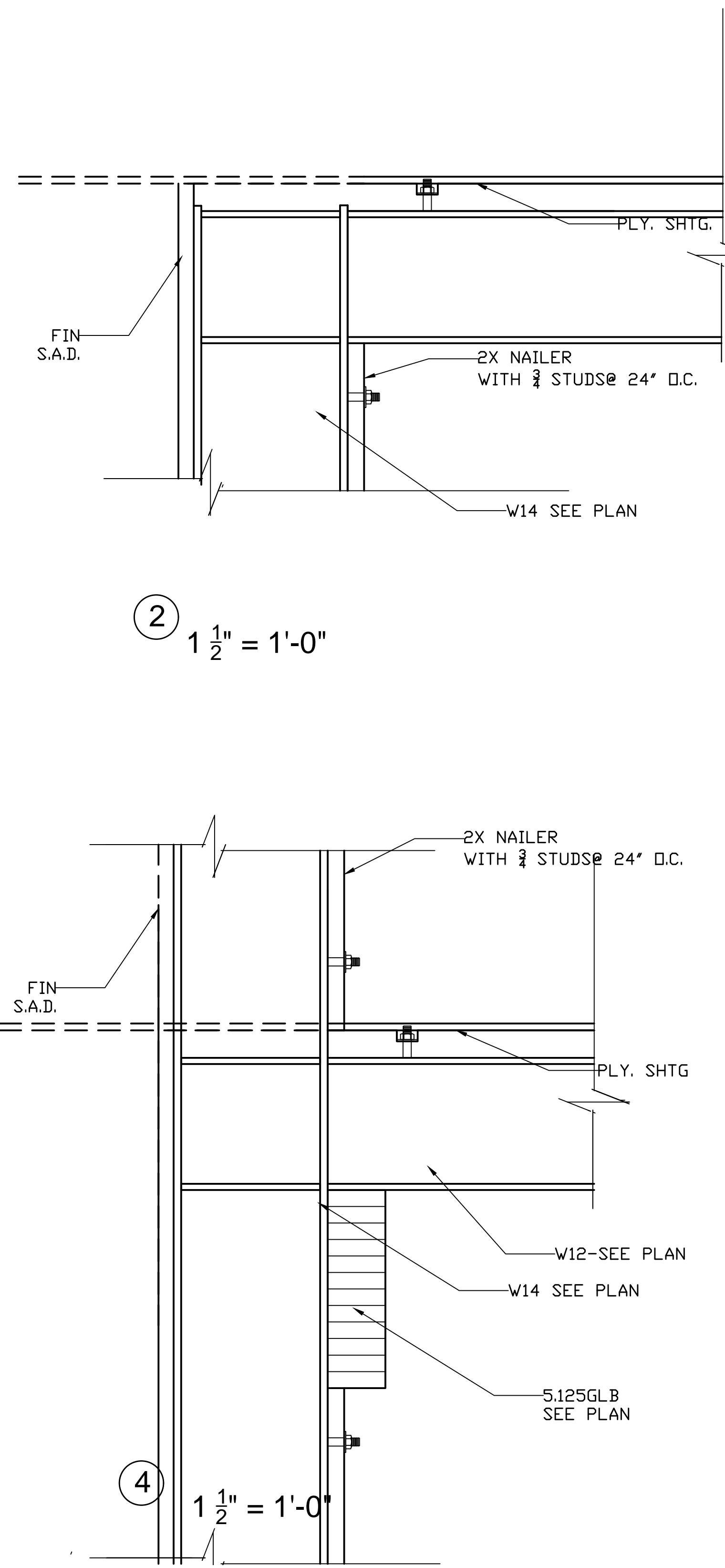
Item number	2013-63
	1/17/2014
Entered by	STAFF
Entered by	J.O.

S01.2

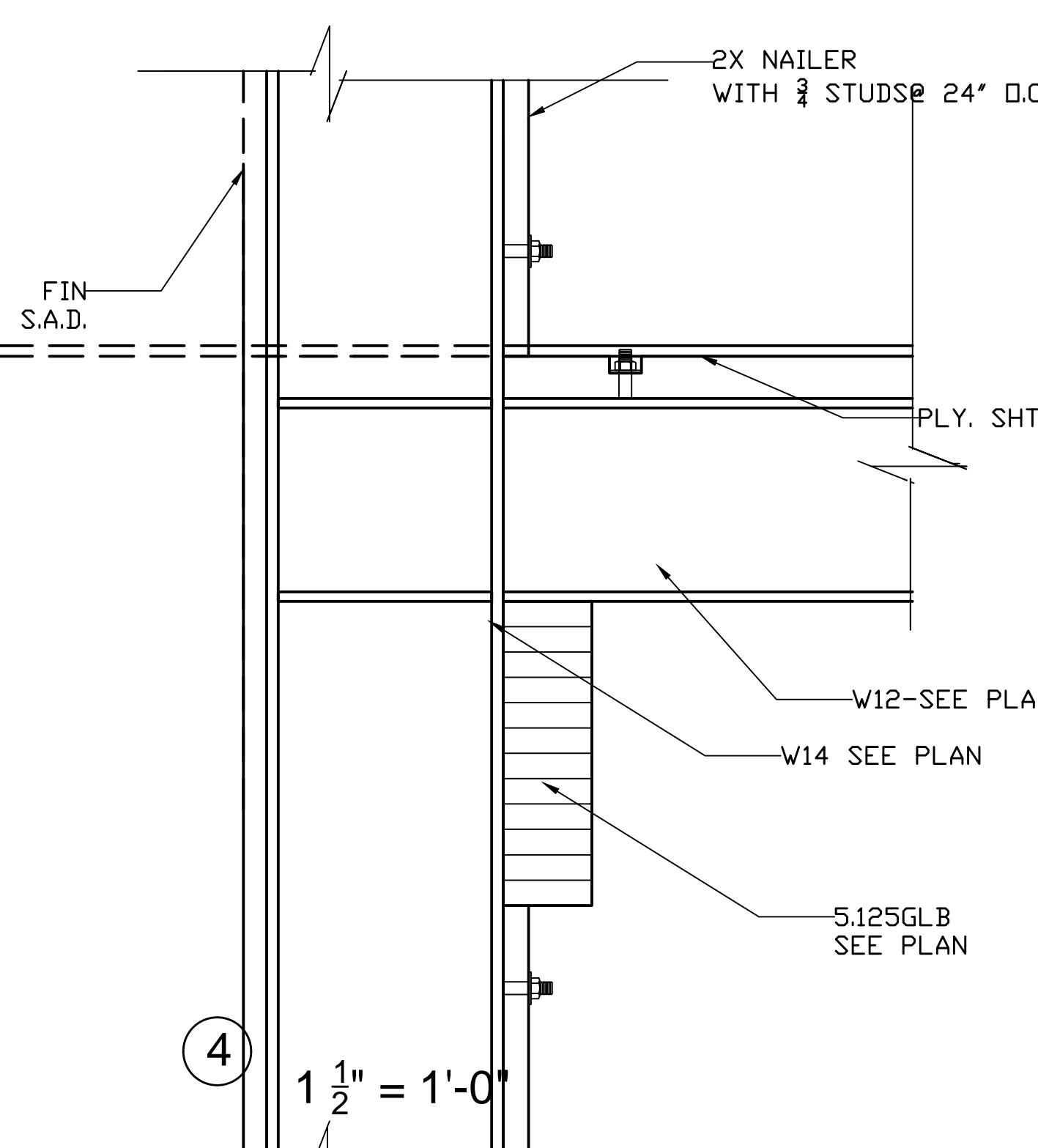
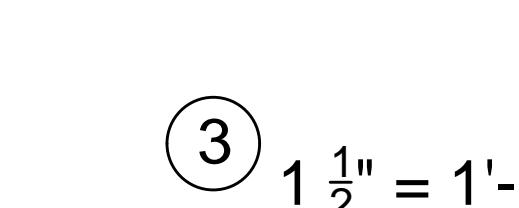
AS NOTED



1 Level 1 FIRST FLOOR FRAMING PLAN  
3/16" = 1'-0"



W12-SEE PLAN  
WITH 3X10 NAILER,  
 $\frac{3}{4}$  STUDS @ 16' O.C.



1 SECOND FLOOR FRAMING PLAN  
3/16" = 1'-0"

## 2 TYPICAL WALL SECTION 3/4" = 1'-0"

6 TYPICAL SECTION  
3/4" = 1'-0"

# 4 TYPICAL SECTION 3/4" = 1'-0"

WITH IUS22.06 JH.  
**TYPICAL SECTION**  
2X STUD NAIL  

---

**3/4" = 1'-0"**

TYPICAL SECTION AT PARAPET  
3/4" = 1'-0"

MAX. 3'-0"

4X6@12' FOR 3' HEIGHT, 4X4 FOR HEIGHTS 2' OR LESS,  
'2X4 @ 12' FOR HEIGHTS 18" OR LESS.

10 16D

CMST STRAP 12" LONG  
8 16D @ 4X6 & 4X6 BLOCK  
PLACE STRAP AT EA. SIDE  
OF 4X6

4X6X14" AT 4X6

10 16D

CMST1 EA.

MIN. ST6224 AT PLATE AT 4X6

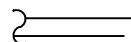
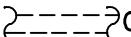
## ROOF FRAMING PLAN NOTES

1. SEE GENERAL NOTES ON SHEET S0.1.

2. SEE TYPICAL WOOD DETAILS ON SHEET S6.1 AND S6.2.

3. SEE ARCHITECHTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS.

4. MARKS "TJI" ETC. INDICATE WOOD TRUSS JOIST.

5. NEW STRUCTURAL WOOD WALLS ARE SHOWN THUS:   
OR THUS:  ON PLAN AND SHALL BE AS FOLLOWS:  
2X6 AT 16" o.c. FROM GROUND/FDN TO 2ND FLOOR  
2X4 AT 16" o.c. FROM 2ND FLOOR TO THE ROOF.

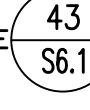
USE 3X STUDS AT ALL PANEL JOINTS AT WOOD FRAMED SHEAR WALLS.  
SEE ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING PARTITIONS.

6.  DENOTES (N) 15/32" THK. STRUCTURAL I PLYWOOD SHEAR WALL. AS REQUIRED. PLYWOOD EXTENDS FULL HEIGHT OF THE WALL.  
SEE DETAILS AND SCHEDULE ON SHEET S8

7. FLOOR TO FLOOR HOLDOWN TIES ARE REQUIRED AT EACH END OF SHEAR WALL AND AT LOCATIONS NOTED THUS:  HD1. ALL HOLDOWNS TO BE ON 4x6 POST U.N.O. SEE DETAILS ON SHEET S8

CONNECTORS ARE DENOTED.

9.  ON PLAN INDICATES 4X6 POST U.N.O.

10. SEE  FOR HEADER SIZES NOT CALLED OUT ON PLAN  
S6.1

11. SEE ARCH. DWGS. FOR SLOPES OF ROOFS/EXTERIOR DECKS.

12. ALL GLULAM BEAMS 24F-V4

13. [ X ] INDICATES CAMBER IN GLULAM BEAMS

14. SEE ARCH. DWGS. FOR EXACT LOCATION OF WINDOWS & DOORS.

15. ALL FLOOR JOIST ARE 11.875" DEEP U.N.O. WITHSTANDARD SHEATHING

16. AT SHEAR WALL TYPE  AND , PROVIDE HARDY PANEL PER THE WIDTHS INDICATED ON THE SHEAR WALL SCHEDULE SHOWN ON SHEET S6.2. PROVIDE ASSOCIATED HOLDOWNS, SILL ANCHORAGE AND SHEAR TRANSFER DETAILS PER THE MANUFACTURES STANDARD DETAILS.

17. WHERE NOTED ON PLAN AS "HP HD" INDICATES HARDY PANEL HOLDOWN. PROVIDE HARDY PANEL FLOOR TO FLOOR HOLDOWN PER THE MANUFACTURES STANDARD DETAILS.

18. WHERE NOTED ON PLAN AS "HP HD\*" INDICATES HARDY PANEL HOLDOWN THAT RESTS ATOP A BEAM. PROVIDE HARDY PANEL FLOOR TO BEAM HOLDOWN PER THE MANUFACTURES STANDARD DETAILS.

19. FLOOR DRAIN

20. ALL TJI'S ARE TJI/360, TYP. U.N.O..

21. 4X6 POST FROM ABOVE

22. PROVIDE BLOCKING @ 4'-0" O.C. IN-BETWEEN JOISTS  
BLOCK ALL PLYWOOD EDGES

23. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.

24. CONTINUOUS CMST12 STRAP. CENTER STRAP AT END OF BEAM  
AND PROVIDE FULL BLOCKING AT FLOOR JOIST

25. NOT USED.

26. FOR STAIR 1 AND STAIR 2 FRAMING PLANS AND ELEVATIONS, SEE  
SHEET S5.1.

27. INDICATES DRAG STRUT/CHORD USING CMST12 CONT. STRAP.  
SEE  FOR CONNECTION INFO. EXTEND STRAP ACROSS\ ENTIRE DIAPHRAGM U.N.O.

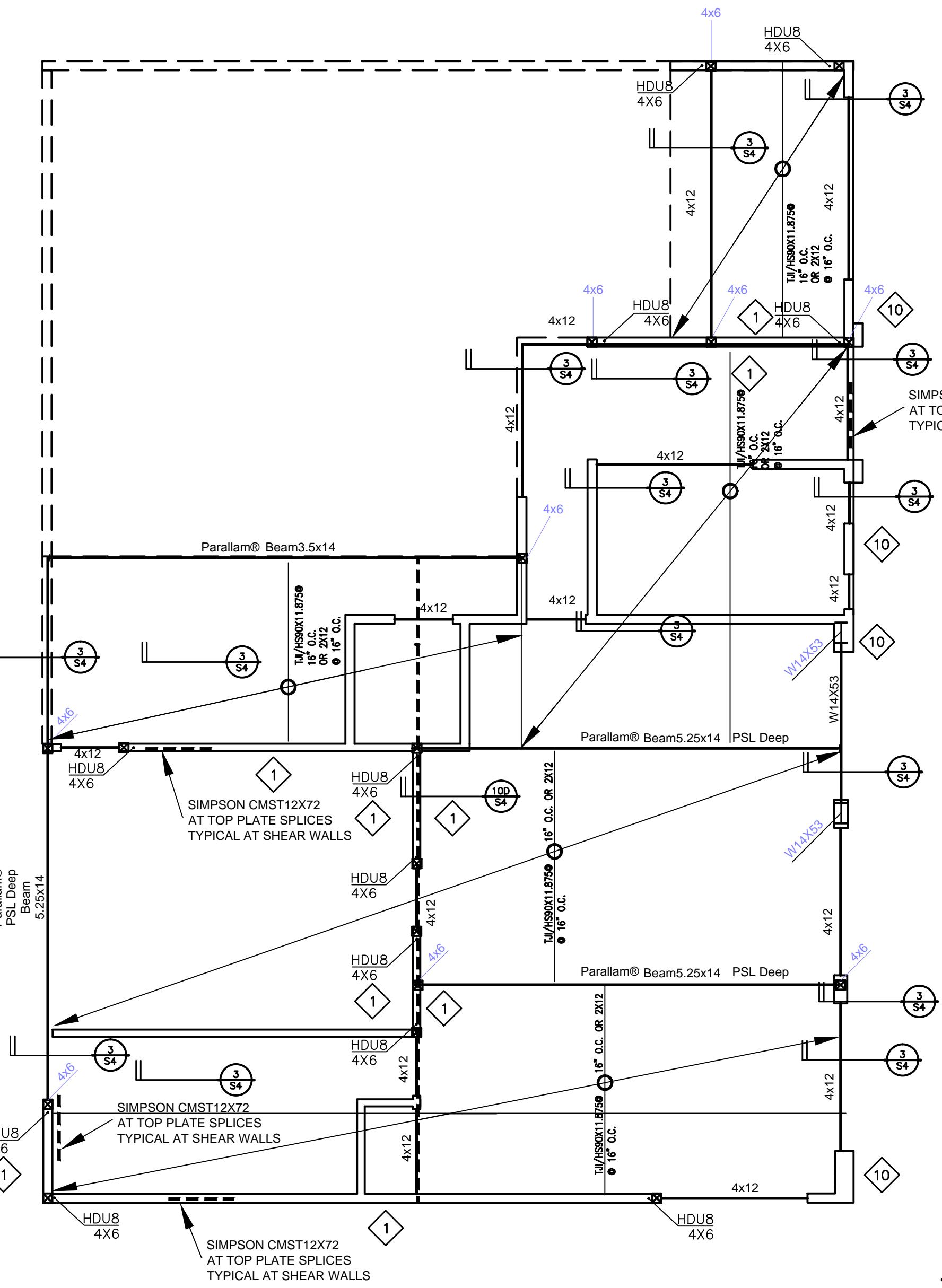
OWNER:  
R. CARL ADAMS  
333 JERILYNN AVENUE  
CHMOND, CA 94806

# SECOND FLOOR FRAMING PLAN

Object number	2013-63
Date	1/17/2014
Borrowed by	STAFF
Checked by	J.O.

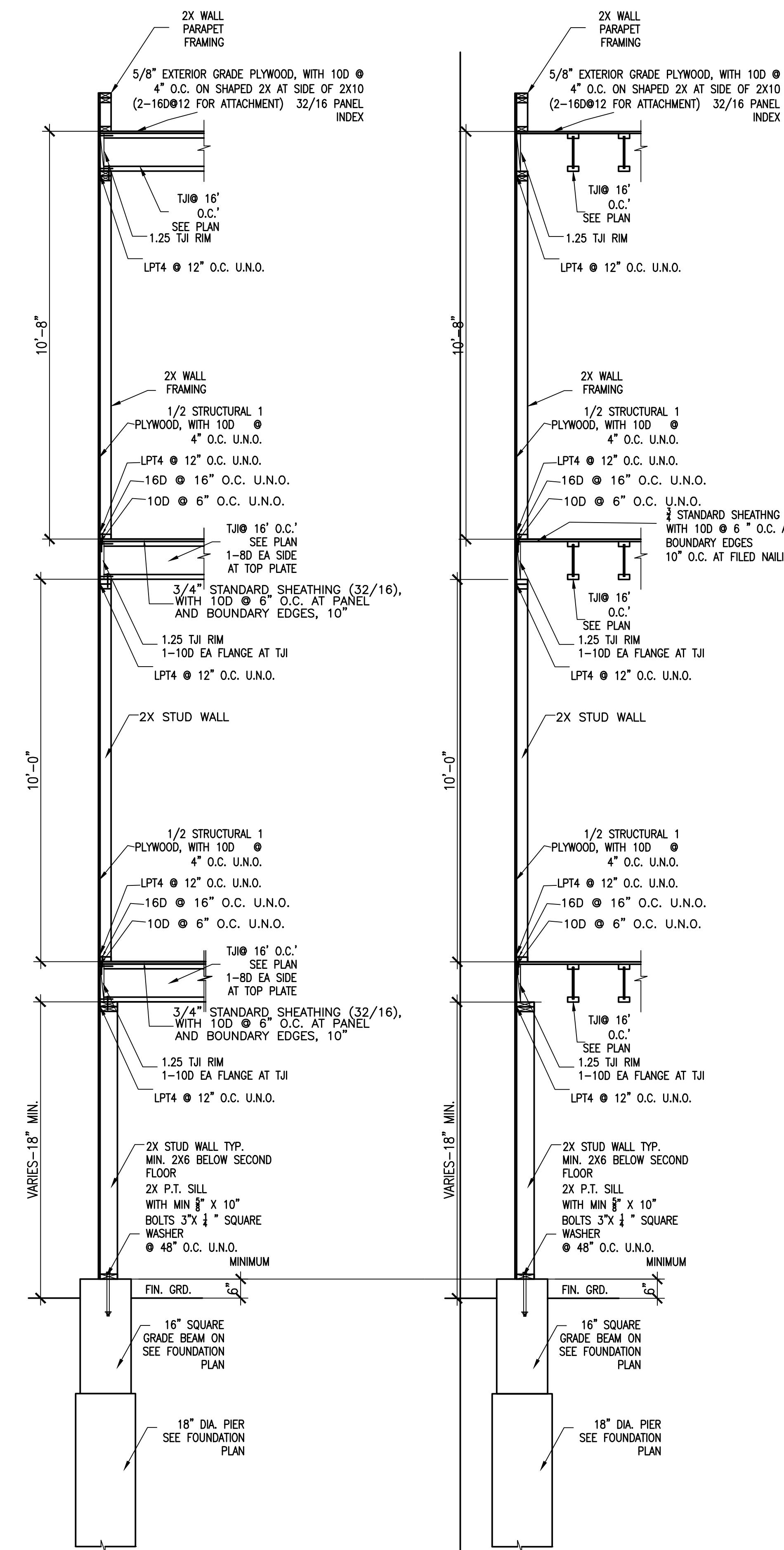
S01.3

AS NOTED



① Level 3-ROOF FRAMING PLAN  
3/16" = 1'-0"

② TYPICAL WALL SECTION  
1/2" = 1'-0"



③ TYPICAL WALL SECTION  
1/2" = 1'-0"

### ROOF FRAMING PLAN NOTES

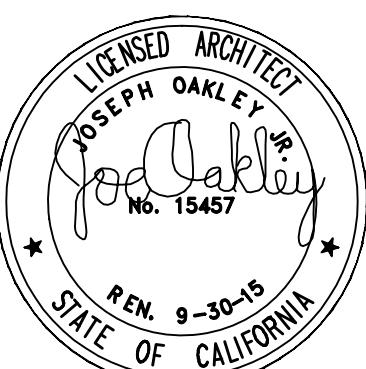
- SEE GENERAL NOTES ON SHEET S0.1.
- SEE TYPICAL WOOD DETAILS ON SHEET S6.1 AND S6.2.
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS.
- MARKS "TJI" ETC. INDICATE WOOD TRUSS JOIST.
- NEW STRUCTURAL WOOD WALLS ARE SHOWN THUS:
- OR THUS:
- 2X6 AT 16" o.c. FROM GROUND/FDN TO 2ND FLOOR  
2X4 AT 16" o.c. FROM 2ND FLOOR TO THE ROOF.
- USE 3X STUDS AT ALL PANEL JOINTS AT WOOD FRAMED SHEAR WALLS.  
SEE ARCHITECTURAL DRAWINGS FOR NON-LOAD BEARING PARTITIONS.
- DENOTES (N) 15/32" THK. STRUCTURAL I PLYWOOD SHEAR WALL. AS REQUIRED. PLYWOOD EXTENDS FULL HEIGHT OF THE WALL. SEE DETAILS AND SCHEDULE ON SHEET S8
- FLOOR TO FLOOR HOLDOWN TIES ARE REQUIRED AT EACH END OF SHEAR WALL AND AT LOCATIONS NOTED THUS:
- SEE DETAILS AND SCHEDULE ON SHEET S8
- ON PLAN AND SHALL BE AS FOLLOWS:
- STRUCTURAL ENGINEERS:  
OAKLEY & OAKLEY  
7700 EDGEWATER DRIVE, SUITE 615  
OAKLAND, CA 94621  
Phone: 510-562-6028  
Fax: 510-562-6043
- CALIFORNIA GREEN CONSULTANT:  
HASFRA BURT, AIA  
2511 CASTRO VALLEY BLVD, SUITE 109  
CASTRO VALLEY, CA 94546  
510-830-4794
- WHERE METAL FRAMING CONNECTORS ARE REQUIRED, "SIMPSON" CONNECTORS ARE DENOTED.
- ON PLAN INDICATES 4X6 POST U.N.O.
- SEE
- FOR HEADER SIZES NOT CALLED OUT ON PLAN
- SEE ARCH. DWGS. FOR SLOPES OF ROOFS/EXTERIOR DECKS.
- ALL GLULAM BEAMS 24F-V4
- [ X ] INDICATES CAMBER IN GLULAM BEAMS
- SEE ARCH. DWGS. FOR EXACT LOCATION OF WINDOWS & DOORS.
- ALL FLOOR JOIST ARE 11.875" DEEP U.N.O. WITH STANDARD SHEATHING
- AT SHEAR WALL TYPE
- AND
- PROVIDE HARDY PANEL PER THE WIDTHS INDICATED ON THE SHEAR WALL SCHEDULE SHOWN ON SHEET S6.2. PROVIDE ASSOCIATED HOLDOWNS, SILL ANCHORAGE AND SHEAR TRANSFER DETAILS PER THE MANUFACTURES STANDARD DETAILS.
- WHERE NOTED ON PLAN AS "HP HD" INDICATES HARDY PANEL HOLDOWN. PROVIDE HARDY PANEL FLOOR TO FLOOR HOLDOWN PER THE MANUFACTURES STANDARD DETAILS.
- WHERE NOTED ON PLAN AS "HP HD" INDICATES HARDY PANEL HOLDOWN THAT RESTS ATOP A BEAM. PROVIDE HARDY PANEL FLOOR TO BEAM HOLDOWN PER THE MANUFACTURES STANDARD DETAILS.
- NOT USED.
- ALL TJI'S ARE TJI/360, TYP. U.N.O.
- 4X6 POST FROM ABOVE
- PROVIDE BLOCKING @ 4'-0" O.C. IN-BETWEEN JOISTS  
BLOCK ALL PLYWOOD EDGES
- DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.
- CONTINUOUS CMST12 STRAP. CENTER STRAP AT END OF BEAM  
AND PROVIDE FULL BLOCKING AT FLOOR JOIST
- NOT USED.
- FOR STAIR 1 AND STAIR 2 FRAMING PLANS AND ELEVATIONS, SEE SHEET S5.1
- INDICATES DRAG STRUT/CHORD USING CMST12 CONT. STRAP.  
SEE
- FOR CONNECTION INFO. EXTEND STRAP ACROSS ENTIRE DIAPHRAGM U.N.O.

### RESIDENCE FOR MR. CARL ADAMS

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No.	Description	Date
—	—	—

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

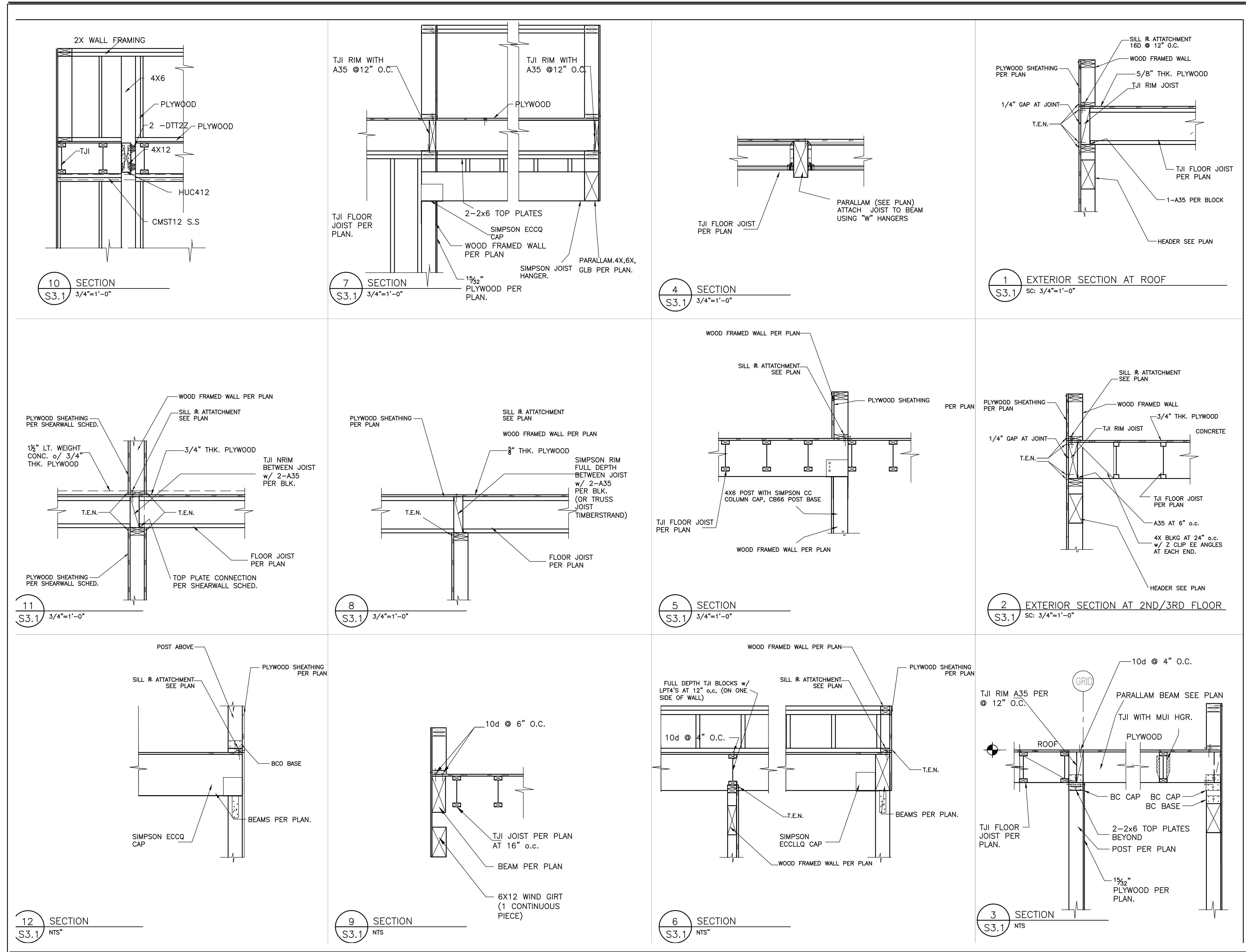
### ROOF FRAMING PLAN

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

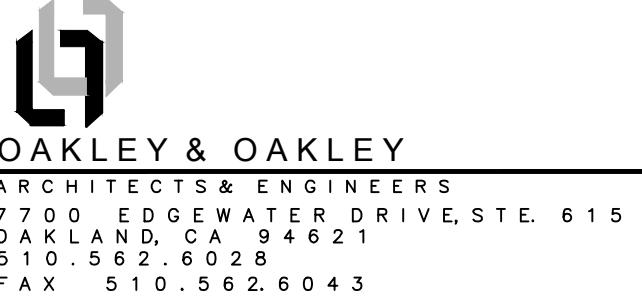
S01.4

AS NOTED



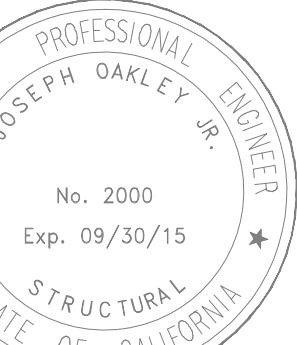


# RESIDENCE FOR MR. CARL ADAMS



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

# STRUCTURAL DETAILS

Object number	2013-63
Date	1/17/2014
Borrowed by	STAFF
Checked by	J.O.
S3.1	
Initials	AS NOTED

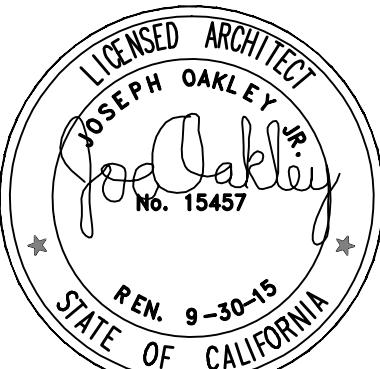


# RESIDENCE FOR MR. CARL ADAMS



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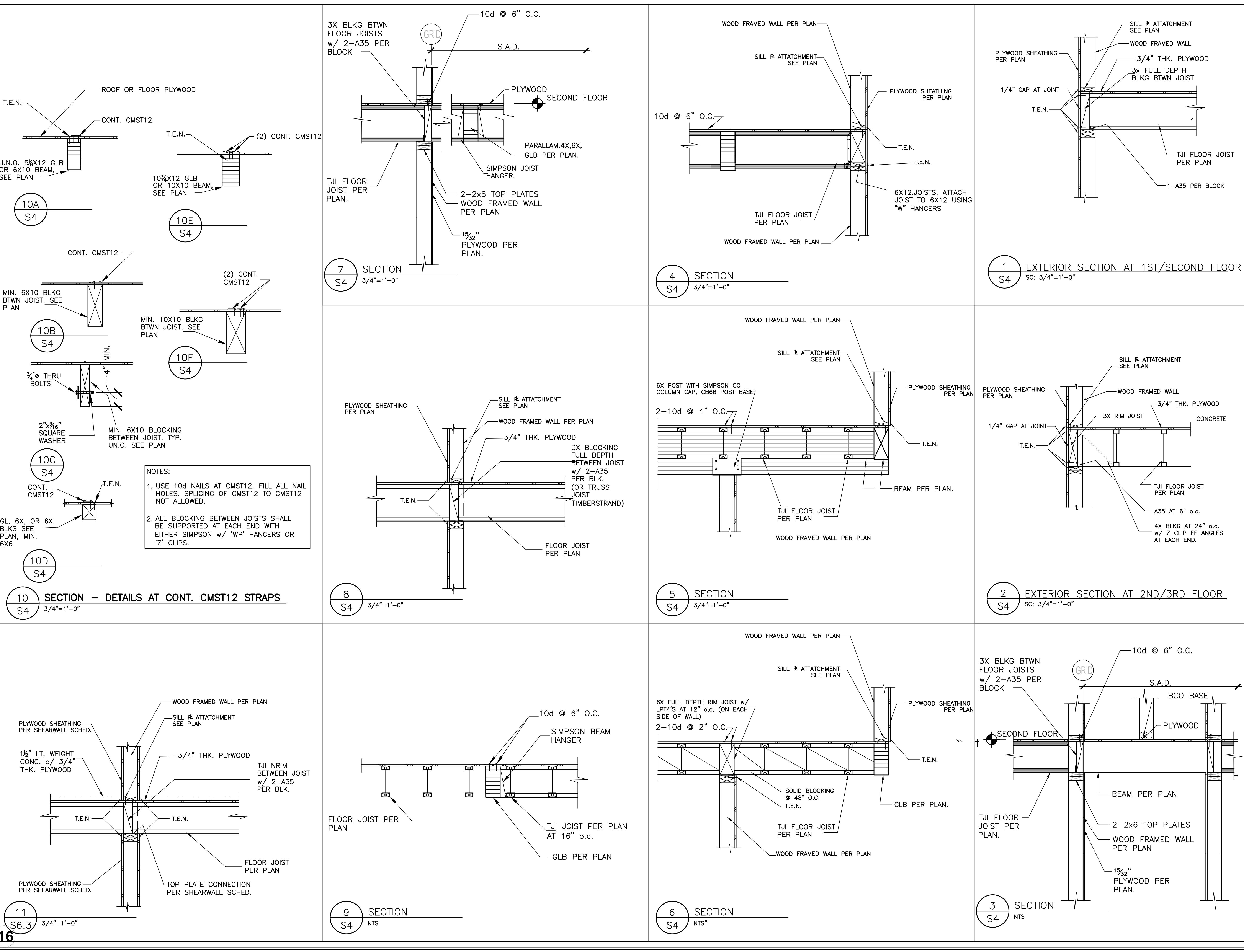


o.	Description	Date

OWNER:  
R. CARL ADAMS  
333 JERILYNN AVENUE  
CHMOND, CA 94806

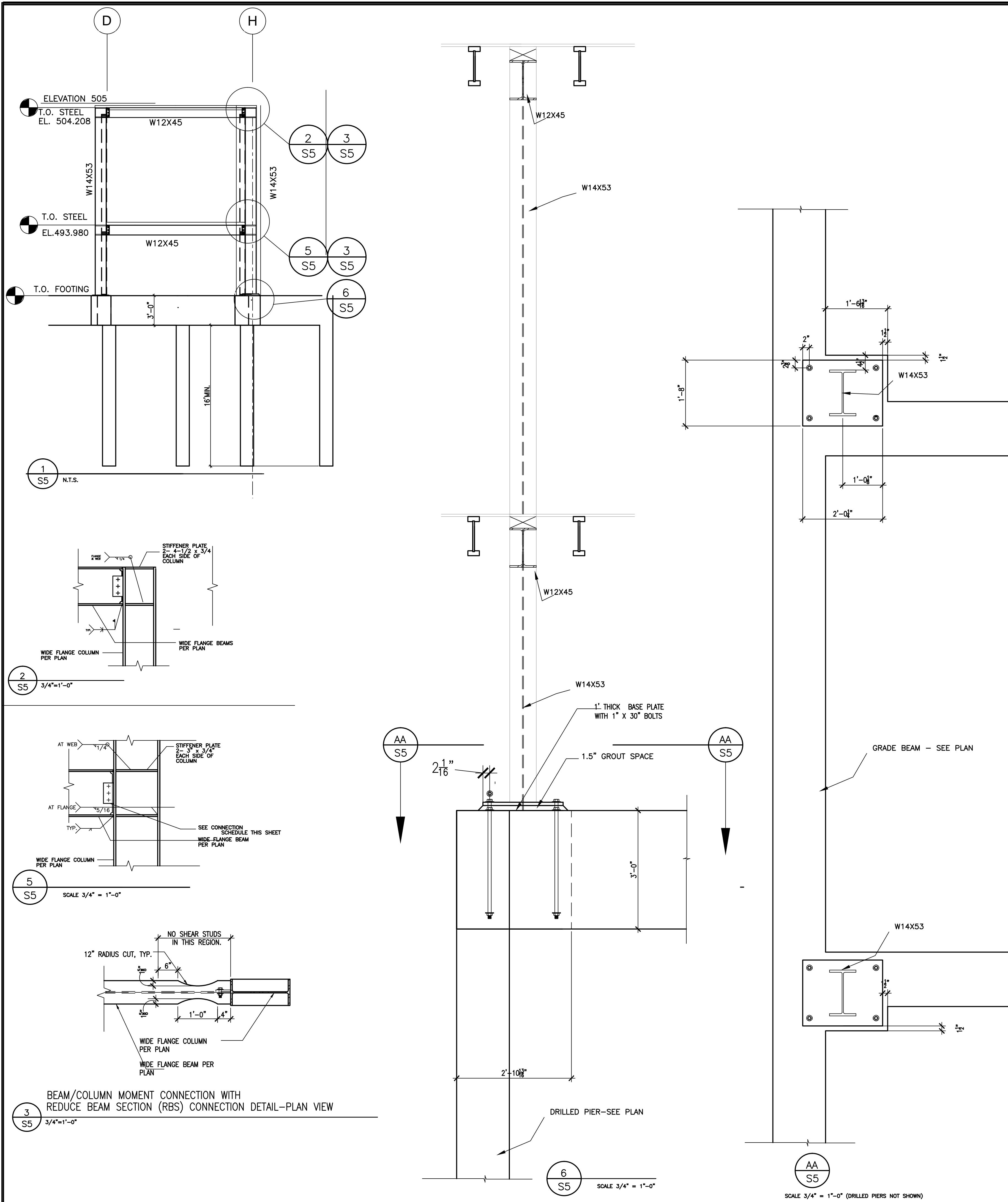
# STRUCTURAL FRAMING DETAILS

Project number	2013-63
Date	1/17/2014
Drawn by	STAFF
Checked by	J.O.
S4	
Scale	AS NOTED





# 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			12" Width	6	6
HFX-12x9 thru 24x9	104-1/4			15" Width	8	8
HFX-12x10 thru 24x10	116-1/4	3-1/2	1-1/8	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

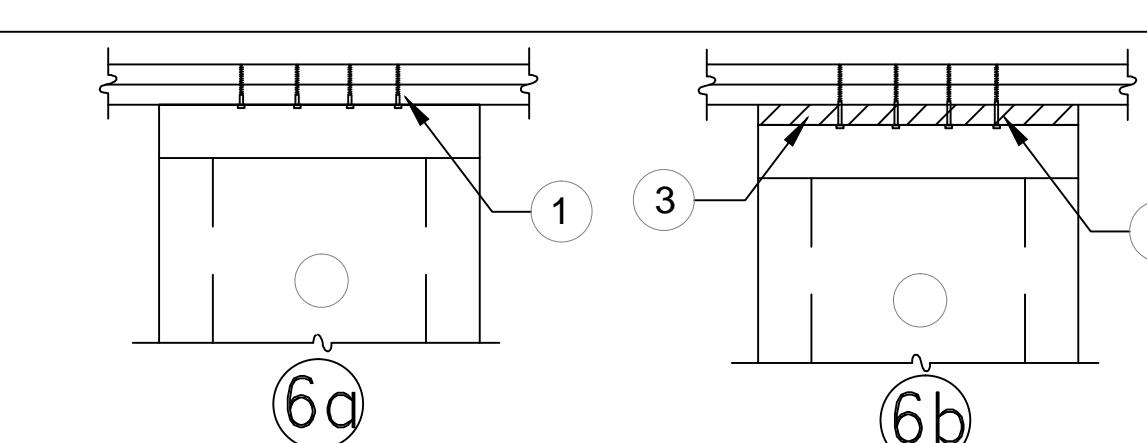
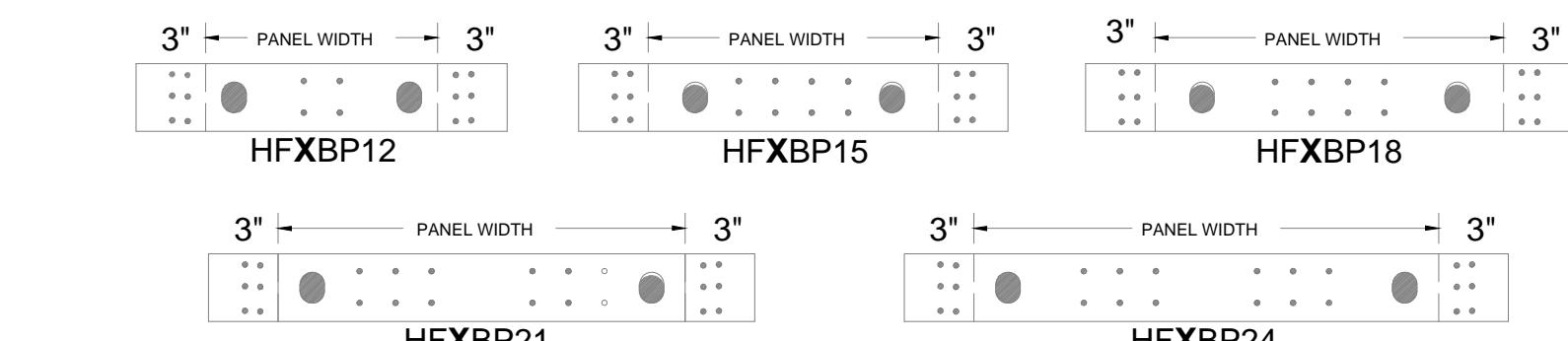
**NOTE: HARDY FRAME® "STK" WASHERS ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO A HOLD DOWN ROD FROM ABOVE. HARDY FRAME® "STK" PANELS INCLUDE STK WASHERS PRE-WELDED IN THE TOP CHANNEL.**

- 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®* Stacking (STK) Washer (may be pre-welded in a *Hardy Frame®* "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®* 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® BEARING PLATE (HFXBP)

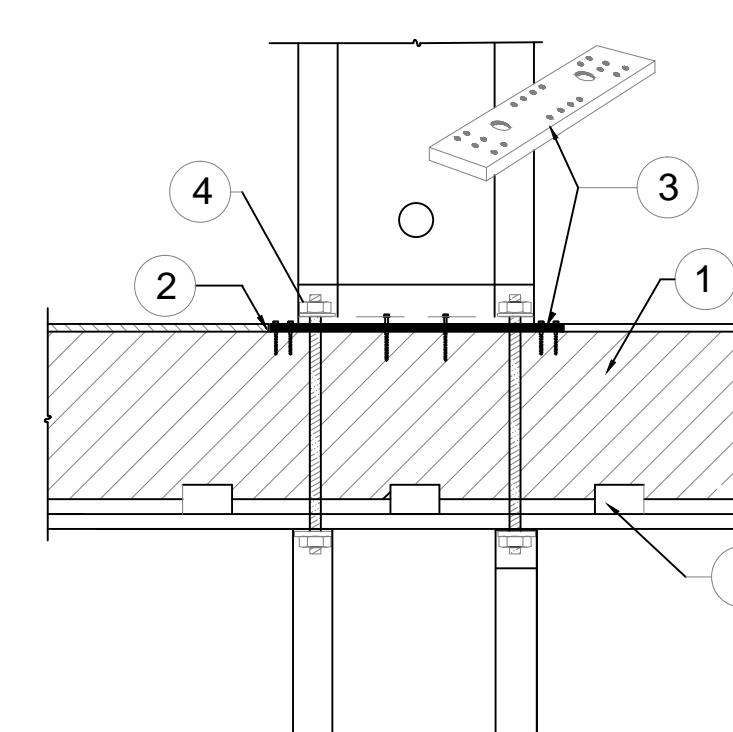
- A) Install a solid 4x (min) rim in floor system below Panel. Table values assume Engineered Wood Product (EWP).
- B) Notch floor sheathing and screw ends of HFXBP to rim with 1/4x3" (min) USP "WS" Series Screws (or equal).
- C) Install Panel on HFXBP, connect with threaded rod grade specified on plans 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" 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



1. 4x (MIN) RIM. TABLES SPECIFY ENGINEERED WOOD PRODUCT.
2. FLOOR SHEATHING NOTCHED FOR BEARING PLATE.
3. *HARDY FRAME®* BEARING PLATE. 16 EA. 1/4" DIA. x 3" (MIN) USP MP4 F CONNECTORS 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. 1 EA. 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.

11

# RESIDENCE FOR MR. CARL ADAMS

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HASPER BURT, AIA  
2511 CASTRO VALLEY BLVD., SUITE 109  
CASTRO VALLEY, CA 94546  
510-830-4794



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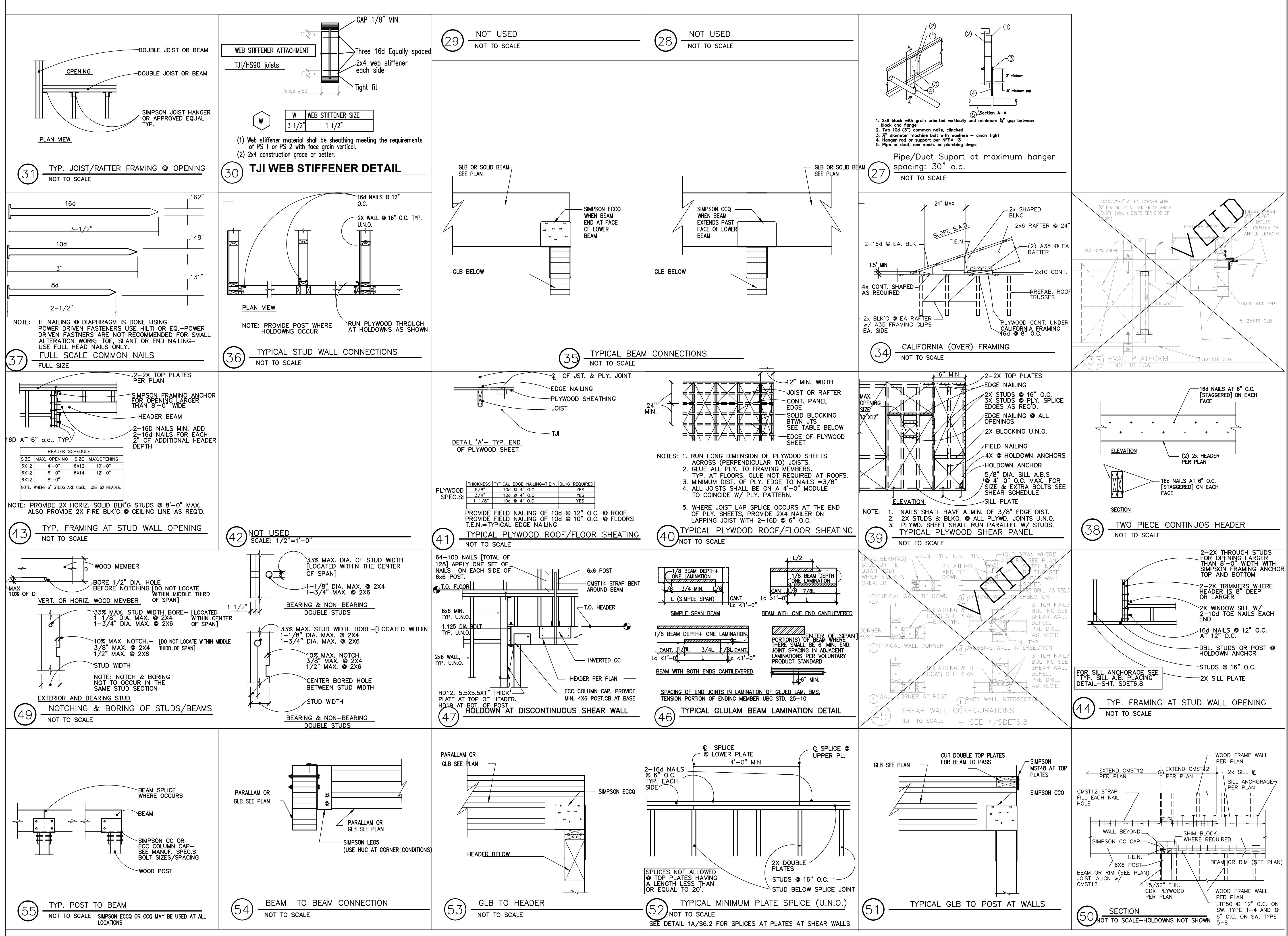
ER:  
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RMOND, CA 94806

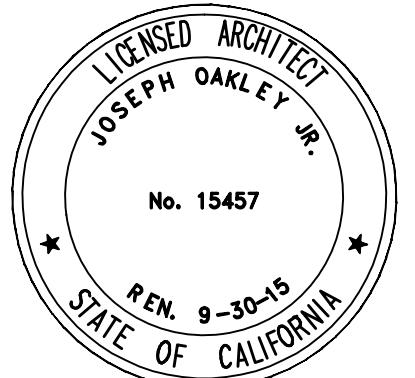
# UNUSUAL WOOD FRAMING DETAILS

Item number	2013-63
	1/17/2014
by	STAFF
Entered by	J.O.

S6.1

AS NOTED





This technical diagram illustrates a typical shearwall detail for a wall perpendicular to trusses. The wall is composed of a top horizontal plate and vertical studs. Key components and details include:

- Top Plate:** LPT4 @ 6" O.C.
- Vertical Studs:** 2x4 between trusses, spiking to the top plate and bottom chord of the trusses with 2-16D at top and bottom.
- Horizontal Nailing:** Plywood boundary nailing at the top plate and blocks between trusses, and 1/2" plywood sheathing between trusses.
- Plywood Joint:** A vertical seam in the plywood sheathing.
- Bottom Plate:** 2x4 between trusses, spiking to the top plate with 2-16D @ 6" O.C.
- Wood Framed Wall:** Perpendicular to the trusses.
- Bottom Nailing:** Min 3x when nail spacing is 4" or less, @ 4" O.C. at walls & ceiling U.N.O.

Annotations provide specific details for each component, such as nail type and spacing, and the use of 10D nails at 6" O.C. for the top plate nailing.

## **3A** TYPICAL SHEARWALL DETAIL—WALL PERPENDICULAR TO TRUSSES

W/2 MIN 'W' (4'-0" MAX)  
SEE ARCH & M/E/P DWGS

CROSS FRAMED MEMBER

ROOF/FLOOR OPENING

CROSS FRAMED MEMBER

HEADER FROM DOUBLE JOIST IN HUTCH HANGER EA END

SEE ARCH & M/E/P DWGS

"L" (4'-0" MAX)

PROVIDE 3x4 BLKG UNDER STRAPS TYP

CROSS FRAMED MEMBER - PROVIDE PLY BOUNDARY NAILING TO FRAMING AT ALL SIDES OF OPNG & TO STRAP BLKG

ST2215 STRAP CTRD ON HDR W/ 10-16d EA END TYPICAL @ EA CORNER OF OPNG & BTWN ALL BLOCKING

DOUBLE JOIST TYP EA SIDE OF OPENING

WHERE EDGE OF OPENING < L/2 FROM SUPPORTING BEAM, SPLICE ACROSS BEAM W/ ST6224 W/ 10-16d EA END

4 TYP ROOF OPENING DETAIL

PEN TYP

PEN TYP TO STUD

4-16d EA SIDE TO EA BLOCK

MIN POST SIZE

2-2x 4x6 6x6

3x6x1'-0" BLK @ 32" O.C. BTWN STUDS

DETAILS SIM W/ PLY EA SIDE

DETAIL SIM @ DBL STUD - SEE 1 THIS SHEET

2x NAILER 6X6 POST

6X6 POST

2x NAILER TYP W/ 2-16d @ 8" O.C. @ PLY 2-16d @ 24" O.C. @ GYP

16d @ 8" O.C. TYP @ STUD-TO-STUD 6X6 POST

P.E.N. TYP.

DETAIL SIM @ DBL STUD - SEE 1 THIS SHEET

TYP CORNER      TYP INTERSECT      TYP END      HD INTERSECT AT (E) POST

PEN TYP

MIN 6x POST - SEE PLAN SCHEDULE THIS SHEET

4x6 POST

HOLDOWN PLAN

PEN TYP

2X NAILER

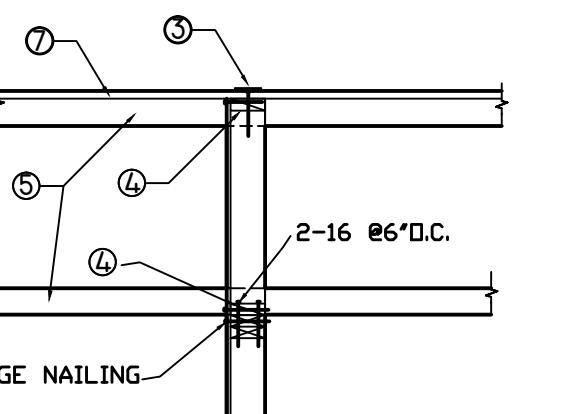
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P.E.N. TYP.

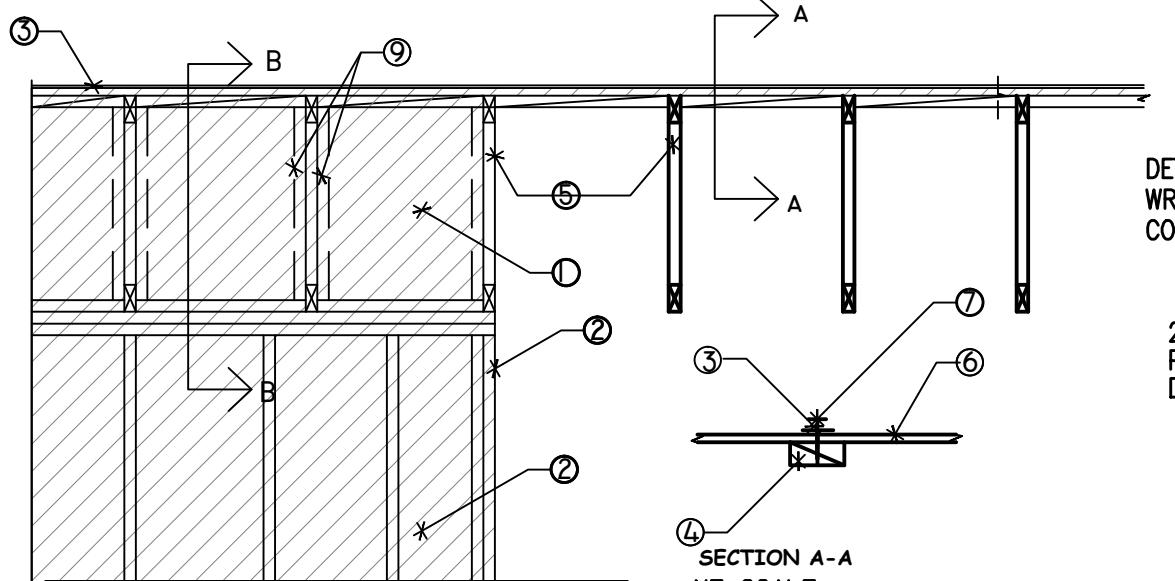
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FOR ITEMS NOT NOTED SEE DETAILS ABV

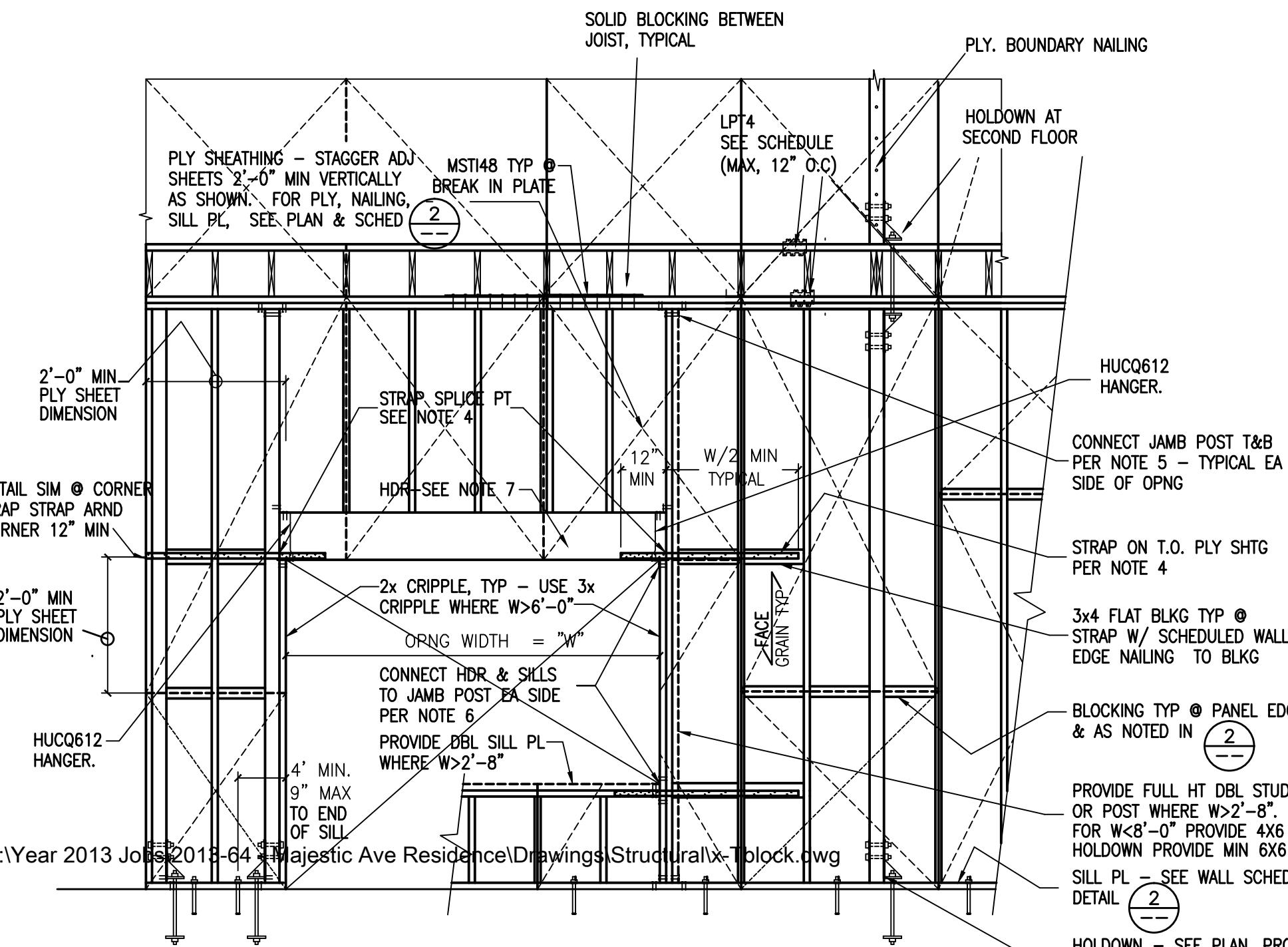
## 5 TYP SECTIONS – WALL INTERSECTIONS



**SECTION B-B**  
**NO. SCALE**



SCALE: 3/4"=1'-0"



**1A TYPICAL SHEAR WALL FRAMING DETAIL-NEW WOOD FRAMED WALL  
SIM @ NON-BEARING WALLS**

SHEAR WALL SCHEDULE		TOP PLATE SHEAR TRANSFER	SILL PLATE ANCHORAGE		
SYM.	SHEARWALL DESCRIPTION		ANCHOR BOLTS (SEE NOTE 11)	SILL ATTACH.	
	AT APA RATED PANELS USE COMMON NAILS OR GALV. BOX NAILS			LAG SCREWS	LPT4 OR LPT5
1	15/32" CDX PLYWOOD (1) SIDE W/ 10d @ 6" o.c.. USE 2x WALL AND 2x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 36" o.c.	*	@ 12" O.C.
2	15/32" CDX PLYWOOD (1) SIDE W/ 10d @ 4" o.c.. USE 3x WALL AND 3x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 30" o.c.	*	@ 12" O.C.
3	15/32" CDX PLYWOOD (1) SIDE W/ 10d @ 3" o.c.. USE 3x WALL AND 3x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 18" o.c.	3/8"ØX5" LONG @ 5" o.c.	@ 12" O.C.
4	15/32" CDX PLYWOOD (1) SIDE W/ 10d @ 2" o.c.. USE 3x WALL AND 3x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 12" o.c.	3/8"ØX5" LONG @ 4" o.c.	@ 6" O.C.
5	15/32" CDX PLYWOOD (2) SIDE W/ 10d @ 6" o.c.. USE 2x WALL AND 2x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 36" o.c.	*	@ 6" O.C.
6	15/32" CDX PLYWOOD (2) SIDE W/ 10d @ 4" o.c.. USE 3x WALL AND 3x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 30" o.c.	*	@ 6" O.C. AT EA. SIDE
7	15/32" CDX PLYWOOD (2) SIDE W/ 10d @ 3" o.c.. USE 3x WALL AND 3x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 18" o.c.	3/8"ØX5" LONG @ 5" o.c.	@ 6" O.C. AT EA. SIDE
8	15/32" CDX PLYWOOD (2) SIDE W/ 10d @ 2" o.c.. USE 3x WALL AND 3x SOLE PLATE.	SEE PLAN	3/4"Ø A.B. AT 12" o.c.	3/8"ØX5" LONG @ 4" o.c.	@ 6" O.C. AT EA. SIDE
9	12" WIDE HARDY PANEL	SEE SHT S5	SEE SHT S5	SEE SHT S5	SEE SHT S5
10	24" WIDE HARDY PANEL (HF9X24 1-1/8)				

NOTES.

1. NOT USED.
2. APA RATED PANELS SHALL BE CDX OF THE FOLLOWING MATERIALS:  
PLYWOOD (NER-108)  
ORIENTED STRAND BOARD (NER-Q397)  
WAFERBOARD (NER-124)
3. NAILING INDICATED IS TYP. EDGE NAILING. FOR FIELD NAILING  
10d @ 12" O.C.
4. ALL HOLDOWNS EXCEPT MA4 ARE PLACED ON 6X6 POSTS  
TYP. U.N.O.
5. STAGGER JOINT AND SILL ↗ NAILING.
6. NOT USED
7. FURNISH 3x MEMBERS AT ALL SHEAR WALLS, TYP. U.N.O.
8. NAILS SHALL BE STAGGERED ON EACH SIDE OF SIDE OF STUD WHERE PLYWOOD PANELS ARE APPLIED ON BOTH SIDES OF WALL
9. \* = NOT APPLICABLE
10. NOT USED
11. AT ALL ANCHOR BOLTS AT SILL PLATES PROVIDE A MINIMUM 3X3X0.229 THK PLATE WASHER WITH NUT

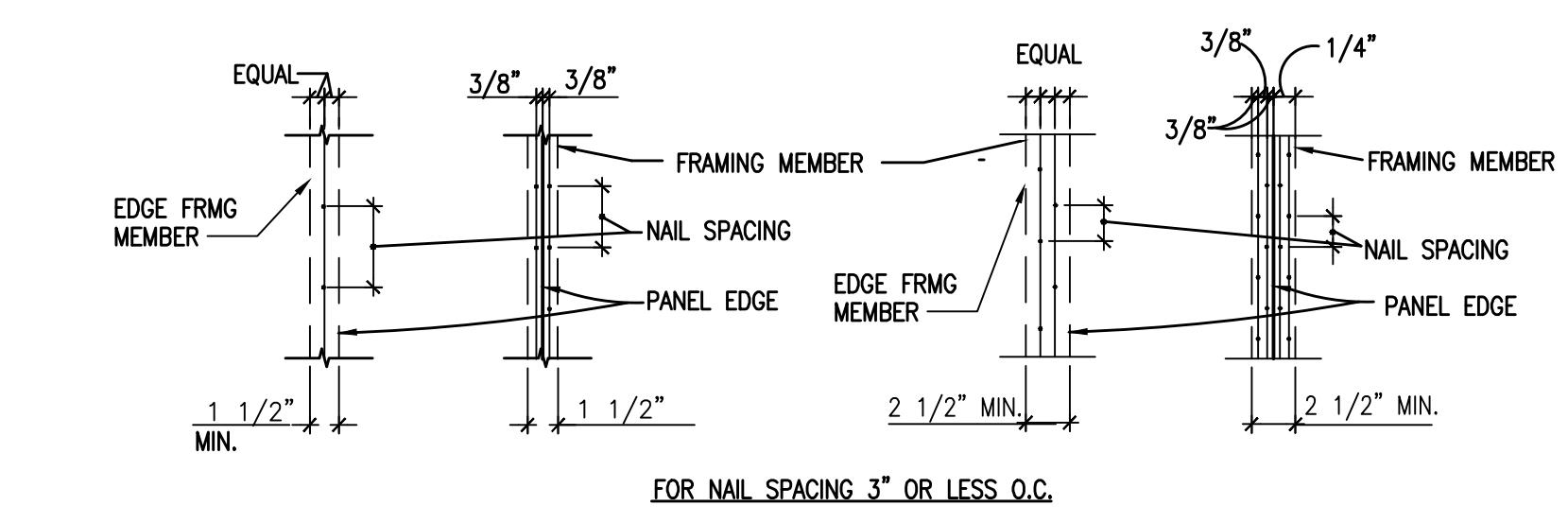
DRIVEN NAILS ARE REQUIRED TO BE DRIVEN BY HAMMER SO THAT THE HEAD OF THE NAIL IS FLUSH WITH THE TOP SURFACE OF THE PLYWOOD.

SHINE NAILING SHALL BE USED ONLY WHERE THE BACK SIDE CAN BE EXPOSED FOR "SHINERS".

ERS" OR NAILS WHICH DO NOT PENETRATE FULLY INTO FRAMING OR BLOCKING SHALL BE REMOVED AND REPLACED. ALL REMEDIAL NAILING SHALL BE DONE BY HAND.

NY FRAMING MEMBERS, BLOCKING OR JOISTS RECEIVING THE POINTS OF NAILS, ARE DAMAGED (SPLIT, NAILS HIT TO CLOSE, ETC.) THEY SHALL BE REMOVED AND REPLACED.

NAILING FOR TOE NAIL, END NAIL AND SLANT DRIVEN NAIL ARE NOT PERMITTED.



3 TYP. PLYWOOD EDGE NAILIN

---

NO SCALE

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

# TYPICAL SHEAR WALL DETAILS

Project number	201
Date	1/17/
Drawn by	ST
Checked by	

S6.2

AS NC



# RESIDENCE FOR MR. CARL ADAMS

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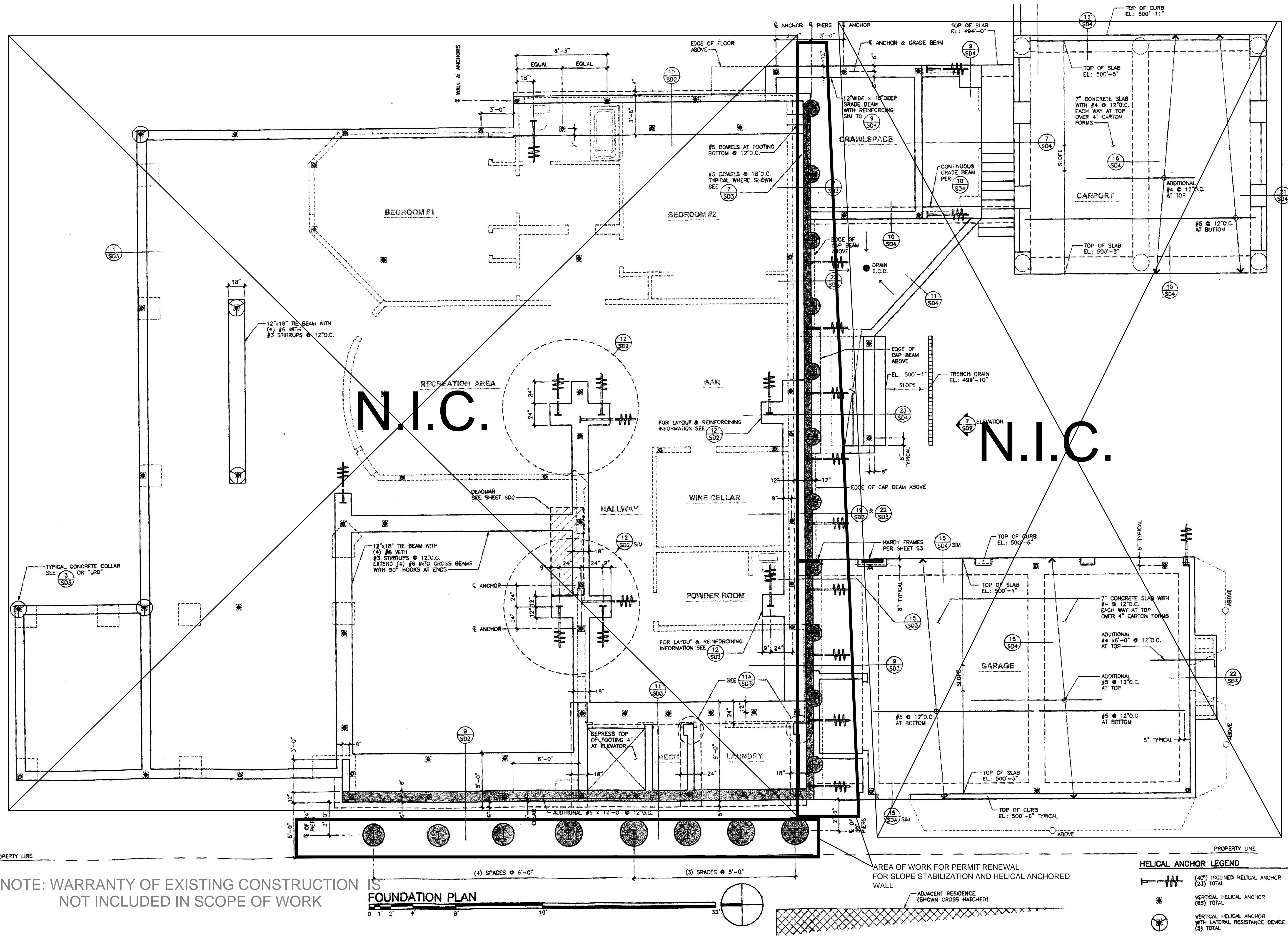
CALIFORNIA GREEN CONSULTANT:  
HASFRA BURT, AIA  
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CASTRO VALLEY, CA 94546  
510-830-4794



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

# RETAINING WALL DETAILS

Project number	2013-63
Date	1/17/2014
Drawn by	STAFF
Checked by	J.O.
S10	
Scale	AS NOTED





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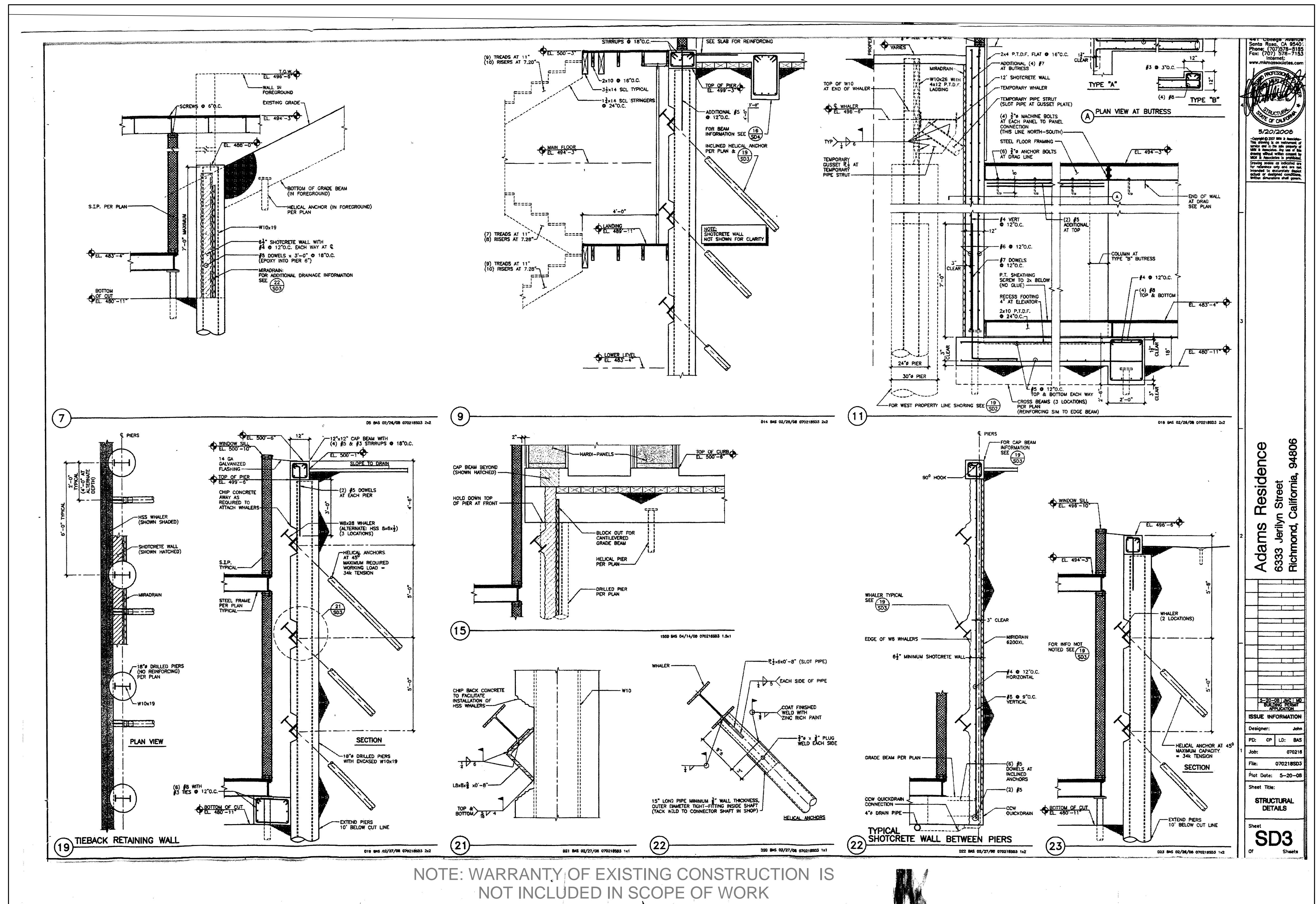
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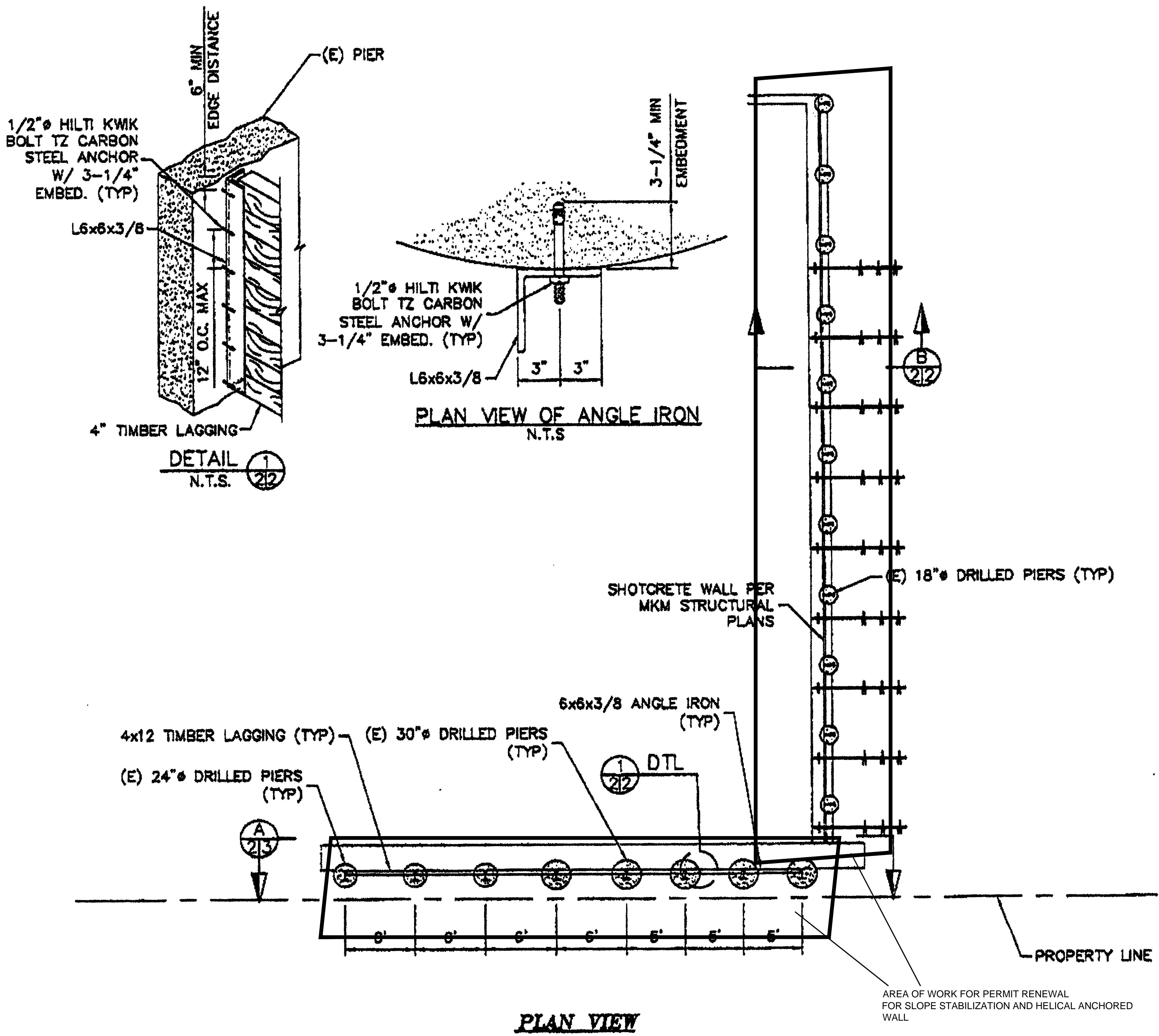
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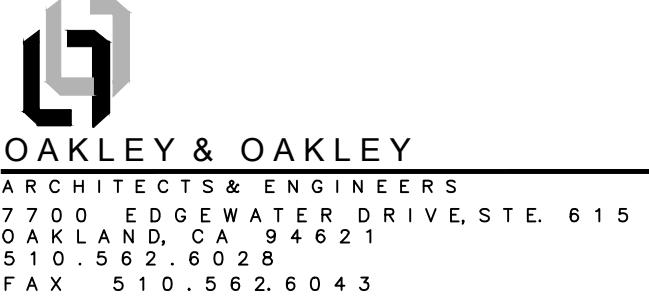
No.	Description	Date
1	STRUCTURAL DETAILS	
2	OWNER: MR. CARL ADAMS 6333 JERILYNN AVENUE RICHMOND, CA 94806	
3	RETAINING WALL DETAILS	
4	Project number 2013-6	
5	Date 1/17/2013	
6	Drawn by STAF	
7	Checked by J.L.	





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

# RESIDENCE FOR MR. CARL ADAMS



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OWNER:  
R. CARL ADAMS  
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RICHMOND, CA 94806

# RETAINING WALL DETAILS

Project number	2013-63
Date	1/17/2014
Drawn by	STAFF
Checked by	J.O
	S12
	AS NOTED

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

**SECTION B**

SCALE: 1" = 10'-0"

S12