

**STRUCTURAL GENERAL NOTES**

- GENERAL**
- THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF HOHBACH-LEWIN, INC. FOR USE ONLY ON THIS PROJECT.
- CONTRACTOR RESPONSIBILITY - CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.
- DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED, OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
- COORDINATION - OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AND CONSTRUCTED PER TYPICAL DETAILS SHOWN IN THESE DOCUMENTS. NO MECHANICAL OR ELECTRICAL SYSTEM COMPONENTS SHALL BE EMBEDDED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED IN THESE DOCUMENTS.
- OMISSIONS AND CONFLICTS - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DETAILED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.
- STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
- THERE SHALL BE NO CHANGE IN SIZE OR DIMENSION OF A STRUCTURAL MEMBER, NOR SHALL ANY OPENINGS BE MADE IN ANY STRUCTURAL MEMBER, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURE. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE IMPOSED.
- THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
- SEE DRAWINGS OTHER THAN STRUCTURAL FOR TYPES OF FLOOR FINISH AND THEIR LOCATION, DEPRESSIONS IN FLOOR SLABS, OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL, MECHANICAL, FEATURES, AND ROADWAY PAVING, WALLS, RAMPS, STAIRS, CURBS, ETC.
- TYPICAL DETAILS - DETAILS NOTED AS TYPICAL ARE APPLICABLE WHERE SPECIFIED ON THE STRUCTURAL DRAWINGS AND WHEREVER THE CONDITION OCCURS THROUGHOUT THE PROJECT. INCLUDING LOCATIONS WHERE THE DETAIL IS NOT EXPLICITLY SPECIFIED OR REFERENCED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY LOCATIONS WHERE TYPICAL DETAILS ARE APPLICABLE PRIOR TO CONSTRUCTION.

**DESIGN BASIS**

- APPLICABLE CODE: CALIFORNIA BUILDING CODE (CBC), 2019 EDITION.

- VERTICAL LOAD - LIVE LOADS:**
  - RESIDENTIAL FLOOR LOAD: 40 psf
  - RESIDENTIAL CORRIDOR: SAME AS OCCUPANCY
  - RESIDENTIAL DECK/BALCONY: 60 psf
  - PUBLIC ROOM AND CORRIDORS SERVING THEM: 100 psf
  - STAIRS/EXITS: 100 psf
  - RETAIL - FIRST FLOOR: 100 psf
  - ROOF: VARIES WITH SLOPE (20 psf max.)

- LATERAL LOADS:**
  - DESIGN WIND CRITERIA PER ASCE 7-16
    - BASIC DESIGN WIND SPEED: 95 mph
    - ALLOWABLE STRESS DESIGN WIND SPEED: 111 mph
    - WIND EXPOSURE: B
  - DESIGN SEISMIC CRITERIA:
    - SITE CLASS: D
    - Ss: 0.15
    - S1: 0.224
    - IMPORTANCE FACTOR, I: 1.0
    - SEISMIC DESIGN CATEGORY: D
    - RISK CATEGORY: II
    - RESPONSE MODIFICATION COEFF., R: 6 (SPECIAL REINF. CONC. SHEAR WALL)
      - R: 6.5 (LIGHT-FRAME WOOD STRUCTURAL PANELS)
    - DESIGN SEISMIC COEFF., Vs: 0.2524 (SPECIAL REINF. CONC. SHEAR WALL)
      - Vs: 0.2524 (LIGHT-FRAME WOOD STRUCTURAL PANELS)

- GEOTECHNICAL CRITERIA PER GEOTECHNICAL REPORT:**
  - DESIGN OF FOUNDATION IS BASED ON THE CRITERIA PER GEOTECHNICAL REPORT PREPARED BY: ROCKRIDGE GEOTECHNICAL REPORT #: 20-1803 DATED: MARCH 28, 2021
  - ALLOWABLE SOIL BEARING PRESSURE:
    - DEAD + LIVE: 5000 psf
    - DEAD + LIVE + WIND OR SEISMIC: 8100 psf
  - ALLOWABLE BEARING CAPACITY FOR FOOTINGS BEARING ON CDGS:
    - DEAD + LIVE: 5000 psf (80 kips PER DCG)
    - DEAD + LIVE + WIND OR SEISMIC: 6667 psf (106 kips PER DCG)
  - DCG SPRING CONSTANT: 8000 ipf
  - COEFFICIENT OF FRICTION: 0.3
  - PASSIVE PRESSURE: 210 pcf
  - MODULUS OF SUBGRADE REACTION: 99 pci
  - ALL ENGINEERED FILL SHALL HAVE A MINIMUM RELATIVE COMPACTION PER PROJECT GEOTECHNICAL REPORT.

- CONCRETE**
- CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH ACI 318.
- CONCRETE SHALL BE AS FOLLOWS:

CONCRETE USE	STRENGTH AT 28 DAYS U.O.N.	W/C RATIO	MAX AGGREGATE SIZE	WEIGHT	SHRINKAGE
SLAB ON GRADE	3000 PSI	0.45 MAX.	3/4" TO 1" (LS)	145pcf	0.45%
FOUNDATIONS	4000 PSI	0.50 MAX.	3/4" TO 1" (LS)	145pcf	-
MAT FOUNDATION	4000 PSI AT 56 DAYS	0.50 MAX.	3/4" TO 1" (LS)	145pcf	-
CAST-IN PLACE WALLS	4000 PSI	0.45 MAX.	3/4" (LS)	145pcf	0.45%
COLUMNS	4000 PSI	0.45 MAX.	1/2"	145pcf	-
ELEVATED POST-TENSIONED SLAB	5000 PSI	0.45 MAX.	1" (LS)	145pcf	0.50%
TOPPING SLAB *	2500 PSI	0.45 MAX.	3/4"	115pcf	-

(LS) CRUSH LOW SHRINKAGE ROCK \* ADD FIBER MESH TO ALL EXPOSED TOPPING SLAB, TYP. U.O.N.

- STRENGTH COMPRESSIVE STRENGTH IN PSI WHEN TESTED IN ACCORDANCE WITH ASTM C94
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
- AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. FOR LOW SHRINKAGE AGGREGATE USE LIMESTONE OR GRANITE AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
- FLY ASH: ASTM C 618, CLASS F OR CLASS C. MINIMUM RECOMMENDED FLY ASH F. CONTENT BY MASS OF CEMENTITIOUS MATERIAL IS 20%. MAXIMUM RECOMMENDATION IS 25%. (DSA PROJECTS FLY ASH: ASTM C 618, ASTM C 311 CLASS N OR F AND DSA IR 19-3 CLASS F. RECOMMENDED FLY ASH CONTENT BY MASS OF CEMENTITIOUS MATERIAL IS 15%).
- ADMIXTURES: MIX SHALL CONTAIN POLYMER BASED, WATER REDUCING ADMIXTURE. THE FOLLOWING TYPES OF ADMIXTURES ARE ALLOWED AS PLASTICIZERS AND/ OR SET ACCELERATORS TO IMPROVE WORKABILITY: 1. ASTM C494 TYPES A, C, E & HIGH RANGE WATER REDUCERS SHALL ALSO MEET REQUIREMENTS OF ASTM C 1011. 2. THE INITIAL SLUMP OF THE CONCRETE BEFORE INTRODUCING ADMIXTURES SHOULD BE MINIMUM 2" INCHES.
- SHRINKAGE - CONTRACTOR TO PROVIDE CONCRETE MIX HISTORY DATA OR PROVIDE TESTING REPORT.
- MINIMUM REINFORCING COVER FOR CAST-IN-PLACE CONCRETE:
  - CONC. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
  - CONC. FORMED BELOW GRADE OR EXPOSED TO WEATHER:
    - NO. 5 AND GREATER: 2"
    - NO. 5 AND SMALLER: 1 1/2"
  - CONC. NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND:
    - SLABS, WALLS, AND JOISTS NO. 11 AND SMALLER: 1"
    - BEAMS AND COL.; PRIMARY REINF.; TIE; STAIRUPS, SPIRALS: 1 1/2"

- PLACEMENT**
  - ALL REINFORCING BARS, ANCHOR BOLTS, AND ALL OTHER CONC. INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
  - CHAMFER ALL CORNERS OF CONCRETE TO PREVENT DAMAGE.
  - CONSTRUCTION TOLERANCES SHALL COMPLY TO AGI 111.
  - CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN FREDETERMINED CONSTRUCTION JOINTS.
  - USE VIBRATORS TO CONSOLIDATE CONCRETE. DO NOT USE VIBRATORS TO MOVE CONCRETE.
  - CONCRETE SHALL BE CONTINUOUSLY CURED FOR 7 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER. FOOTINGS ARE EXEMPT FROM THIS REQUIREMENT.
  - PATCHING OF CONCRETE, ALL INSERT HOLES AND OTHER IMPERFECTIONS ON THE SURFACES OF THE CONCRETE SHALL BE FILLED WITH GROUT, BRUSHED AND BACKED TO A UNIFORM FINISH.
- PIPES - PLASTIC OR METAL (NON-ALUMINUM) CONDUITS MAY BE EMBEDDED IN THE SLAB PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:**
  - NO PIPES OR CONDUITS, OTHER THAN ELECTRICAL, SHALL BE EMBEDDED IN STRUCTURAL CONCRETE
  - THE MAXIMUM CONDUIT SIZE SHALL BE 1 3/4 INCH OUTSIDE DIAMETER
  - CONDUITS TO BE LIMITED TO TEN (10) CONDUITS EVERY TEN (10) FEET
  - LOCATE CONDUITS WITHIN THE MIDDLE THIRD OF THE SLAB THICKNESS
  - PROVIDE A MINIMUM OF SIX (6) INCHES CLEAR SPACING BETWEEN ADJACENT CONDUIT
  - NO CONDUIT SHALL BE LOCATED WITHIN COLUMN DROP CAPS OR BETWEEN STUD RAILS OR WITHIN A THREE (3) FOOT RADIUS OF A COLUMN
  - AVOID INTERSECTING CONDUITS WHERE POSSIBLE. INTERSECTING CONDUITS ARE TO BE INSTALLED PERPENDICULAR TO EACH OTHER, NO MORE THAN TWO (2) CONDUITS PER INTERSECTION. DO NOT INTERSECT CONDUIT AT POST-TENSIONING TENDON OR DO REINFORCEMENT INTERSECTIONS.
  - IF DENSER AMOUNTS OF CONDUIT OCCURS, CONTACT THE ENGINEER FOR ASSISTANCE. SEE DETAILS FOR ALLOWABLE POST-TENSIONING GROUPS AND LAYOUTS
  - DO NOT COLL. EXCESS CONDUITS IN SLAB
  - IN PARKING GARAGE SLABS, EMBEDDED ELECTRICAL CONDUIT SHALL BE LIMITED TO SERVICE LIGHTING
- PENETRATIONS - PENETRATIONS SHALL NOT BE PERMITTED IN BEAMS OR DROP CAPS EXCEPT AS SHOWN IN P/T DRAWINGS OR TYPICAL DETAILS.**
- INSERTS - ALL INSERTS AND SLEEVES SHALL BE CAST IN PLACE WHENEVER POSSIBLE. DRILLED AND POWER-DRIVEN FASTENERS WILL BE PERMITTED ONLY WHEN IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID THE TENDONS AND/OR ANCHORAGES. THE CONTRACTOR MUST LOCATE TENDONS ON THE SURFACE SLAB.**
- CONSTRUCTION JOINTS:**
  - CONSTRUCTION JOINTS SHOWN MAY BE PROVIDED AT CONTRACTORS OPTION, ANY PROPOSED CONSTRUCTION JOINTS NOT SHOWN MUST BE SUBMITTED TO THE DESIGN PROFESSIONAL OF RECORD FOR APPROVAL.
  - ROUGHENED CONSTRUCTION JOINTS (R.C.J.) WHERE NOTED ON DRAWINGS R.C.J. ROUGHEN JOINT TO MINIMUM 1/4 INCH AMPLITUDE.

- INTERIOR SLAB ON GRADE:**
  - DO NOT ALLOW WATER TO COLLECT ON OR AROUND BUILDING PAD.
  - INITIAL CURING: INITIAL CURING SHALL IMMEDIATELY FOLLOW THE FINISHING OPERATION. CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST AT LEAST OVERNIGHT.
  - FINAL CURING: IMMEDIATELY FOLLOWING THE INITIAL CURING AND BEFORE THE CONCRETE HAS DRIED. SLABS TO BE CONTINUOUSLY CURED FOR 7 DAYS BY NET COVERING OR MOISTURE RETAINING COVERING TO REDUCE THE LIKELIHOOD OF SHRINKAGE OR CRACKING. LIQUID MEMBRANE CURING COMPOUNDS SHALL NOT BE PERMITTED (WITHOUT OWNER'S WRITTEN APPROVAL).
  - INTERIOR SLABS SHALL RECEIVE A LIGHT BROOM FINISH U.O.N. TOLERANCE SHALL BE 1/8" IN 10'-0". EDGES SHALL BE SMOOTH TROWELED.
- ALL CONC. TO BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED".
- VAPOR BARRIER:**
  - 15 MIL ASTM E-1745 CLASS A, TYP. U.O.N.
- SHOTCRETE NOTES**
- SHOTCRETE SHALL CONFORM TO THE REQUIREMENTS FOR REINFORCED CONCRETE AND PROVISIONS OF ACI 306. THE MIXTURE PROPORTIONS SHALL BE PER ACI 306R-16 SECTION 2.5.
- PROVIDE PRECONSTRUCTION TESTS PER CBC §1406.5 FOR ALL BARS GREATER THAN NO.5
- BAR CLEARANCES: FOR NO. 5 A MINIMUM CLEARANCE BETWEEN PARALLEL REINFORCEMENT BARS OF 2 1/2". FOR LARGER BARS, A MINIMUM CLEARANCE BETWEEN PARALLEL BARS EQUAL TO SIX DIAMETERS OF BARS SHALL BE USED. AT THE TWO CURTAINS OF STEEL CONDITIONS, THE CURTAIN NEARER THE NOZZLE SHALL HAVE A MINIMUM GAPING EQUAL TO 12 BAR DIAMETERS AND THE BACK CURTAIN SHALL HAVE A MINIMUM GAPING OF SIX BAR DIAMETERS. DOUBLING BARS MAY BE REQUIRED IF TIGHTER SPACING IS SPECIFIED ON PLANS HOWEVER MINIMUM PARALLEL SPACING WOULD BE STILL BE REQUIRED.
- LAP SPLICES OF REINFORCING BARS SHALL UTILIZE THE NONCONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2 INCHES (51 mm) BETWEEN BARS. THE USE OF CONTACT LAP SPLICES NECESSARY FOR SUPPORT OF THE REINFORCING IS PERMITTED WHEN APPROVED BY THE BUILDING OFFICIAL. BASED ON SATISFACTORY PRECONSTRUCTION TESTS THAT SHOW THAT ADEQUATE ENGAGEMENT OF THE BARS WILL BE ACHIEVED, AND PROVIDED THAT THE SPLICE IS ORIENTED SO THAT A PLANE THROUGH THE CENTER OF THE SPLICED BARS IS PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE.

- WHEN REQUIRED BY THE BUILDING OFFICIAL A TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT. THE SAMPLE PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOB CONDITIONS AS CLOSELY AS POSSIBLE. THE PANEL THICKNESS AND REINFORCING SHALL REPRODUCE THE THICKEST AND MOST CONGESTED AREA SPECIFIED IN THE STRUCTURAL DESIGN. IT SHALL BE SHOT AT THE SAME ANGLE USING THE SAME NOZZLE AS THE PROJECT. THE EQUIPMENT USED IN PRECONSTRUCTION TESTING SHALL BE USED ON THE PROJECT. THE EQUIPMENT USED IN PRECONSTRUCTION TESTING SHALL BE THE SAME EQUIPMENT USED IN THE WORK REQUIRING SUCH TESTING, UNLESS SUBSTITUTE EQUIPMENT IS APPROVED BY THE BUILDING OFFICIAL. THE TEST PANEL SHALL HAVE MINIMUM DIMENSIONS OF 36-IN. X 36-IN.
- ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE SHALL BE REMOVED FROM THE SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL NOT BE USED AS AGGREGATE.
- EXCEPT WHERE PERMITTED HEREIN, UNFINISHED WORK SHALL NOT BE ALLOWED TO STAND FOR MORE THAN 30 MINUTES.
- SHOTCRETE THAT EXHIBITS SAGS, SLOUGHS, SEGREGATION, HONEYCOMBS, SAND FOKETS OR OTHER OBVIOUS DEFECTS SHALL BE REMOVED AND SHALL NOT BE REUSED.
- DURING THE CURING PERIOD SHOTCRETE SHALL BE MAINTAINED ABOVE 40-DEGREES FAHRENHEIT AND IN MOIST CONDITION. INITIAL CURING SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER SHOTCRETING IS COMPLETE OR SHALL BE SEALED WITH AN APPROVED CURING COMPOUND.
- FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER SHOTCRETING.
- STRENGTH TESTS FOR SHOTCRETE SHALL BE MADE BY AN APPROVED AGENCY ON SPECIMENS THAT ARE REPRESENTATIVE OF THE WORK AND WHICH HAVE BEEN WATER SOAKED FOR AT LEAST 24 HOURS PRIOR TO TESTING. SPECIMEN SHALL CONSIST OF NOT LESS THAN 2-INCH-DIAMETER CORES.
- SPECIMENS SHALL BE TAKEN FROM IN-PLACE WORK OR FROM TEST PANELS, AND SHALL BE TAKEN AT LEAST ONCE EACH SHIFT, BUT NOT LESS THAN ONE FOR EACH 50 CUBIC YARDS OF SHOTCRETE.
- THE AVERAGE COMPRESSIVE STRENGTH OF THREE CORES FROM THE IN-PLACE WORK OR A SINGLE TEST PANEL SHALL EQUAL OR EXCEED 95% THE COMPRESSIVE STRENGTH OF THE SPECIFIED CONCRETE, WITH NO SINGLE CORE LESS THAN THAT AMOUNT.

- REINFORCING STEEL**
- REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318.
- REINFORCING STEEL SHALL BE AS FOLLOWS:

REINF.	TYPE
REINFORCING STEEL	ASTM A615, GRADE 60, U.O.N.
WELDED SPIRALS	ASTM A106, GRADE 60 OR 80 AS NOTED
TIE AND SPIRAL WIRE REINF.	ASTM A1024, GRADE 60
WELDED WIRE REINF.	ASTM A1024, GRADE 60
REINF. USE	TYPE
SLAB-ON-GRADE	ASTM A615, GRADE 60
FOUNDATIONS	ASTM A615, GRADE 60
CONC. COLUMNS	ASTM A106, GRADE 80
POST-TENSIONED SLABS	ASTM A615, GRADE 80
CONVENTIONAL SLABS/BEAMS	ASTM A615, GRADE 80
CONC. SHEAR WALLS *	ASTM A106 OR ASTM A615, GRADE 60

\* THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED FY BY MORE THAN 10,000 PSI, AND THE RATIO OF THE ACTUAL TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.

- DO NOT FIELD BEND OR STRAIGHTEN IN ANY MANNER THAT WILL DAMAGE REINFORCING.
- PROVIDE SPLICES IN REINFORCING ONLY WHERE SHOWN ON DRAWINGS OR APPROVED IN WRITING BY ENGINEER OF RECORD.
- WELDING TO CONFORM TO AWS D1.4

- POST-TENSIONING (SEE CONCRETE NOTES)**
- MINIMUM REINFORCING COVER FOR CAST-IN-PLACE CONCRETE (PRESTRESSED):**
  - CONC. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
  - CONC. EXPOSED TO EARTH OR WEATHER: WALL PANELS, SLABS, JOISTS: 1"
  - OTHER MEMBERS: 1 1/2"
  - CONC. NOT EXPOSED TO WEATHER NOR IN CONTACT WITH GROUND:
    - SLABS, WALLS, AND JOISTS: NO. 11 AND SMALLER: 1"
    - BEAMS AND COLUMNS: PRIMARY REINF.: 1 1/2"
    - TIES, STAIRUPS, SPIRALS: 1"
- REFERENCE STANDARDS - POST-TENSIONED CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF THE FOLLOWING DOCUMENTS, EXCEPT AS MODIFIED BELOW:
  - ACI 301 STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE
  - ACI 310 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
  - PTI "POST TENSIONING MANUAL"
  - PTI SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS
  - PTI FIELD PROCEDURES MANUAL FOR UNBONDED SINGLE STRAND TENDONS
- FIELD FOREMAN - THE FIELD FOREMAN RESPONSIBLE FOR THE PLACEMENT OF ALL POST-TENSIONING SHALL HAVE A MINIMUM OF THREE (3) YEARS EXPERIENCE IN THIS CAPACITY FOR THIS TYPE OF CONSTRUCTION.
- P/T STRAND QUALITY - ONE SAMPLE OF EACH REEL OR HEAT SHALL BE TESTED BY AN APPROVED LABORATORY. TEST RESULTS OR MILL CERTIFICATES SHALL BE SUBMITTED TO THE ENGINEER BEFORE STRESSING OF TENDONS. POST-TENSIONING TENDONS SHALL BE LOW-RELAXATION QUALITY, AND SHALL CONFORM TO THE FOLLOWING:
  - SEVEN WIRE STRAND ASTM DESIGNATION: A-416
  - 1/2" DIAMETER STRAND AREA: 0.153 IN. SQ.
  - ULTIMATE STRENGTH: 270 KSI
- P/T HARDWARE QUALITY - ALL ANCHORAGES, COUPLERS AND MISCELLANEOUS HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF AN ENCAPSULATED SYSTEM PER THE PTI "SPECIFICATION".
- P/T SHEATHING QUALITY - UNBONDED STRANDS SHALL BE ENCASED IN SLIPPAGE SHEATHING THAT SHALL CONSIST OF A 50 MIL THICK WATERPROOF CONTINUOUSLY EXTRUDED SEAMLESS PLASTIC TUBING CAPABLE OF PREVENTING THE PENETRATION OF MOISTURE AND GASEOUS FASLE, AND WILL CONTAIN A RUST-INHIBITING GREASE COATING. TEARS IN THE SHEATHING SHALL BE REPAIRED TO RESTORE THE WATER TIGHTNESS OF THE SHEATHING.
- SHOP DRAWINGS - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF CALIFORNIA SHOWING TENDON LAYOUT, DEAD-END AND STRESS-END LOCATIONS AND TENDON SUPPORT LAYOUTS, WITH DETAILS NECESSARY FOR INSTALLATION FOR THE ENGINEER'S REVIEW.
- TENDON PLACEMENT - CARE SHALL BE TAKEN THAT TENDONS ARE LOCATED AND HELD IN THEIR DESIGNATED POSITIONS. TOLERANCES FOR THE LOCATION OF THE PRESTRESSING STEEL SHALL NOT BE MORE THAN 1/4" VERTICALLY, EXCEPT AS NOTED OR REVIEWED BY THE ENGINEER. ACCESS TO STRESSING ENDS SHALL BE MAINTAINED WHERE SHOWN.
- TENDON ADJUSTMENTS - SLIGHT DEVIATIONS IN THE HORIZONTAL SPACING OF THE SLAB TENDONS WILL BE PERMITTED WHEN REQUIRED TO AVOID OPENINGS, INSERTS, AND DOVELS, WHICH ARE SPECIFICALLY LOCATED, WHERE LOCATIONS OF TENDONS SEEM TO INTERFERE WITH EACH OTHER, ONE TENDON MAY BE MOVED HORIZONTALLY IN ORDER TO AVOID THE INTERFERENCE.
- TENDON BUNDLES - THE MAXIMUM ALLOWABLE NUMBER OF STRANDS PER BUNDLE IS FIVE (5).
- TWISTING - TWISTING OR ENTWINING OF INDIVIDUAL TENDONS WITHIN A BUNDLE OR A BEAM SHALL NOT BE PERMITTED.
- PROFILES - PROFILES SHALL CONFORM TO CONTROLLING POINTS SHOWN ON THE DRAWINGS AND SHOULD BE IN AN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, UNLESS OTHERWISE NOTED. LOW PROFILES ARE AT MORGAN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWING THE VERTICAL LOCATION OF PRESTRESSING TENDONS ARE TO THE CENTER OF GRAVITY OF THE STRAND (CGS) UNLESS OTHERWISE NOTED.
- MINIMUM CHAIRING - TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING AND AFTER THE PLACING OF THE CONCRETE, AND SHALL BE SUPPORTED AT A MAXIMUM OF 4'-0" ON CENTER, CHAIRS GREATER THAN 2'-6" IN SIZE SHALL BE STAPLED TO THE FORMWORK. CHAIRS MUST NOT INTERRUPT NOR BE TIED TO POST-TENSIONING TENDONS.
- BLOCKOUTS - ALL POCKETS OR BLOCKOUTS REQUIRED FOR ANCHORAGE SHALL BE ADEQUATELY REINFORCED SO AS NOT TO DEGRADE THE STRENGTH OF THE STRUCTURE. ALL POCKETS SHOULD BE WATERPROOFED TO ELIMINATE WATER LEAKAGE THROUGH OR INTO THE POCKET.
- CHLORIDES - GROUT OR CONCRETE CONTAINING CHLORIDES SHALL NOT BE USED.
- PUMPED CONCRETE - IF CONCRETE IS PLACED BY THE PUMP METHOD, THEN HORSES SHALL BE PROVIDED TO SUPPORT THE HOSE. THE HOSE SHALL NOT BE ALLOWED TO RIDE ON THE TENDONS. CONCRETE CONSOLIDATION - THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE COMPLETE CONSOLIDATION AND DENSIFICATION OF CONCRETE BEHIND ALL POST-TENSIONING ANCHORAGES.
- CONCRETE STRENGTH AT STRESSING - AT TRANSFER OF PRESTRESS, CONCRETE SHALL BE 3,000 PSI MINIMUM FOR ANY GIVEN CYLINDER COMPRESSION TEST.

- REINFORCING STRESSES SHALL CONFORM TO THE FOLLOWING:
  - JACKING STRESSES: 216 KSI
  - ANCHORAGE STRESSES IMMEDIATELY AFTER PRESTRESS TRANSFER: 184 KSI
- EFFECTIVE FORCE - FINAL EFFECTIVE FORCE SHALL BE 268 KIPS (175 KSI) PER LOW-RELAXATION TENDON WHEN TENDON LENGTH IS LESS THAN 100 FEET. FOR VARIANCE FROM THIS VALUE, CONTRACTOR SHALL PROVIDE FRICTION AND LONG-TERM LOSS CALCULATIONS FOR THE ENGINEER'S REVIEW.
- SCHEDULE - STRESSING SHALL BE PERFORMED WITHIN 4 DAYS OF CONCRETE PLACEMENT UNLESS PRIOR APPROVAL HAS BEEN RECEIVED FROM THE ENGINEER.
- CALIBRATIONS - THE RAW AND ATTENDANT GAUGE USED SHALL HAVE BEEN CALIBRATED WITHIN SIXTY (60) DAYS OF THEIR USE.
- STRESSING SEQUENCE - UNIFORMLY DISTRIBUTED TENDONS AND TEMPERATURE TENDONS SHALL BE STRESSED BEFORE CONCENTRATED BEAM STRIP (BAND) TENDONS, AND SLAB TENDONS SHALL BE STRESSED BEFORE BEAM TENDONS.
- ELONGATIONS - INDIVIDUAL TENDON FIELD READINGS OF ELONGATIONS AND/OR STRESSING FORCES SHALL NOT VARY BY MORE THAN +/- 7% FROM CALCULATED REQUIRED VALUES SHOWN ON THE SHOP DRAWINGS. IF THE MEASURED ELONGATIONS VARY FROM CALCULATED VALUES BY MORE THAN +/- 7%, THE CONTRACTOR SHALL PROVIDE FRICTION CALCULATIONS AND/OR OTHER JUSTIFICATION TO THE SATISFACTION OF THE ENGINEER.

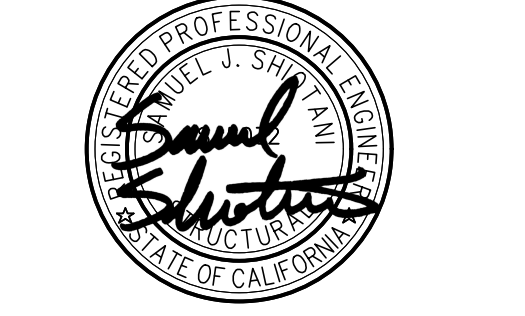
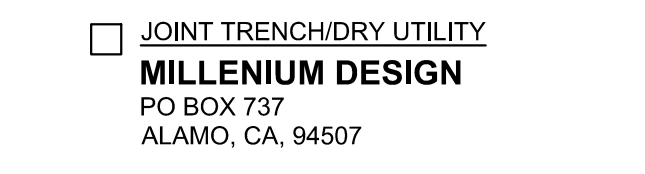
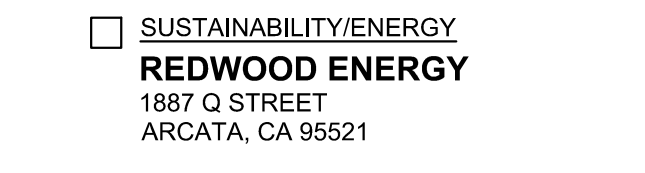
- MEMBER FORCES - THE POST-TENSIONED FORCE PROVIDED IN THE FIELD FOR EACH STRUCTURAL MEMBER SHALL NOT BE LESS THAN THE VALUES NOTED ON THE STRUCTURAL DRAWINGS. IN THIS CONTEXT, STRUCTURAL MEMBERS ARE BEAMS OR SLABS, WALLS, WHETHER WITH BANDS OR DISTRIBUTED TENDONS, EACH SERVING THEIR RESPECTIVE TRIBUTARY.
- TENDON ENDS - DO NOT CUT OFF TENDON ENDS UNTIL THE ENTIRE FLOOR SYSTEM HAS BEEN SATISFACTORILY STRESSED AND THE ENGINEER'S REVIEW IS OBTAINED. TENDON LENGTH PROTRUDING BEYOND WEDGES AFTER CUTTING SHALL BE 3/4 INCH 1 1/4 INCH. THE STRESSING END ANCHORS AND WEDGES SHALL BE SPRAY PAINTED WITH RUST-OLEUM OR A SIMILAR COATING FOR CORROSION PROTECTION. INSTALL LOCKING TRANSLUCENT GREASE CAPS WITHIN THE FOLLOWING 24-HOUR PERIOD.

- GROUTING OF STRESSING POCKETS - STRESSING POCKETS SHALL BE FILLED WITH NON-SHRINK GROUT AFTER STRESSING, PAINTING & GREASE-CAPPING TO STOP MOISTURE PENETRATION. SUBMIT SPECIFICATION FOR PROPOSED BONDING AGENT AND GROUT TO ENGINEER FOR REVIEW PRIOR TO USE.
- DE-SHORING - SLABS OR BEAMS MAY BE DE-SHORED WHEN ALL TENDONS HAVE BEEN SATISFACTORILY STRESSED AND THE ENGINEER'S REVIEW IS OBTAINED. UNLESS SHORING IS REQUIRED TO CARRY FLOORS OR ABOVE LEVELS, OR SHORING IS REQUIRED TO SUPPORT STRUCTURE AT CLOSURE POURS.

LEVEL	VERTICAL	
	PER FLOOR	CUMULATIVE
ROOF - FLOOR 4	0.29 IN.	0.75 IN.
FLOOR 4 - FLOOR 3	0.29 IN.	0.50 N.
FLOOR 3 - FLOOR 2	0.29 IN.	0.25 IN.

**STRUCTURAL SHEET INDEX**

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COUNTY OF SANTA CLARA  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: 18-1252-1242

By: M. Bloom Date: 07/28/2023

HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

ID	DATE	NAME
1	11/11/2022	PERMIT SET-CONV
A	12/16/2022	BID SET
B	03/20/2023	BID ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

231 GRANT AVENUE  
PALO ALTO, CA 94306



STRUCTURAL  
GENERAL NOTES

JOB #: 1925  
SCALE: As indicated

S1.0  
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



**STRUCTURAL GENERAL NOTES**

- STEEL
  - STRUCTURAL STEEL TO BE SUPPLIED DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
  - U.O.N. STEEL SHALL BE AS FOLLOWS:
    - WIDE FLANGE SHAPES: ASTM A992
    - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B, U.O.N.
    - PIPES: ASTM A53, GR. B
    - OTHER SHAPES AND FLATES: ASTM A36, ASTM A572 GR. 50 AS NOTED.
    - BOLTS: ASTM A307
    - HIGH STRENGTH BOLTS: ASTM F3125 GRADE A325, U.O.N.
    - THREAD RODS: ASTM A306, U.O.N.
    - ANCHOR RODS: F1554 GR. 36 TYP. U.O.N.
    - WELDING ELECTRODES: E-70XX U.O.N.
    - WELDING STUDS: FLUX FILLED HEADED STUDS CONFORMING TO ASTM A108 BY NELSON OR EQUAL.

\*NOTE: REFERENCE TYPICAL DETAIL SHEETS FOR OTHER GRADES OF STEEL REQUIRED AT SEISMIC LOAD RESISTING SYSTEMS (SLRS) WHERE OCCURS.

  - WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED WELDERS.
  - BUTT WELDS ARE TO BE COMPLETE PENETRATION U.O.N. ALL FILLET WELDS SHOWN ARE MINIMUM REQUIRED BY STRESS, INCREASE WELDS TO A.I.S.C. MINIMUM SIZES BASED ON THICKNESS OF MATERIAL JOINED U.O.N.
  - STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, U.O.N.
  - STEEL NOT RECEIVING FIRE PROOFING SHALL BE SHOP PRIMED.
  - ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP ZINC GALVANIZED U.O.N.
  - NON SHRINK GROUT: 7500 psi COMPRESSIVE STRENGTH, NON METALLIC CONFORMING TO ASTM C1101, MASTERFLOX 428 OR EQUAL.
  - INTUMESCENT PAINT TO MEET REQUIREMENTS OF ASTM E119.
- LIGHT GAUGE STEEL
  - COLD FORM STEEL USED FOR STUDS, TRACK, BLOCKING, GUSSETS, BRACE STRAPS, ETC. SHALL MEET THE REQUIREMENTS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ES EVALUATION REPORT NO. 3064P DATED FEBRUARY 2020. SEE DETAIL SHEETS FOR SIZES AND THICKNESS REQUIREMENTS.
  - COLD FORM STEEL STUD FRAMING SHALL CONFORM TO THE FOLLOWING:
    - 54 MIL AND HEAVIER-ASTM A653 55 (50 KSI MINIMUM YIELD)
    - 48 MIL AND LIGHTER-ASTM A653 55 (33 KSI MINIMUM YIELD)
    - EXTERIOR MEMBERS: GALVANIZED 560 MIN.
  - ALL STEEL STUDS, JOIST TRACK SHALL HAVE A LEGIBLE LABEL, STAMP OR EMBOSSEMENT, AT A MAXIMUM OF 48" O.C., INDICATING THE MANUFACTURER'S NAME, LOGO OR INITIALS, EVALUATION SERVICE REPORT NUMBER, THE MATERIAL BASE METAL THICKNESS (UNCOATED) IN 100 IN. AND THE YIELD STRENGTH IF DIFFERENT THAN 33 KSI.
  - MILL CERTIFICATES FROM THE COIL PRODUCER SHALL BE MADE AVAILABLE IF REQUESTED. MILL CERTIFICATE TO INCLUDE AS A MINIMUM THE CHEMICAL COMPOSITION, YIELD STRENGTH, TENSILE STRENGTH, ELONGATION, AND COATING THICKNESS.
  - ALL SECTIONS TO REMAIN UNFINISHED EXCEPT WALL STUDS MAY BE FINISHED IN ACCORDANCE WITH ICC HOLE SIZE AND SPACING LIMITATIONS.
  - LATERAL BRIDGING OF COLD FORM STEEL STUDS IS REQUIRED WHEN SHEATHING. INSTALLED DOES NOT CONTINUE FULL HEIGHT ON BOTH SIDES. FOR BRIDGING INSTALLATION SEE TYPICAL DETAIL SHEET.
  - COLD FORM STEEL STUDS SHALL HAVE FULL BEARINGS AGAINST INSIDE TRACK WEB PRIOR TO STUD AND TRACK ATTACHMENT. STUDS AND TRACKS SHALL BE ATTACHED BY WELDING OR (2) #8 SELF-DRILLING SCREWS (ONE EA. FLANGE).
  - PRE-MANUFACTURED HANGERS, CLIPS, ETC. SHALL MEET THE REQUIREMENTS OF "SIMPSON" OR EQUIVALENT.
  - VERTICAL S/S/B/D BY THE STEEL NETWORK ICC ESR-2049.
  - SELF-DRILLING FASTENERS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISI SPECIFICATION PROVISIONS FOR SCREW CONNECTIONS. FASTENERS SHALL BE #8 SMS U.O.N. ALL SCREWS TO BE GALVANIZED OR CORROSION RESISTANT. SCREWS SHALL CONFORM TO S.A.E. J78.
  - WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN A FABRICATION SHOP. ALL WELDING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST AWS D13 CODE. 48 MIL AND LIGHTER SHEET TO SHEET - E60XX 54 MIL AND HEAVIER SHEET TO SHEET - E70XX
  - BUTT WELDS ON SPICES SHALL BE USED AT ALL JOINTS IN TRACK. SPICES IN STUDS OR BRACES SHALL NOT BE PERMITTED. WHERE STUDS ARE BURNED THROUGH BY WELDING PROVIDE SUITABLE PATCH PLATE OF SAME THICKNESS.
  - SEE ADDITIONAL NOTES ON DET. 1/5/1.

- FOAM FILL
  - RIGID CELLULAR POLYSTYRENE
    - BLOCK: ASTM D6811
    - MAXIMUM DENSITY: 1.5 pcf
    - MINIMUM COMPRESSIVE RESISTANCE AT 1% DEFORMATION: 3 psi
  - LOW DENSITY CONCRETE FILL
    - MAXIMUM DENSITY: 21 pcf
    - MINIMUM COMPRESSIVE STRENGTH: 40 psi
- EPOXY ANCHORS
  - EPOXY ADHESIVE SHALL BE HILTI HIT-RE 500-V3 ADHESIVE ANCHOR (ESR-3814) OR EQUAL PRODUCT. ALTERNATIVE PRODUCTS MUST BE SUBMITTED TO E.O.R. FOR SUBSTITUTION PRIOR TO INSTALLATION PER SPECIFICATIONS.
  - INSTALLATION: INSTALL THE EPOXY ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC ANCHOR.
  - SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1104 OF THE CBC. (1104A OF THE CBC FOR DSA PROJECTS)
  - NOTIFY ARCHITECT IMMEDIATELY IF ELEMENTS WITH EXISTING STRUCTURE PREVENT DRILLING IN THE LOCATIONS SHOWN ON THE DRAWINGS.
  - EPOXYED DONKES DO NOT SUBSTITUTE FOR HOOKED BARS. CONTRACTOR TO NOTIFY ENGINEER OF EPOXYED DONKEL LOCATIONS.
  - WHEN EPOXY ANCHORS ARE USED FOR SILL PLATE BOLTING, 10% OF THE ANCHORS SHALL BE TENSION TESTED FOR ALL OTHER STRUCTURAL APPLICATIONS, ALL SUCH EPOXY ANCHOR SHALL BE TENSION TESTED. WHEN EPOXY ANCHORS ARE USED FOR NON-STRUCTURAL APPLICATIONS, 50% OF ANCHORS SHALL BE TENSION TESTED. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE NOT PREVIOUSLY TESTED UNTIL 20 CONSECUTIVE ANCHORS PASS. (PER IR-191 FOR DSA PROJECTS ONLY)
- CONCRETE AT TIME OF INSTALLATION SHALL HAVE ATTAINED ITS MINIMUM DESIGN COMPRESSIVE STRENGTH
 

MIN. WITH Fc = 2,500 PSI OR 3,000 PSI CONCRETE (NORMAL WEIGHT CONCRETE) VERIFY: MINIMUM EXISTING CONCRETE STRENGTH IN FIELD. **							
REF. DONEL	THREADED ANCHOR ROD	HOLE DIAMETER	MIN. EMBED.	MIN. EDGE DISTANCE *	MIN. SPACING	TENSION TEST VALUE ***	
#3	1/2" DIA.	1/2"	3"	1 7/8"	6"	1,160#	
#4	1/2" DIA.	5/8"	4"	2 1/2"	12"	2,050#	
#5	5/8" DIA.	3/4"	5"	3 1/8"	15"	3,150#	
#6	3/4" DIA.	7/8"	6"	3 3/4"	18"	4,315#	
#7	7/8" DIA.	1"	7"	4 3/8"	21"	4,665#	
#8	1" DIA.	1 1/8"	8"	5"	24"	5,610#	

  - MINIMUM EDGE DISTANCE LIMITATION ASSIGNED FROM ONE EDGE ONLY.
  - VALUES ARE FOR SINGLE ANCHORS WITH NO EDGE DISTANCE OR SPACING REDUCTION. FOR OTHER CASES, REDUCTION OF VALUES CALCULATED PER ACI 318 IS REQUIRED.
  - TENSION TEST VALUES CORRESPOND WITH 1.5x CRACKED CONCRETE SEISMIC TENSION LOADS (STRENGTH).
- EXPANSION ANCHORS (HILTI)
  - EXPANSION BOLTS SHALL BE HILTI KNIX-BOLT TZ-CARBON STEEL ANCHOR (ESR-1917) OR EQUAL PRODUCT. ALTERNATE PRODUCTS MUST BE SUBMITTED TO E.O.R. FOR SUBSTITUTION PRIOR TO INSTALLATION PER SPECIFICATIONS.
    - PROVIDE HILTI KNIX-BOLT 3 ANCHOR (ICC ESR-1385) AT MASONRY APPLICATION
  - INSTALLATION: INSTALL THE EXPANSION ANCHORS IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC ANCHOR.
  - SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1104 OF THE CBC. (1104A OF THE CBC FOR DSA PROJECTS)
  - WHEN EXPANSION ANCHORS ARE USED FOR SILL PLATE BOLTING AWAY FROM THE EDGE, 10% OF THE ANCHORS SHALL BE TENSION TESTED. FOR ALL OTHER STRUCTURAL APPLICATIONS, ALL SUCH EXPANSION ANCHOR SHALL BE TENSION TESTED. WHEN EXPANSION ANCHORS ARE USED FOR NON-STRUCTURAL APPLICATIONS, 50% OF ANCHORS SHALL BE TENSION TESTED. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE NOT PREVIOUSLY TESTED UNTIL 20 CONSECUTIVE ANCHORS PASS. (PER IR-191 FOR DSA PROJECTS ONLY)
- CONCRETE AT TIME OF INSTALLATION SHALL HAVE ATTAINED ITS MINIMUM DESIGN COMPRESSIVE STRENGTH
 

VERIFY MINIMUM EXISTING CONCRETE STRENGTH IN FIELD. MIN. Fc = 2500 PSI (NORMAL WEIGHT CONCRETE) *						
DIA.	MIN. EMBED	MIN. HOLE DEPTH	MIN. EDGE DISTANCE	MIN. SPACING	TENSION TEST VALUE **	
3/8"	2 1/4"	2 5/8"	4"	6"	1,500#	
1/2"	3 5/8"	4"	6"	8 3/4"	3,267#	
5/8"	4 1/2"	4 3/4"	6 3/4"	12"	4,656#	
3/4"	5 3/8"	5 3/4"	9"	13 1/4"	5,850#	

  - FOR SINGLE ANCHORS WITH NO EDGE DISTANCE OR SPACING REDUCTION. FOR OTHER CASES, REDUCTION OF VALUES CALCULATED PER ACI 318 IS REQUIRED.
  - TENSION TEST VALUES ONLY AND CORRESPOND WITH 1.5x CRACKED CONCRETE SEISMIC TENSION LOADS.

- L.V.F. (Low Velocity Fasteners), HILTI, ICC ESR-2264
  - IN NORMAL WEIGHT CONCRETE: 0.157" X-U FASTENER, 1" MIN. EMBEDMENT 3" EDGE DISTANCE, MIN. 4" O.C. SPACING.
  - IN LIGHT WEIGHT CONCRETE: 0.157" X-U FASTENER, 1 1/2" MIN. EMBEDMENT 3" EDGE DISTANCE, MIN. 4" O.C. SPACING.
  - IN STRUCTURAL STEEL: 0.157" X-U FASTENER, 1/2" MIN. EDGE DISTANCE, 1" MIN. SPACING. THE ENTIRE POINTED PORTION OF L.V.F. MUST COMPLETELY PENETRATE THE STEEL.
  - IN CMU: 0.157" X-U FASTENER, 1" MIN. EMBEDMENT.
- TESTING
 

REQUIRED STRUCTURAL TESTS ARE LISTED ON THE ATTACHED SCHEDULE OF STRUCTURAL TESTS. SEE THE STATEMENT OF SPECIAL INSPECTION FOR ADDITIONAL REQUIREMENTS.
- STRUCTURAL OBSERVATION (BY HOHBACH-LEWIN, INC.)
 

OBSERVATION BY HOHBACH-LEWIN OR THEIR DESIGNATED REPRESENTATIVE IS REQUIRED AT THE PROJECT MILESTONES GIVEN BELOW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY HOHBACH-LEWIN AT LEAST 24 HOURS IN ADVANCE OF COMPLETING MILESTONES THAT REQUIRE OBSERVATION AND ALLOW SUITABLE TIME TO MAKE ANY REQUIRED CORRECTIONS TO THE WORK PRIOR TO ENGAGING IN THE NEXT PHASE OF THE PROJECT. STRUCTURAL OBSERVATIONS WILL BE PERFORMED PER CBC 1104.6.1.
- PRIOR TO PLACING CONCRETE
 

HOHBACH-LEWIN SHALL OBSERVE PLACEMENT OF REINFORCING, POST-TENSIONED STRANDS, EMBEDMENTS AND CAST-IN ANCHORAGES TO CONCRETE.
- PRIOR TO CONCRETEMENT BY FINISHES
 

HOHBACH-LEWIN SHALL OBSERVE

  - STEEL MOMENT AND BRACED FRAME ELEMENTS AND CONNECTIONS.
  - WOOD SHEAR WALL NAILING AND FRAMING HARDWARE.
  - HOLDINGS AND TIEDOWN SYSTEMS.
- CONTRACTOR SUBMITTALS
 

THE FOLLOWING IS A LISTING OF REQUIRED ITEMS TO BE SUBMITTED TO STRUCTURAL ENGINEER OF RECORD (TO BE PROVIDED IF MARKED):

SUBMITTAL	CERTIFICATE	SHOP DRAWINGS (2)	CALCS W/ ENG. STAMP	DEFERRED SUBMITTAL (1)
CONCRETE REINF. STEEL	X	X		
CONCRETE MIX DESIGN		X		
SHOTCRETE MIX DESIGN		X		
SHOTCRETE PRE- CONSTRUCTION TEST PANEL		X		
UNBONDED P/T CONCRETE				
FLANS, ELEVATIONS, SECTIONS		X		
TENDON LAYOUT AND SUPPORT REINF.	X	X	X	X
STRESSING REPORTS	X			
ELONGATION REPORTS	X			
CONCRETE MASONRY UNITS				
GROUT MIX DESIGN	X			
PRE-CONSTRUCTION PRISM TESTS	X			
MASONRY PRISM TESTS	X			
REINFORCING STEEL	X	X		
STRUCTURAL STEEL	X	X		
GLUE LAMINATED BEAMS	X	X		
DRILLED DISPLACEMENT COLUMN (DDC)		X	X	X
STEEL STAIR SYSTEM		X		X
ELEVATORS		X		X
STOREFRONT SYSTEMS		X	X	X
COLD-FORMED STEEL EXTERIOR CURTAIN WALLS		X	X	X
STEEL ANNINGS/CANOPIES		X	X	X
CONTINUOUS ROD TIEDOWN SYSTEM		X	X	X
- DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION, THEN SUBMITTED TO THE APPROPRIATE JURISDICTION FOR APPROVAL. THIS SUBMITTAL SHALL INCLUDE HOHBACH-LEWIN'S SHOP DRAWINGS STAMP INDICATING THE STRUCTURAL REVIEW HAS BEEN COMPLETED AND THAT THE PLANS AND CALCULATIONS FOR THE DEFERRED APPROVAL ITEMS ARE IN GENERAL COMPLIANCE WITH THE INFORMATION PROVIDED WITHIN THE CONTRACT DOCUMENTS.
- ELECTRONIC SHOP DRAWINGS ARE TO BE SUBMITTED TO HOHBACH-LEWIN FOR REVIEW. AT HOHBACH-LEWIN'S REQUEST, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HARD COPIES OF SHOP DRAWINGS FOR REVIEW.

**NAILING SCHEDULE (CBC TABLE 2304.10.1)**

CONNECTION <sup>1</sup>	NAILING <sup>2</sup>	NAILING <sup>2</sup>
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below (Roof)	(3) 8d	Ea. end, toenail
2. Ceiling joist to top plate	(3) 8d	Toenail
3. Ceiling joist not attached to parallel rafter, less over partitions	(3) 16d	Face nail
4. Collar tie to rafter	(3) 10d	Face nail
5. Rafter or roof truss to top plate	(3) 10d	Toenail
6. Roof rafters to ridge valley or hip rafters; or roof rafter to 2 inch ridge beam	(2) 16d (3) 10d	End nail Toenail
7. Stud to stud (not a braced wall panels)	16d	24" o.c. face nail
8. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d	16" o.c. face nail
9. Built-up header (2" to 2" header)	16d	16" o.c. each edge, face nail
10. Continuous header to stud	(4) 8d	Toenail
11. Top plate to top plate	16d	16" o.c. face nail
12. Top plate to top plate, at end joints	(2) 16d	Each side of end joint
13. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d	12" o.c. face nail
14. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	(2) 16d	16" o.c. face nail
15. Stud to bottom plate	(4) 8d	Toenail
16. Top plate to stud	(2) 16d	End nail
17. Top plates, laps at corners and intersections	(2) 16d	Face nail
18. Joist to sill top plate, or girder	(3) 8d	Toenail
19. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d	6" o.c. toenail
20. 2" planks (plank & beam - floor & roof)	(2) 16d 20d	Each bearing 32" o.c. face nail at top and bottom staggered on sides.
21. Built-up girders and beams, 2" lumber layers	(2) 20d	Ends and at each splice, face nail
22. Ledger strip supporting joists or rafters	(3) 16d	Each joist or rafter, face nail
23. Joists to band joist or rim joist	(3) 16d	End nail
24. Blocking or blocking to joist, rafter or truss (floor)	(2) 8d	Each end toe nail

NOTES:

- NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON PLANS OR DETAILS. NAILING PER PLANS AND DETAILS SUPERSEDES NAILING SCHEDULE UNLESS APPROVED BY ENGINEER.
- NAIL SPECIFIED ARE COMMON:
  - 8d= 2 1/2"x0.131"
  - 10d= 3"x0.148"
  - 16d= 3 1/2"x0.162"

FOR ALTERNATE NAILING AND INFORMATION NOT SHOWN, SEE COMPLETE TABLE CBC 2304.10.1

NAIL DESIGNATION AND SIZES		
NAIL	DIAMETER (in)	LENGTH (in)
16d COMMON	0.162	3.5
16d SINKER	0.148	3.25
10d COMMON	0.148	3
10d SHORT	0.148	2.5
8d COMMON	0.131	2.5

**ABBREVIATIONS**

4	AND	MAX.	MAXIMUM
Ø	AT	MECH.	MECHANICAL
A.B.	ANCHOR BOLT	MANUF.	MANUFACTURER
ADDL.	ADDITIONAL	M.B.	MACHINE BOLTS
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.T.G.	ALASKAN YELLOW CEDAR	MISC.	MISCELLANEOUS
		MTL	METAL
BLDG.	BUILDING		
BLKG.	BLOCKING	N	NORTH
BM.	BEAM	(N)	NEAR
BN	BOUNDARY NAIL	NO.	NUMBER
B.O.C.	BOTTOM OF CONCRETE	N.S.	NEAR SIDE
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
		O.C.	ON CENTER
GANT.	GANTLEVER	OPF.	OPPOSITE
CBG	CALIFORNIA BUILDING CODE	OPF.	OPPOSITE
C.D.F.	CONTROLLED DENSITY FILL	O.H.	OPPOSITE HAND
C.G.S.	CENTER OF GRAVITY OF POST-TENSIONING STRAND	O.S.S.	OREGON STRUCTURAL SPECIALTY CODE
C.I.P.	CAST-IN-PLACE	O.V.S.J.	OPEN WEB STEEL JOIST
C.J.	CONTROL JOINT	O.V.V.J.	OPEN WEB VOOD JOIST
CLR.	CLEAR	F.	FLATE
CMU	CONCRETE MASONRY UNIT	PERP.	PERPENDICULAR
COL.	COLUMN	PLY	PLYWOOD
COMP.	COMPRESSION	P.T.	PRESERVATIVE TREATED
CONN.	CONCRETE CONNECTION	P/T	POST-TENSIONING
CONT.	CONTINUOUS	PSL	PARALLEL STRAND LUMBER
CTR.	CENTRUM	R.C.J.	ROUGHENED CONSTRUCTION JOINT
		REINF.	REINFORCEMENT
DBL	DOUBLE	REGRD.	REQUIRED
D.D.C.	DRILLED DISPLACEMENT COLUMN		
DET.	DETAIL		
D.F.	DOUGLAS FIR	S	SOUTH
DIA.	DIAMETER	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DDC	DITTO	S.C.	SLIP CRITICAL
DNAG.	DRAWINGS	S.C.D.	SEE CIVIL DRAWINGS
		SCHED.	SCHEDULE
E	EAST	SDS	SELF-DRIVING SCREW
(E)	EXISTING	SIM.	SIMILAR
EA	EACH	S.J.	SEISMIC JOINT SYSTEM
E.B.M.	EXTERIOR BUILDING MAINTENANCE	S.M.D.	SEE MECHANICAL DRAWINGS
E.F.	EACH FACE	S.O.S.	SLAB-ON-GRADE SPECIFICATION
E.J.	EXPANSION JOINT	SQ	SQUARE
EL.	ELEVATION	S.S.	STAINLESS STEEL
EN	EDGE NAIL	STD.	STANDARD
E/N	EACH NAY	SSH	SHORT SLOTTED HOLE
EXP.	EXPANSION	SYM.	SYMMETRICAL
EXT.	EXTERIOR	T&B	TOP AND BOTTOM TONGUE AND GROOVE TIEDOWN
		T&G	TONGUE AND GROOVE TIEDOWN
		T.O.C.	TOP OF CONCRETE
		T.O.F.	TOP OF FOOTING
		T.O.S.	TOP OF STEEL FRAMING
		T.O.P.	TOP OF PLATE/ TOP OF PARAPET
		TRANS.	TRANSVERSE
		TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		U.T.	ULTRASONIC TESTING
HA	HEADED CONC. ANCHOR (STUD)	VERT.	VERTICAL
HCD	HOLDDOWN	V.I.P.	VERIFY IN FIELD
HDR	HEADER	W	WEST
HGR.	HANGER	W/H	WITH
HORIZ.	HORIZONTAL	W/F	WIDE FLANGE
HT	HEIGHT	W.H.S.	WELDED HEADED STUD
H.S.	HIGH STRENGTH	W/O	WITHOUT
H.S.B.	HIGH STRENGTH BOLTS	W/J	WALL JOINT
HSS	HOLLOW STEEL SECTION	W/P.	WITHOUT
HSSH	HORIZONTAL SHORT SLOTTED HOLES	W/P.	WORK POINT

- INT. INTERIOR
- J.H. JOIST HANGER
- LLH LONG LEG HORIZ.
- LLV LONG LEG VERT.
- LSH LONG SLOTTED HOLE
- LSL LAMINATED STRAND LUMBER
- LONG. LONGITUDINAL
- L.V.F. LOW-VELOCITY FASTENER
- LVL LAMINATED VENEER LUMBER



**CIVIL ENGINEER**  
**BKF-SAN JOSE**  
 1730 N. FIRST ST. STE 800  
 SAN JOSE, CA 95112

**LANDSCAPE ARCHITECT**  
**PLURAL STUDIO**  
 2742 17TH STREET  
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**STRUCTURAL ENGINEER**  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE STE 100  
 PALO ALTO, CA 94306

**MEP ENGINEER**  
**EMERALD CITY ENGINEERS**  
 1897 Q STREET  
 LYNWOOD, WA 98036

**SUSTAINABILITY/ENERGY**  
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**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
 RECORD NO.: DEV22-1242  
 By: M. Bloom Date: 07/28/2023  
**HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS**

ID	DATE	NAME
1	11/11/2022	PERMIT SET-CONV
A	12/16/2022	BID SET
B	03/20/2023	3RD ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
**231 GRANT AVENUE**

231 GRANT AVENUE  
 PALO ALTO, CA 94306



**STRUCTURAL GENERAL NOTES**

JOB #: 1925  
 SCALE: As indicated

**S1.1**



STRUCTURAL GENERAL NOTES

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS...

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS...

- 1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

STATEMENT OF SPECIAL INSPECTIONS

THIS STATEMENT OF SPECIAL INSPECTION IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF CBC SECTIONS 1104.3. THE FOLLOWING ATTACHMENTS SUMMARIZE THE SPECIAL INSPECTIONS AND STRUCTURAL TESTS REQUIRED FOR THIS PROJECT.

THESE REQUIREMENTS HAVE ALSO BEEN MADE PART OF THE APPROVED PLANS.

THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS...

SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS, THE ABOVE REFERENCED SCHEDULES, AND THE RELEVANT CBC SECTIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS...

INTERIM INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND TO HOHBACH-LEWIN, INC. IN ACCORDANCE WITH CBC SECTION 1104.2.4. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING, AND CORRECTION OF ANY DEFICIENCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:

- REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS PERFORMING THE INSPECTIONS
• MONITOR SPECIAL INSPECTION ACTIVITIES TO ASSURE COMPLIANCE WITH PROJECT REQUIREMENTS
• REVIEW SUBMITTED INSPECTION REPORTS
• PERFORM INSPECTION

WIND - SEISMIC REQUIREMENTS (CBC SECTION 1104.3.2 & 1104.3.3) THE STATEMENT OF SPECIAL INSPECTIONS SHALL IDENTIFY THE SEISMIC AND WIND FORCE LATERAL RESISTING SYSTEMS THAT ARE SUBJECT TO SPECIAL INSPECTIONS PER CBC SECTIONS 1105.12 OR 1105.13 AND 1105.11.

THE EXTENT OF THE SEISMIC LOAD RESISTING SYSTEM IS DEFINED IN MORE DETAIL IN THE CONSTRUCTION DOCUMENTS.

SCHEDULE OF SPECIAL INSPECTIONS

INSPECTION FREQUENCY

- C - CONTINUOUS INSPECTION
F - PERIODIC INSPECTION
X - DENOTES INSPECTION THAT IS EITHER ONE-TIME OR AT A FREQUENCY DEFINED IN SOME OTHER MANNER
N - INSPECTION IS NOT REQUIRED

STEEL CONSTRUCTION PER CBC SECTION 1105.2

Table with 3 columns: ITEM, FREQ., NOTES. Contains inspection schedule for structural steel, including items like special inspection for structural steel, material verification of high-strength bolts, and inspection of welds.

CONCRETE CONSTRUCTION PER CBC SECTION 1105.3

Table with 3 columns: ITEM, FREQ., NOTES. Contains inspection schedule for concrete construction, including items like inspection of reinforcing steel, inspection of reinforcing steel welding, and inspection of anchors.

MASONRY CONSTRUCTION PER CBC SECTION 1105.4

Table with 3 columns: ITEM, FREQ., NOTES. Contains inspection schedule for masonry construction, including items like verify compliance with approved submittals, verify during construction, and observe preparation of grout.

SOILS PER CBC SECTION 1105.6

Table with 3 columns: ITEM, FREQ., NOTES. Contains inspection schedule for soils, including items like verify materials below footings, verify excavations, and verify use of proper materials.

WOOD CONSTRUCTION PER CBC SECTION 1105.5

Table with 3 columns: ITEM, FREQ., NOTES. Contains inspection schedule for wood construction, including items like inspect site-built assemblies and verify use of required mix design.

SCHEDULE OF STRUCTURAL TESTS

STRUCTURAL TESTING FOR SEISMIC RESISTANCE CBC SECTION 1105.13

Table with 3 columns: ITEM, FREQ., NOTES. Contains schedule for structural testing, including items like structural steel, non-structural components, and special certification requirements.

SYMBOLS

Large table of symbols and their meanings for structural drawings, including details for floor elevations, slopes, foundations, columns, walls, and reinforcement.



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COUNTY OF SANTA CLARA
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Table with 3 columns: ID, DATE, NAME. Contains revision history for the structural general notes.

Project:

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231 GRANT AVENUE

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PALO ALTO, CA 94306



STRUCTURAL
GENERAL NOTES

JOB #: 1925
SCALE: As indicated

S1.2

PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

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HOHBACH-LEWIN # 14515



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- ENERGY CONSULTANT  
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- HOHBACH-LEWIN, INC.**  
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Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

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Client:

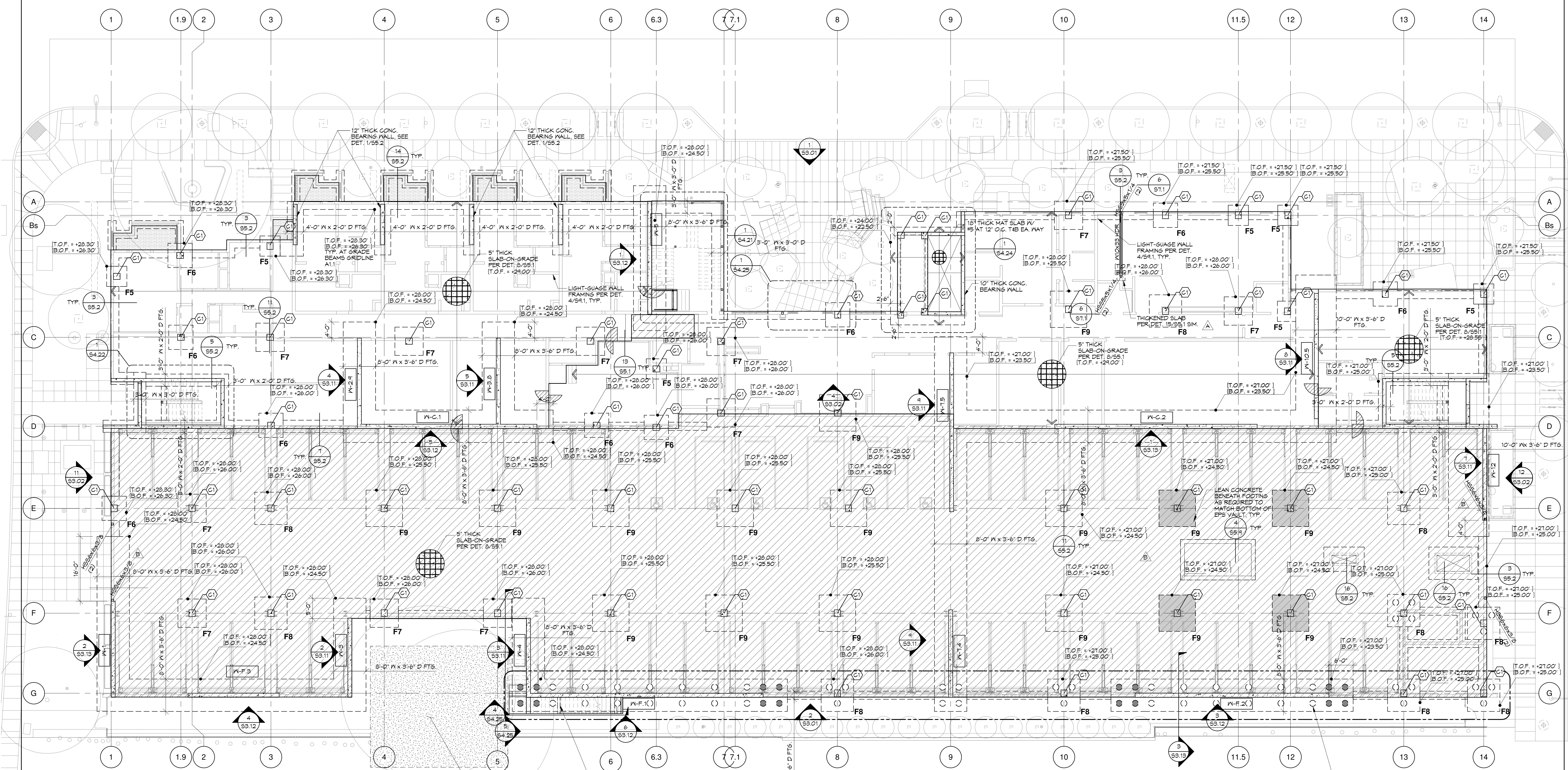


**LEVEL 1 - FOUNDATION PLAN**

JOB #: 1925  
 SCALE: As indicated

**S2.11**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23



**LEVEL 1 - FOUNDATION PLAN**

3/8" = 1'-0"

**FOUNDATION PLAN NOTES**

1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S1.1.
2. FOR TYPICAL CONCRETE DETAILS, SEE SHEETS S5.1 AND S5.2.
3. FOR BUILDING LAYOUT AND DIMENSIONS, SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
4. FOR FINISH FLOOR ELEVATIONS, DEPRESSIONS, DRAINS, ETC., SEE ARCHITECTURAL DRAWINGS.
5. FOR PAD ELEVATIONS, SEE CIVIL DRAWINGS.
6. FOR MECHANICAL, ELECTRICAL, AND PLUMBING OPENINGS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
7. TOP OF FOOTINGS SHALL BE AT ELEVATION (L1'-0") WITH RESPECT TO DATUM ELEVATION OR (L0'-6") BELOW LOWEST ADJACENT SOIL PAD GRADE ELEVATIONS, WHICHEVER IS LOWER, TYP. U.O.N.
8. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE LINES REQUIRED BY THE FOUNDATION. NO MATERIAL IS TO BE OVER EXCAVATED UNNECESSARILY.
9. VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. IN THE EVENT THAT SUCH UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY ARCHITECT IMMEDIATELY.
10. FOR DRAINAGE DETAILS, Sumps, PITS, WATERPROOFING, MOISTURE BARRIERS, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT DETAILS, STEPS, ETC. SEE DRAWINGS OTHER THAN STRUCTURAL.
11. SETBACK CONDITIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO TRENCHING OR FORMING FOUNDATIONS. THE FOUNDATION SUBCONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, SURVEYOR, AND THE ARCHITECT.
12. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION. THEIR INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
13. RAMMED AGGREGATE PIERS, GEOPIERS, OR OTHER SOIL IMPROVEMENT SYSTEMS ARE DESIGN-BUILD BY THE GENERAL CONTRACTOR. SEE THE DESIGN-BUILD DRAWINGS PREPARED BY OTHERS FOR PER INFO. AND ORIENTATION.

5/12/2023 1:53:47 PM

HOHBACH-LEWIN # 14515



- CIVIL ENGINEER  
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- JOINT TRENCH / DRY UTILITIES  
**MILLENIUM DESIGN**  
 PO BOX 737  
 ALAMO, CA 94507
- LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
 2742 17TH STREET  
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- STRUCTURAL ENGINEER  
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- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
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 LYNWOOD, WA 98036
- ENERGY CONSULTANT  
**REDWOOD ENERGY**  
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**COUNTY OF SANTA CLARA**  
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Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306

Client:

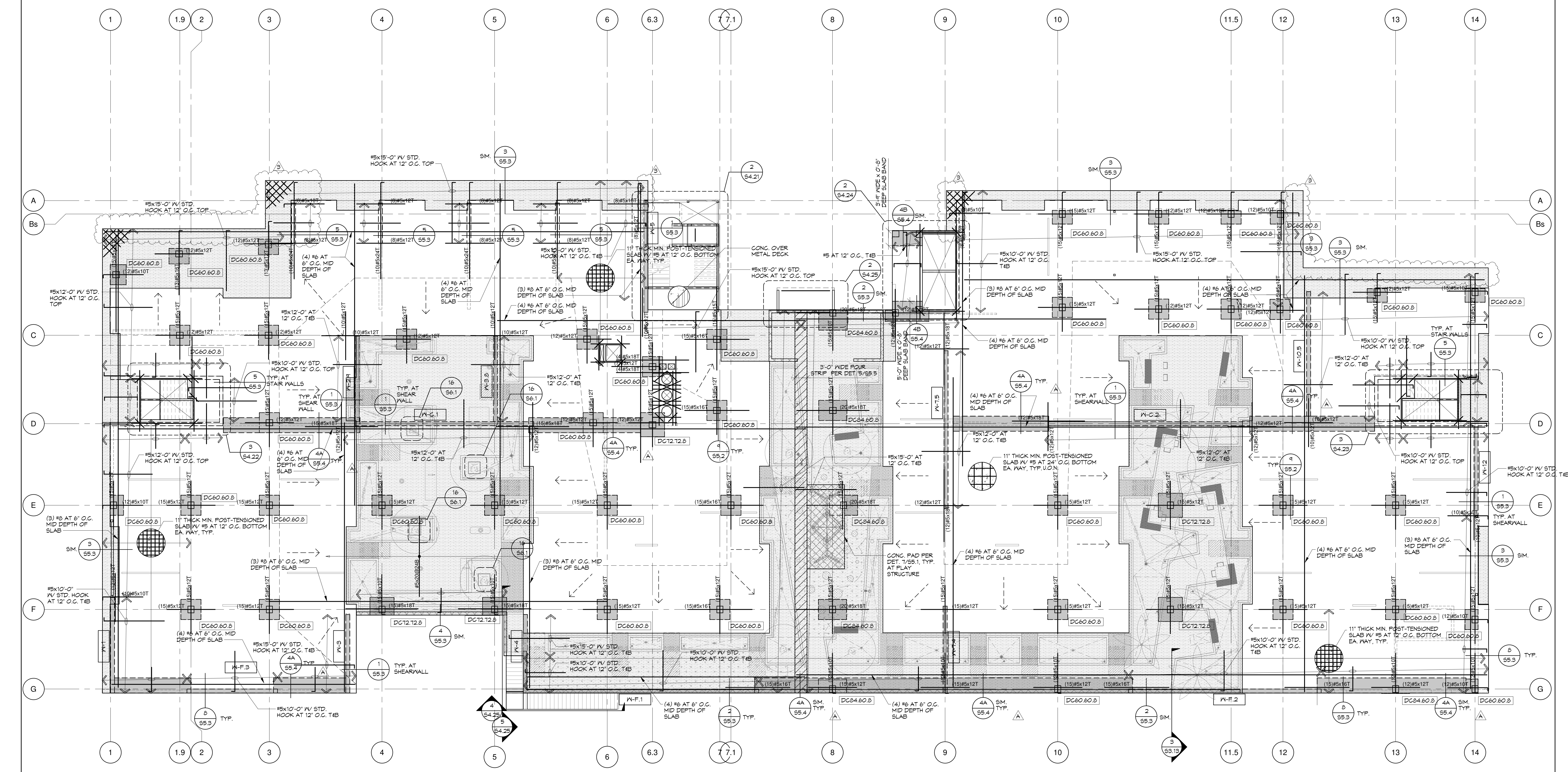


**LEVEL 2 PODIUM - REINFORCEMENT PLAN**

JOB #: 1925  
 SCALE: As indicated

**S2.12A**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23



**LEVEL 2 PODIUM - REINFORCEMENT PLAN**  
 3/32" = 1'-0"

**REINFORCEMENT PLAN NOTES:**

1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S1.1.
2. FOR TYPICAL CONCRETE DETAILS, SEE SHEETS S5.2 AND S5.3.
3. FOR BUILDINGS LAYOUT AND DIMENSIONS, FINISH FLOOR ELEVATIONS, SLAB SLOPES, DEPRESSIONS, DRAINS, FINISHES, ETC., SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
4. FOR MECHANICAL, ELECTRICAL, AND SHAFT OPENINGS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
5. FOR TYP. SLAB REINF. LAYOUT AND SPLICE LOCATIONS, SEE DET. 4/55.5.
6. FOR TEDOWN LOCATIONS, SEE PODIUM FRAMING PLAN AND FOR ADDITIONAL REINF. REQUIRED AT TEDOWNS, SEE SHEET S5.8, TYP.
7. FOR TYP. TRIM REINF. AT OPENINGS, SEE DETAILS 5/55.6, 6/55.6 AND 7/55.6.
8. CONDUITS EMBEDDED IN SLABS SHALL MEET THE REQUIREMENTS OF SHEET S1.0 CONCRETE NOTE K. FOR CONDUIT LAYOUT, SEE DETAIL 11/55.6.
9. SEE P/T TENDON PLANS FOR POST-TENSION TENDON LAYOUT.
10. IF CONSTRUCTION JOINTS OR INTERMEDIATE STRESSING JOINTS ARE DETERMINED NECESSARY, SEE DETAILS 6/55.5 AND 7/55.5.
11. DO NOT EXCEED A MAX OF 24" OF SOIL ON PODIUM (EXCEPT AT LARGE TREES); FOR AREAS WHERE ADDITIONAL SOIL DEPTH IS REQUIRED, PROVIDE FOAM FILL AS REQ'D, SEE DETAILS 15/56.1 AND 16/56.1.
12. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LANDSCAPE FEATURES, DIMENSIONS, AND REINFORCEMENT NOT SHOWN ON PLAN.

NOTE:  
 LOCATE P/T TENDONS VIA RADIOGRAPHIC METHODS PRIOR TO ANY POST-INSTALLED ANCHOR INSTALLATION. DO NOT CUT, NICK, OR OTHERWISE MAR P/T TENDONS AND SLAB REINFORCEMENT DURING THE POST-INSTALLED ANCHOR INSTALLATION.

	PODIUM - DESIGN LOADINGS	
	DL	LL
3-STORY WOOD FRAMED BLDG.		
RESIDENTIAL UNITS	160 PSF	84 PSF*
CORRIDORS	160 PSF	100 PSF
STAIRS	160 PSF	300 PSF
COURTYARD:		
PAVERS	85 PSF	100 PSF
PLANTER (AVG. 24" SOIL)	345 PSF	40 PSF
SMALL TREE	1500 LB.	
BOX TREE	3000 LB.	

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**PLURAL STUDIO**  
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Project:

**EDUCATOR HOUSING  
231 GRANT AVENUE**

231 GRANT AVENUE  
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Client:



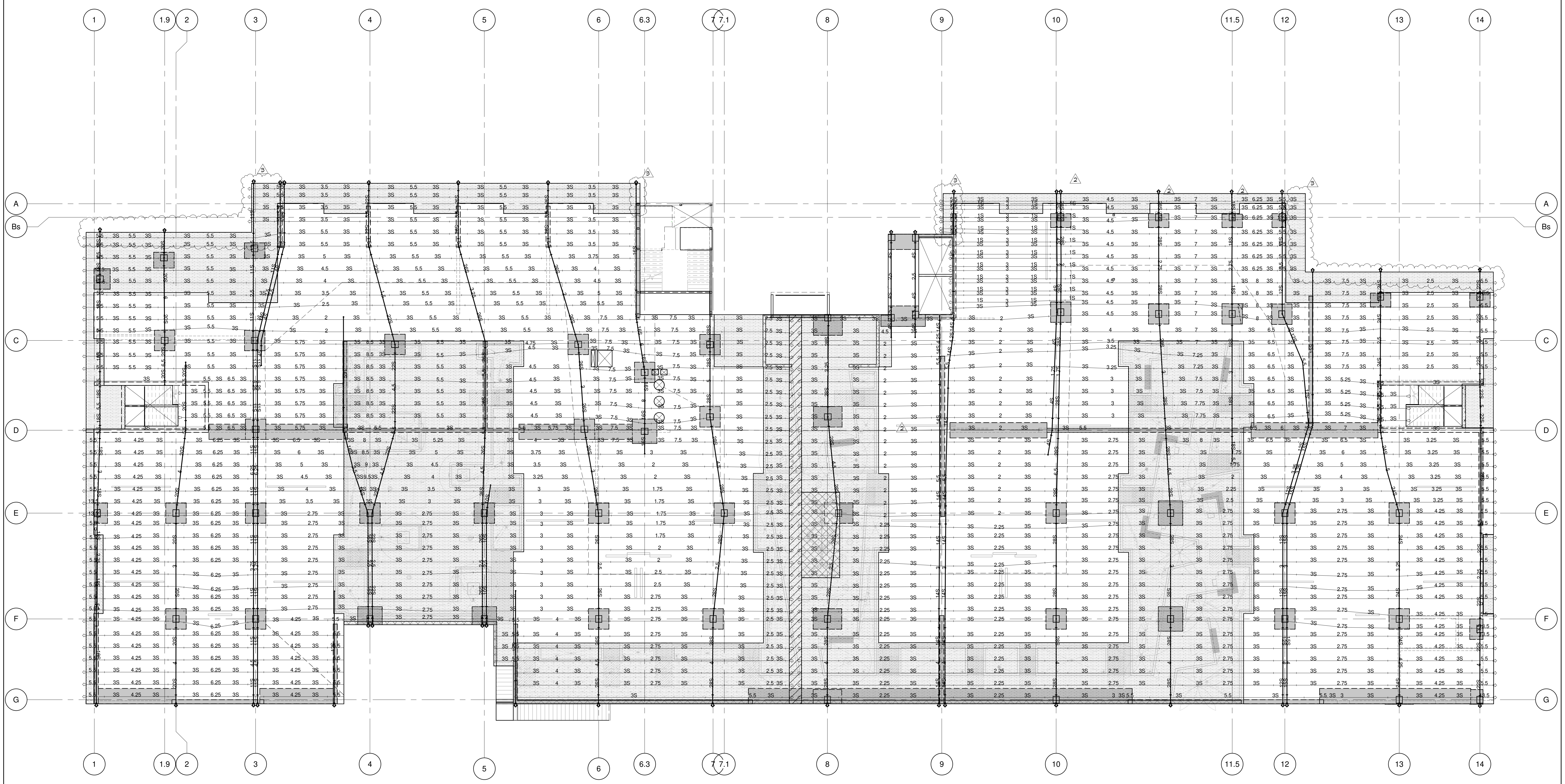
**LEVEL 2 PODIUM - P/T  
PLAN**

JOB #: 1925  
SCALE: As indicated

**S2.12B**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515



**LEVEL 2 PODIUM - P/T PLAN**  
3/32" = 1'-0"

**P/T TENDON PLAN NOTES:**

- FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S1.1
- FOR TYPICAL P/T DETAILS, SEE SHEETS S5.4, S5.5, AND S5.6.
- TYPICAL DISTRIBUTED TENDONS ARE (3) TENDONS AT 3'-0" O.C., TYP. U.O.N.
- ALL P/T TENDON ANCHORS ARE TO BE PLACED AT MID-DEPTH OF SLAB, TYP. U.O.N. SEE DET. S/55.4 FOR TYP. TENDON PROFILES NOT SHOWN OR NOTED.
- ALL TENDON PROFILES SPECIFIED ON PLANS ARE MEASURED FROM THE BOTTOM OF SLAB OR BEAM SOFFIT TO THE C.G.S. OF 1/2 INCH DIA. TENDON.
- ALL P/T TENDON HIGH POINT PROFILES TO BE PER DETAIL S/55.4, TYP. U.O.N. ALSO REFERENCE DET. S/55.5 AND S/55.6 FOR LAYERING OF BANDED AND DISTRIBUTED TENDONS AT COLUMNS.
- TENDONS SHALL SNEEP AROUND SLAB OPENINGS, SEE DETAIL S/55.6, TYP. U.O.N.
- FOR OPENINGS NEAR P/T ANCHORAGE, SEE DETAIL S/55.6, TYP.
- SEE REINFORCEMENT PLANS FOR MILD REINFORCEMENT LAYOUT.

NOTE:  
LOCATE P/T TENDONS VIA RADIOGRAPHIC METHODS PRIOR TO ANY POST-INSTALLED ANCHOR INSTALLATION. DO NOT CUT, NICK, OR OTHERWISE MAR P/T TENDONS AND SLAB REINFORCEMENT DURING THE POST-INSTALLED ANCHOR INSTALLATION.

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- CIVIL ENGINEER  
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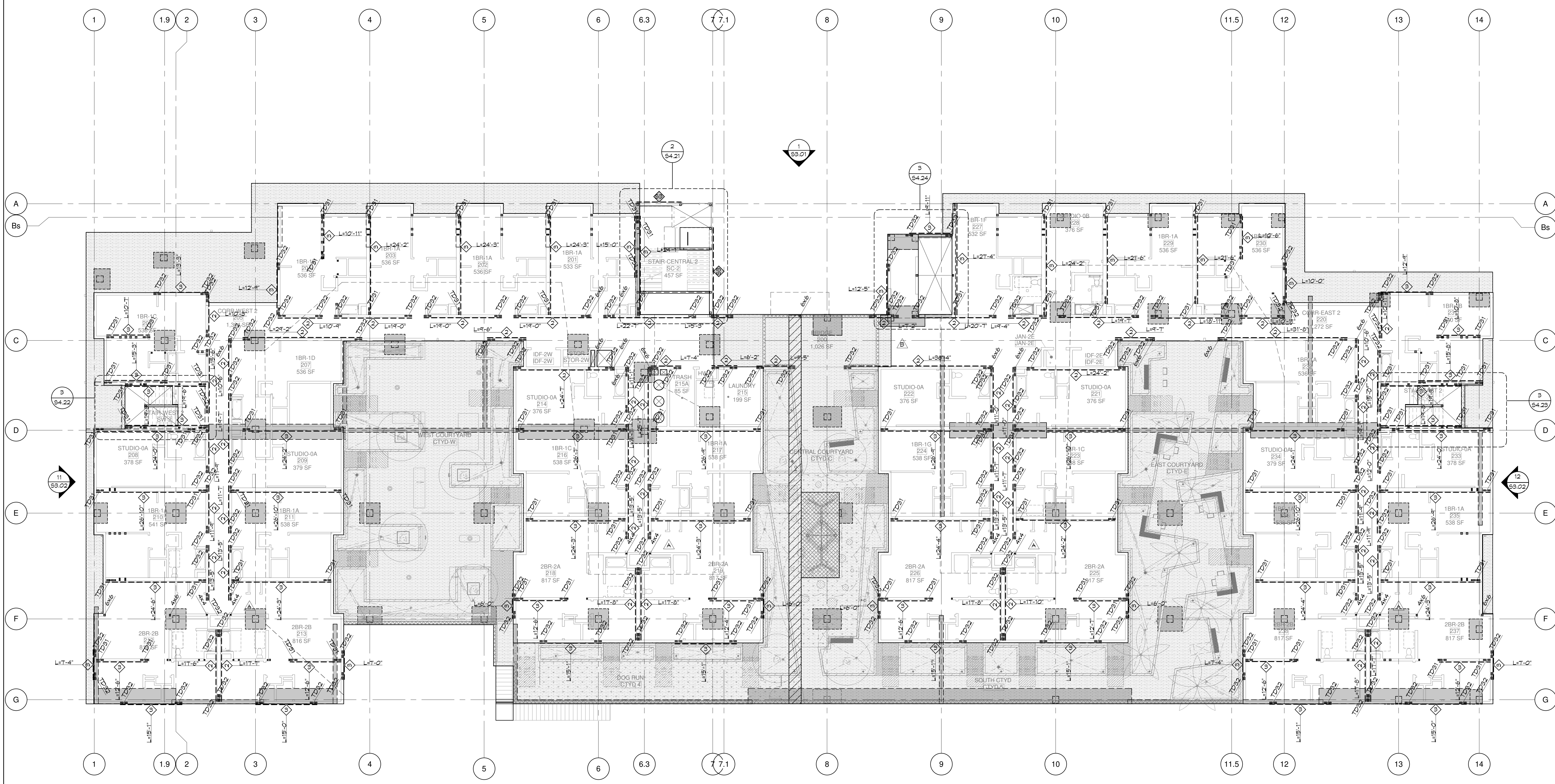
**LEVEL 2 PODIUM -  
FRAMING PLAN**

JOB #: 1925  
SCALE: As indicated

**S2.12C**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515



**LEVEL 2 - FLOOR FRAMING PLAN**  
3/32" = 1'-0"

**FRAMING PLAN NOTES**

1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S5.1.
2. FOR TYPICAL CONCRETE DETAILS, SEE SHEETS S5.1 AND S5.2.
3. FOR BUILDING LAYOUT AND DIMENSIONS, FINISH FLOOR ELEVATIONS, SLAB SLOPES, DEPRESSIONS, DRAINS, FINISHES, ETC., SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
4. FOR MECHANICAL, ELECTRICAL, AND PLUMBING OPENINGS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
5. UNTREATED SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL, LVL, ETC.) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. P.T. OR F.I.T. SHALL NOT BE SUBSTITUTED.
6. FOR JOIST TO BEAM CONNECTION DETAILS, SEE DETAIL 19/50.2.
7. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE, SEE DETAIL 9/50.2, TYP. U.O.N.
8. FOR TYP. STUD WALL SIZE AND SPACING, SEE DETAIL 1/50.2, TYP. U.O.N. ON THE UNIT PLANS, FOR TALL WALLS, SEE DETAIL 4/50.2.
9. FOR ROOF AND FLOOR PLYWOOD NAILING SEE SHEET S1.0, WOOD NOTES AND DETAILS 6/50.1 AND 7/50.1.
10. FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS, SEE DETAIL 5/50.2. FOR TOP PLATE PENETRATIONS, SEE DETAILS 3/50.2 AND 12/50.4.
11. FOR SHEAR WALL FRAMING AND HARDWARE REQUIREMENTS, SEE SHEET S0.1.
12. FOR VERTICAL TIEDOWN STRAP AT FLOOR, SEE DETAIL 10/50.1.
13. FOR INTERIOR NON-SHEAR BEARING WALLS, SEE DETAIL 5/50.4.
14. FOR INTERIOR NON-SHEAR NON-BEARING WALLS, SEE DETAIL 6/50.4.
15. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
16. PROVIDE PRESERVATIVE TREATED FRAMING AND PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
17. FOR ALL WSS COLUMNS INSIDE WOOD SHEAR WALLS, PROVIDE 3X NAILER PER DETAIL 10/51.3.
18. FOR TYPICAL STEEL DETAILS, SEE SHEET S1.1.
19. FOR TIEDOWN FRAMING AND HARDWARE REQUIREMENTS, SEE SHEETS S0.10 AND S0.11.
20. FOR TYPICAL UNIT FRAMING PLANS, SEE SHEET S4.11.

NOTE:  
LOCATE P/T TENDONS VIA RADIOGRAPHIC METHODS PRIOR TO ANY POST-INSTALLED ANCHOR INSTALLATION. DO NOT CUT, NICK, OR OTHERWISE MAR P/T TENDONS AND SLAB REINFORCEMENT DURING THE POST-INSTALLED ANCHOR INSTALLATION.

5/12/2023 1:53:57 PM



- CIVIL ENGINEER  
**BKF - SAN JOSE**  
1730 N. FIRST ST., STE 600  
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES  
**MILLENNIUM DESIGN**  
PO BOX 737  
ALAMO, CA 94507
- LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNWOOD, WA 98036
- ENERGY CONSULTANT  
**REDWOOD ENERGY**  
1887 Q STREET  
ARCATA, CA 95521

**HOHBACH-LEWIN, INC.**  
STRUCTURAL & CIVIL ENGINEERS  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
(650) 617-5930



**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242

By: M. Bloom Date: 07/28/2023

HARD COPY OF THESE STAMPED PLANS  
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ID	DATE	NAME
1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING  
231 GRANT AVENUE**

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



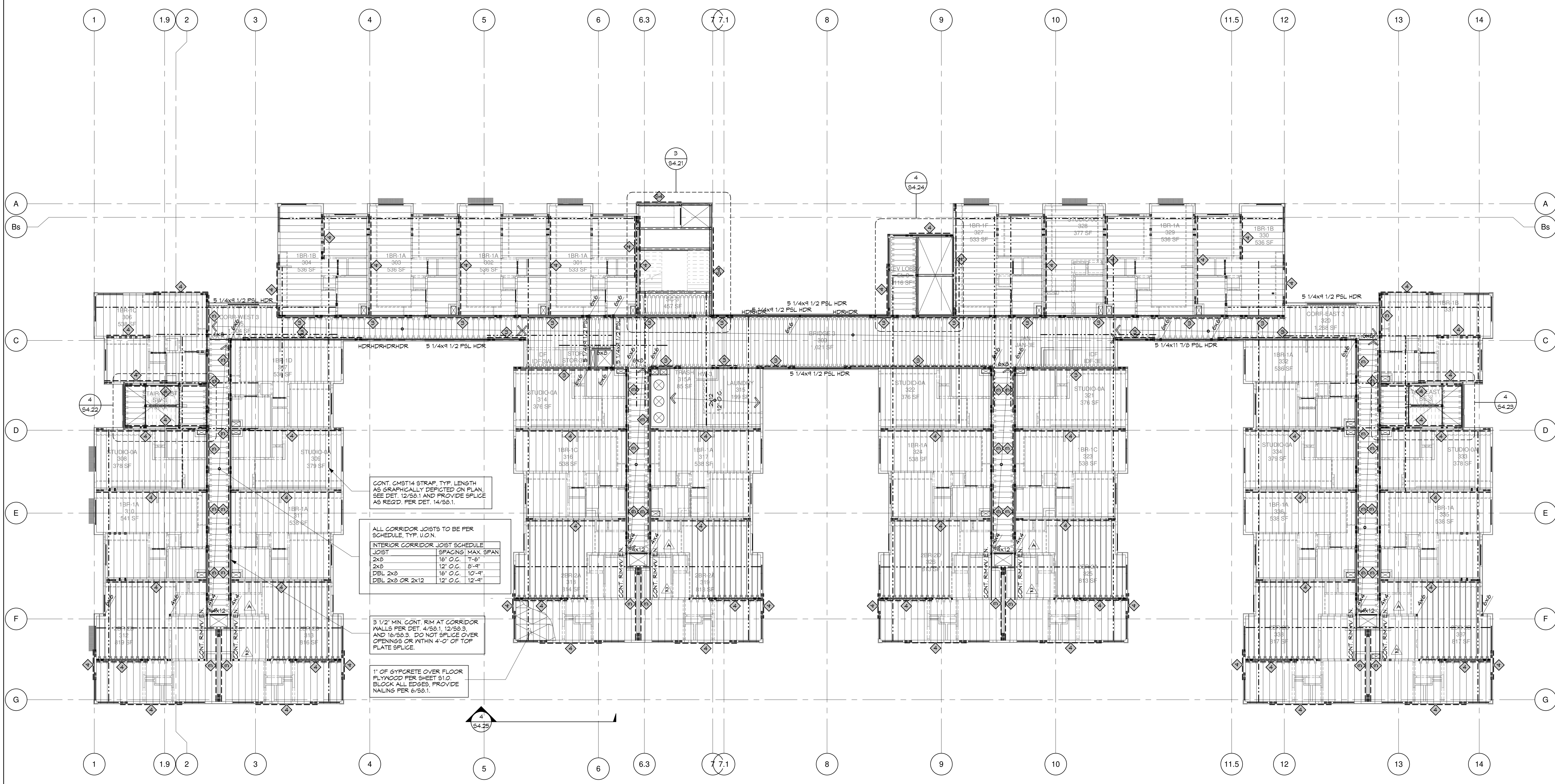
**LEVEL 3 - FLOOR  
FRAMING PLAN**

JOB #: 1925  
SCALE: As indicated

**S2.13**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515



**LEVEL 3 - FLOOR FRAMING PLAN**  
3/32" = 1'-0"

**FRAMING PLAN NOTES**

1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S1.1.
2. FOR TYPICAL CONCRETE DETAILS, SEE SHEETS S5.1 AND S5.2.
3. FOR BUILDING LAYOUT AND DIMENSIONS, FINISH FLOOR ELEVATIONS, SLAB SLOPES, DEPRESSIONS, DRAINS, FINISHES, ETC., SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
4. FOR MECHANICAL, ELECTRICAL, AND PLUMBING OPENINGS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
5. UNTREATED SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL, LVL, ETC.) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD, P.E. OR F.R.T. SHALL NOT BE SUBSTITUTED.
6. FOR JOIST TO BEAM CONNECTION DETAILS, SEE DETAIL 19/S0.2.
7. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE. SEE DETAIL 9/S0.2, TYP. U.O.N.
8. FOR TYP. STUD WALL SIZE AND SPACING, SEE DETAIL 1/S0.2, TYP. U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/S0.2.
9. FOR ROOF AND FLOOR PLYWOOD NAILING SEE SHEET S1.0, WOOD NOTES AND DETAILS 6/S0.1 AND 7/S0.1.
10. FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS, SEE DETAIL 9/S0.2. FOR TOP PLATE PENETRATIONS, SEE DETAILS 9/S0.2 AND 12/S0.4.
11. FOR SHEAR WALL FRAMING AND HARDWARE REQUIREMENTS, SEE SHEET S0.1.
12. FOR VERTICAL TIEDOWN STRAP AT FLOOR, SEE DETAIL 10/S0.1.
13. FOR INTERIOR NON-SHEAR BEARING WALLS, SEE DETAIL 9/S0.4.
14. FOR INTERIOR NON-SHEAR NON-BEARING WALLS, SEE DETAIL 6/S0.4.
15. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
16. PROVIDE PRESERVATIVE TREATED FRAMING AND PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
17. FOR ALL HSS COLUMNS INSIDE WOOD SHEAR WALLS, PROVIDE 3X NAILER PER DETAIL 10/S1.3.
18. FOR TYPICAL STEEL DETAILS, SEE SHEET S1.1.
19. FOR TIEDOWN FRAMING AND HARDWARE REQUIREMENTS, SEE SHEETS S0.10 AND S0.11.
20. FOR TYPICAL UNIT FRAMING PLANS, SEE SHEET S4.11.

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- CIVIL ENGINEER  
**BKF - SAN JOSE**  
1730 N. FIRST ST., STE 600  
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES  
**MILLENIUM DESIGN**  
PO BOX 737  
ALAMO, CA 94507
- LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
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260 Sheridan Avenue, Suite 150  
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**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING  
231 GRANT AVENUE**

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



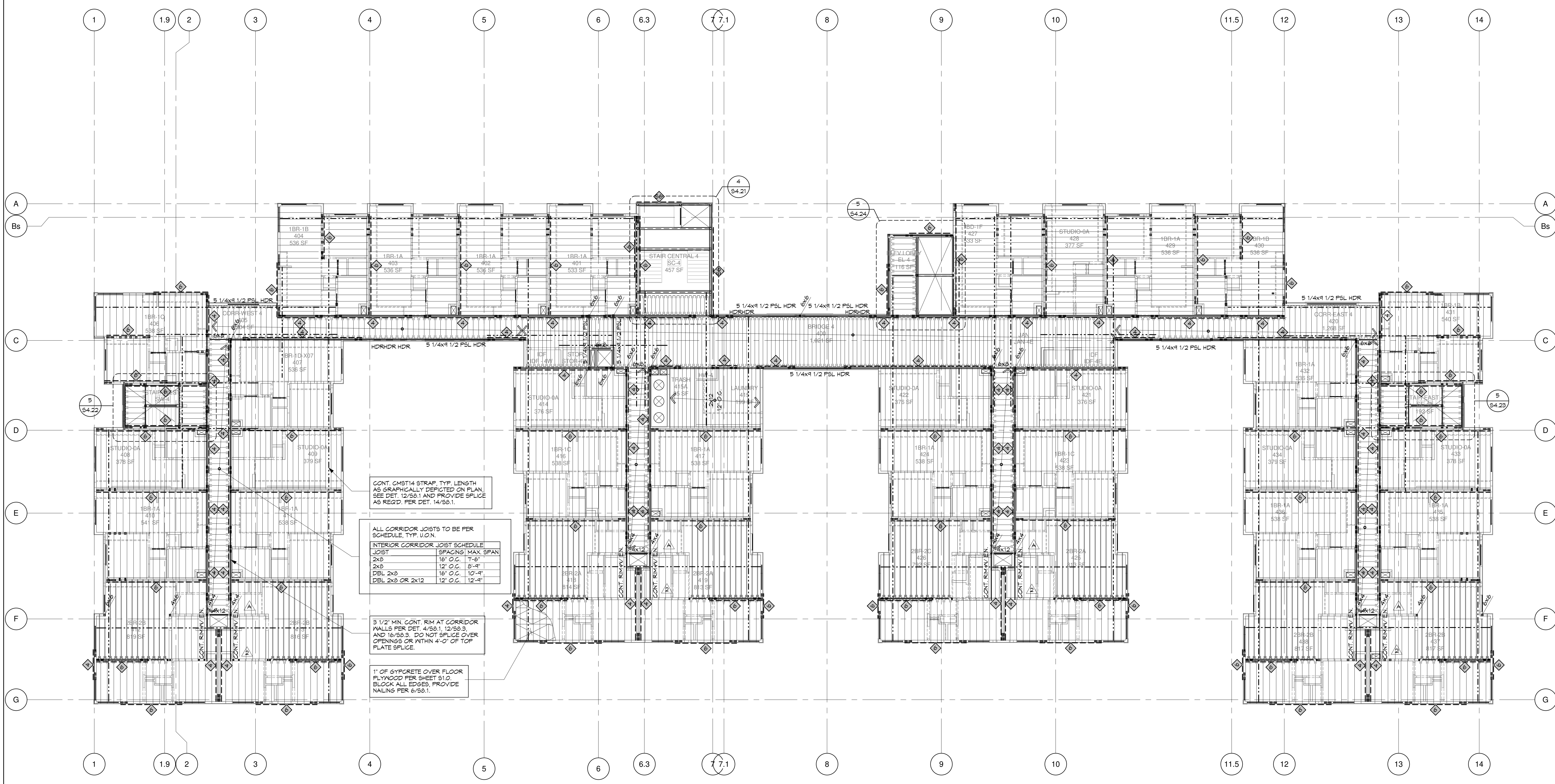
**LEVEL 4 - FLOOR  
FRAMING PLAN**

JOB #: 1925  
SCALE: As indicated

**S2.14**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515



**LEVEL 4 - FLOOR FRAMING PLAN**  
3/32" = 1'-0"

**FRAMING PLAN NOTES**

1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S1.1.
2. FOR TYPICAL CONCRETE DETAILS, SEE SHEETS S5.1 AND S5.2.
3. FOR BUILDING LAYOUT AND DIMENSIONS, FINISH FLOOR ELEVATIONS, SLAB SLOPES, DEPRESSIONS, DRAINS, FINISHES, ETC., SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
4. FOR MECHANICAL, ELECTRICAL, AND PLUMBING OPENINGS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
5. UNTREATED SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I.E. LSL, LVL, ETC.) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD, P.E. OR F.E.T. SHALL NOT BE SUBSTITUTED.
6. FOR JOIST TO BEAM CONNECTION DETAILS, SEE DETAIL 15/50.2.
7. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE, SEE DETAIL 4/50.2, TYP. U.O.N.
8. FOR TYP. STUD WALL SIZE AND SPACING, SEE DETAIL 1/50.2, TYP. U.O.N. ON THE UNIT PLANS. FOR TALL WALLS, SEE DETAIL 4/50.2.
9. FOR ROOF AND FLOOR PLYWOOD NAILING SEE SHEET S1.0, WOOD NOTES AND DETAILS 6/50.1 AND 7/50.1.
10. FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS, SEE DETAIL 5/50.2. FOR TOP PLATE PENETRATIONS, SEE DETAILS 5/50.2 AND 12/50.4.
11. FOR SHEAR WALL FRAMING AND HARDWARE REQUIREMENTS, SEE SHEET S5.1.
12. FOR VERTICAL TIEDOWN STRAP AT FLOOR, SEE DETAIL 10/50.1.
13. FOR INTERIOR NON-SHEAR BEARING WALLS, SEE DETAIL 5/50.4.
14. FOR INTERIOR NON-SHEAR NON-BEARING WALLS, SEE DETAIL 6/50.4.
15. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESURE TREATED.
16. PROVIDE PRESERVATIVE TREATED FRAMING AND PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
17. FOR ALL HSS COLUMNS/INSIDE WOOD SHEAR WALLS, PROVIDE 3X NAILER PER DETAIL 10/51.3.
18. FOR TYPICAL STEEL DETAILS, SEE SHEET S1.1.
19. FOR TIEDOWN FRAMING AND HARDWARE REQUIREMENTS, SEE SHEETS S5.10 AND S5.11.
20. FOR TYPICAL UNIT FRAMING PLANS, SEE SHEET S4.11.

CONT. CM914 STRAP, TYP. LENGTH AS GRAPHICALLY DEPICTED ON PLAN. SEE DET. 12/50.1 AND PROVIDE SPLICE AS REQ'D. PER DET. 14/50.1.

ALL CORRIDOR JOISTS TO BE PER SCHEDULE, TYP. U.O.N.

JOIST	SPACING	MAX SPAN
2x8	16" O.C.	7'-6"
2x8	12" O.C.	9'-4"
DBL 2x8	16" O.C.	10'-4"
DBL 2x8 OR 2x12	12" O.C.	12'-4"

3 1/2" MIN. CONT. RIM AT CORRIDOR WALLS PER DET. 4/50.1, 12/50.3, AND 16/50.3. DO NOT SPLICE OVER OPENINGS OR WITHIN 4'-0" OF TOP PLATE SPLICE.

1" OF GYPCRETE OVER FLOOR PLYWOOD PER SHEET S1.0. BLOCK ALL EDGES. PROVIDE NAILING PER 6/50.1.

5/12/2023 1:54:09 PM



- CIVIL ENGINEER  
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ALAMO, CA 94507
- LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNWOOD, WA 98036
- ENERGY CONSULTANT  
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**HOHBACH-LEWIN, INC.**  
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Palo Alto, CA 94306  
(650) 617-5930



**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
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By: M. Bloom Date: 07/28/2023  
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Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



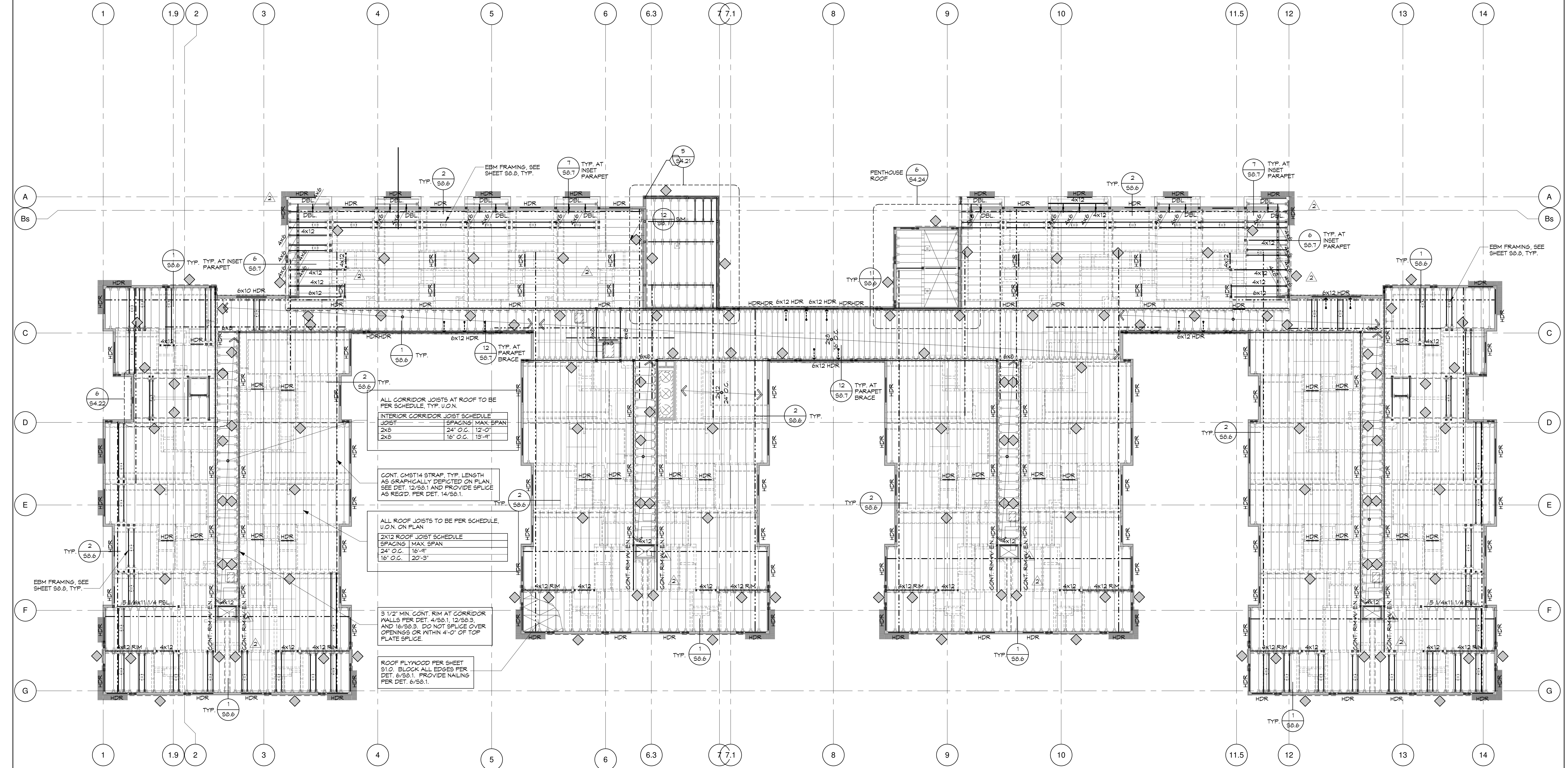
**ROOF LEVEL - ROOF FRAMING PLAN**

JOB #: 1925  
SCALE: As indicated

**S2.15**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515



ALL CORRIDOR JOISTS AT ROOF TO BE PER SCHEDULE, TYP. U.O.N.  
**INTERIOR CORRIDOR JOIST SCHEDULE**

JOIST	SPACING	MAX SPAN
2x8	24" O.C.	12'-0"
2x8	18" O.C.	15'-4"

CONT. CM914 STRAP, TYP. LENGTH AS GRAPHICALLY DEPICTED ON PLAN, SEE DET. 12/50.1 AND PROVIDE SPLICE AS REQ'D. PER DET. 14/50.1.

ALL ROOF JOISTS TO BE PER SCHEDULE, U.O.N. ON PLAN  
**2X12 ROOF JOIST SCHEDULE**

JOIST	SPACING	MAX SPAN
2x12	24" O.C.	16'-4"
2x12	18" O.C.	20'-9"

3 1/2" MIN. CONT. RM AT CORRIDOR WALLS PER DET. 4/50.1, 12/50.3, AND 16/50.3. DO NOT SPLICE OVER OPENINGS OR WITHIN 4'-0" OF TOP PLATE SPLICE.

ROOF PLYWOOD PER SHEET 51.0. BLOCK ALL EDGES PER DET. 6/50.1. PROVIDE NAILING PER DET. 6/50.1.

**ROOF LEVEL - ROOF FRAMING PLAN**  
3/32" = 1'-0"

**FRAMING PLAN NOTES**

1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S1.0 AND S1.1.
2. FOR TYPICAL CONCRETE DETAILS, SEE SHEETS S5.1 AND S5.2.
3. FOR BUILDING LAYOUT AND DIMENSIONS, FINISH FLOOR ELEVATIONS, SLAB SLOPES, DEPRESSIONS, DRAINS, FINISHES, ETC., SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
4. FOR MECHANICAL, ELECTRICAL, AND PLUMBING OPENINGS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
5. UNTREATED SAWN LUMBER BEAMS SPECIFIED MAY BE SUBSTITUTED WITH PREFABRICATED BEAMS (I&L, LVL, ETC.) AS A CONTRACTOR OPTION. THIS SUBSTITUTION SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD, P.T. OR F.R.T. SHALL NOT BE SUBSTITUTED.
6. FOR JOIST TO BEAM CONNECTION DETAILS, SEE DETAIL 15/50.2.
7. ALL WOOD BEAMS SHOWN ON PLANS SHALL BE SUPPORTED ON WOOD POSTS PER SCHEDULE, SEE DETAIL 9/50.2, TYP. U.O.N.
8. FOR TYP. STUD WALL SIZE AND SPACINGS, SEE DETAIL 1/50.2, TYP. U.O.N. ON THE UNIT PLANS FOR TALL WALLS; SEE DETAIL 4/50.2.
9. FOR ROOF AND FLOOR PLYWOOD NAILING SEE SHEET 51.0, WOOD NOTES AND DETAILS 6/50.1 AND 7/50.1.
10. FOR ALLOWABLE HOLES AND NOTCHES AT FRAMING MEMBERS, SEE DETAIL 9/50.3, FOR TOP PLATE PENETRATIONS, SEE DETAILS 9/50.2 AND 12/50.4.

**ROOF FRAMING PLAN NOTES**

1. FOR MECHANICAL UNIT ROOF ANCHORAGE AND SUPPORT, SEE DETAILS 2/50.9, 3/50.9, AND 4/50.9. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFO.
2. FOR EBM SUPPORT FRAMING DETAILS, SEE SHEET S8.0B.
3. FOR PREFABRICATED TRUSS REQUIREMENTS, SEE TRUSS NOTES ON SHEET S10.0.
4. ALL 2x STRUCTURAL FASCIA TO BE 10'-0" MIN.
11. FOR SHEAR WALL FRAMING AND HARDWARE REQUIREMENTS, SEE SHEET S6.1.
12. FOR VERTICAL TIEDOWN STRAP AT FLOOR, SEE DETAIL 10/50.1.
13. FOR INTERIOR NON-SHEAR BEARING WALLS, SEE DETAIL 5/50.4.
14. FOR INTERIOR NON-SHEAR NON-BEARING WALLS, SEE DETAIL 6/50.4.
15. ALL LUMBER AND SHEATHING EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
16. PROVIDE PRESERVATIVE TREATED FRAMING AND PLYWOOD AT EXTERIOR BALCONIES, DECKS, AND WALKWAYS.
17. FOR ALL HSS COLUMNS INSIDE WOOD SHEAR WALLS, PROVIDE 3x NAILER PER DETAIL 10/51.3.
18. FOR TYPICAL STEEL DETAILS, SEE SHEET S7.1.
19. FOR TIEDOWN FRAMING AND HARDWARE REQUIREMENTS, SEE SHEETS S8.10 AND S8.11.
20. FOR TYPICAL UNIT FRAMING PLANS, SEE SHEET S4.11.

5/12/2023 1:54:17 PM



CIVIL ENGINEER  
**BKF - SAN JOSE**  
1730 N. FIRST ST., STE 600  
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES  
**MILLENIUM DESIGN**  
PO BOX 737  
ALAMO, CA 94507

LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNWOOD, WA 98036

ENERGY CONSULTANT  
**REDWOOD ENERGY**  
1887 Q STREET  
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260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
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**COUNTY OF SANTA CLARA**  
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RECORD NO.: DEV22-1242

By: M. Bloom Date: 07/28/2023

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Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



ELEVATION - NORTH  
AND SOUTH

JOB #: 1925  
SCALE: 3/32" = 1'-0"

**S3.01**

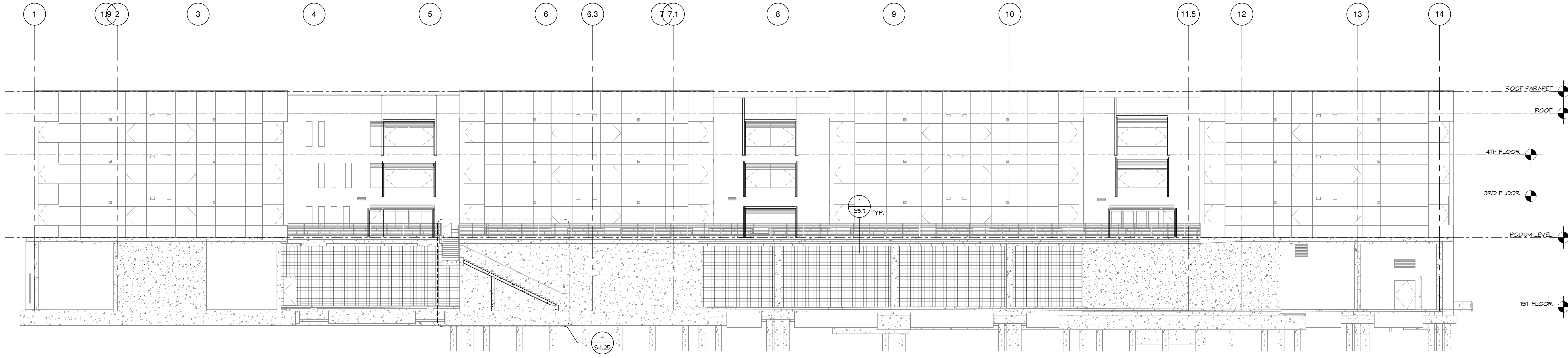
PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515



**1** NORTH ELEVATION - GRANT AVENUE

3/32" = 1'-0"



**2** SOUTH ELEVATION

3/32" = 1'-0"

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**BKF - SAN JOSE**  
1730 N. FIRST ST., STE 600  
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231 GRANT AVENUE**

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



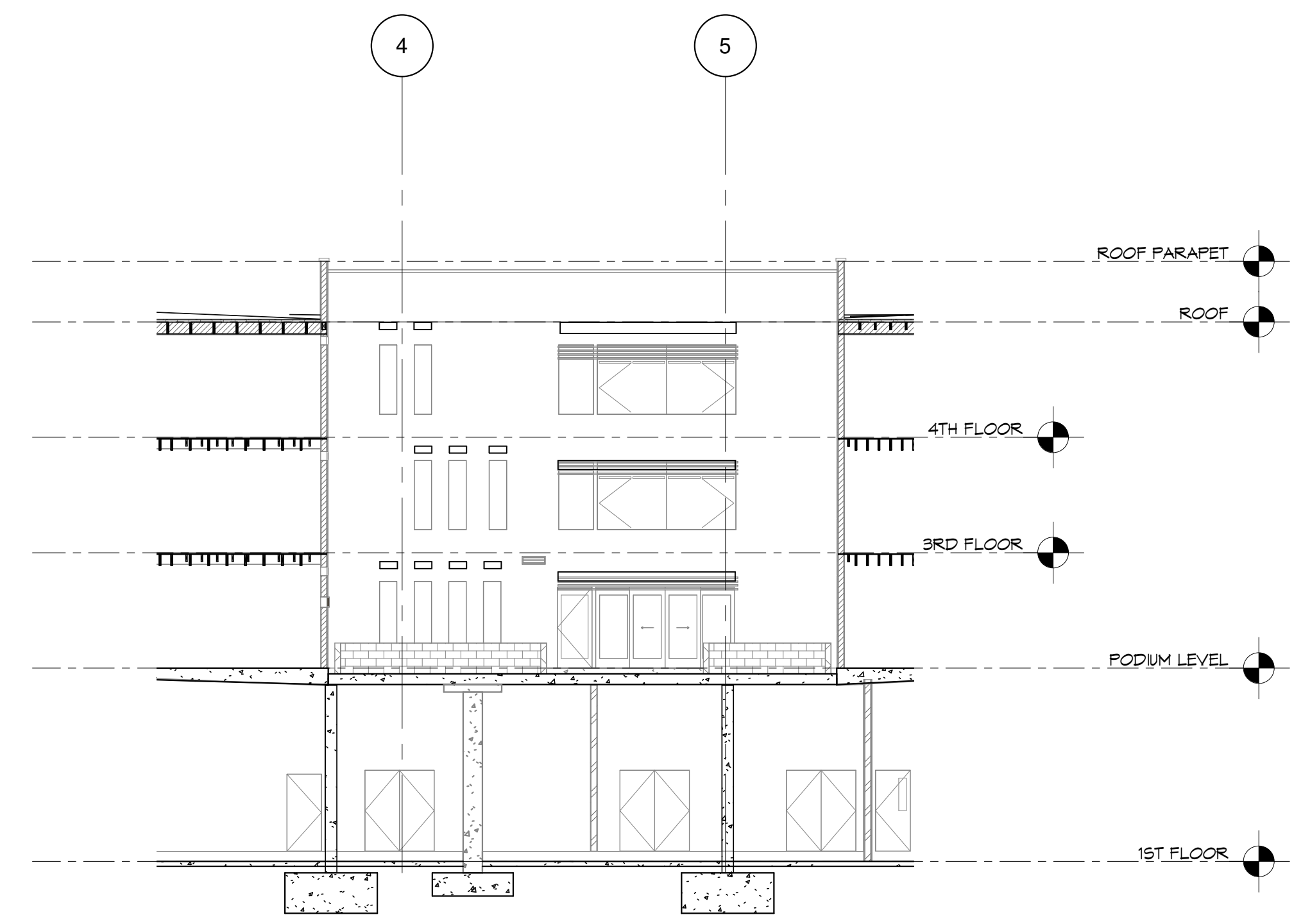
**ELEVATION - EAST  
AND WEST**

JOB #: 1925  
SCALE: 3/32" = 1'-0"

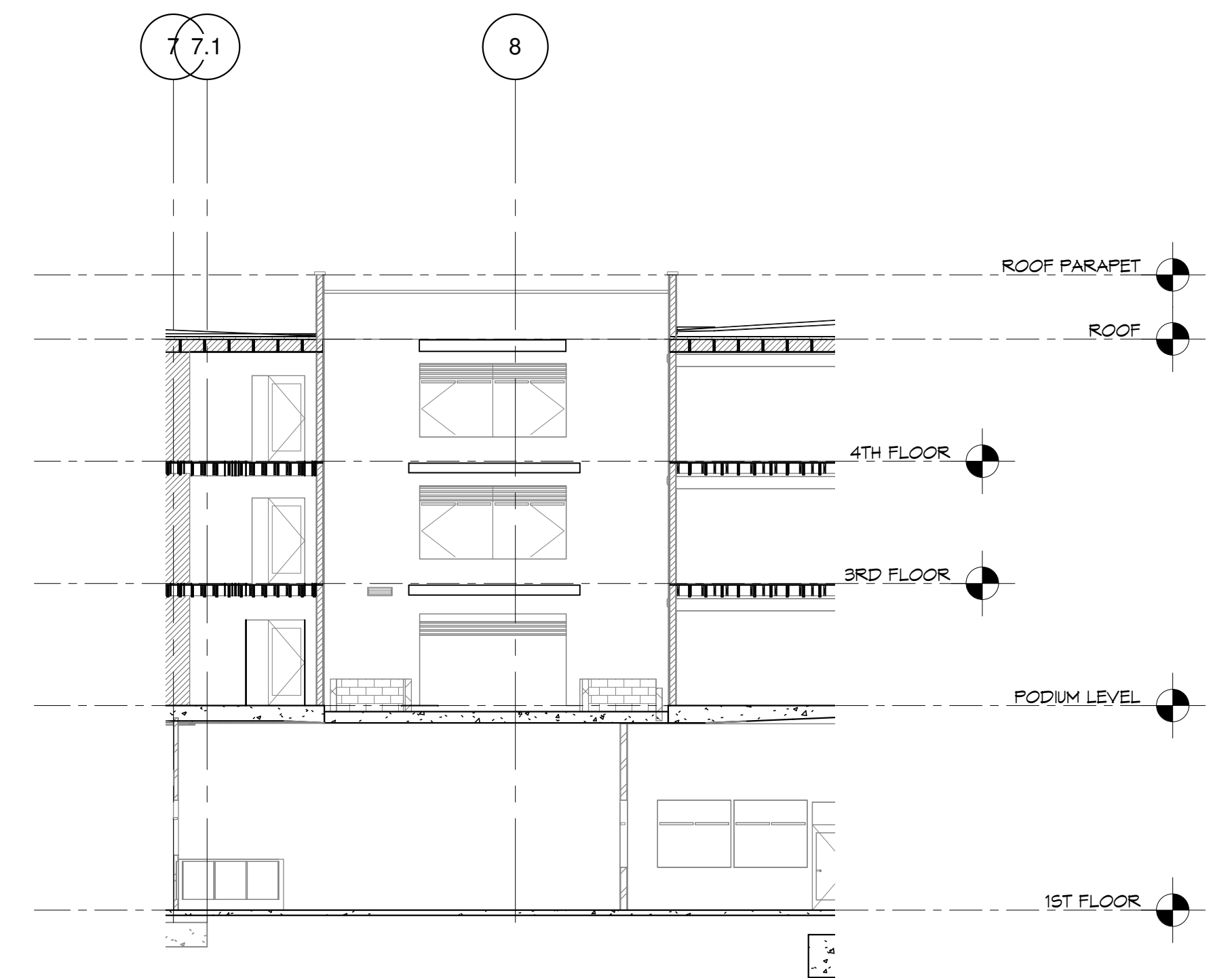
**S3.02**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

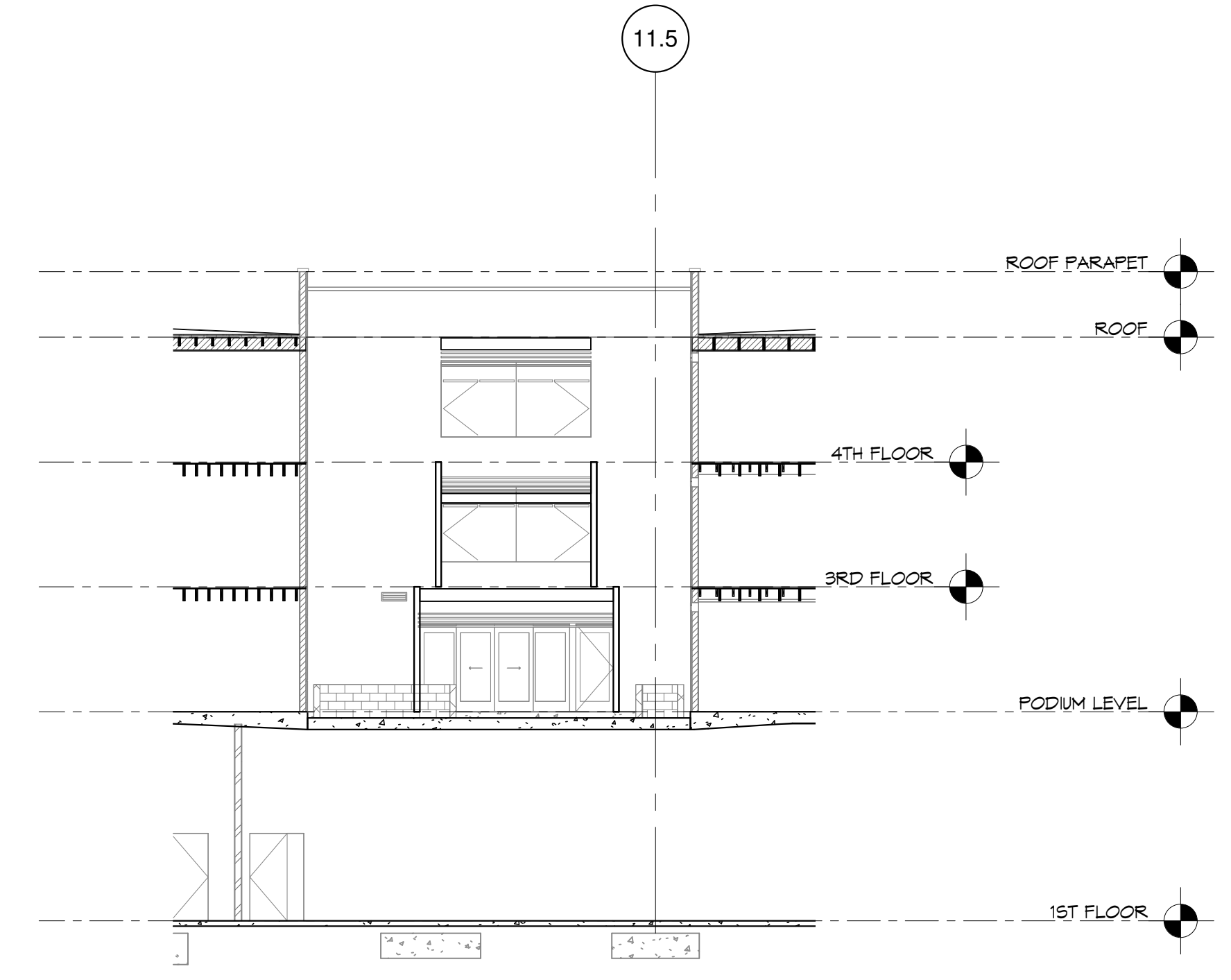
HOHBACH-LEWIN # 14515



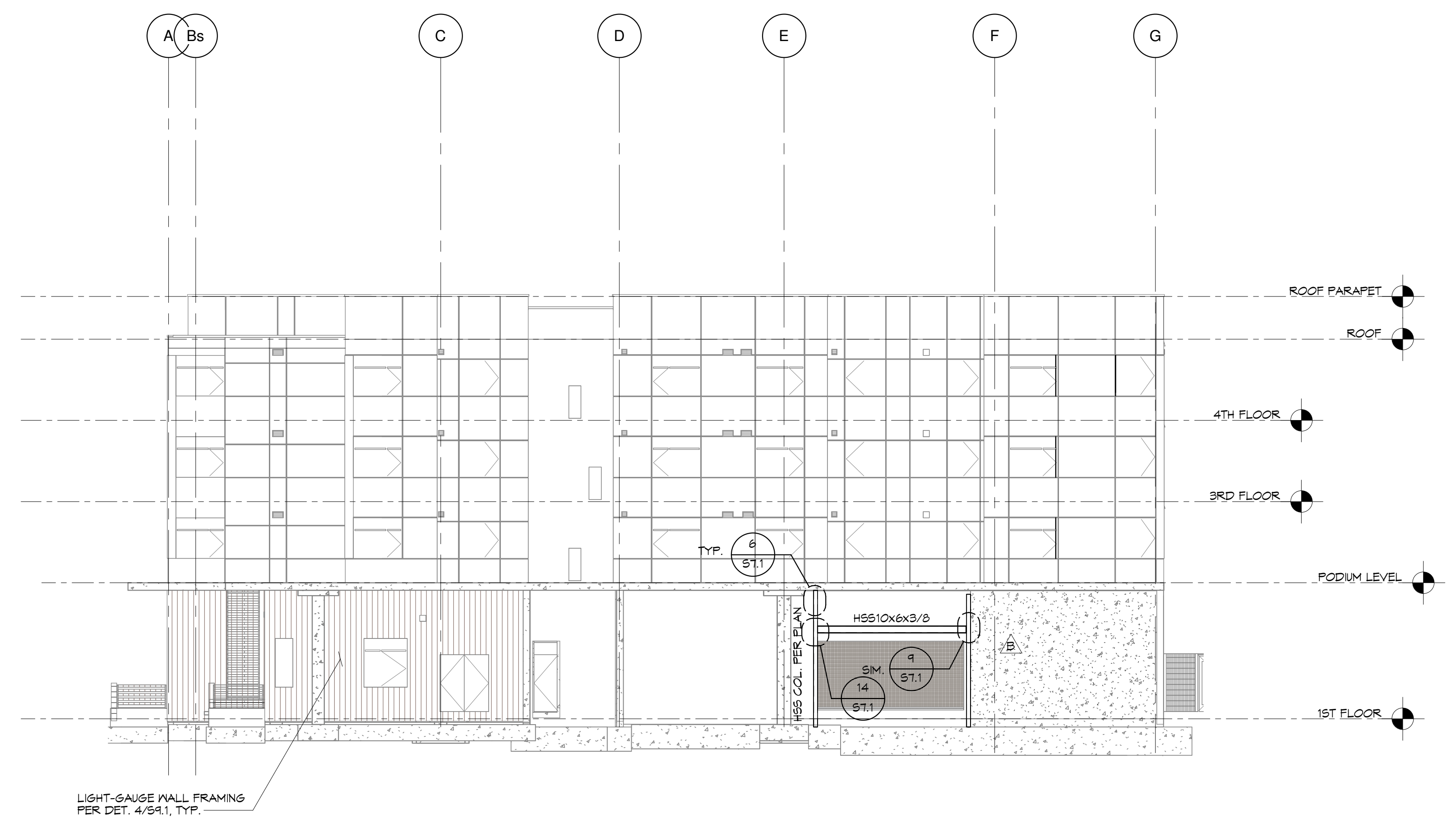
**3 WEST COURTYARD NORTH ELEVATION**  
3/32" = 1'-0"



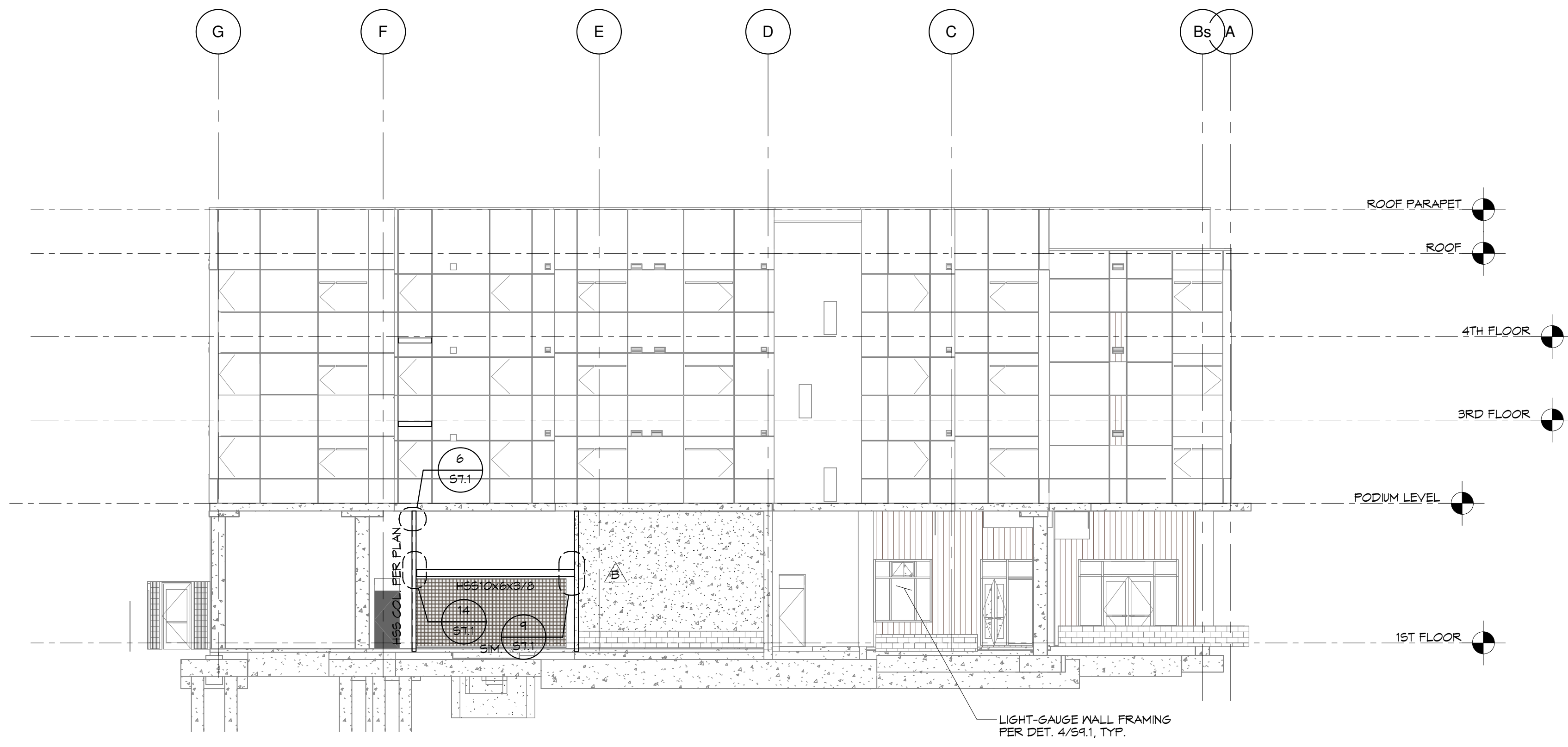
**4 CENTRAL COURTYARD NORTH ELEVATION**  
3/32" = 1'-0"



**5 EAST COURTYARD NORTH ELEVATION**  
3/32" = 1'-0"



**1 WEST ELEVATION - BIRCH ST.**  
3/32" = 1'-0"



**2 EAST ELEVATION - PARK BLVD**  
3/32" = 1'-0"

5/12/2023 1:54:27 PM



- CIVIL ENGINEER  
**BKF - SAN JOSE**  
 1730 N. FIRST ST., STE 600  
 SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES  
**MILLENIUM DESIGN**  
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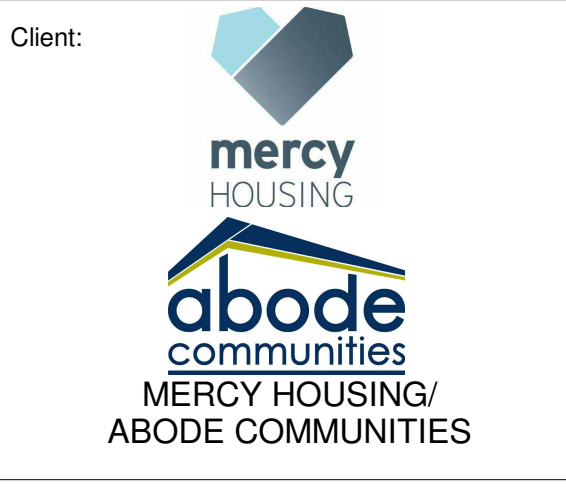
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1	11/11/22	PERMIT SET-CONV
A	12/16/22	BID SET
B	03/20/23	BID ADDENDUM
2	03/20/23	PLAN CHECK RESPONSE 2
3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306

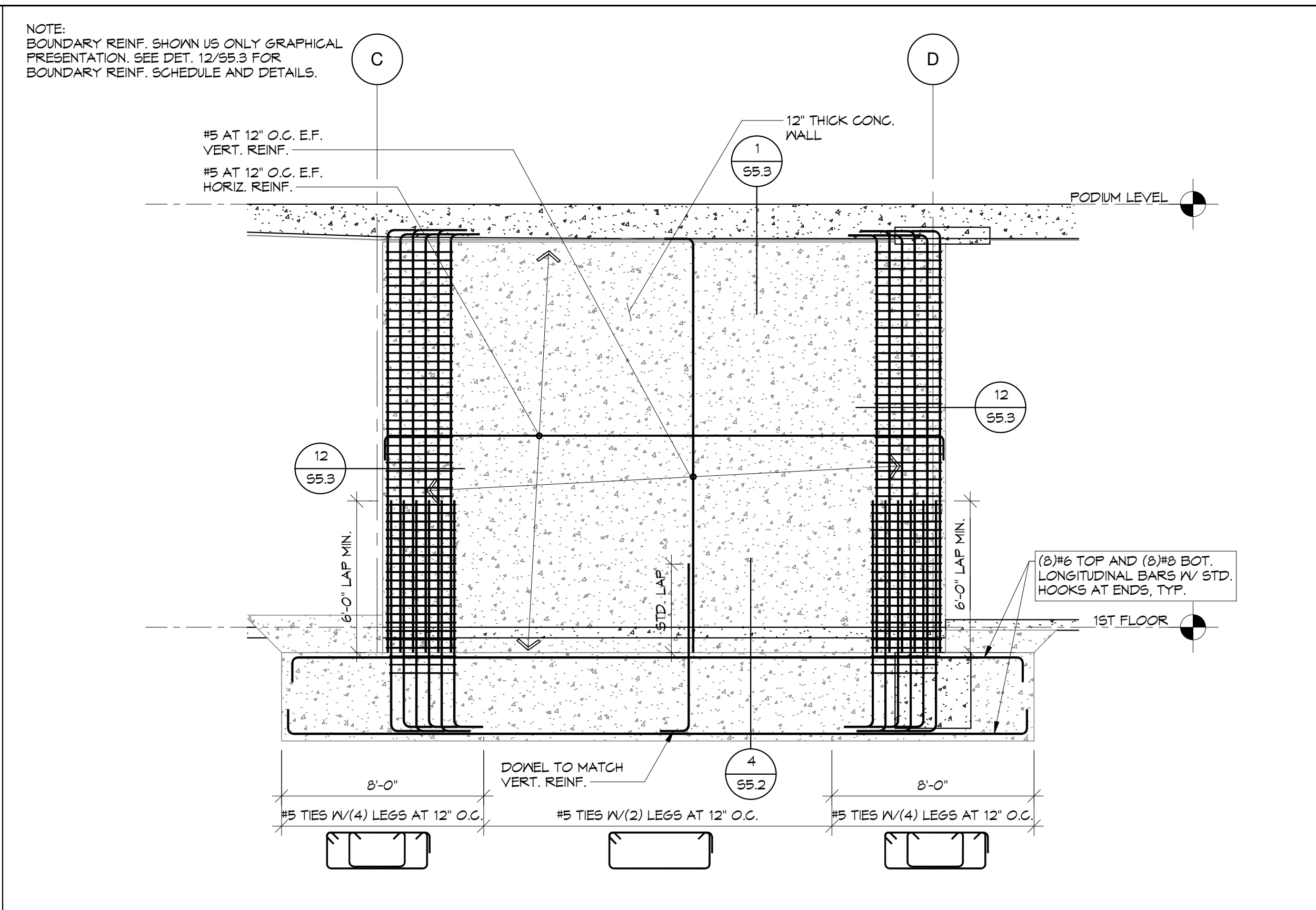


**CONCRETE SHEARWALL ELEVATIONS**

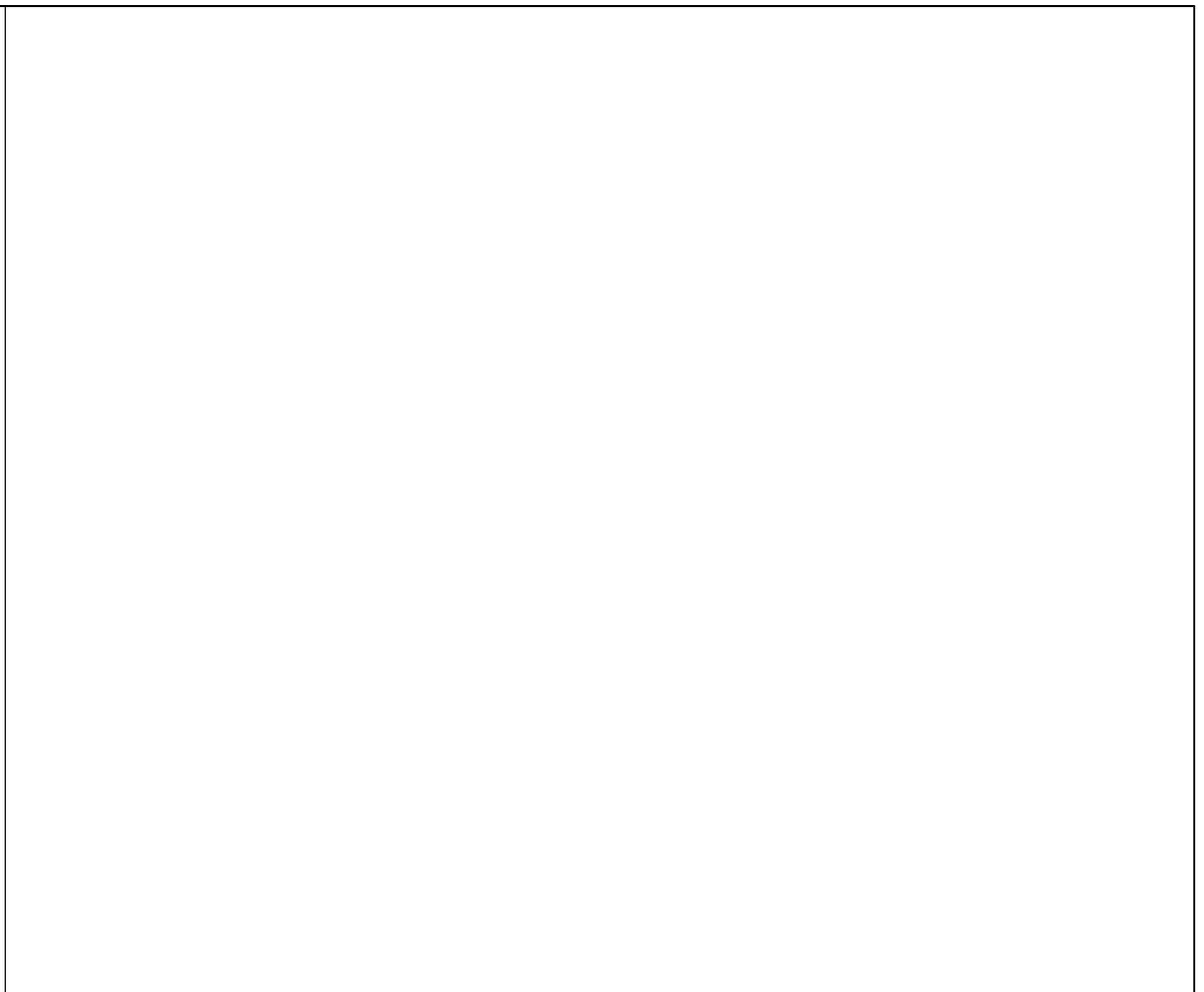
JOB #: 1925  
 SCALE: 1/4" = 1'-0"

**S3.11**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/23

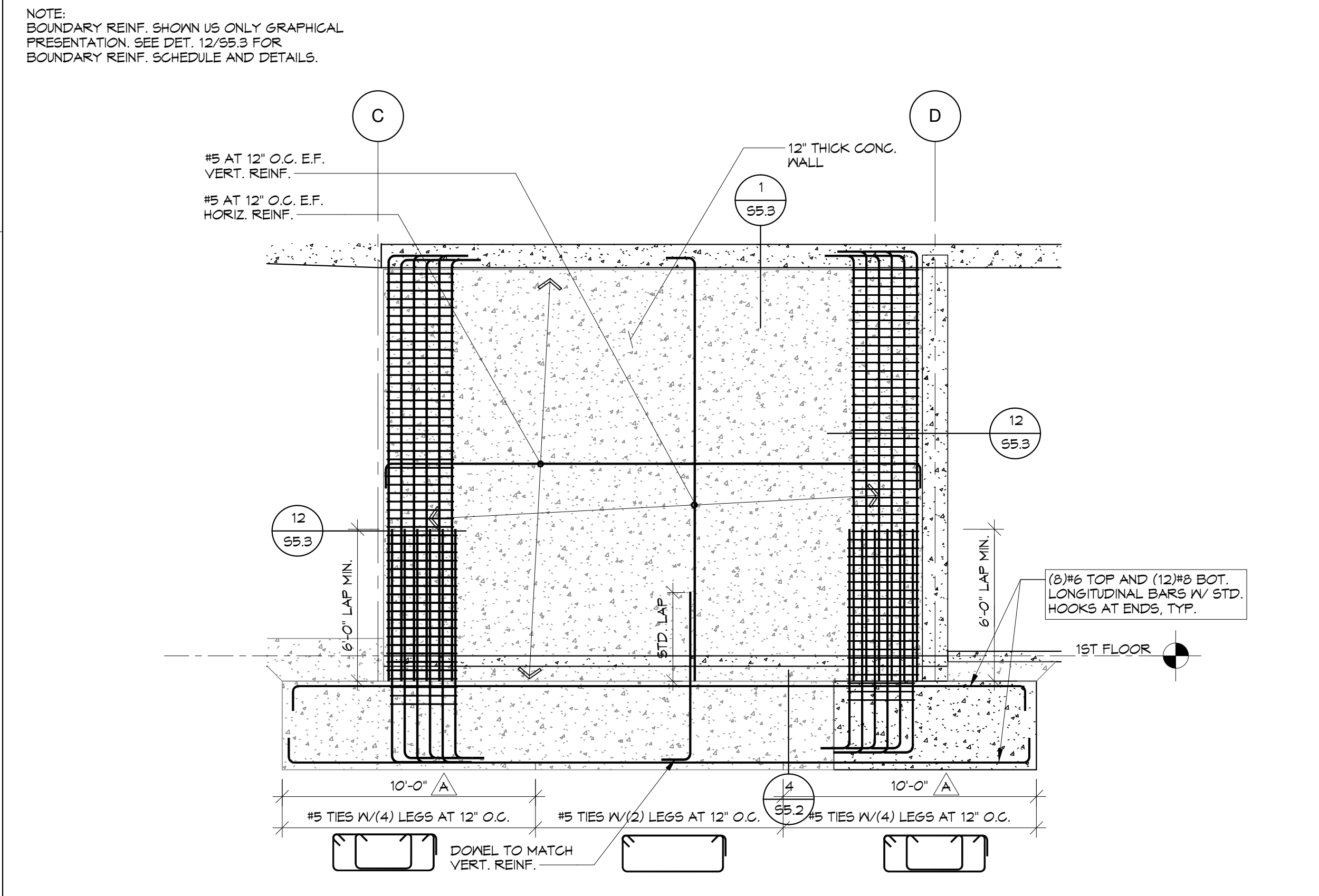
HOHBACH-LEWIN # 14515



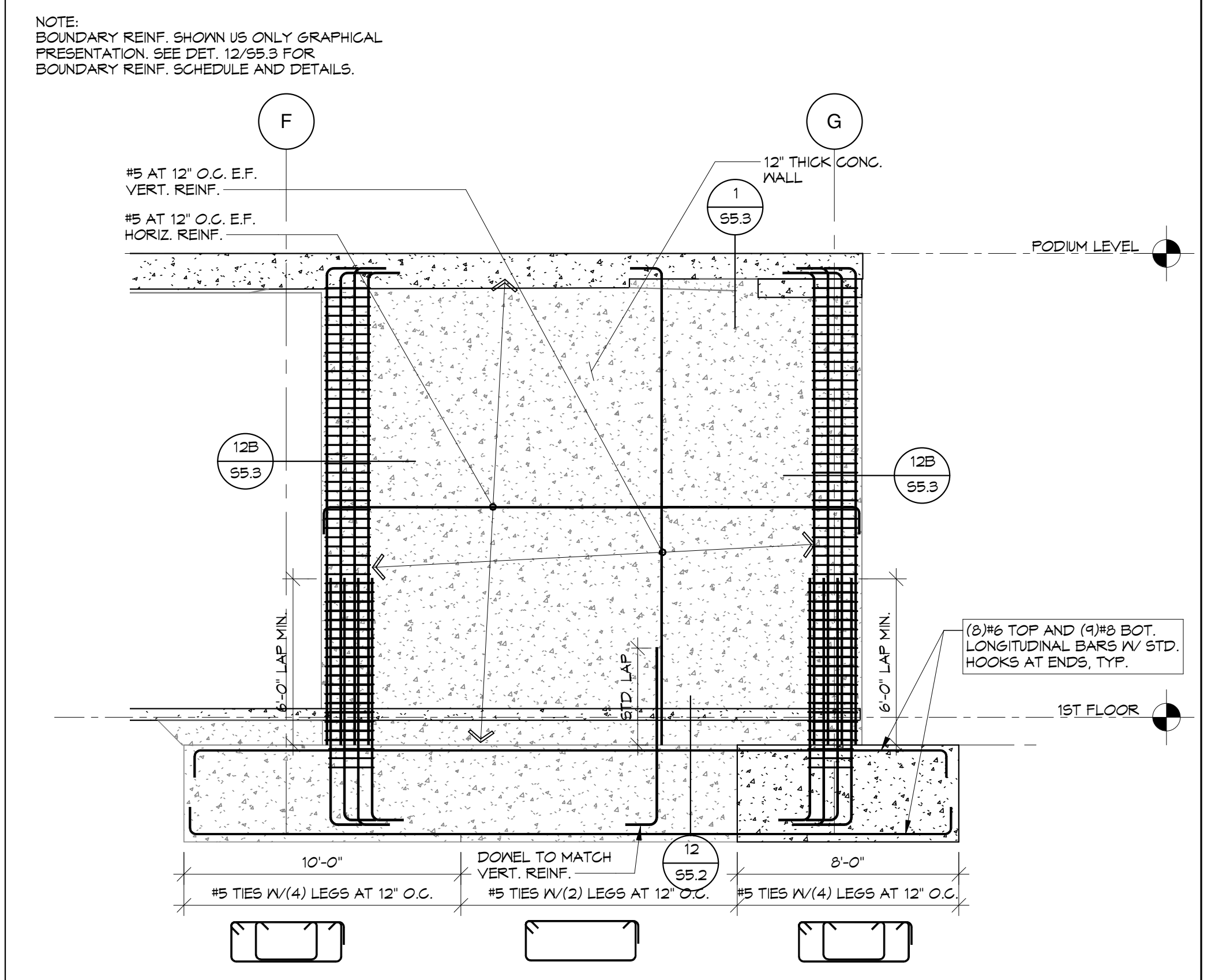
**4 CONCRETE SHEARWALL W-2.9** 1/4" = 1'-0"



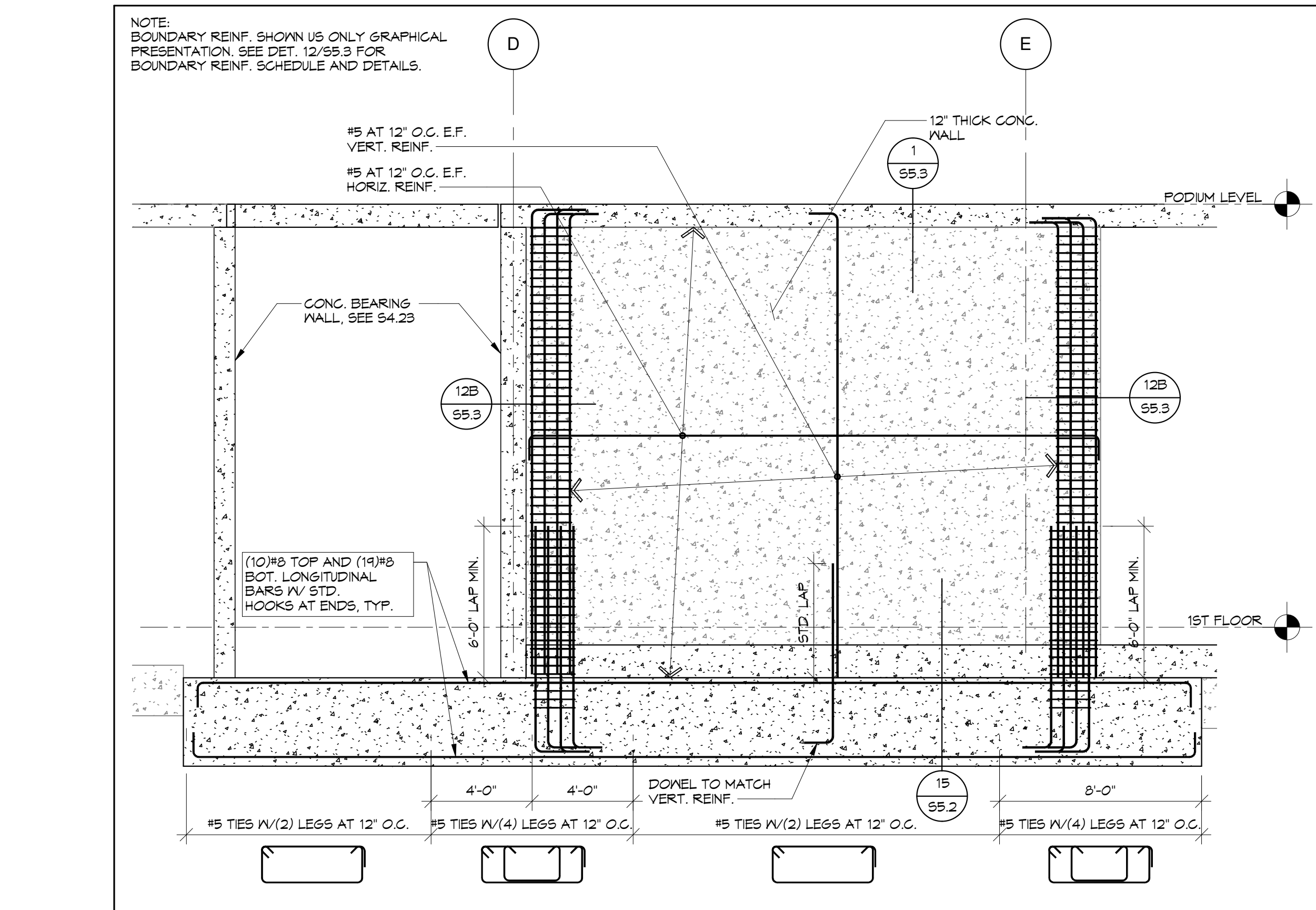
**2 CONCRETE SHEARWALL W-3** 1/4" = 1'-0"



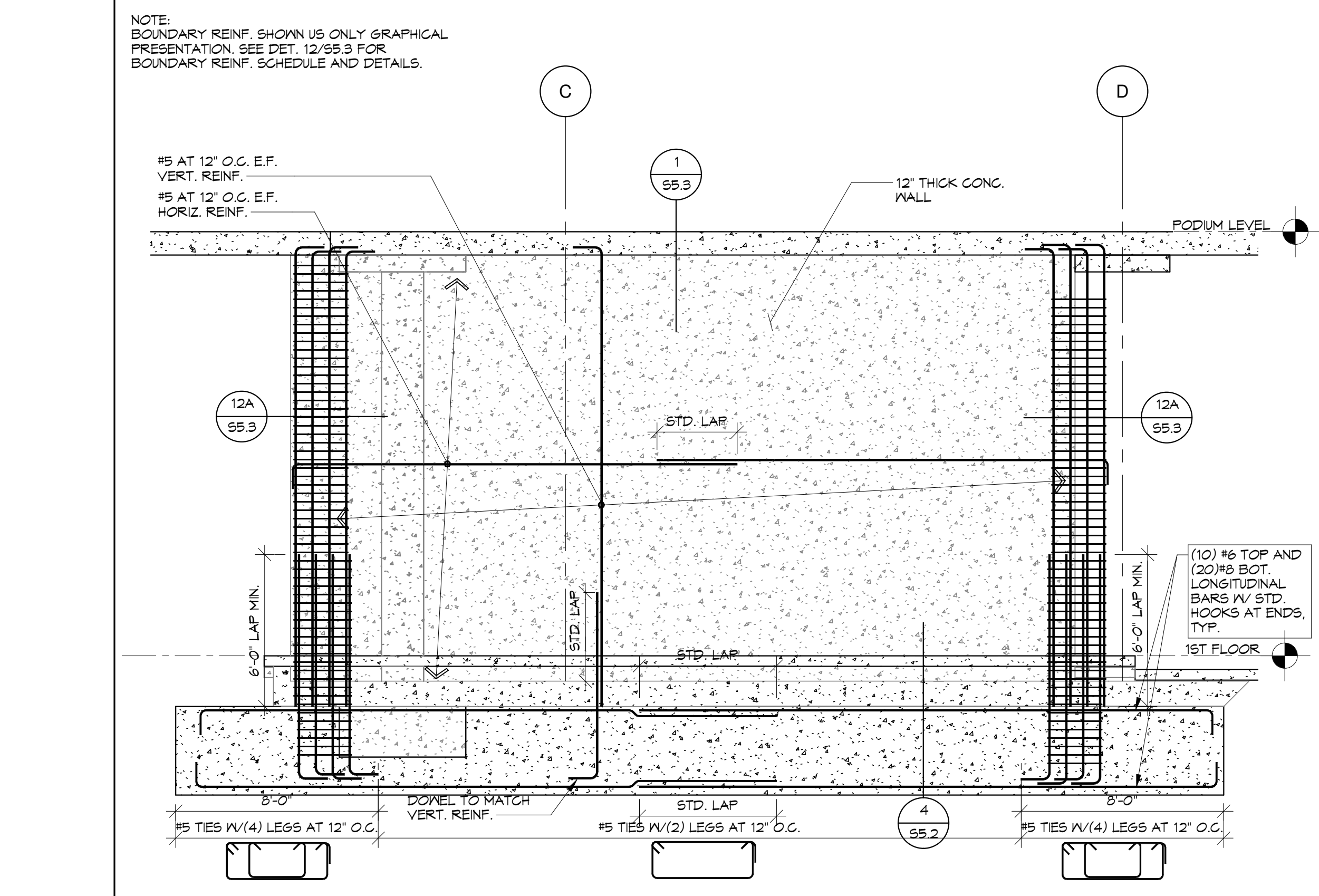
**5 CONCRETE SHEARWALL W-3.8** 1/4" = 1'-0"



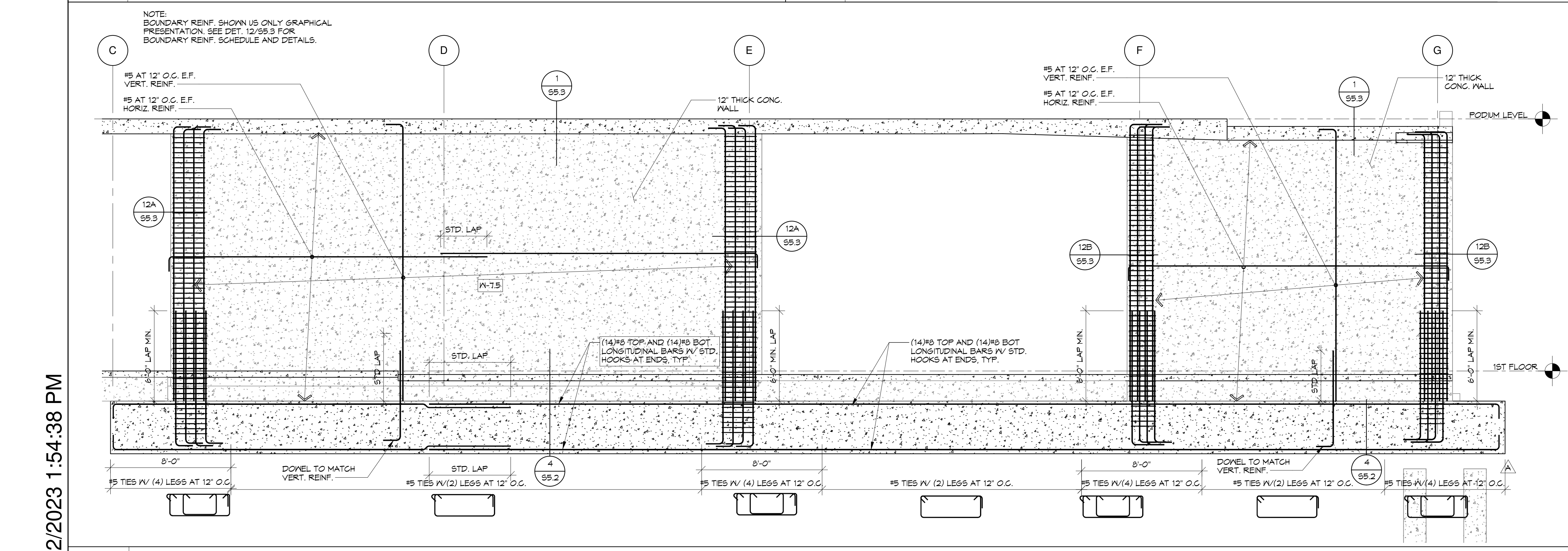
**3 CONCRETE SHEARWALL W-4** 1/4" = 1'-0"



**7 CONCRETE SHEARWALL W-12** 1/4" = 1'-0"



**8 CONCRETE SHEARWALL W-10.5** 1/4" = 1'-0"

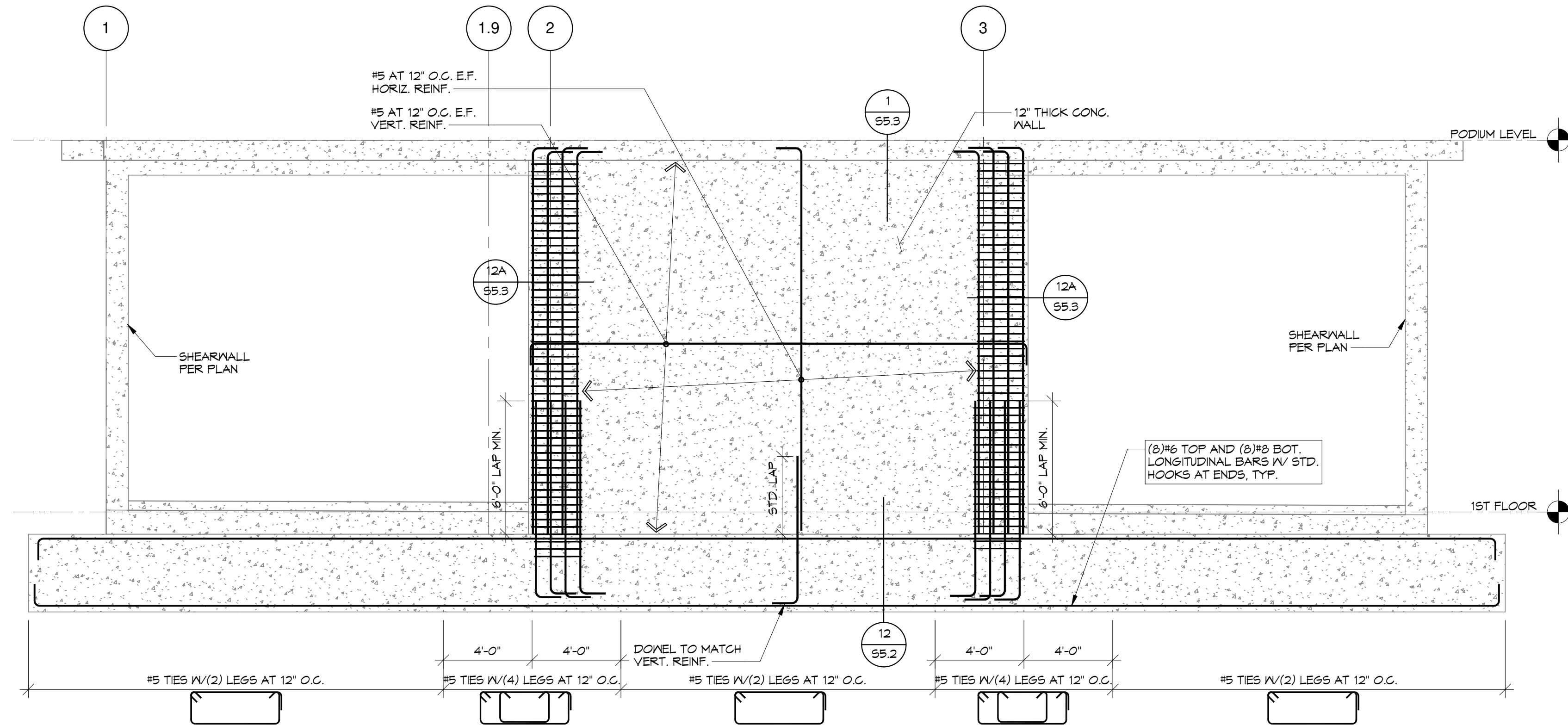


**9 CONCRETE SHEARWALL W-7.5** 1/4" = 1'-0"

5/12/2023 1:54:38 PM

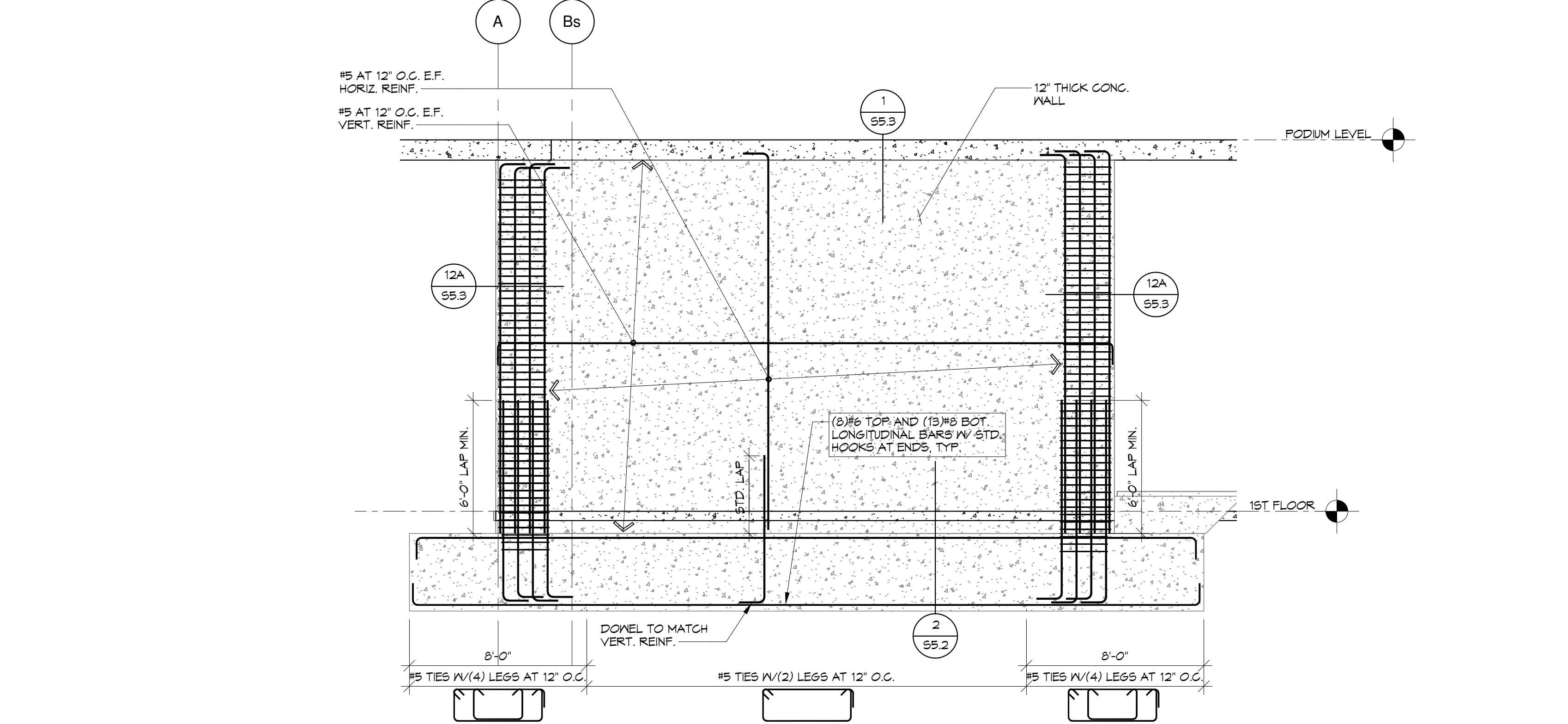


NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



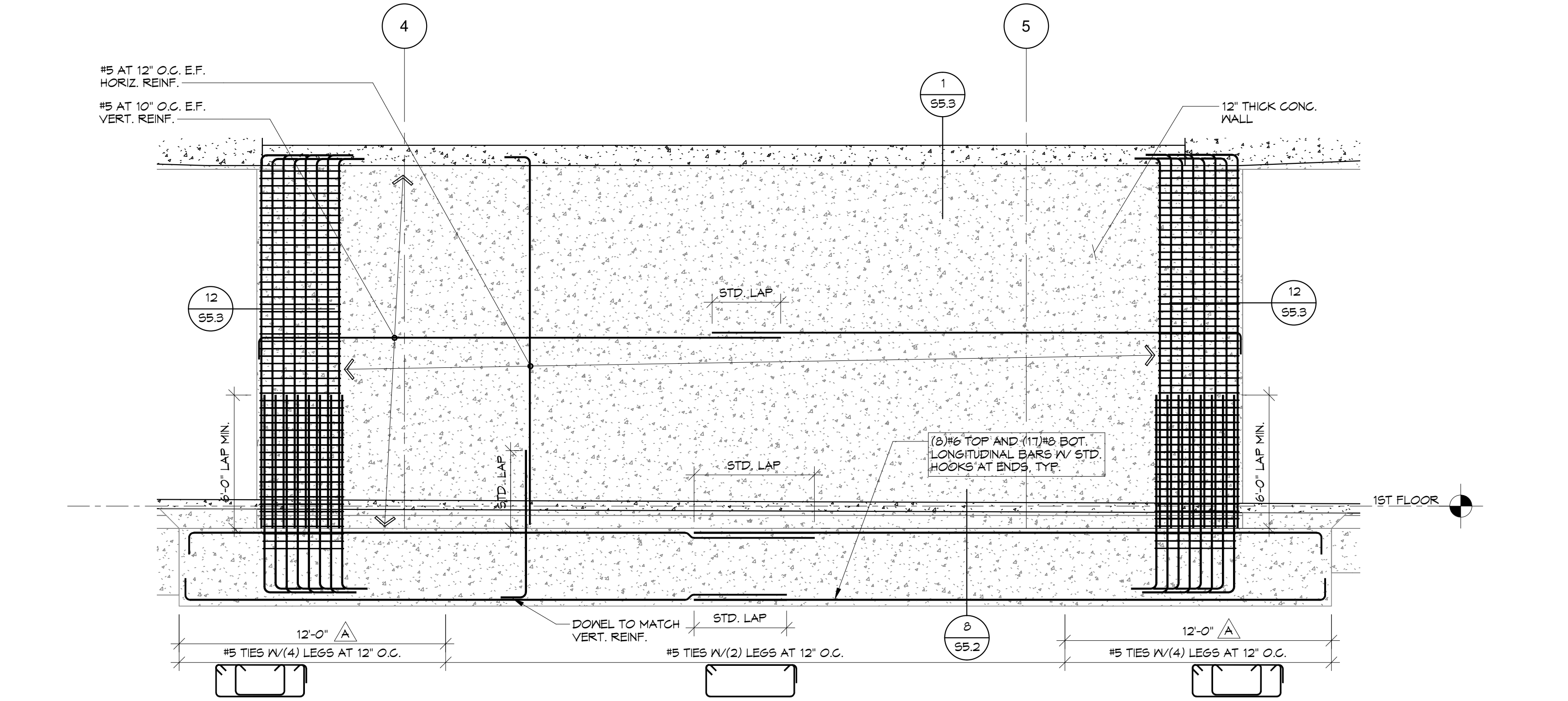
4 CONCRETE SHEARWALL W-F.3  
1/4" = 1'-0"

NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



1 CONCRETE SHEARWALL W-5  
1/4" = 1'-0"

NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



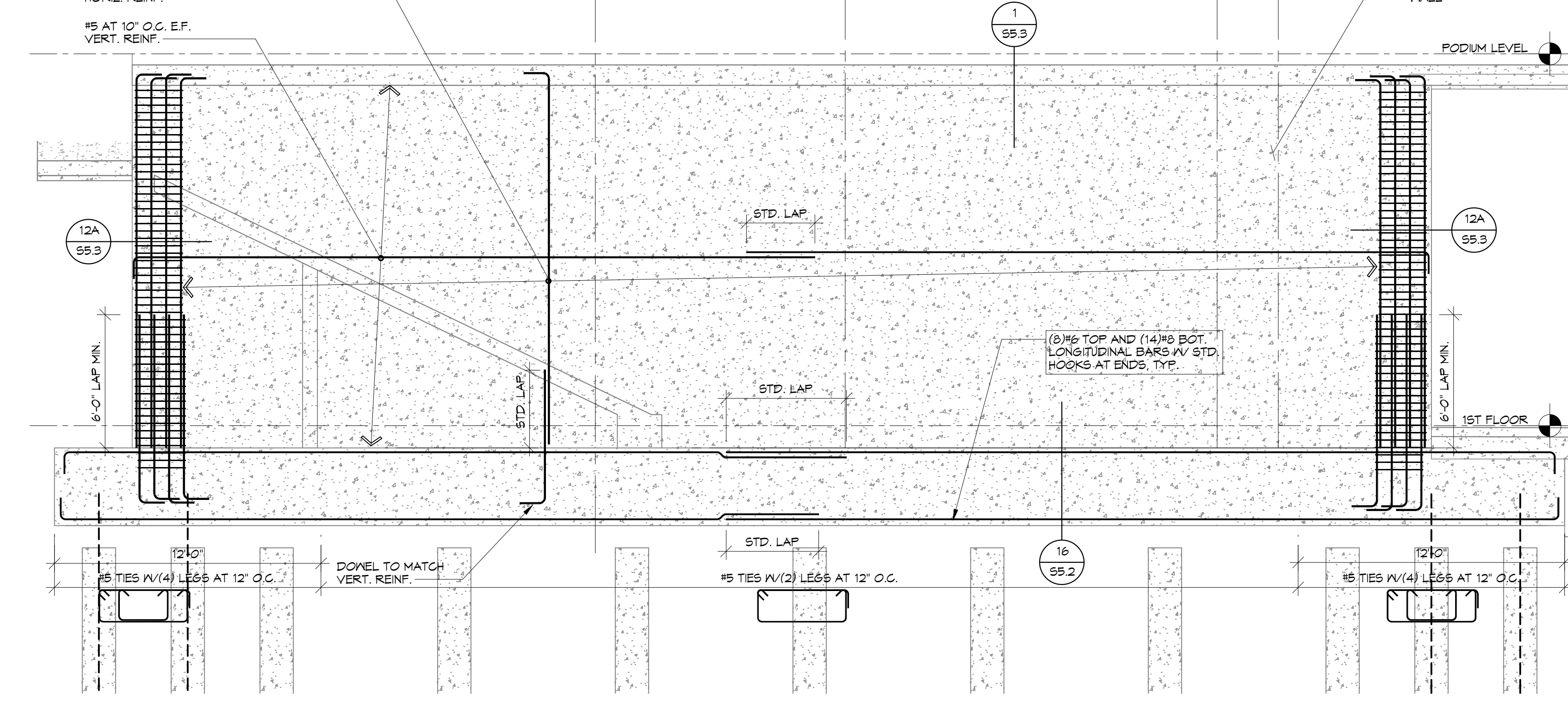
5 CONCRETE SHEARWALL W-C.1  
1/4" = 1'-0"

NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



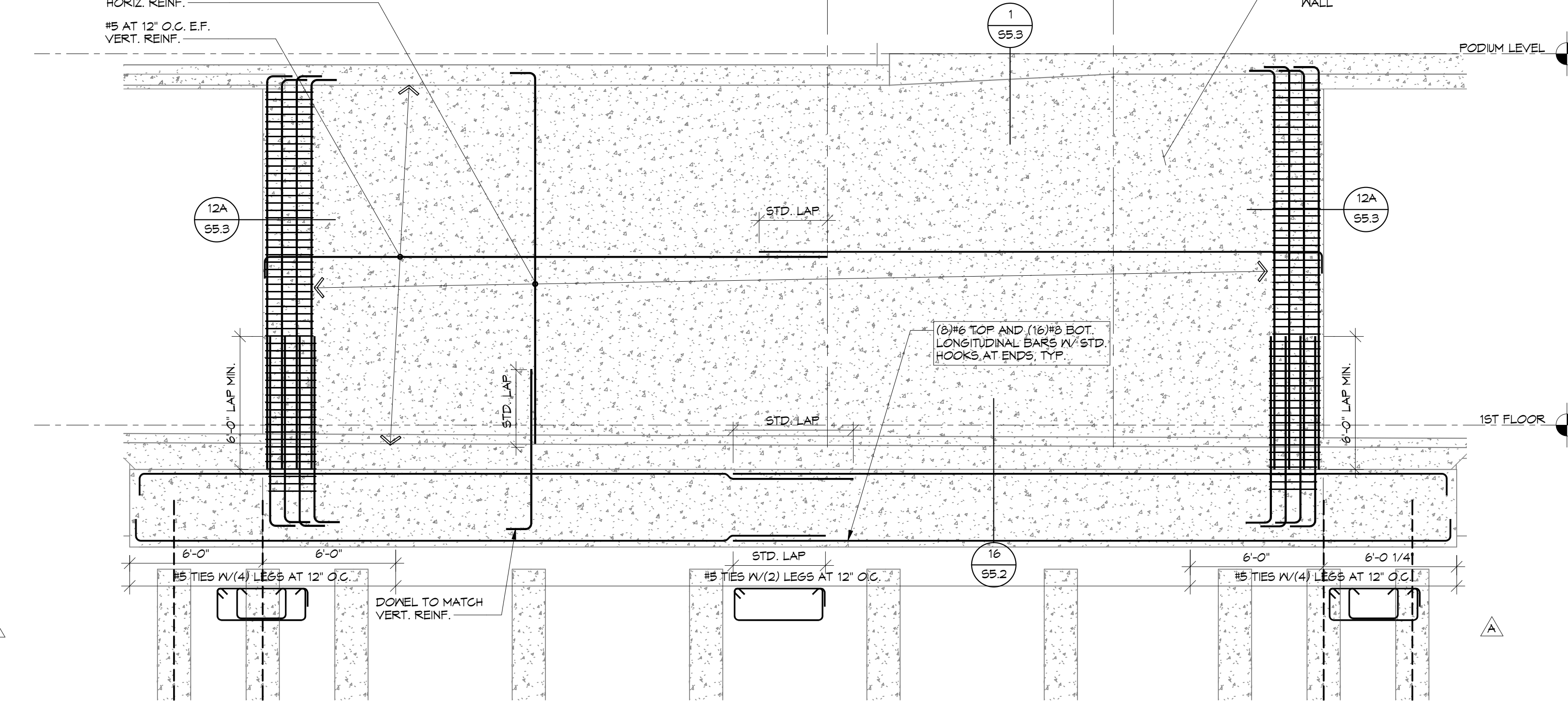
3 CONCRETE SHEARWALL W-F.2  
1/4" = 1'-0"

NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



6 CONCRETE SHEARWALL W-F.1  
1/4" = 1'-0"

NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



3 CONCRETE SHEARWALL W-F.2  
1/4" = 1'-0"

- CIVIL ENGINEER  
**BKF - SAN JOSE**  
1730 N. FIRST ST., STE 600  
SAN JOSE, CA 95112
- JOINT TRENCH / DRY UTILITIES  
**MILLENNIUM DESIGN**  
PO BOX 737  
ALAMO, CA 94507
- LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNWOOD, WA 98036
- ENERGY CONSULTANT  
**REDWOOD ENERGY**  
1887 Q STREET  
ARCATA, CA 95521

**HOHBACH-LEWIN, INC.**  
STRUCTURAL & CIVIL ENGINEERS  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
(650) 617-5930



**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS  
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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:  
**mercy HOUSING**  
**abode communities**  
MERCY HOUSING/  
ABODE COMMUNITIES

**CONCRETE SHEARWALL ELEVATIONS**

JOB #: 1925  
SCALE: 1/4" = 1'-0"

**S3.12**

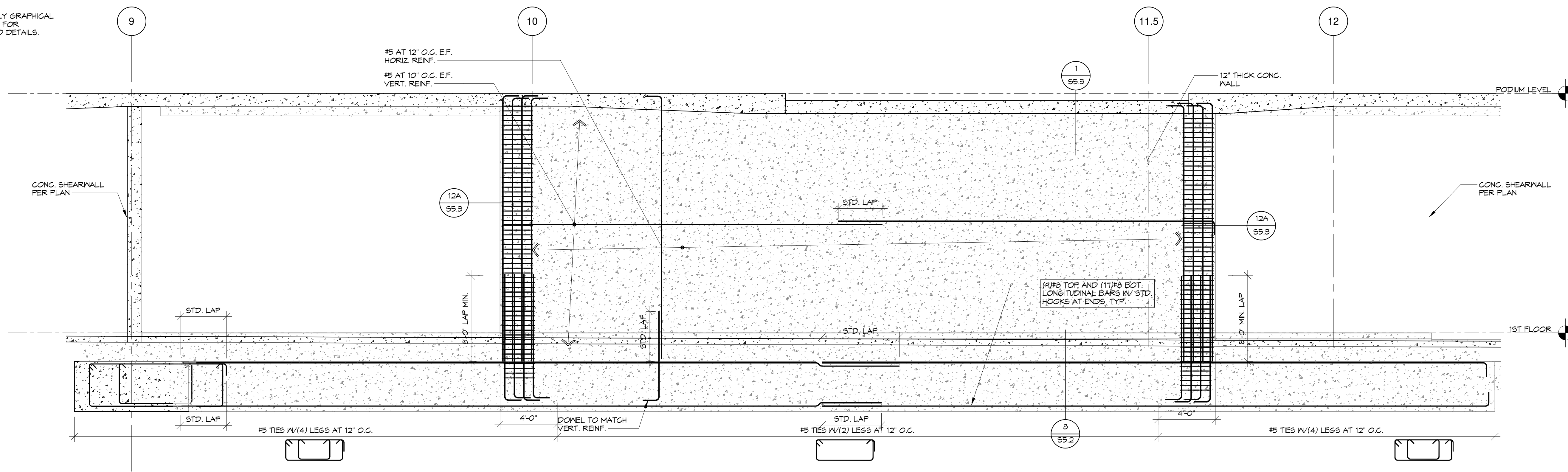
PLAN CHECK RESPONSE 2 | DATE: 03/20/23

5/12/2023 1:54:45 PM

HOHBACH-LEWIN # 14515

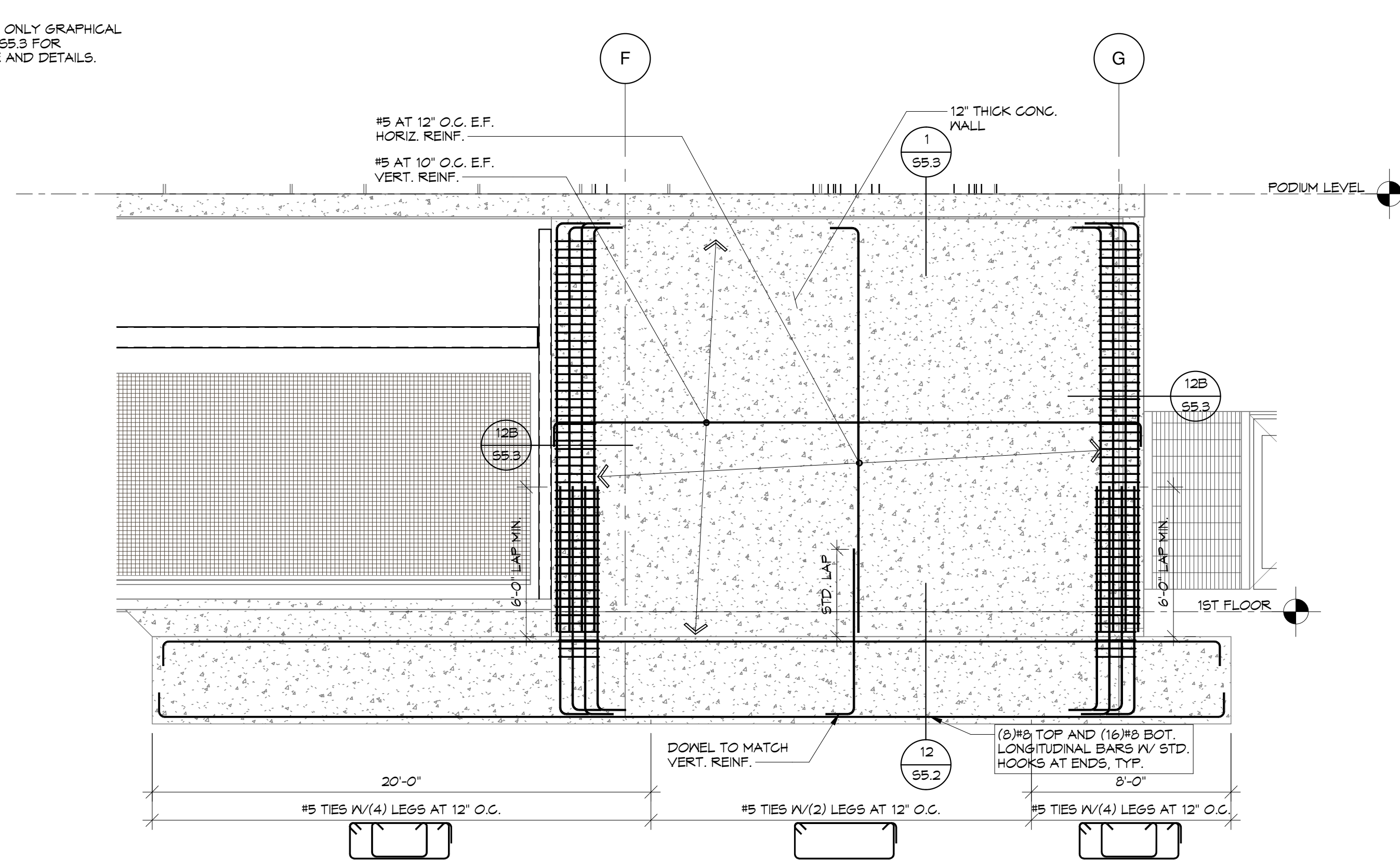


NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



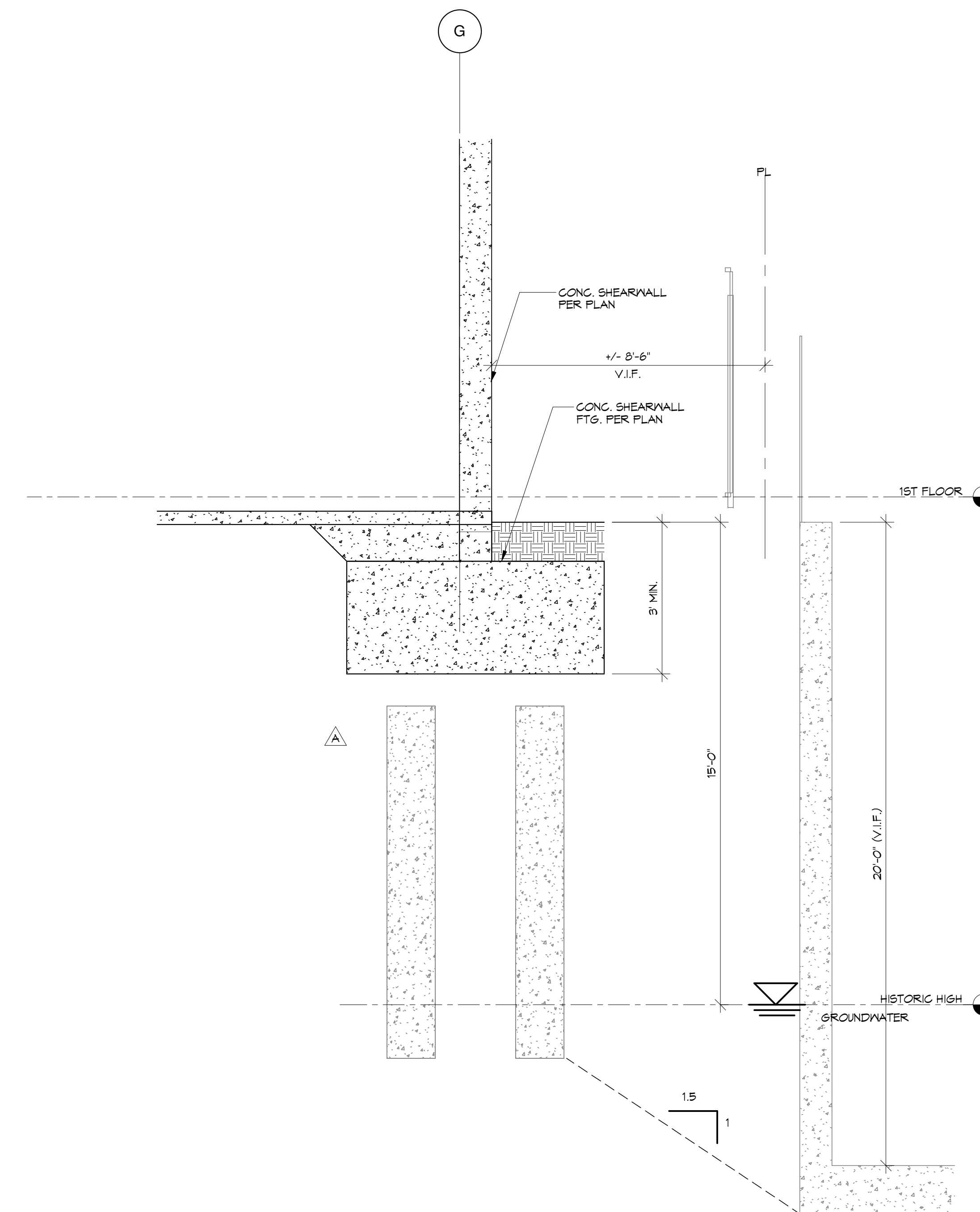
**1** CONCRETE SHEARWALL W-C.2  
1/4" = 1'-0"

NOTE:  
BOUNDARY REIN. SHOWN US ONLY GRAPHICAL  
PRESENTATION. SEE DET. 12/55.3 FOR  
BOUNDARY REIN. SCHEDULE AND DETAILS.



**2** CONCRETE SHEARWALL W-1  
1/4" = 1'-0"

**3** Section 34  
3/8" = 1'-0"



- CIVIL ENGINEER  
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**MILLENIUM DESIGN**  
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- LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110
- STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306
- MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
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LYNWOOD, WA 98036

- ENERGY CONSULTANT  
**REDWOOD ENERGY**  
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**COUNTY OF SANTA CLARA**  
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Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:  
**mercy HOUSING**  
**abode communities**  
MERCY HOUSING/  
ABODE COMMUNITIES

**CONCRETE SHEARWALL ELEVATIONS**

JOB #: 1925  
SCALE: As indicated

**S3.13**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

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HOHBACH-LEWIN # 14515



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**COUNTY OF SANTA CLARA**  
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Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



**UNIT FRAMING PLANS**

JOB #: 1925  
SCALE: As indicated

**S4.11**

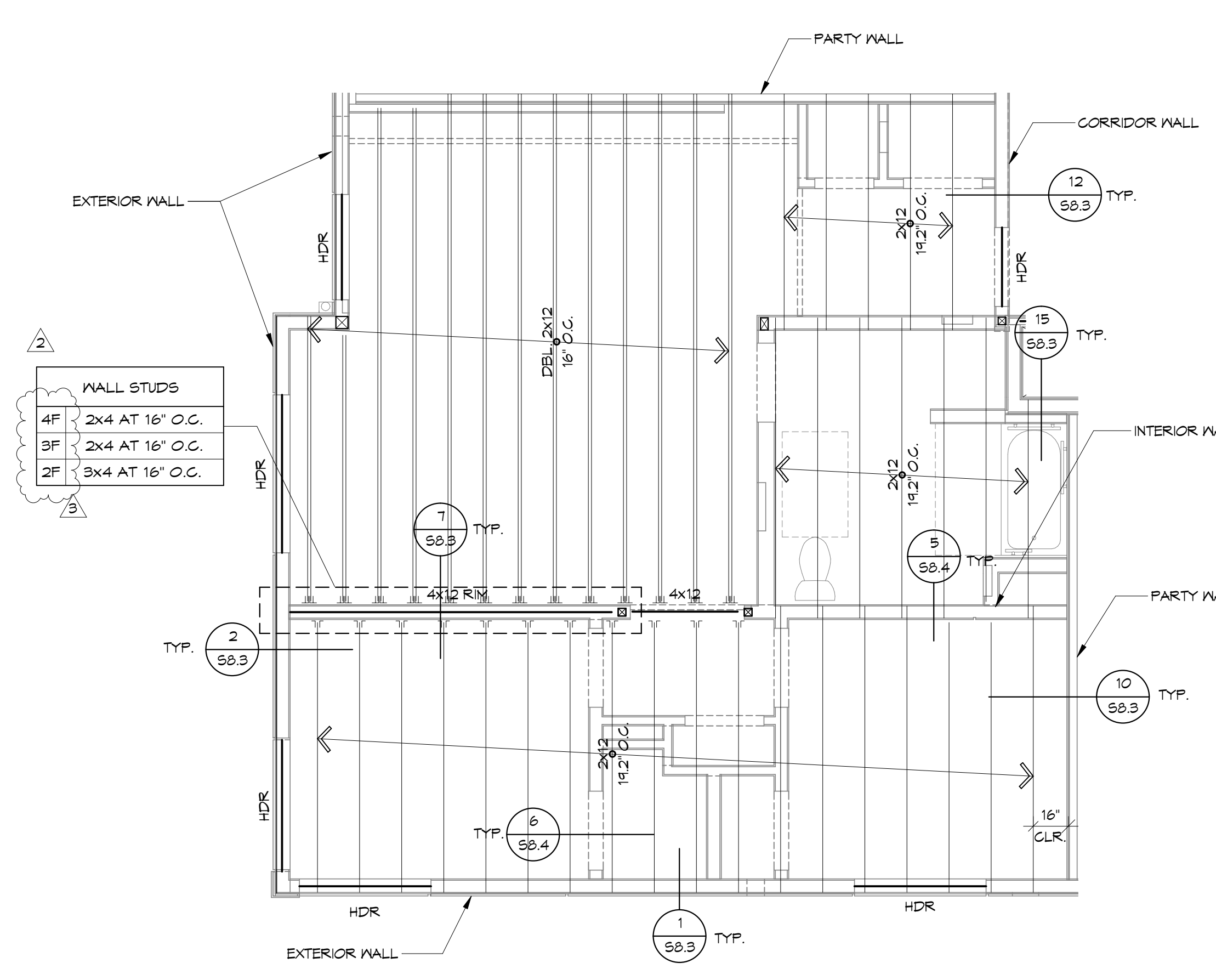
PLAN CHECK RESPONSE 2 | DATE: 03/20/23

HOHBACH-LEWIN # 14515

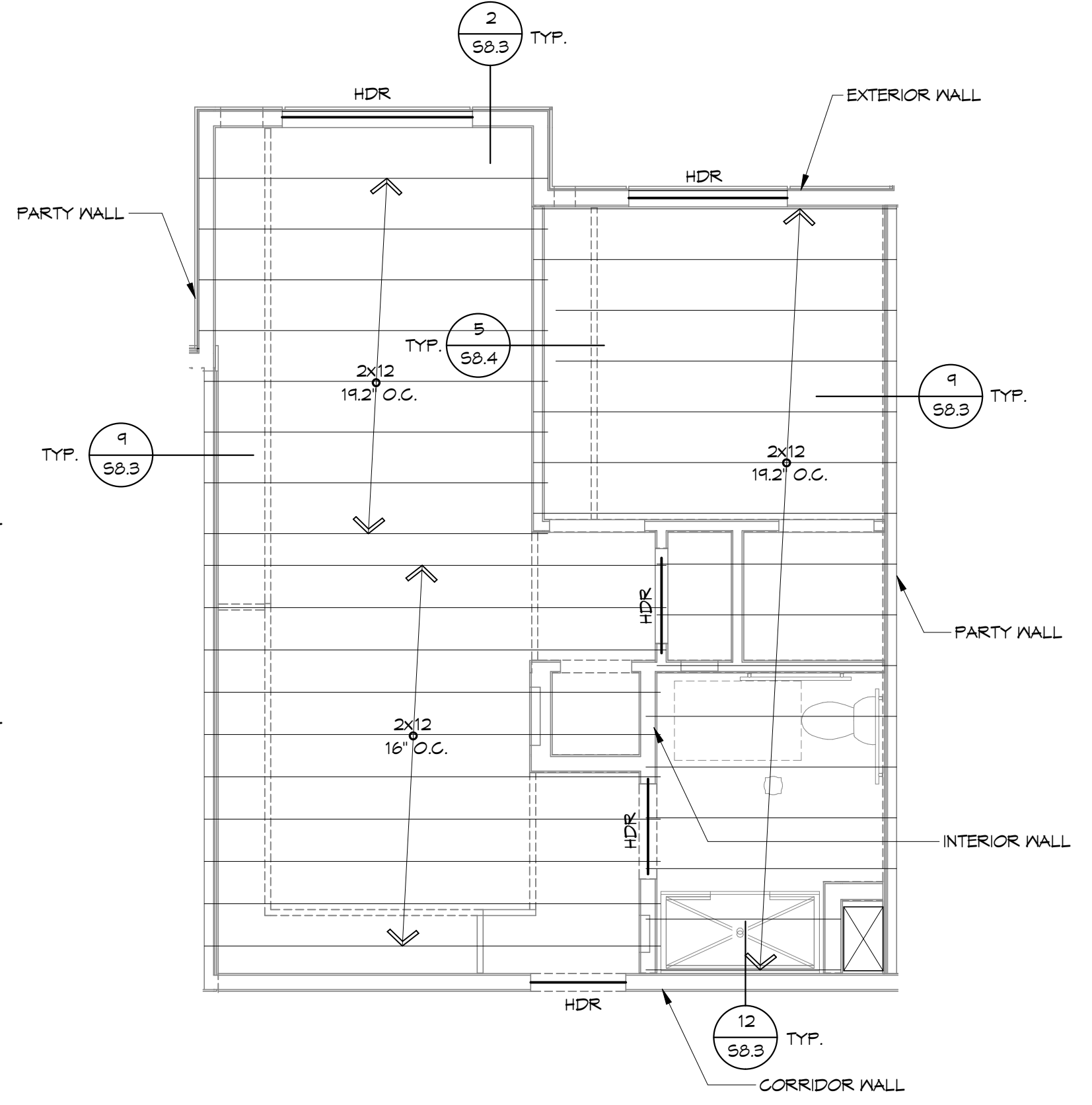
**UNIT FRAMING PLAN NOTES**

- FOR UNIT LAYOUT AND DIMENSIONS, SEE ARCHITECTURAL DRAWINGS, TYP. U.O.N.
- FOR SHEAR WALLS AND TIEDOWN LOCATIONS, SEE PLANS.
- FOR ADDITIONAL FRAMING NOT SHOWN OR NOTED, SEE PLANS.
- FOR UNIT LAYOUTS NOT SHOWN, SEE PLANS. TYPICALLY, THESE UNITS DO NOT STACK AT ALL LEVELS.
- ALL FLOOR JOISTS TO BE PER SCHEDULE.
 

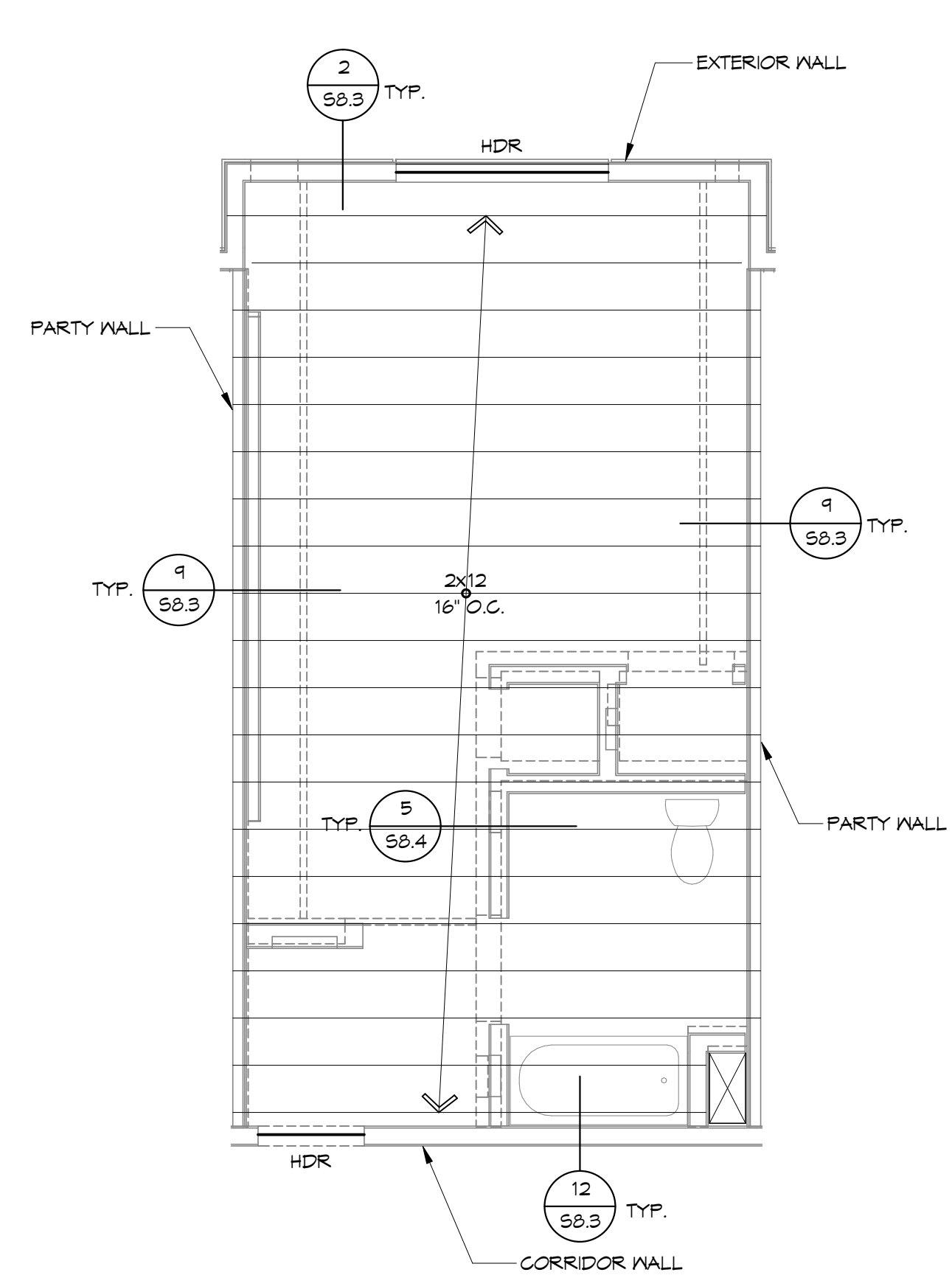
2X12 (DF, #2) FLOOR JOIST SCHEDULE	MAX SPAN
SPACING	14'-0"
14'-2" O.C.	14'-0"
16" O.C.	15'-3"
12" O.C.	17'-6"
DELT. AT 16" O.C.	21'-0"
DELT. AT 12" O.C.	23'-0"
- FOR TYPICAL MALL FRAMING INFORMATION, SEE DET. 1/58.2 U.O.N. ON PLANS OR TYPICAL UNIT PLANS.
- FOR BEAM TO POST CONNECTIONS, SEE DET. 9/58.2 U.O.N. ON PLANS OR TYPICAL UNIT PLANS.
- FOR BUILT-UP POSTS, SEE DET. 9/58.4.
- CEILING AND SOFFIT FRAMING NOT SHOWN FOR CLARITY, SEE DETAIL 4/58.4 FOR SCHEDULE.
- IT IS ACCEPTABLE TO PROVIDE DOUBLE JOISTS AT 18" O.C. IN LIEU OF JOIST AT 12" O.C. WHERE WIDER JOIST SPACING IS REQUIRED FOR MECH. DUCTS, SEE MECH. DRAWINGS FOR LOCATIONS.
- EBM SUPPORT POSTS NOT SHOWN FOR CLARITY, SEE PLANS.



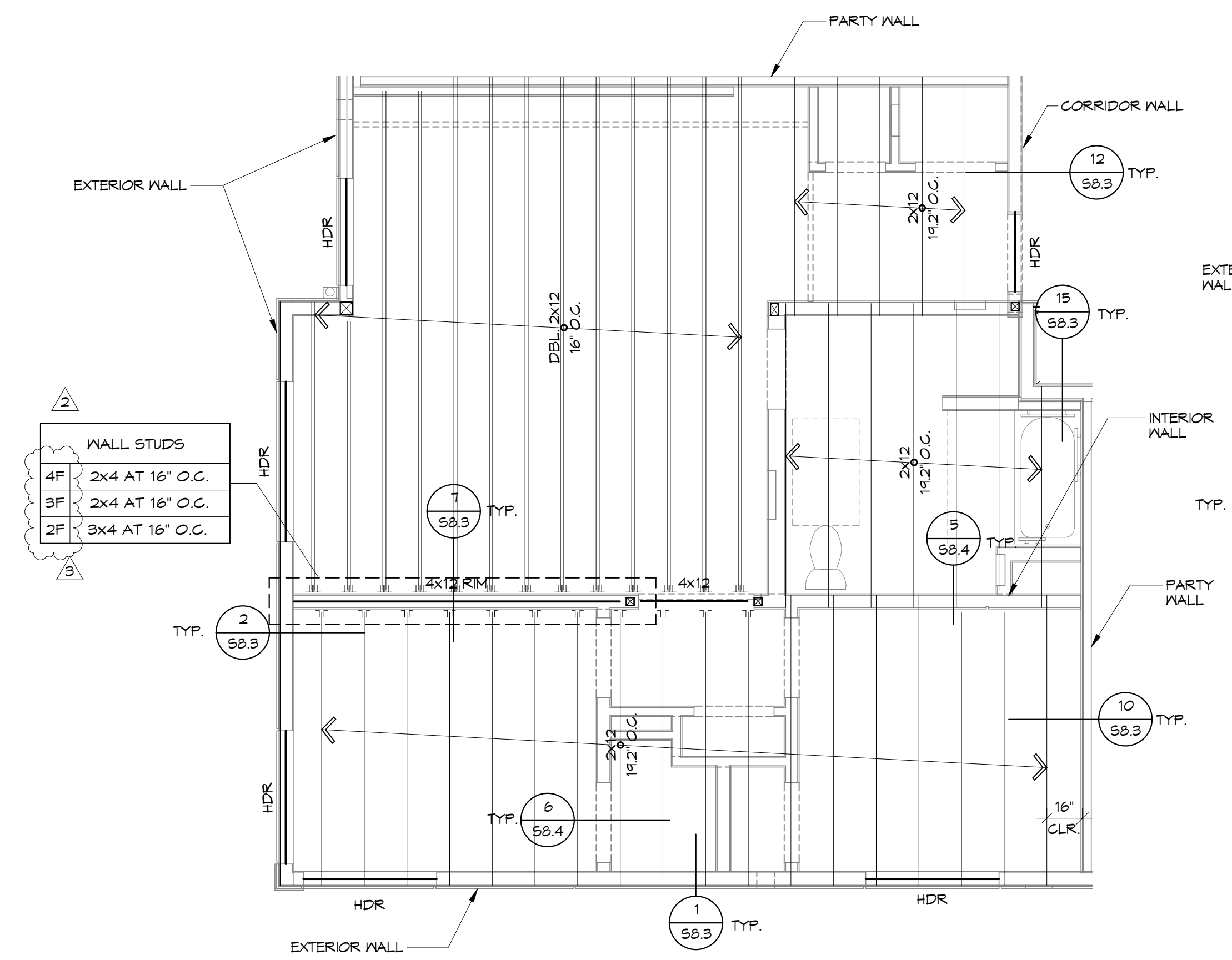
UNIT PLAN\_2BR (X18, X19, X25, X26)  
1/4" = 1'-0"



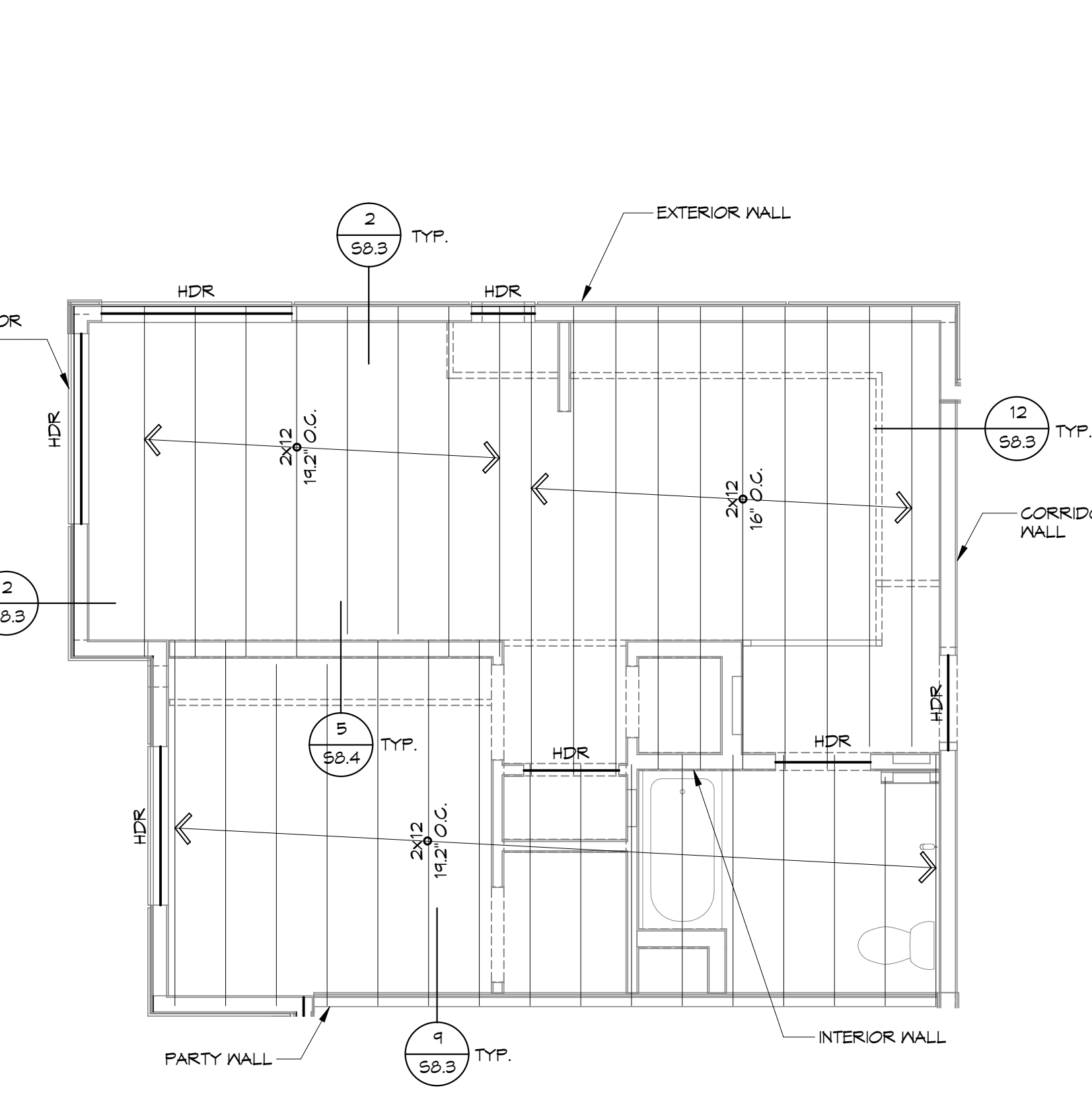
UNIT PLAN\_1BR (X01, X02, X03, X07, X10, X11, X16, X17, X23, X24, X27, X29, X32, X35, X36)  
1/4" = 1'-0"



UNIT PLAN\_0BR (X08, X09, X14, X21, X22, X28, X33, X34)  
1/4" = 1'-0"



UNIT PLAN\_2BR (X12, X13, X37, X38)  
1/4" = 1'-0"



UNIT PLAN\_1BR (X04, X06, X30, X31)  
1/4" = 1'-0"

5/12/2023 1:54:52 PM



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 1730 N. FIRST ST., STE 600  
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LANDSCAPE ARCHITECT  
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STRUCTURAL ENGINEER  
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 260 SHERIDAN AVE STE 150  
 PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
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 LYNWOOD, WA 98036

ENERGY CONSULTANT  
**REDWOOD ENERGY**  
 1887 Q STREET  
 ARCATA, CA 95521

**HOHBACH-LEWIN, INC.**  
 STRUCTURAL & CIVIL ENGINEERS  
 260 Sheridan Avenue, Suite 150  
 Palo Alto, CA 94306  
 (650) 617-5930



**COUNTY OF SANTA CLARA**  
 BUILDING INSPECTION OFFICE  
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 BY: M. Bloom Date: 07/28/2023  
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Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306

Client:



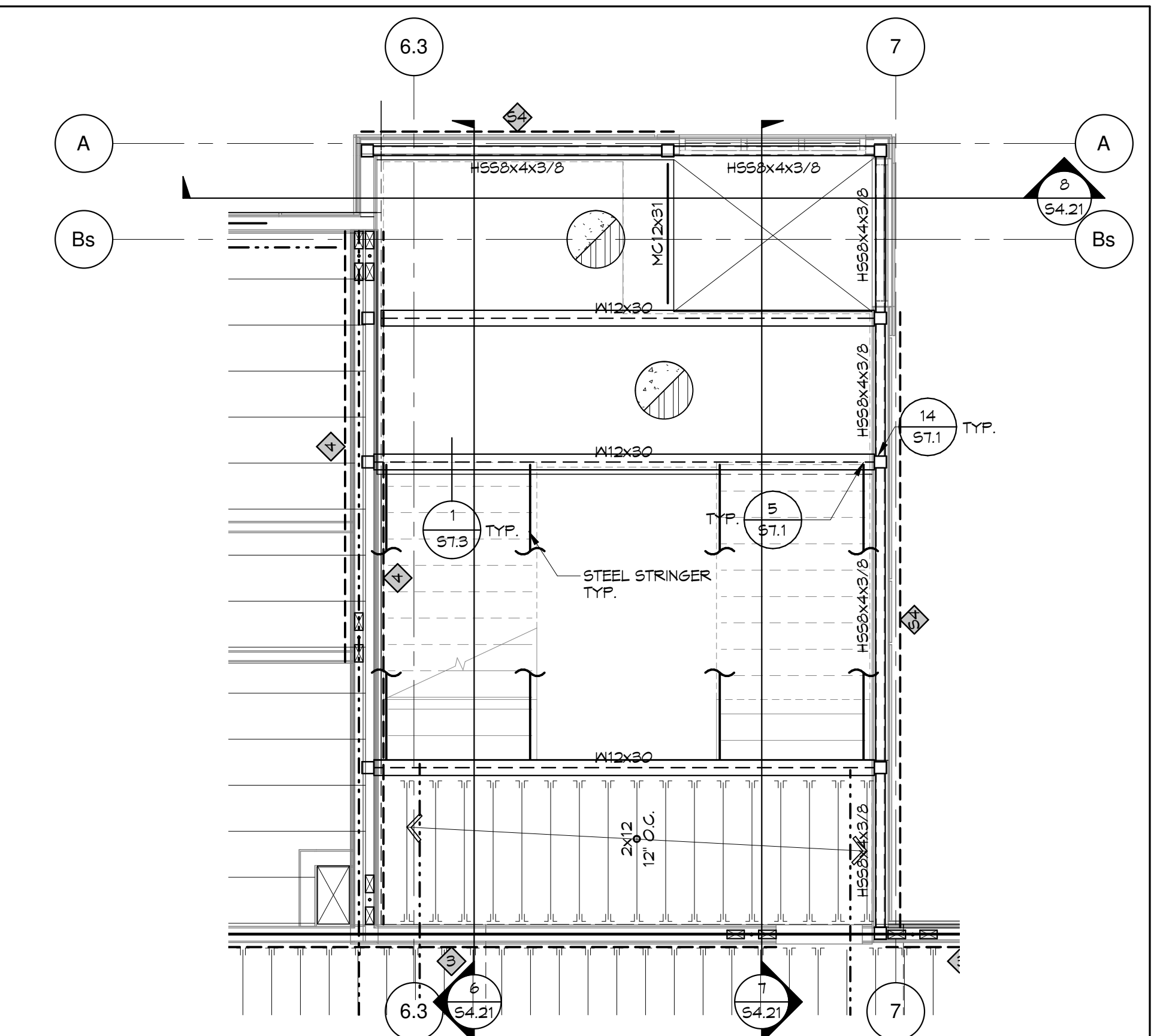
**ENLARGED PLAN & SECTIONS - STAIR CENTRAL**

JOB #: 1925  
 SCALE: 1/4" = 1'-0"

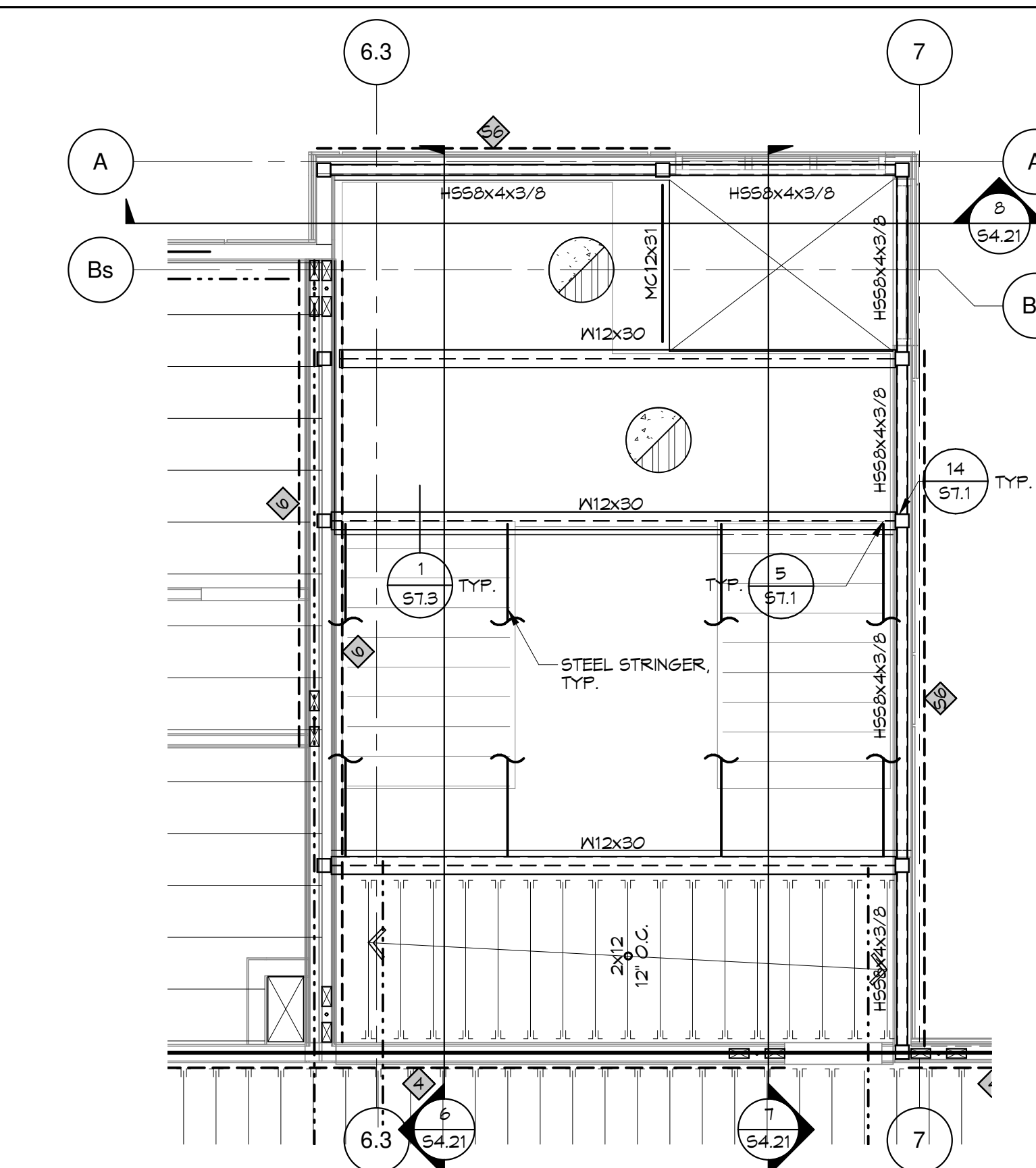
**S4.21**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

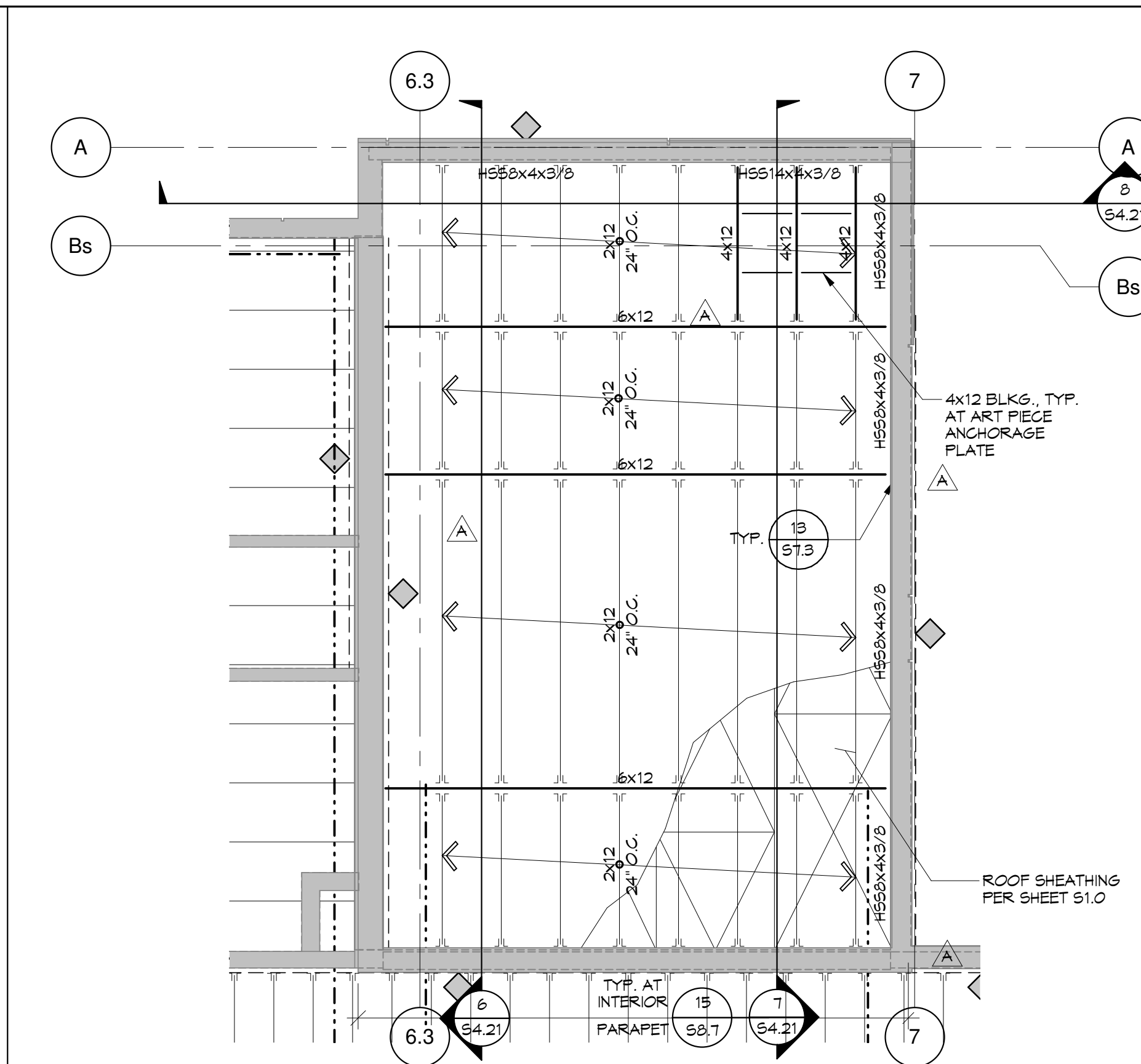
HOHBACH-LEWIN # 14515



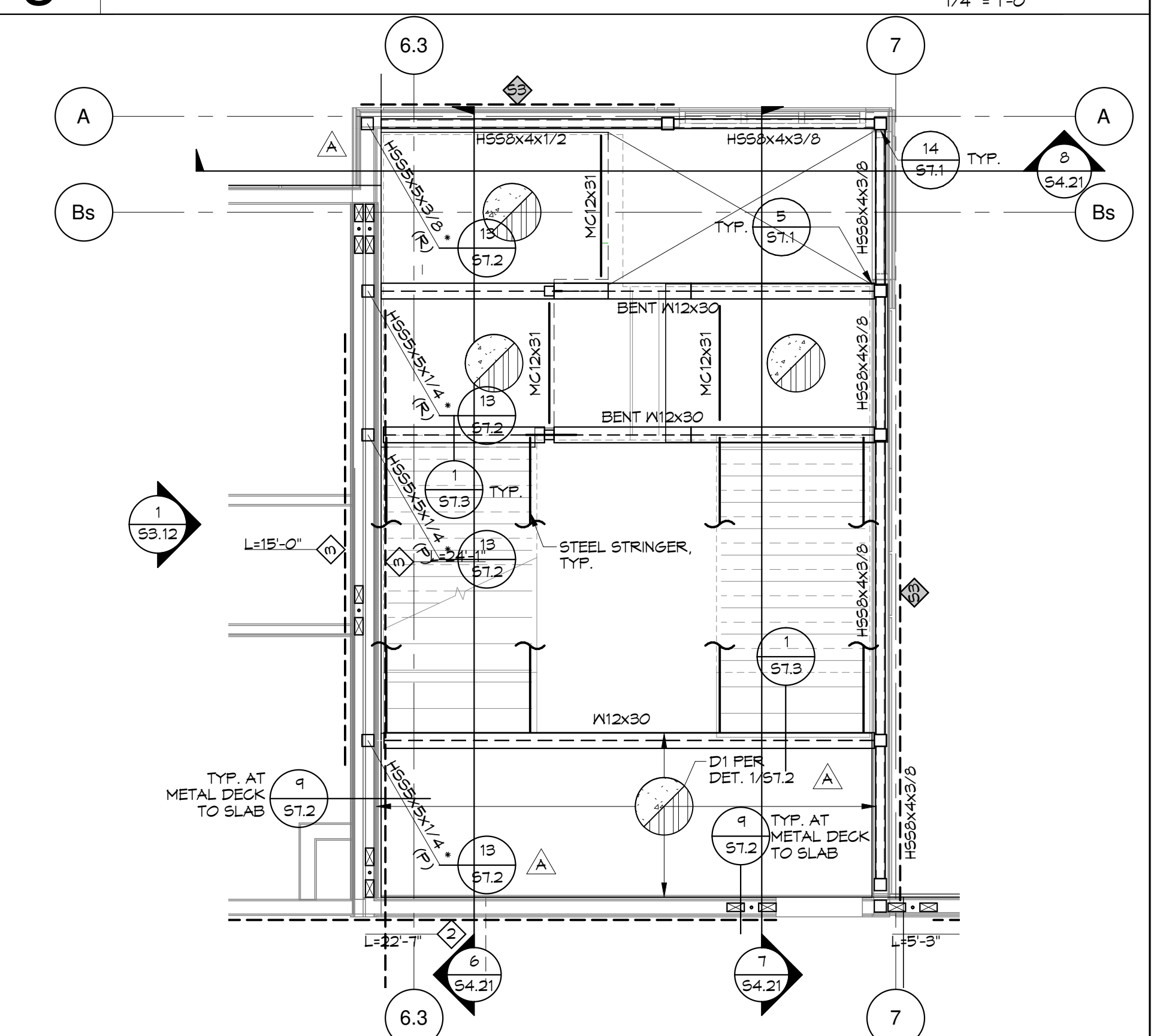
**3 CENTRAL STAIR - LEVEL 3 FRAMING PLAN** 1/4" = 1'-0"



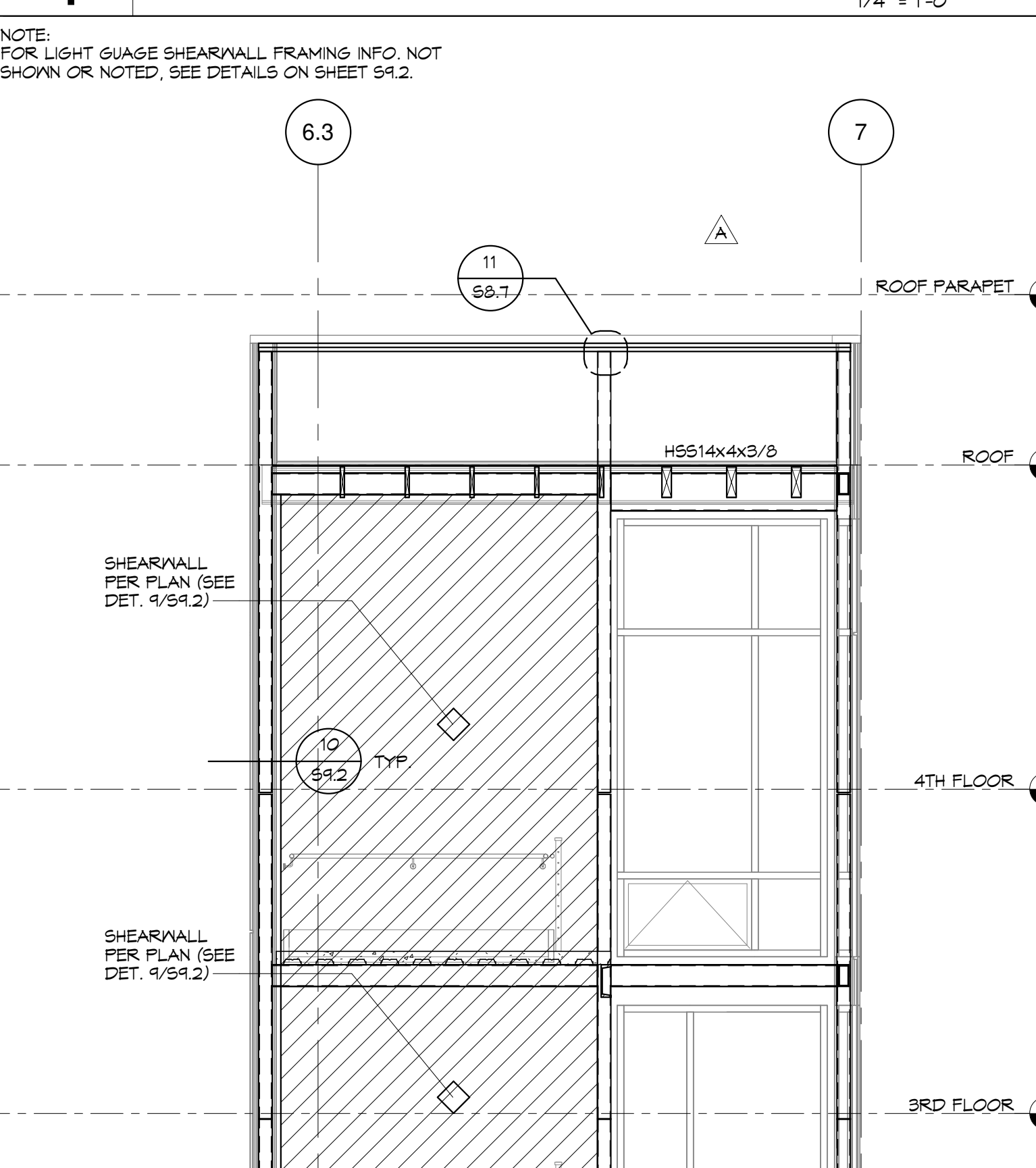
**4 CENTRAL STAIR - LEVEL 4 FRAMING PLAN** 1/4" = 1'-0"



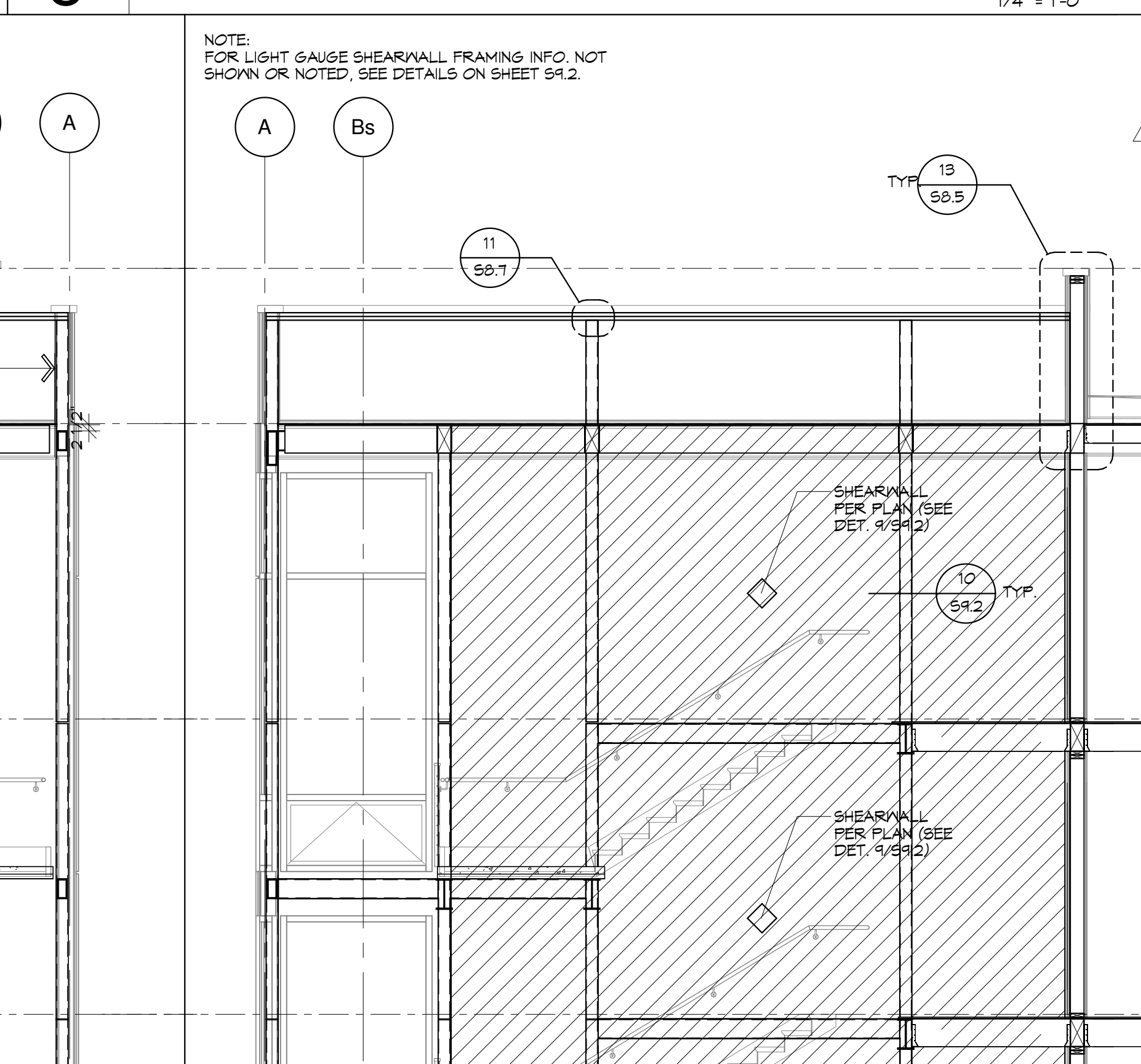
**5 CENTRAL STAIR - ROOF FRAMING PLAN** 1/4" = 1'-0"



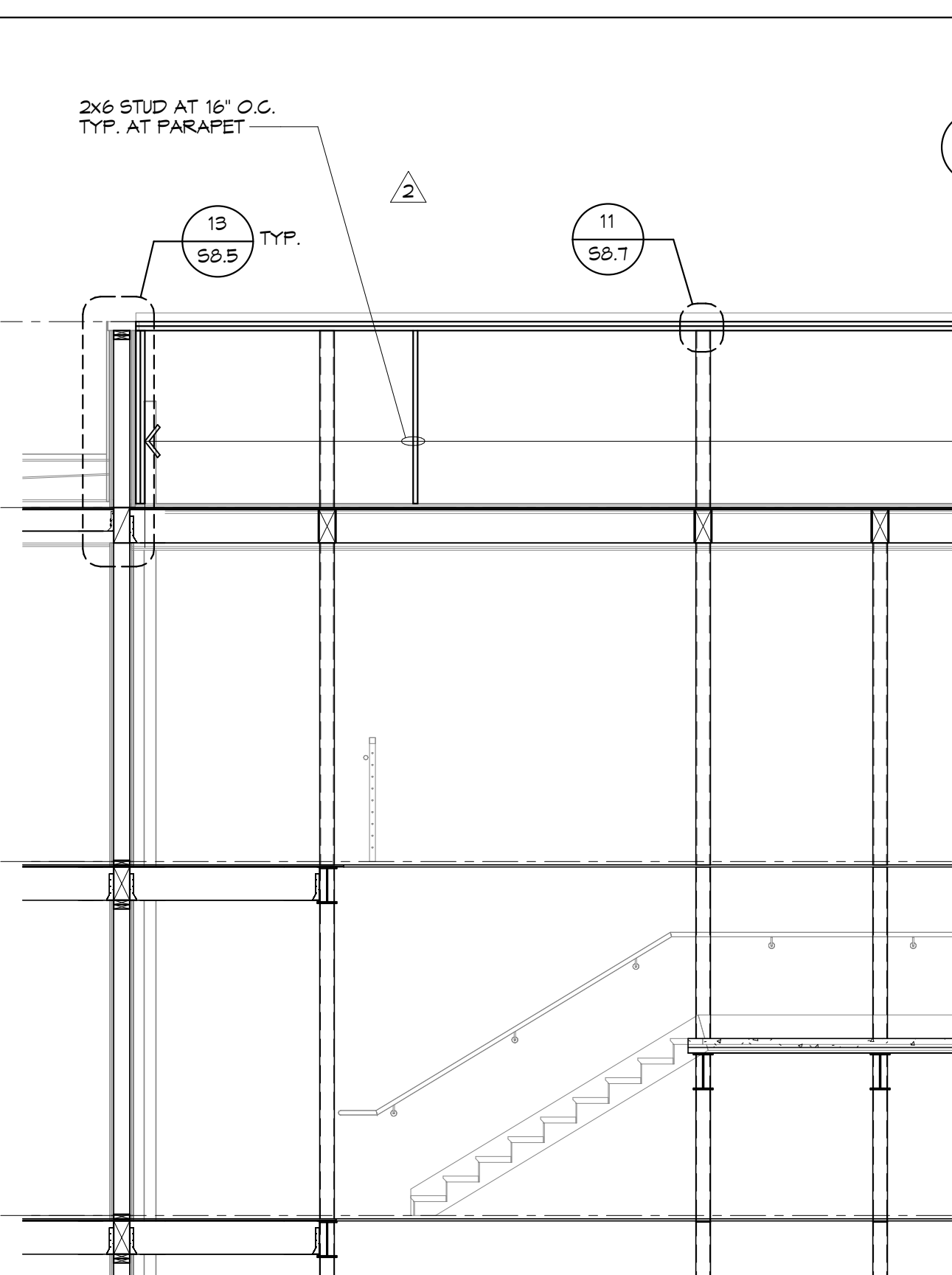
**2 CENTRAL STAIR - LEVEL 2 FRAMING PLAN** 1/4" = 1'-0"



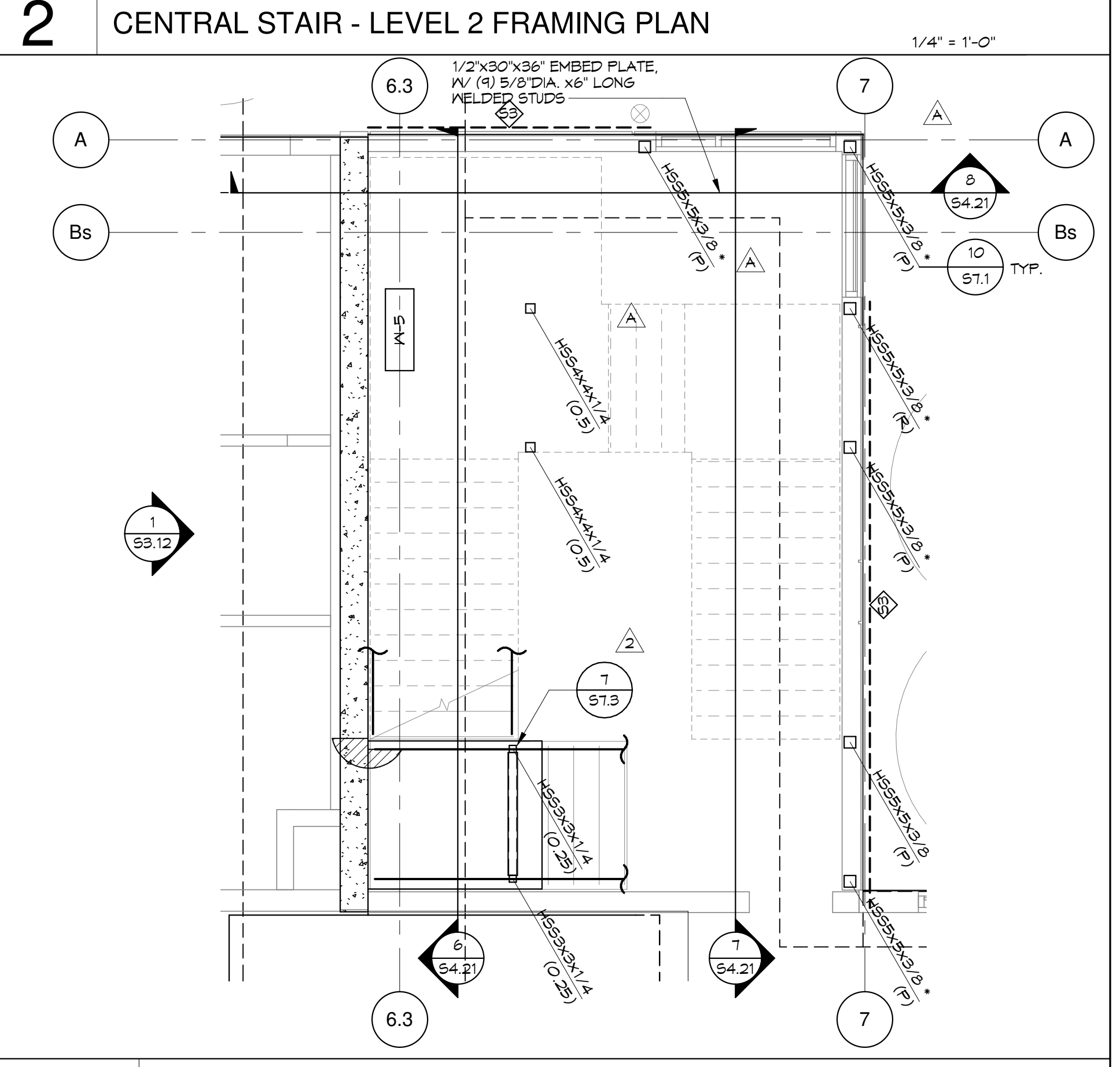
**8 CENTRAL STAIR SECTION** 1/4" = 1'-0"



**7 CENTRAL STAIR SECTION** 1/4" = 1'-0"



**6 CENTRAL STAIR SECTION** 1/4" = 1'-0"



**1 CENTRAL STAIR - FOUNDATION PLAN** 1/4" = 1'-0"

5/12/2023 1:54:58 PM



CIVIL ENGINEER  
**BKF - SAN JOSE**  
1730 N. FIRST ST., STE 600  
SAN JOSE, CA 95112

JOINT TRENCH / DRY UTILITIES  
**MILLENIUM DESIGN**  
PO BOX 737  
ALAMO, CA 94507

LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER  
**HOHBACH-LEWIN**  
260 SHERIDAN AVE STE 150  
PALO ALTO, CA 94306

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**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
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RECORD NO.: DEV22-1242

By: M. Bloom Date: 07/28/2023

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Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



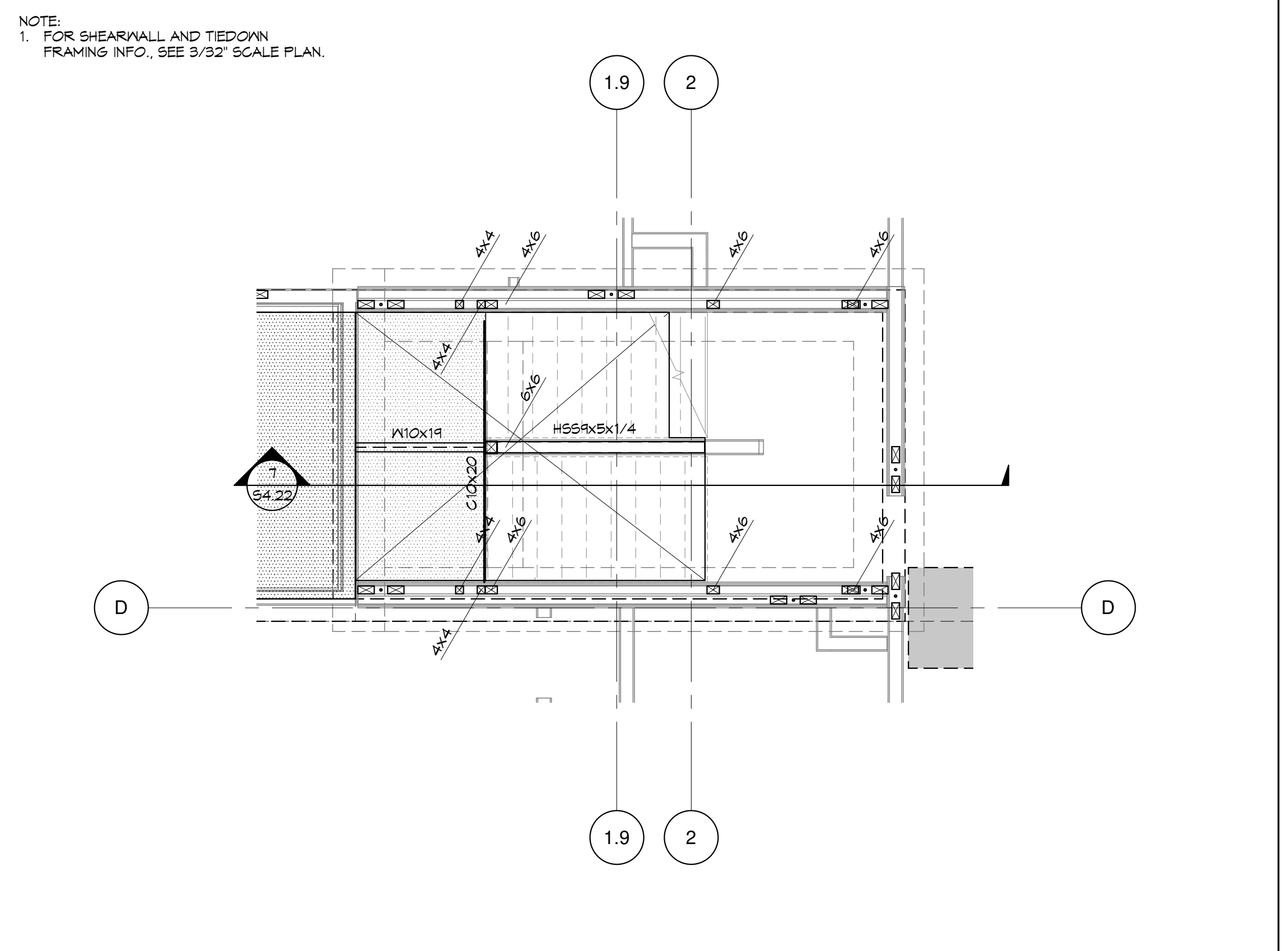
**ENLARGED PLAN & SECTIONS - STAIR WEST**

JOB #: 1925  
SCALE: 1/4" = 1'-0"

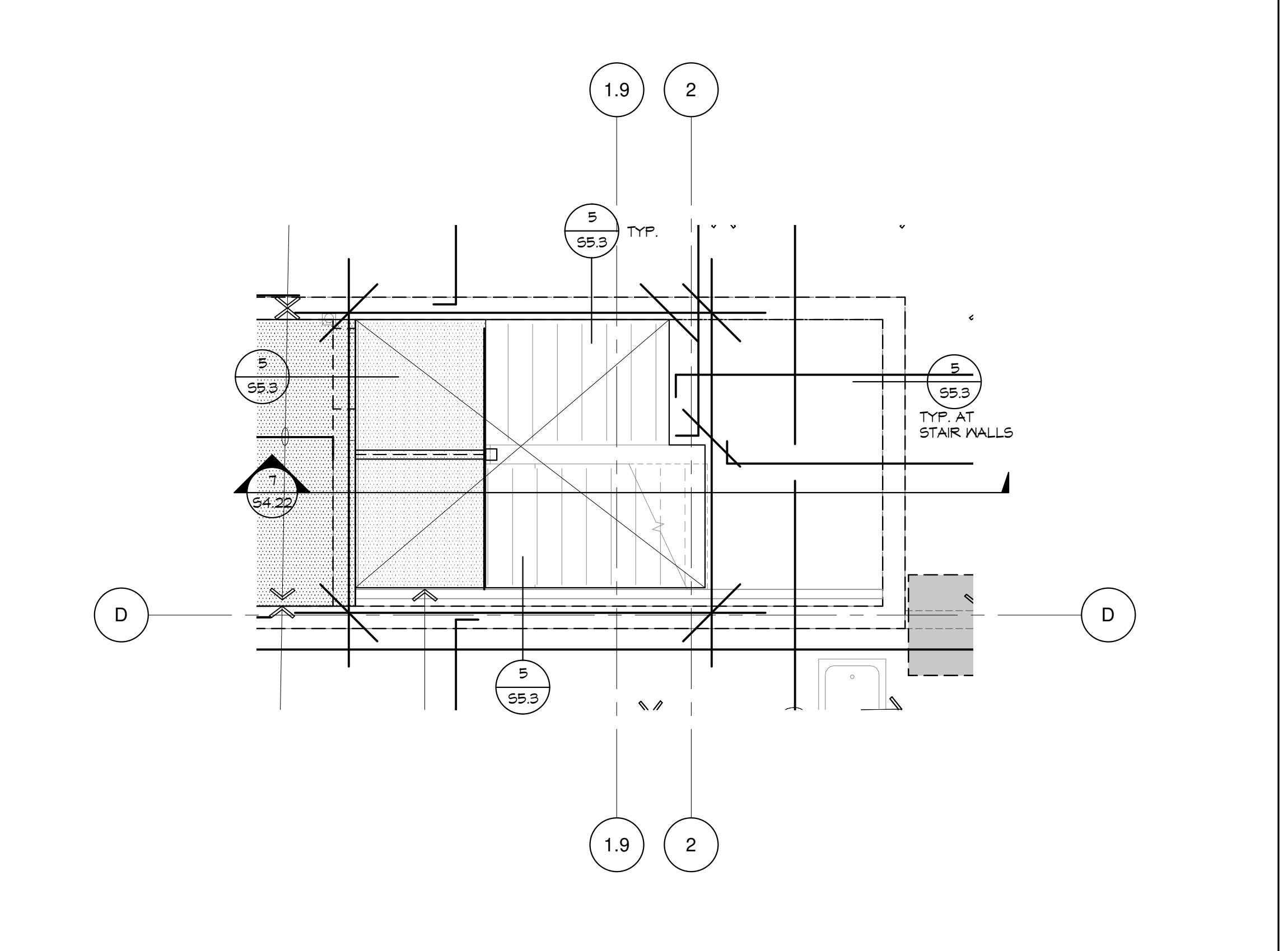
**S4.22**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

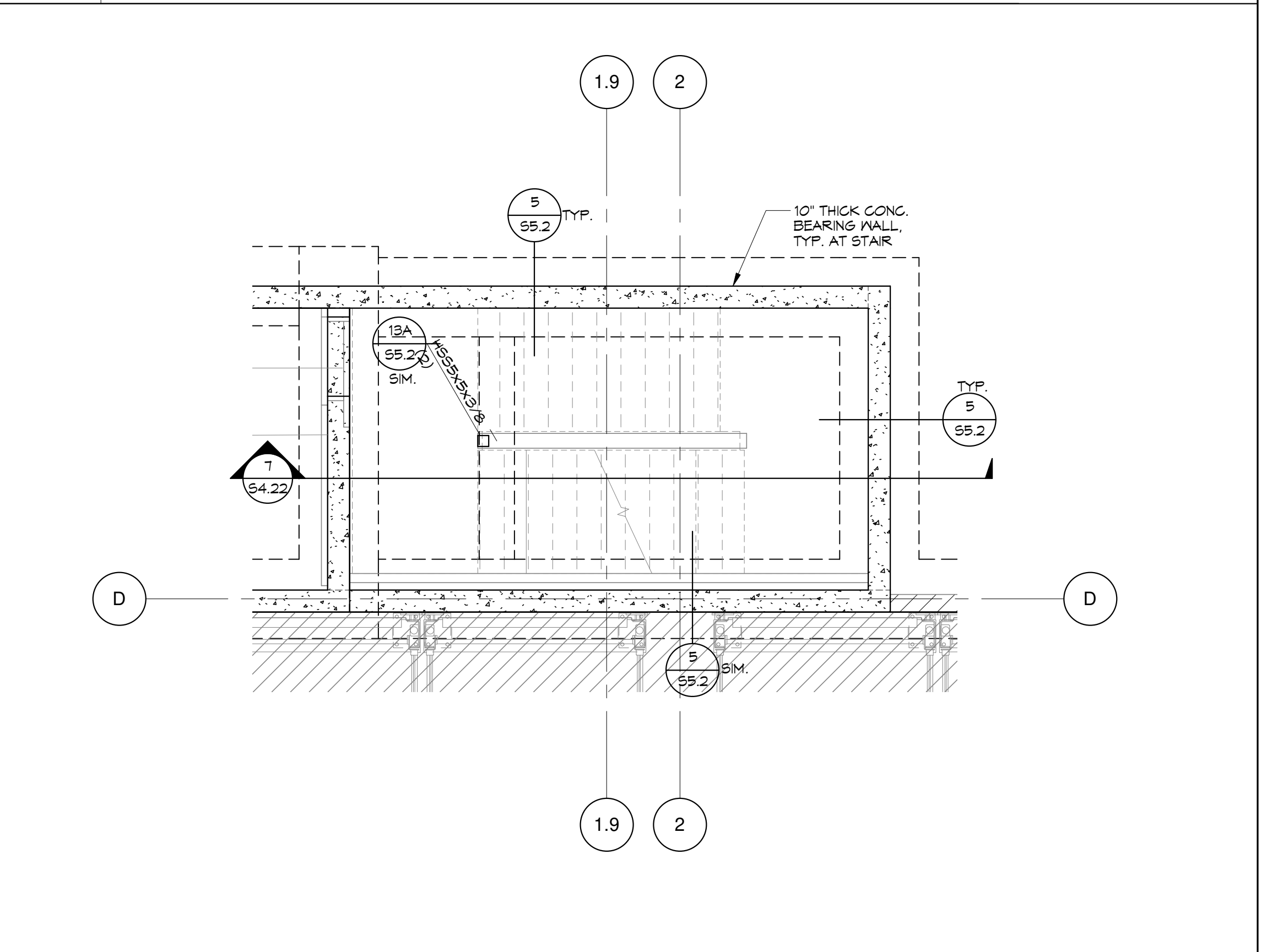
HOHBACH-LEWIN # 14515



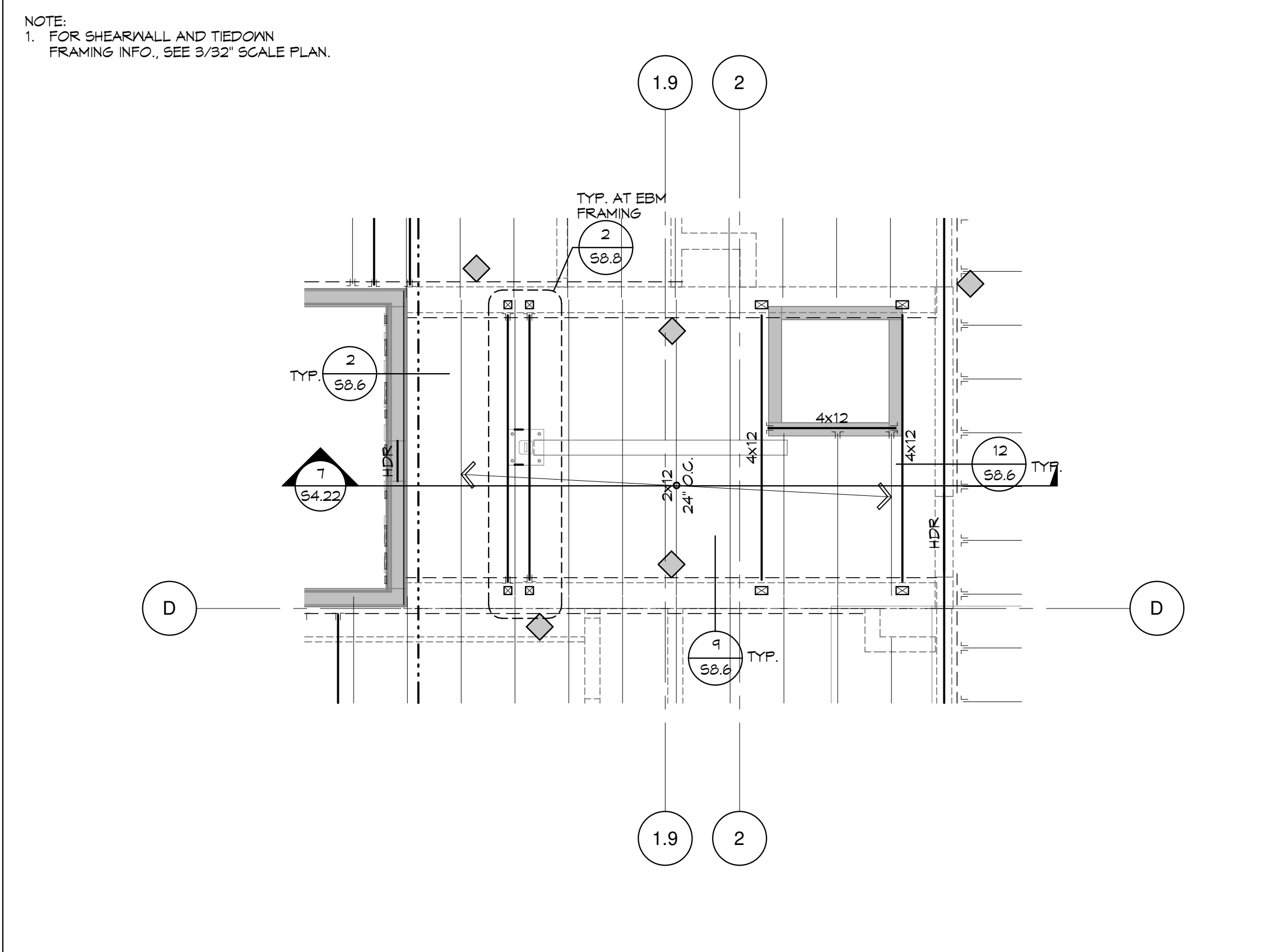
**3 WEST STAIR - LEVEL 2 PODIUM - FRAMING PLAN** 1/4" = 1'-0"



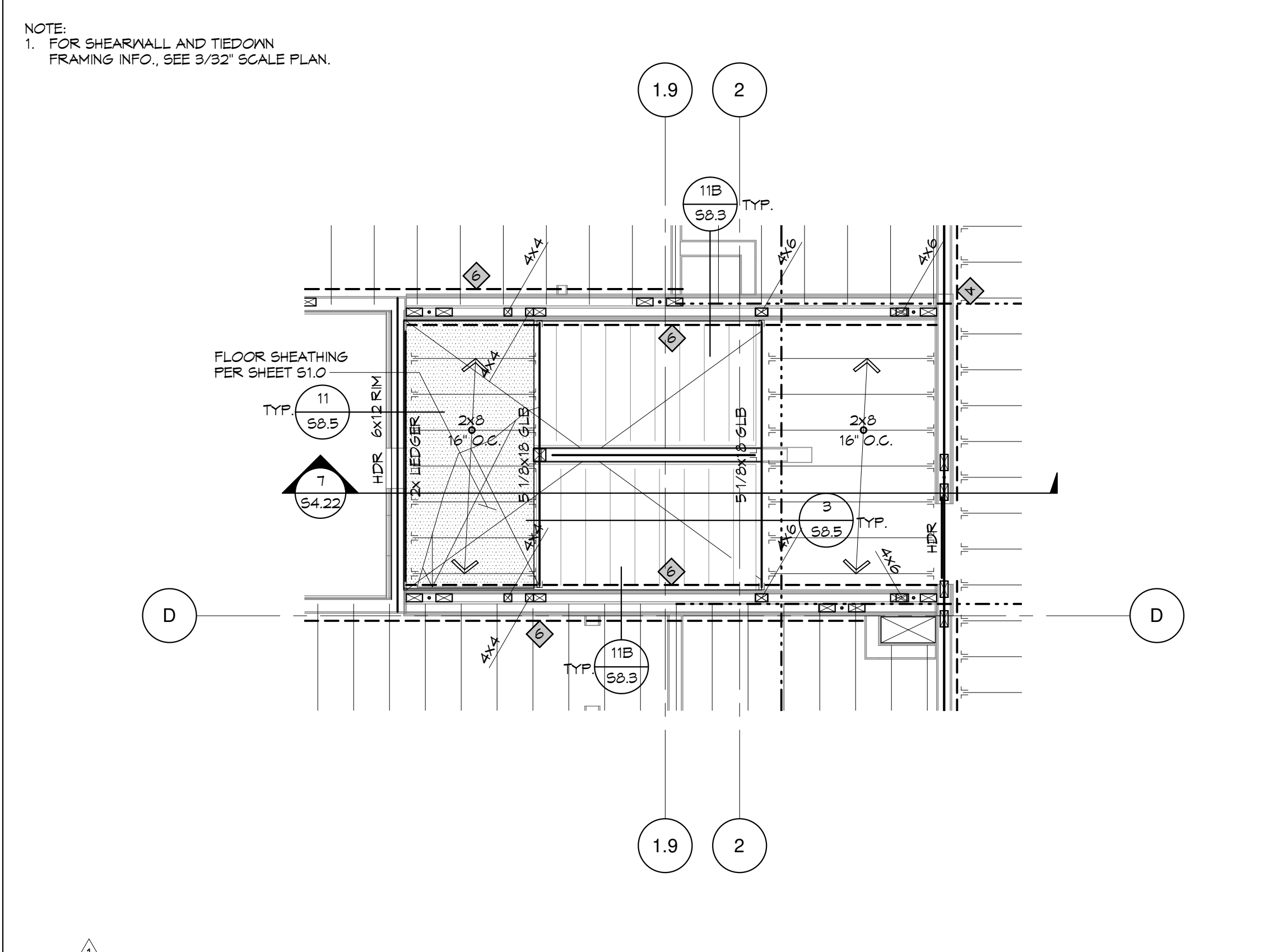
**2 ELEVATOR - LEVEL 2 PODIUM - REINFORCEMENT PLAN** 1/4" = 1'-0"



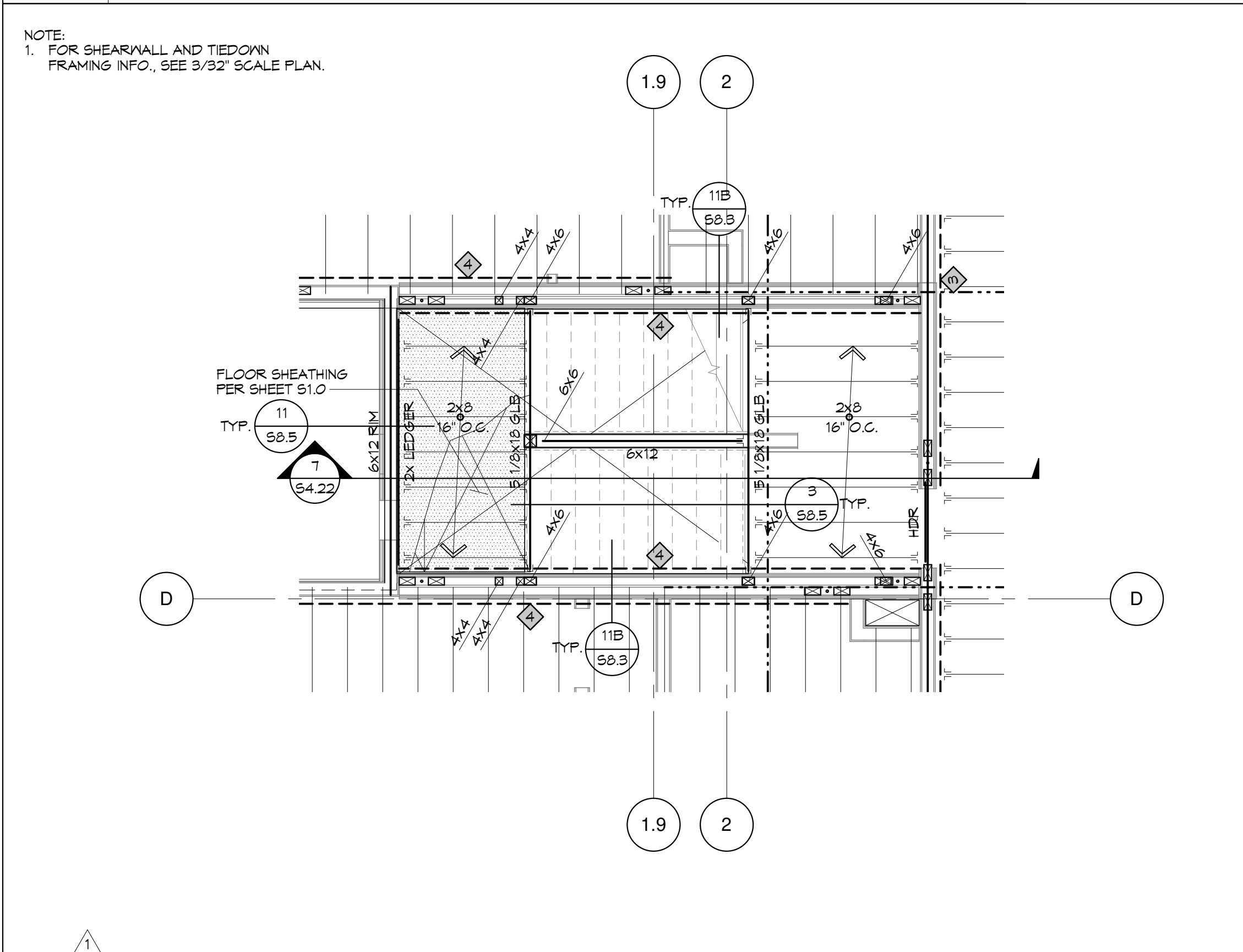
**1 WEST STAIR - FOUNDATION PLAN** 1/4" = 1'-0"



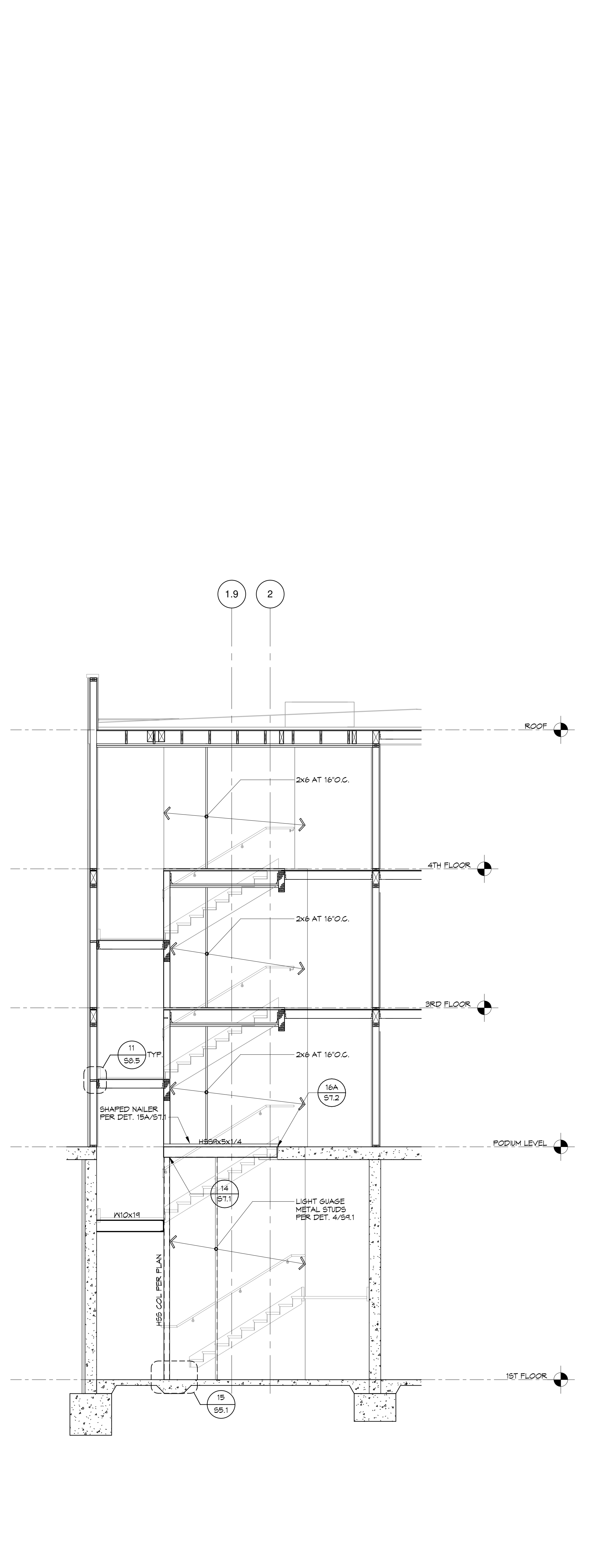
**6 WEST STAIR - ROOF FRAMING PLAN** 1/4" = 1'-0"



**5 WEST STAIR - LEVEL 4 FRAMING PLAN** 1/4" = 1'-0"



**4 WEST STAIR - LEVEL 3 FRAMING PLAN** 1/4" = 1'-0"



**7 WEST STAIR SECTION** 1/4" = 1'-0"

NOTE:  
1. FOR SHEARWALL AND TIEDOWN FRAMING INFO, SEE 3/32" SCALE PLAN.

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1. FOR SHEARWALL AND TIEDOWN FRAMING INFO, SEE 3/32" SCALE PLAN.

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LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
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**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242

By: M. Bloom Date: 07/28/2023

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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:



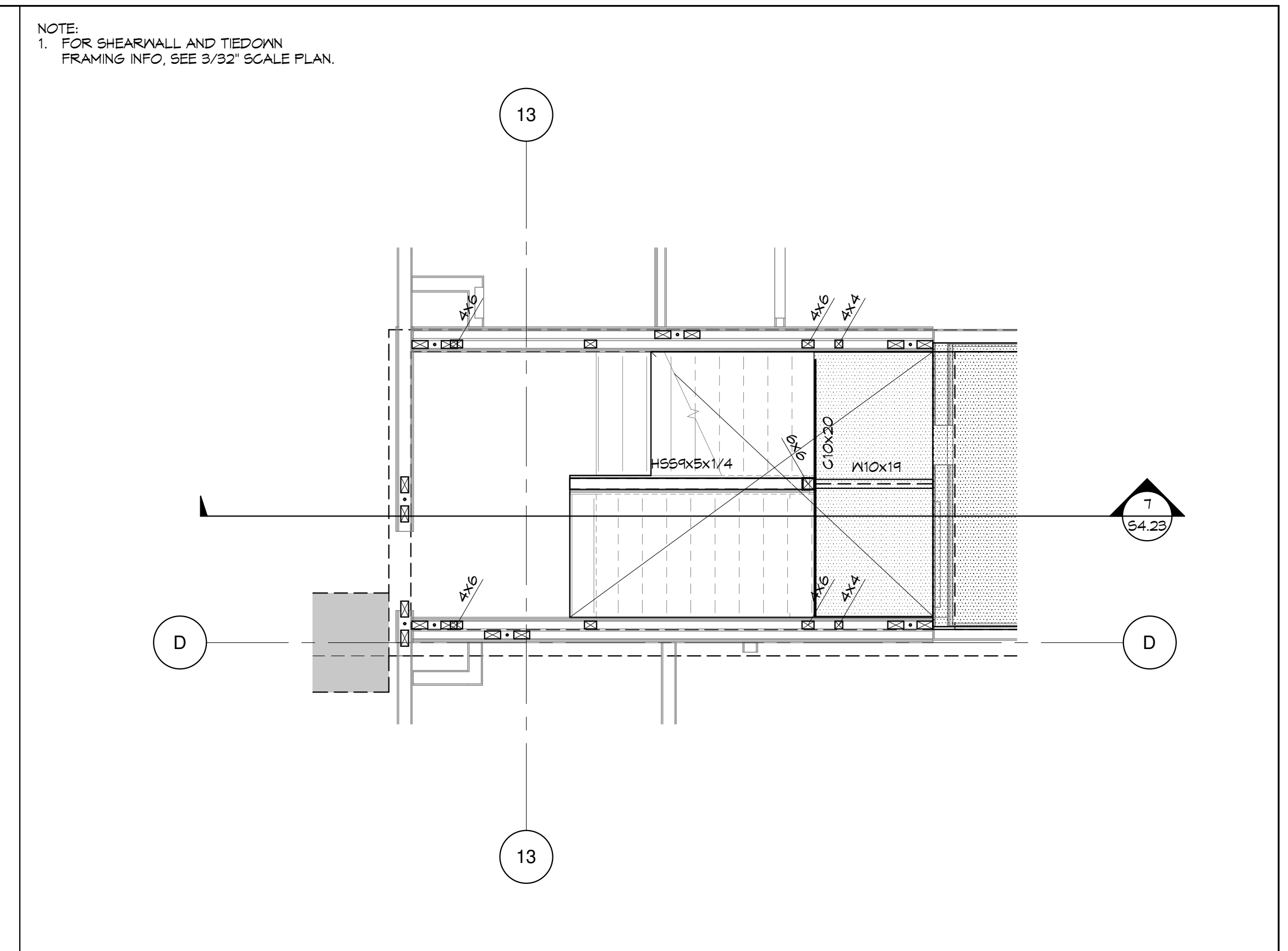
**ENLARGED PLAN & SECTIONS - STAIR EAST**

JOB #: 1925  
SCALE: 1/4" = 1'-0"

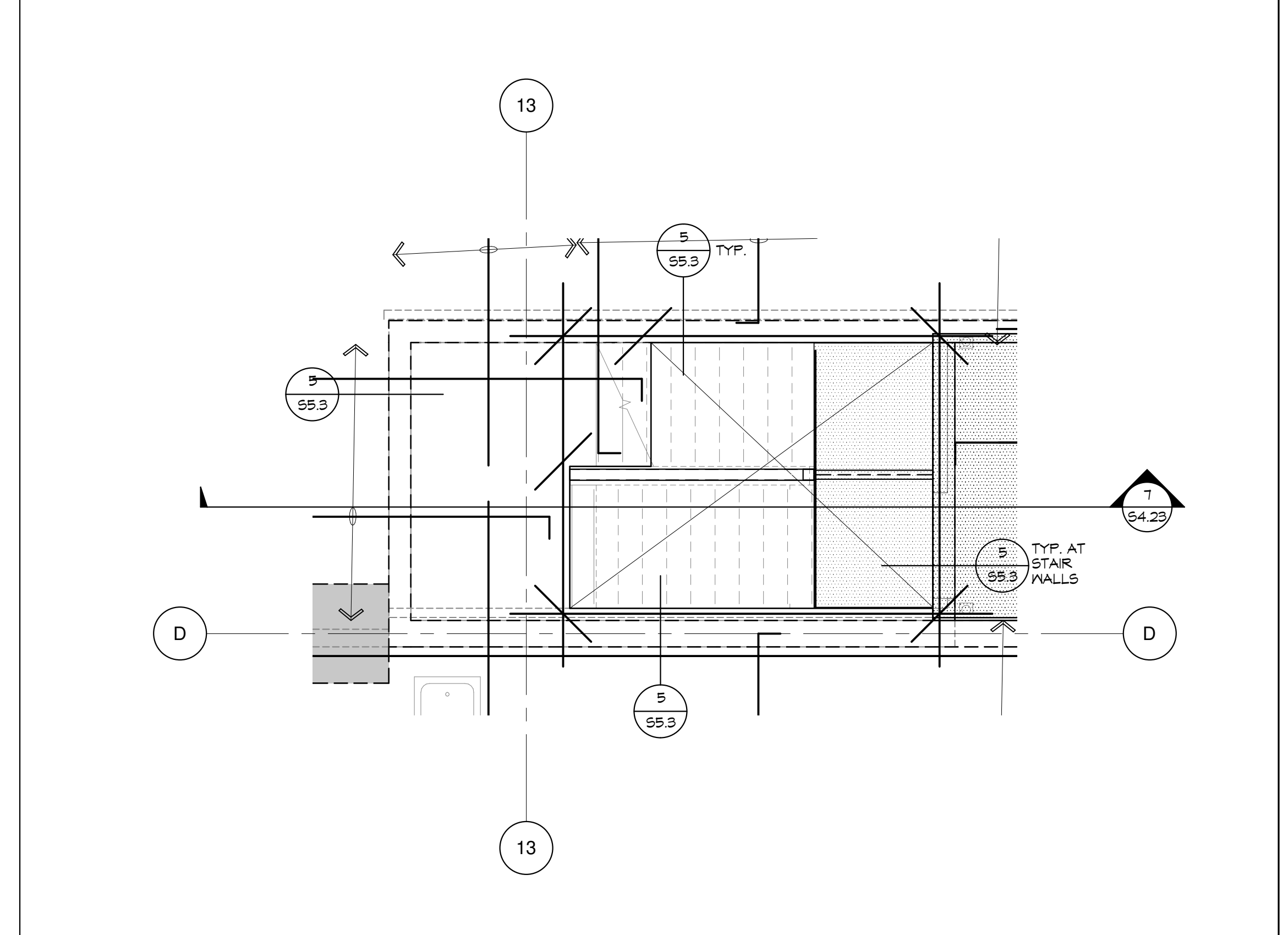
**S4.23**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

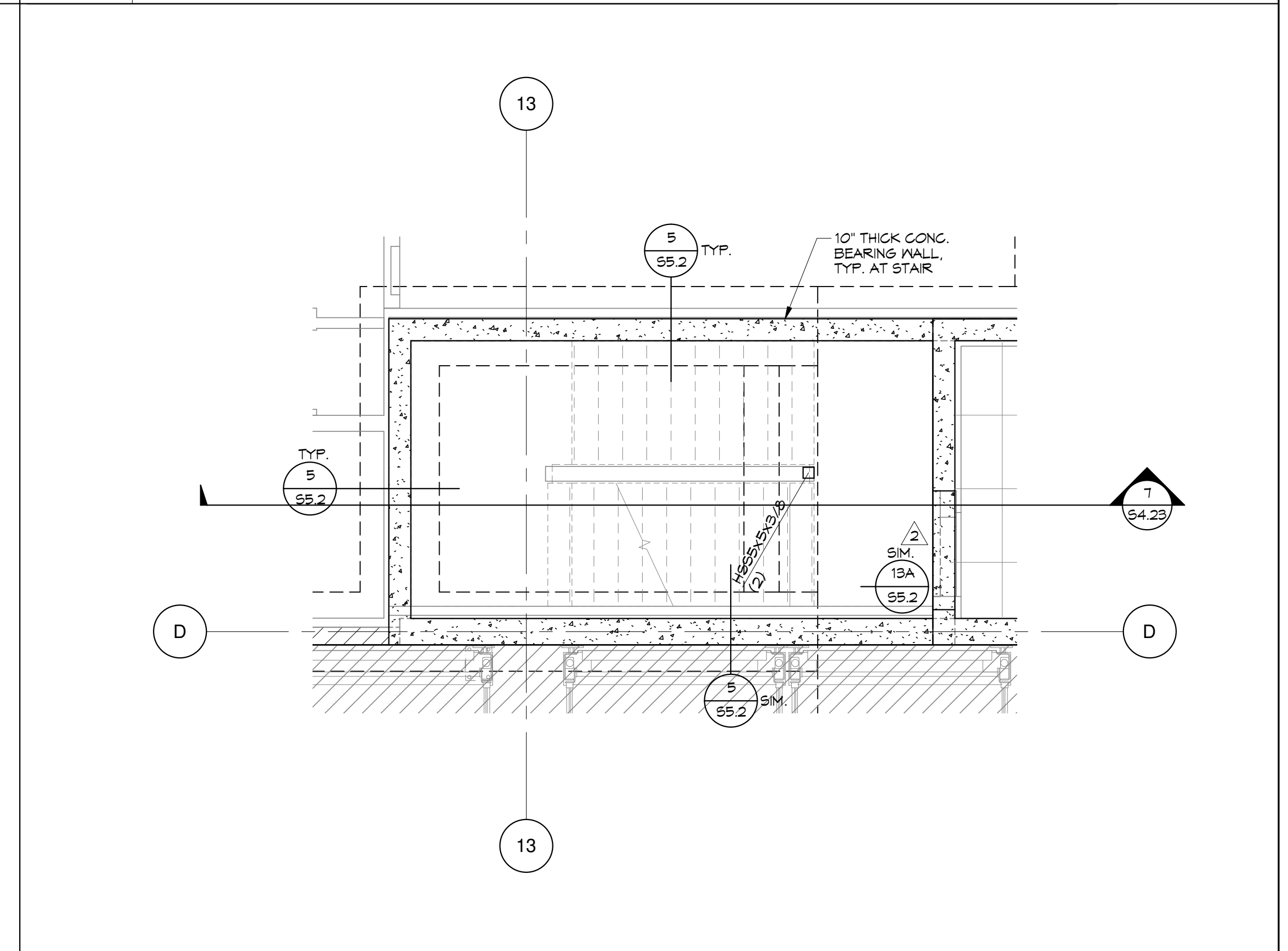
HOHBACH-LEWIN # 14515



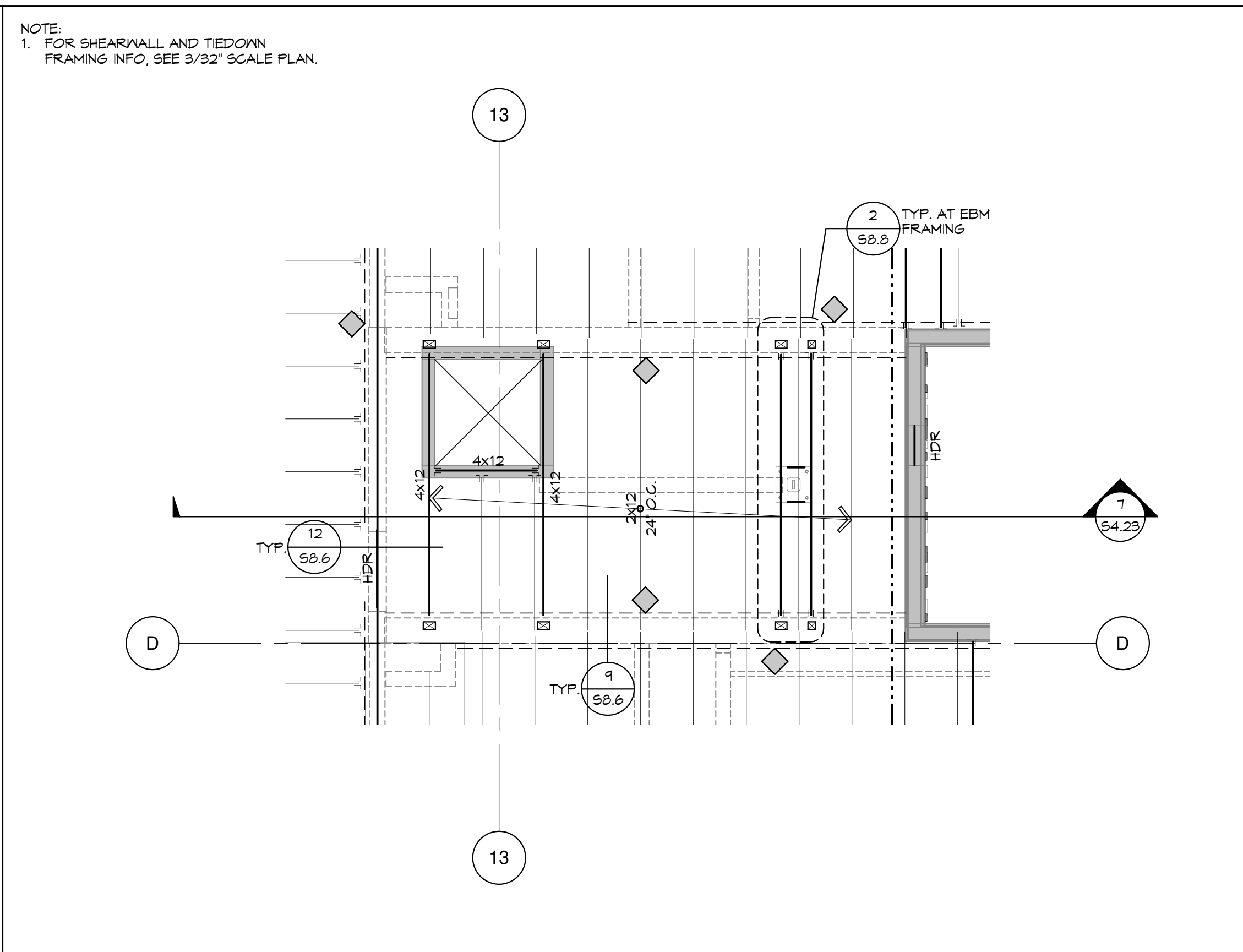
**3 EAST STAIR - LEVEL 2 PODIUM - FRAMING PLAN** 1/4" = 1'-0"



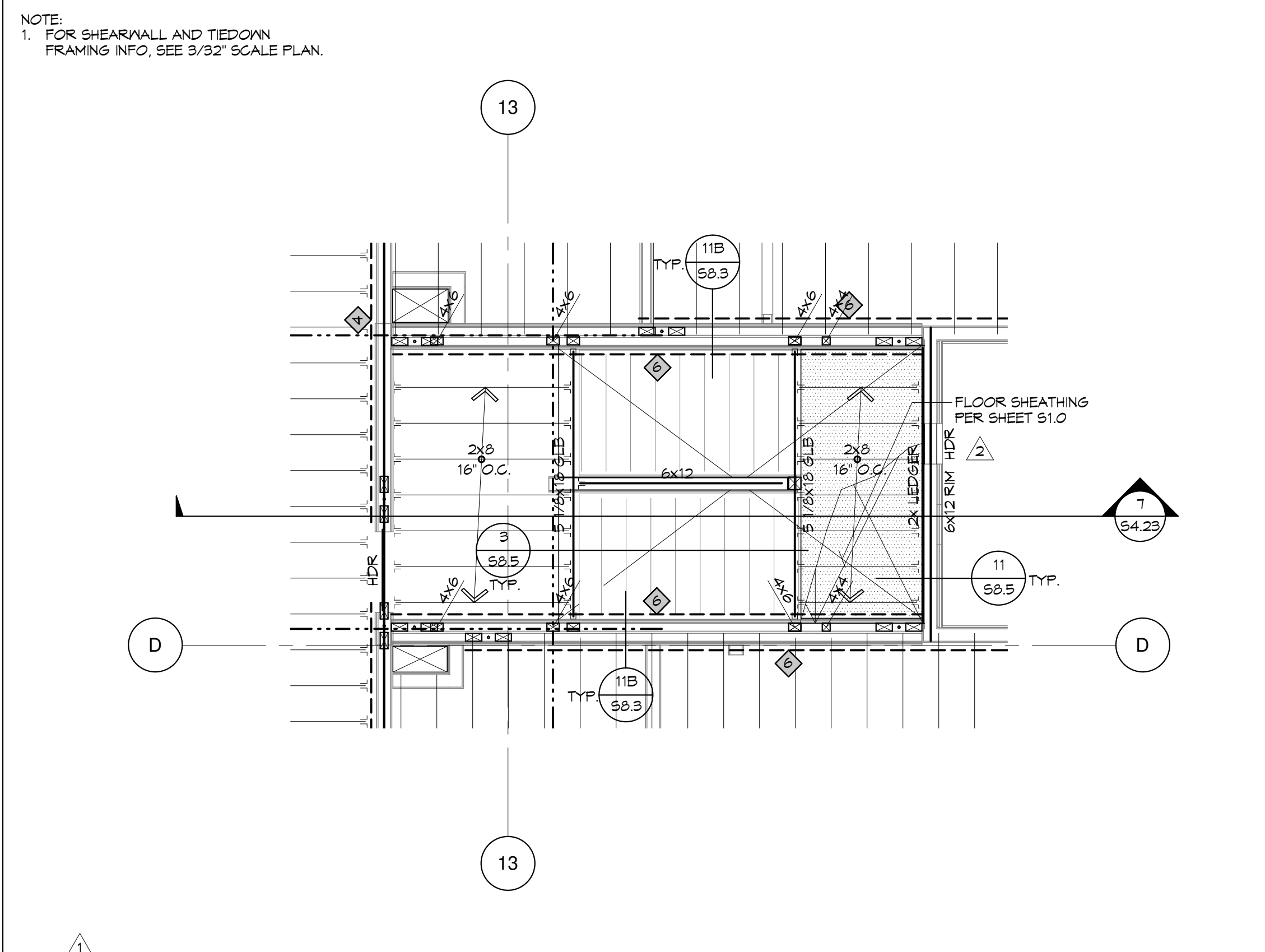
**2 EAST STAIR - LEVEL 2 PODIUM - REINFORCEMENT PLAN** 1/4" = 1'-0"



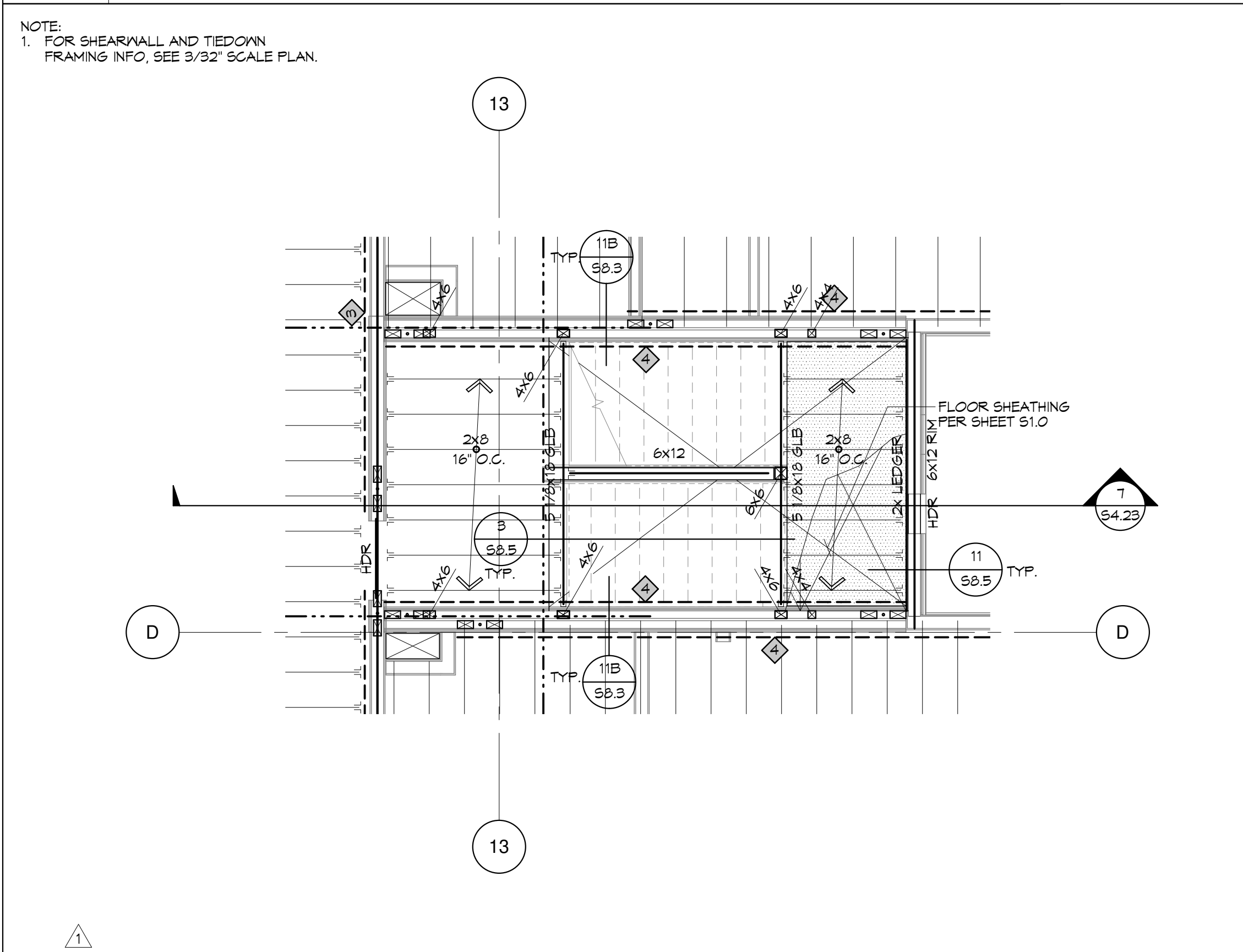
**1 EAST STAIR - FOUNDATION PLAN** 1/4" = 1'-0"



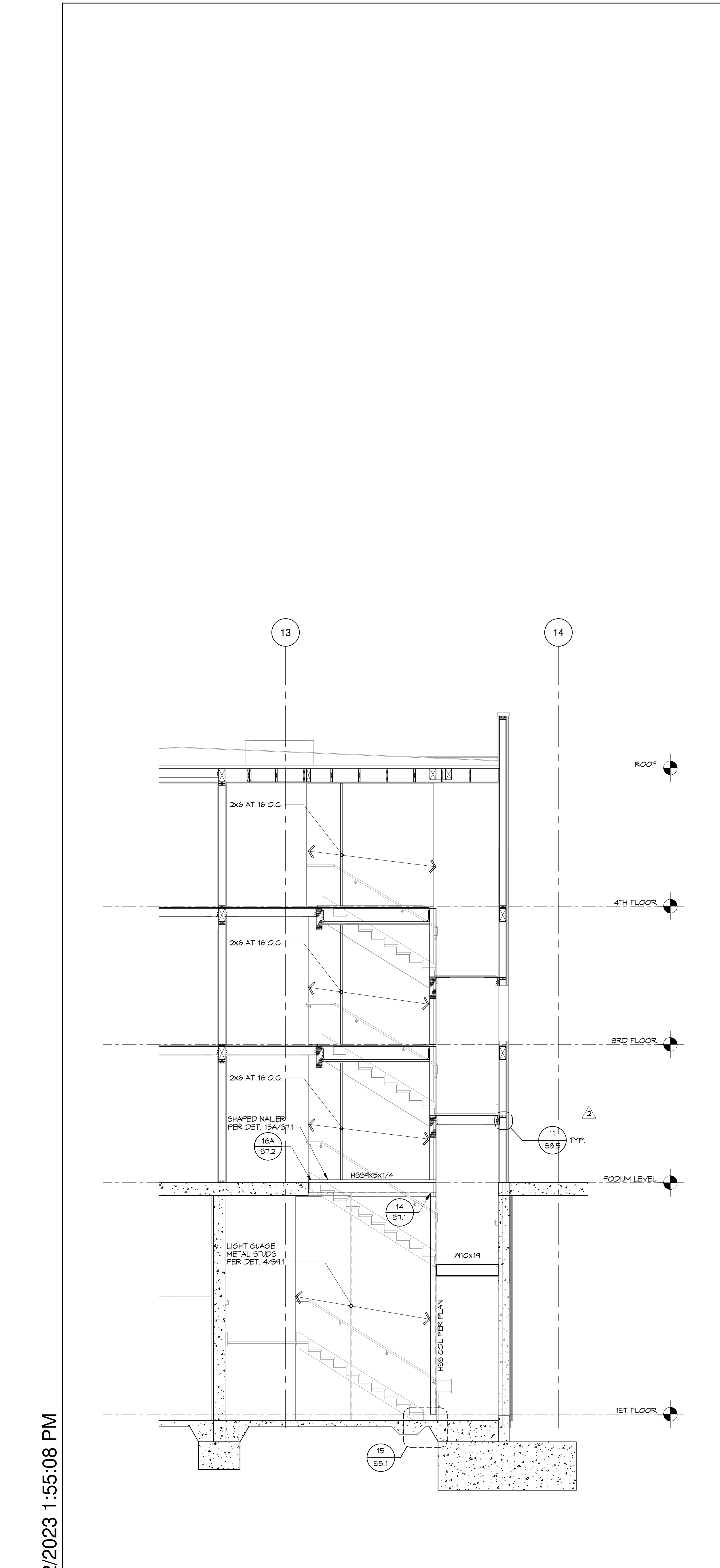
**6 EAST STAIR - ROOF FRAMING PLAN** 1/4" = 1'-0"



**5 EAST STAIR - LEVEL 4 FRAMING PLAN** 1/4" = 1'-0"



**4 EAST STAIR - LEVEL 3 FRAMING PLAN** 1/4" = 1'-0"



**7 EAST STAIR SECTION** 1/4" = 1'-0"

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**COUNTY OF SANTA CLARA**  
 BUILDING INSPECTION OFFICE  
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 BY: M. Bloom Date: 07/28/2023  
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3	05/12/23	PLAN CHECK RESPONSE 3

Project:

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 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306

Client:



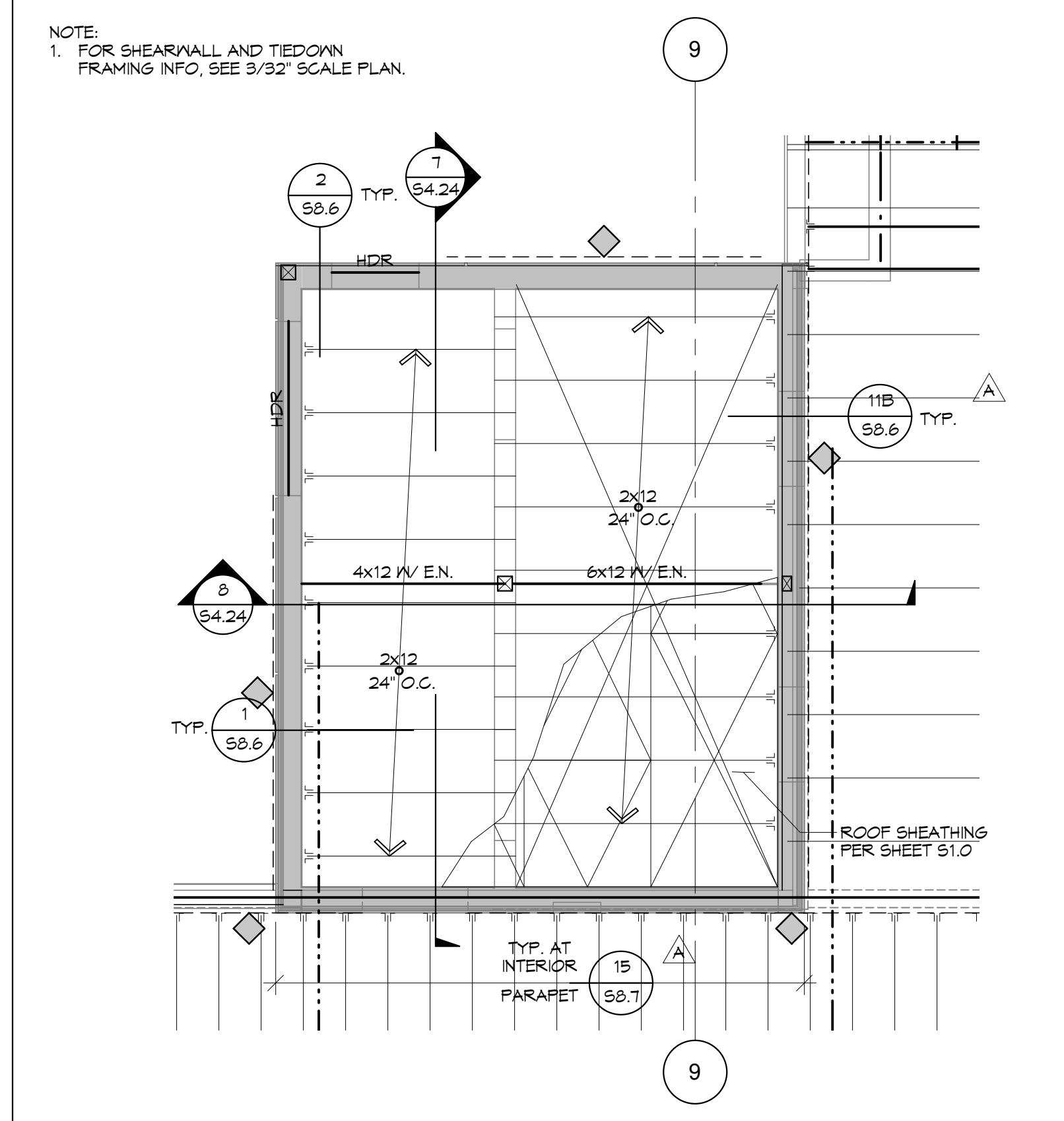
**ENLARGED PLAN - ELEVATOR**

JOB #: 1925  
 SCALE: 1/4" = 1'-0"

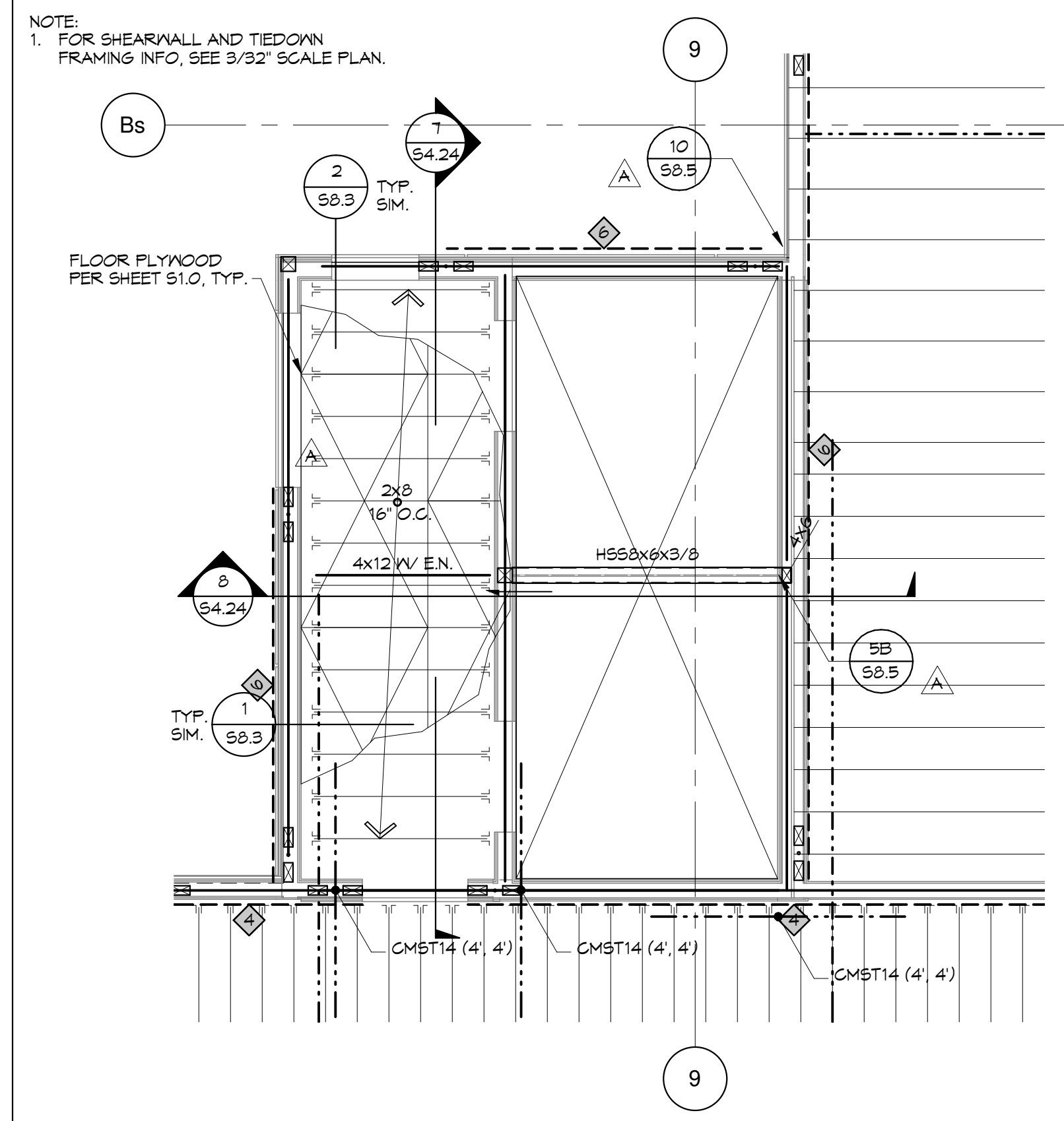
**S4.24**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

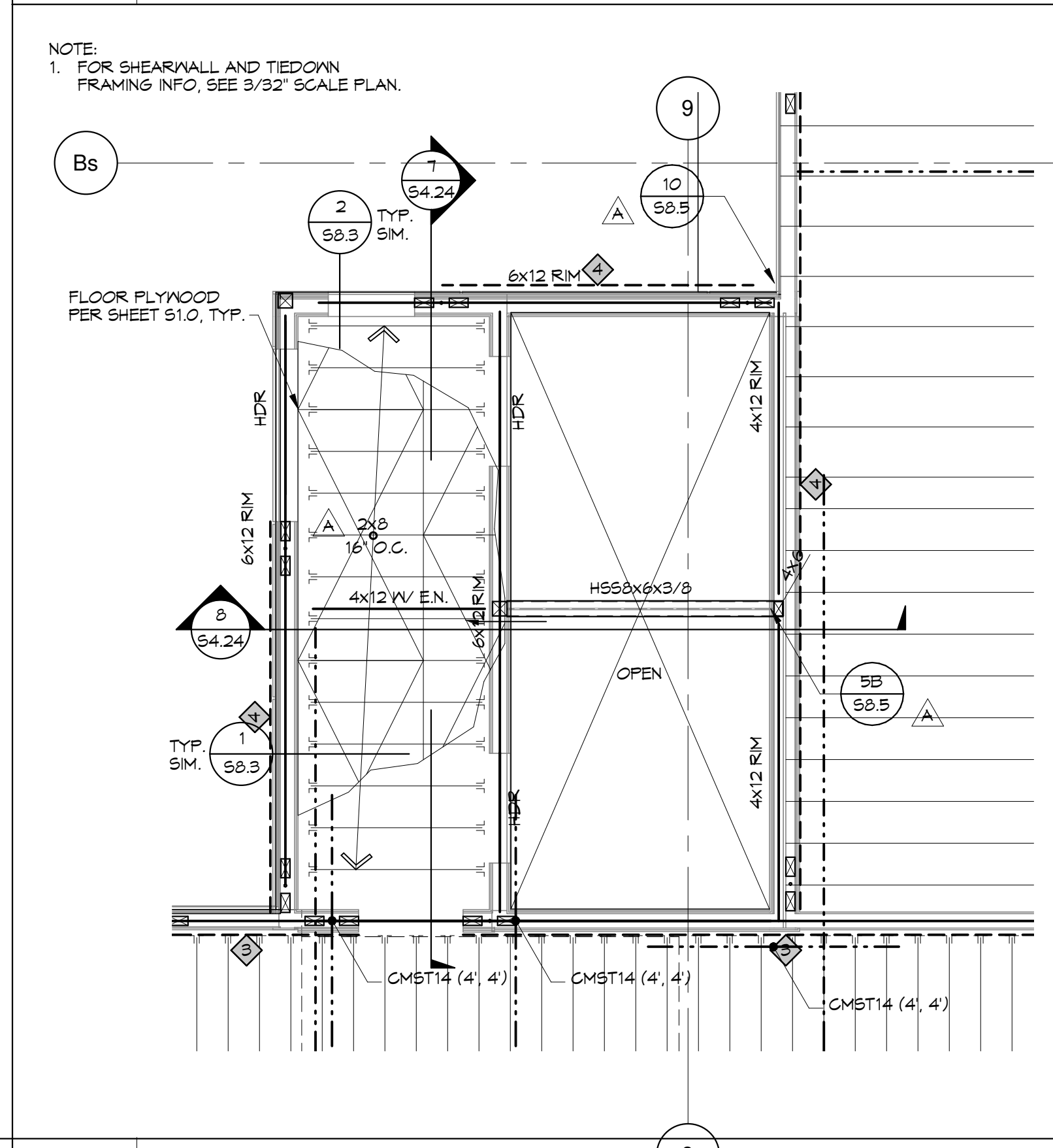
HOHBACH-LEWIN # 14515



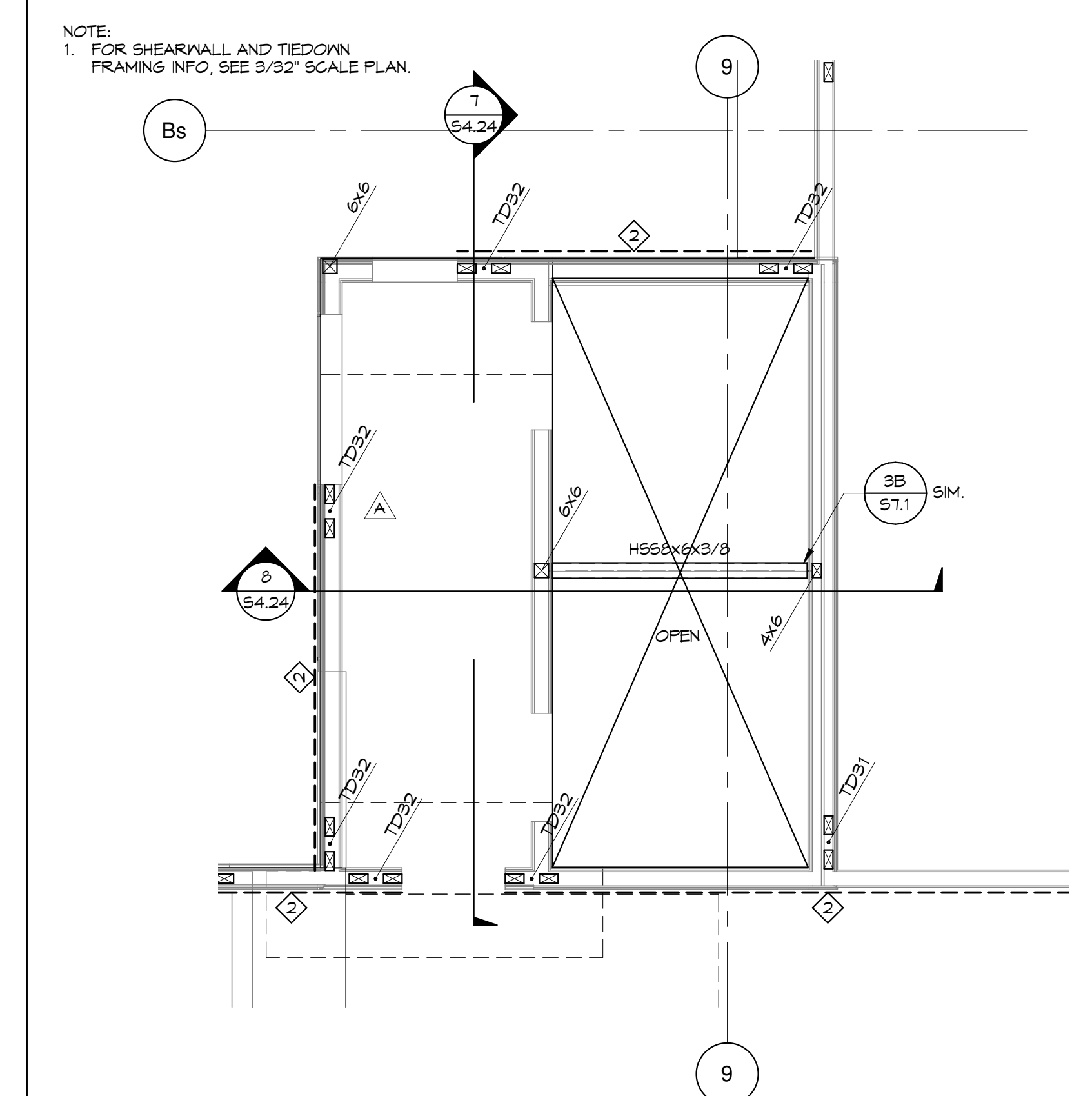
**6 ELEVATOR - ROOF FRAMING PLAN** 1/4" = 1'-0"



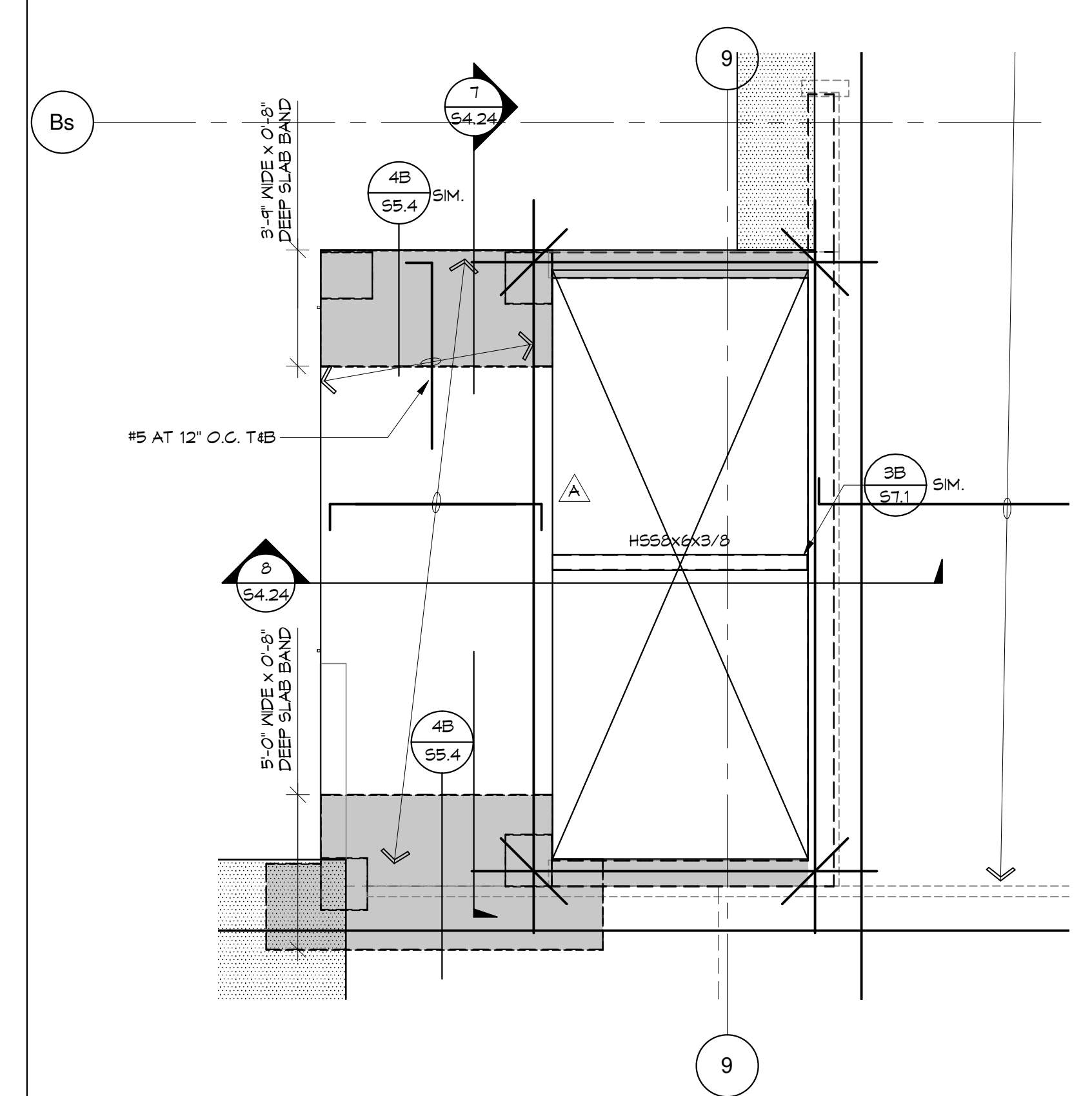
**5 ELEVATOR - LEVEL 4 FRAMING PLAN** 1/4" = 1'-0"



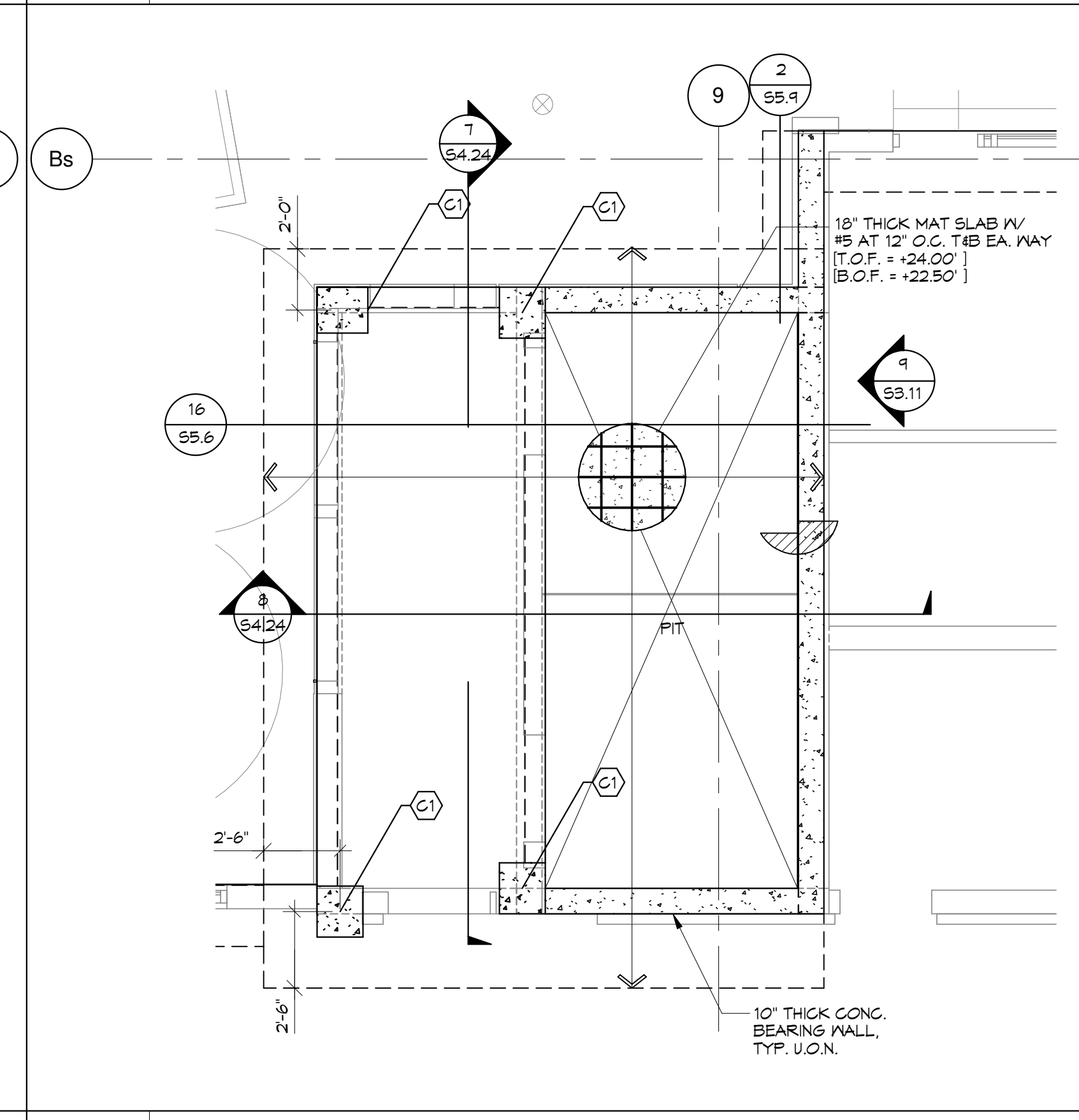
**4 ELEVATOR - LEVEL 3 FRAMING PLAN** 1/4" = 1'-0"



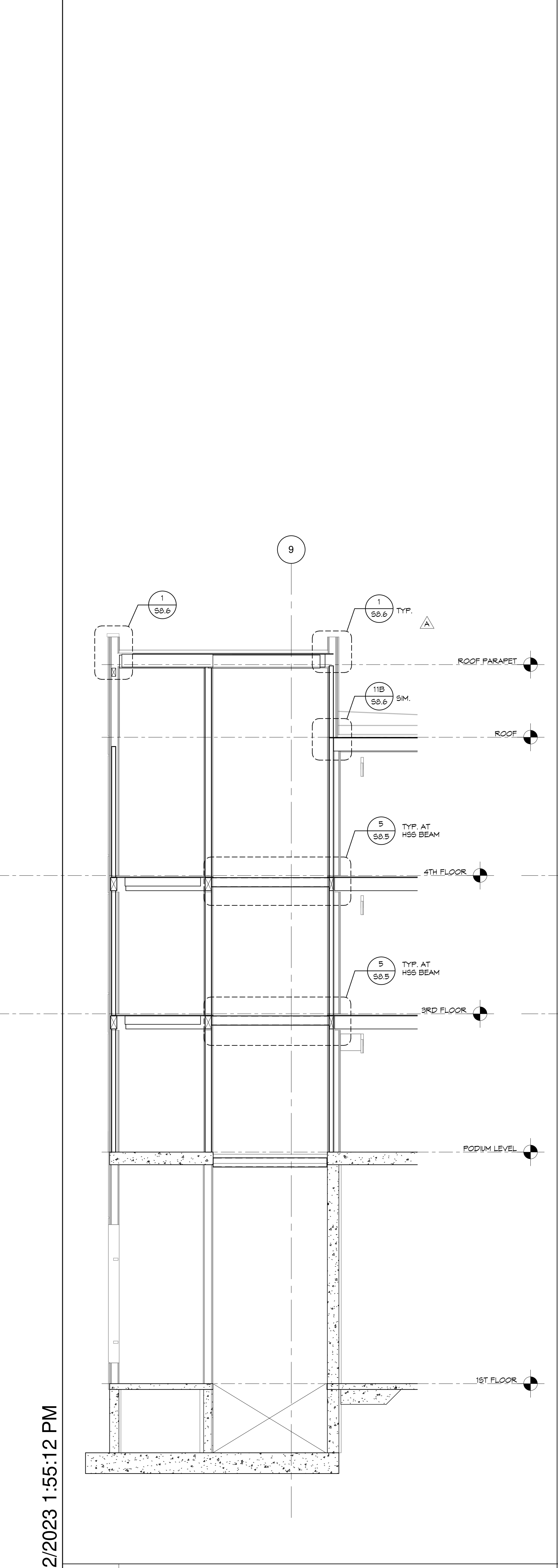
**3 ELEVATOR - LEVEL 2 PODIUM - FRAMING PLAN** N.T.S.



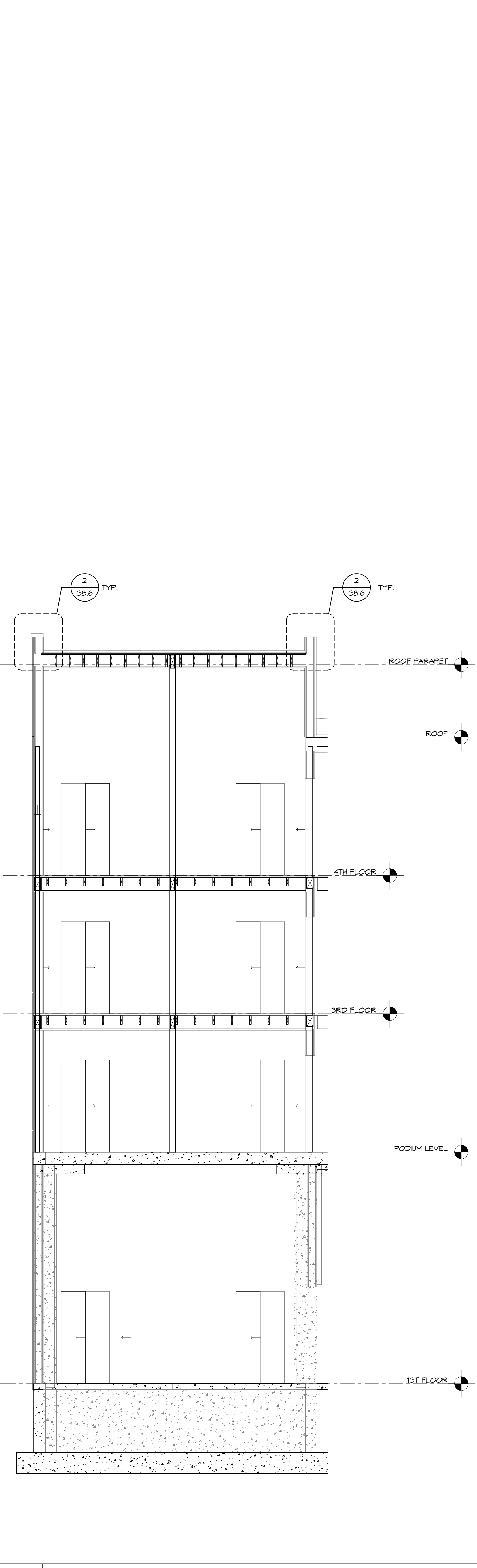
**2 ELEVATOR - LEVEL 2 PODIUM - REINFORCEMENT PLAN** 1/4" = 1'-0"



**1 ELEVATOR - FOUNDATION PLAN** 1/4" = 1'-0"



**8 ELEVATOR SECTION** 1/4" = 1'-0"



**7 ELEVATOR SECTION** 1/4" = 1'-0"

NOTE:  
 1. FOR SHEARWALL AND TIEDOWN FRAMING INFO, SEE 3/32" SCALE PLAN.

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Project:

**EDUCATOR HOUSING**  
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PALO ALTO, CA 94306



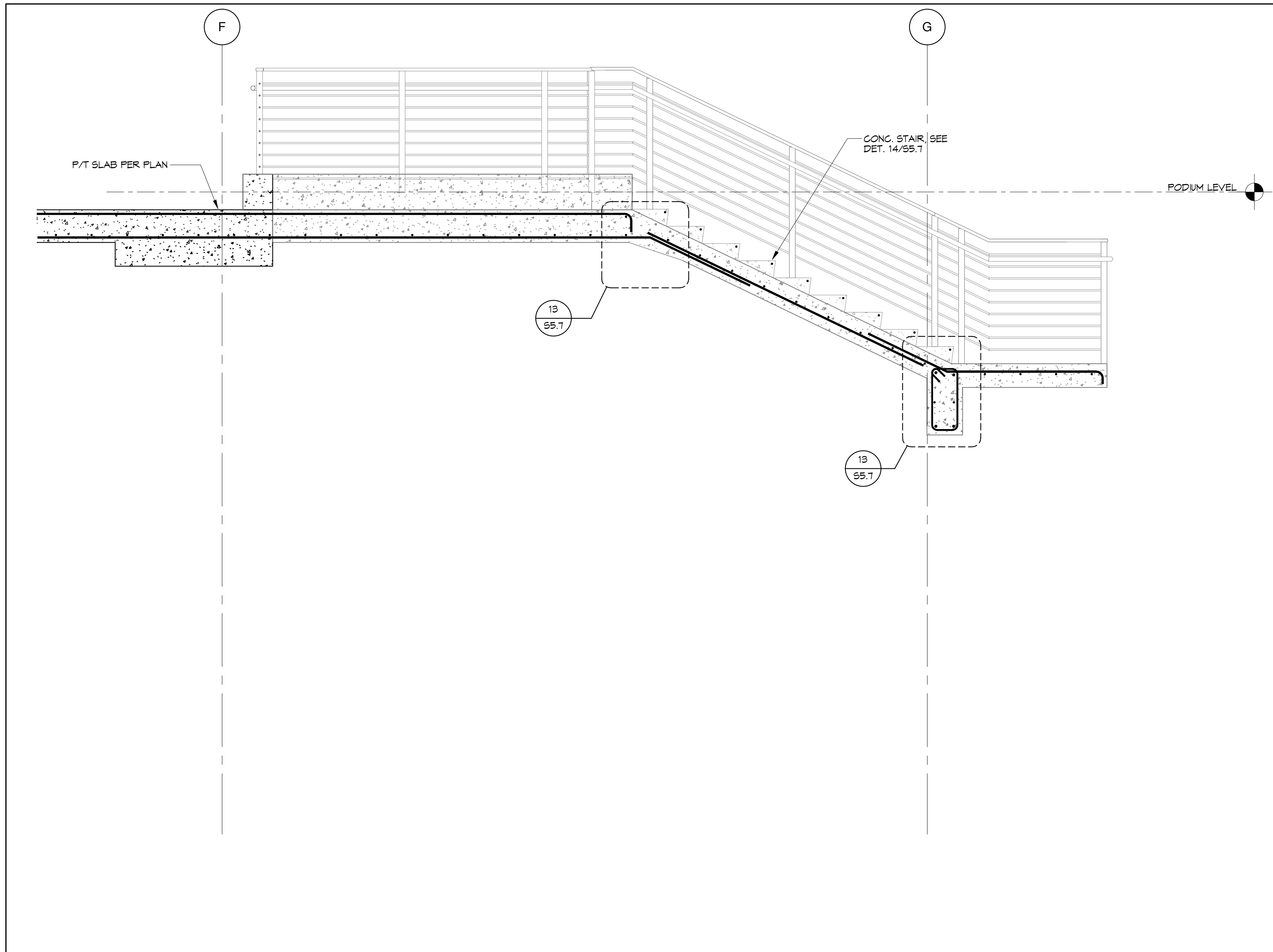
ENLARGED PLAN & SECTIONS - CANOPY

JOB #: 1925  
SCALE: As indicated

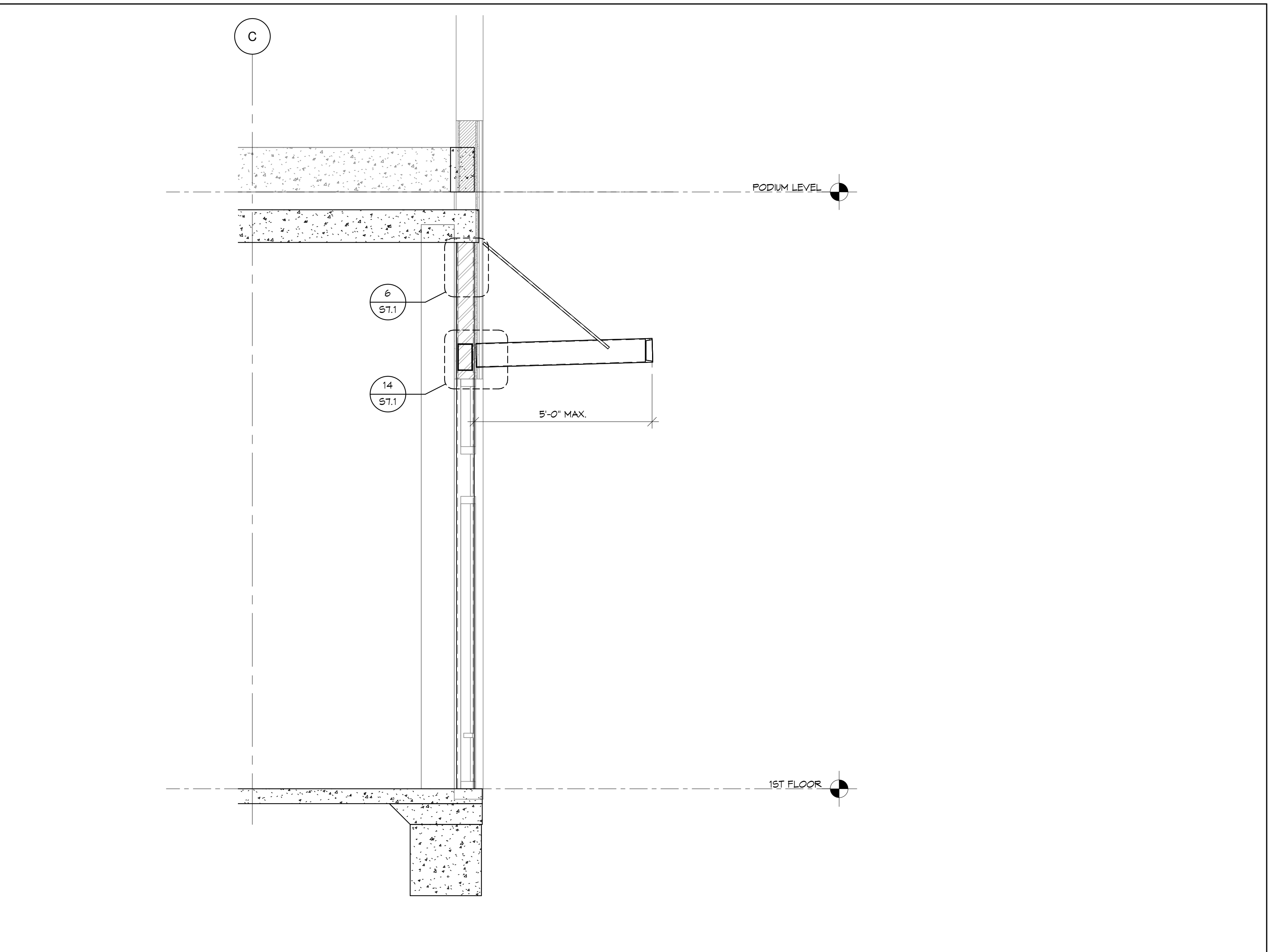
**S4.25**

PLAN CHECK RESPONSE 2 | DATE: 03/20/23

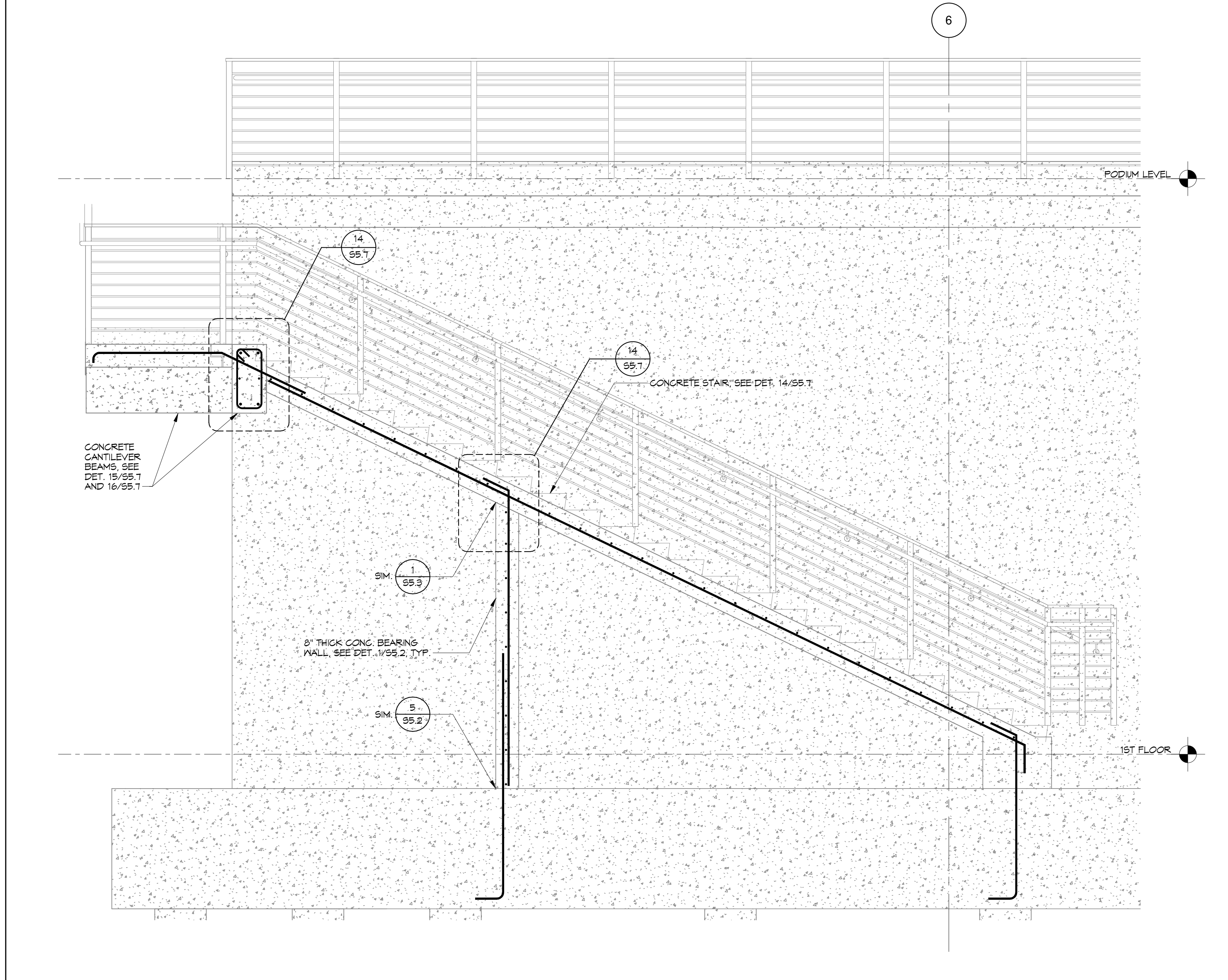
HOHBACH-LEWIN # 14515



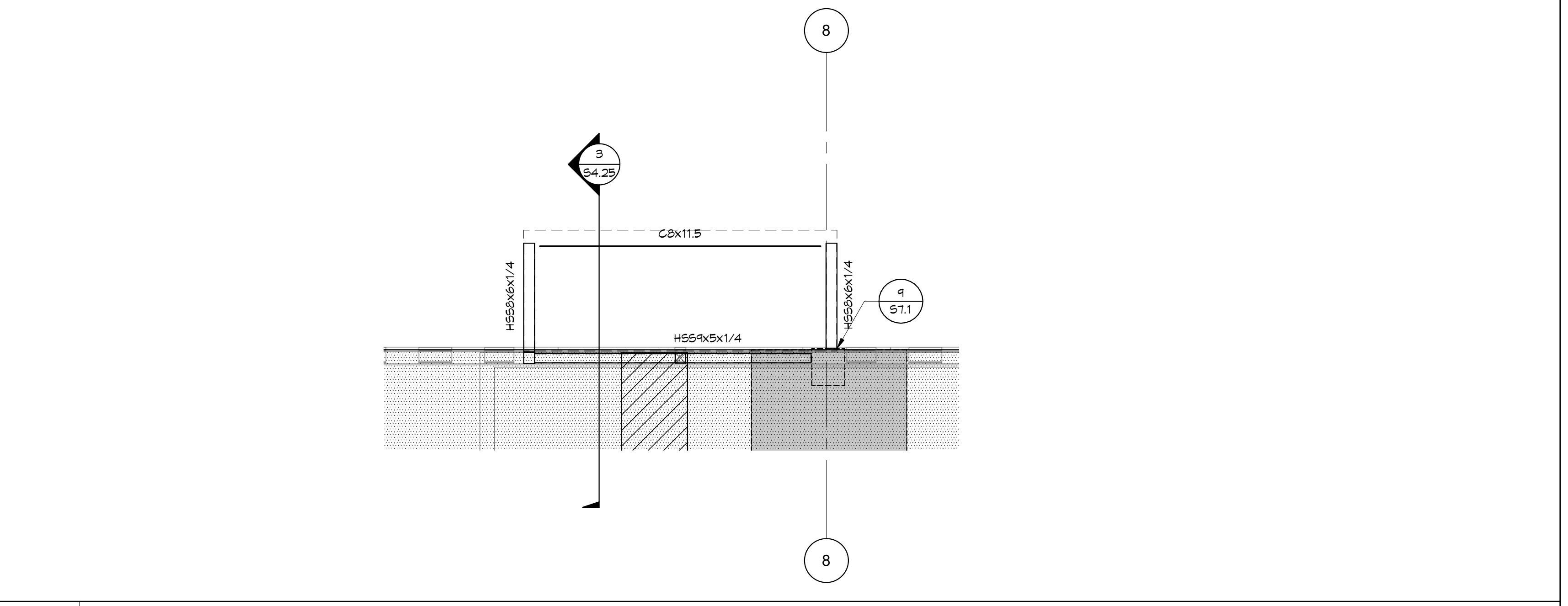
**5** SECTION AT STAIR 1/2" = 1'-0"



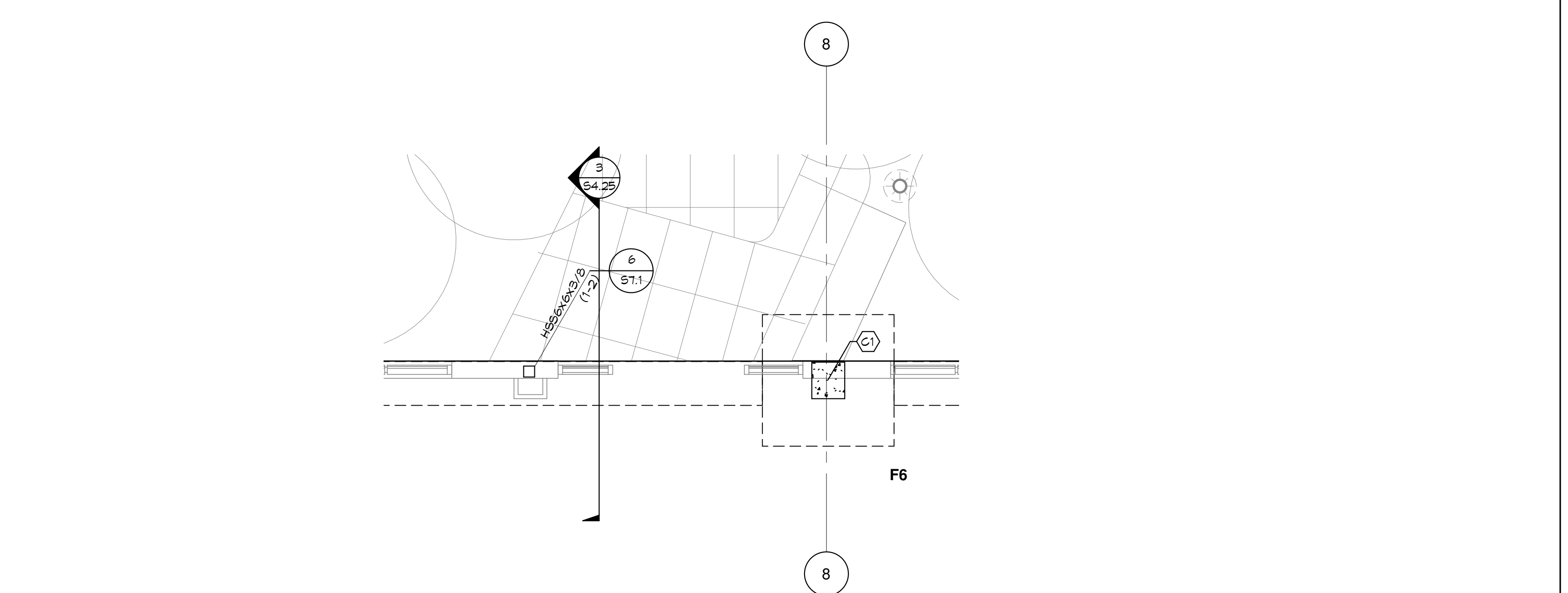
**3** NORTH CANOPY SECTION 1/2" = 1'-0"



**4** SECTION AT STAIR 1/2" = 1'-0"



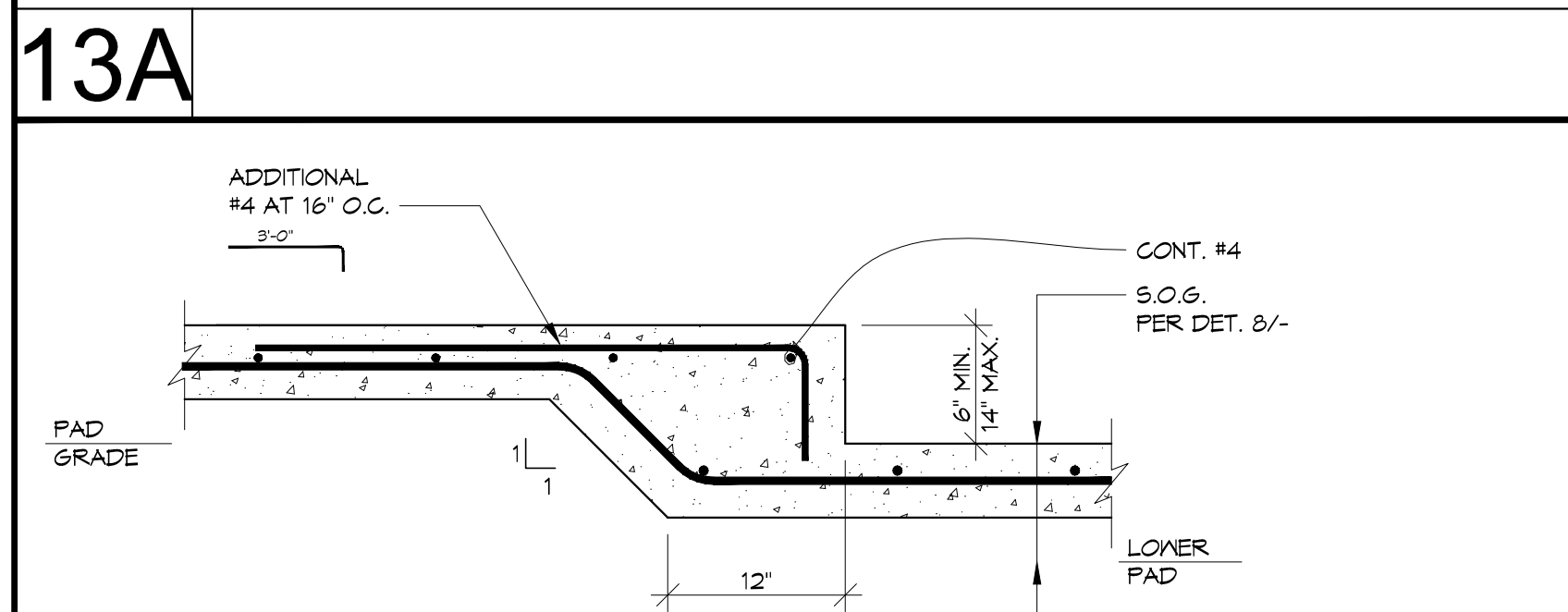
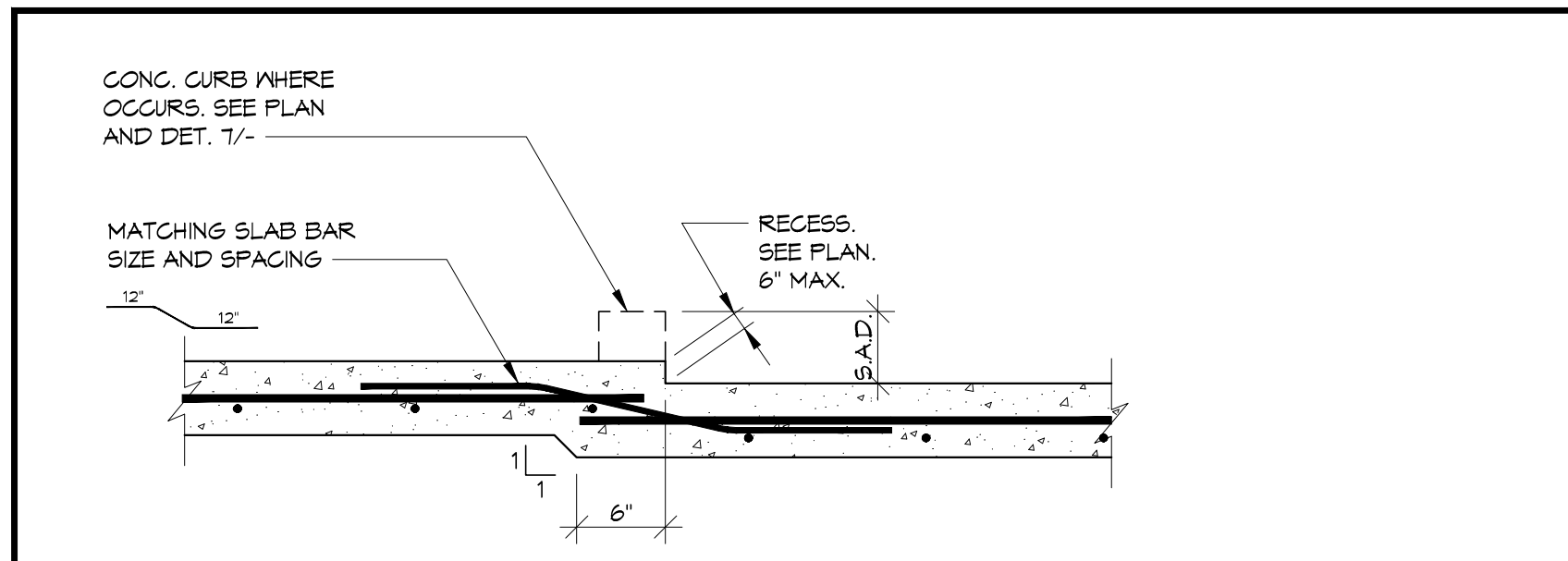
**2** NORTH CANOPY - LEVEL 2 PODIUM FRAMING PLAN 1/2" = 1'-0"



**1** NORTH CANOPY- FOUNDATION PLAN 1/4" = 1'-0"

5/12/2023 1:55:15 PM





**13** TYPICAL SLAB-ON-GRADE STEP  
S5.10-13  
1'x1'-0"

TOP BARS - 90° HOOK EMBEDMENT AND CLASS B TENSION LAP SPLICE FOR GRADE 75 REINF.

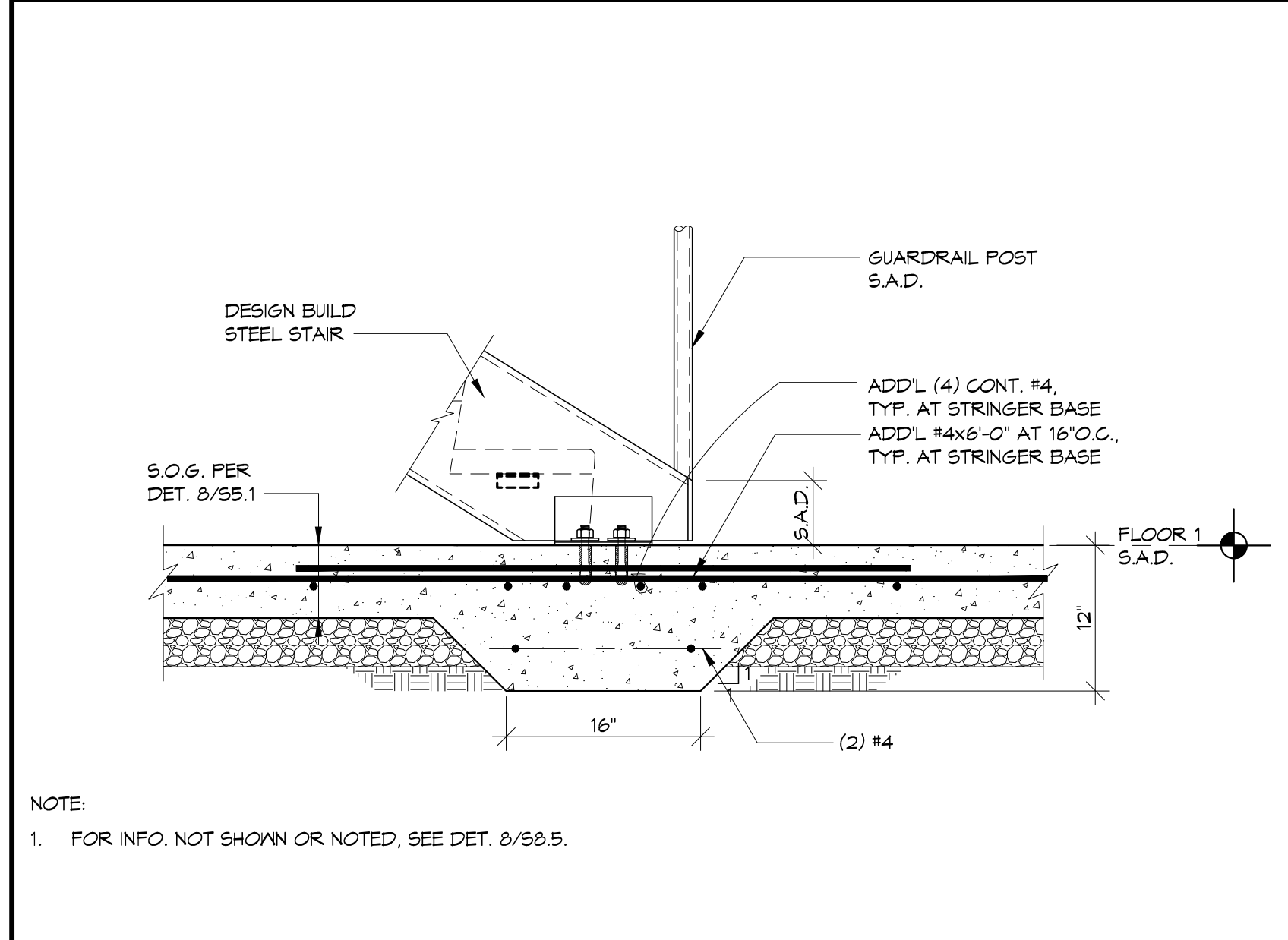
BAR SIZE	2,500 PSI		3,000 PSI		4,000 PSI		5,000 PSI	
	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)
#3	12	39	11	35	9	31	8	27
#4	15	51	14	47	12	41	11	36
#5	18	64	18	58	15	51	14	45
#6	23	77	21	70	18	61	16	54
#7	27	111	24	102	21	88	19	79
#8	30	127	28	116	24	101	22	90
#9	36	149	31	131	27	115	24	101

OTHER BARS - 90° HOOK EMBEDMENT AND CLASS B TENSION LAP SPLICE FOR GRADE 75 REINF.

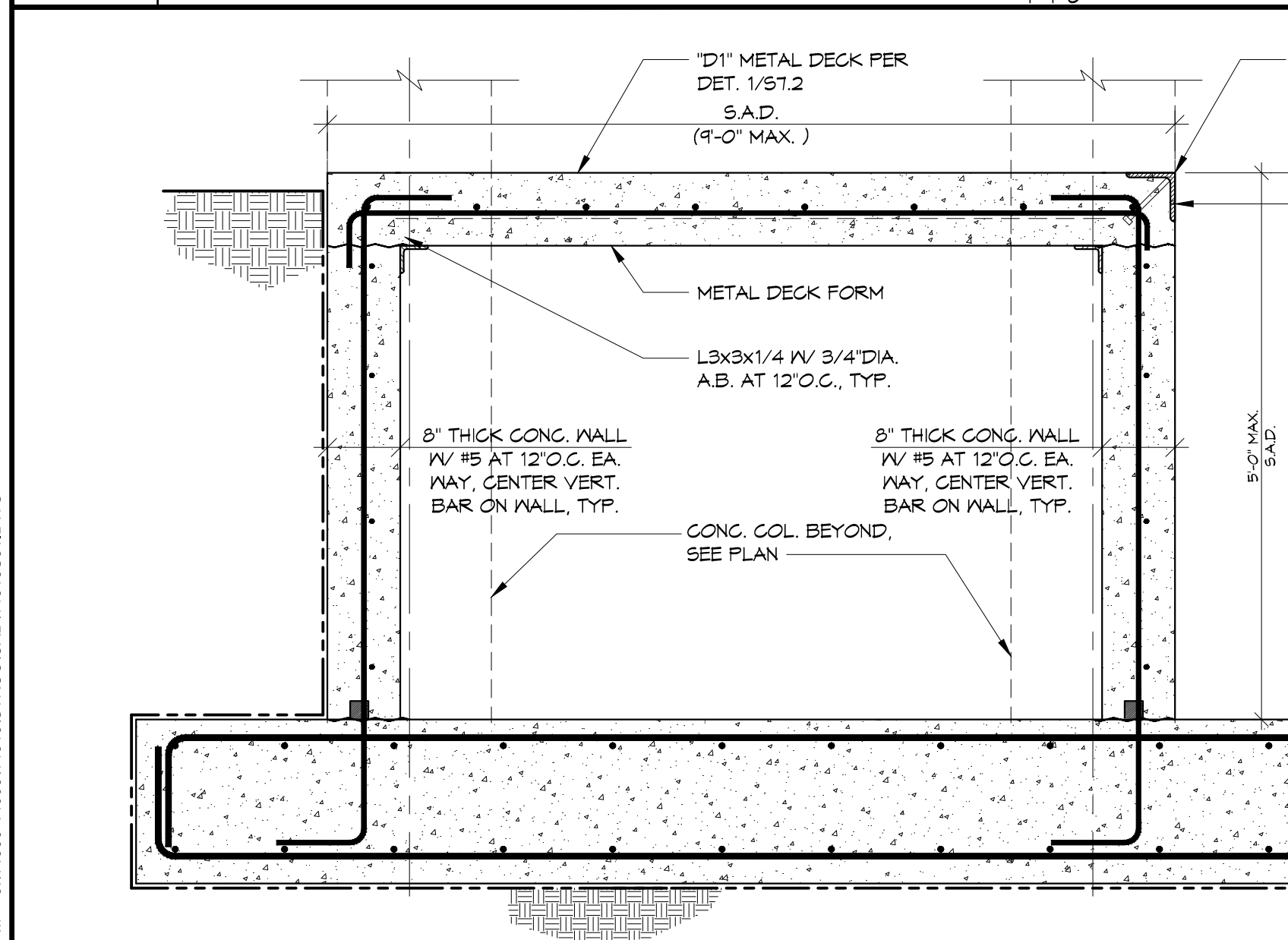
BAR SIZE	2,500 PSI		3,000 PSI		4,000 PSI		5,000 PSI	
	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)
#3	12	30	11	27	9	24	8	21
#4	15	39	14	36	12	31	11	28
#5	18	47	18	45	15	39	14	35
#6	23	59	21	54	18	47	16	42
#7	27	86	24	78	21	68	19	61
#8	30	98	28	90	24	78	22	69
#9	36	110	31	101	27	87	24	78

NOTE:  
1. TOP BARS = HORIZONTAL BARS (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THEM. SEE DET. 3/-.  
2. ABOVE TABLES ARE BASED UPON MINIMUM CLEAR COVER GREATER THAN 1.02D AND MINIMUM CLEAR SPACING GREATER THAN 2D, WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE THE EMBEDMENT OR LAP LENGTH BY 50%.  
3. USE CLASS B LAP SPLICE FOR ALL BAR SPLICES TYP.  
4. FOR ADDITIONAL INFORMATION SEE DET. 3/-.

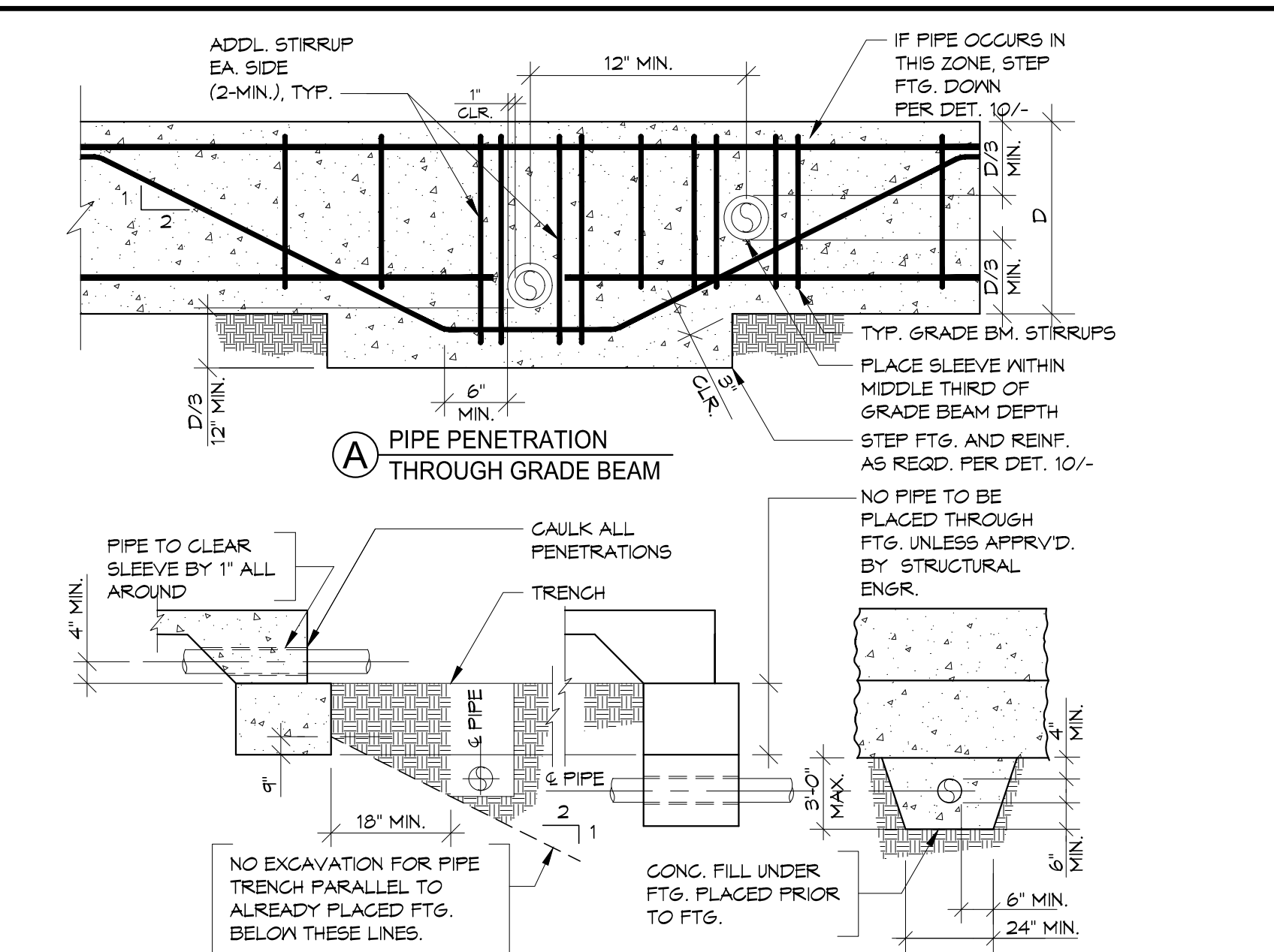
**14** TYPICAL GRADE 75 REINFORCEMENT EMBED AND LAP SPLICE  
S5.10-02B  
N.T.S.



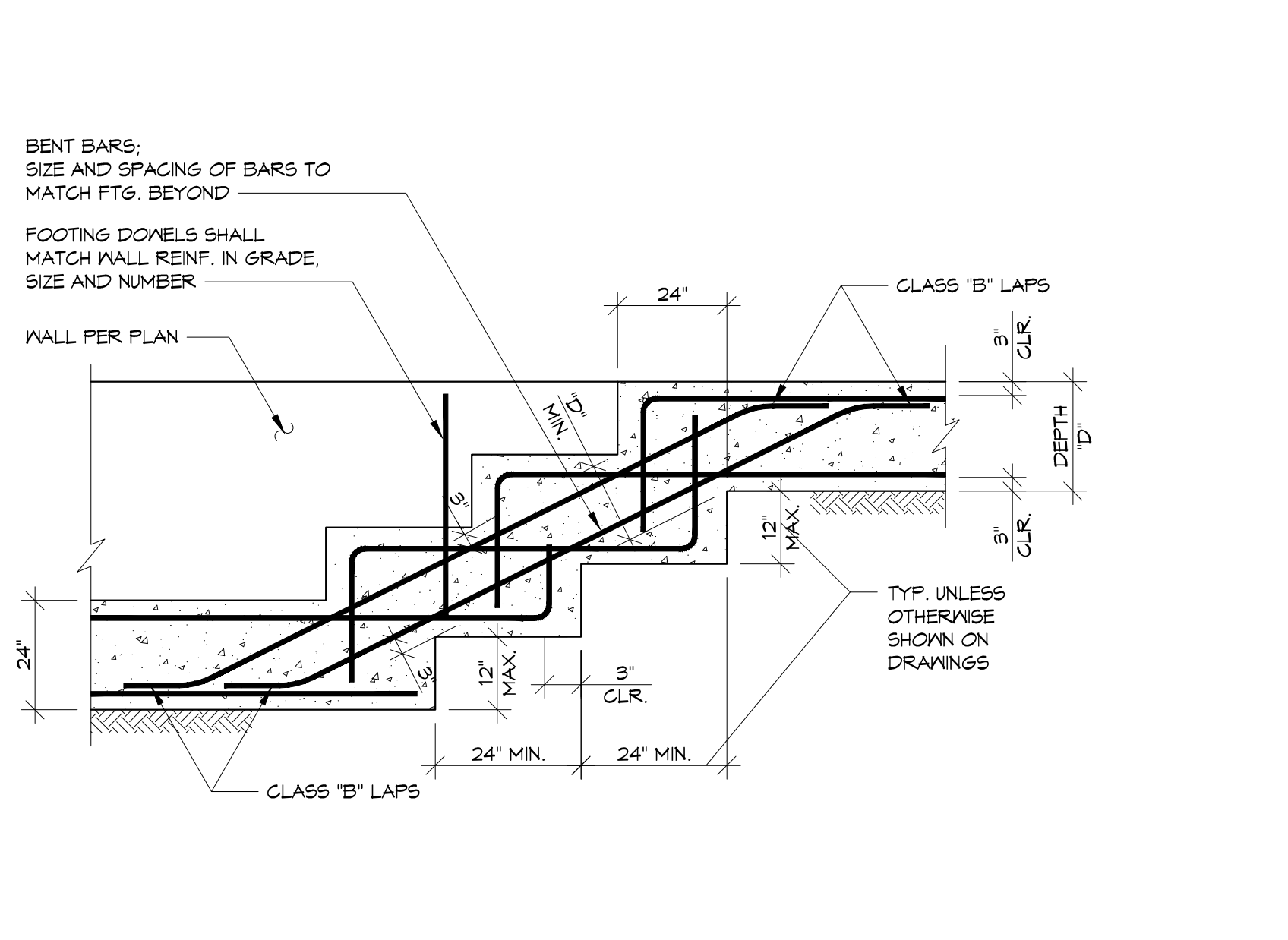
**15** TYPICAL THICKENED SLAB AT STAIR BASE  
1'x1'-0"



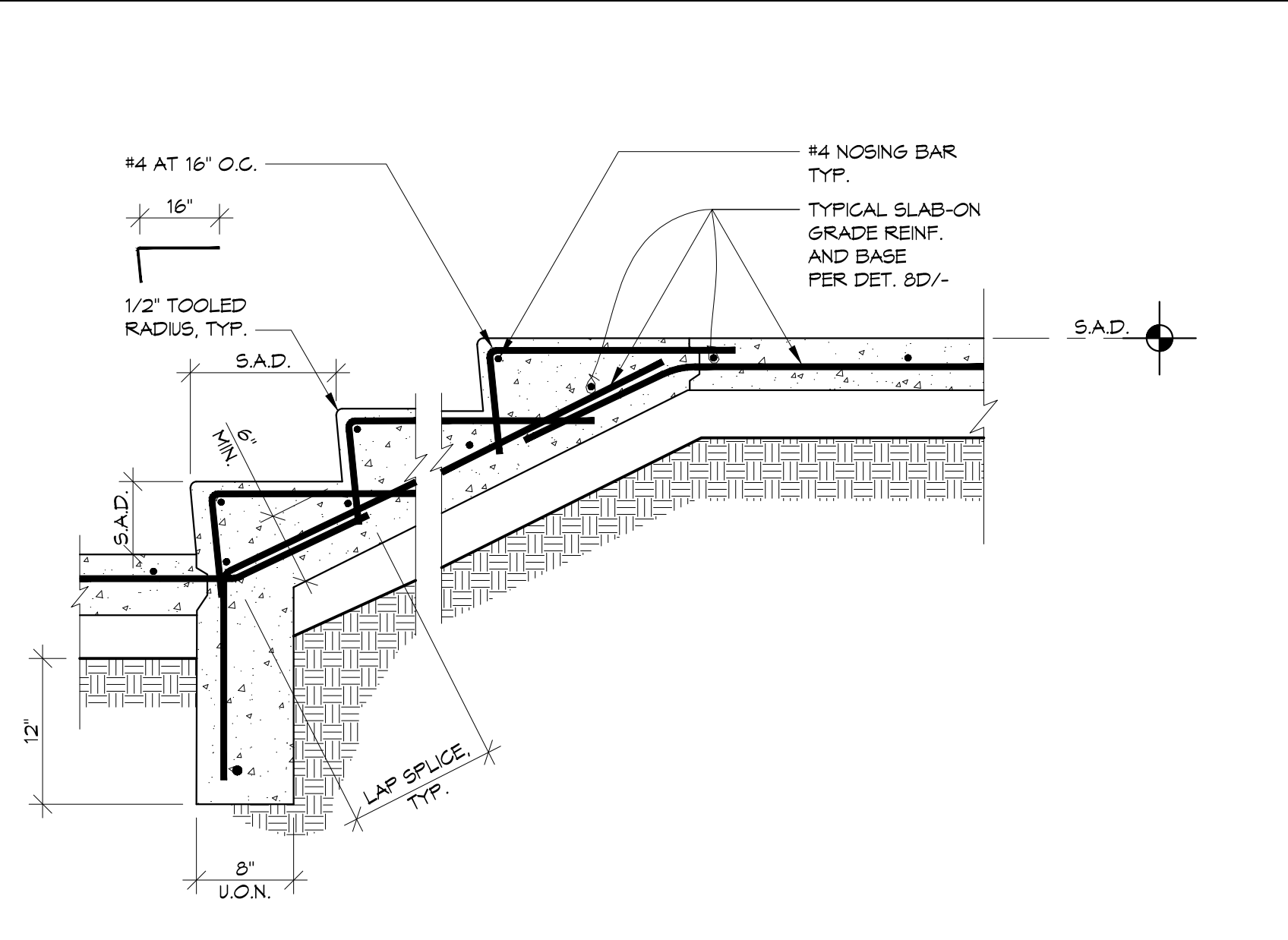
**16** FOOTING AT ELEVATOR PIT  
3/4\"/>



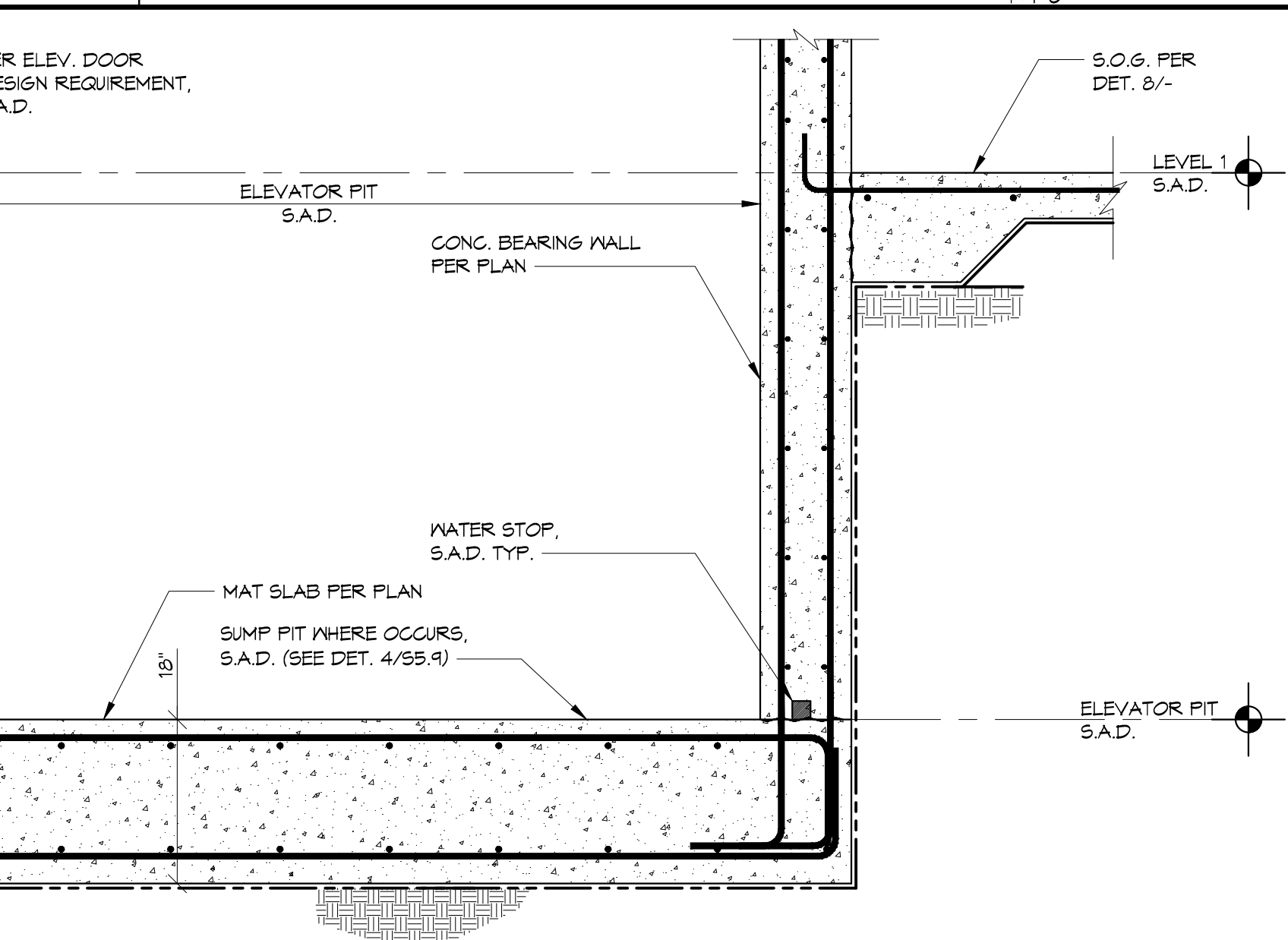
**9** TYPICAL PIPE PENETRATION UNDER FOOTING AND TRENCH LIMITATIONS  
N.T.S.



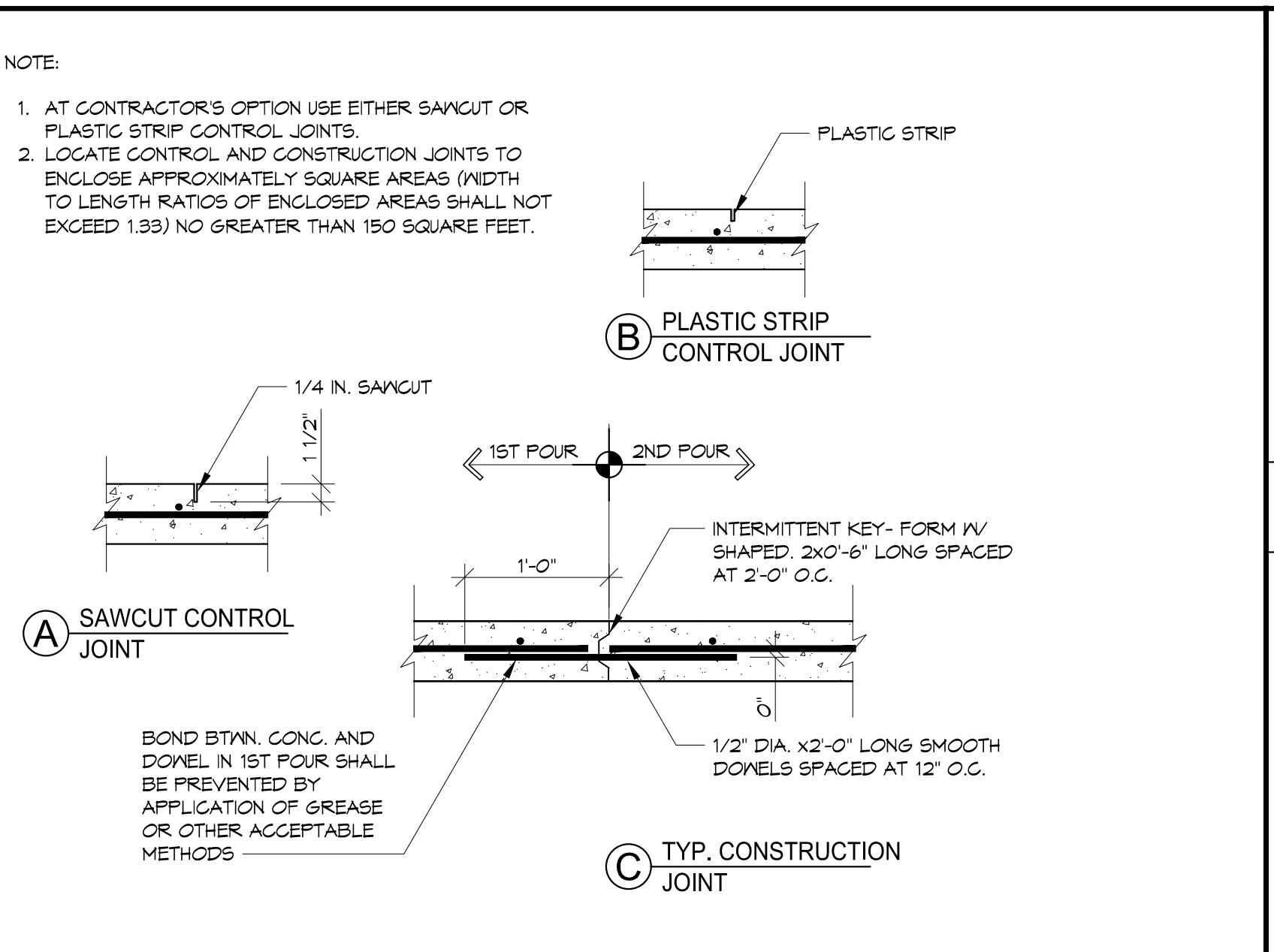
**10** TYPICAL STEP IN CONTINUOUS FOOTING  
S5.10-10  
N.T.S.



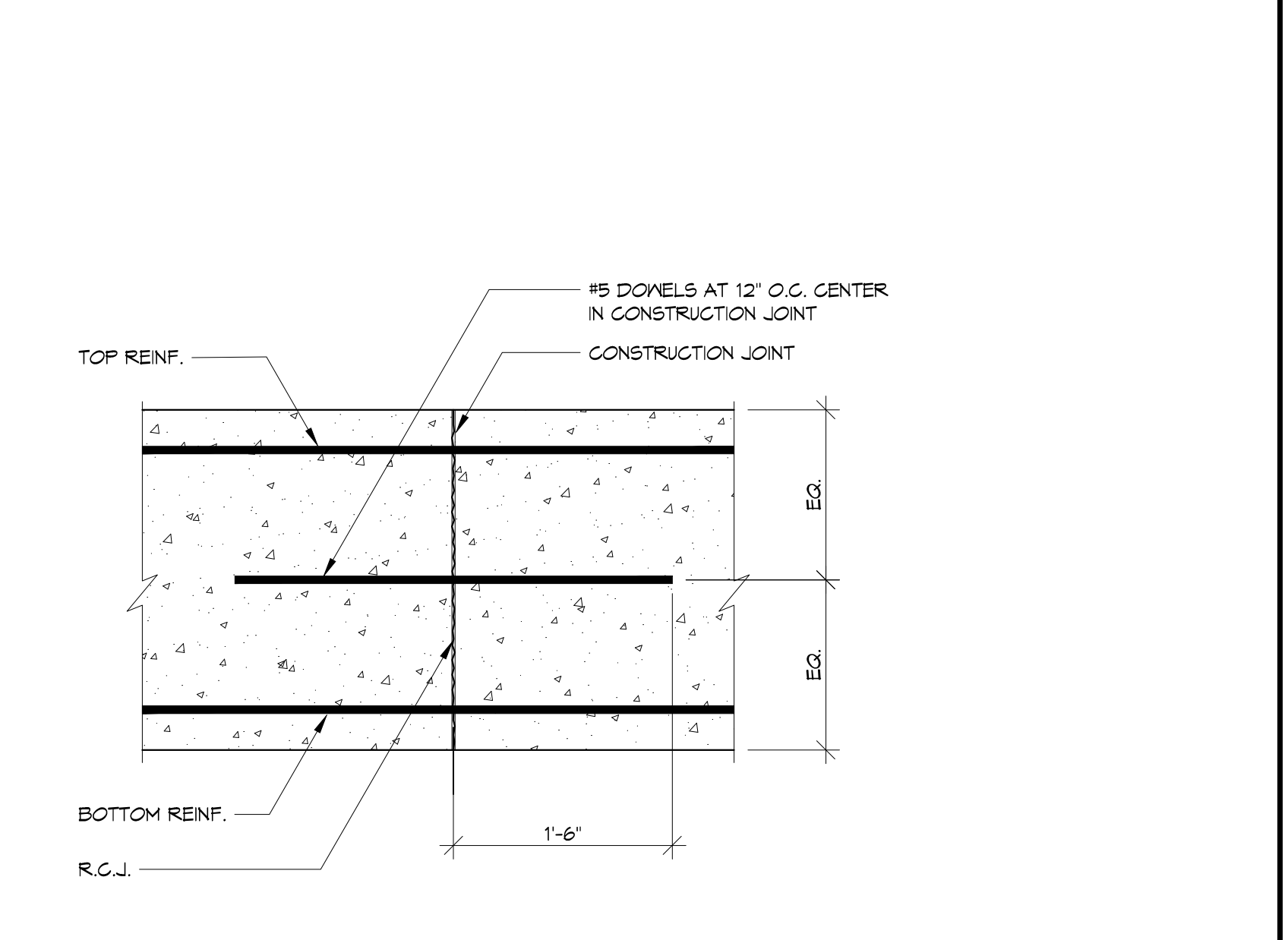
**11** CONCRETE STEPS  
S5.10-11  
1'x1'-0"



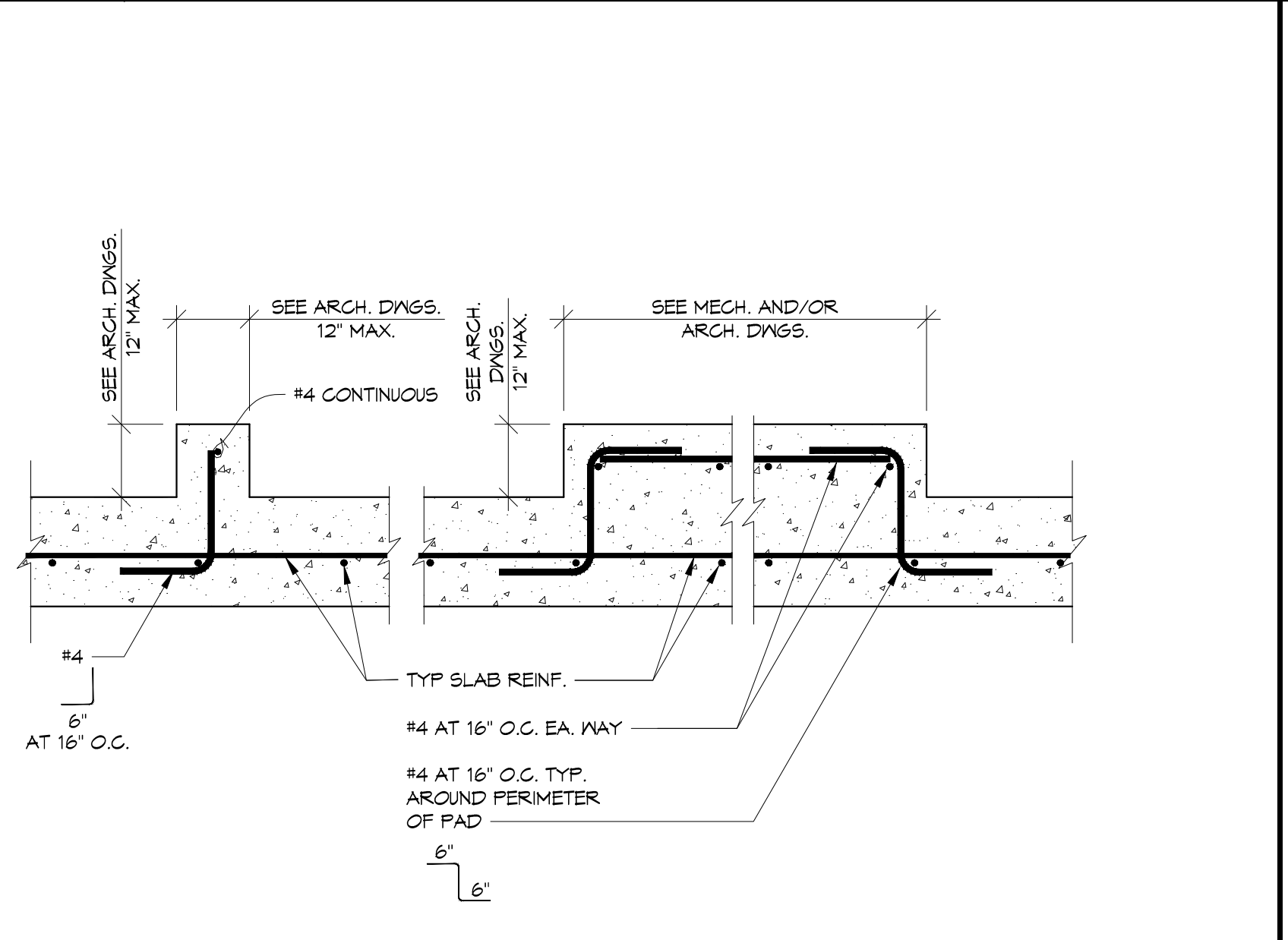
**16** FOOTING AT ELEVATOR PIT  
3/4\"/>



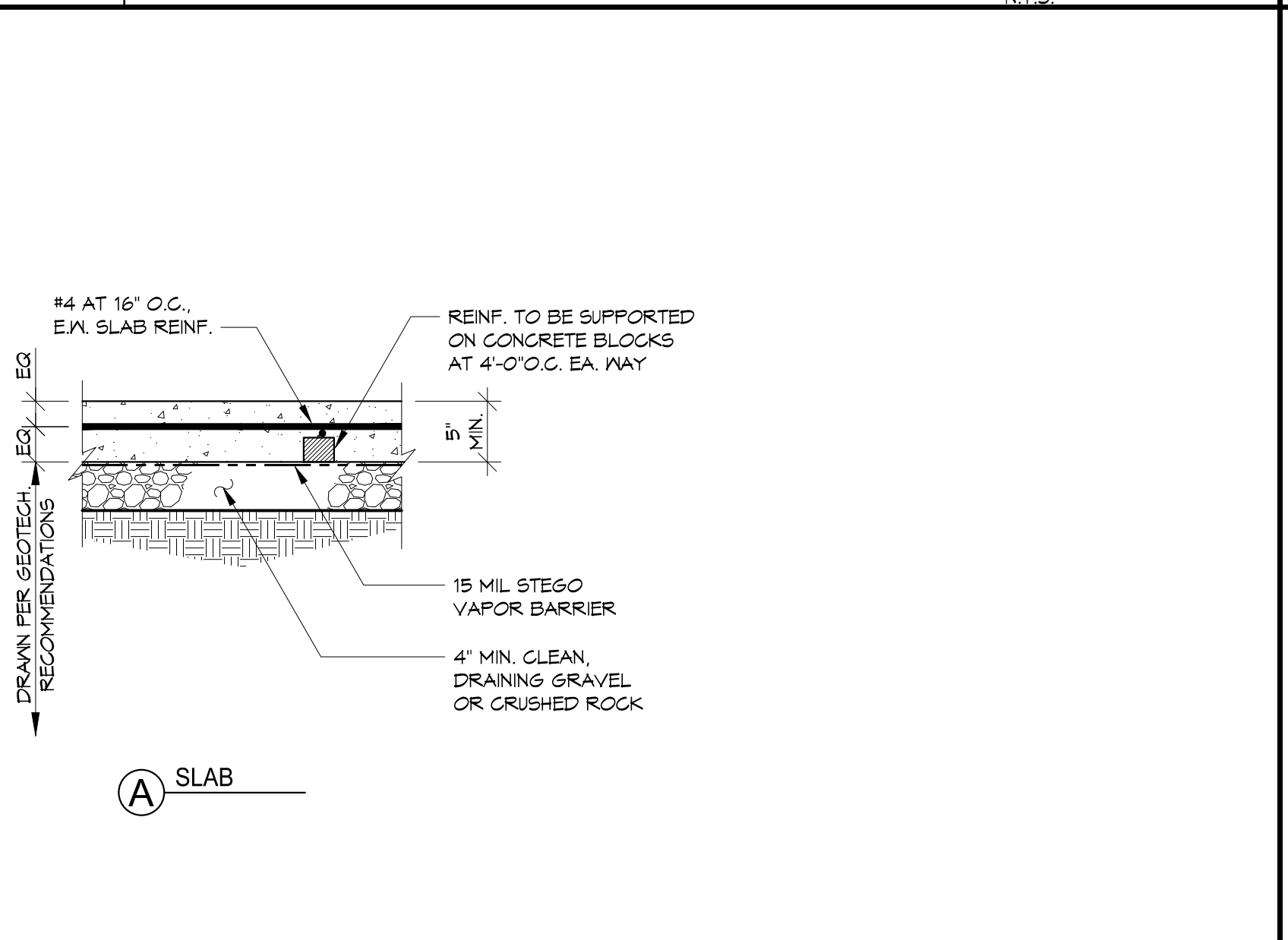
**5** TYPICAL CONSTRUCTION AND CONTROL JOINTS AT SLAB-ON-GRADE  
S5.10-05  
1'x1'-0"



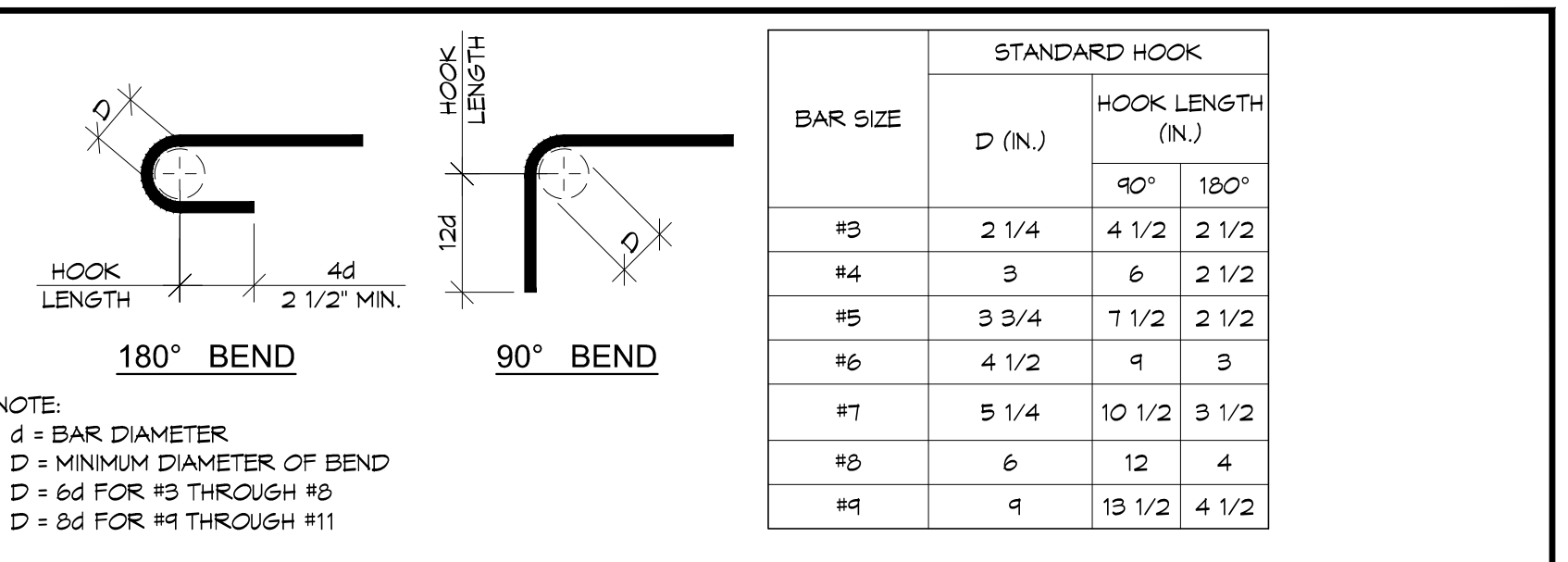
**6** TYPICAL CONSTRUCTION JOINT AT FOUNDATION  
S5.10-06A  
1'x1'-0"



**7** TYPICAL CURB AND RAISED PAD DETAILS  
S5.10-07  
N.T.S.



**8** SLAB-ON-GRADE  
1'x1'-0"



**1A** STANDARD REINFORCING STEEL HOOKS  
N.T.S.

NOTE:  
d = BAR DIAMETER  
D = MINIMUM DIAMETER OF BEND  
D = 6d FOR #3 THROUGH #8  
D = 8d FOR #9 THROUGH #11

BAR SIZE	STANDARD HOOK	
	D (IN)	HOOK LENGTH (IN)
#3	2 1/4	4 1/2
#4	3	6
#5	3 3/4	7 1/2
#6	4 1/2	9
#7	5 1/4	10 1/2
#8	6	12
#9	7	14
#10	8	16
#11	9	18

**1** TYPICAL STIRRUP AND TIE HOOKS  
N.T.S.

TOP BARS - 90° HOOK EMBEDMENT AND CLASS B TENSION LAP SPLICE FOR GRADE 60 REINF.

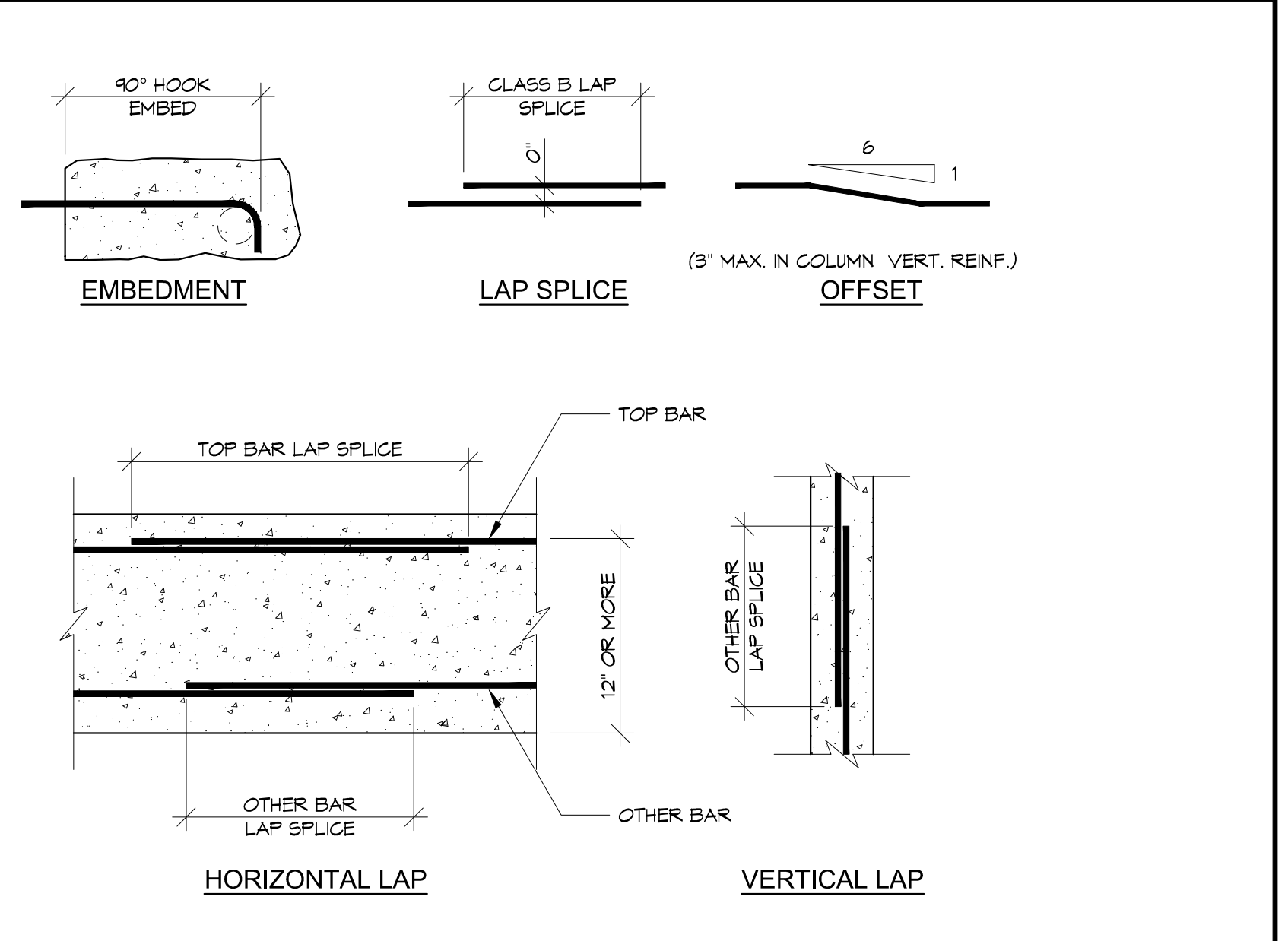
BAR SIZE	2,500 PSI		3,000 PSI		4,000 PSI		5,000 PSI	
	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)
#3	9	31	9	28	8	25	7	22
#4	12	41	11	38	10	33	9	29
#5	15	51	14	47	12	41	11	36
#6	18	61	17	56	15	49	13	44
#7	21	84	20	81	17	71	15	63
#8	24	102	22	95	19	81	17	72
#9	27	115	25	105	22	91	20	81

OTHER BARS - 90° HOOK EMBEDMENT AND CLASS B TENSION LAP SPLICE FOR GRADE 60 REINF.

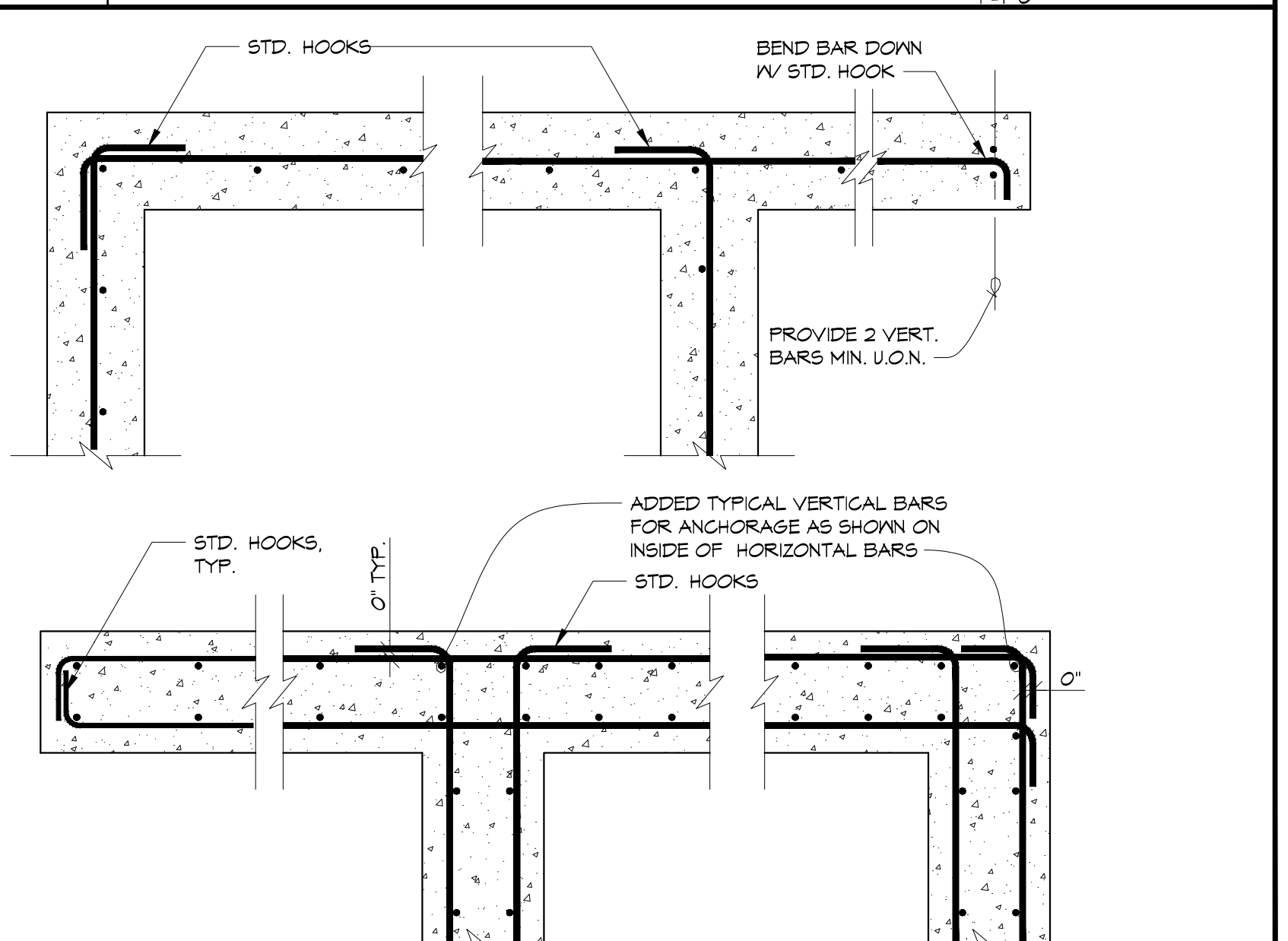
BAR SIZE	2,500 PSI		3,000 PSI		4,000 PSI		5,000 PSI	
	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)	EMBED (IN)	CLASS B (IN)
#3	9	24	9	22	8	19	7	17
#4	12	32	11	29	10	25	9	23
#5	15	39	14	36	12	31	11	28
#6	18	47	17	43	15	37	13	34
#7	21	64	20	63	17	54	15	49
#8	24	78	22	72	19	62	17	56
#9	27	88	25	81	22	70	20	63

NOTE:  
1. TOP BARS = HORIZONTAL BARS (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE IS CAST BELOW THEM. SEE DET. 3/-.  
2. ABOVE TABLES ARE BASED UPON MINIMUM CLEAR COVER GREATER THAN 1.02D AND MINIMUM CLEAR SPACING GREATER THAN 2D, WHERE EITHER OF THESE REQUIREMENTS IS NOT MET, INCREASE THE EMBEDMENT OR LAP LENGTH BY 50%.  
3. USE CLASS B LAP SPLICE FOR ALL BAR SPLICES TYP.  
4. FOR ADDITIONAL INFORMATION SEE DET. 3/-.

**2** TYPICAL GRADE 60 REINFORCEMENT EMBED AND LAP SPLICE  
N.T.S.



**3** TYPICAL REINFORCEMENT EMBED, LAP SPLICE AND OFFSET  
S5.10-03  
1'x1'-0"



**4** TYPICAL CONCRETE MEMBER INTERSECTIONS  
S5.10-04  
1'x1'-0"

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2742 17TH STREET  
SAN FRANCISCO, CA 94110

**STRUCTURAL ENGINEER**  
**HOHBACH-LEWIN INC**  
250 SHERIDAN AVE STE 100  
PALO ALTO, CA 94306

**MEP ENGINEER**  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNNWOOD, WA 98036

**SUSTAINABILITY/ENERGY**  
**REDWOOD ENERGY**  
1897 Q STREET  
ARCATA, CA 95521

**JOINT TRENCH/DRY UTILITY**  
**MILLENNIUM DESIGN**  
PO BOX 1737  
ALAMO, CA 94507

**HOHBACH-LEWIN, INC.**  
STRUCTURAL & CIVIL ENGINEERS  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
(650) 817-6900



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

ID	DATE	NAME
1	11/11/2022	PERMIT SET-CONV
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B	03/20/2023	BID ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
**231 GRANT AVENUE**

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:  
**mercy HOUSING**  
**abode communities**  
MERCY HOUSING/  
ABODE COMMUNITIES

TYPICAL CONCRETE DETAILS

JOB #: 1925  
SCALE: As indicated

**S5.1**  
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023  
HOHBACH-LEWIN # 14515

S:\2023\231 GRANT AVENUE\14515\STRUCT\CON\14515.S51.DWG



**CIVIL ENGINEER**  
**BKF-SAN JOSE**  
 1730 N. FIRST ST., STE 800  
 SAN JOSE, CA 95112

**LANDSCAPE ARCHITECT**  
**PLURAL STUDIO**  
 2742 17TH STREET  
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**MILLENNIUM DESIGN**  
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 ALAMO, CA. 94507

**HOHBACH-LEWIN, INC.**  
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Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

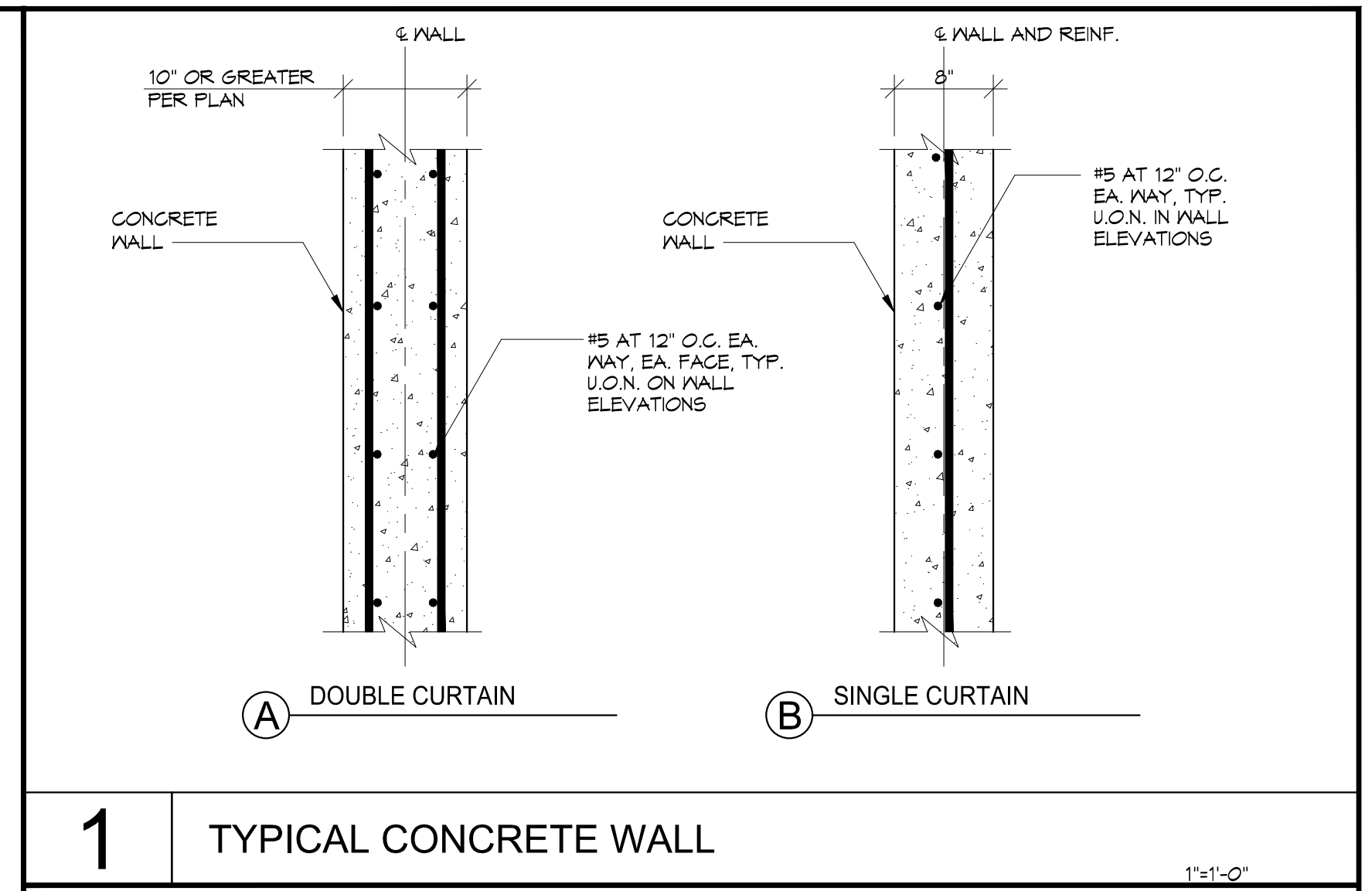
231 GRANT AVENUE  
 PALO ALTO, CA 94306



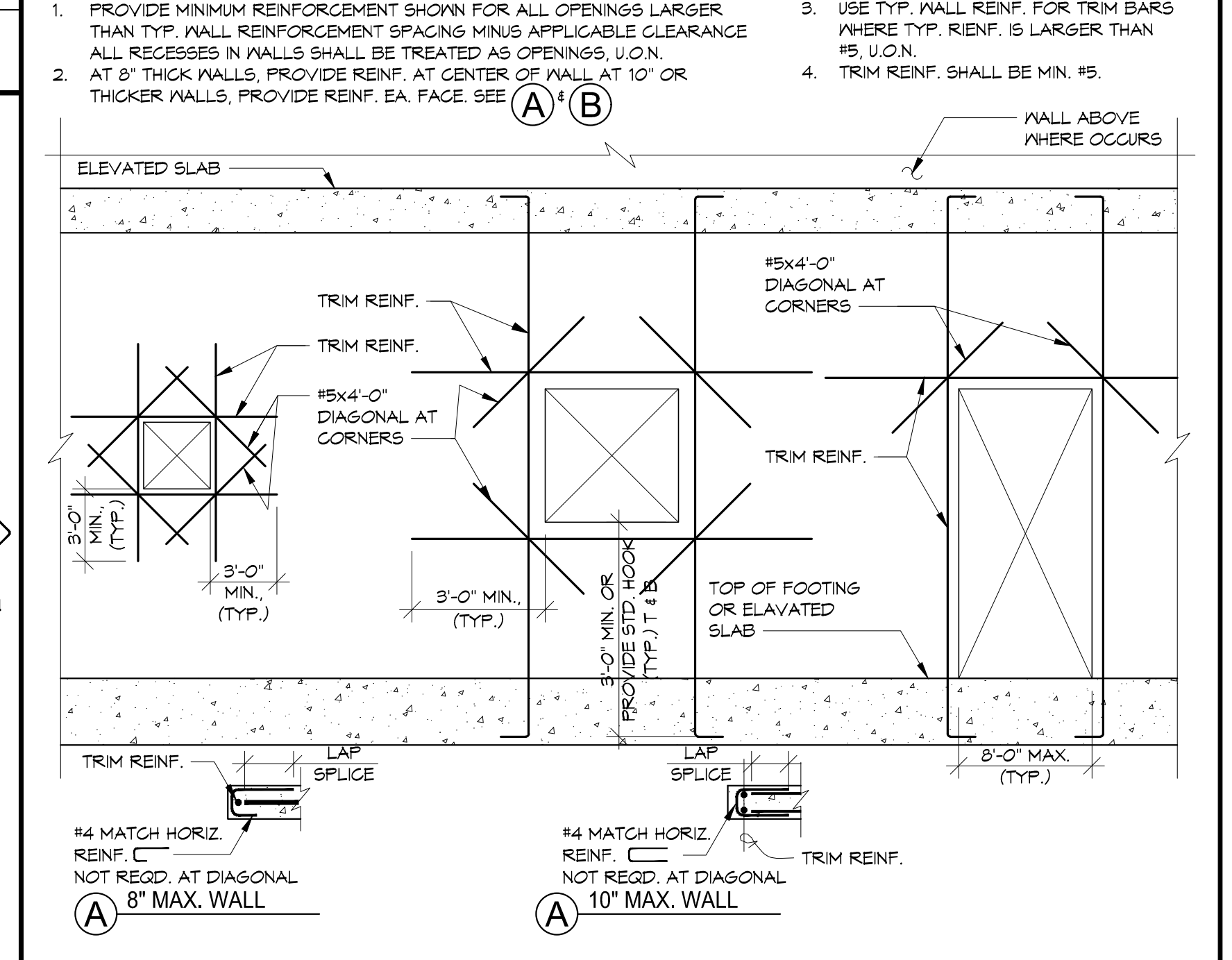
**TYPICAL CONCRETE DETAILS**

JOB #: 1925  
 SCALE: As indicated

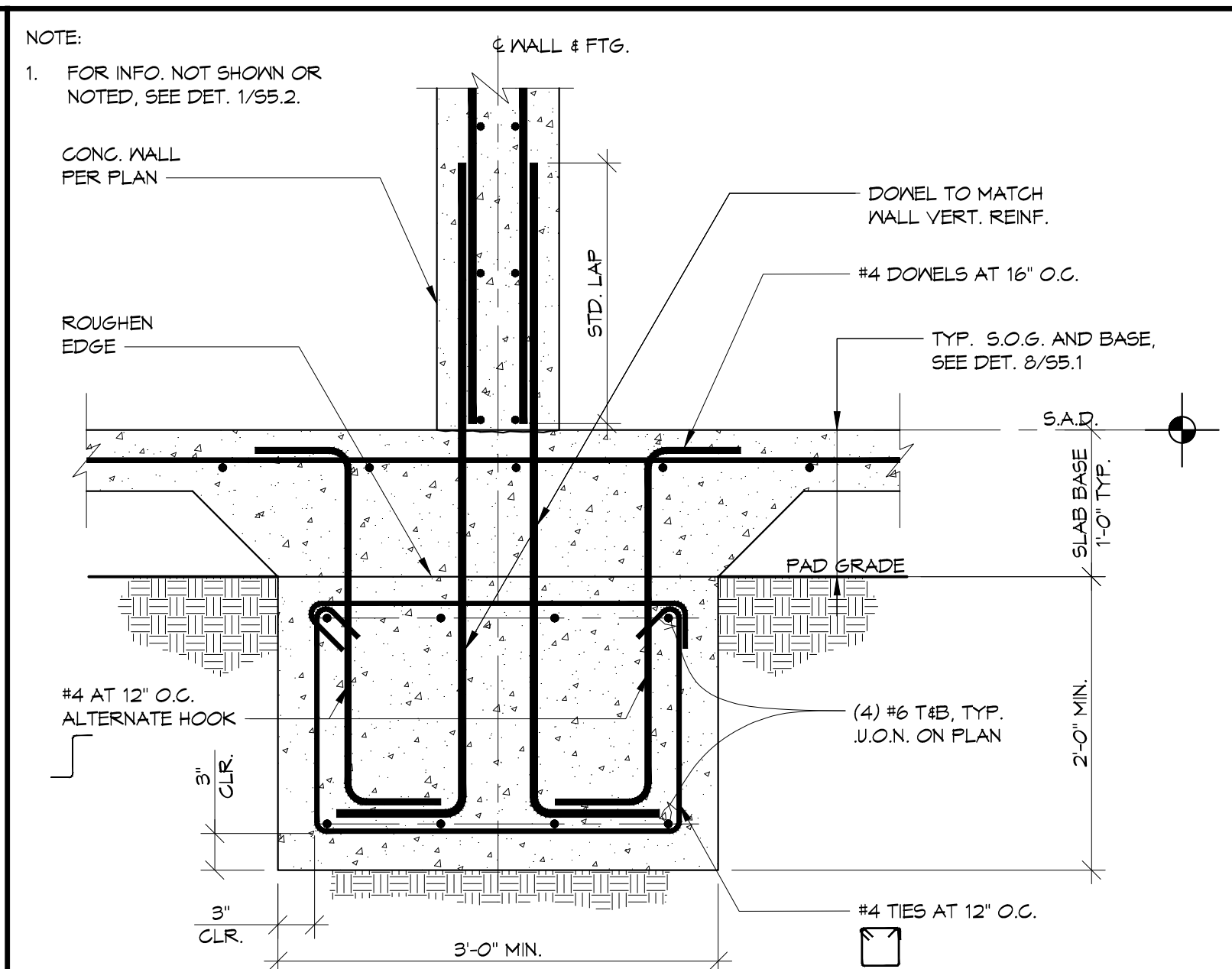
**S5.2**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



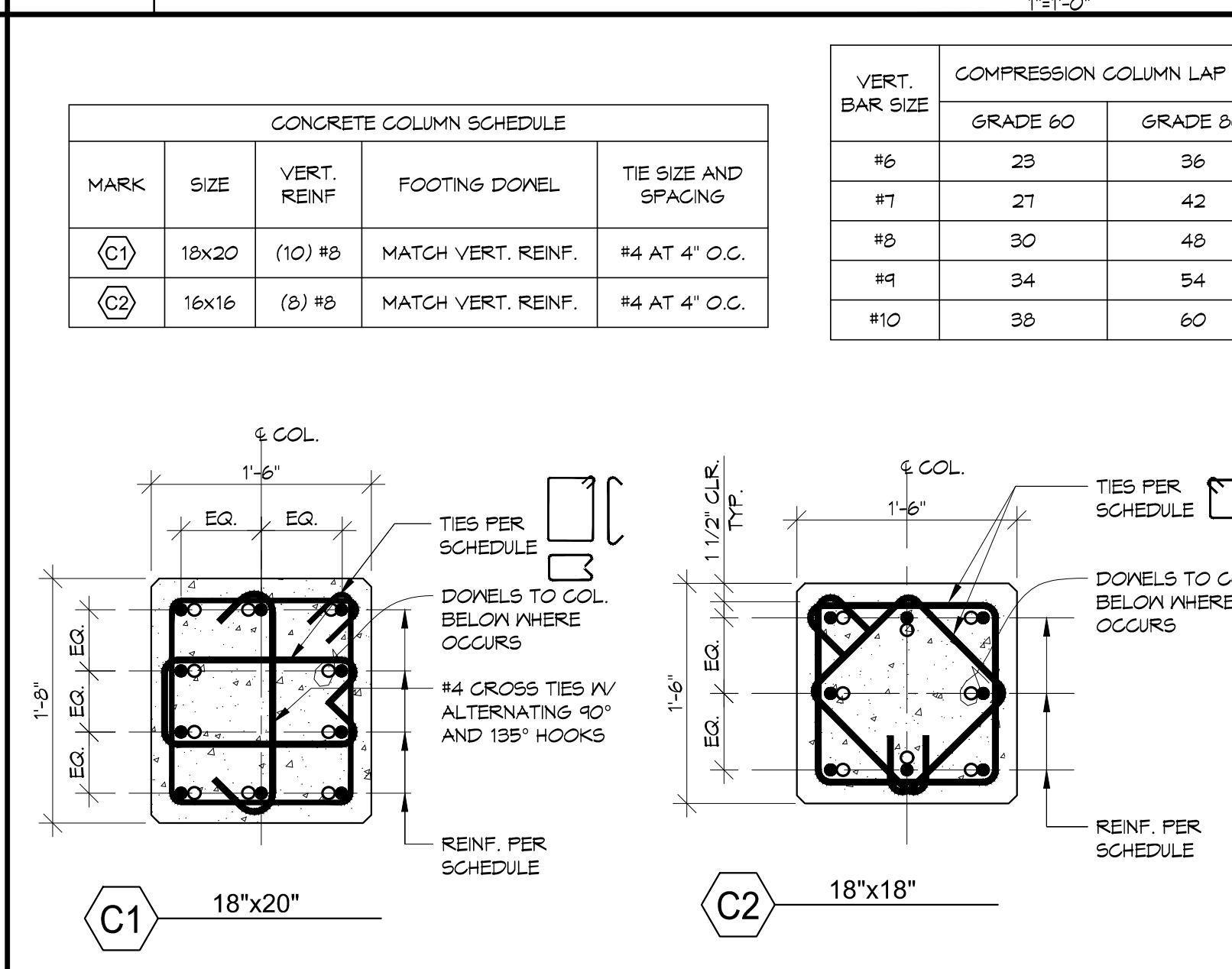
**1 TYPICAL CONCRETE WALL**



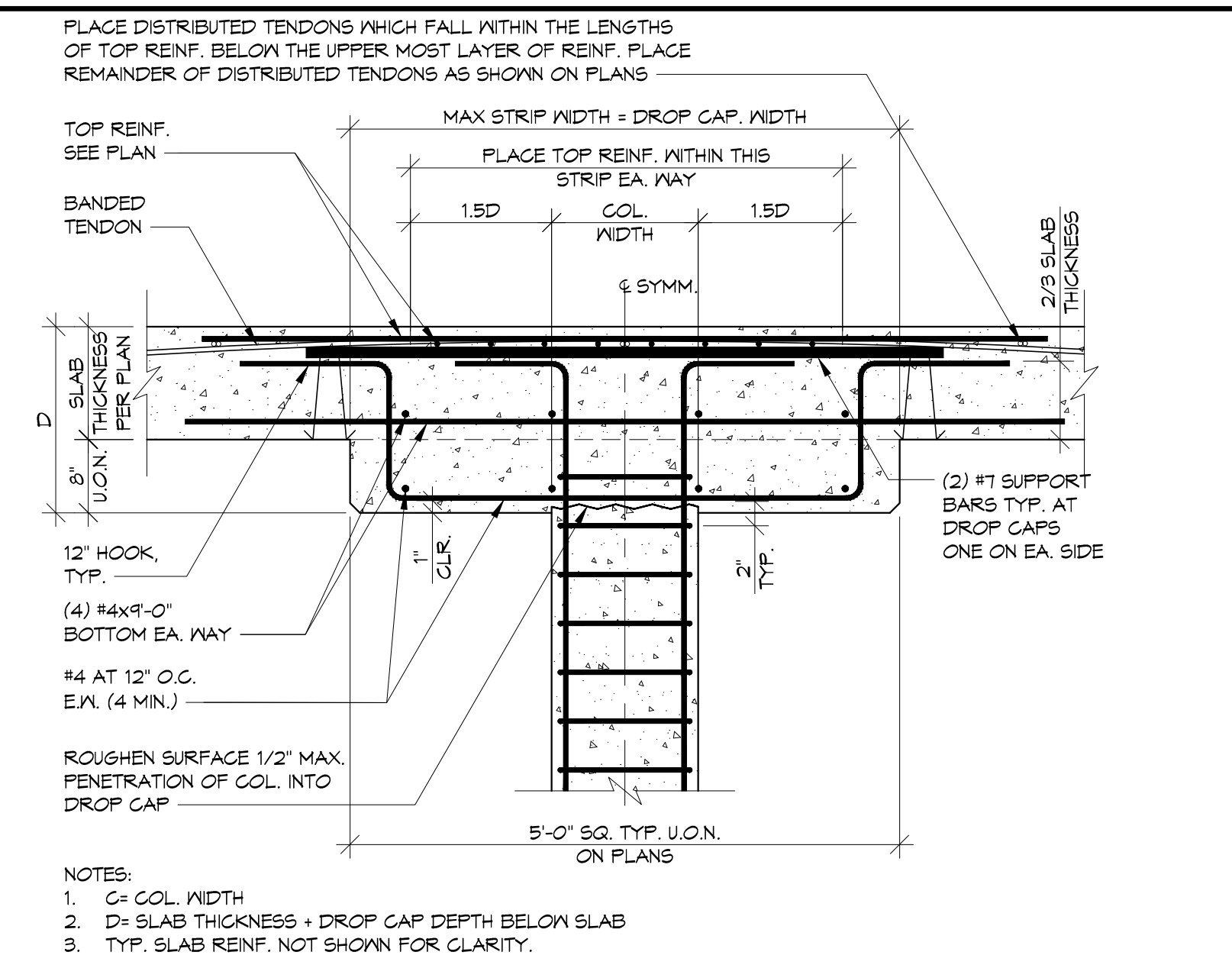
**2 ADDED REINF. AT CONCRETE WALL OPENINGS < 8-0" WIDE**



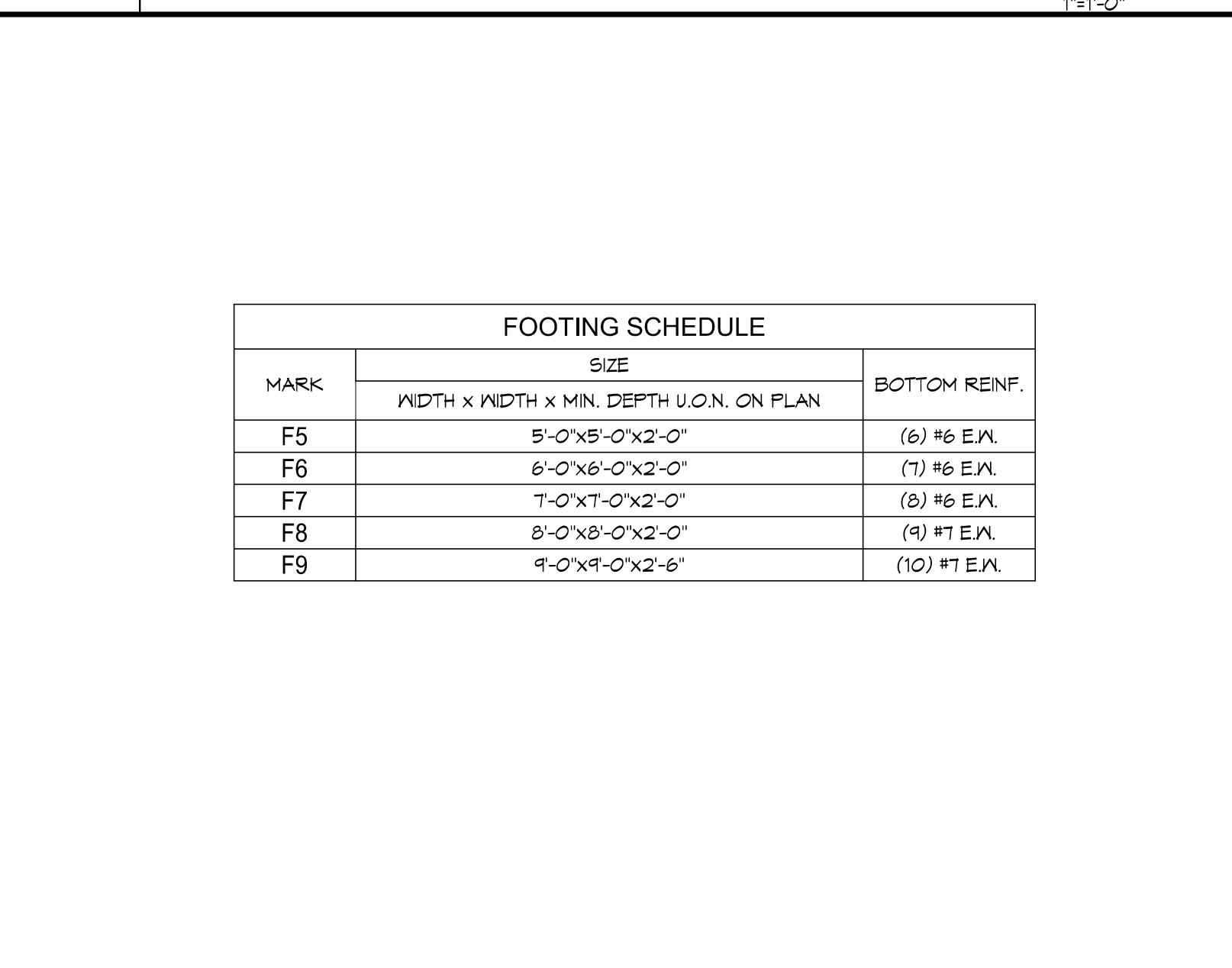
**5 TYP. INT. CONTINUOUS FTG. AT CONC. WALL**



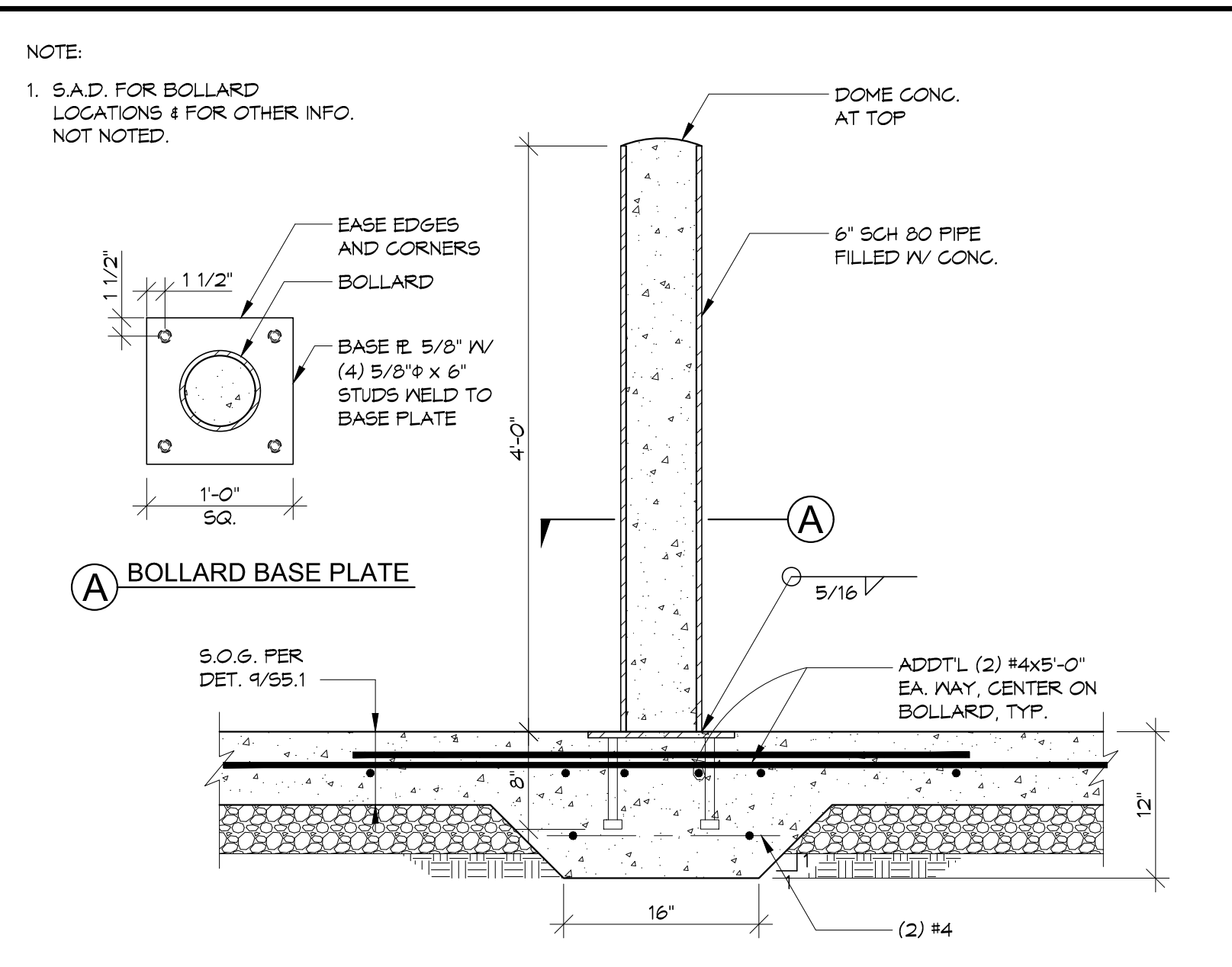
**6 COLUMN SECTION AND COLUMN SCHEDULE**



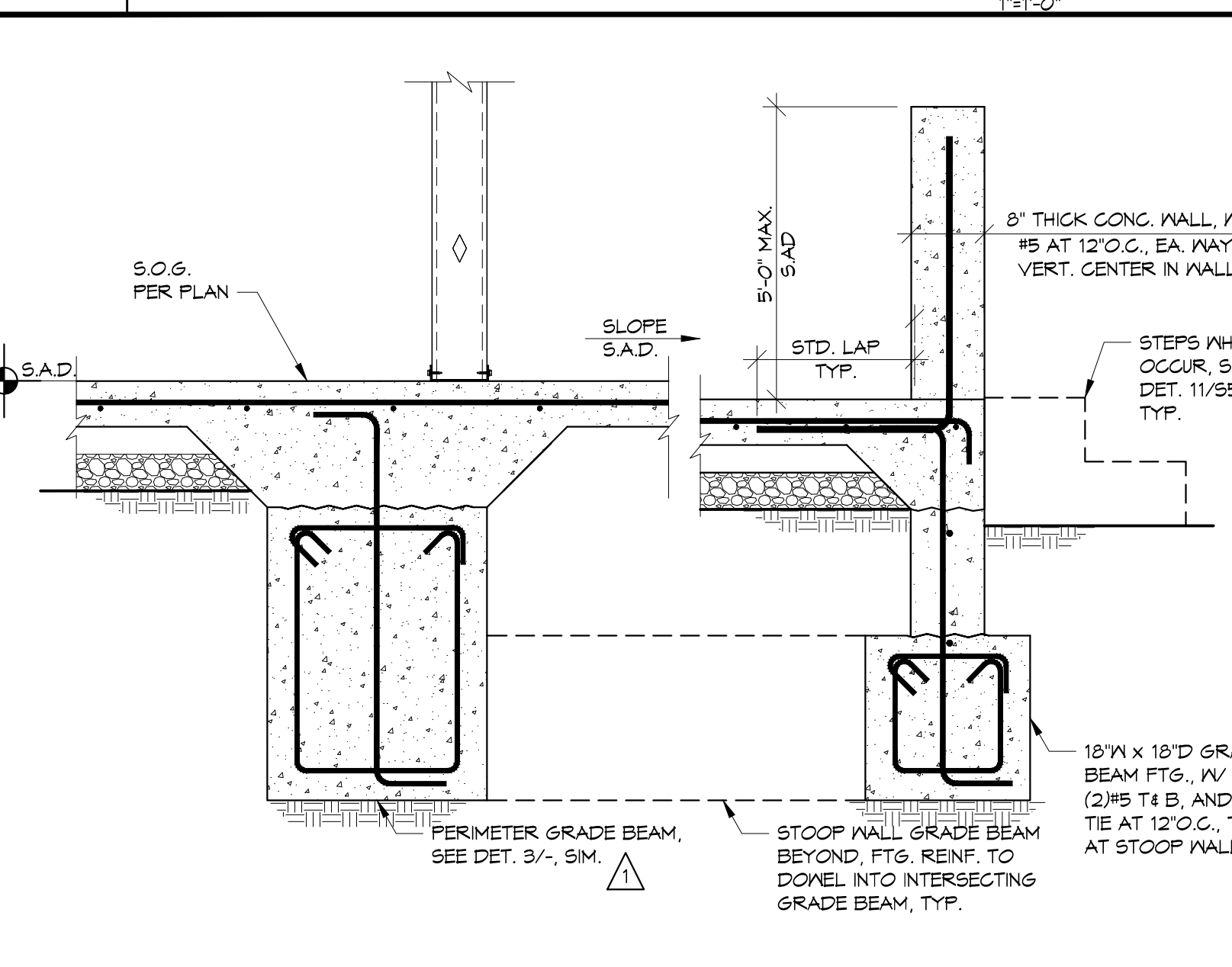
**9 TYPICAL CONCRETE DROP CAP AND COLUMN**



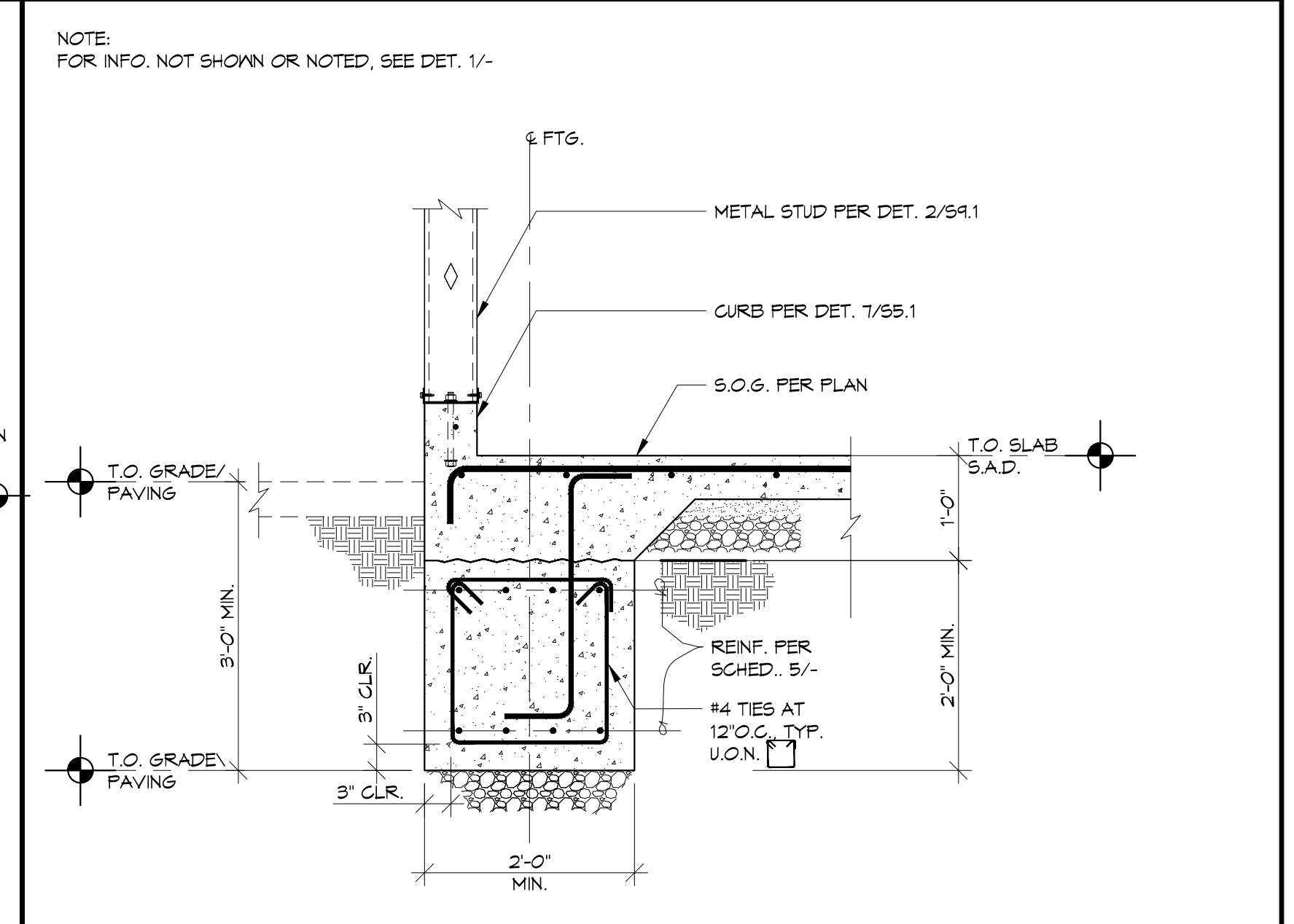
**10 TYPICAL ISOLATED FOOTING SCHEDULE**



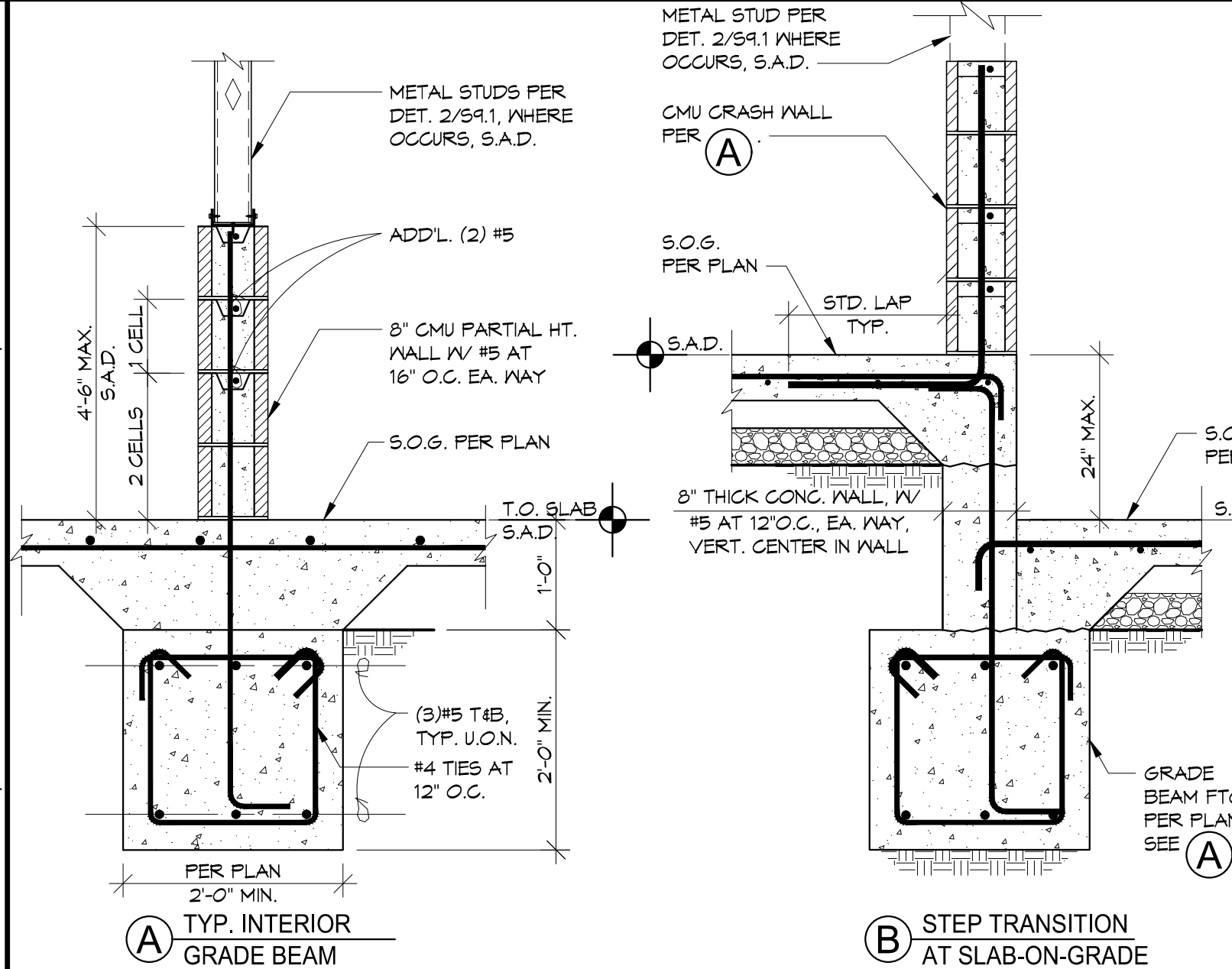
**13 PIPE BOLLARD DETAIL**



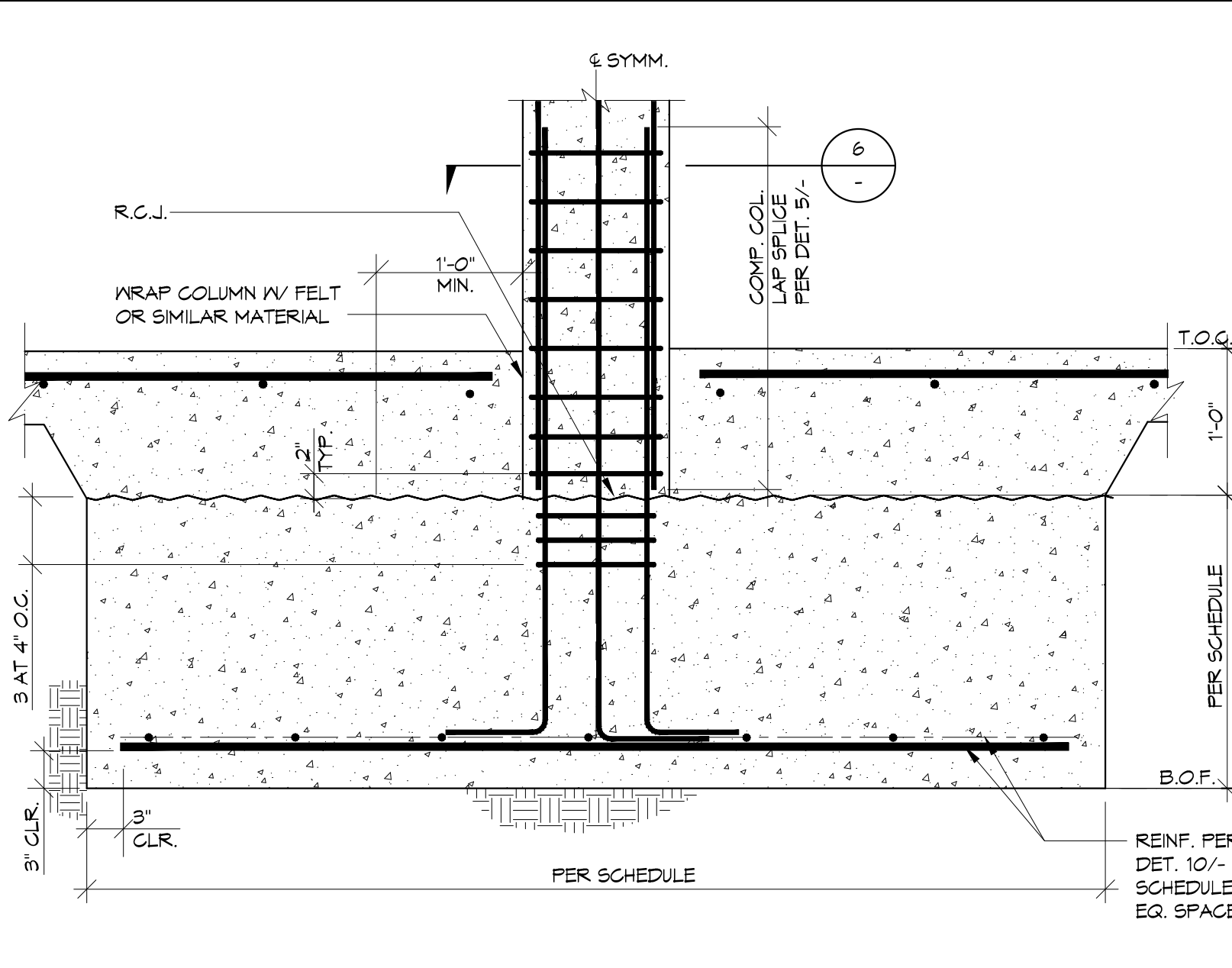
**14 TYP. STOOP WALL AT PATIO**



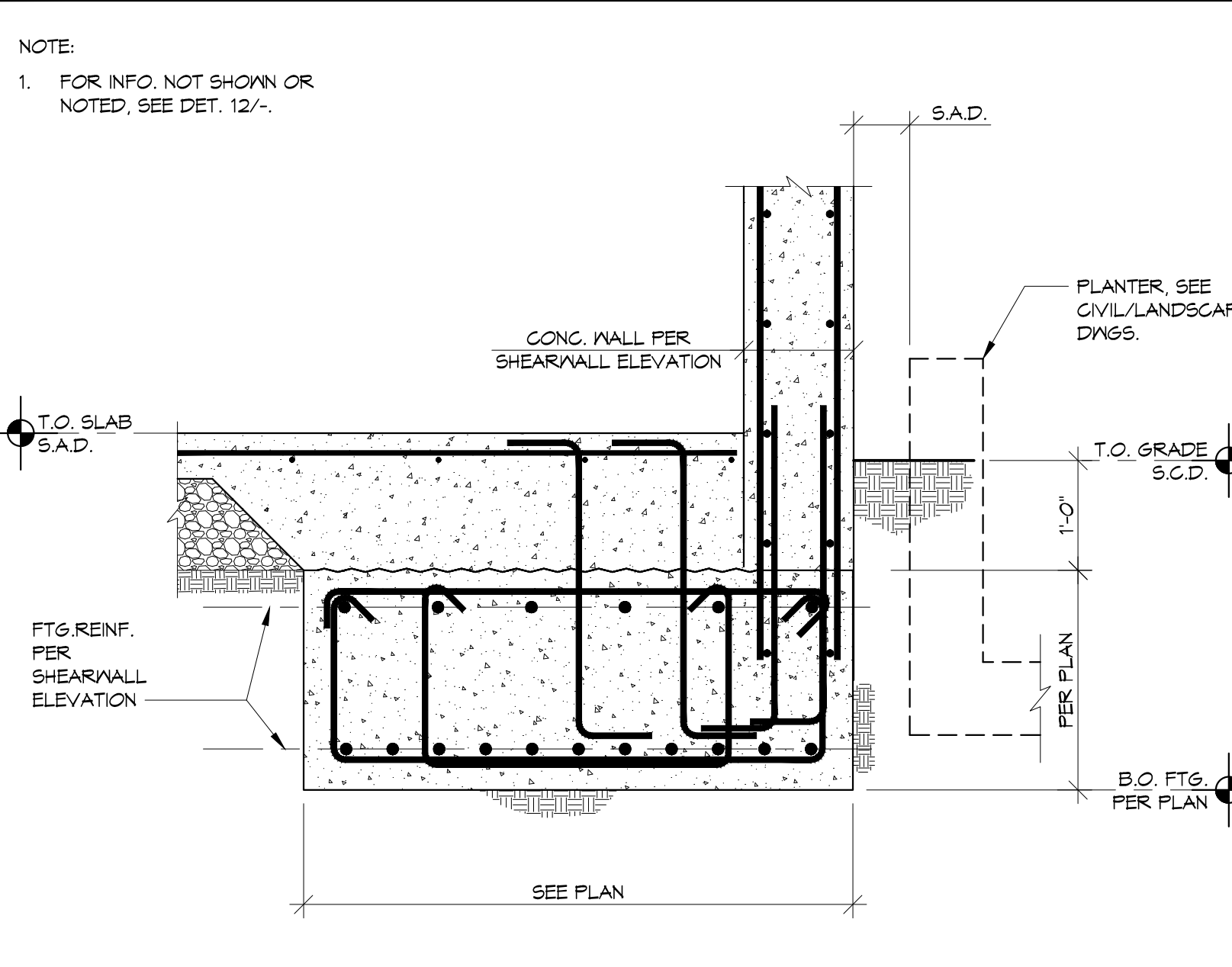
**3 EXTERIOR PERIMETER GRADE BEAM**



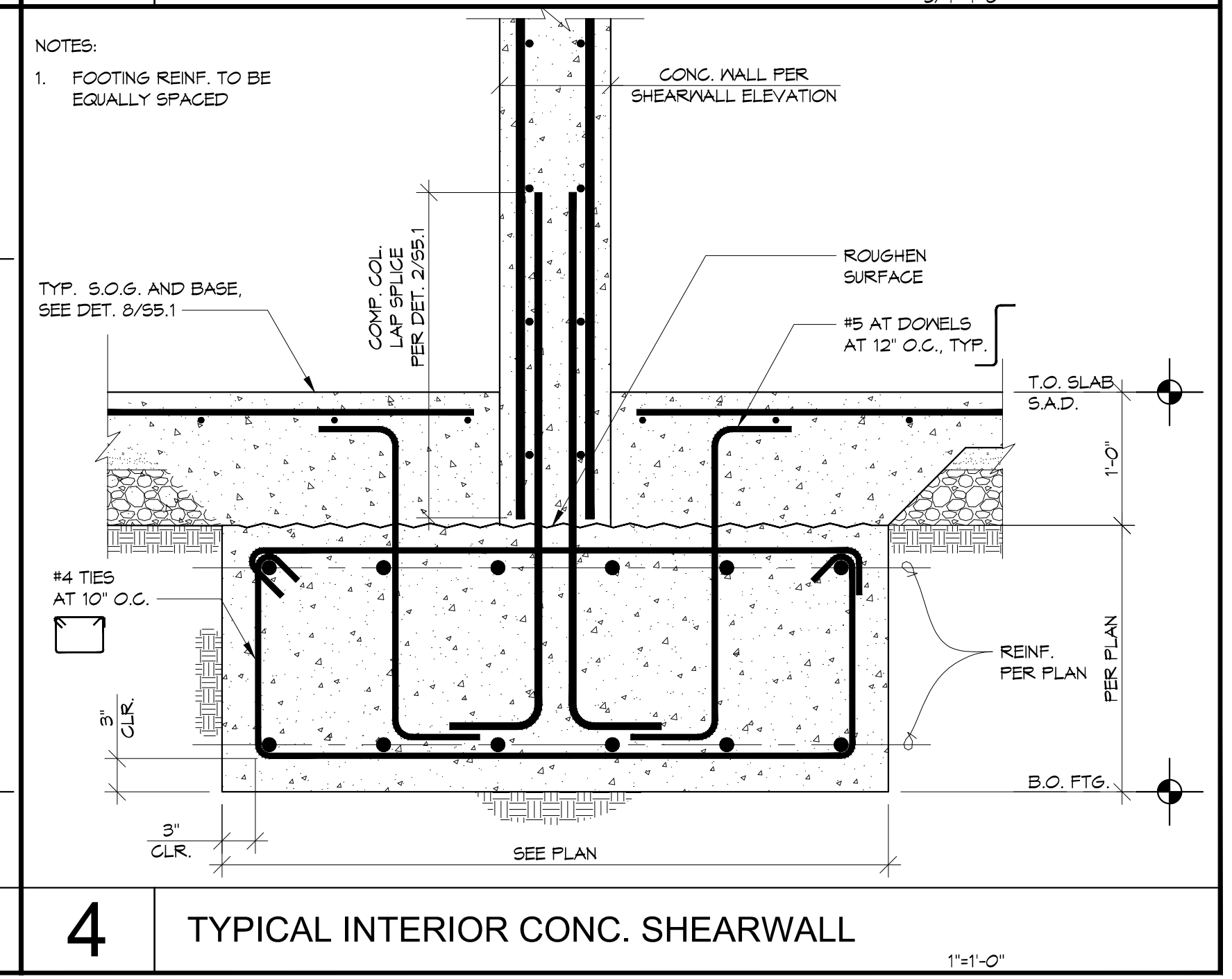
**7 TYPICAL INTERIOR FTG. BEAM**



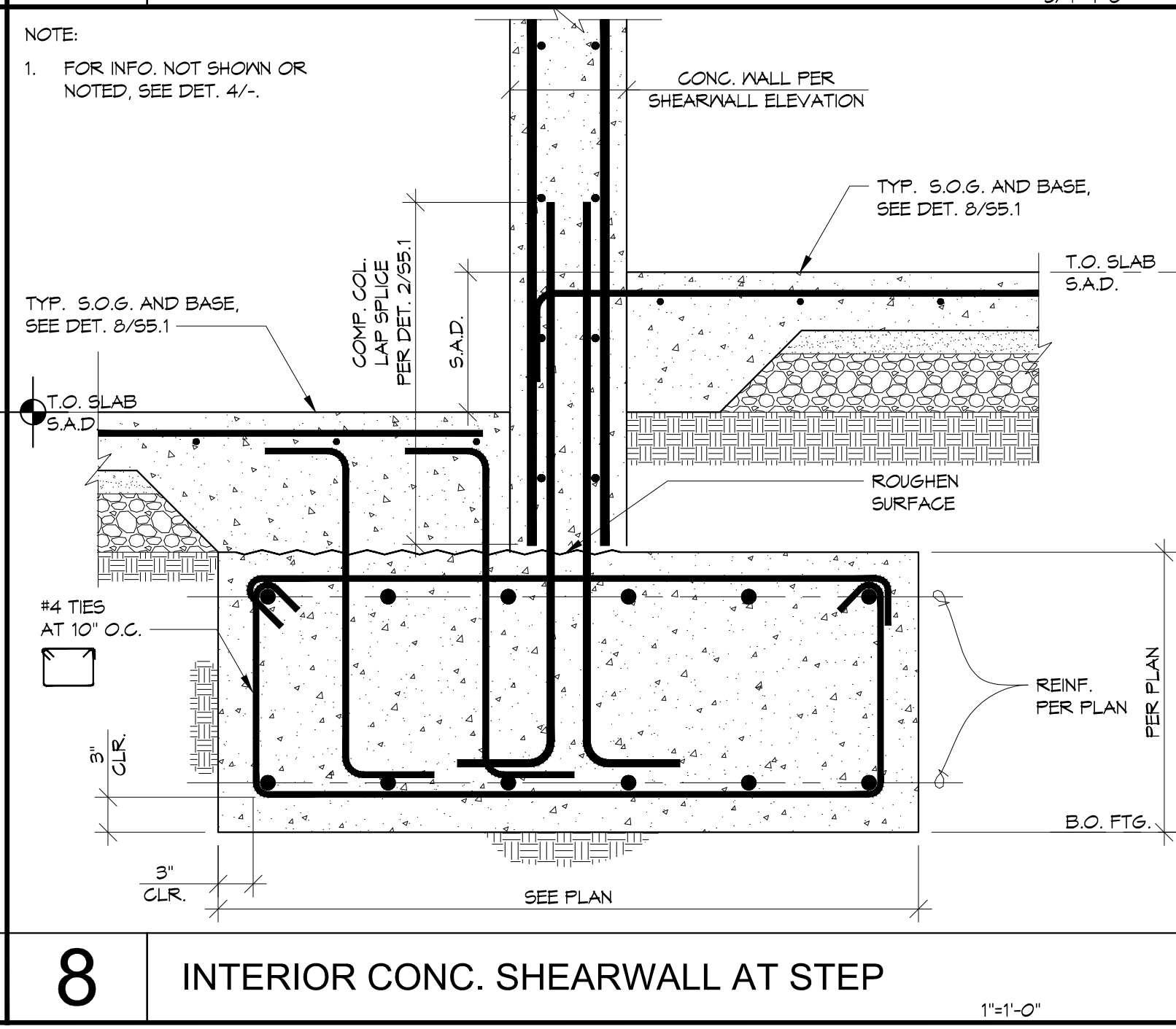
**11 TYPICAL INTERIOR ISOLATED SPREAD FOOTING**



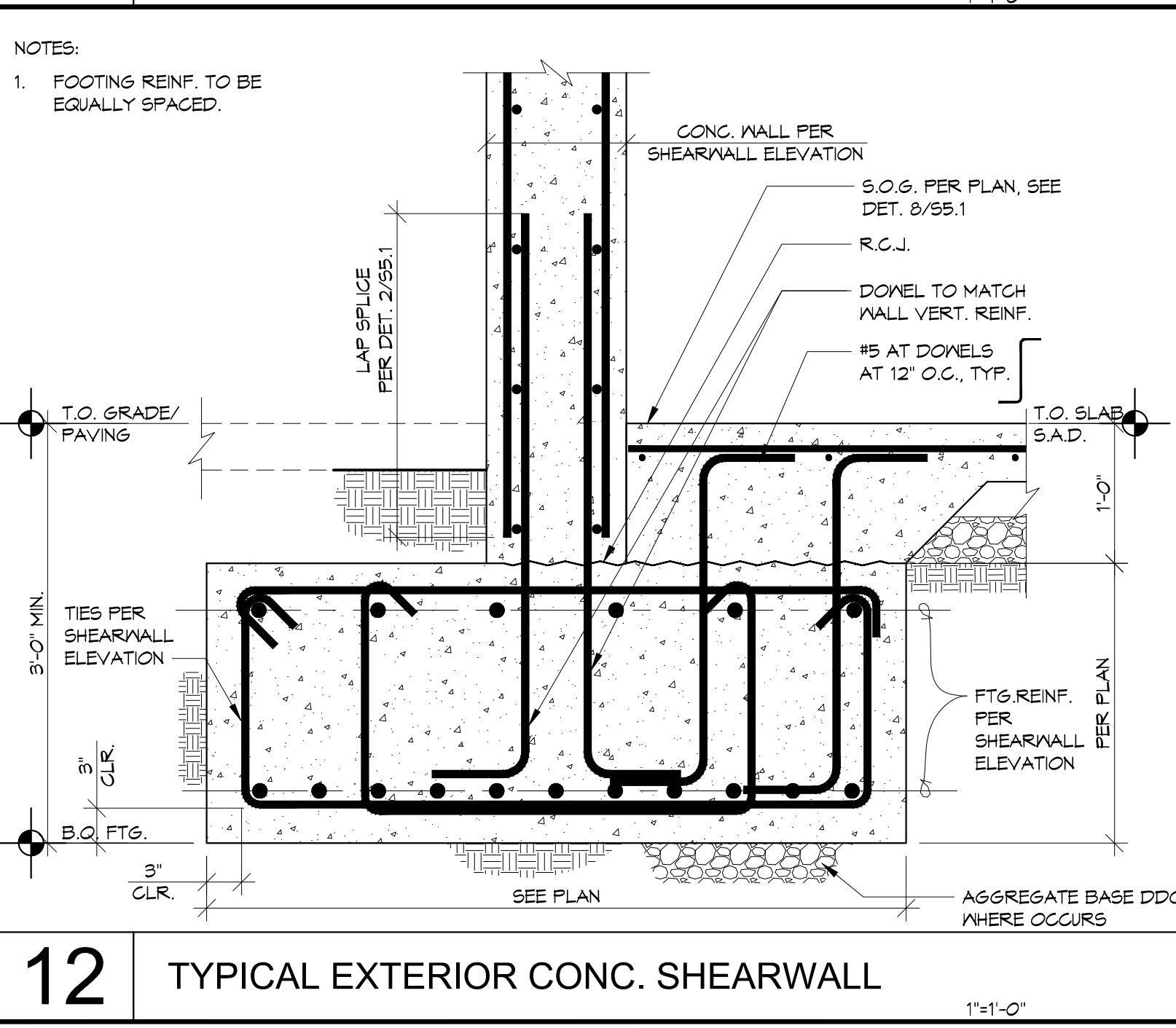
**15 EXTERIOR CONC. SHEARWALL AT FLOW THRU PLANTER**



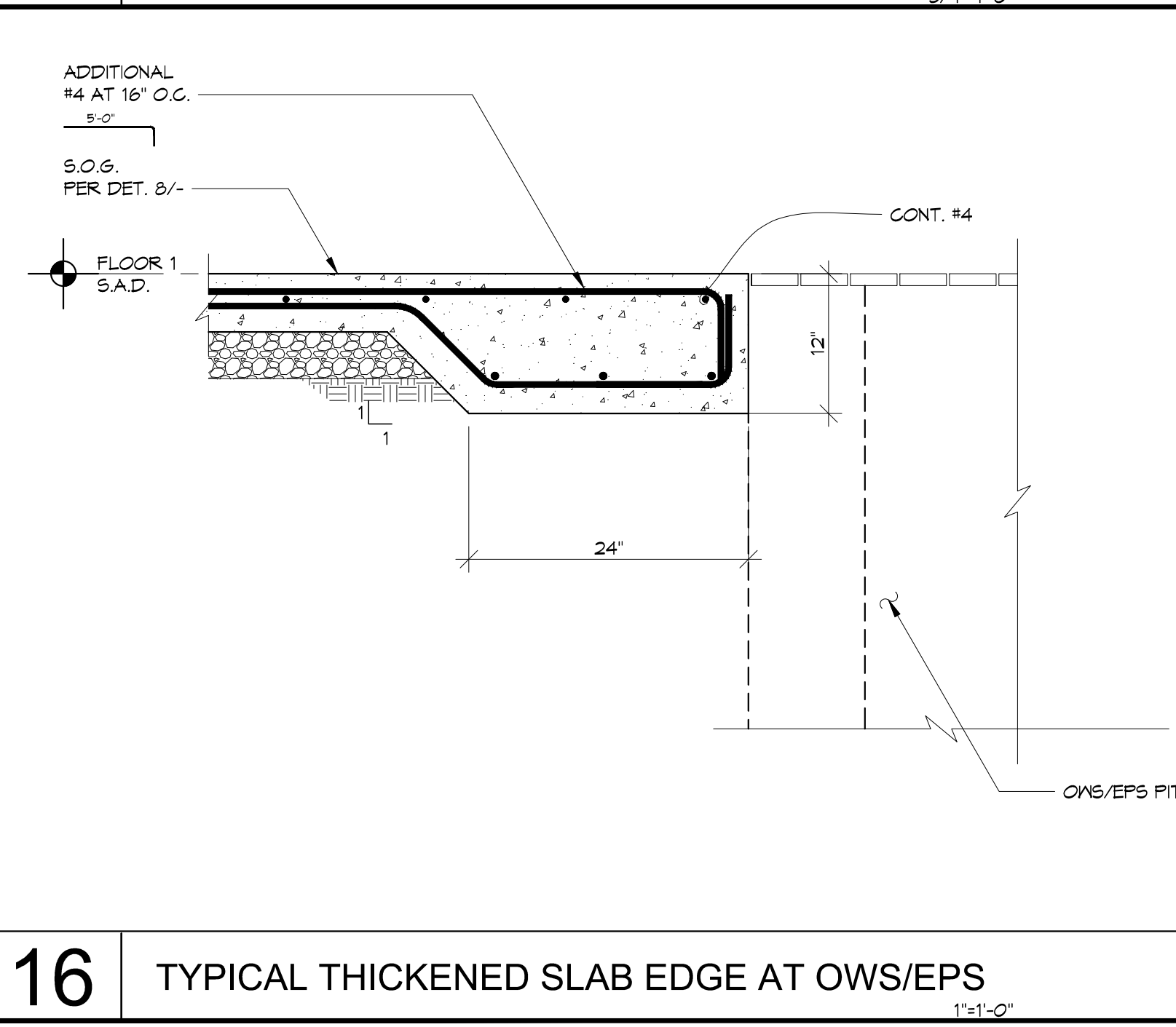
**4 TYPICAL INTERIOR CONC. SHEARWALL**



**8 INTERIOR CONC. SHEARWALL AT STEP**



**12 TYPICAL EXTERIOR CONC. SHEARWALL**



**16 TYPICAL THICKENED SLAB EDGE AT OWS/EPS**

S:\2023\238 PM - J14500-16999-HS-STRUC\CDM\165555.DWG



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Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

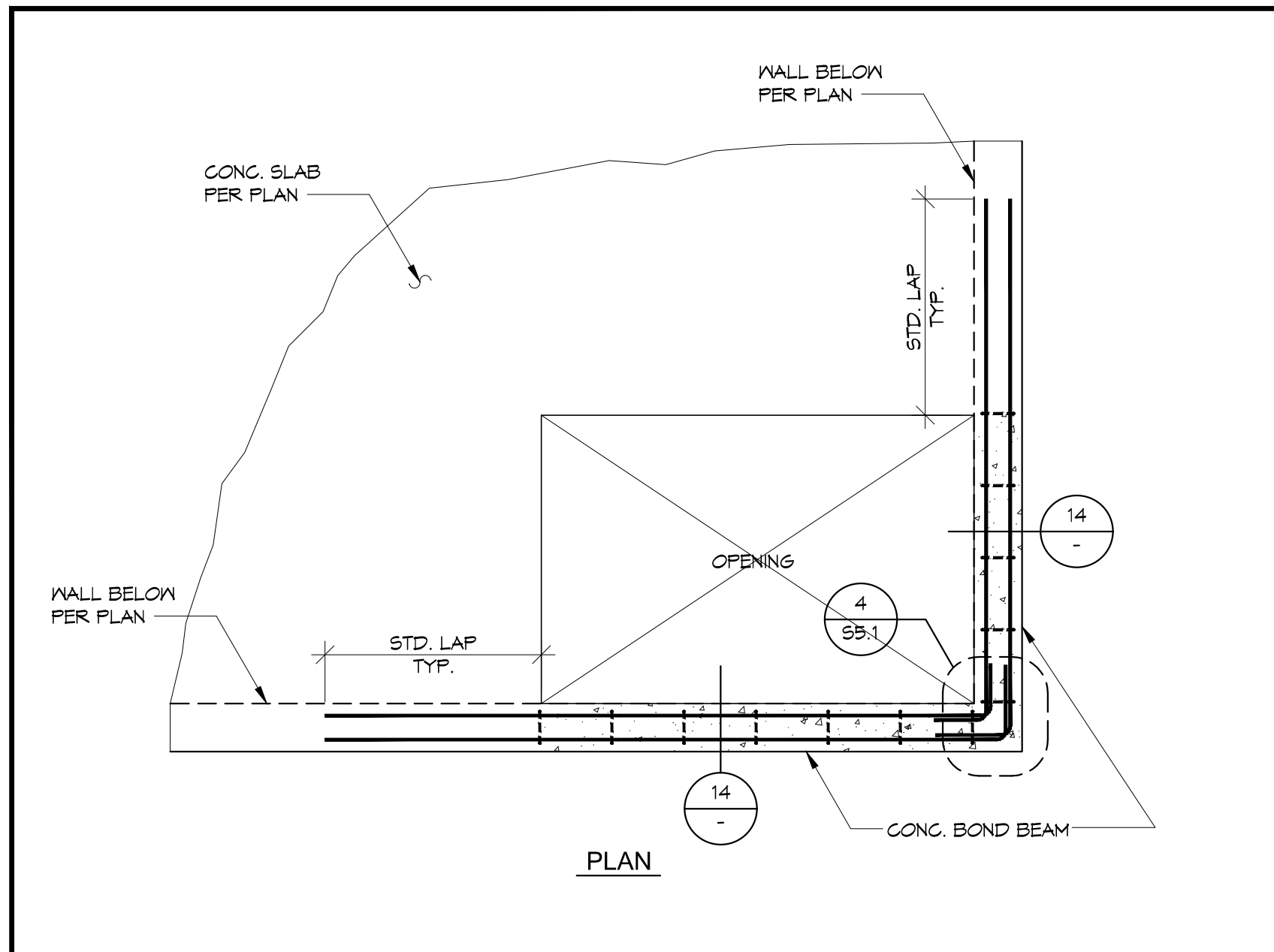
231 GRANT AVENUE  
 PALO ALTO, CA 94306



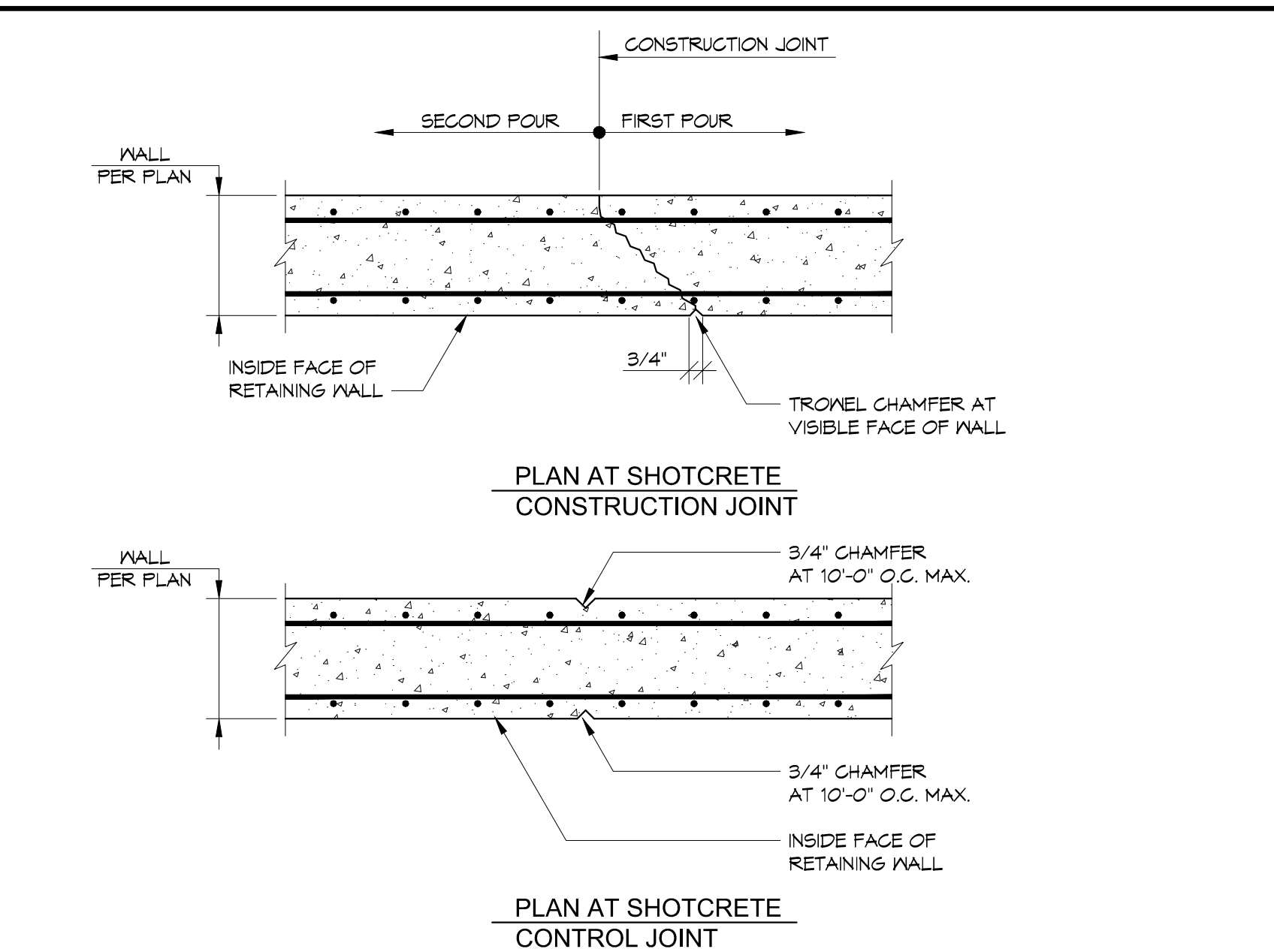
TYPICAL CONCRETE  
 DETAILS

JOB #: 1925  
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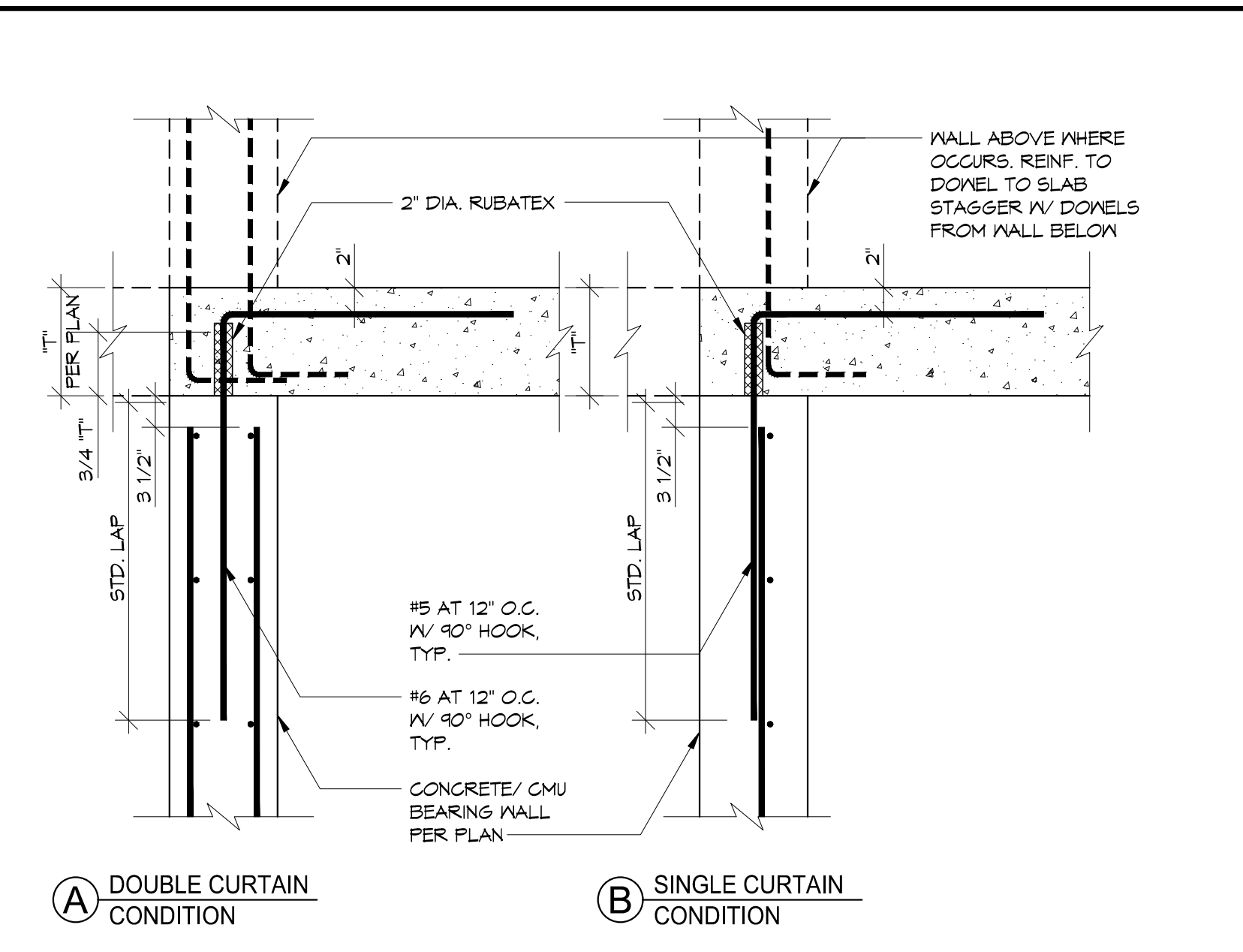
**S5.3**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



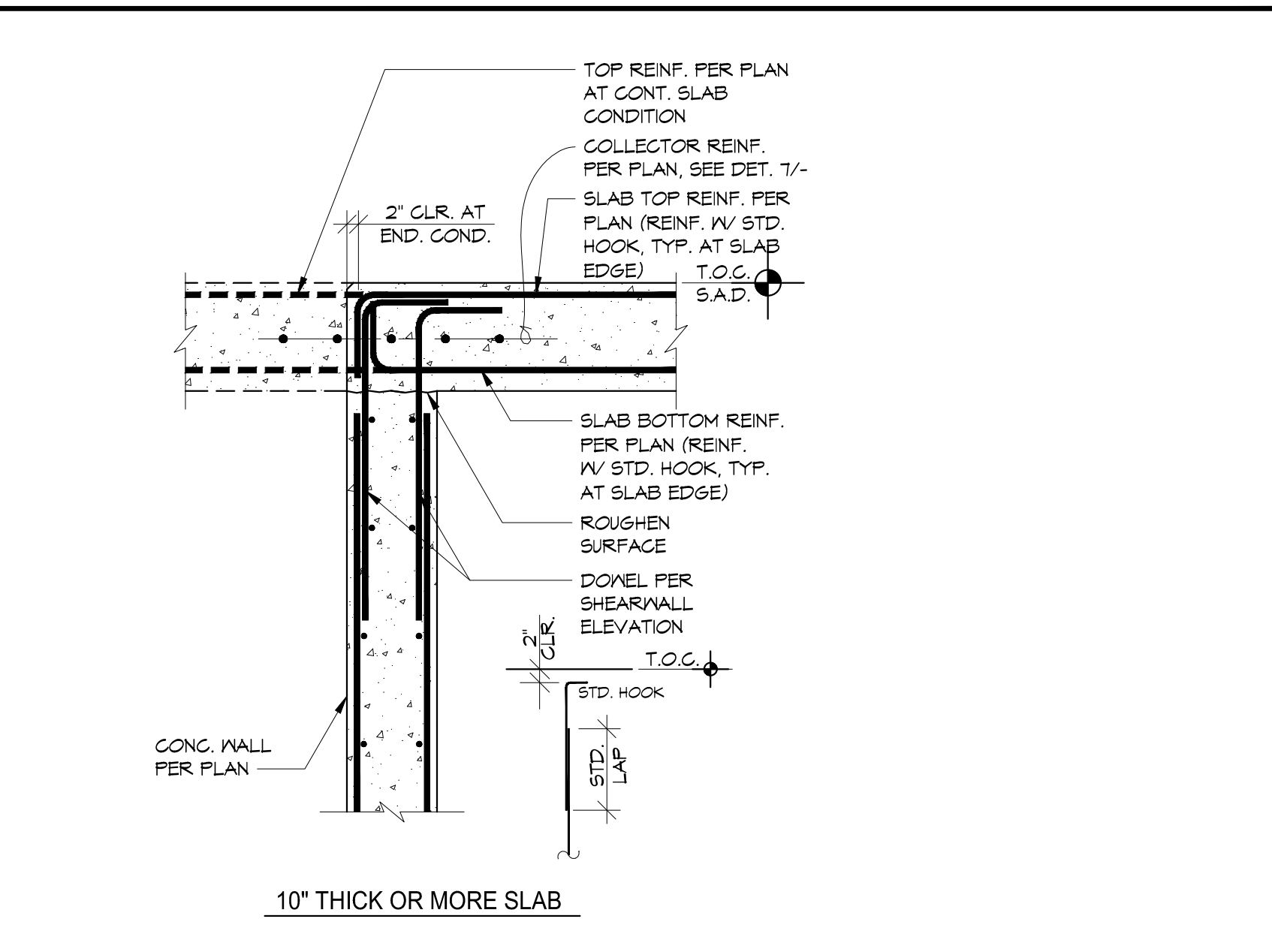
**13** TYP. CONC. BOND BEAM REINF. AT OPENING  
 1/2"x1'-0"



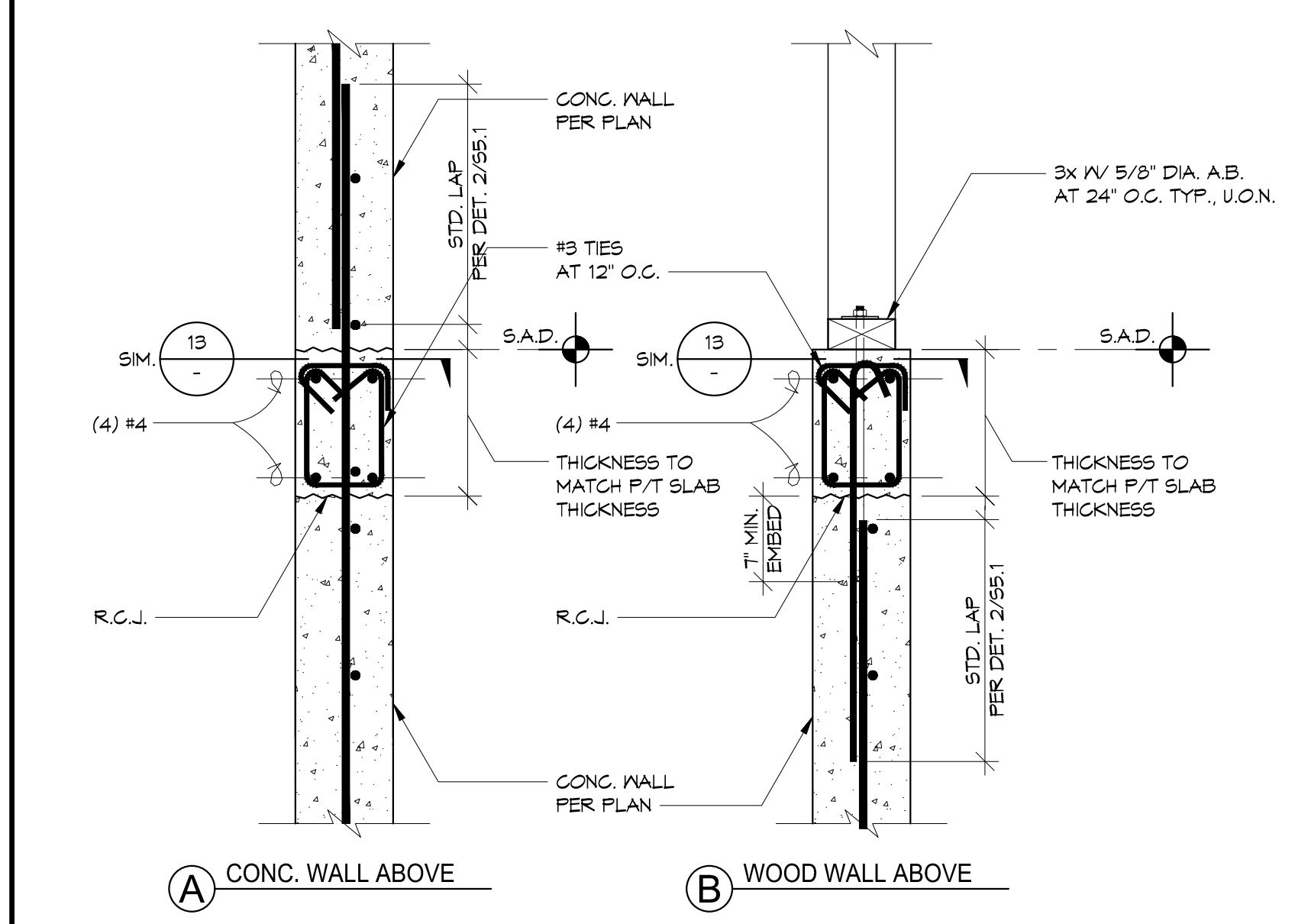
**9** TYPICAL SHOTCRETE WALL CONSTRUCTION AND CONTROL JOINTS  
 N.T.S.



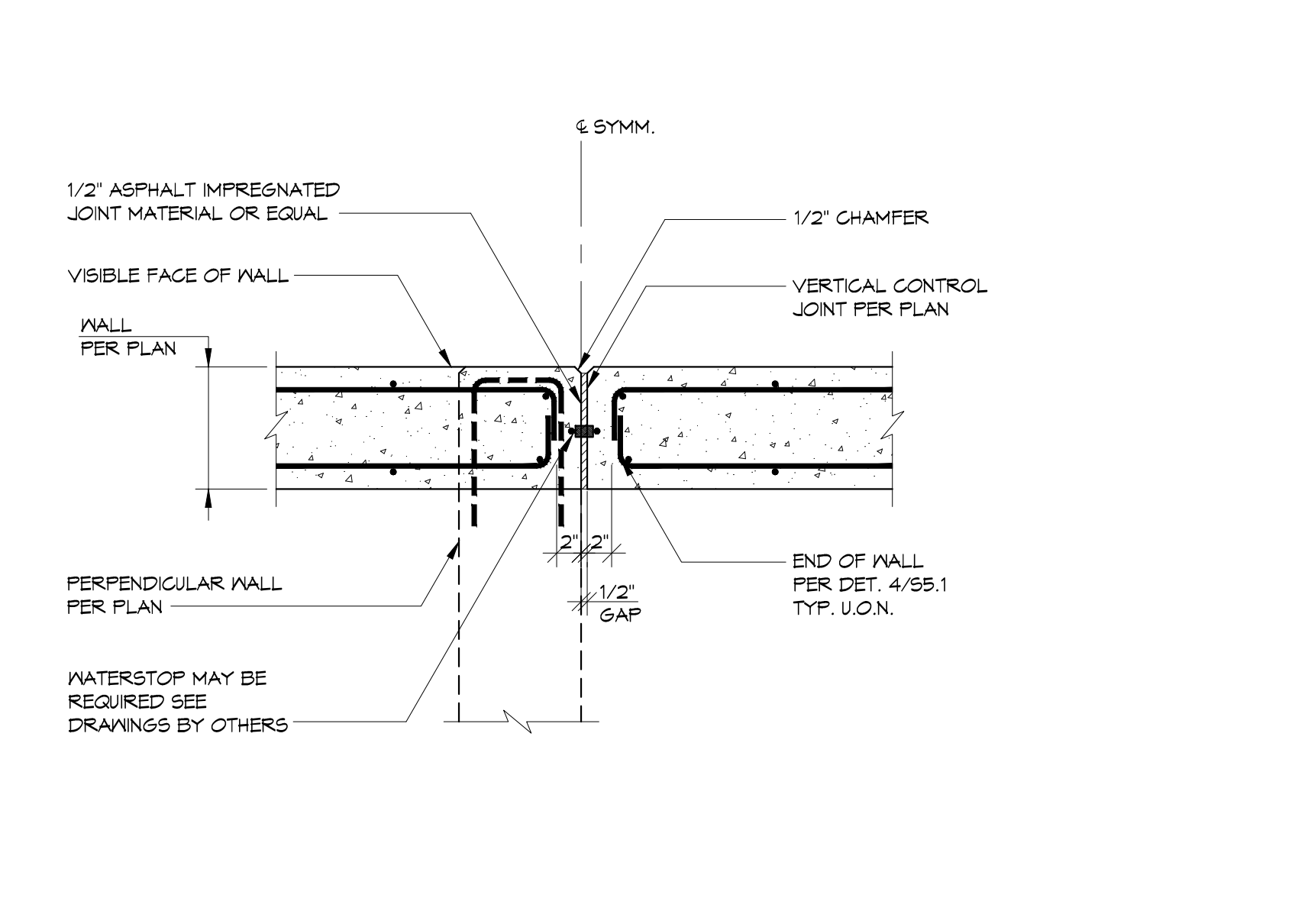
**5** LOAD BEARING CONCRETE/ CMU WITH NO SHEAR TRANSFER  
 3/4"x1'-0"



**1** TOP OF CONCRETE WALL AT SLAB  
 3/4"x1'-0"



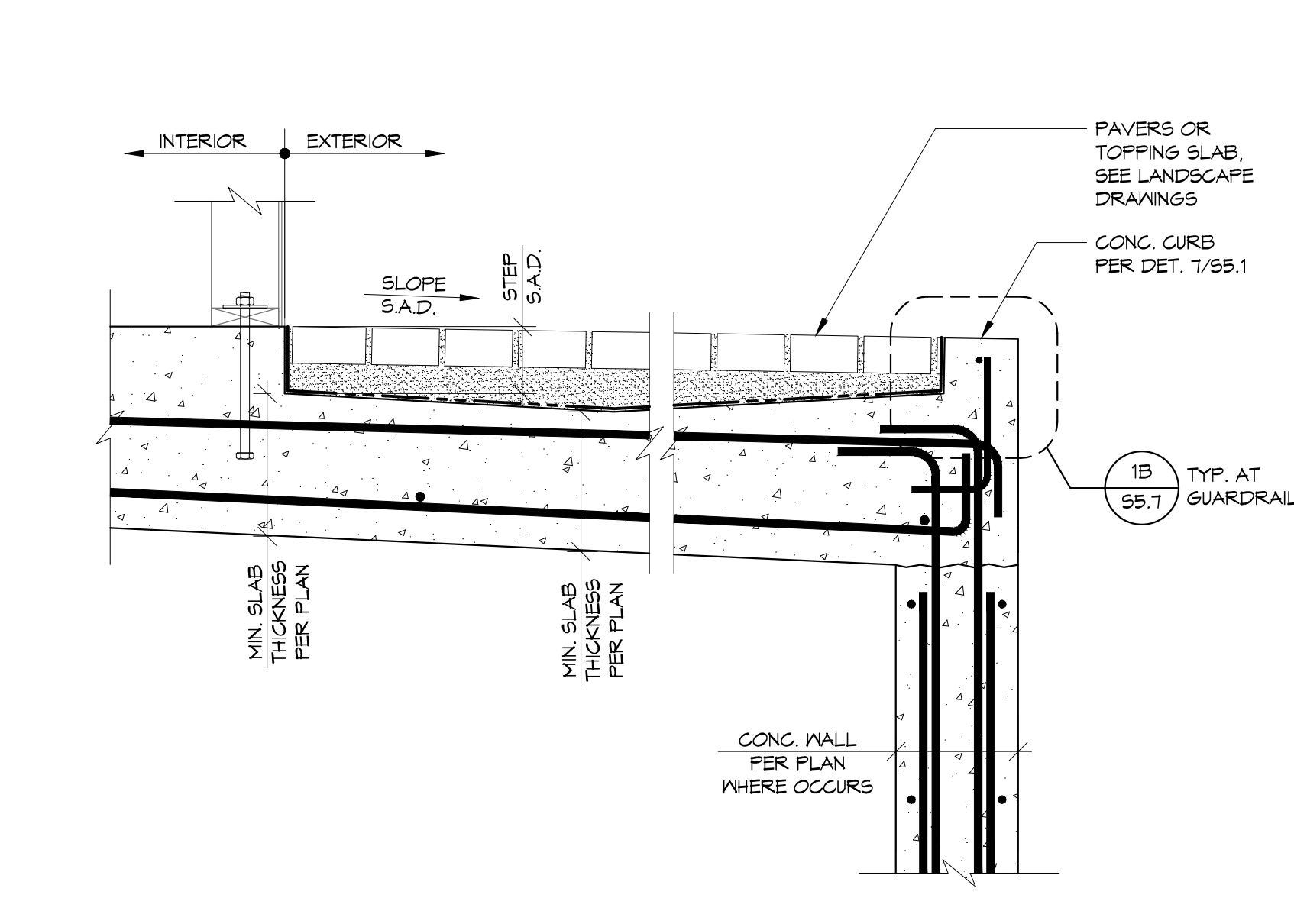
**14** CONCRETE WALL TO WOOD WALL TRANSITION AT STAIRS AND ELEVATOR  
 1"x1'-0"



**10** VERTICAL WALL EXPANSION JOINT  
 1"x1'-0"



**6** COLLECTOR REINFORCEMENT DETAIL  
 3/4"x1'-0"



**2** ELEVATED SLAB AT DECK W/ PAVERS OR TOPPING SLAB  
 1"x1'-0"



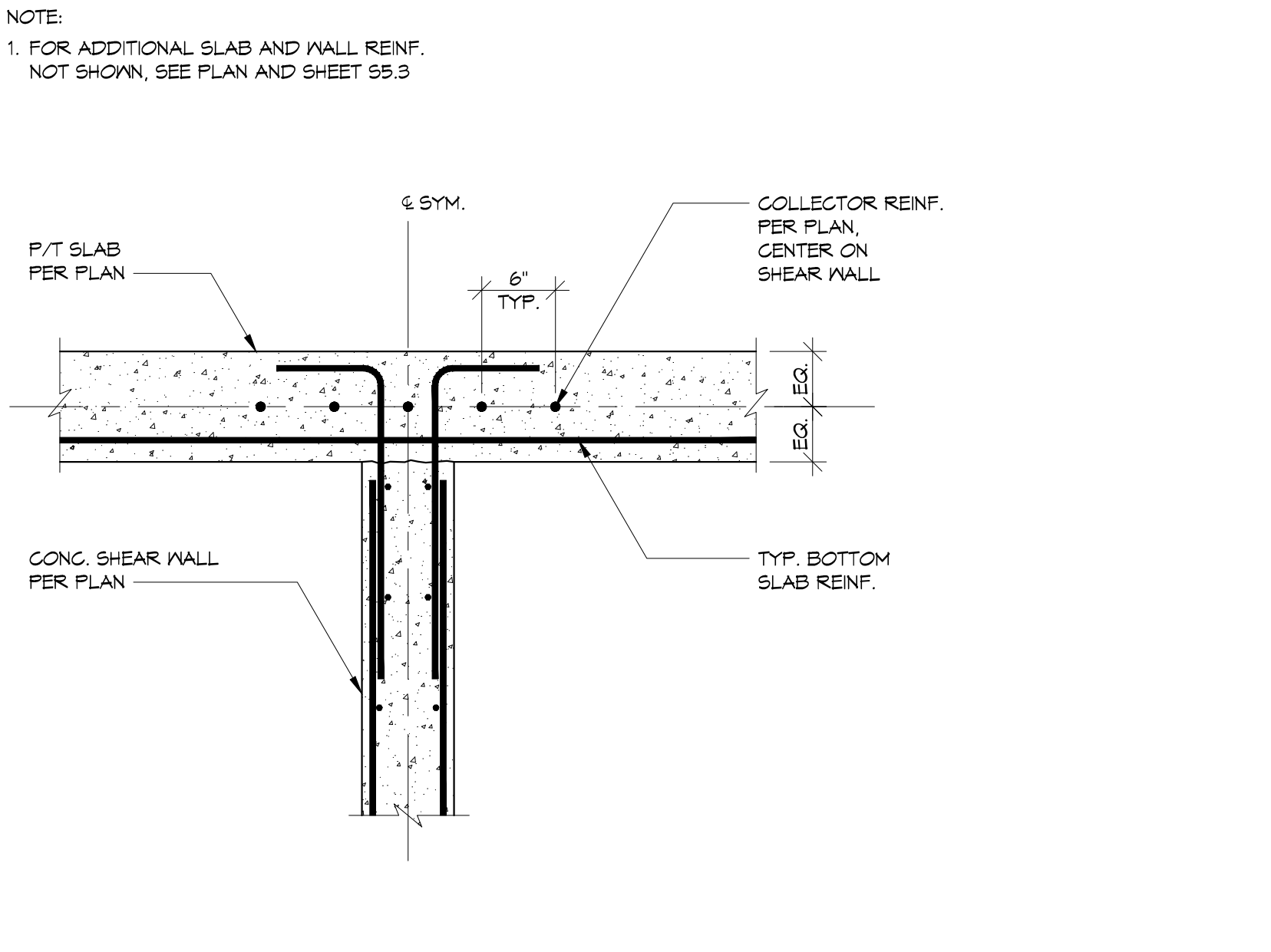
**15** SHEARWALL BOUNDARY DETAIL

NOTES:

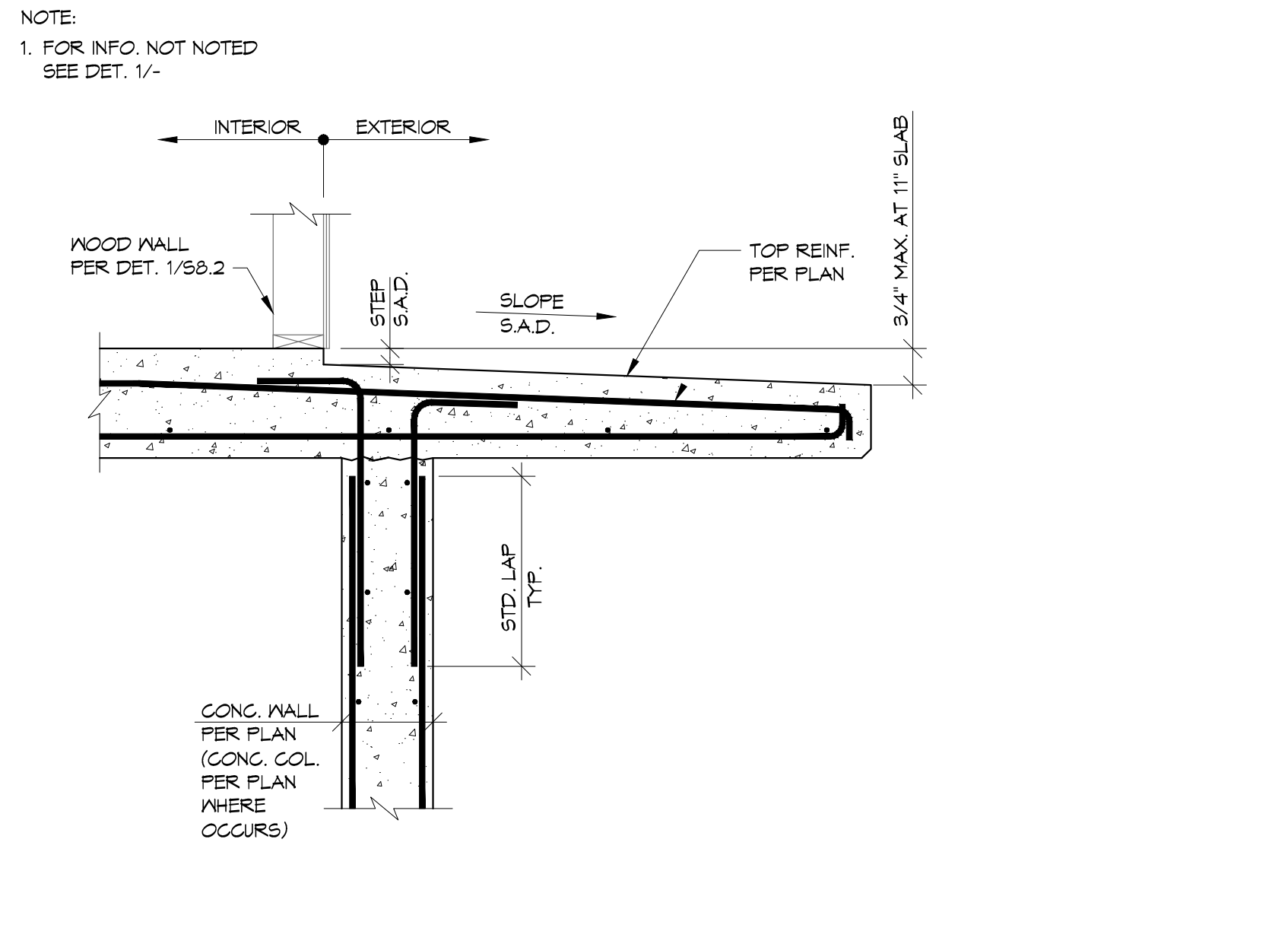
- EXTEND TIES INTO FOUNDATION PER ELEVATIONS.
- FOR CONSECUTIVE CROSS TIES ENGAGING THE SAME VERTICAL BAR, ALTERNATE 90° & 135° HOOKS ON OPPOSITE SIDES OF THE BOUNDARY ELEMENT.
- SEE SHEARWALL ELEVATIONS ON SHEETS 53.10, 53.11, AND 53.12.
- ALT.: TIES SHOWN CAN BE SUBSTITUTED WITH SINGLE-PIECE, CONTINUOUS MOUND TIE (A SINGLE HOOP SET WITH MULTIPLE LEGS MADE OF SINGLE PIECE OF REINFORCING STEEL). PROVIDE MIN. 90° BEND AT EACH LEG AND 135° HOOKED ENDS; TIE SIZE AND SPACING PER SPECIFIED; AND ALTERNATION OF THE CROSS TIE HOOKS PER NOTE 2 IS NOT REQUIRED.

WALL MARK	BOUNDARY VERT. REINF.	TIE SIZE AND VERT. SPACING	NOTES
W-10.5			
W-5			
W-7.5	(8) #8	#4 AT 6" O.C.	SEE 12B/-
W-C.2			
W-F.1			
W-F.2			
W-F.3			
W-1			
W-3	(8) #8	#4 AT 4" O.C.	SEE 12B/-
W-7.4			
W-12			
W-2.R			
W-3.B	(12) #8	#4 AT 4" O.C.	SEE 12B/-
W-4			
W-C.1	(16) #8	#4 AT 4" O.C.	SEE 12B/-

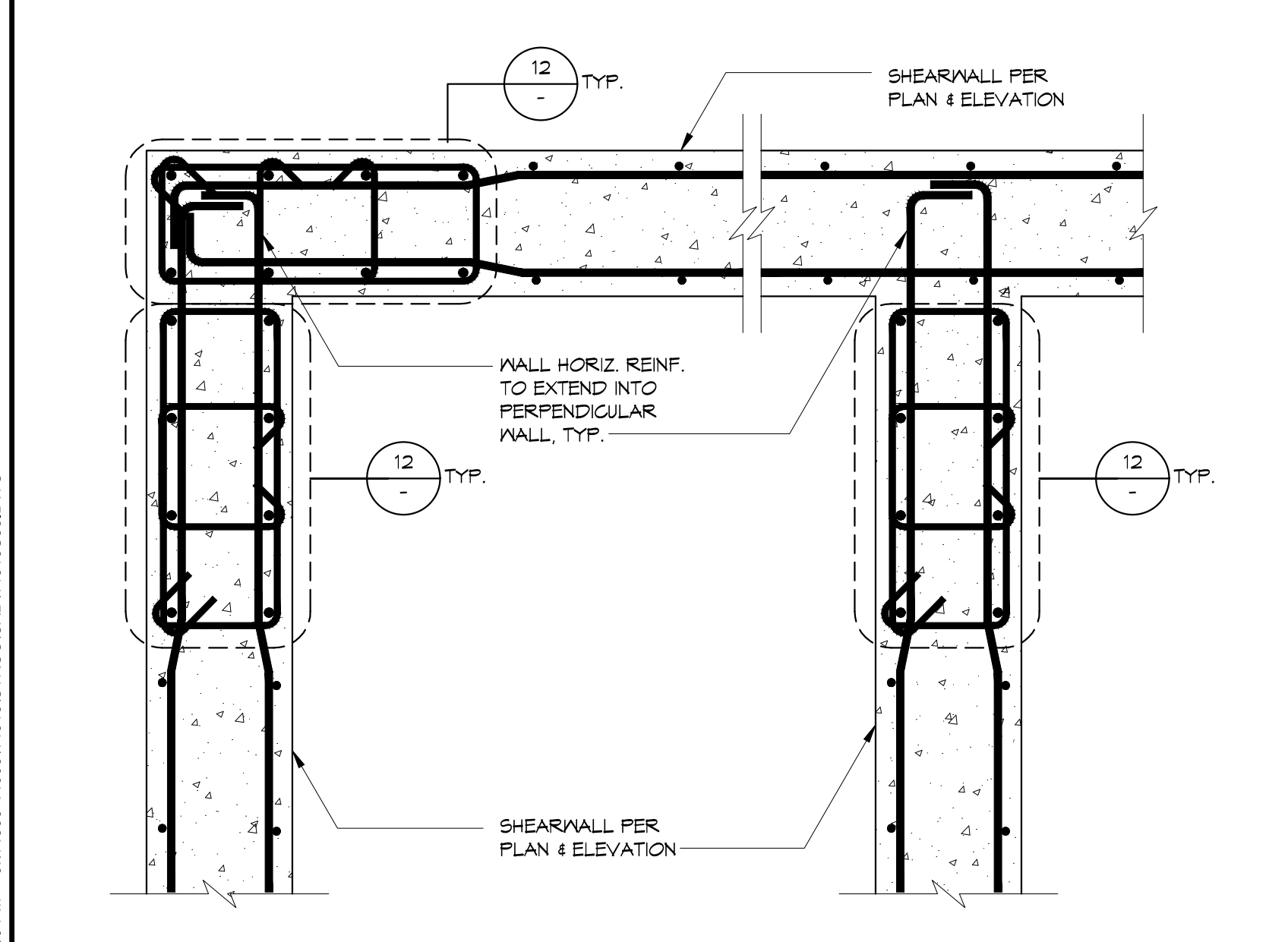
**15** SHEARWALL BOUNDARY DETAIL



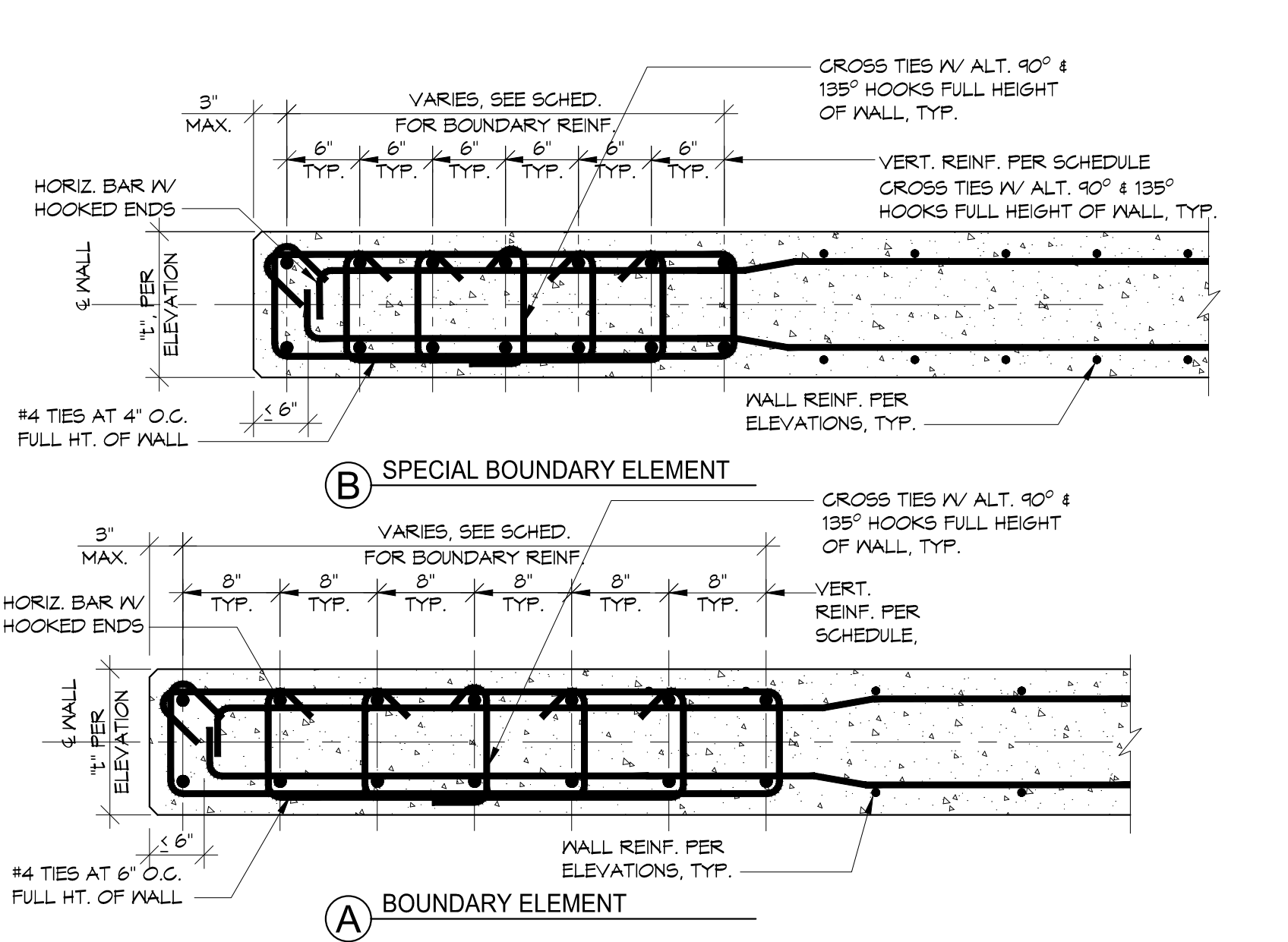
**7** CANTILEVER SLAB  
 3/4"x1'-0"



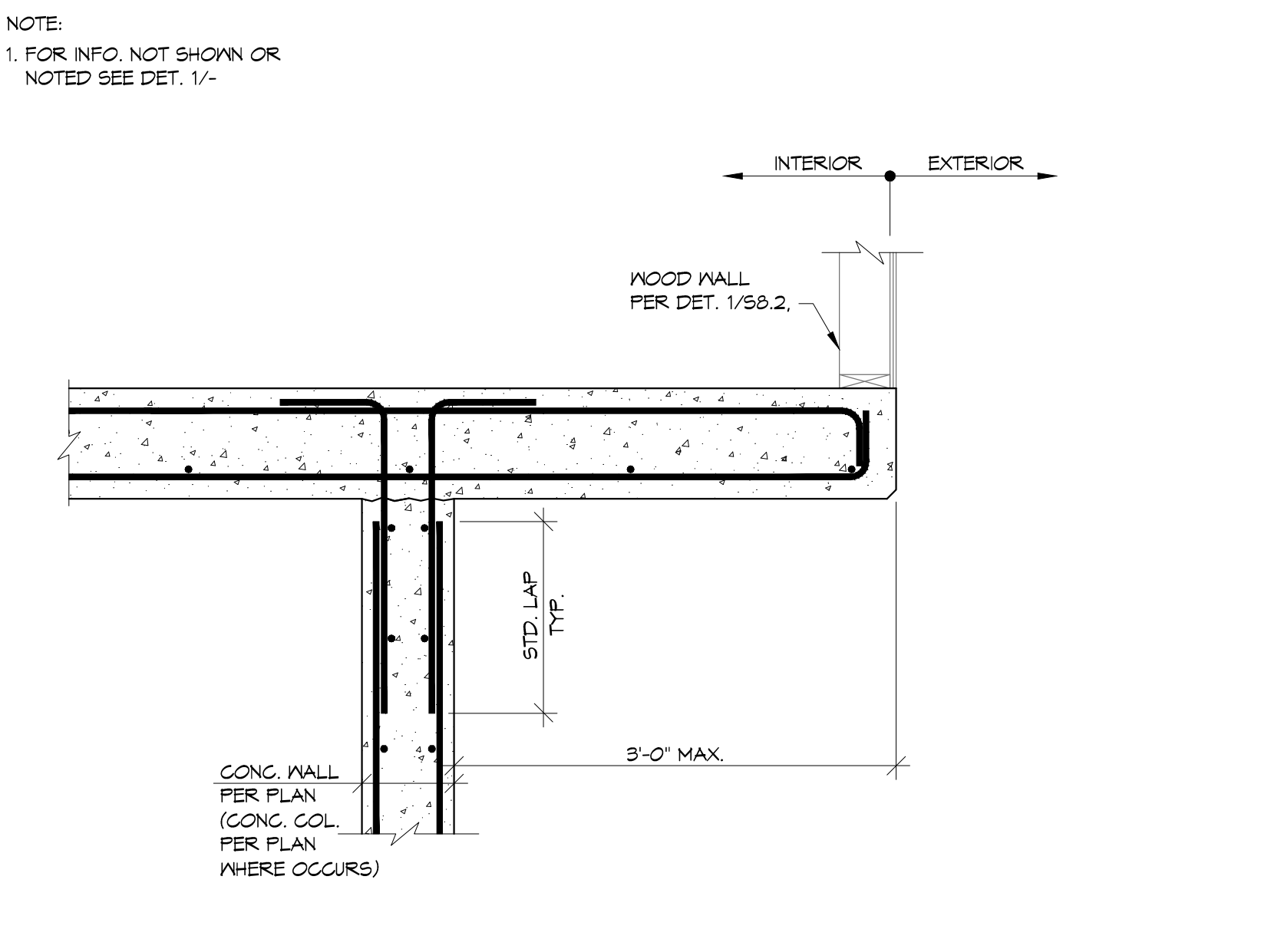
**3** CANTILEVER SLAB AT BALCONY  
 3/4"x1'-0"



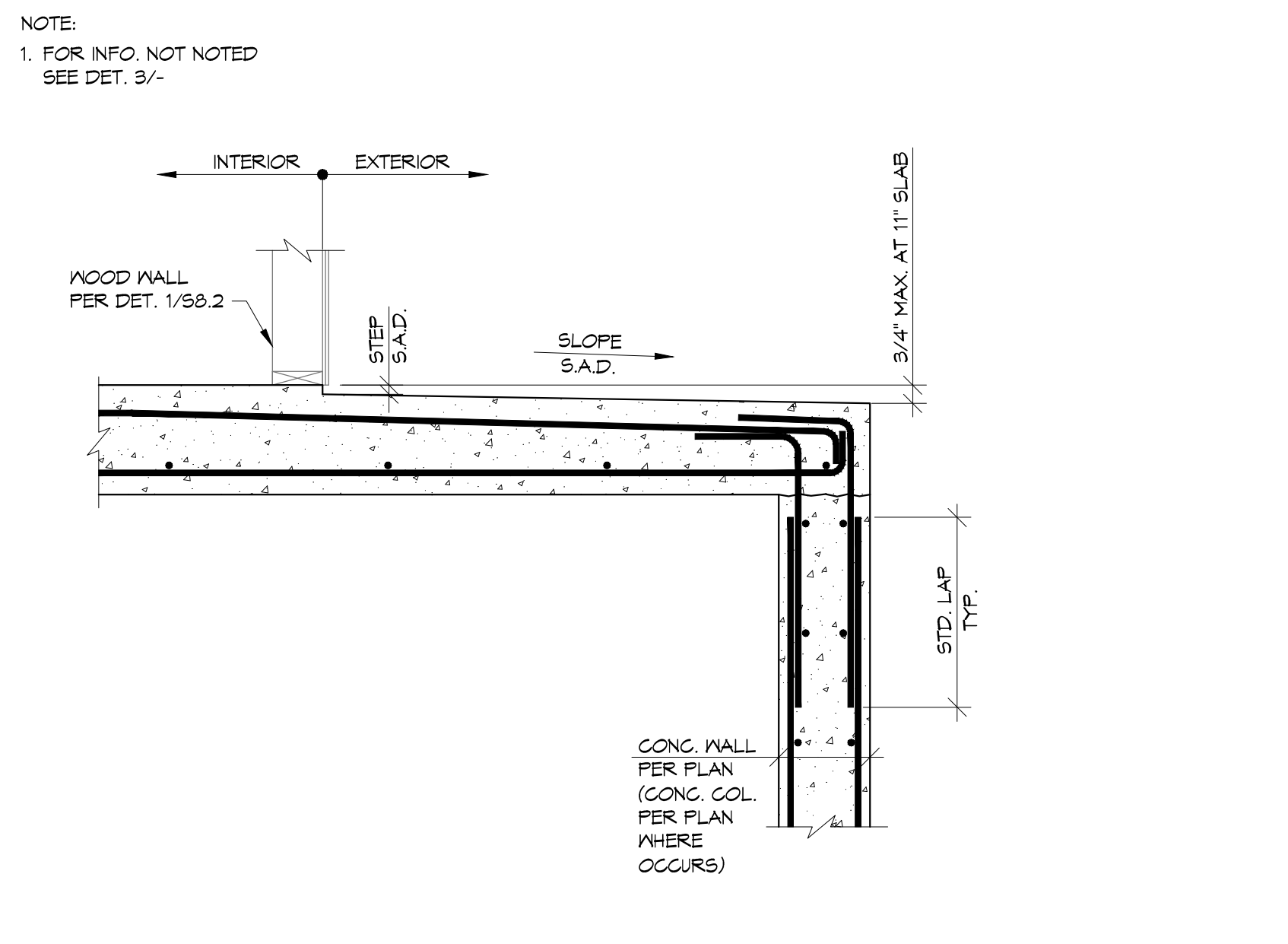
**16** SHEARWALL INTERSECTIONS - PLAN VIEW  
 1"x1'-0"



**12** SHEARWALL BOUNDARY DETAIL  
 1"x1'-0"



**8** CANTILEVER SLAB  
 3/4"x1'-0"



**4** SLAB AT DECK  
 3/4"x1'-0"

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**CIVIL ENGINEER**  
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**LANDSCAPE ARCHITECT**  
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**EMERALD CITY ENGINEERS**  
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Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

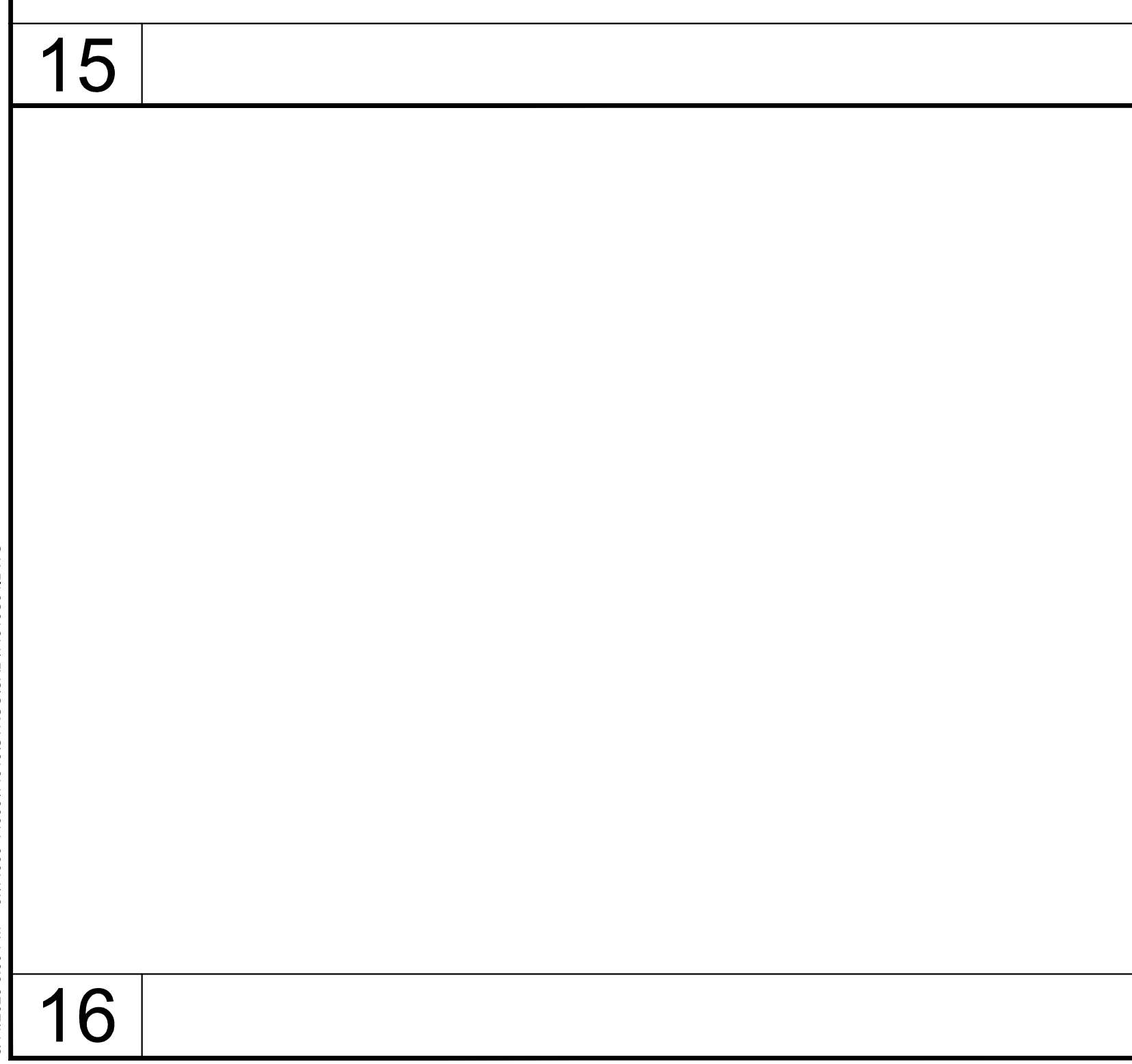
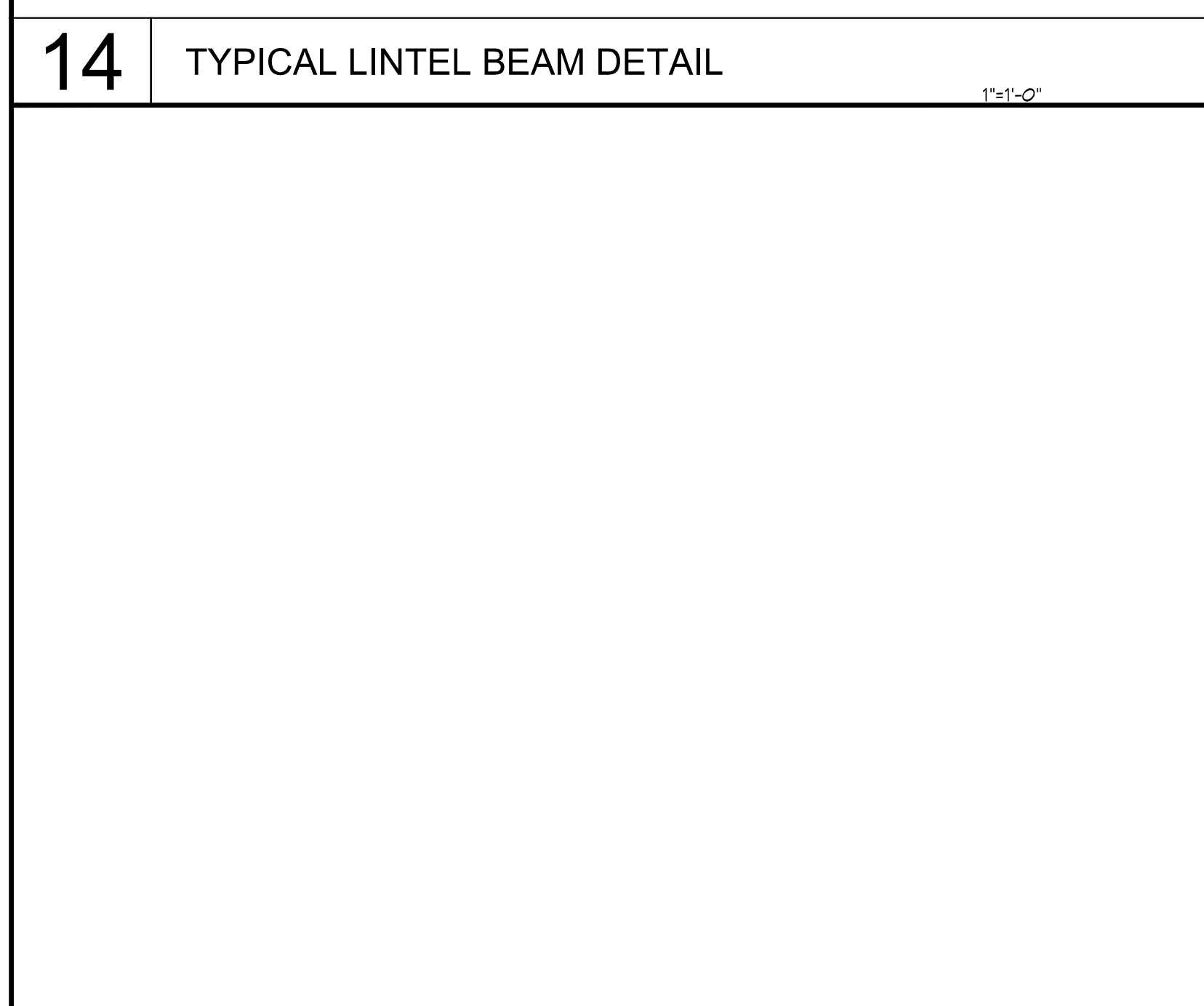
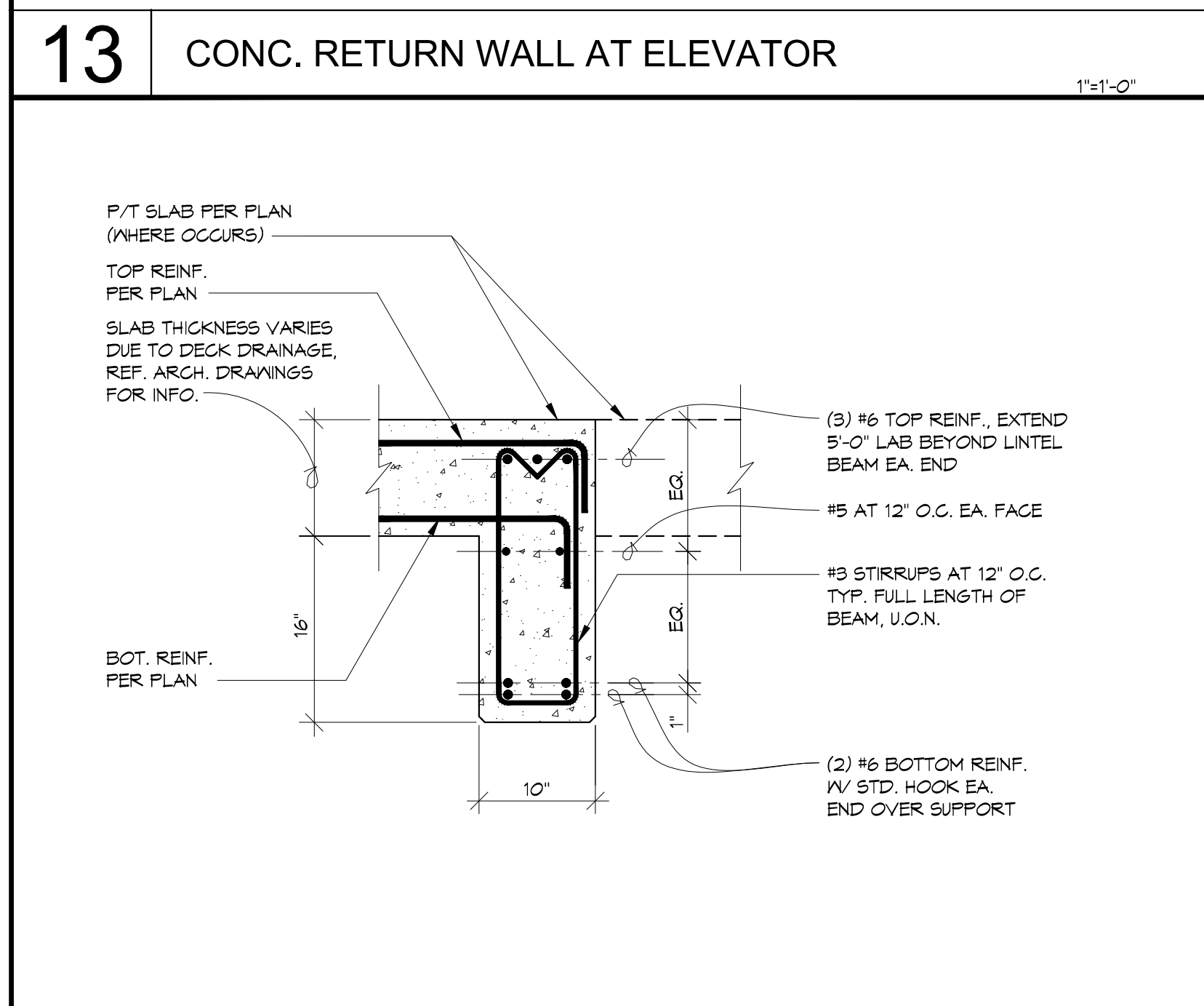
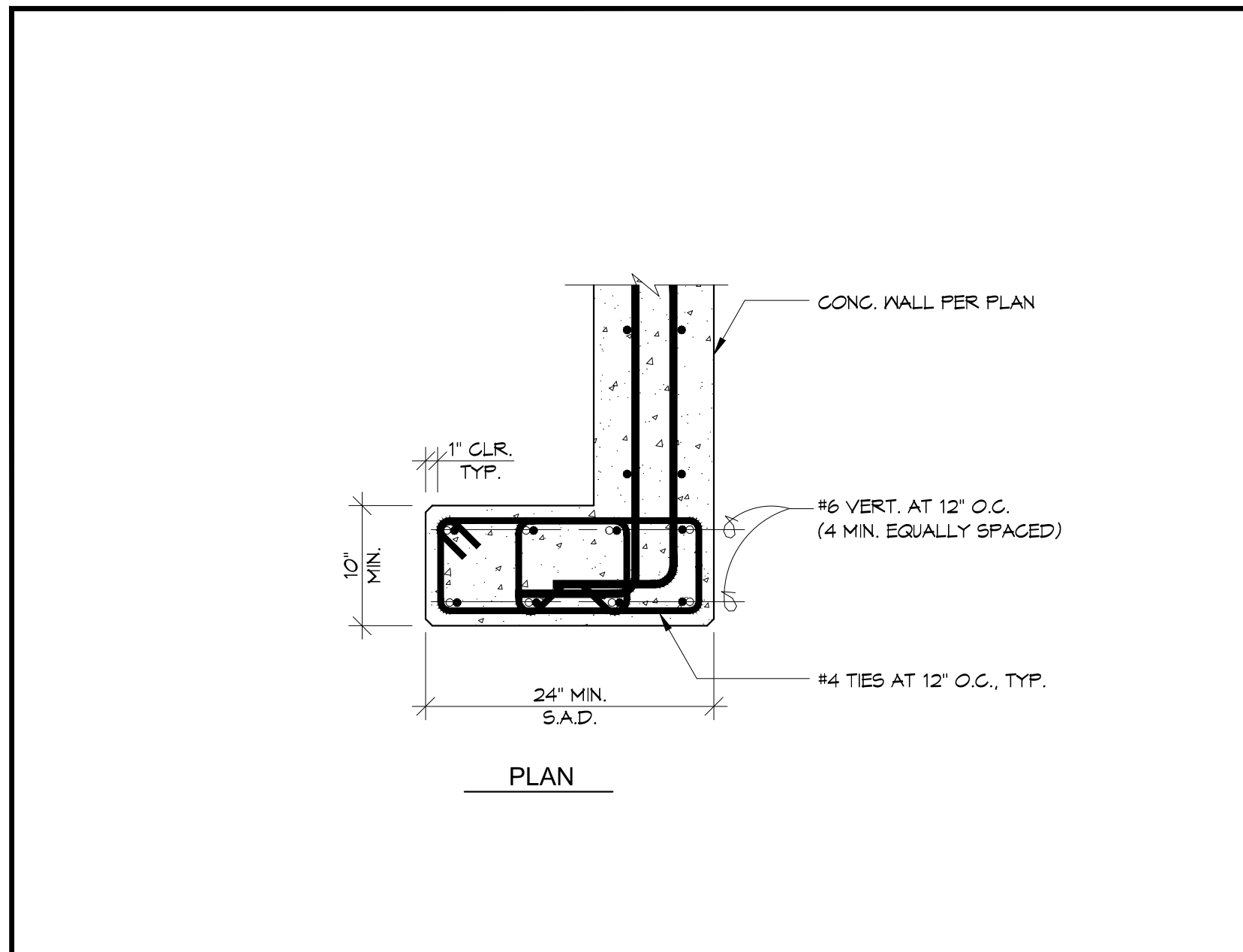
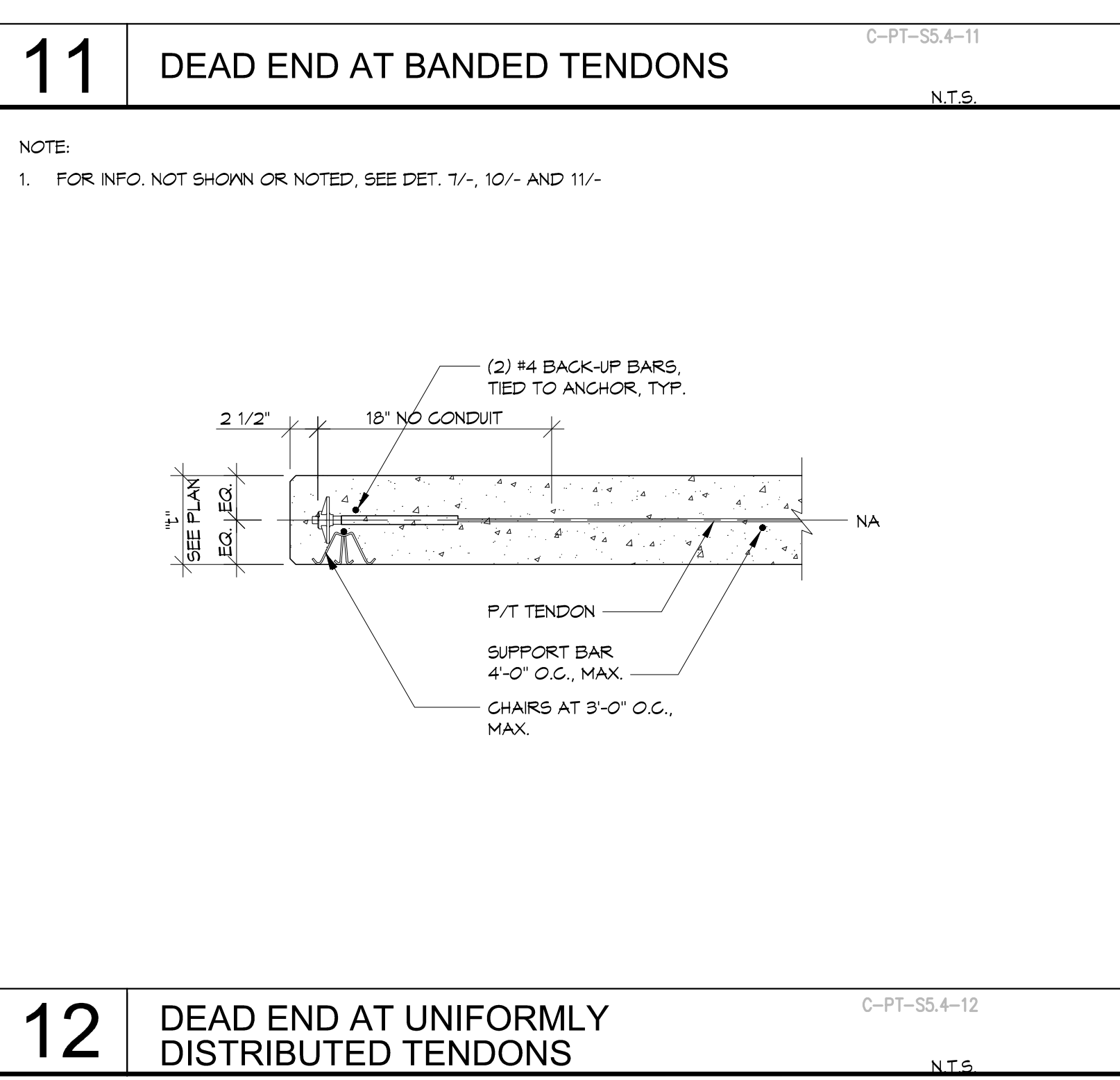
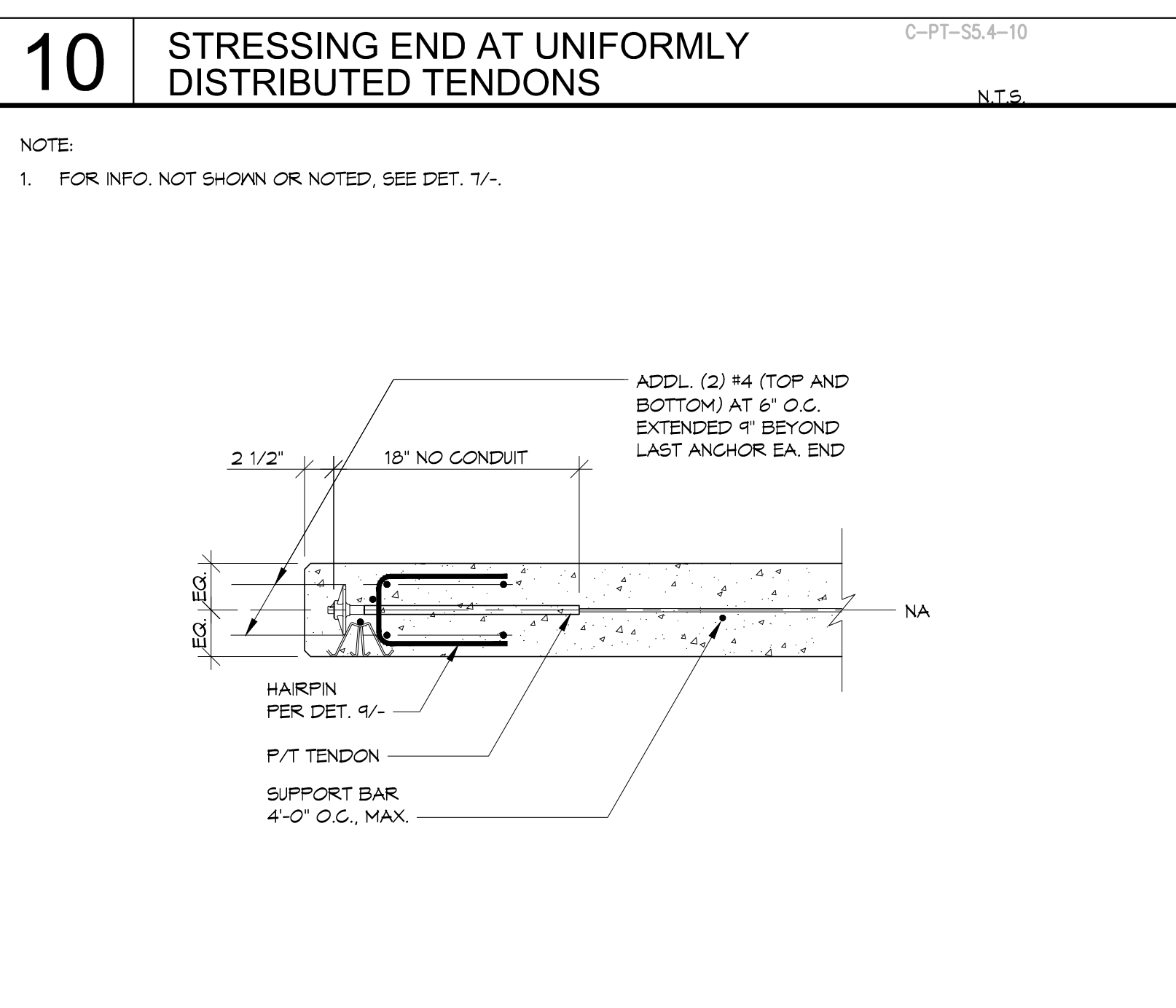
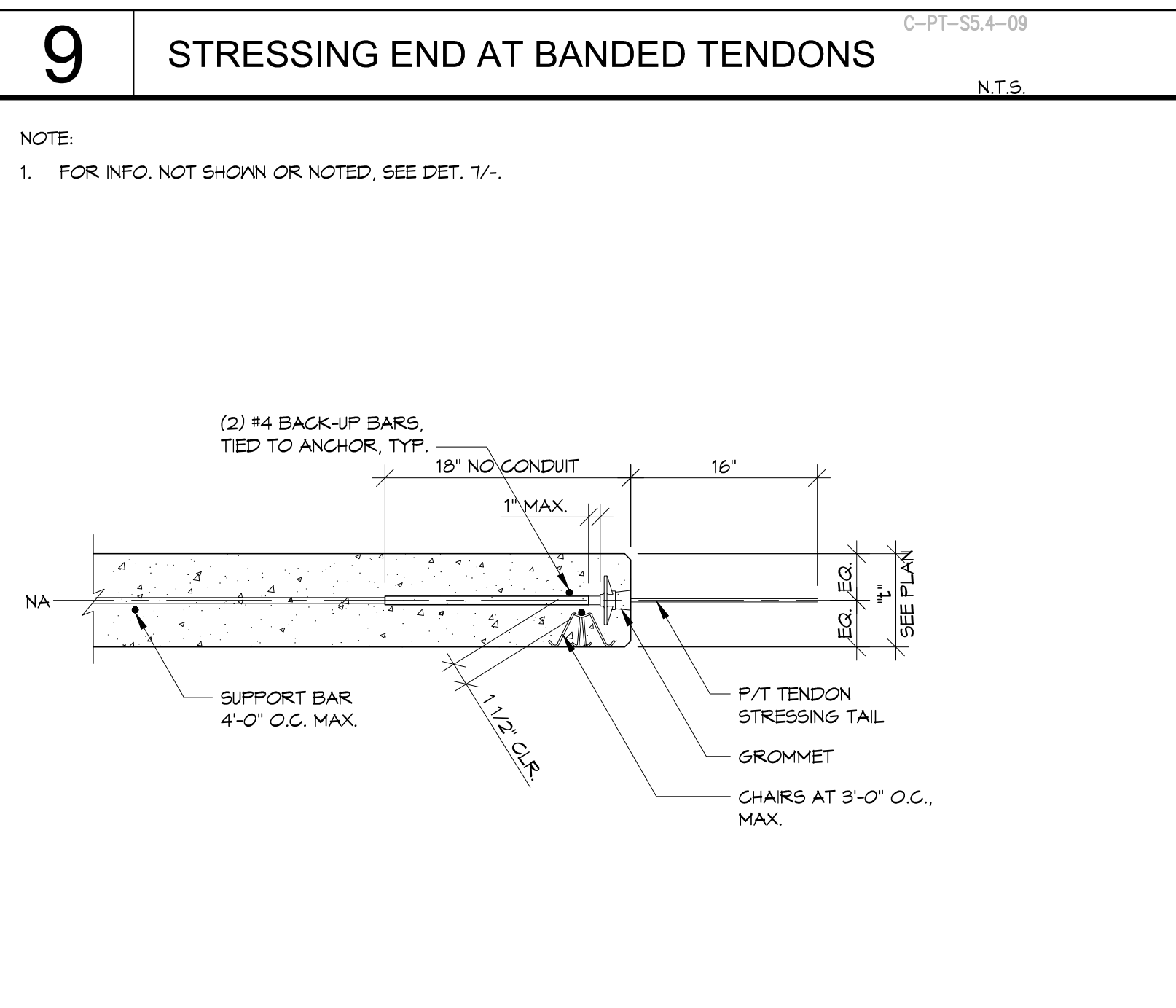
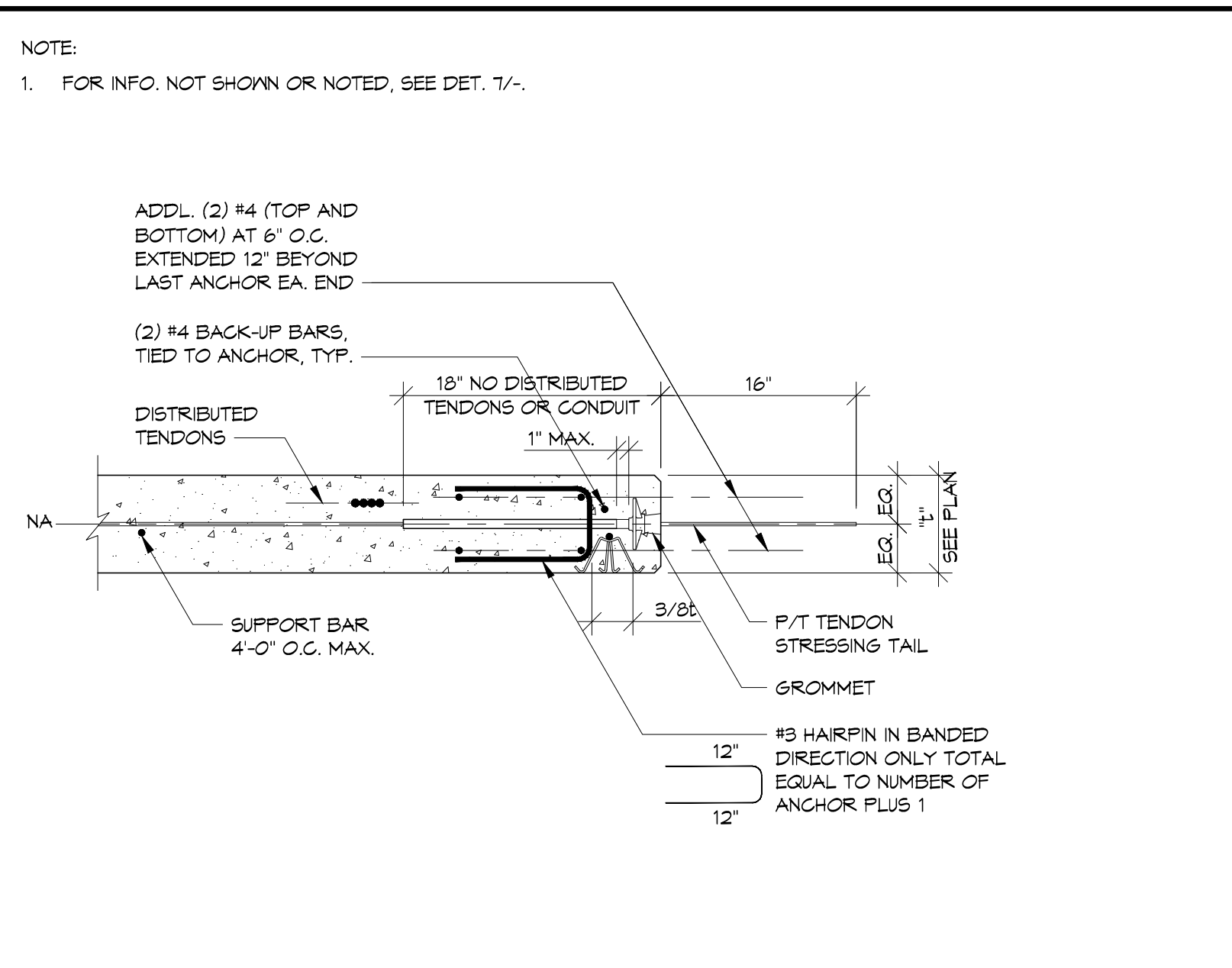
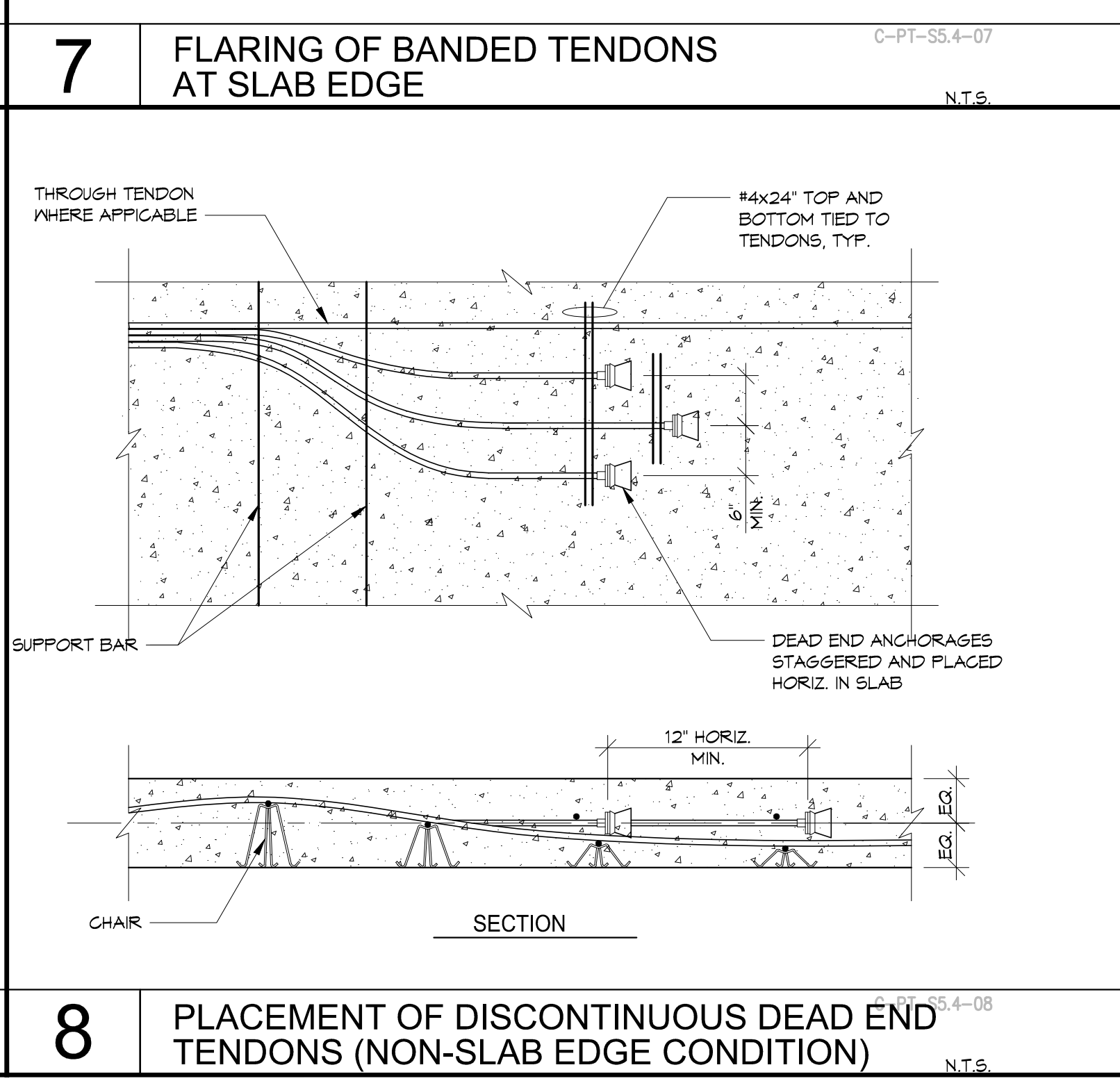
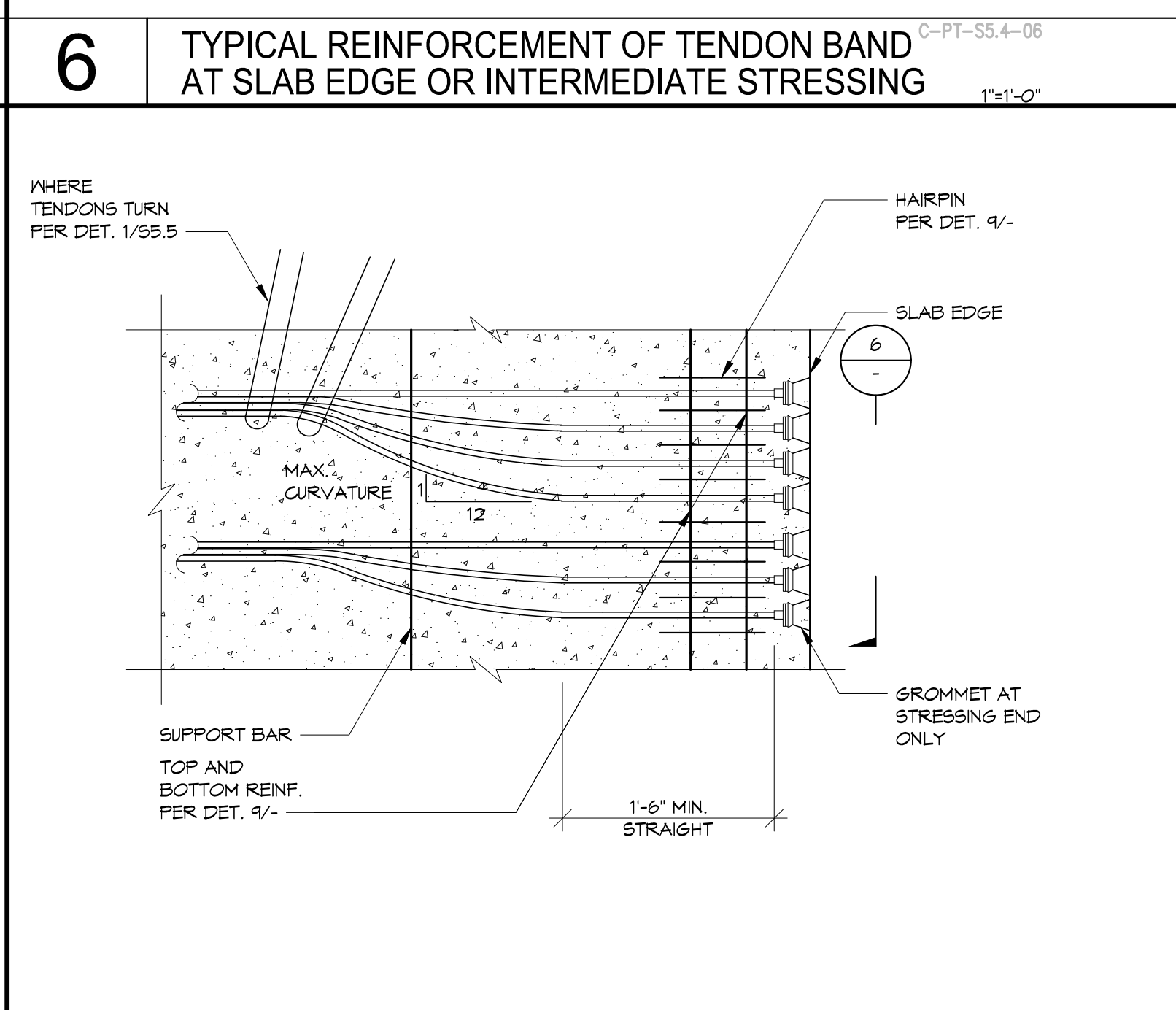
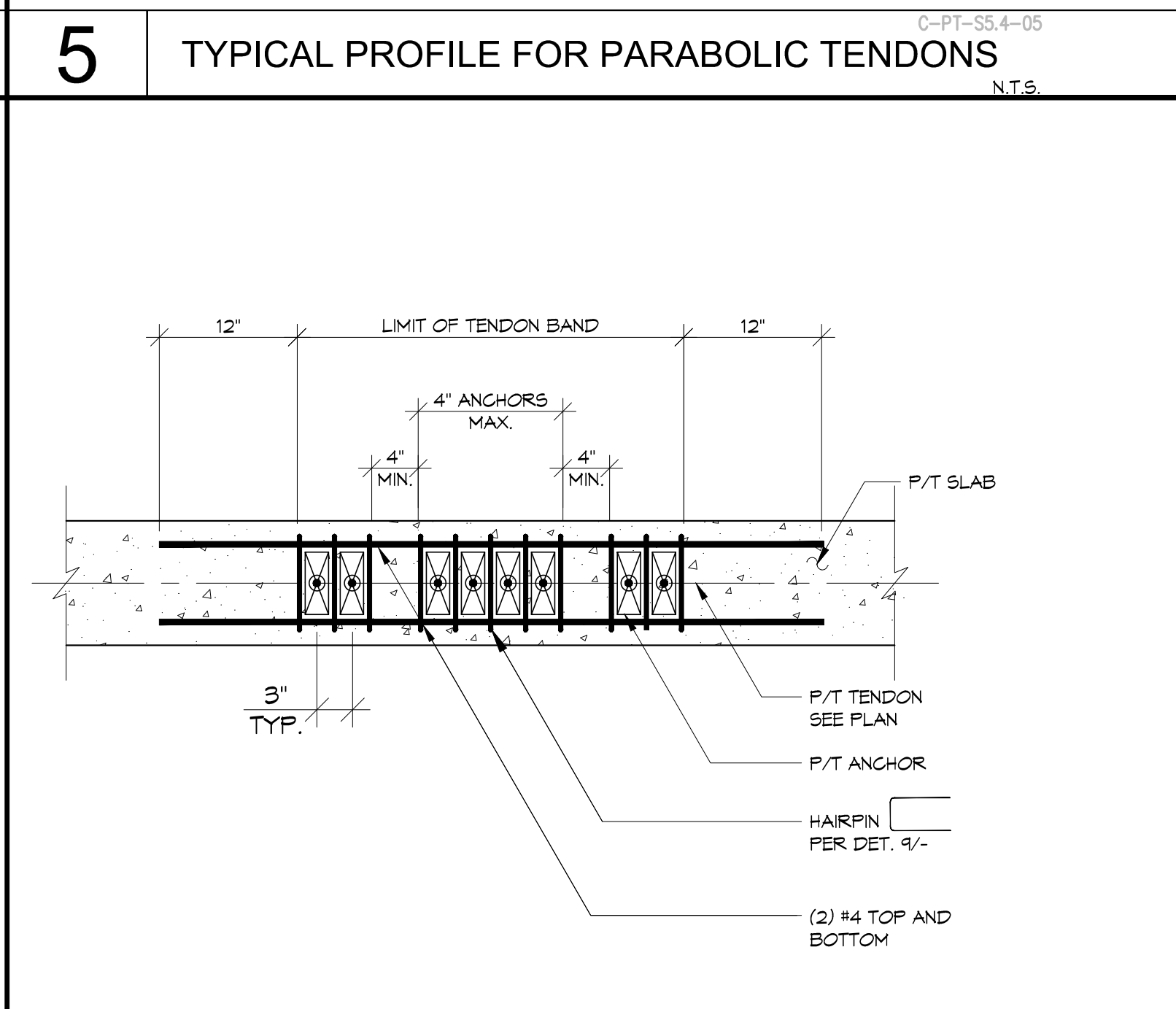
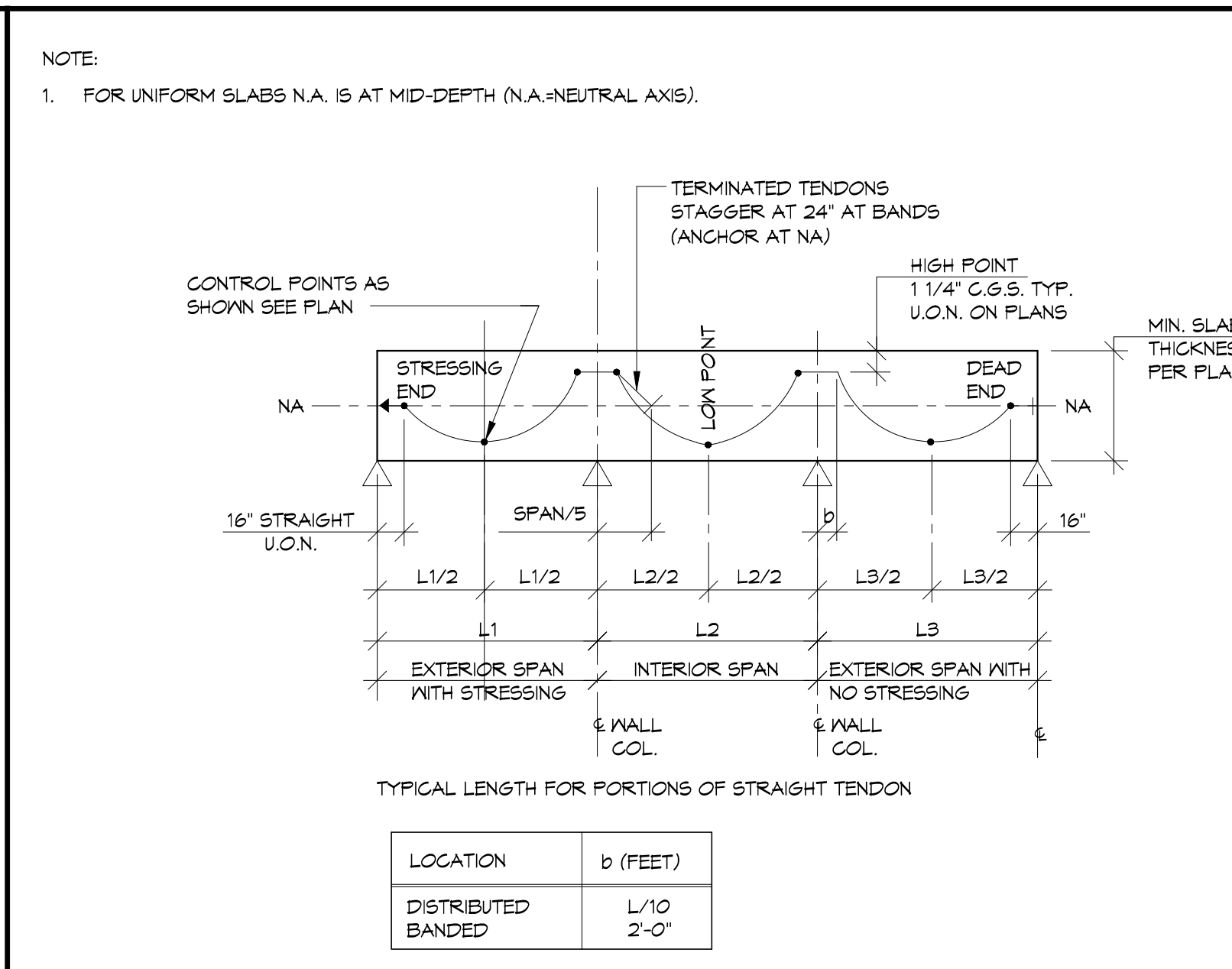
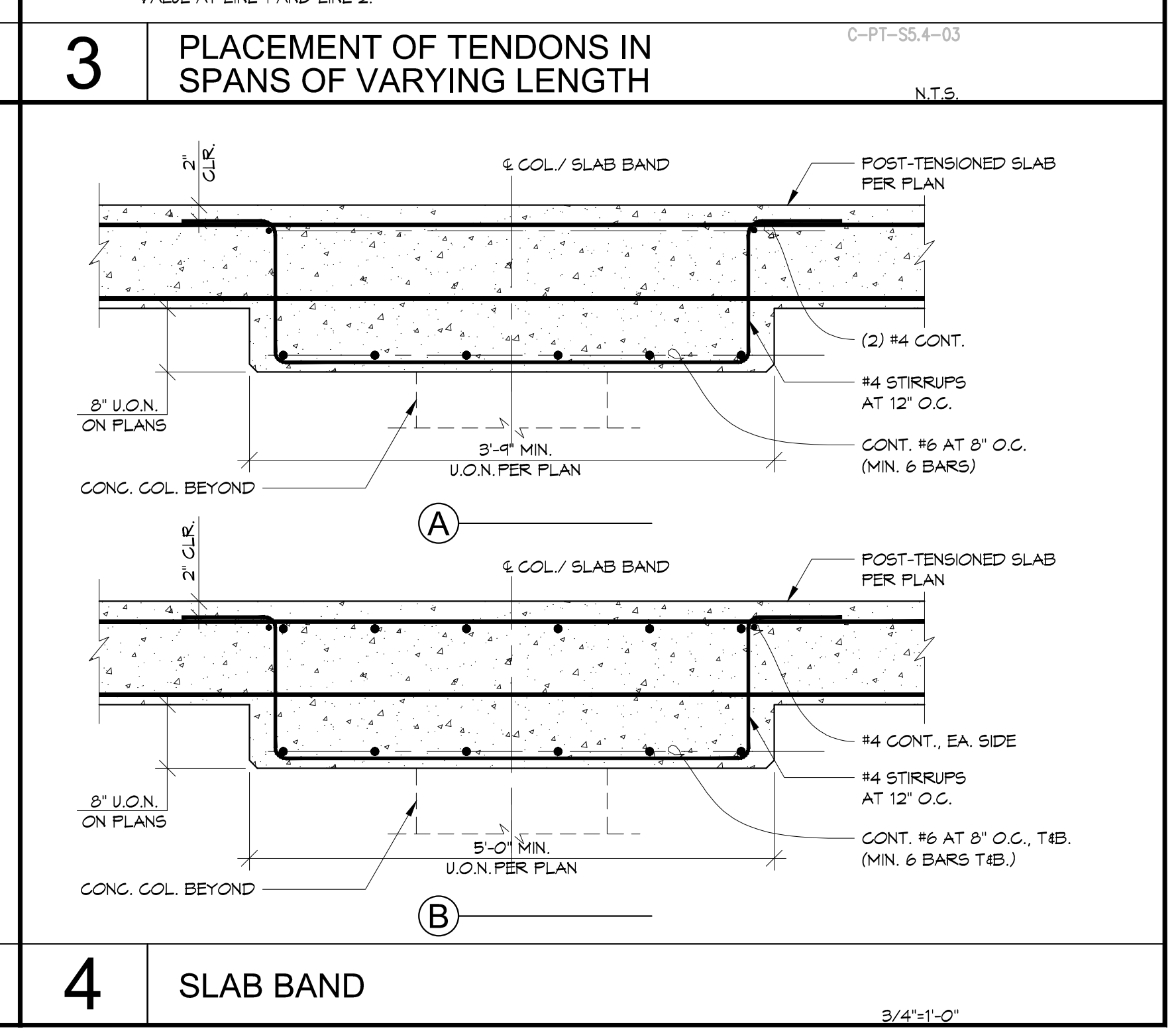
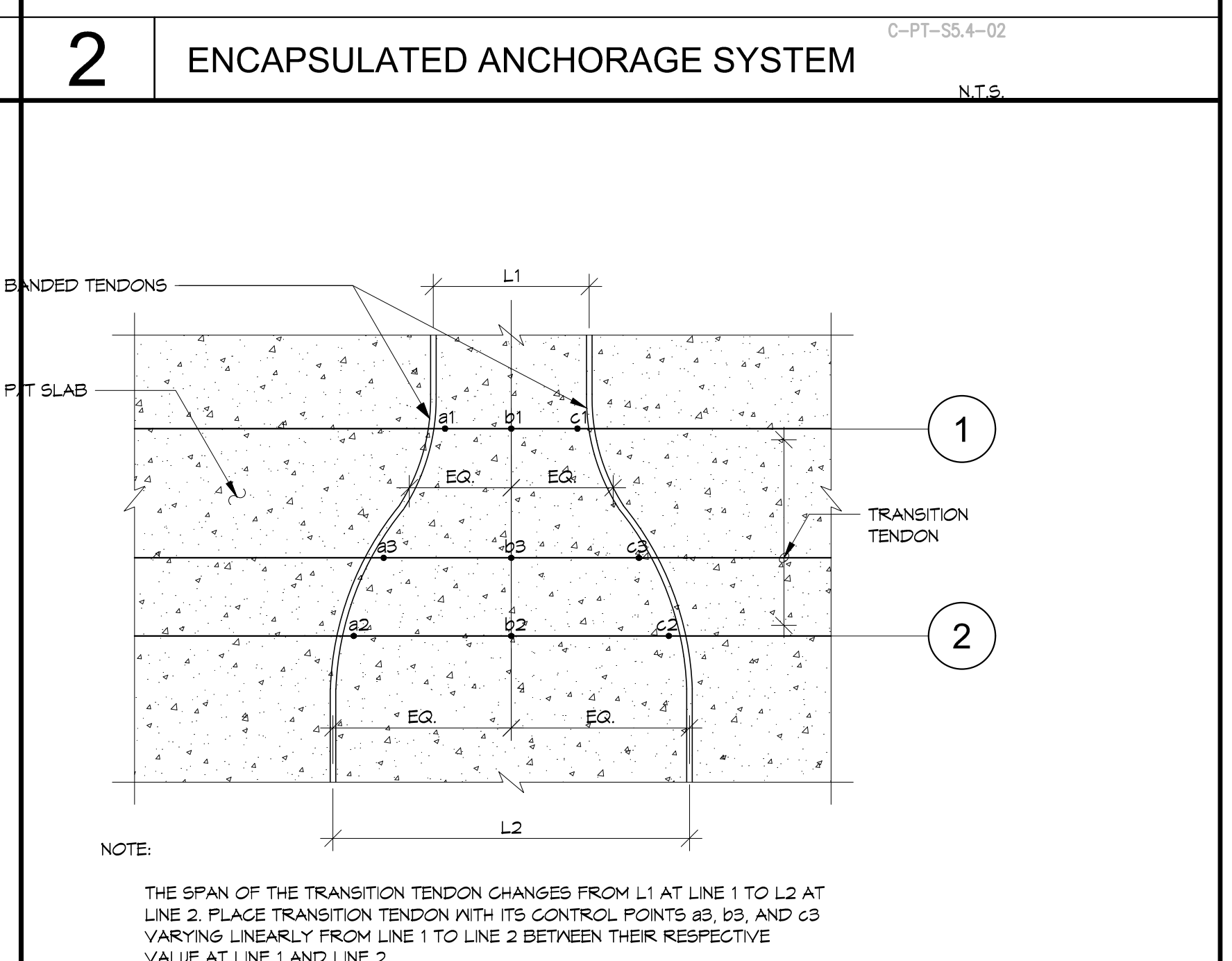
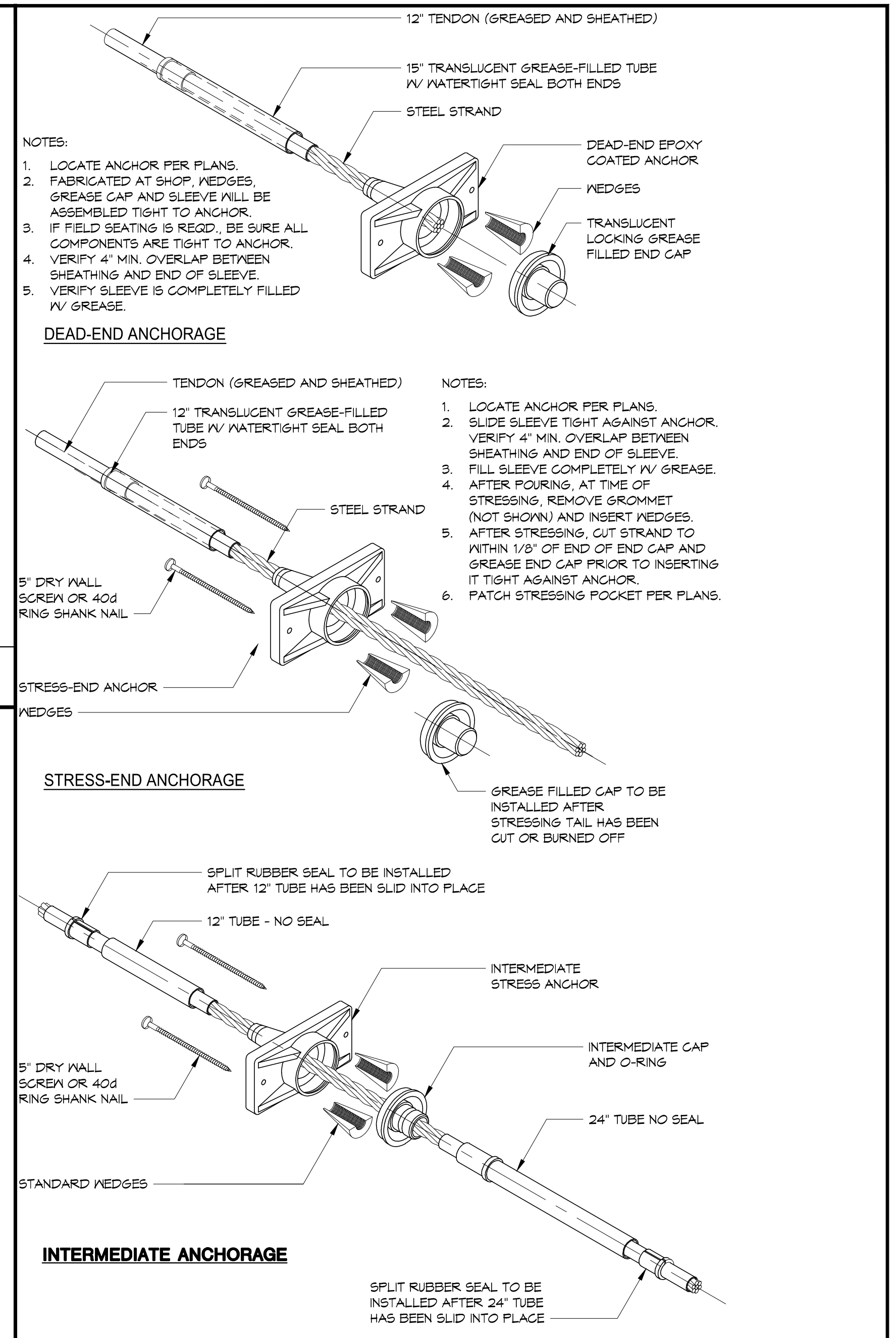
231 GRANT AVENUE  
 PALO ALTO, CA 94306

Client:  
  
 mercy housing  
 abode communities  
 MERCY HOUSING/  
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**S5.4**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023  
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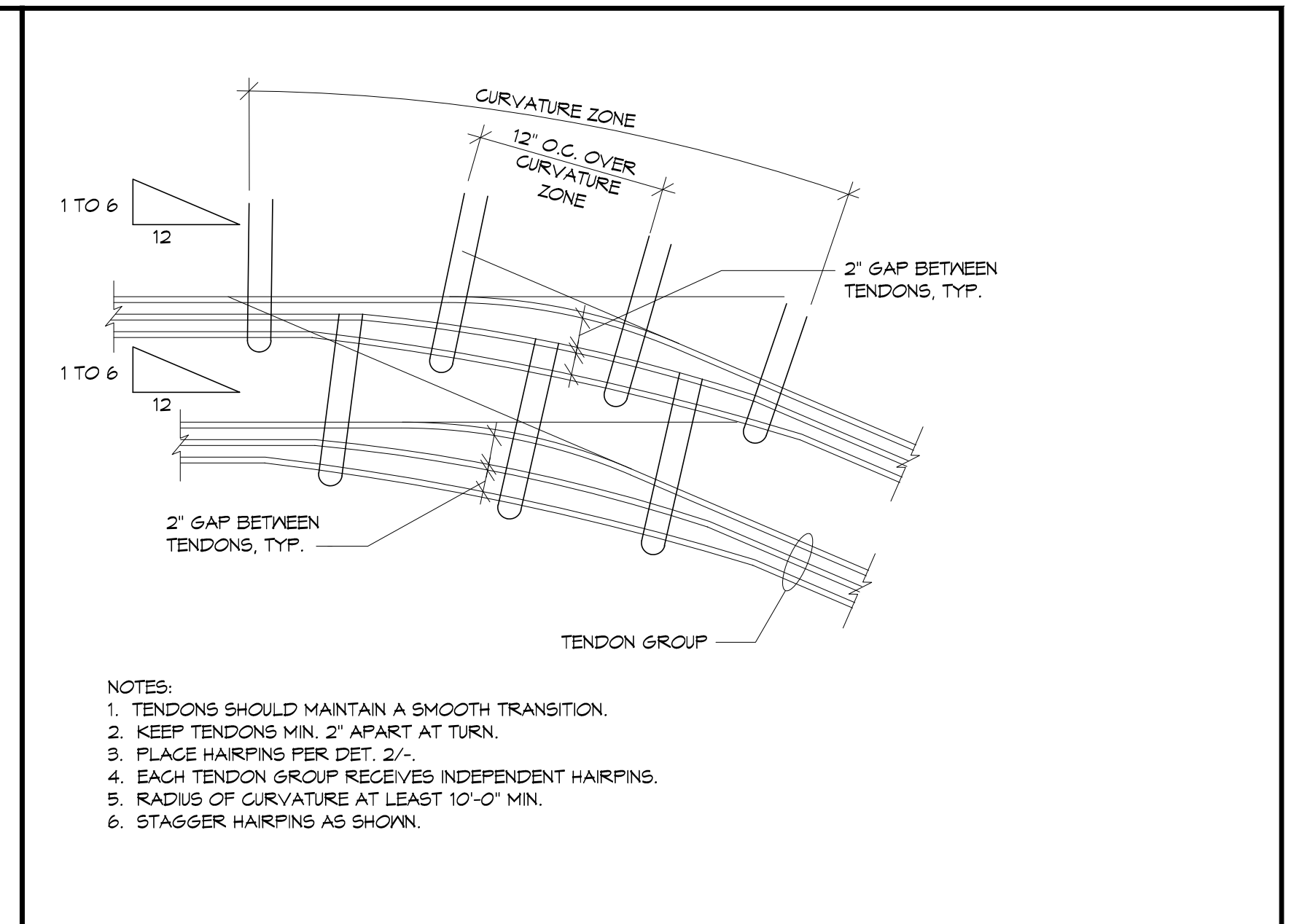
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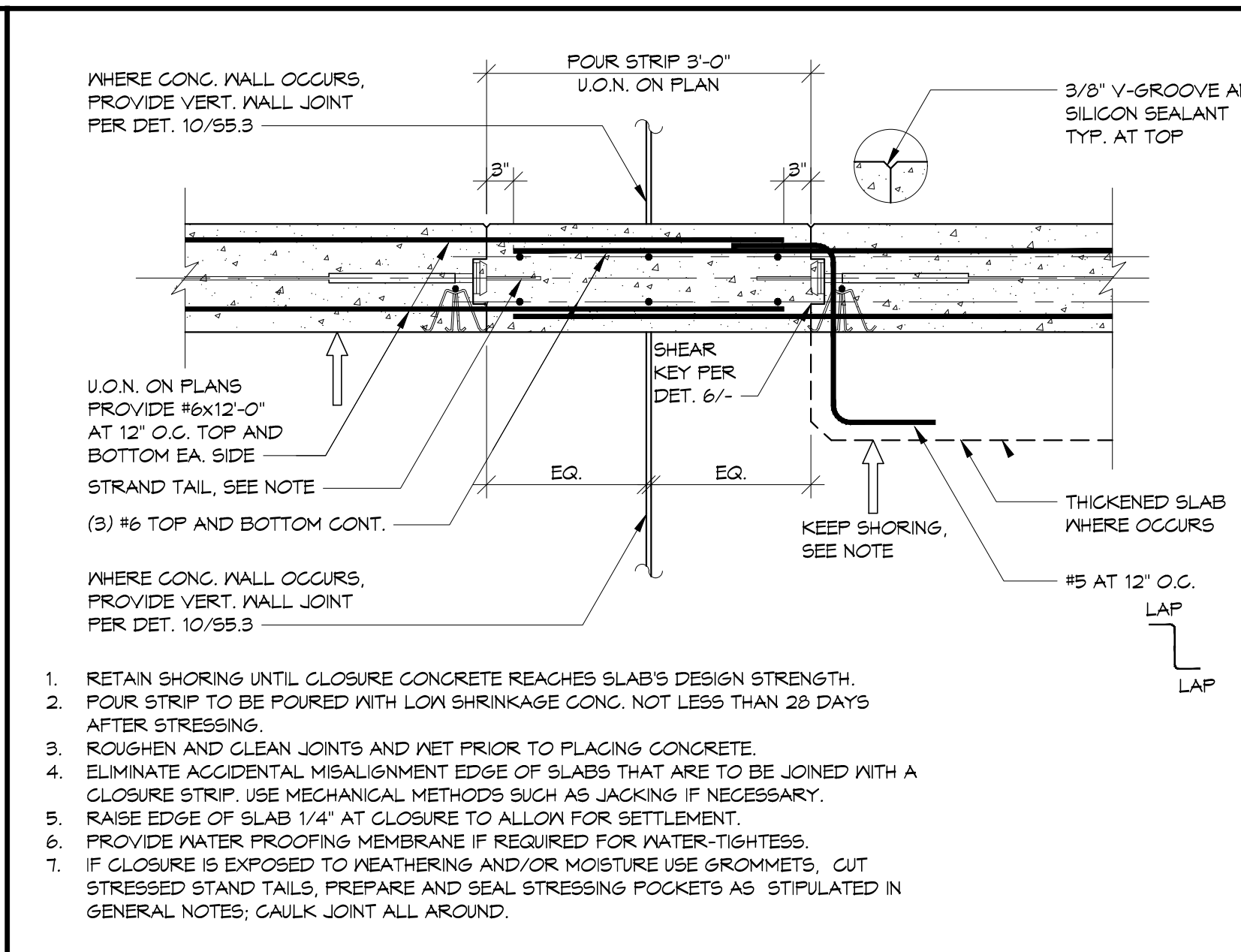
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JOB #: 1925  
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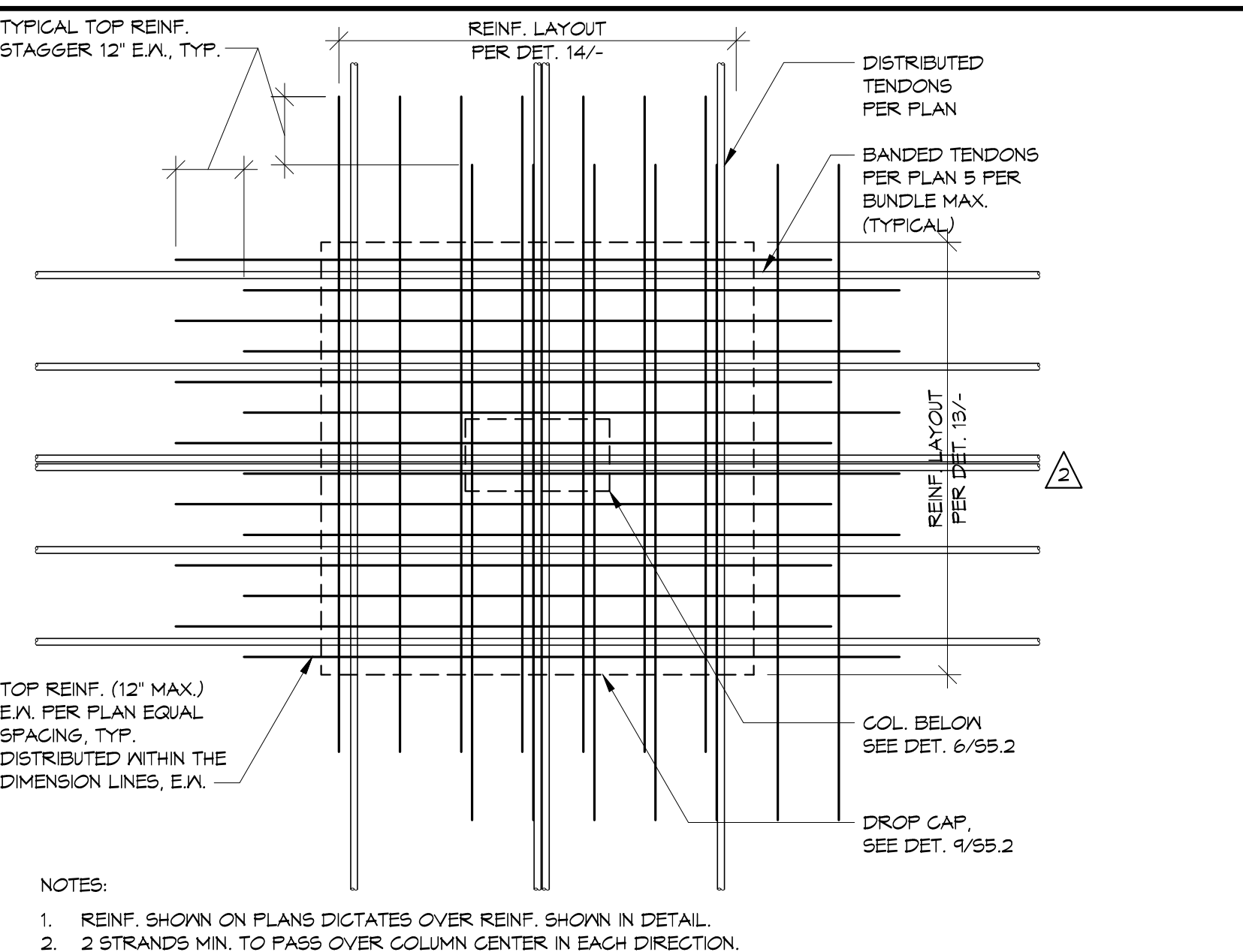
**S5.5**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023  
 HOHBACH-LEWIN # 14515



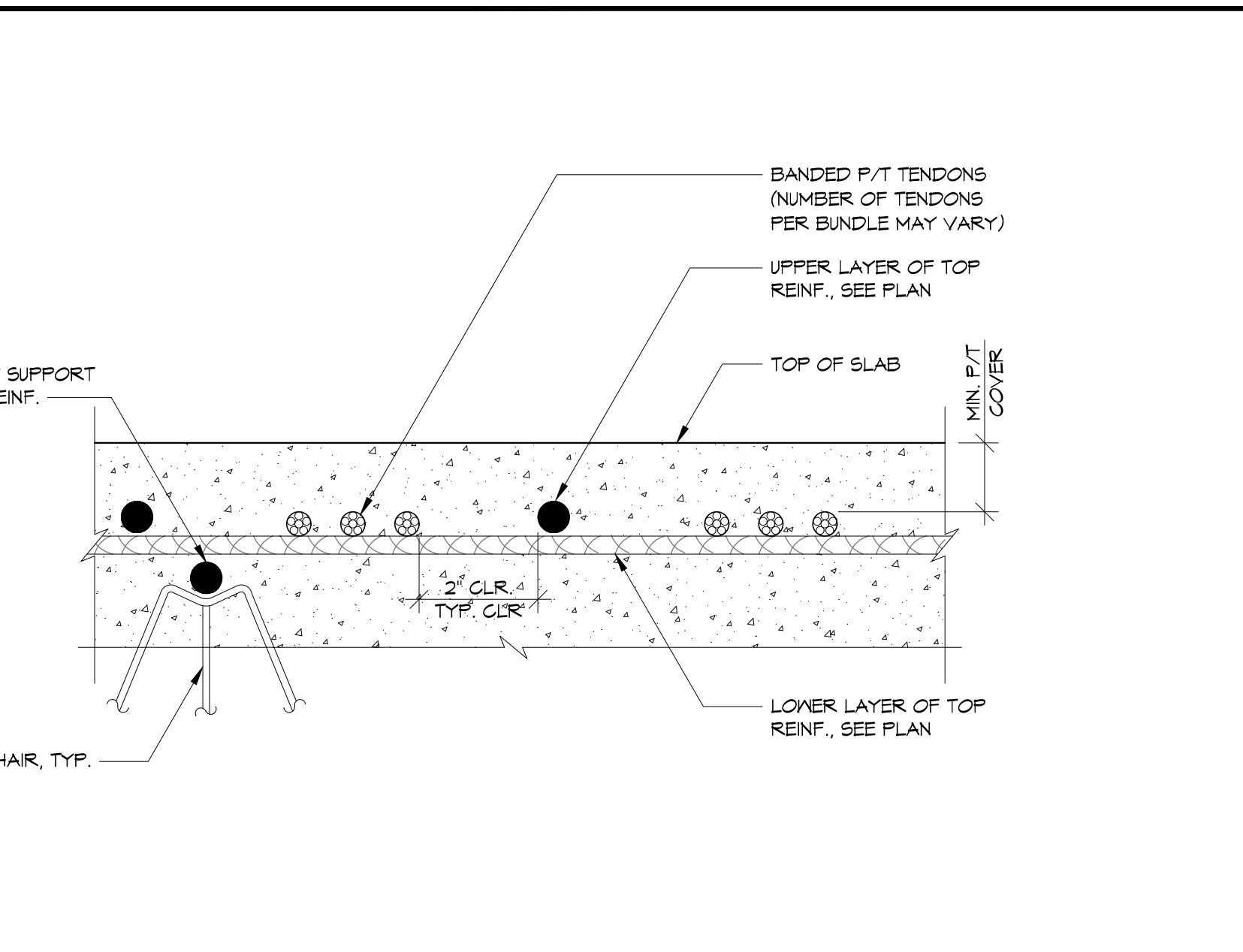
**1 TENDON PLACEMENT FOR TURNS**  
 1:12 MIN. TO 6:12 MAX.  
 N.T.S.



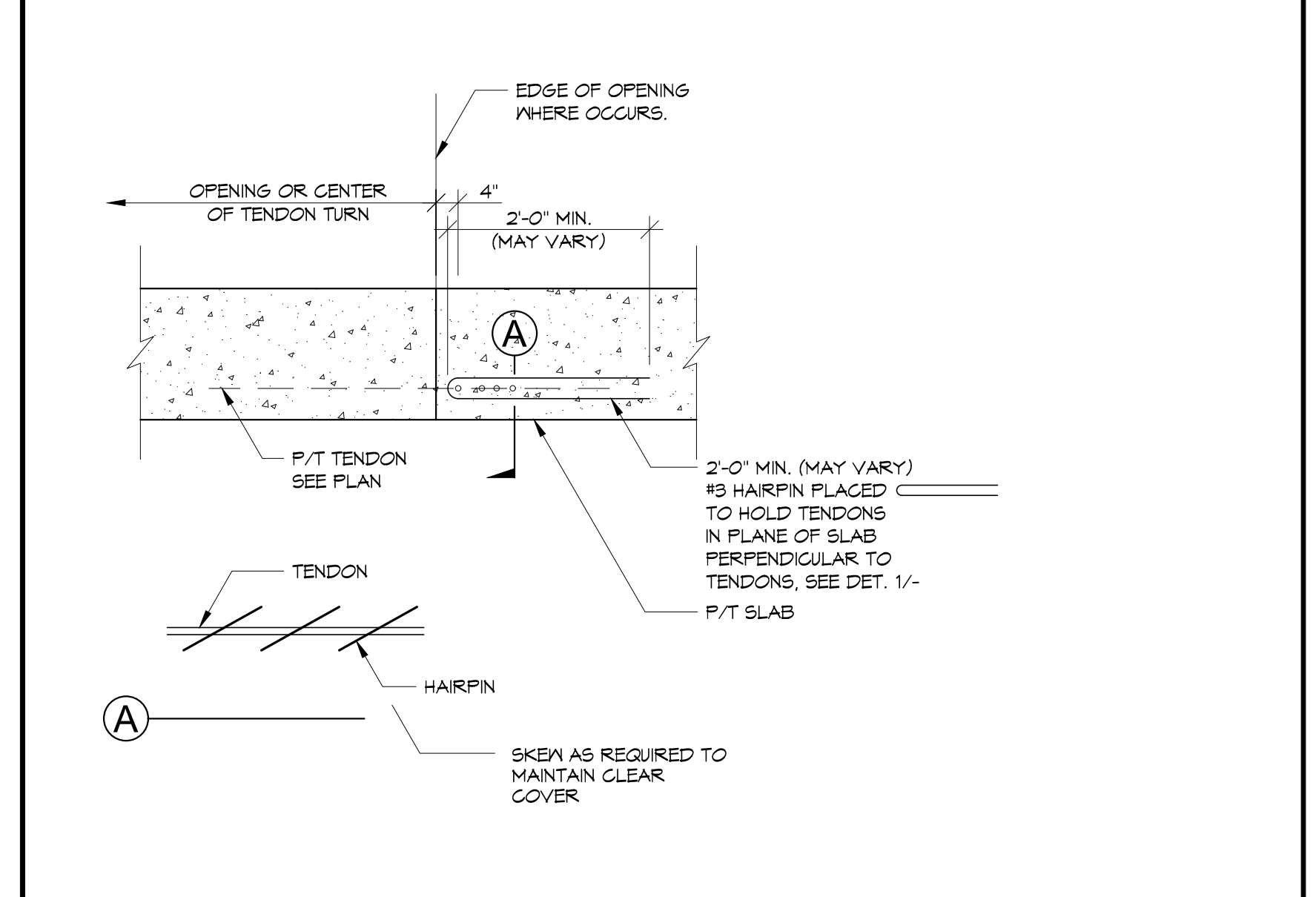
**5 POUR STRIP IN P/T SLAB**  
 N.T.S.



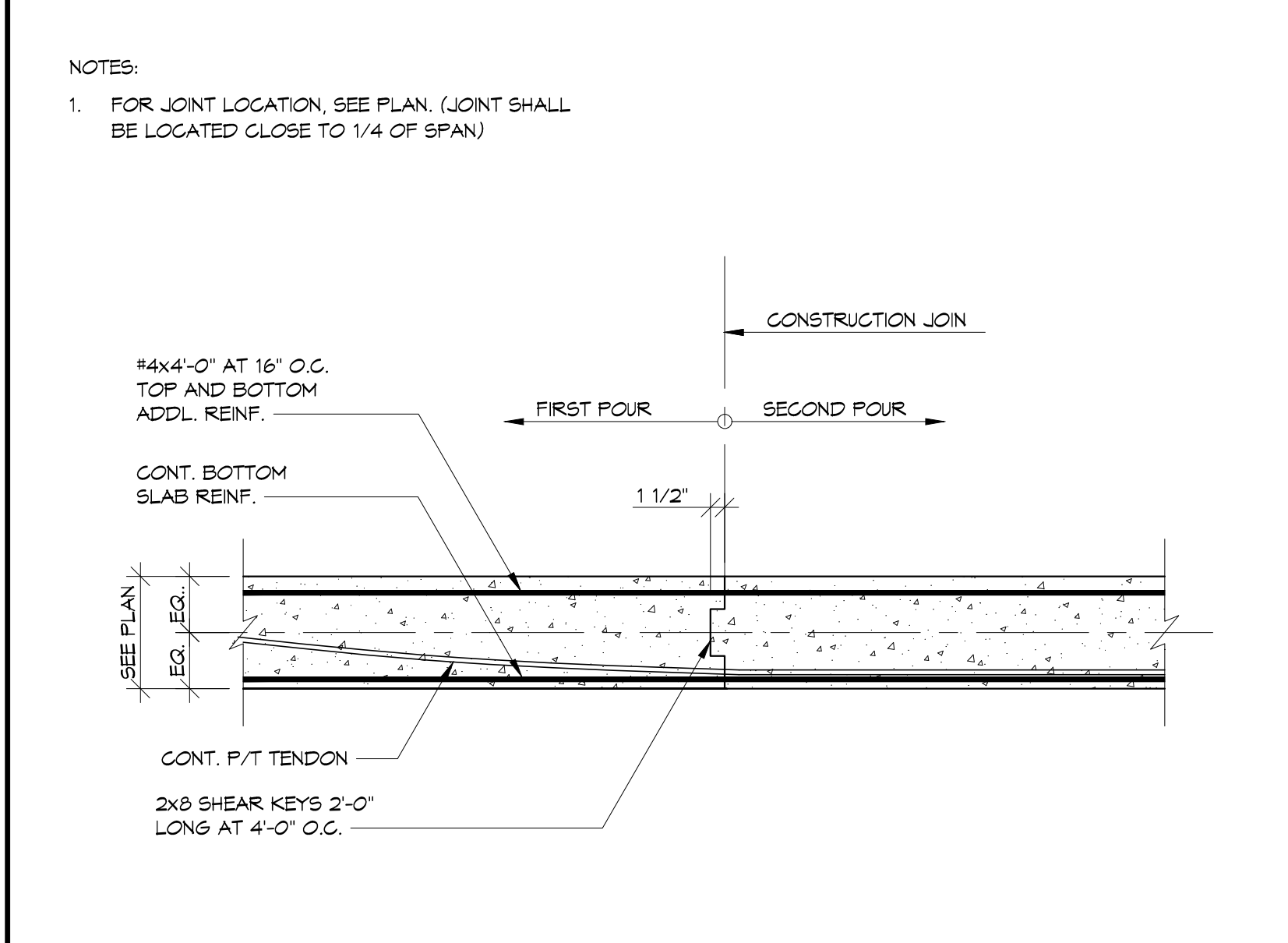
**9 TOP REINFORCEMENT PLAN AT INTERIOR COLUMN**  
 N.T.S.



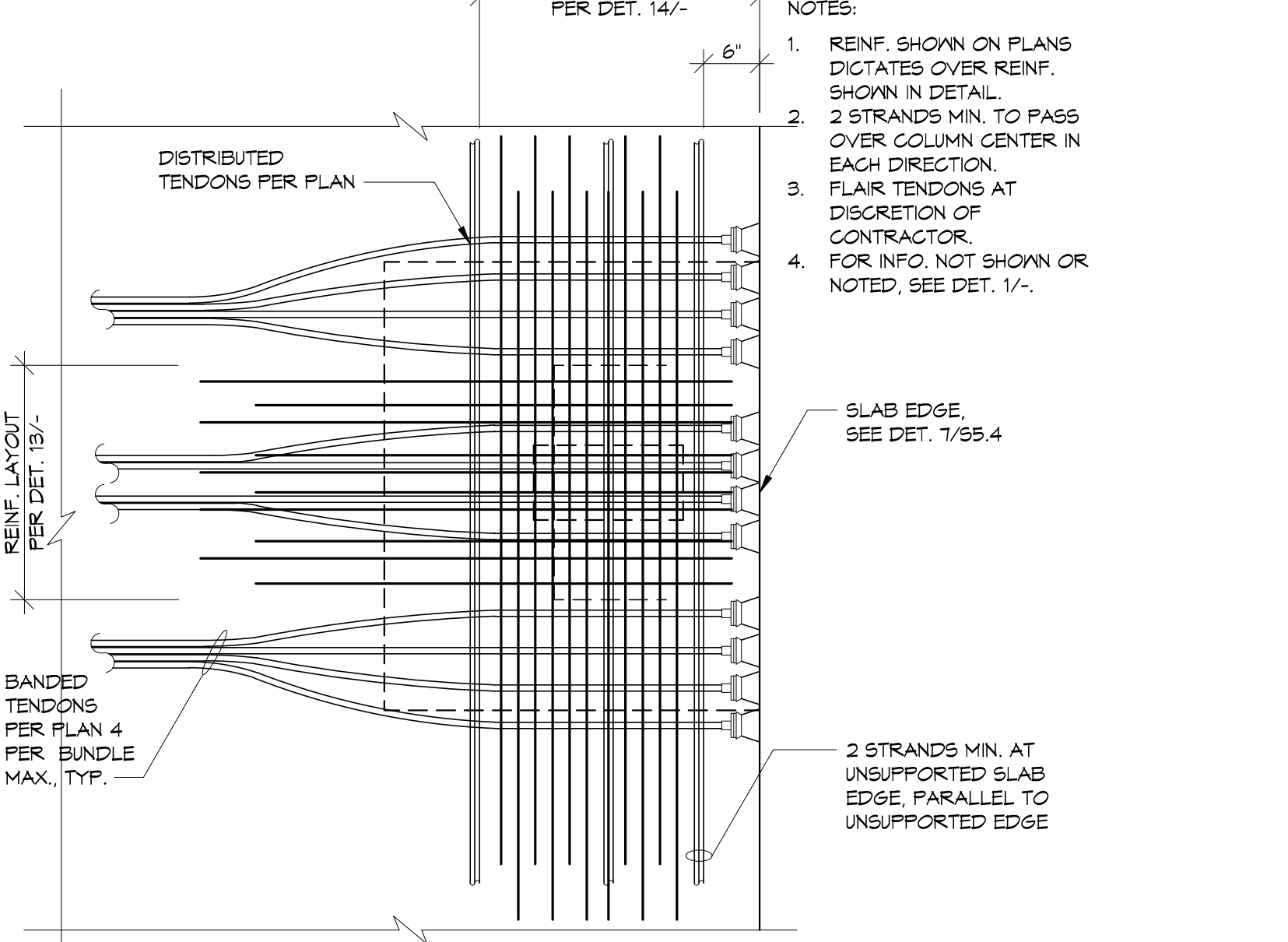
**13 SECTION THROUGH BANDED TENDON AT COLUMN**  
 N.T.S.



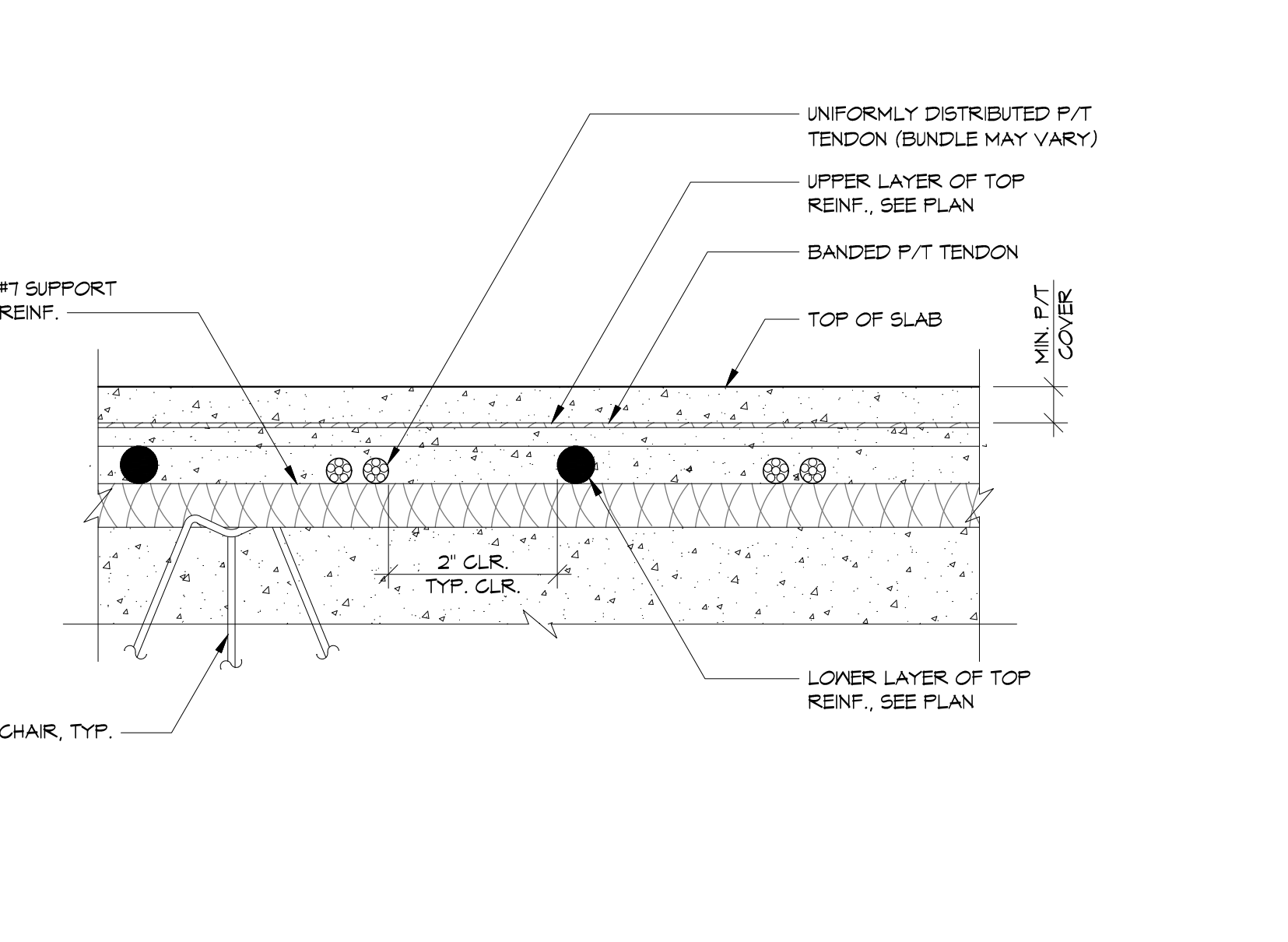
**2 TYPICAL HAIRPIN AT TENDON CURVATURE**  
 N.T.S.



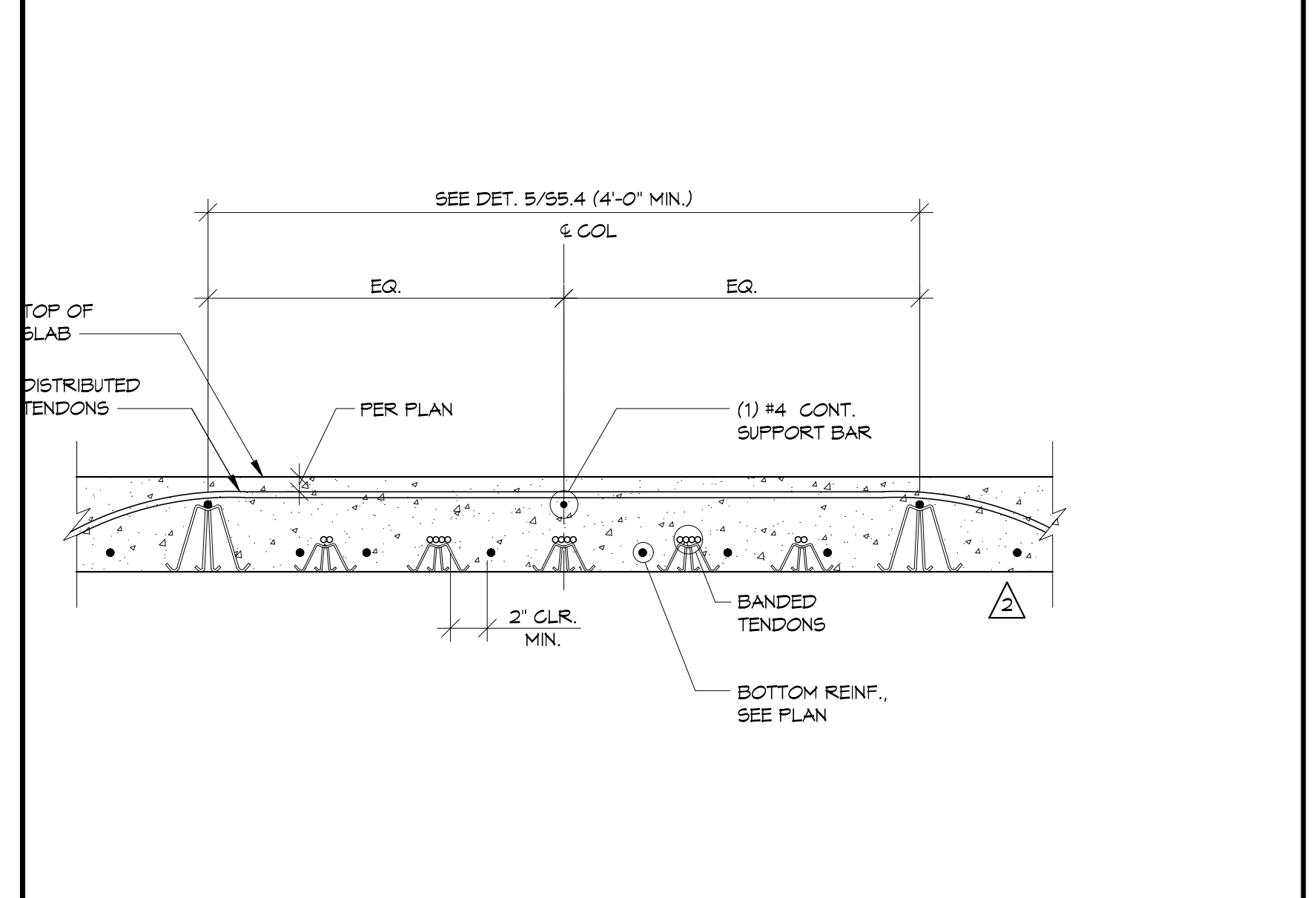
**6 CONSTRUCTION JOINT WITH NO INTERMEDIATE STRESSING**  
 N.T.S.



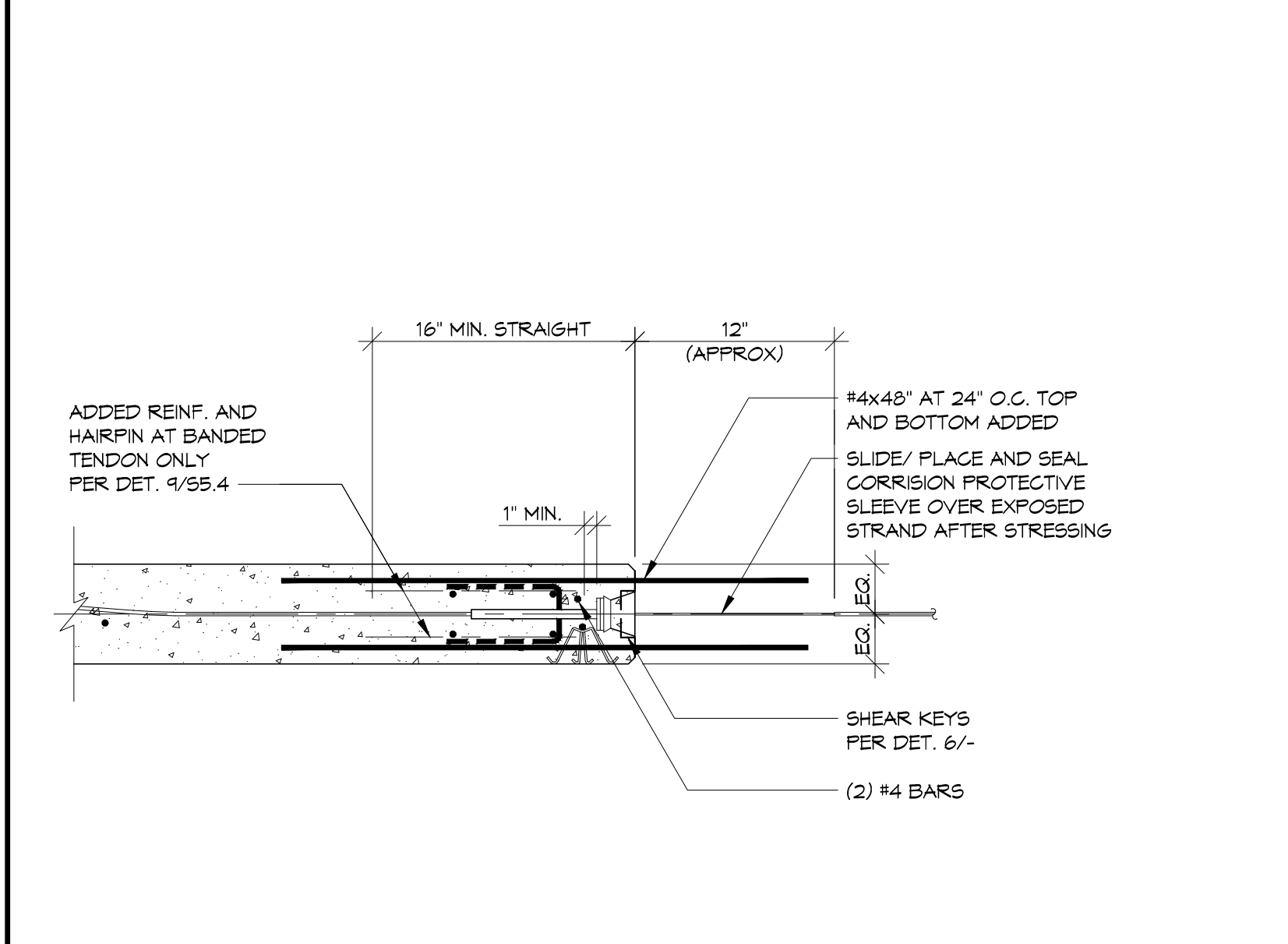
**10 TOP REINFORCEMENT PLAN EXTERIOR COLUMN**  
 N.T.S.



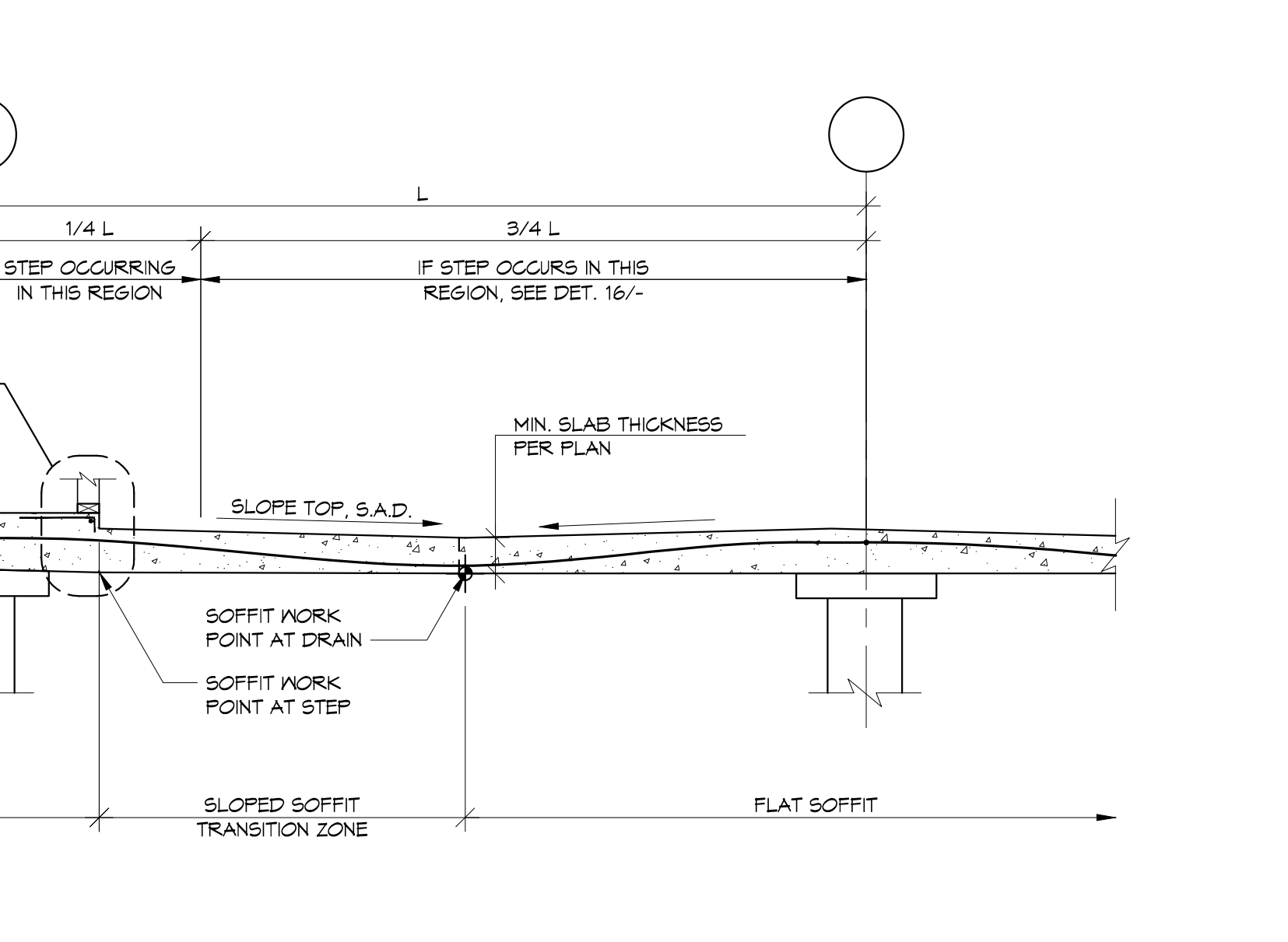
**14 SECTION THROUGH DISTRIBUTED TENDON AT COLUMN**  
 N.T.S.



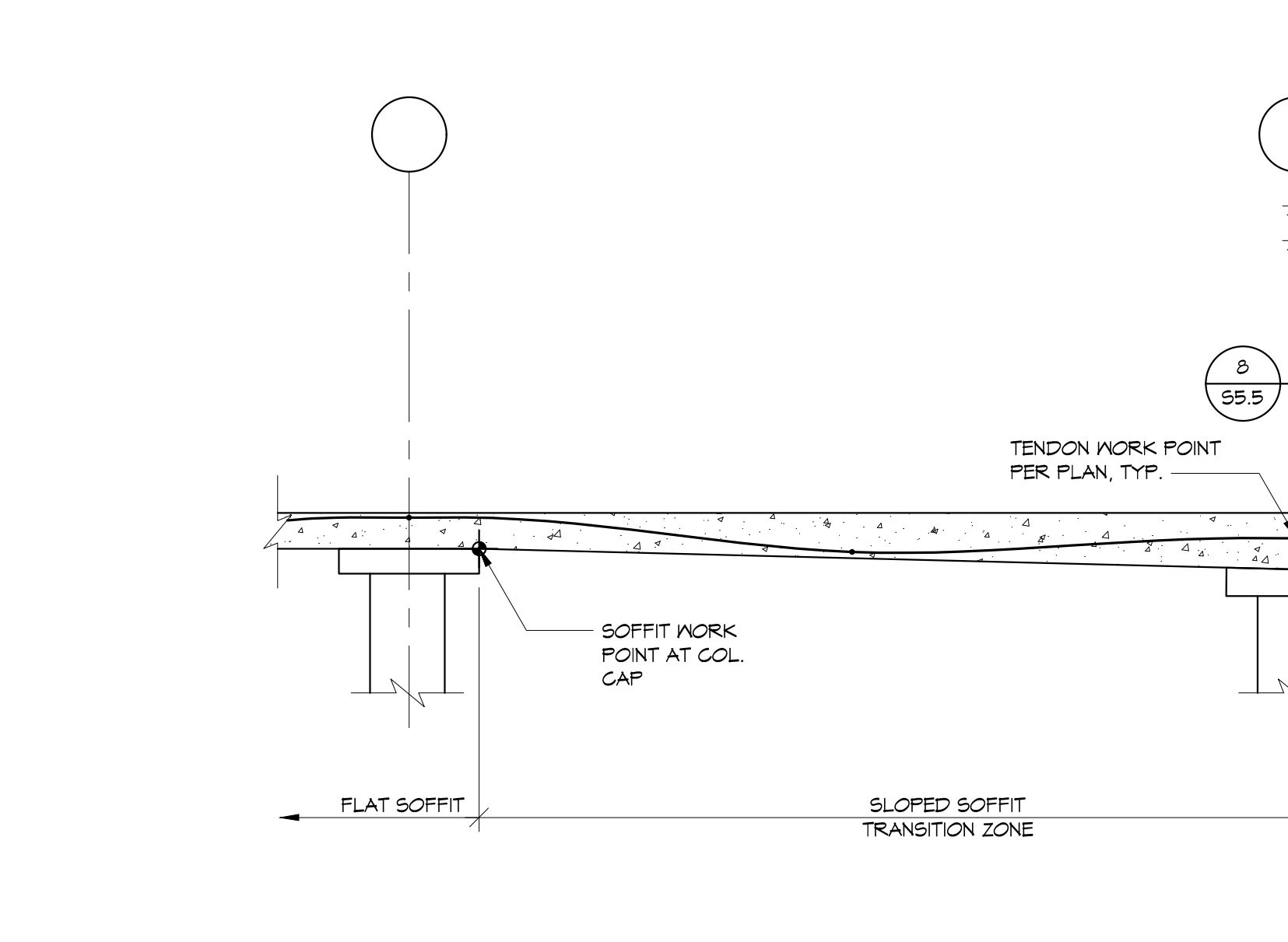
**3 BANDED TENDONS AT MID-SPAN**  
 1'-1'-0"



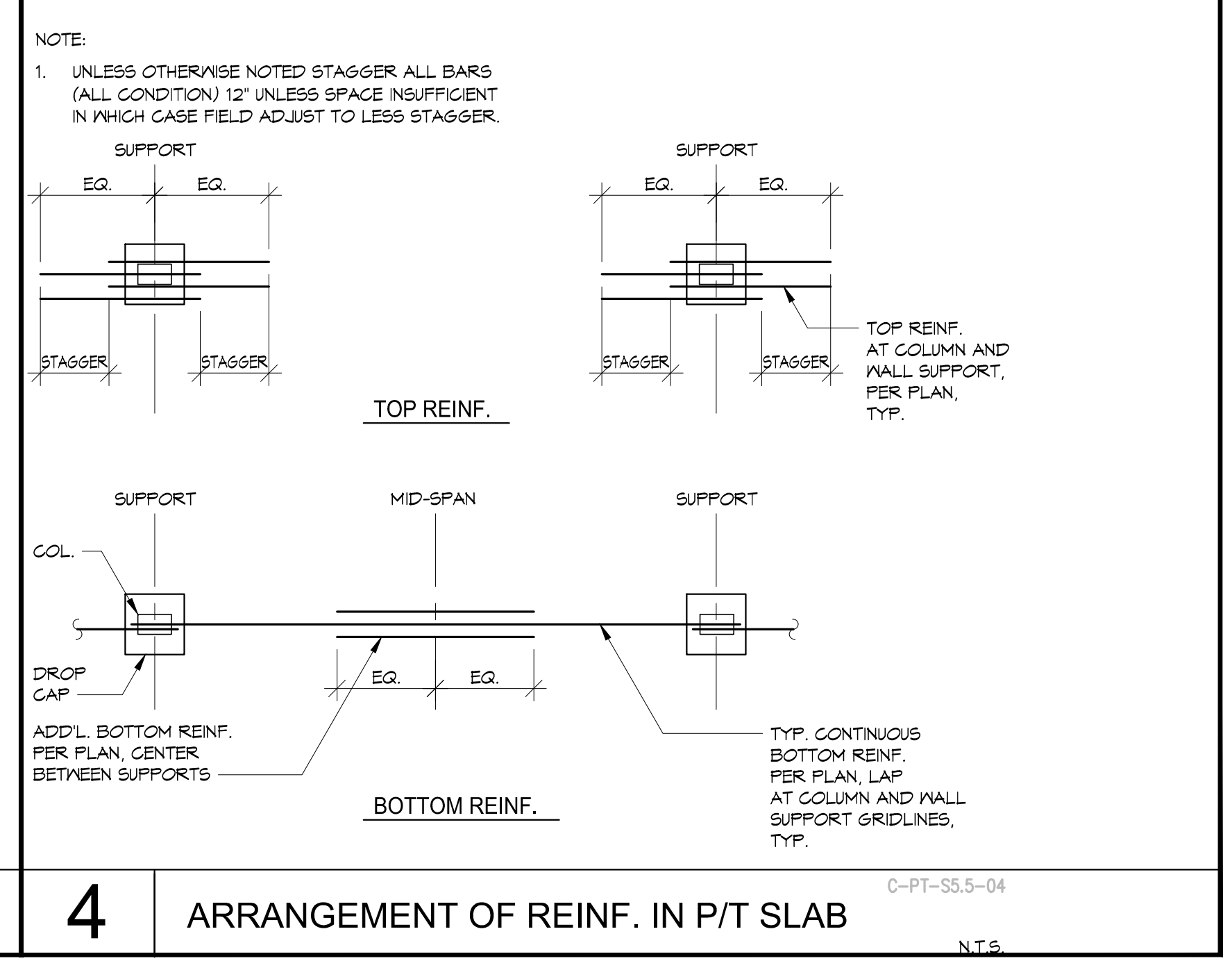
**7 CONSTRUCTION JOINT WITH INTERMEDIATE STRESSING**  
 N.T.S.



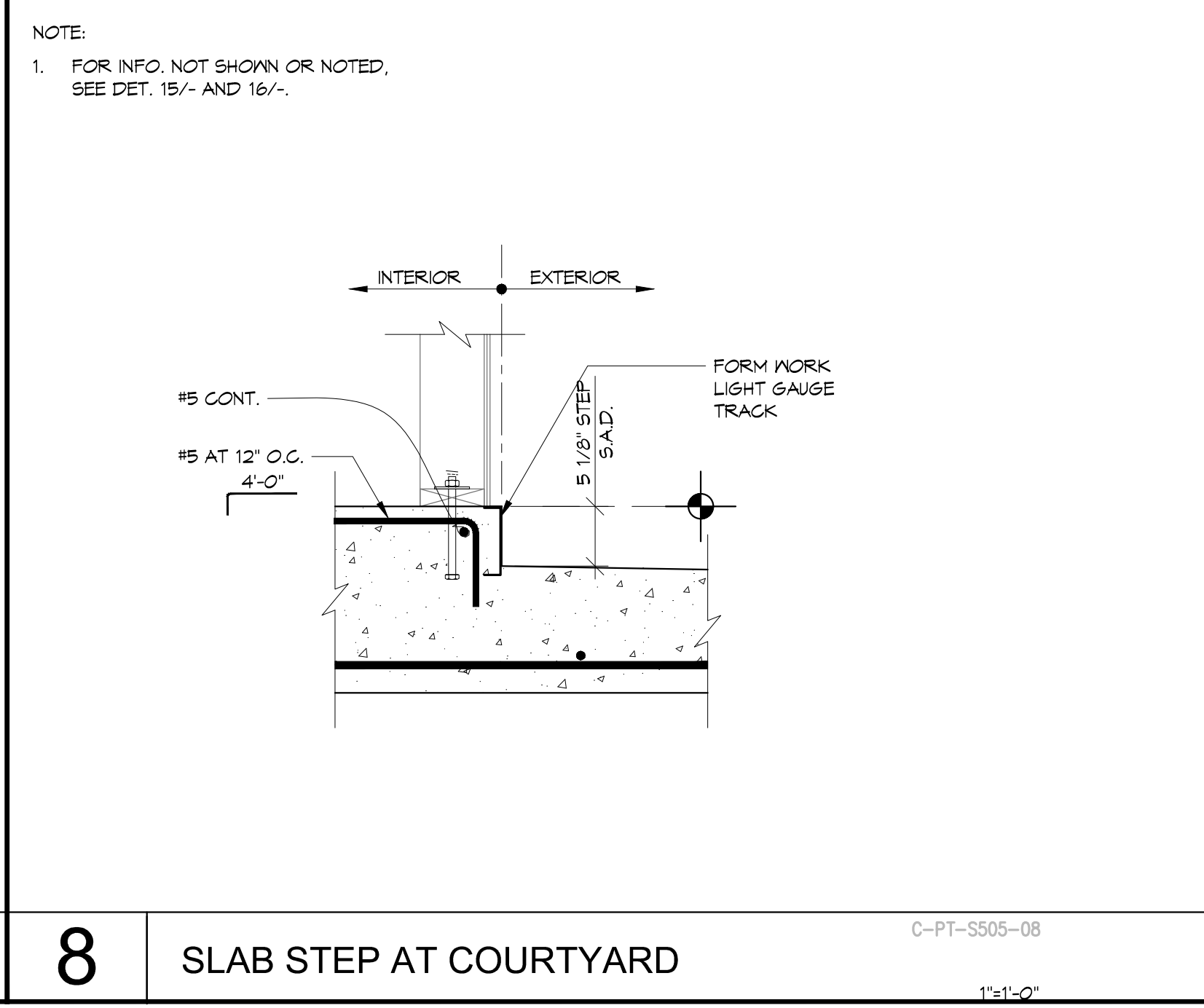
**15 SLAB STEP**  
 1/4'-1'-0"



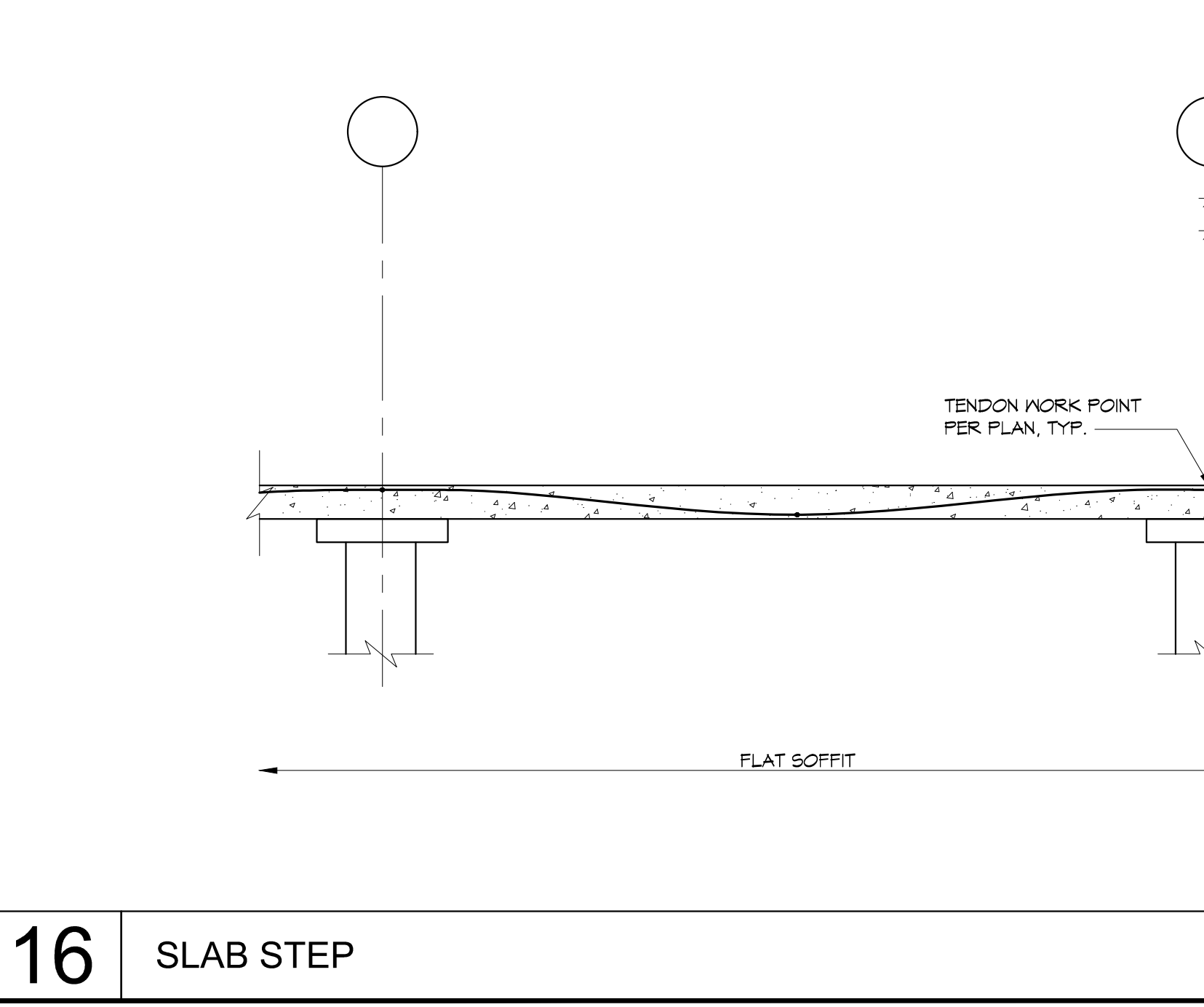
**16 SLAB STEP**  
 1/4'-1'-0"



**4 ARRANGEMENT OF REINF. IN P/T SLAB**  
 N.T.S.



**8 SLAB STEP AT COURTYARD**  
 1'-1'-0"



**15 SLAB STEP**  
 1/4'-1'-0"

S:\2023\1925\_Plan - 114500-18999-14515\STRUCT\CC\0114515SS5.DWG



**CIVIL ENGINEER**  
**BKF-SAN JOSE**  
 1730 N. FIRST ST. STE 800  
 SAN JOSE, CA 95112

**LANDSCAPE ARCHITECT**  
**PLURIBUS STUDIO**  
 2742 17TH STREET  
 SAN FRANCISCO, CA 94110

**STRUCTURAL ENGINEER**  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE STE 100  
 PALO ALTO, CA 94306

**MEP ENGINEER**  
**EMERALD CITY ENGINEERS**  
 21705 HIGHWAY 99  
 LYNNWOOD, WA 98036

**SUSTAINABILITY/ENERGY**  
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**JOINT TRENCH/DRY UTILITY**  
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 PO BOX 737  
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**HOHBACH-LEWIN, INC.**  
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 260 Sheridan Avenue, Suite 150  
 Palo Alto, CA 94306  
 (650) 617-6900



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
 RECORD NO.: DEV22-1242  
 By: M. Bloom Date: 07/28/2023  
 HARD COPY OF THESE STAMPED PLANS  
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ID	DATE	NAME
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3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

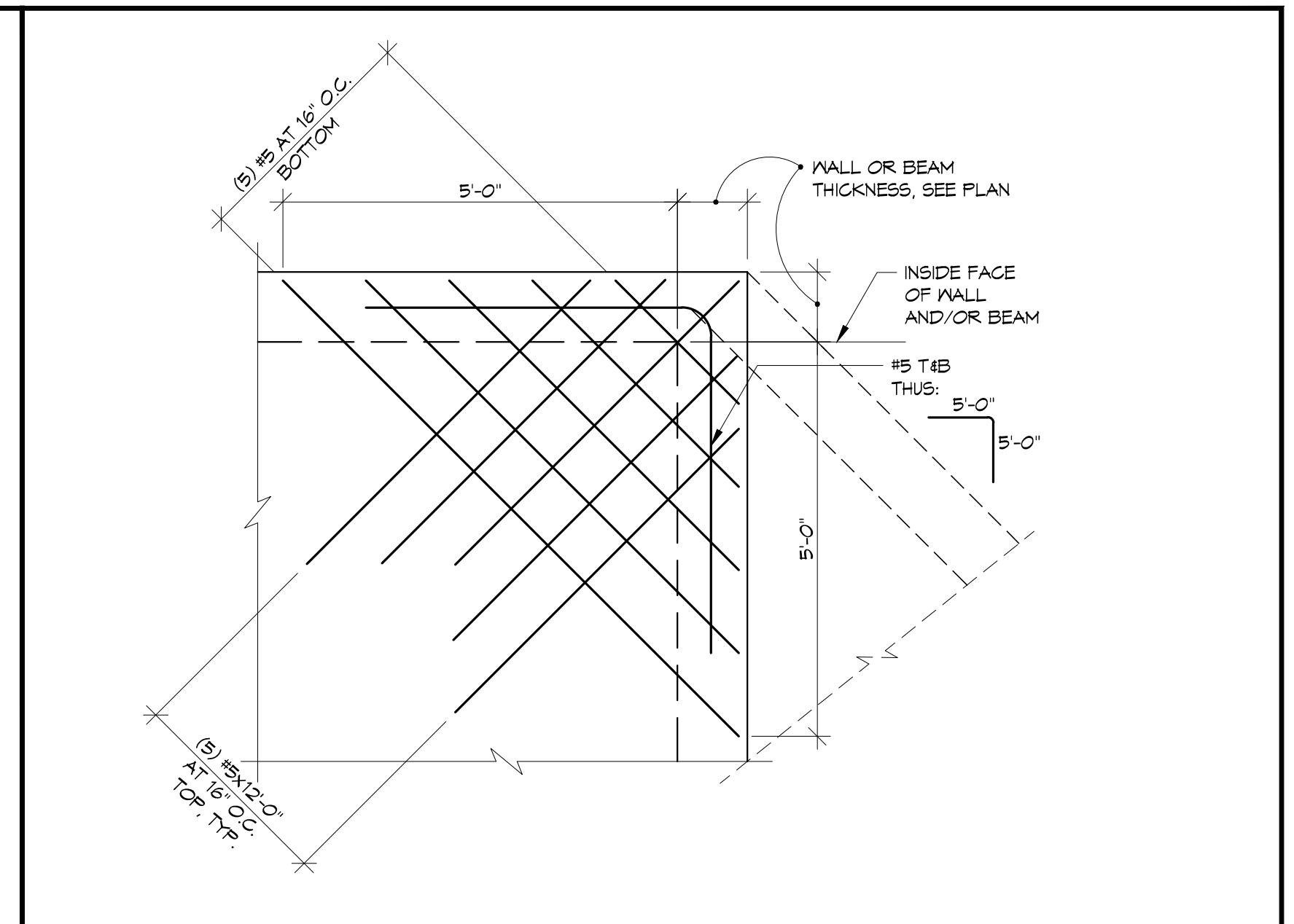
231 GRANT AVENUE  
 PALO ALTO, CA 94306



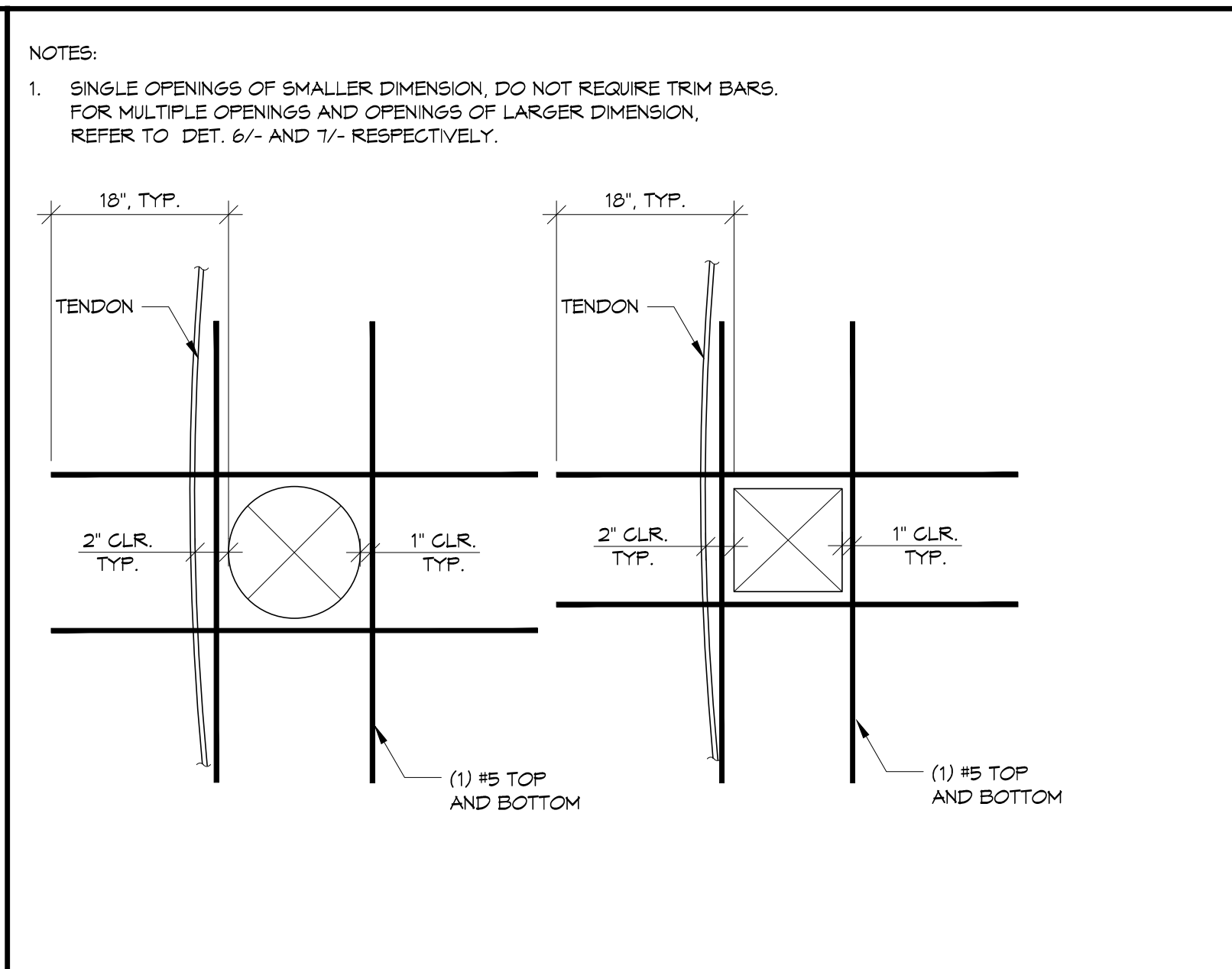
**TYPICAL CONCRETE DETAILS**

JOB #: 1925  
 SCALE: As indicated

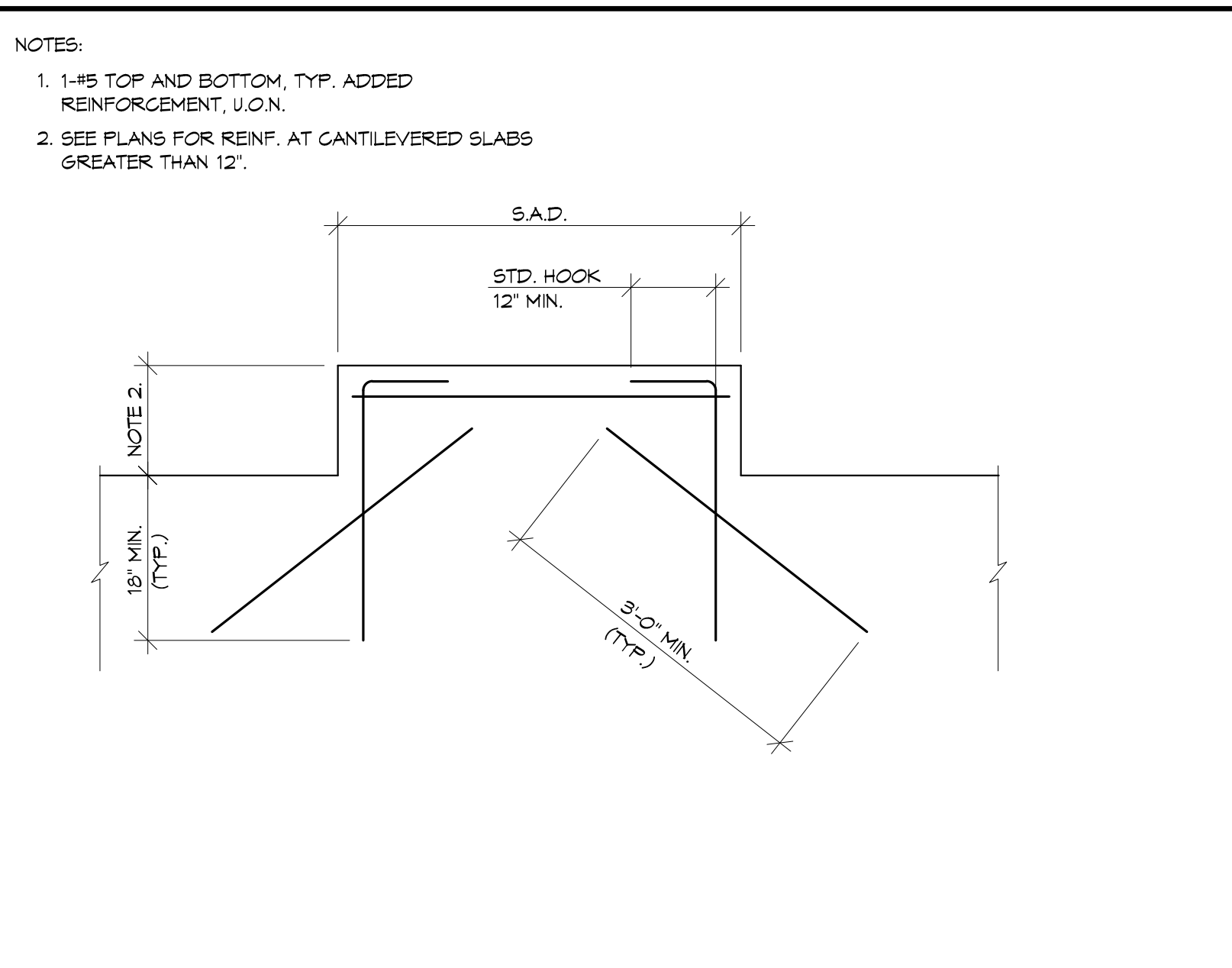
**S5.6**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023  
 HOHBACH-LEWIN # 14515



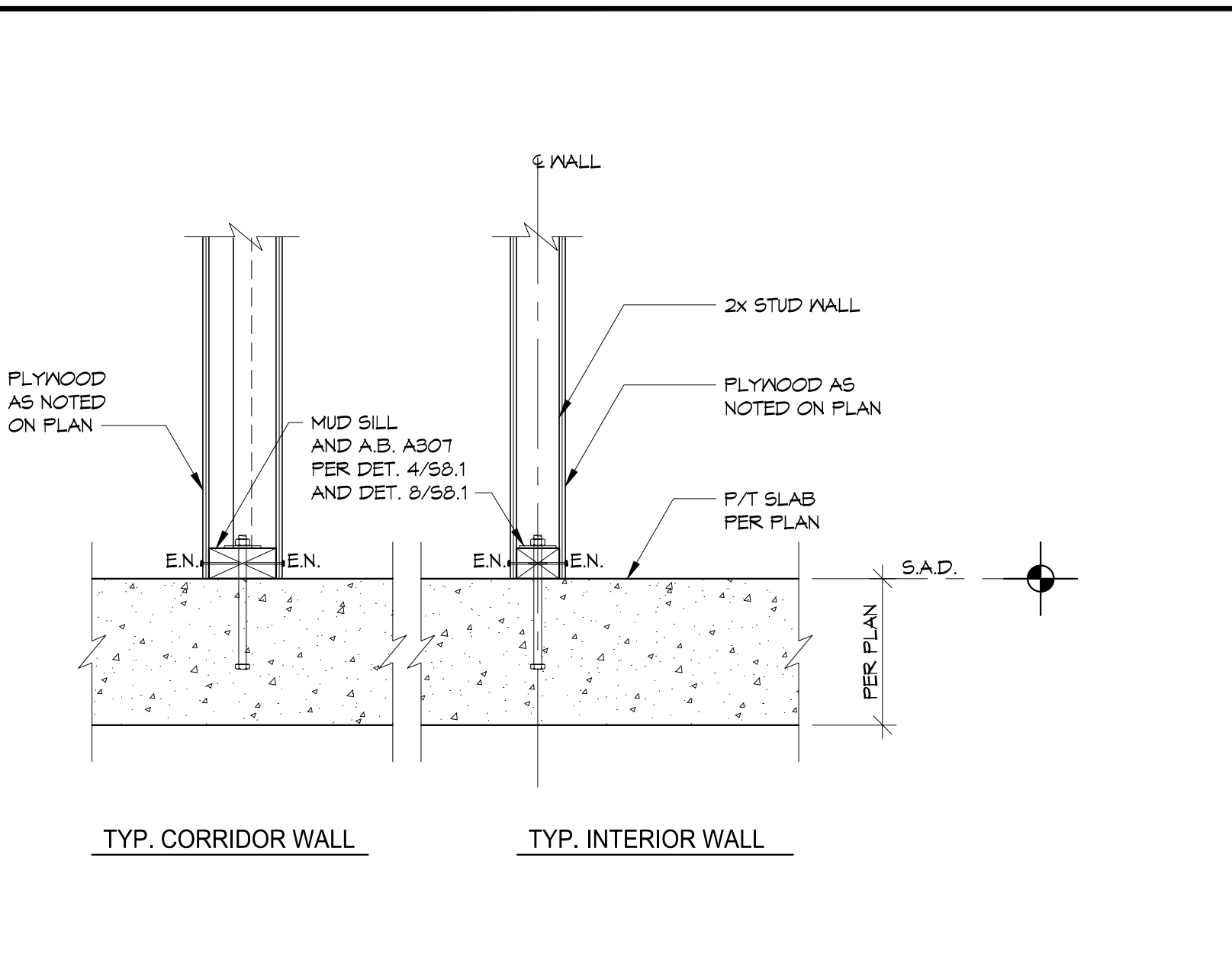
**1** TRIM BARS AT SUPPORTED SLAB CORNERS  
 C-P1-S5.6-01  
 1'-11/2" N.T.S.



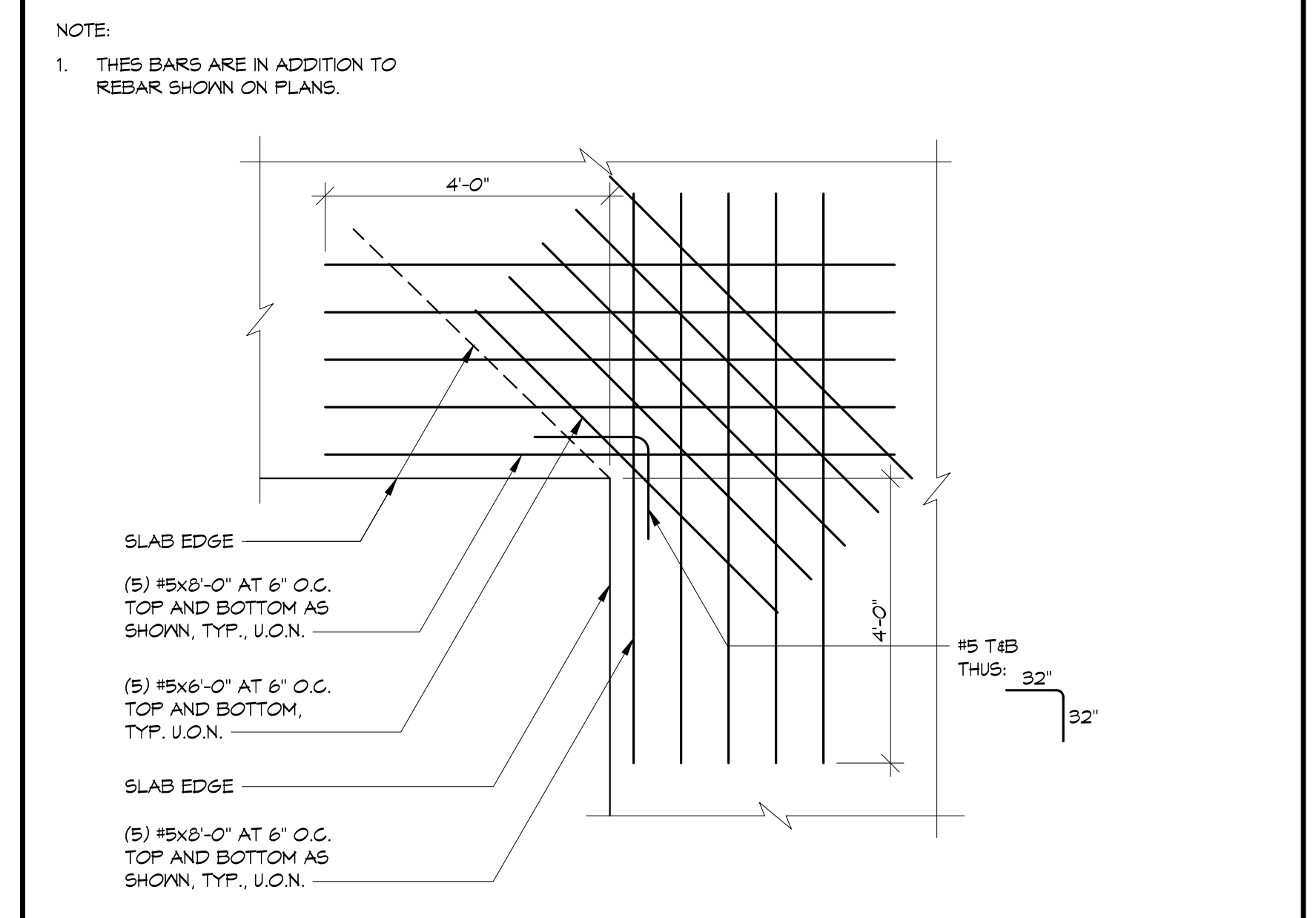
**5** TRIM REINFORCING FOR OPENING IN SLAB FROM 12" TO 24"  
 S5.11-05B  
 N.T.S.



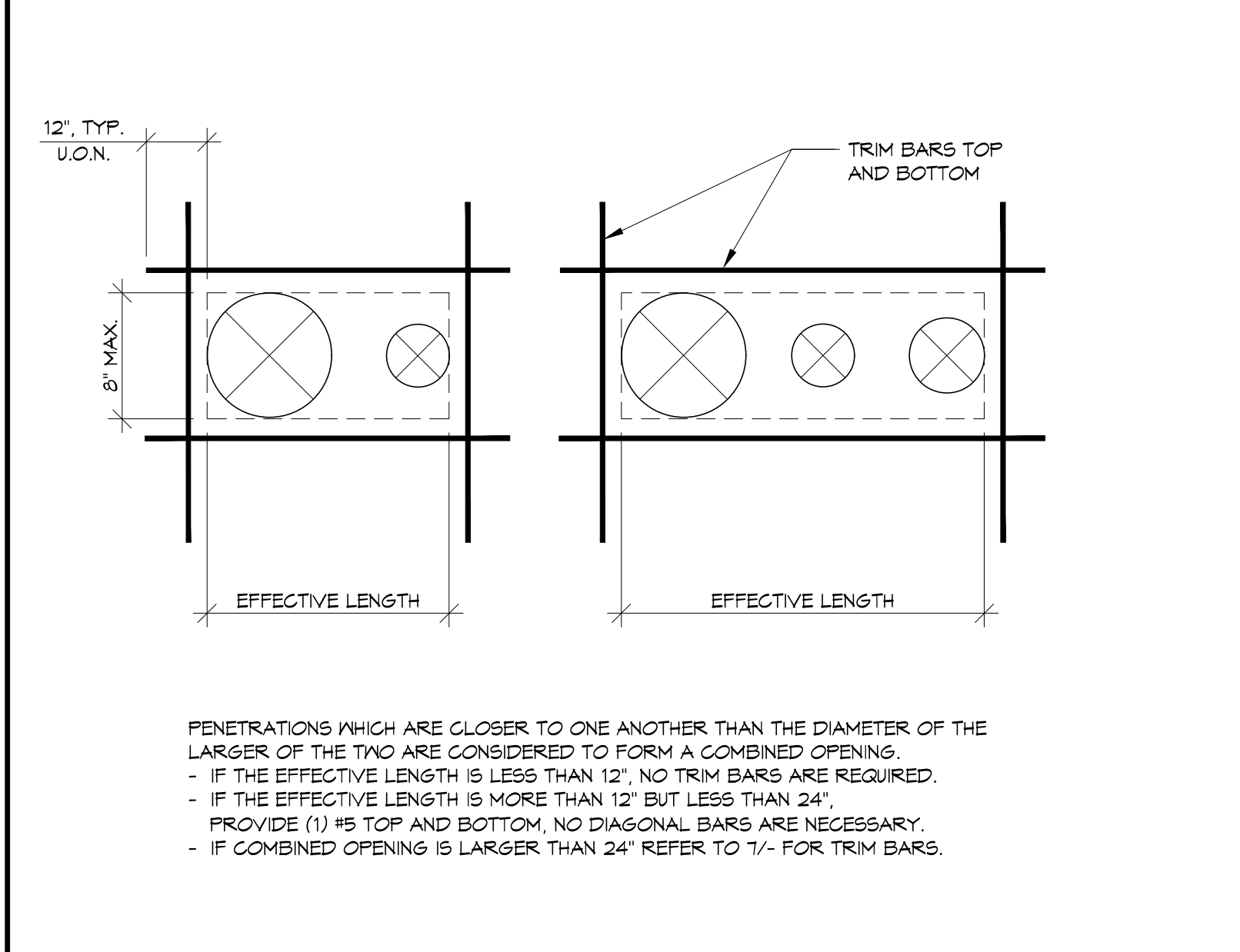
**9** TRIM BARS AT CANTILEVERED SLAB  
 C-P1-S5.6-09  
 N.T.S.



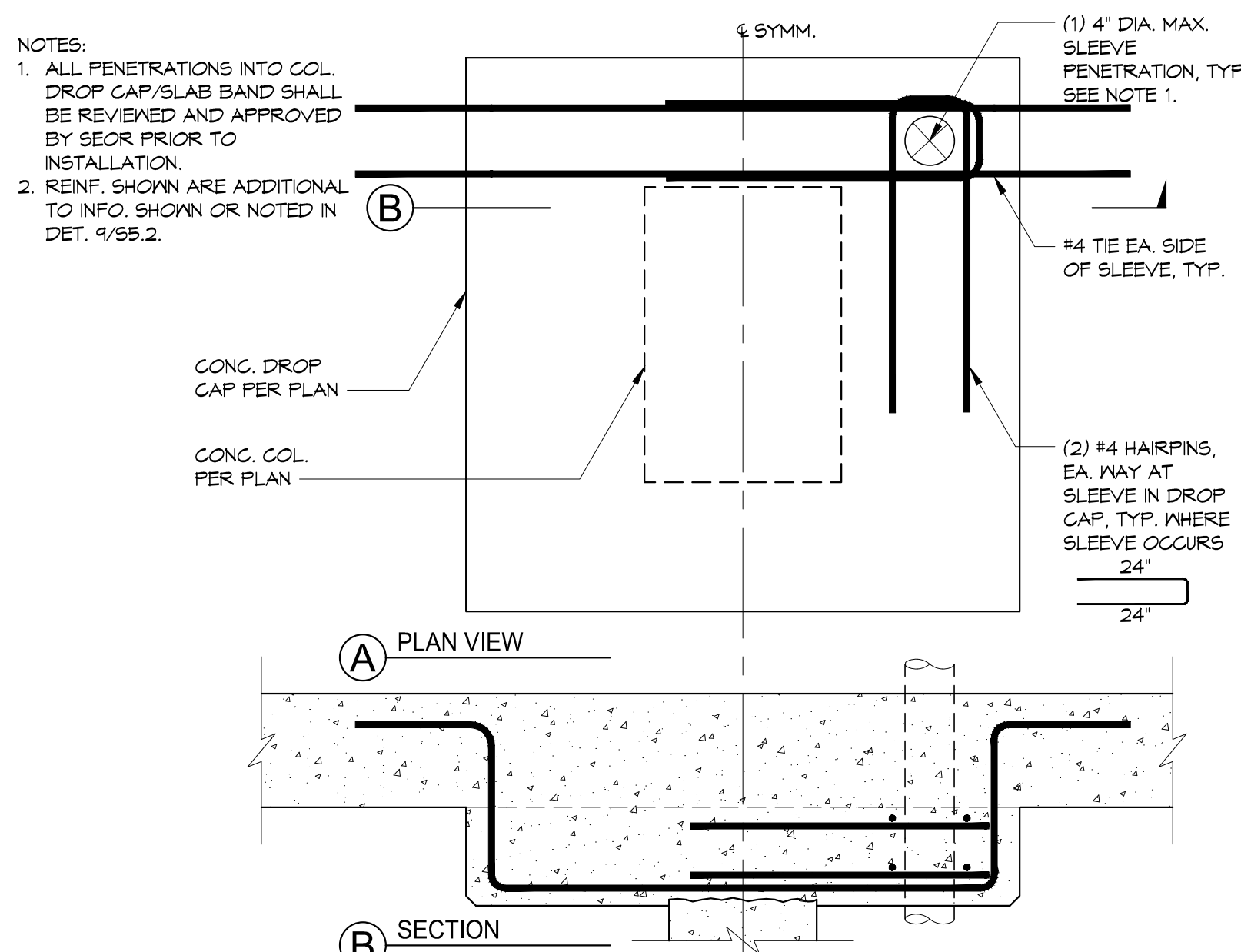
**13** TYPICAL INTERIOR SHEAR WALL  
 1'-11/2" N.T.S.



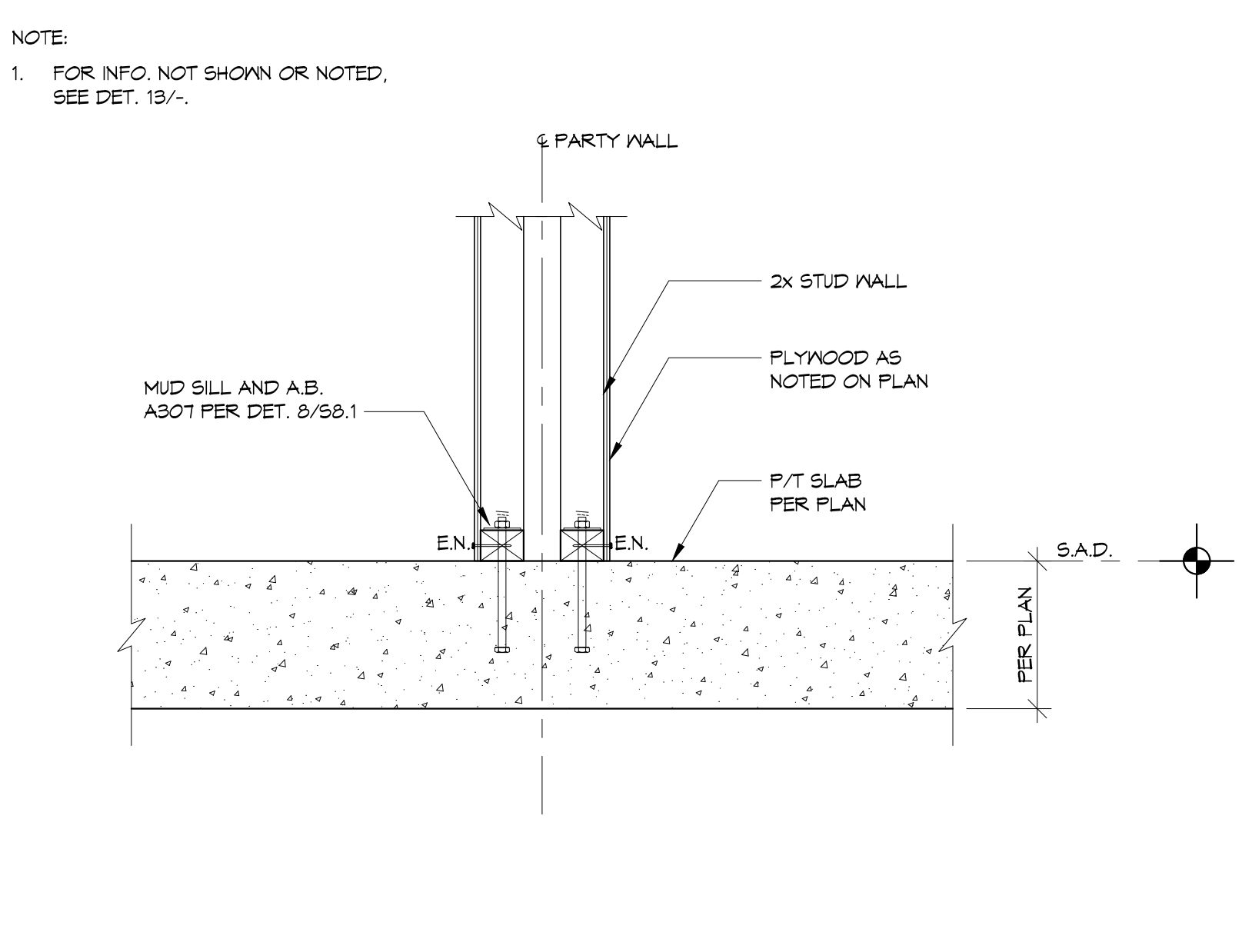
**2** TRIM BARS AT RE-ENTRANT CORNERS  
 C-P1-S5.6-02  
 N.T.S.



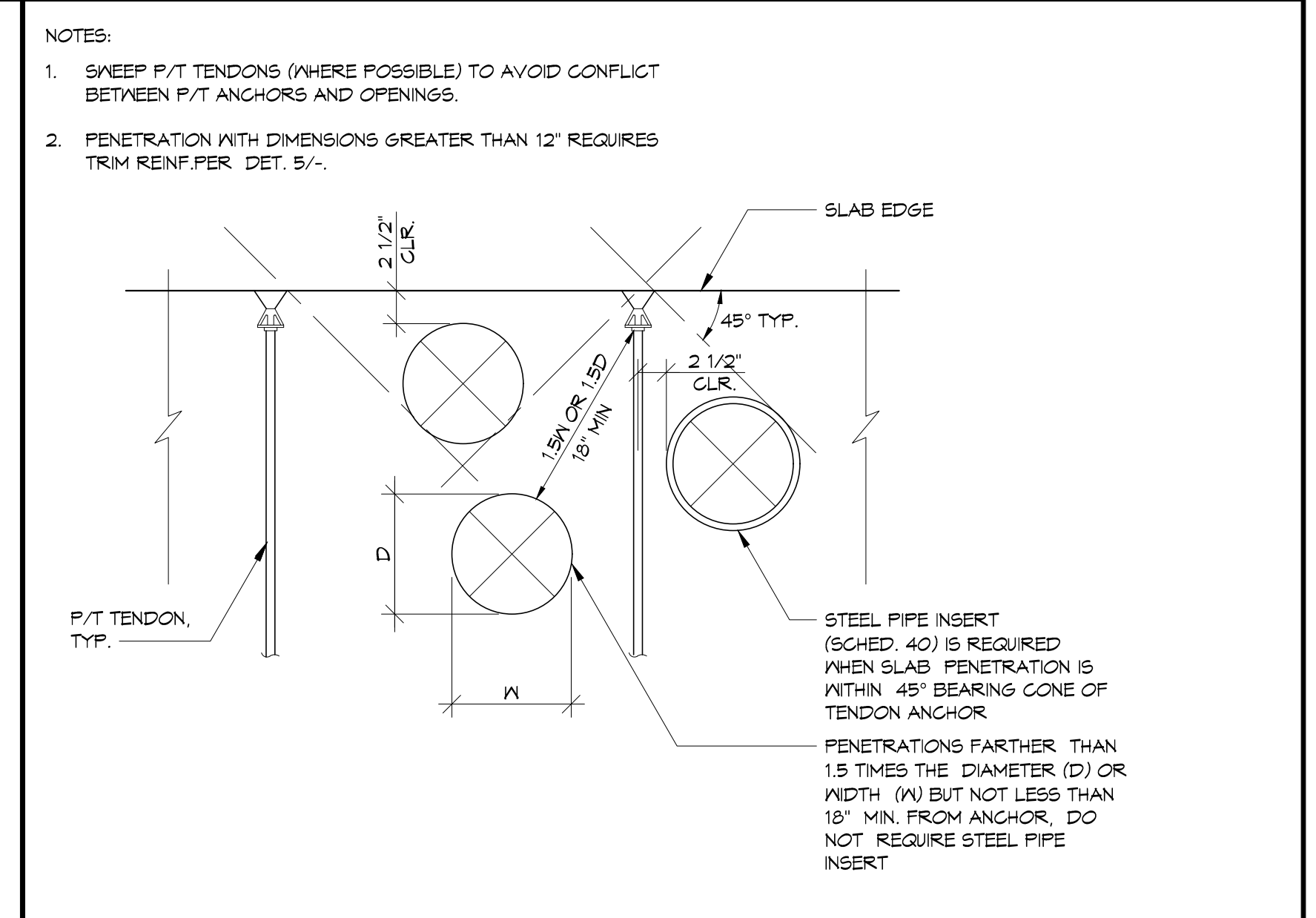
**6** TRIM REINFORCE FOR MULTIPLE OPENINGS IN SLAB  
 S5.11-06  
 N.T.S.



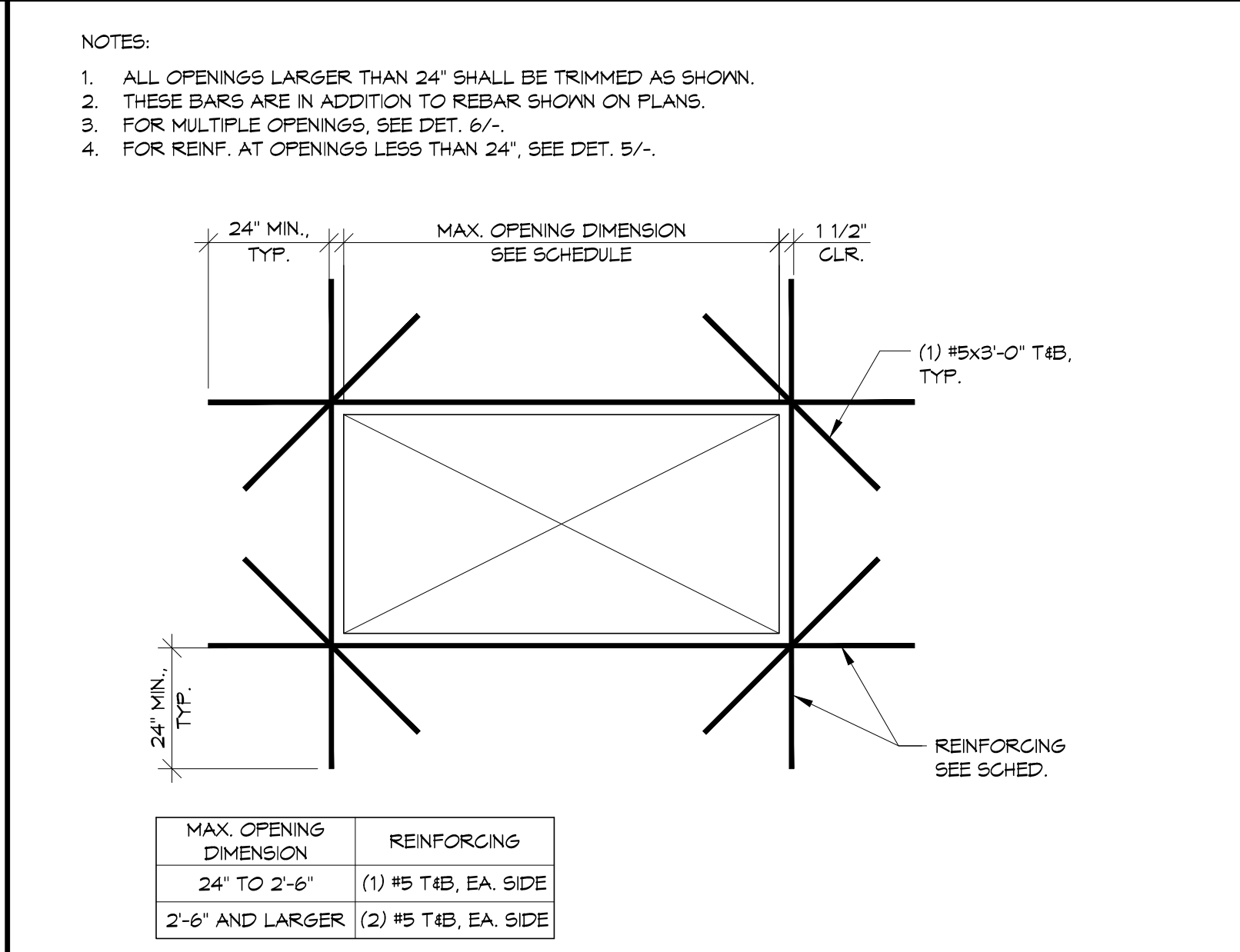
**10** SLEEVES IN COLUMN DROP CAP  
 C-P1-S5.6-10  
 1'-11/2" N.T.S.



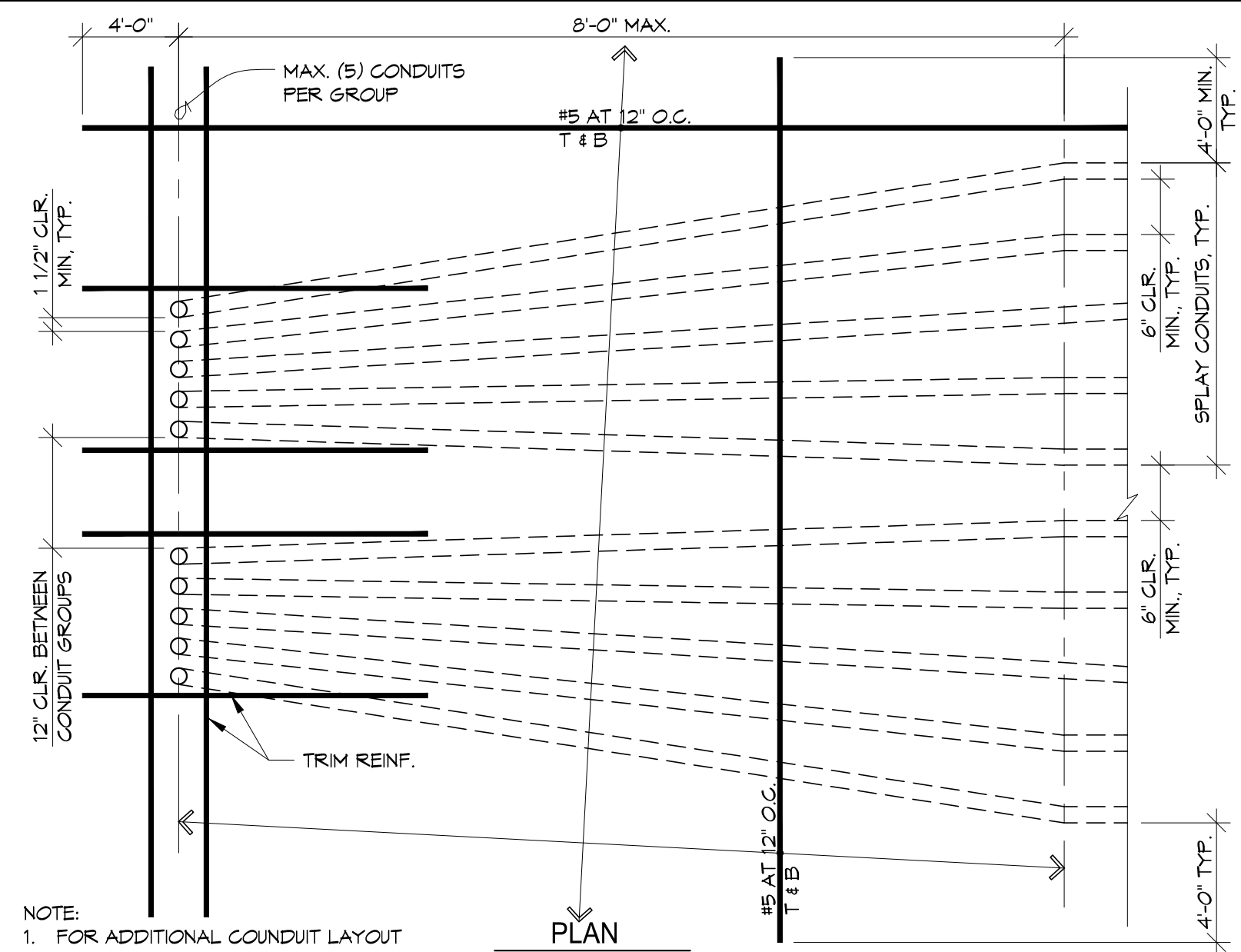
**14** TYPICAL INTERIOR PARTY WALL SHEAR WALL  
 1'-11/2" N.T.S.



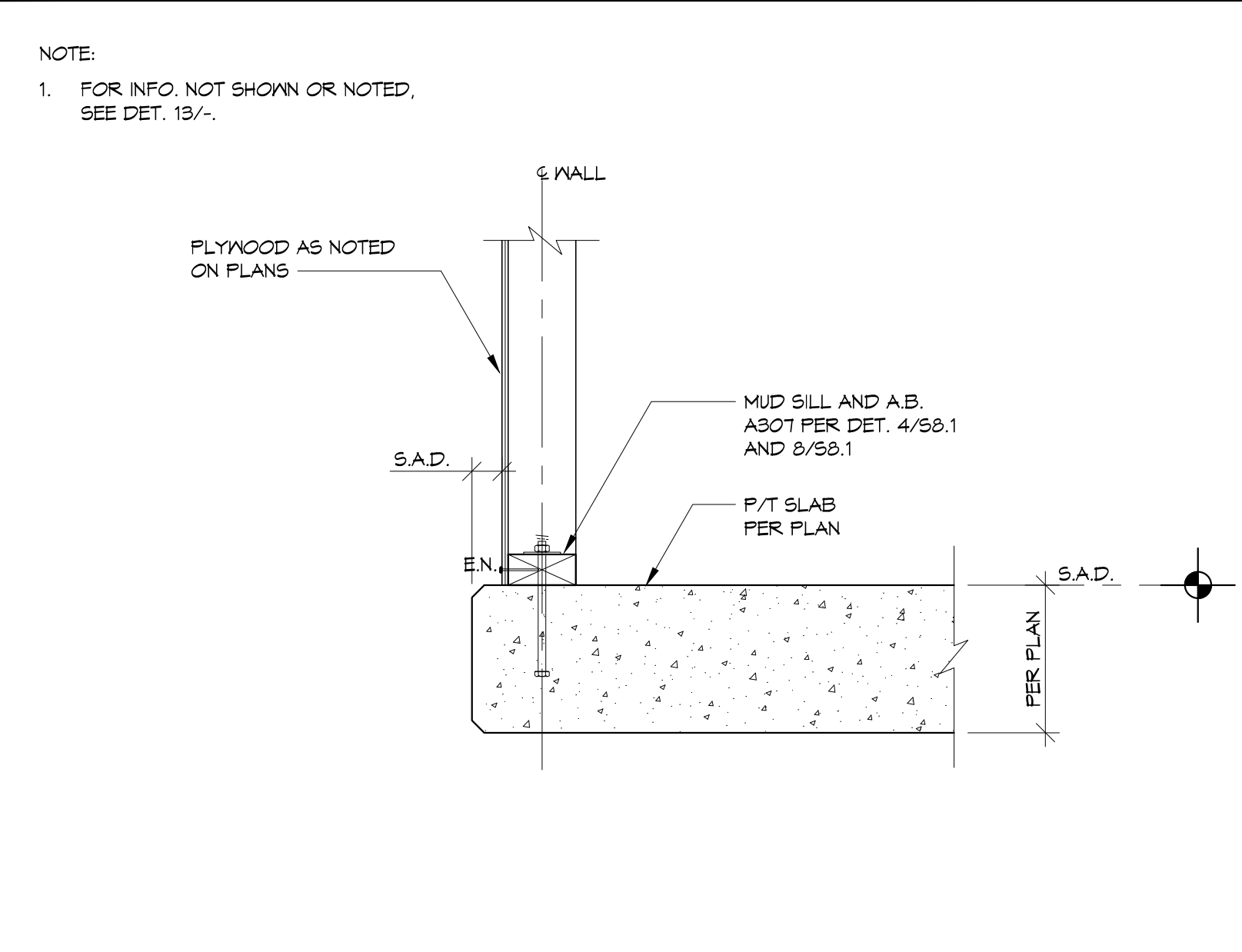
**3** OPENINGS AT UNIFORM P/T TENDON ANCHORAGE  
 C-P1-S5.6-03  
 N.T.S.



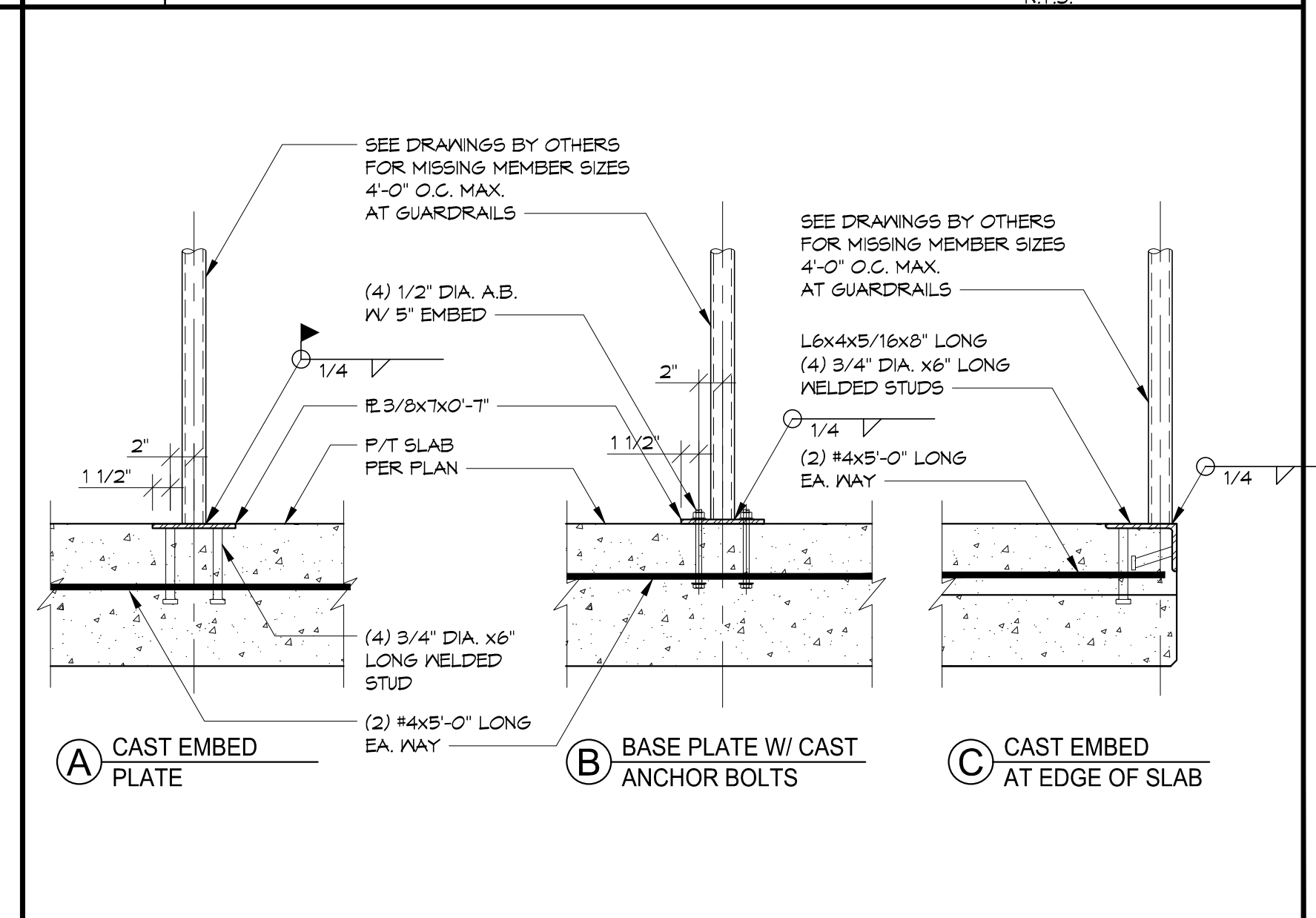
**7** TRIM REINFORCE FOR OPENINGS IN SLAB GREATER THAN 24"  
 S5.11-07  
 N.T.S.



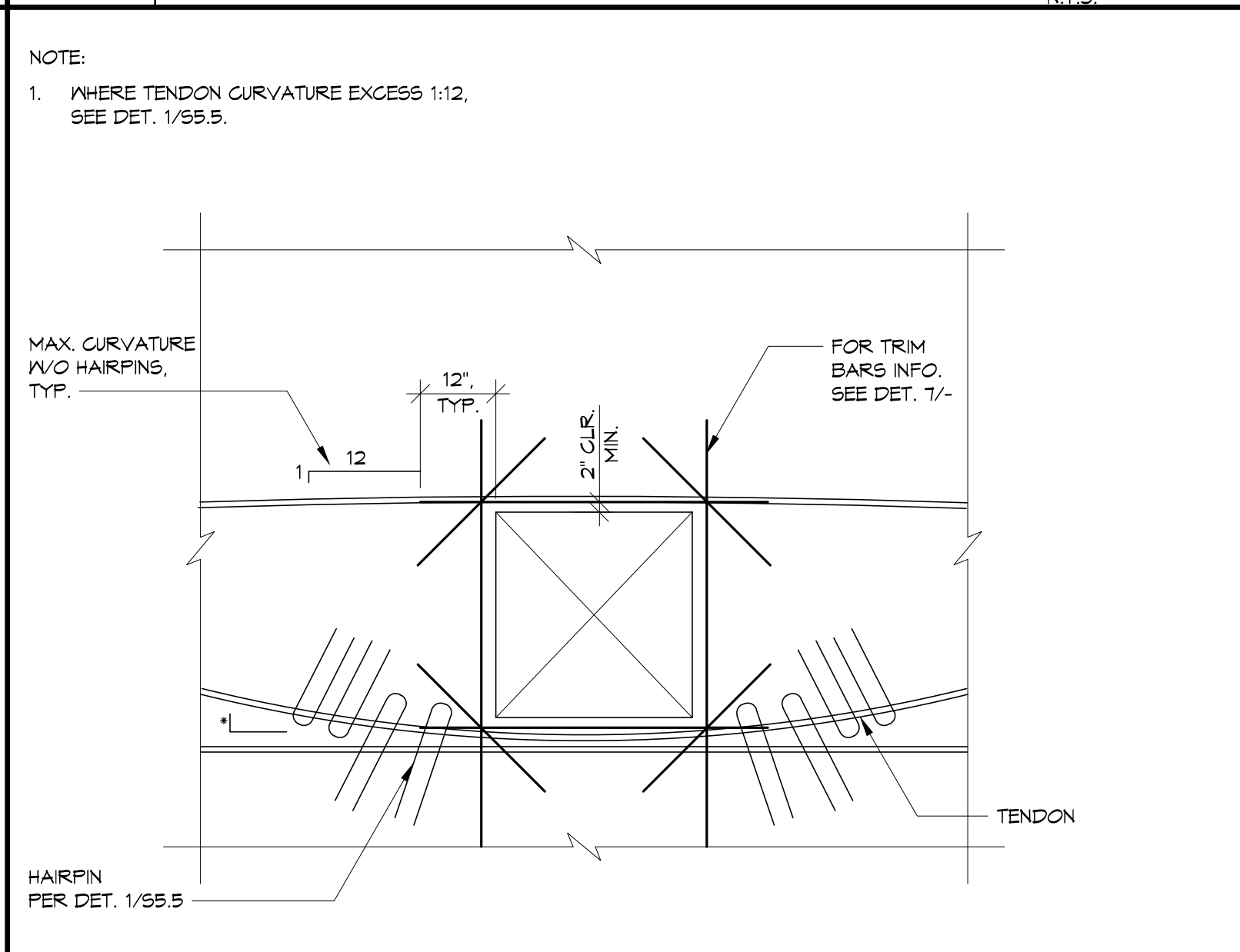
**11** CONDUIT LAYOUT DETAIL  
 C-P1-S5.6-11  
 3/4"=1'-0" N.T.S.



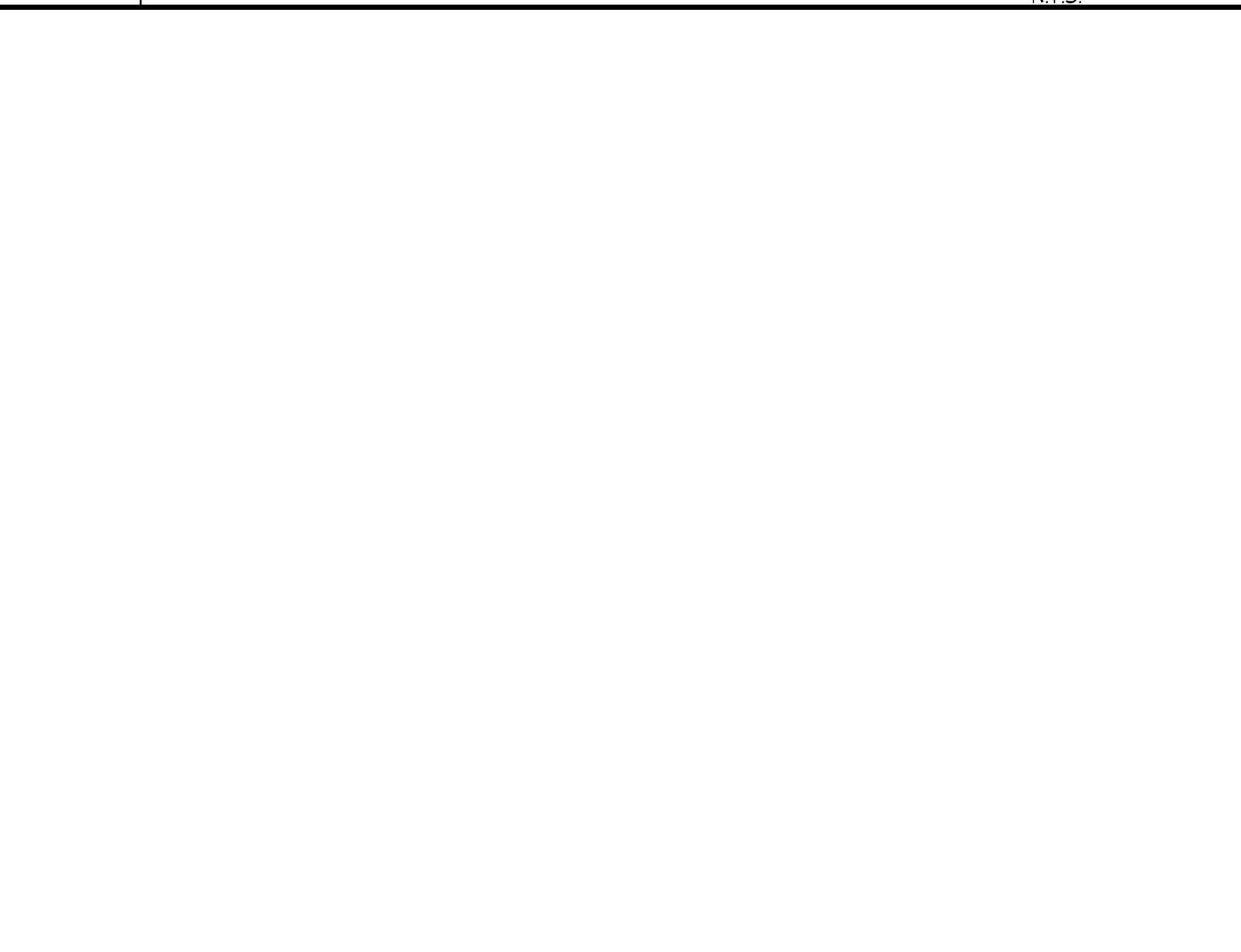
**15** TYPICAL EXTERIOR WALL  
 1'-11/2" N.T.S.



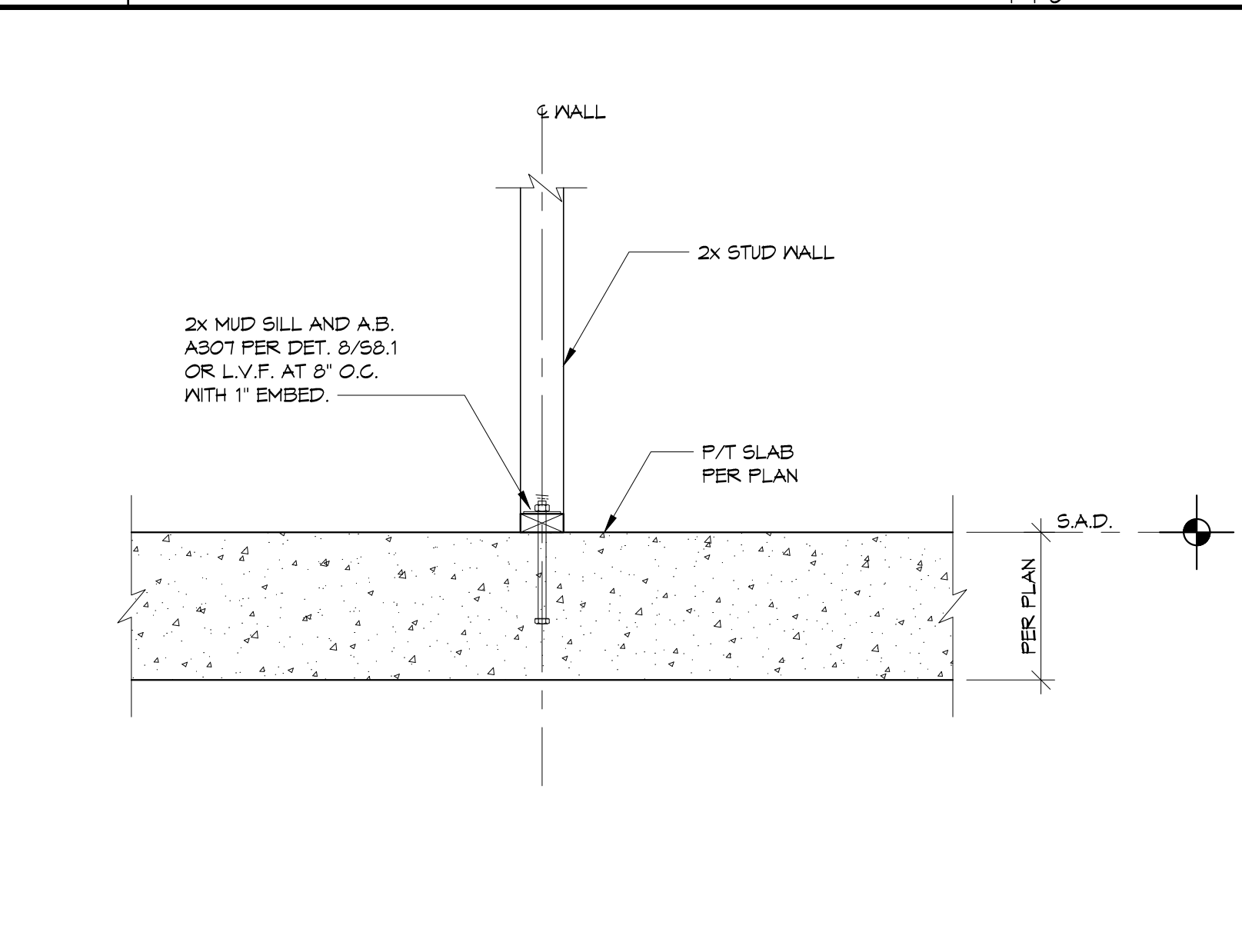
**4** TYPICAL EMBED DETAIL FOR STEEL LANDSCAPE FEATURES  
 C-P1-S5.6-04  
 1'-11/2" N.T.S.



**8** DETAIL FOR SWEEPING TENDONS AROUND OPENING  
 C-P1-S5.6-08  
 N.T.S.



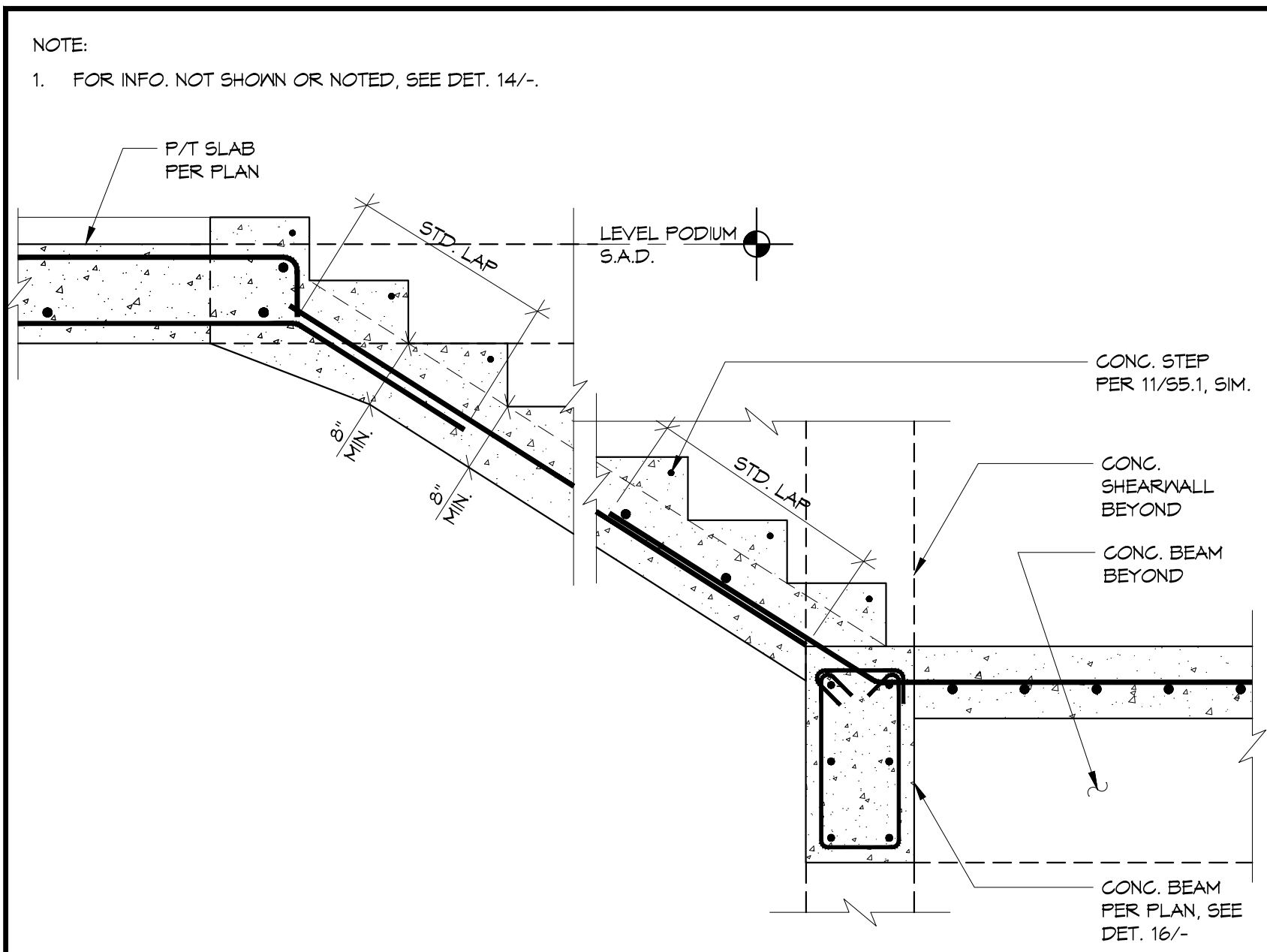
**12** TYPICAL INTERIOR NON-SHEAR WALL  
 1'-11/2" N.T.S.



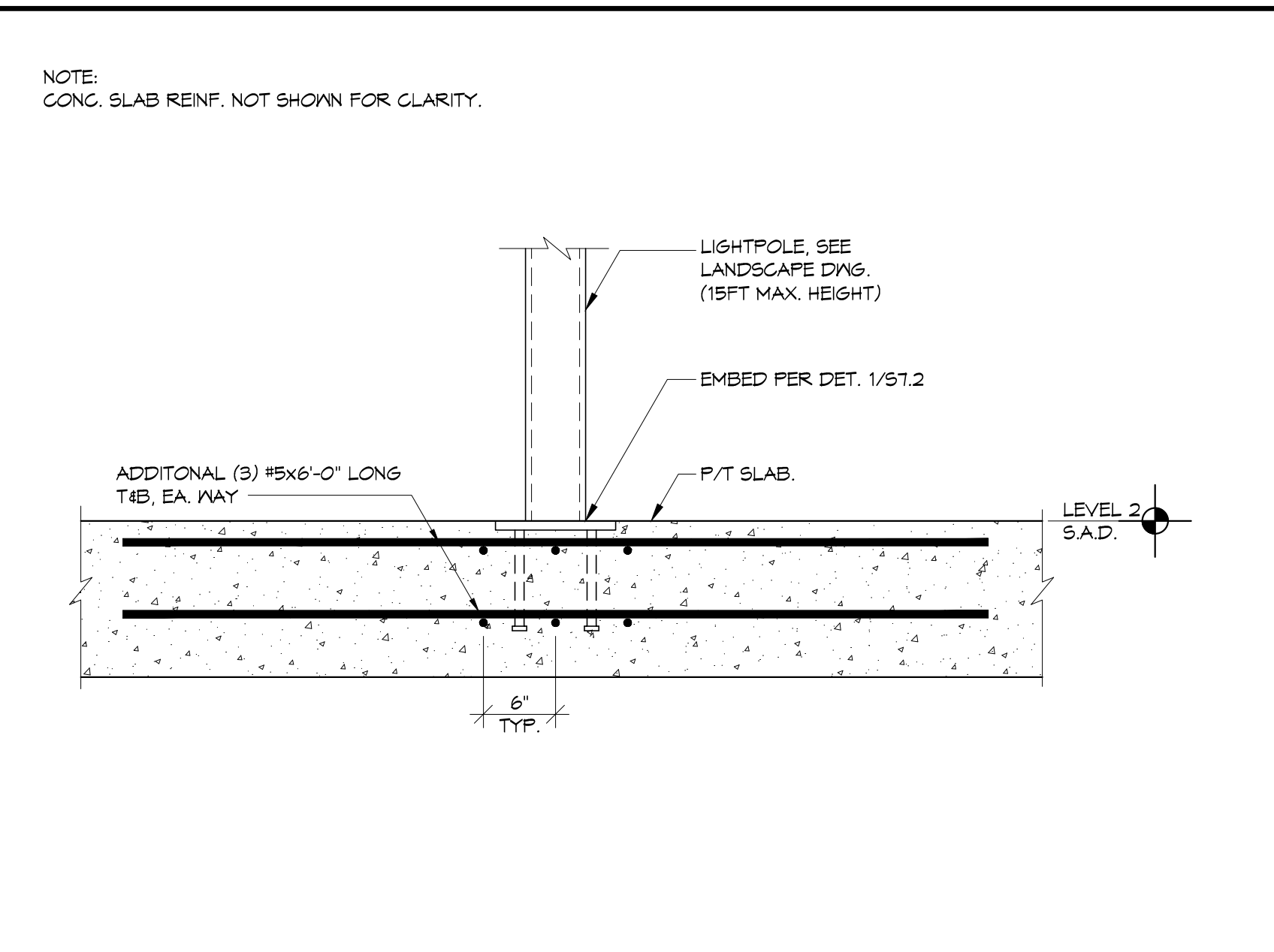
**16** TYPICAL INTERIOR NON-SHEAR WALL  
 1'-11/2" N.T.S.

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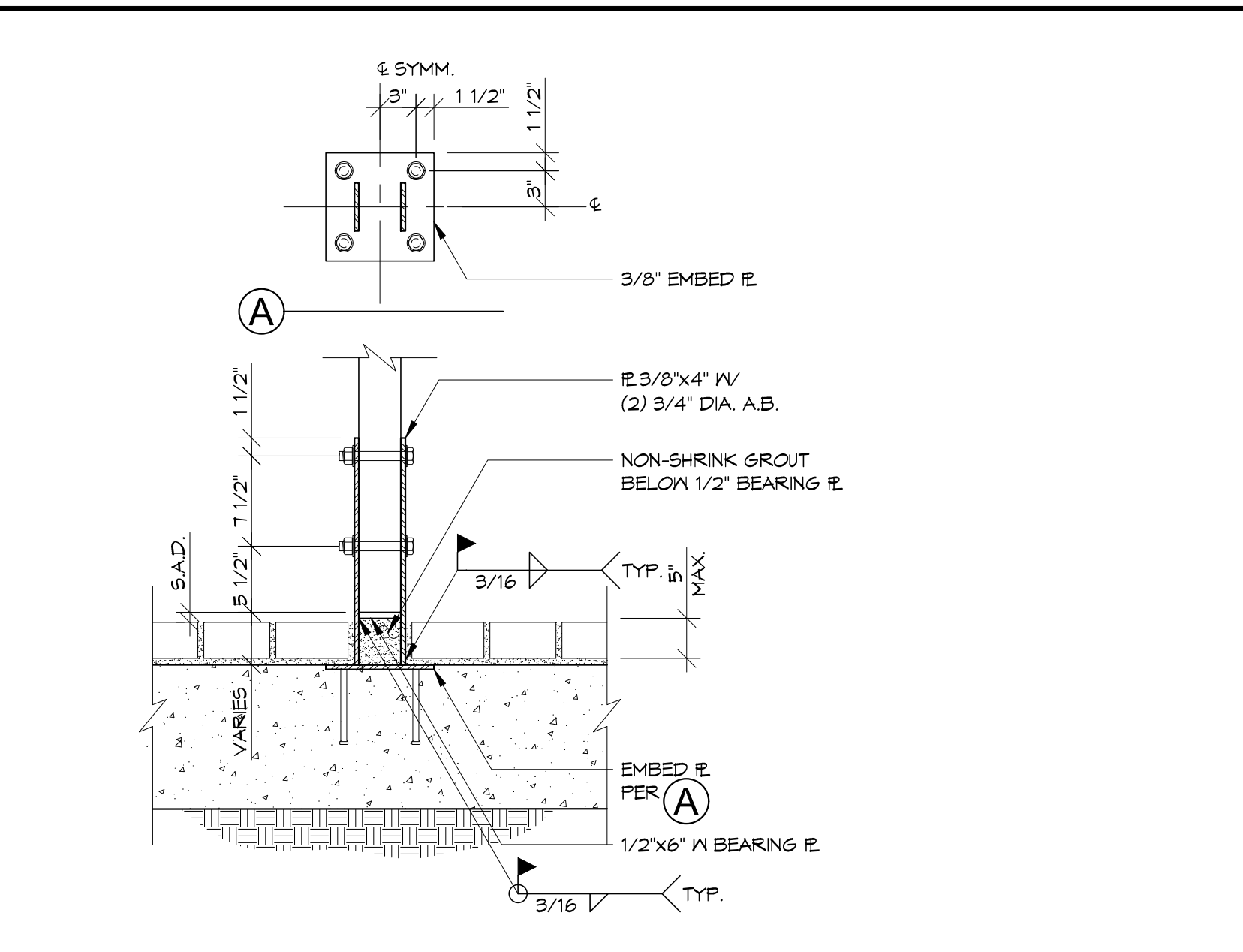




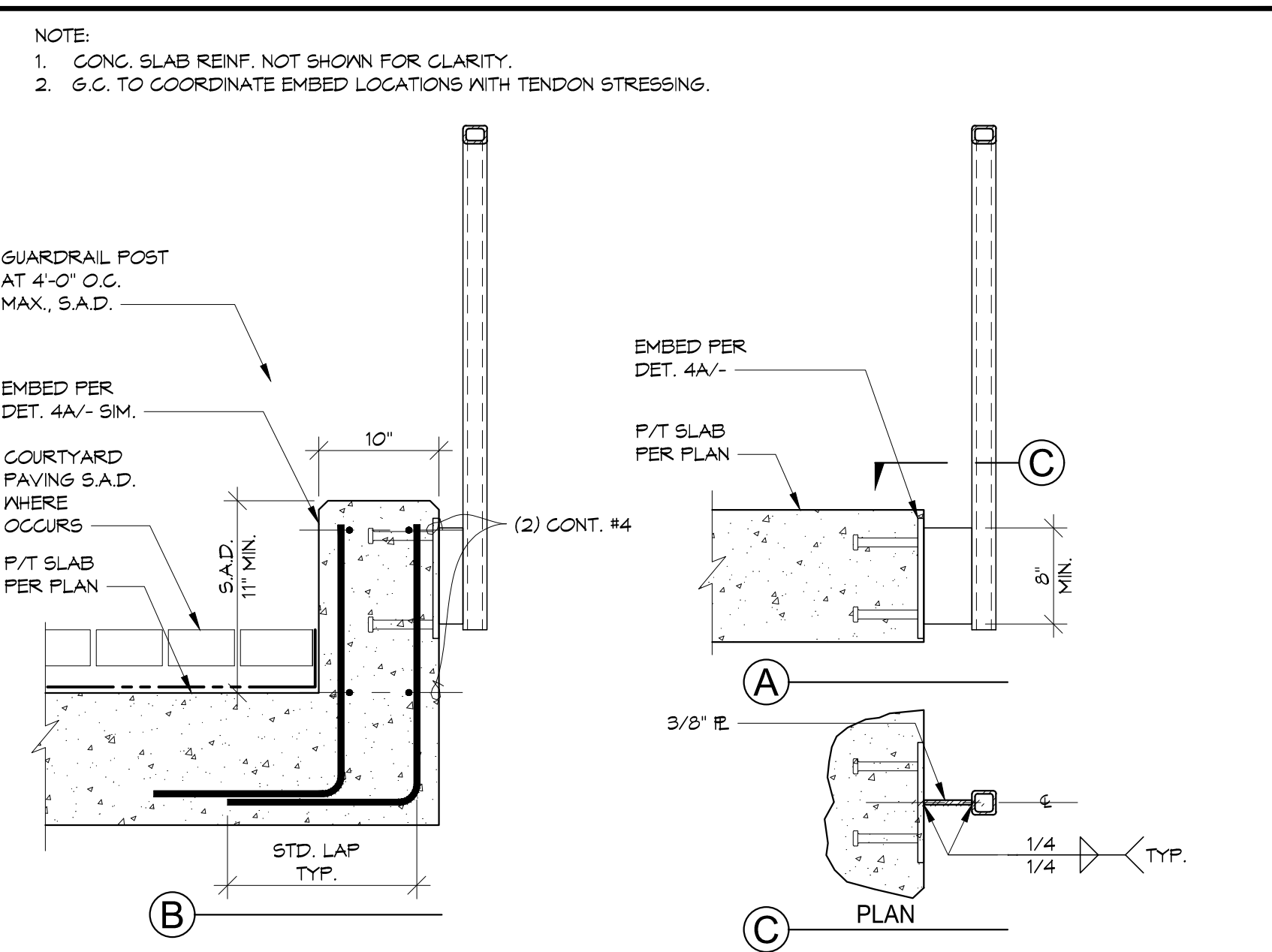
**13** SOUTH STAIR DETAIL 3/4"x1'-0"



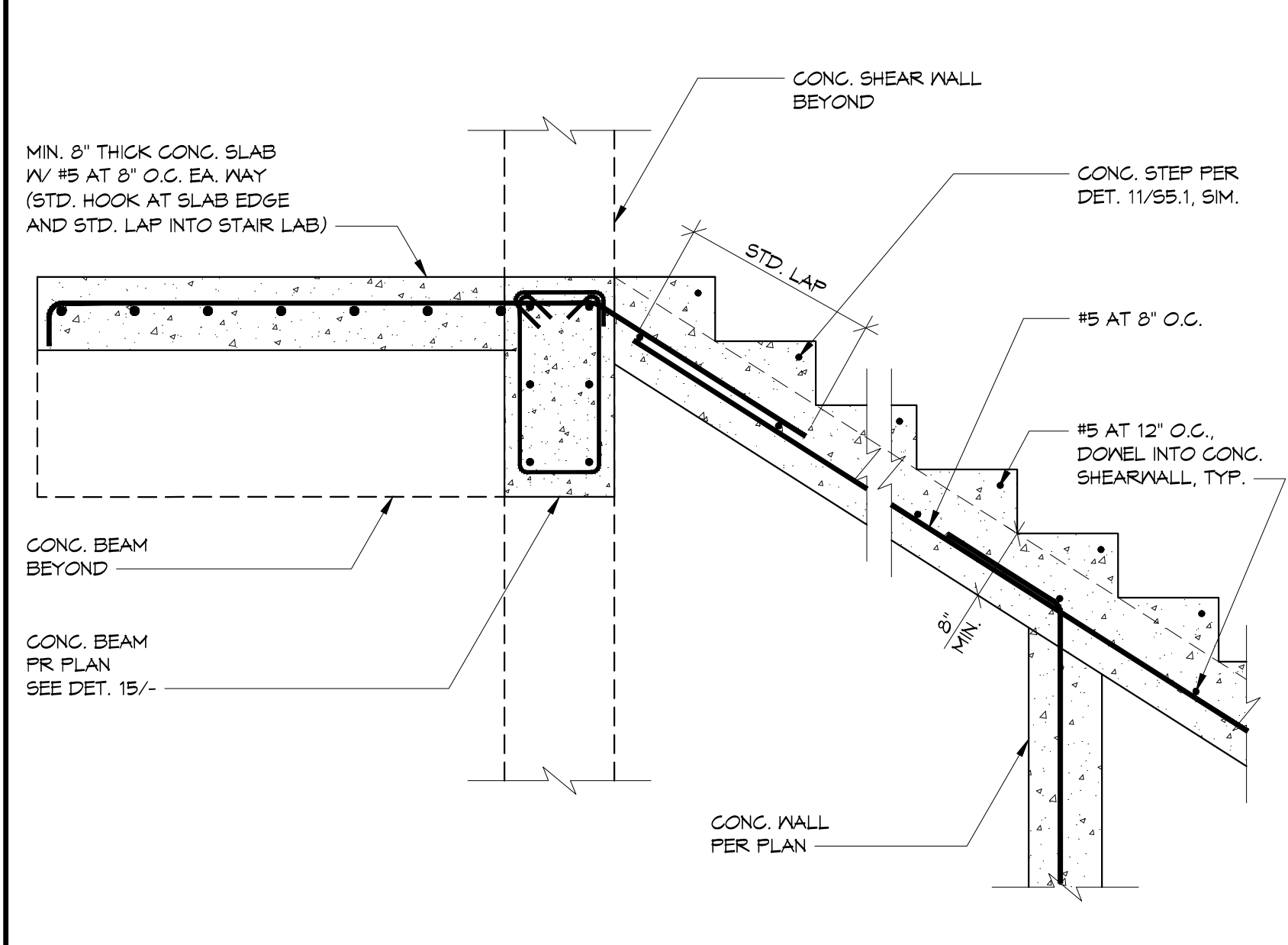
**9** LIGHTPOLE ANCHORAGE AT LEVEL 2 COURTYARD 1'x1'-0"



**5** POST BASE AT TOP BRACED POST 1'x1'-0"



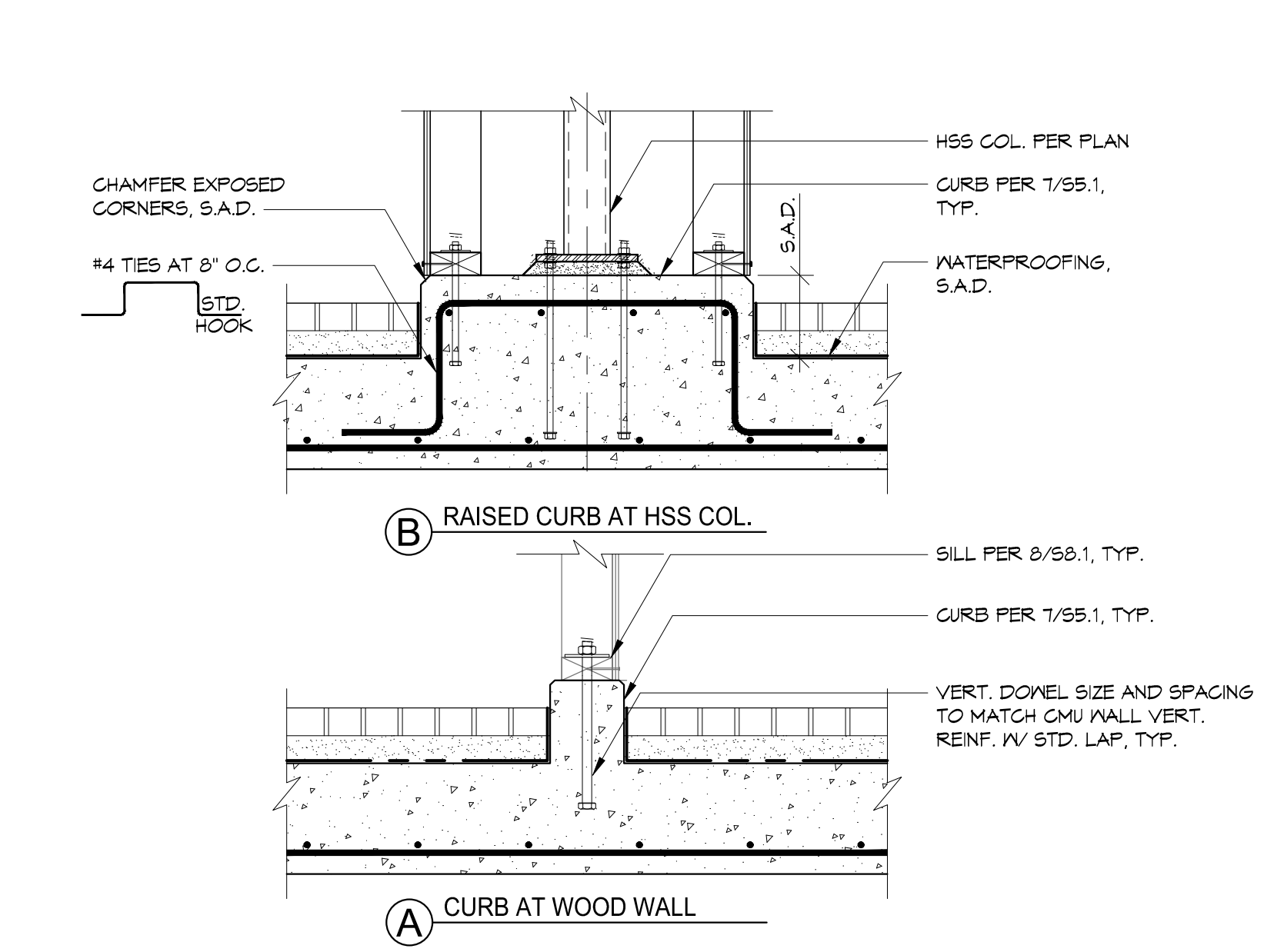
**1** GUARDRAIL AT CONCRETE SLAB 1'x1'-0"



**14** SOUTH STAIR DETAIL 3/4"x1'-0"



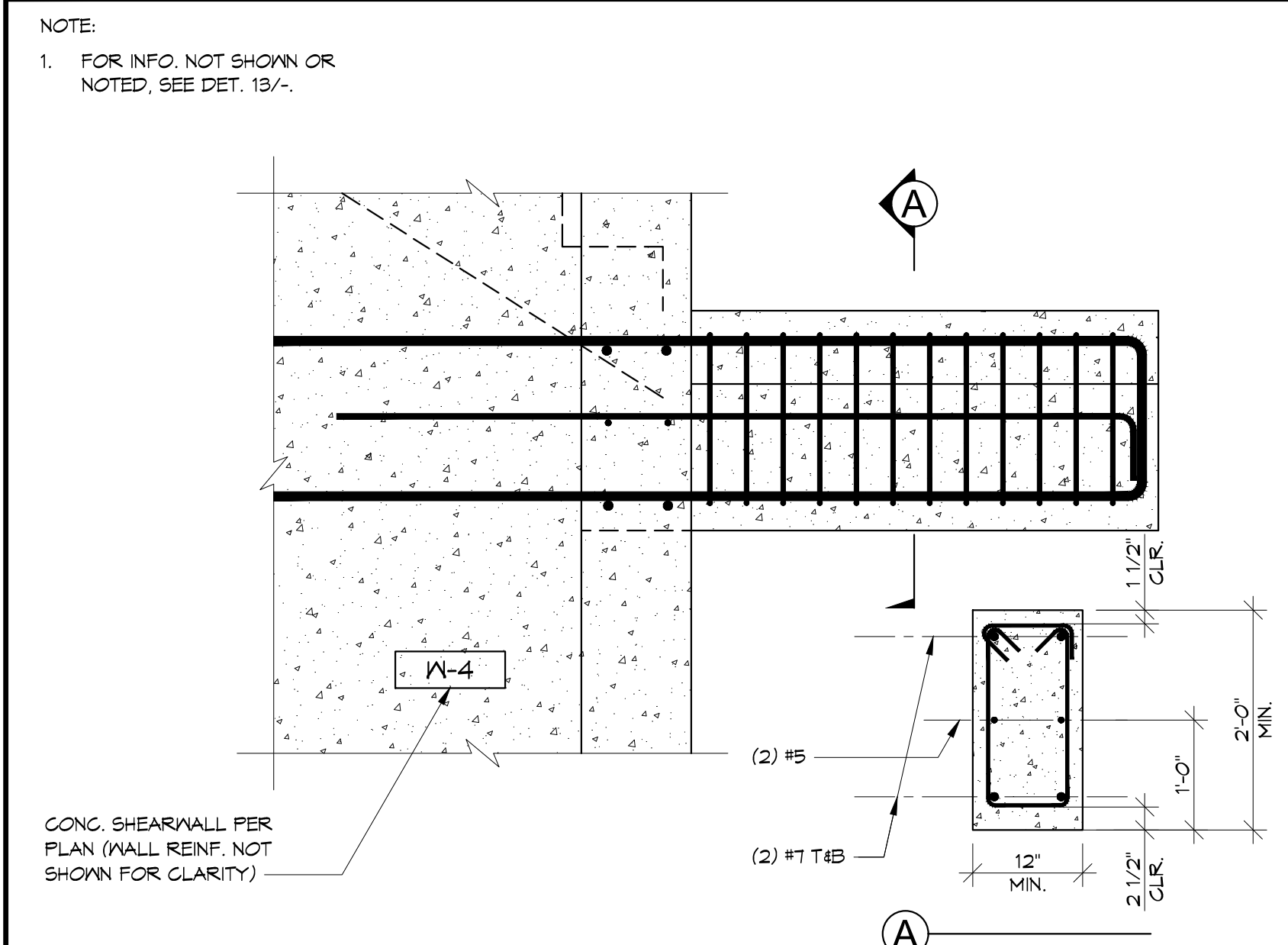
**10** TYPICAL CURB AT HSS COL. OR CMU WALL 3/4"x1'-0"



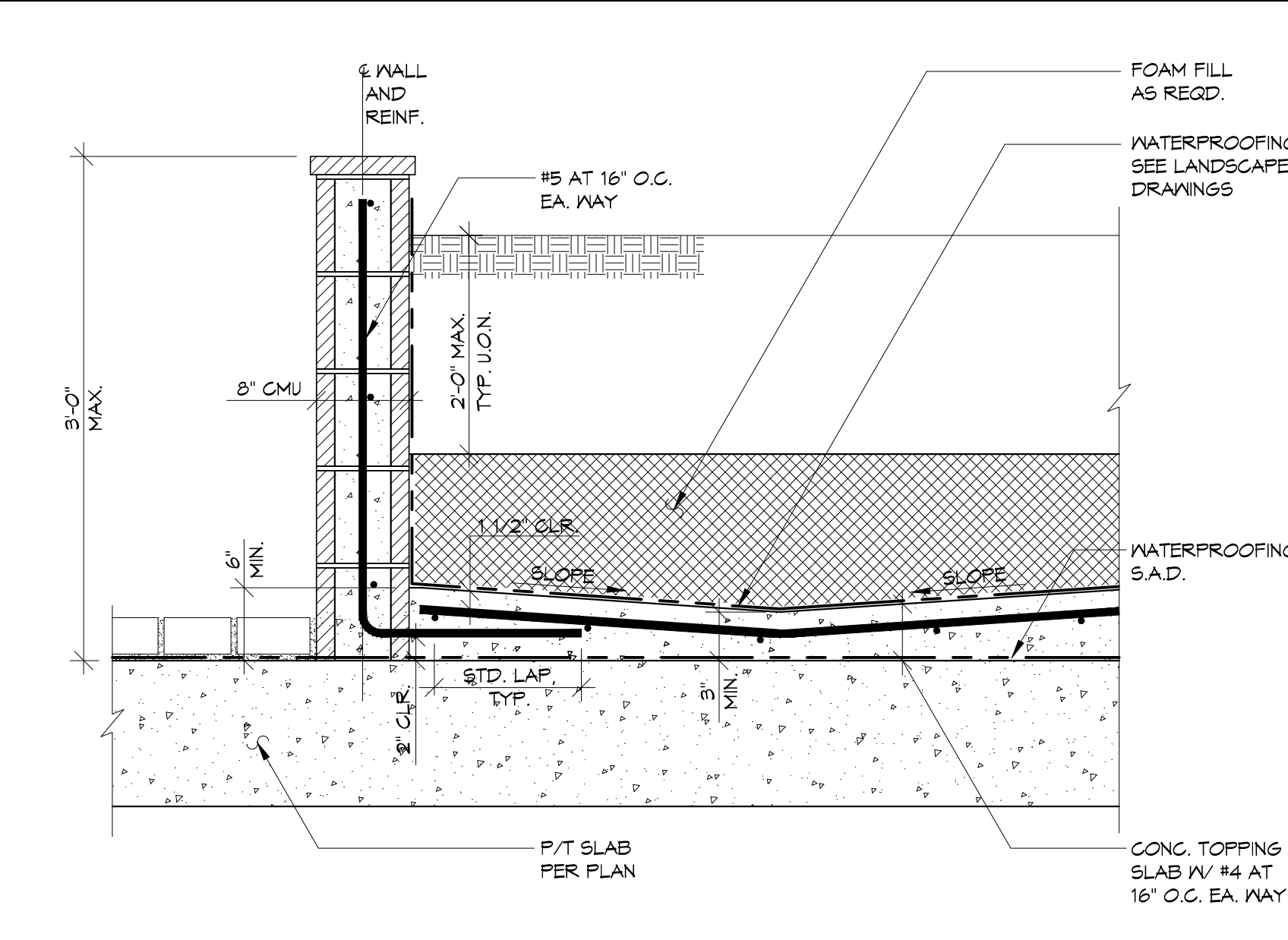
**6** TYPICAL CURB AT HSS COL. OR CMU WALL 3/4"x1'-0"



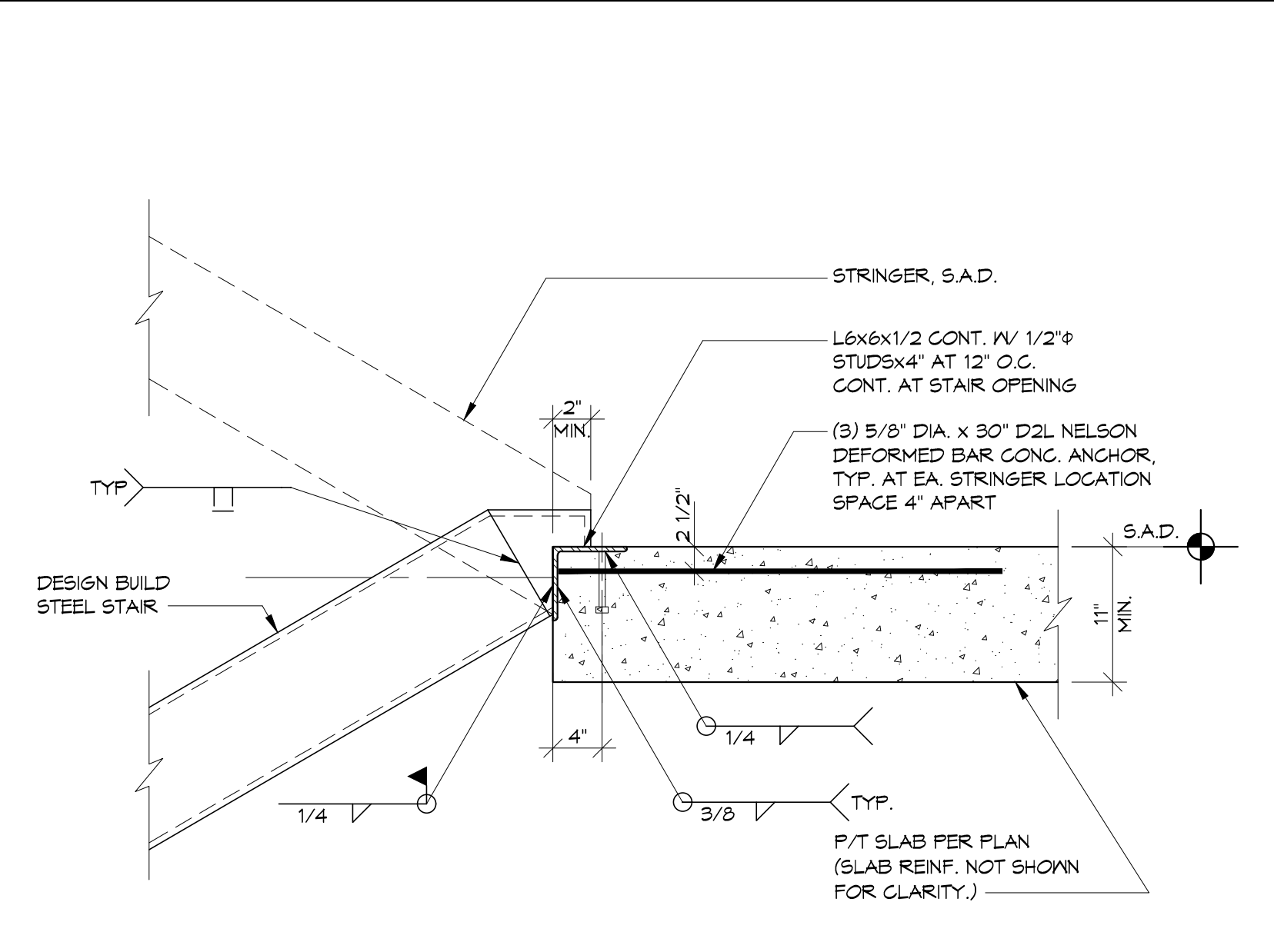
**2** TYPICAL CONCRETE DETAILS 3/4"x1'-0"



**15** STAIR CANTILEVER BEAM OFF WALL W-4 3/4"x1'-0"



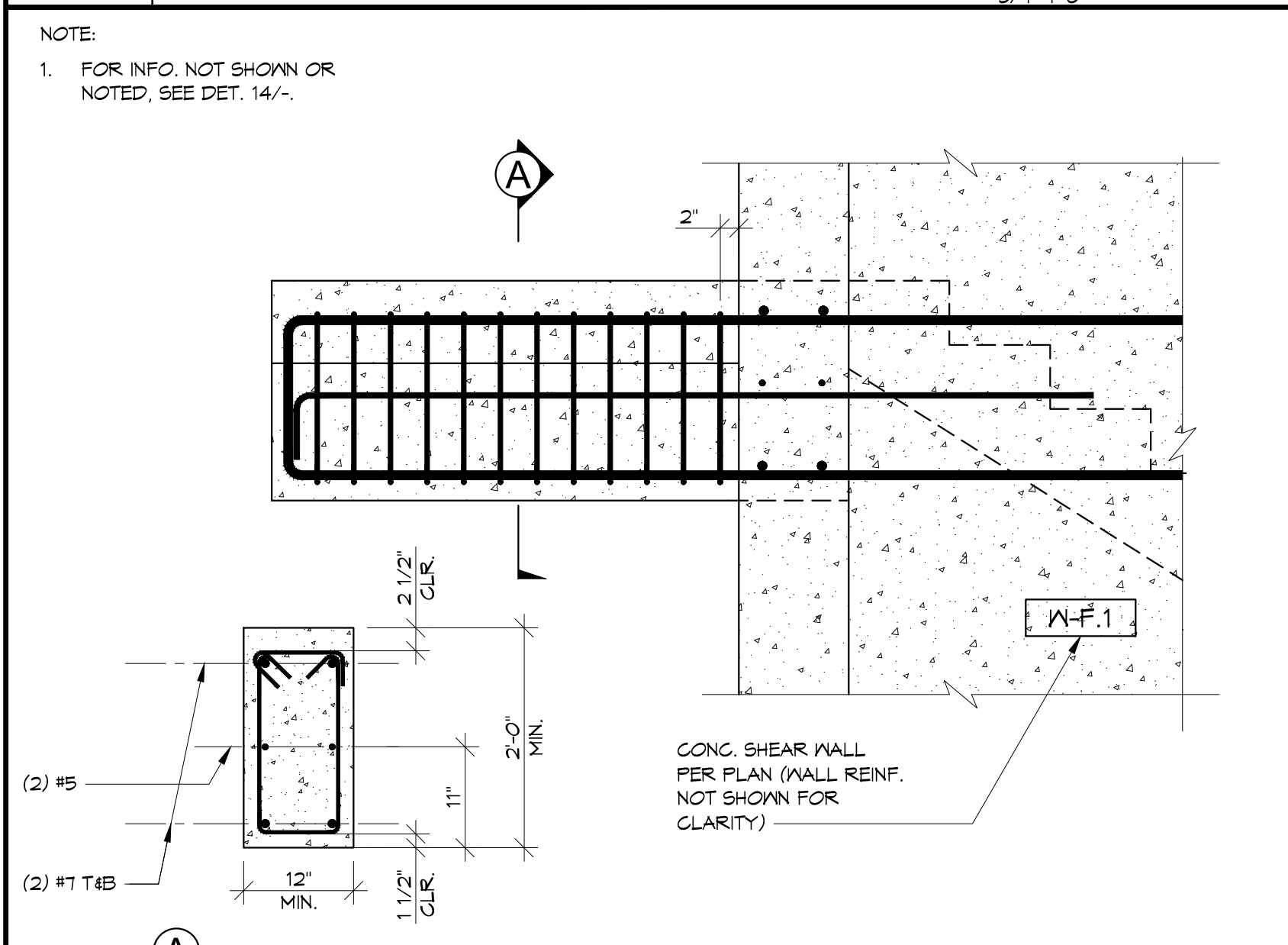
**11** TYPICAL PLANTER DETAIL 1'x1'-0"



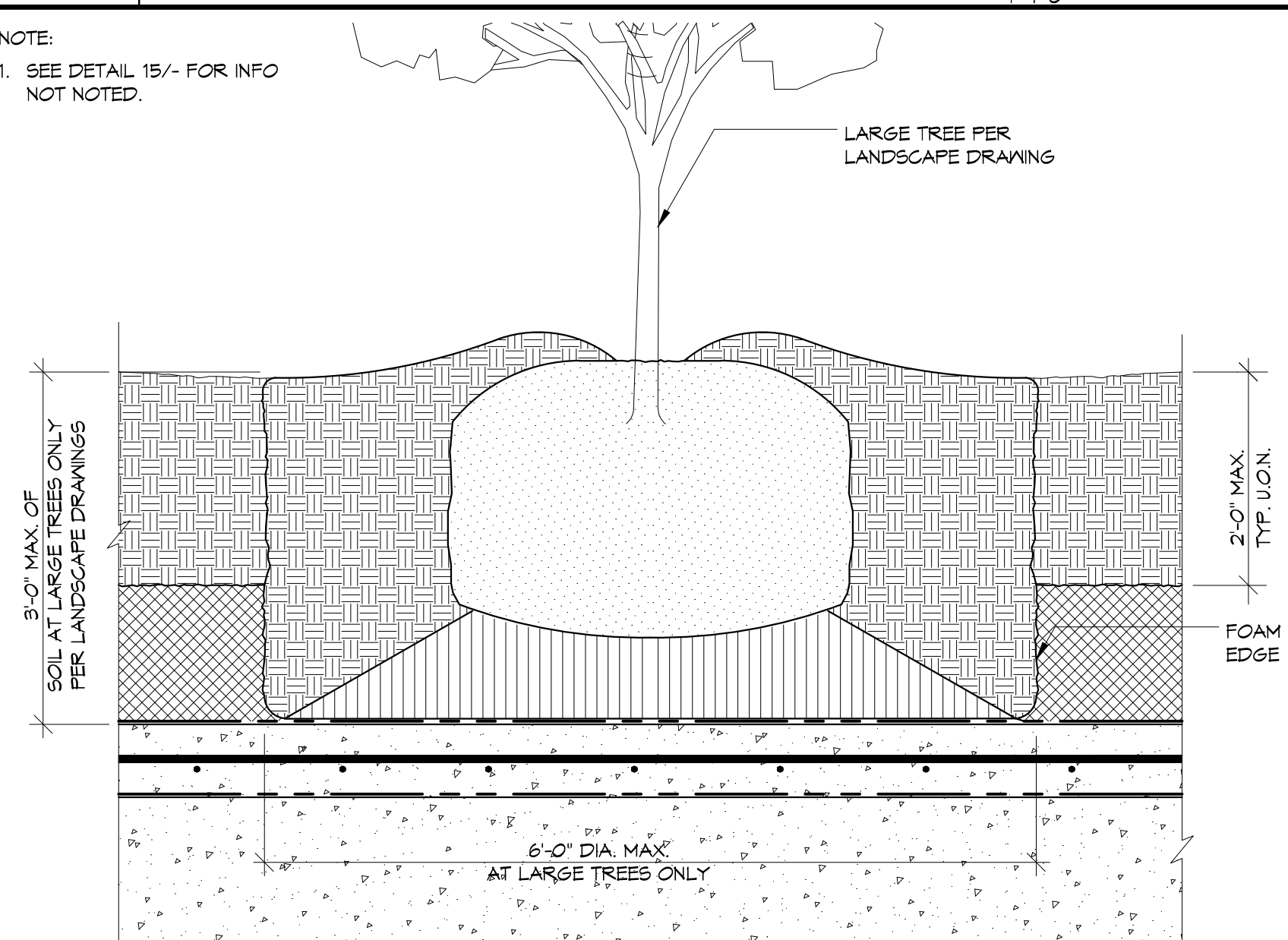
**7** STAIR STRINGER CONNECTION TO CONC. SLAB 1'x1'-0"



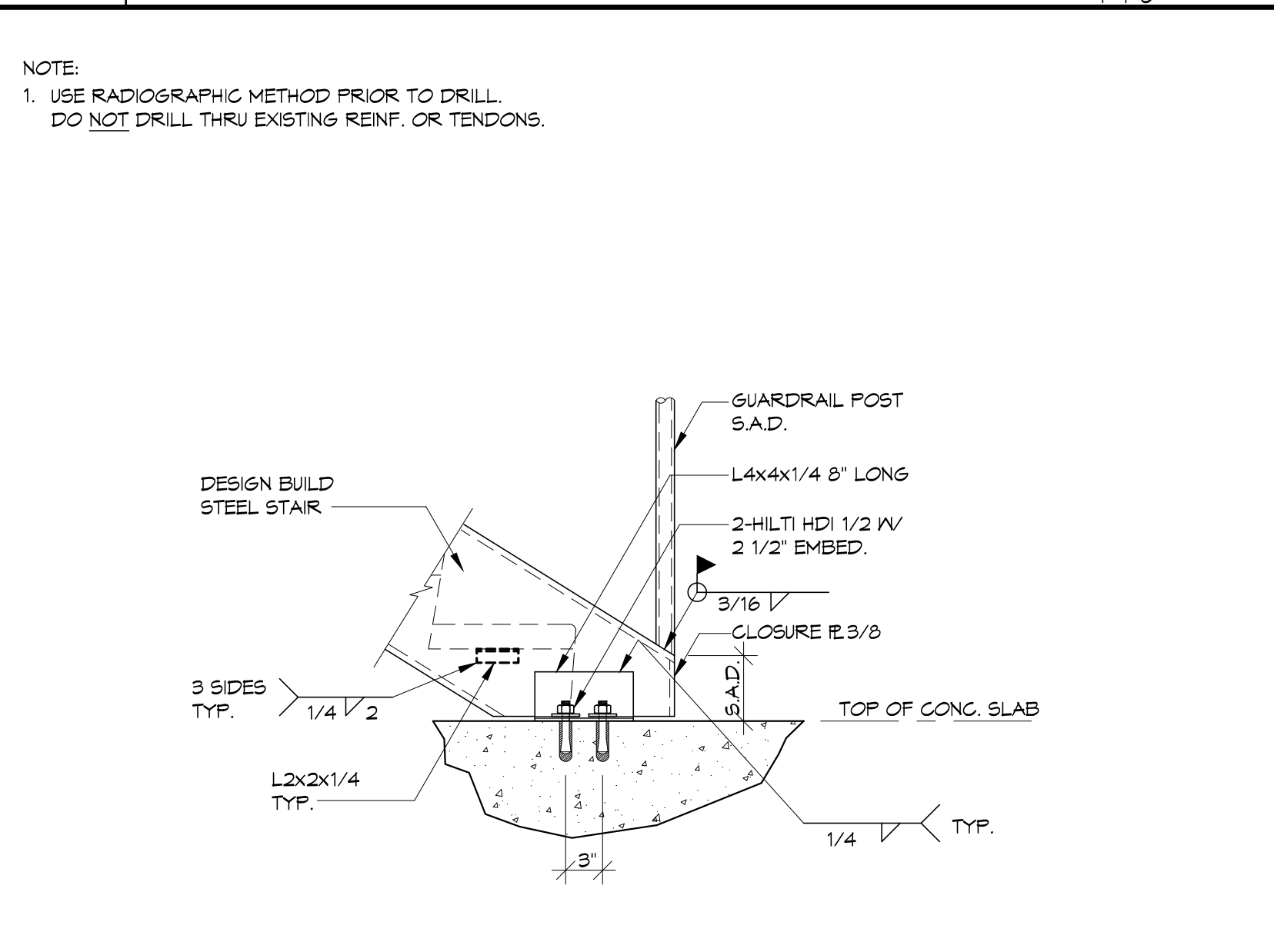
**3** TYPICAL CONCRETE DETAILS 3/4"x1'-0"



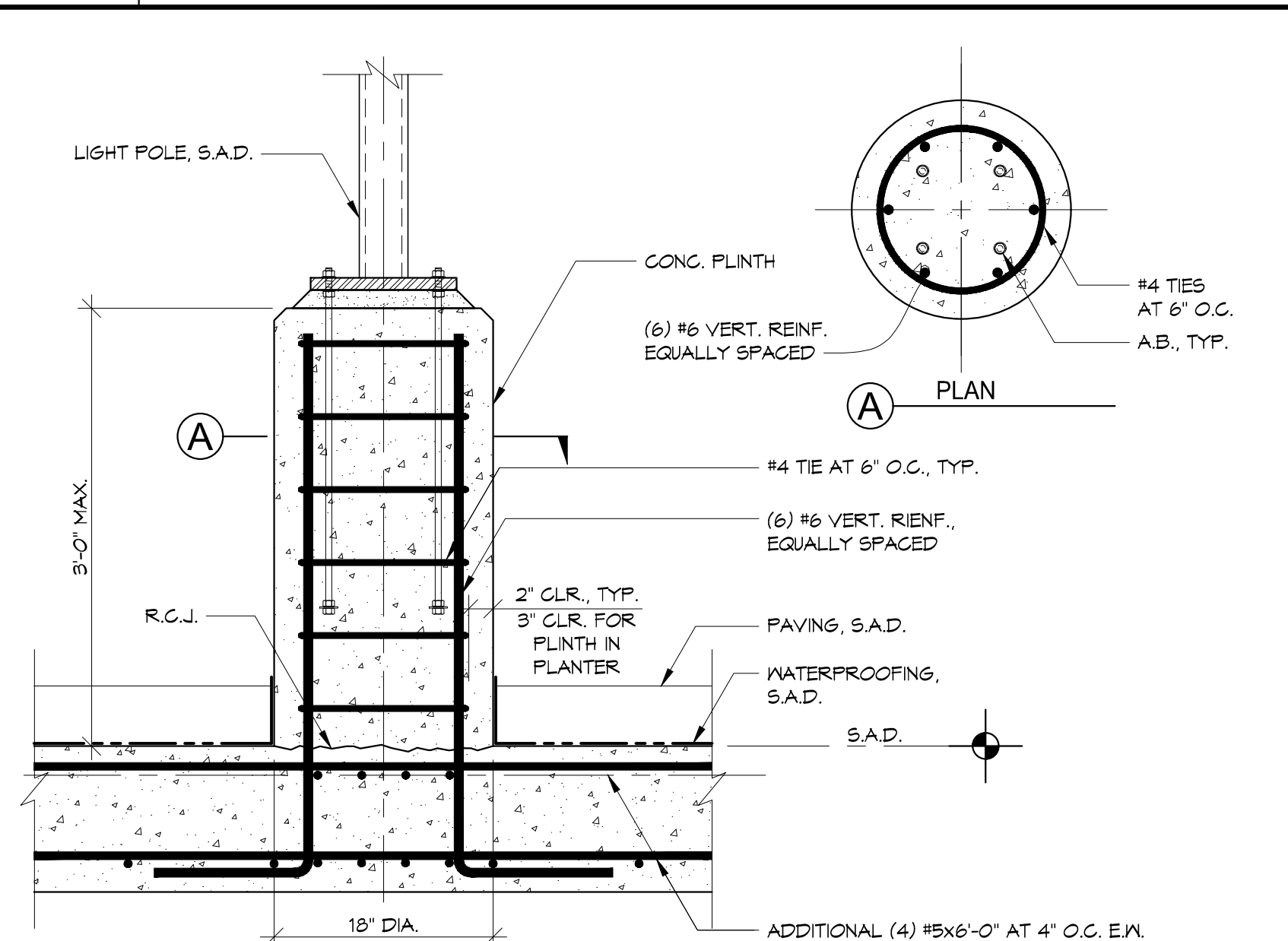
**16** STAIR CANTILEVER BEAM OFF WALL W-F.1 3/4"x1'-0"



**12** TYPICAL PLANTER DETAIL 1'x1'-0"



**8** STRINGER BASE DETAIL 1'x1'-0"



**4** TYPICAL CONC. PLINTH FOR LIGHT POLE 1'x1'-0"



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS  
MUST BE ON THE SITE FOR INSPECTIONS

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2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
**231 GRANT AVENUE**

231 GRANT AVENUE  
PALO ALTO, CA 94306



**TYPICAL CONCRETE DETAILS**

JOB #: 1925  
SCALE: As indicated

**S5.7**  
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023  
HOBBACH-LEWIN # 14515



CIVIL ENGINEER  
**BKF-SAN JOSE**  
 1730 N. FIRST ST. STE 800  
 SAN JOSE, CA 95112

LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
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STRUCTURAL ENGINEER  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE STE 100  
 PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
 21705 HIGHWAY 99  
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**REDWOOD ENERGY**  
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Project:

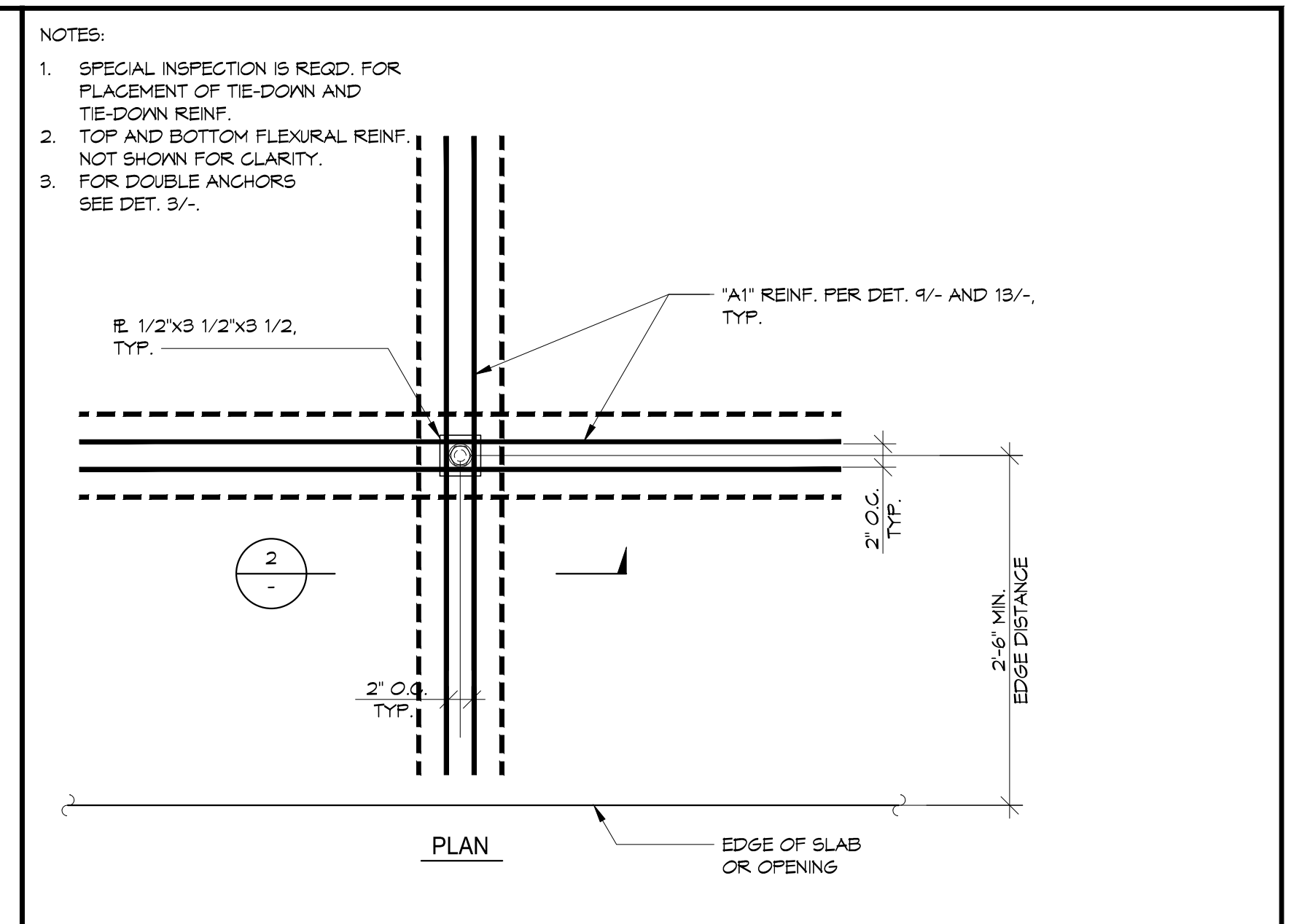
**EDUCATOR HOUSING**  
 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306  
 Client:  
  
 mercy housing  
 abode communities  
 MERCY HOUSING/  
 ABODE COMMUNITIES

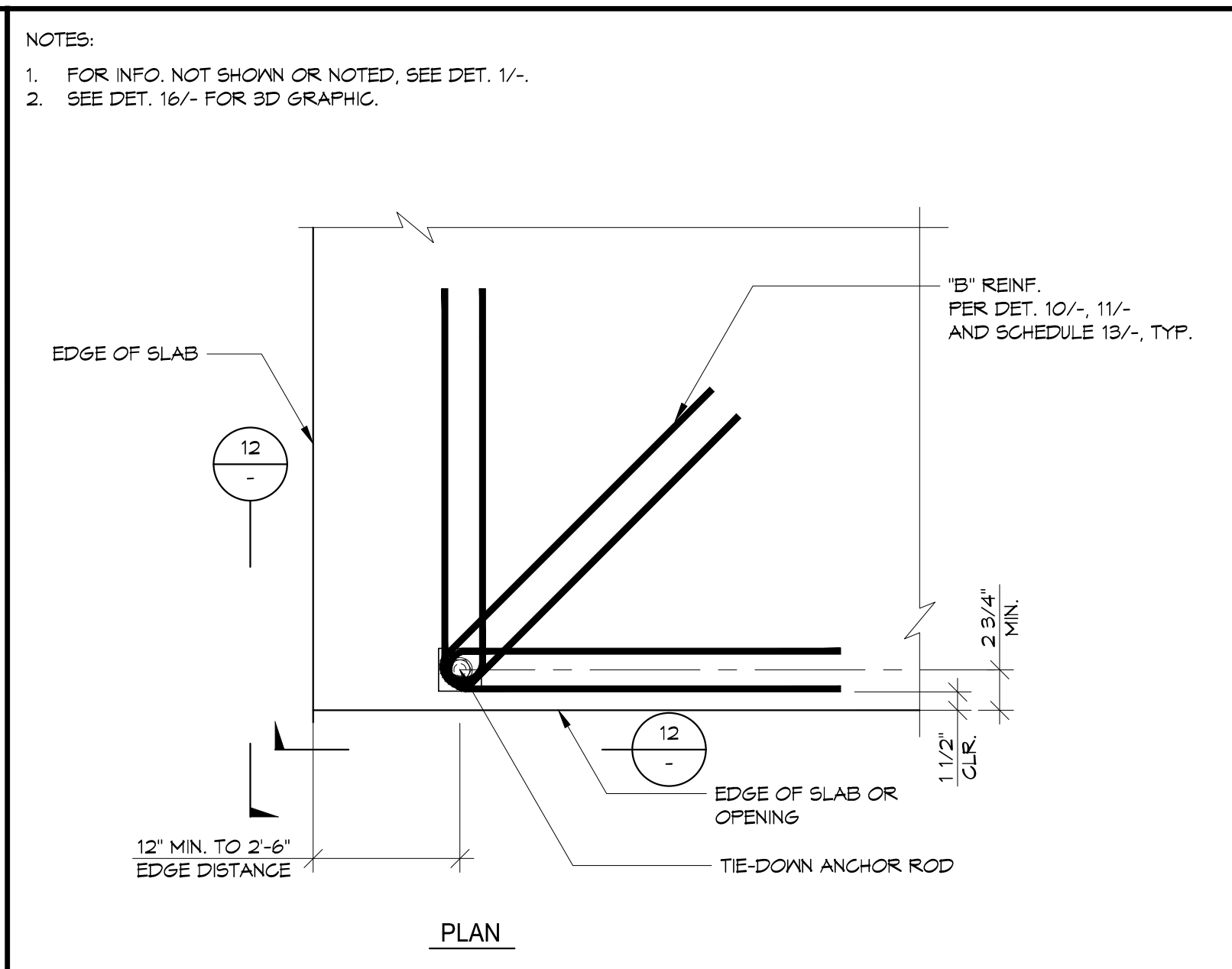
TYPICAL CONCRETE  
 DETAILS

JOB #: 1925  
 SCALE: As indicated

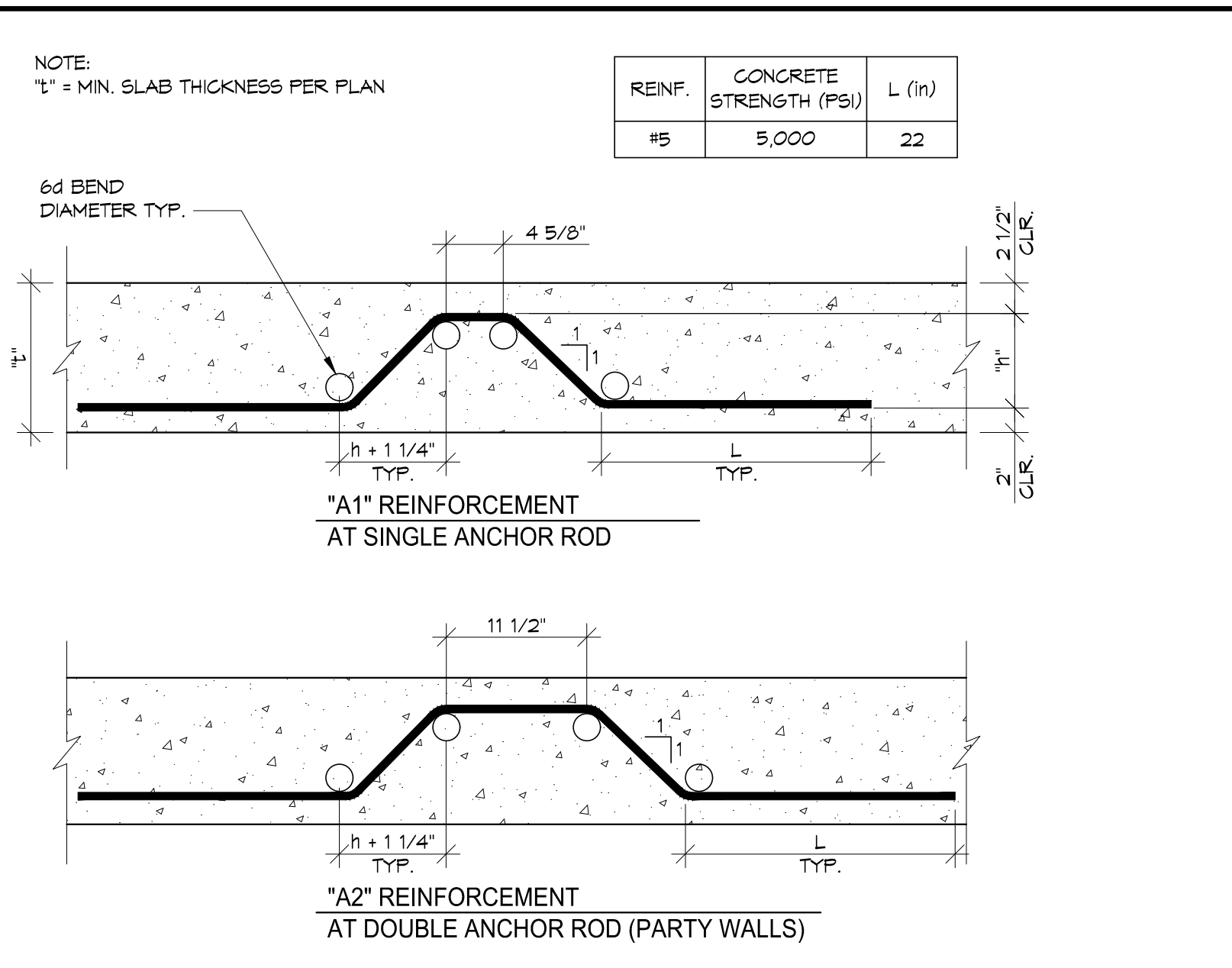
**S5.8**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



**1** INTERIOR SINGLE ANCHOR ROD  
 C-PT-S508-01  
 1"=1'-0"



**5** CORNER ANCHOR ROD  
 C-PT-S508-05  
 1"=1'-0"

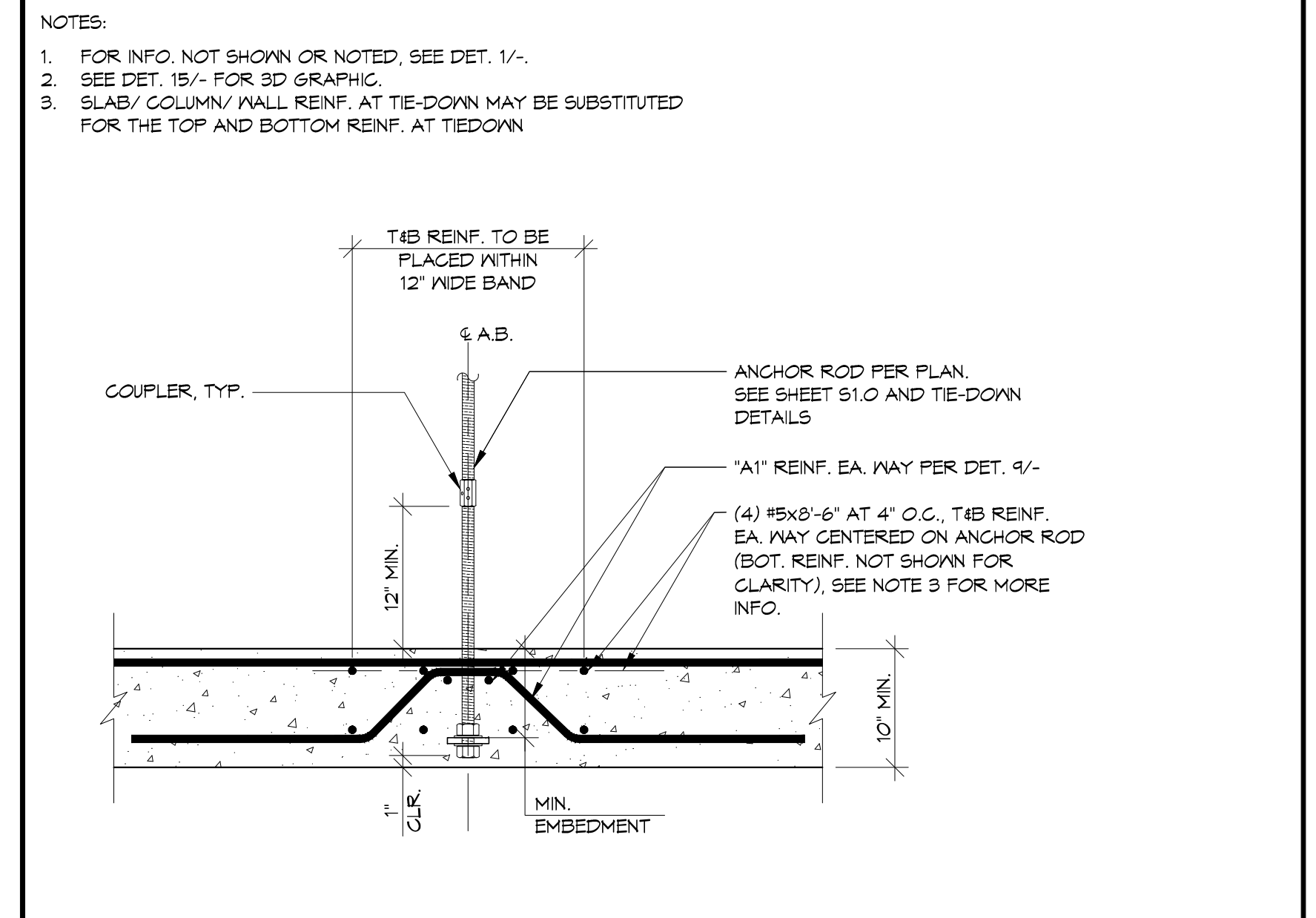


**9** "A" INTERIOR REINFORCEMENT  
 C-PT-S508-09  
 1"=1'-0"

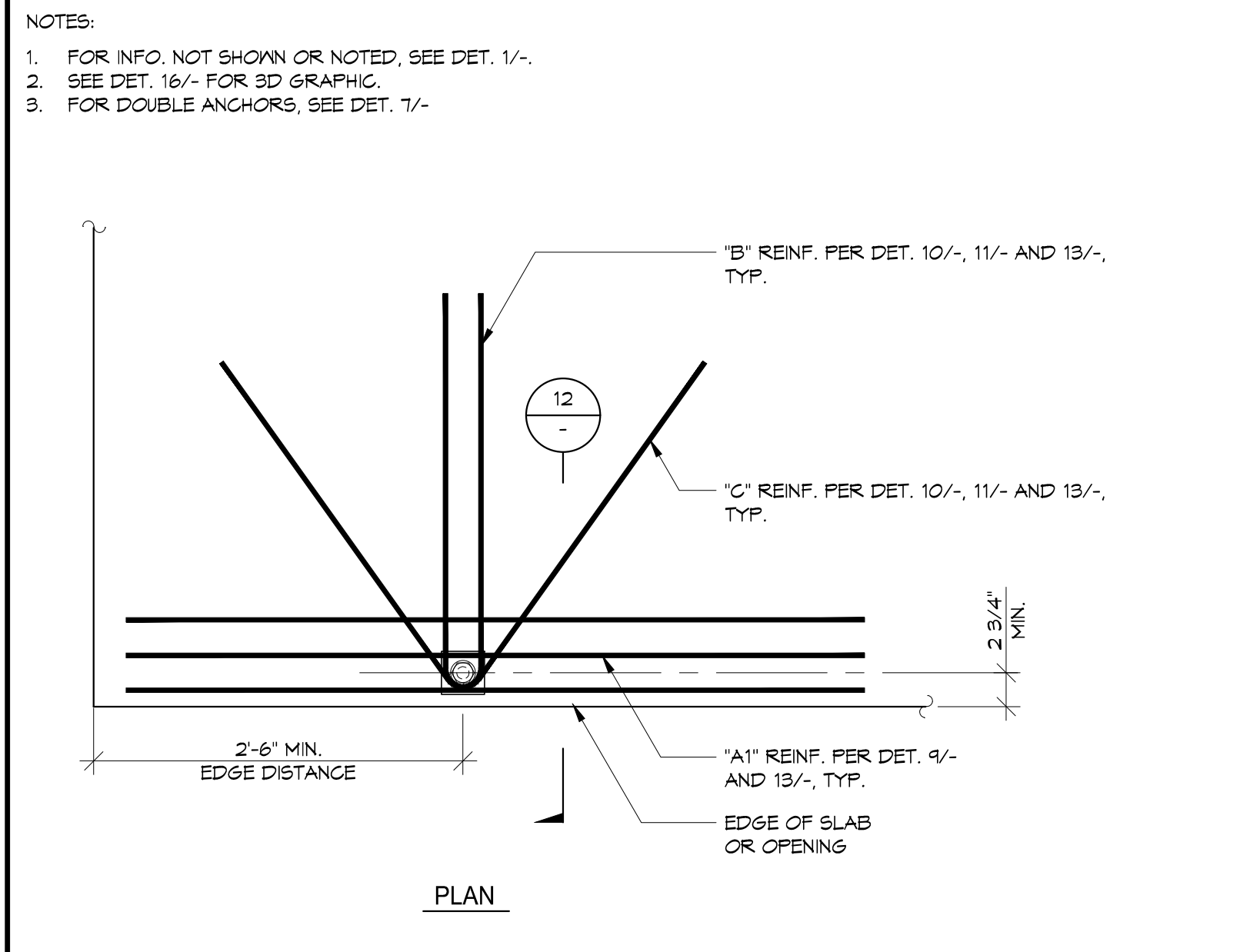
NOTE:  
 1. ALL REINFORCEMENT AT TIEDOWN ANCHORS SHALL BE ASTM 706 OR ASTM A615, GRADE 60 (SEE SHEET S1.0 FOR INFO.)

TIEDOWN MARK	ANCHOR ROD DIA.	ANCHOR ROD GRADE	INTERIOR (1)		EDGE (1)		CORNER (1)			
			"A" REINF.	DETAIL	"A" REINF.	"B" REINF.	"C" REINF.	DETAIL	"B" REINF.	DETAIL
TD31	3/4"	ASTM F1554 GR 55	(1) #5 EA. WAY	1/-, 2/-	(1) #5	(1) #5	(1) #5	6/-, 12/-	(2) #5	5/-, 12/-
TD32	1/2"	ASTM F1554 GR 55	(2) #5 EA. WAY	1/-, 2/-	(1) #5	(1) #5	(1) #5	6/-, 12/-	(3) #5	5/-, 12/-

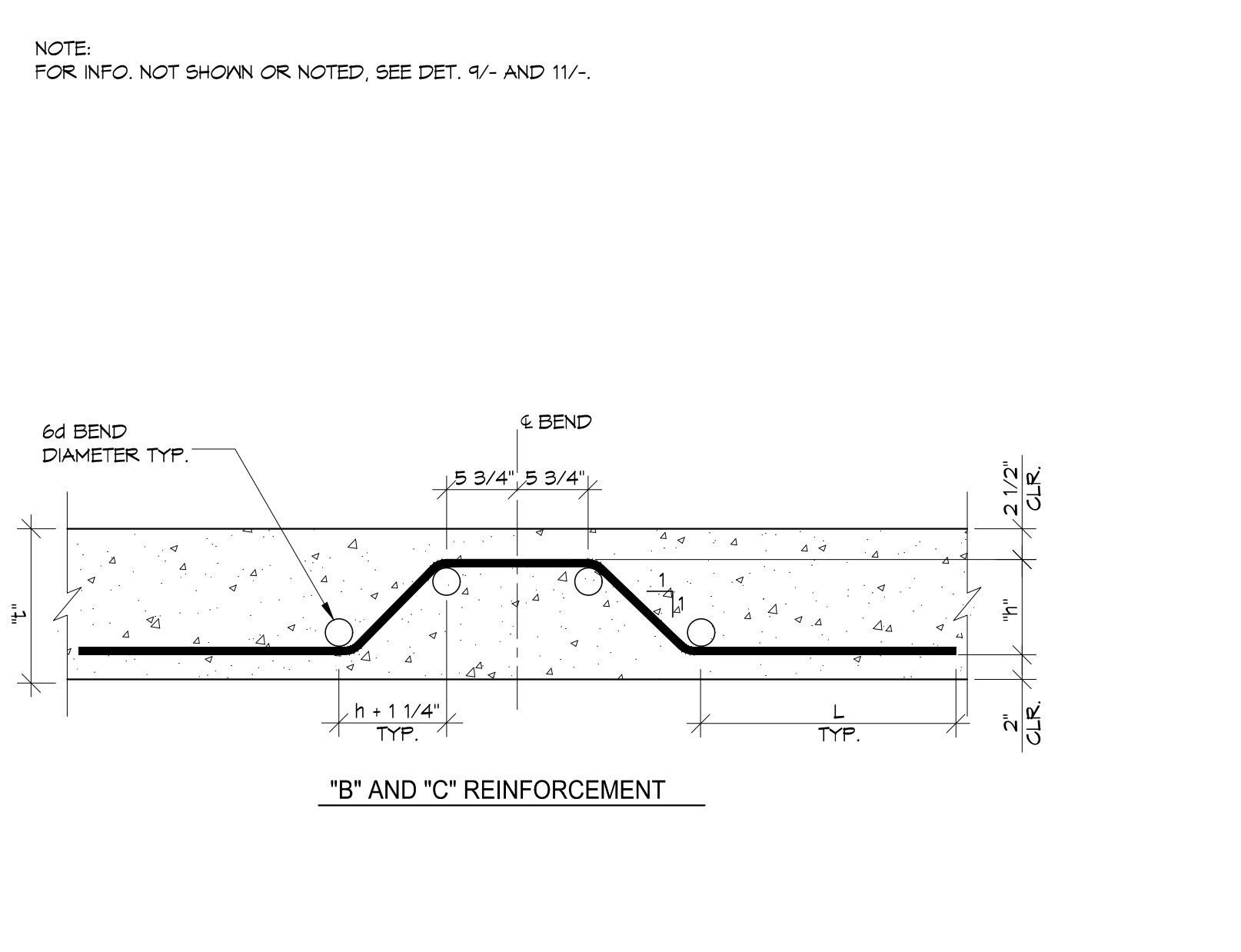
**13** REINFORCEMENT SCHEDULE  
 C-PT-S508-03  
 1"=1'-0"



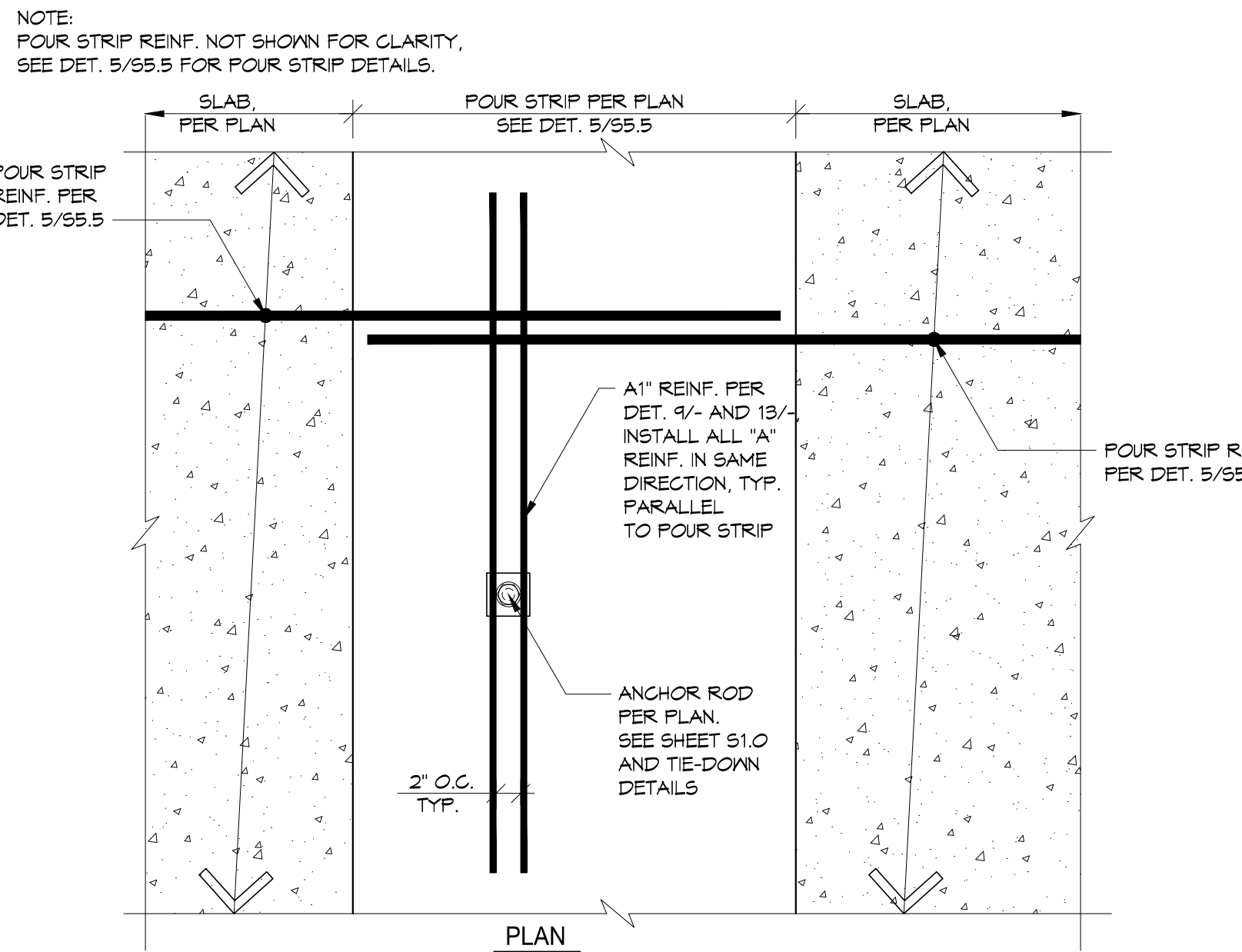
**2** INTERIOR ANCHOR ROD  
 C-PT-S508-02  
 1"=1'-0"



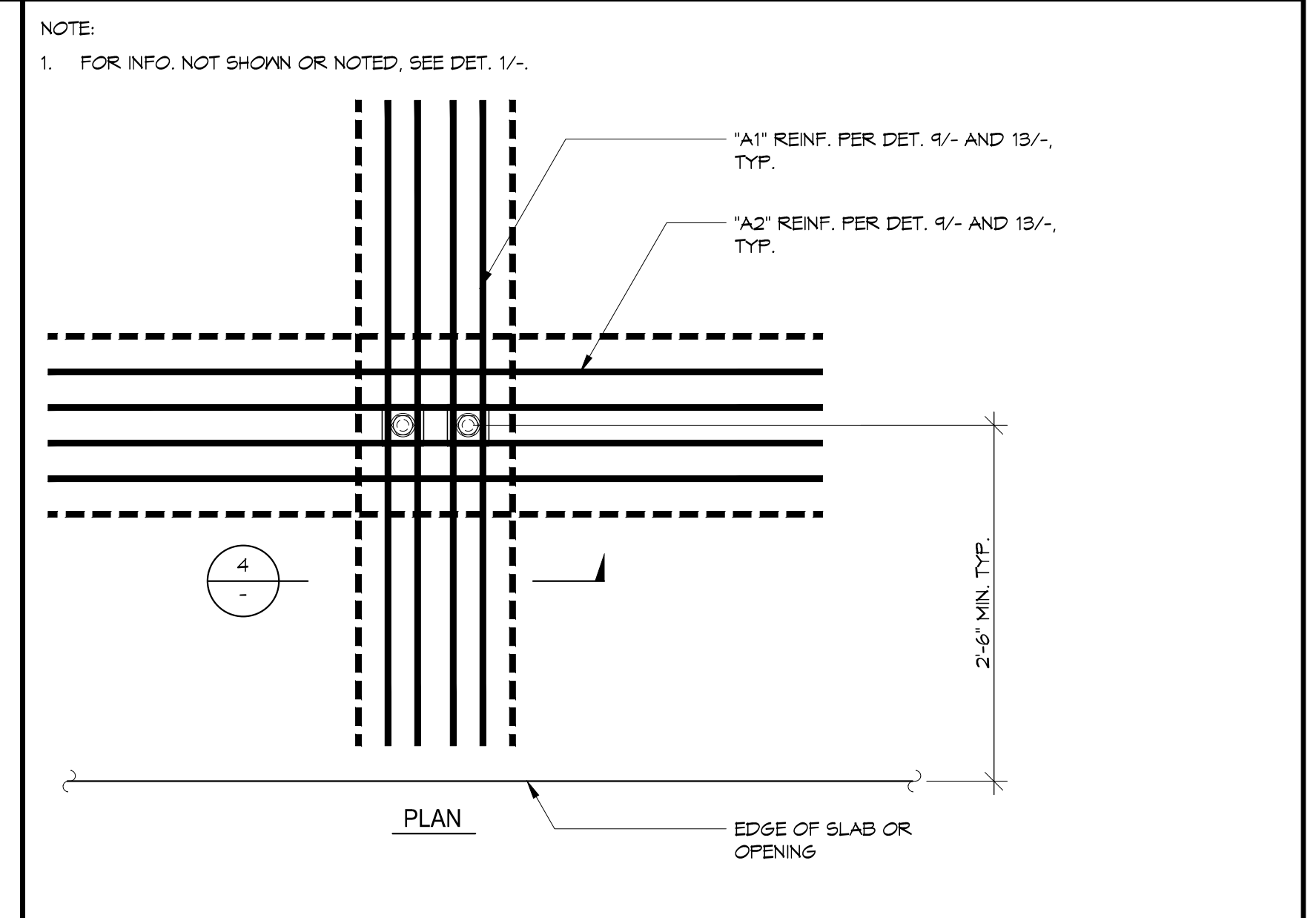
**6** EDGE ANCHOR ROD  
 C-PT-S508-06  
 1"=1'-0"



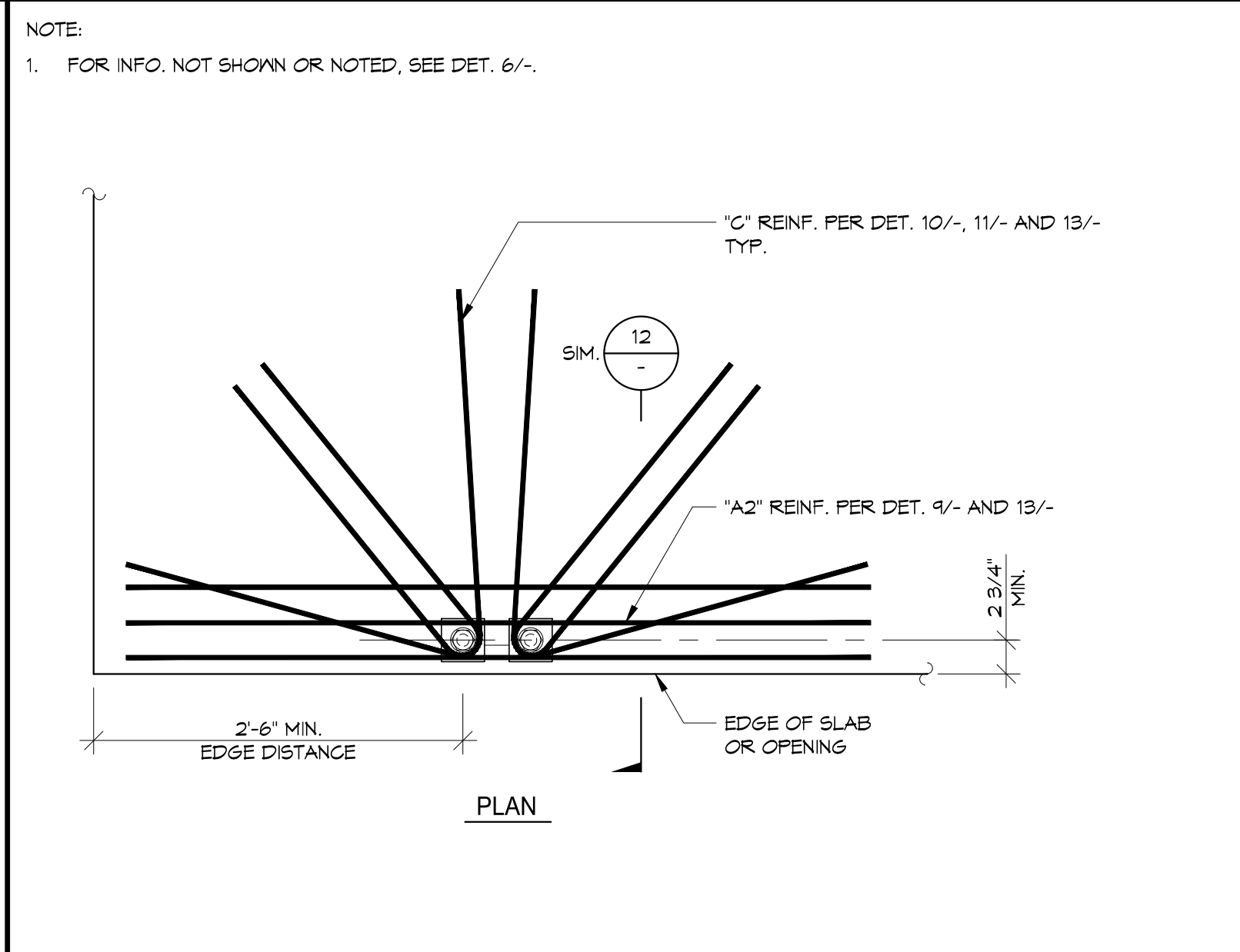
**10** "B" AND "C" EDGE AND CORNER REINFORCEMENT  
 C-PT-S508-10  
 1"=1'-0"



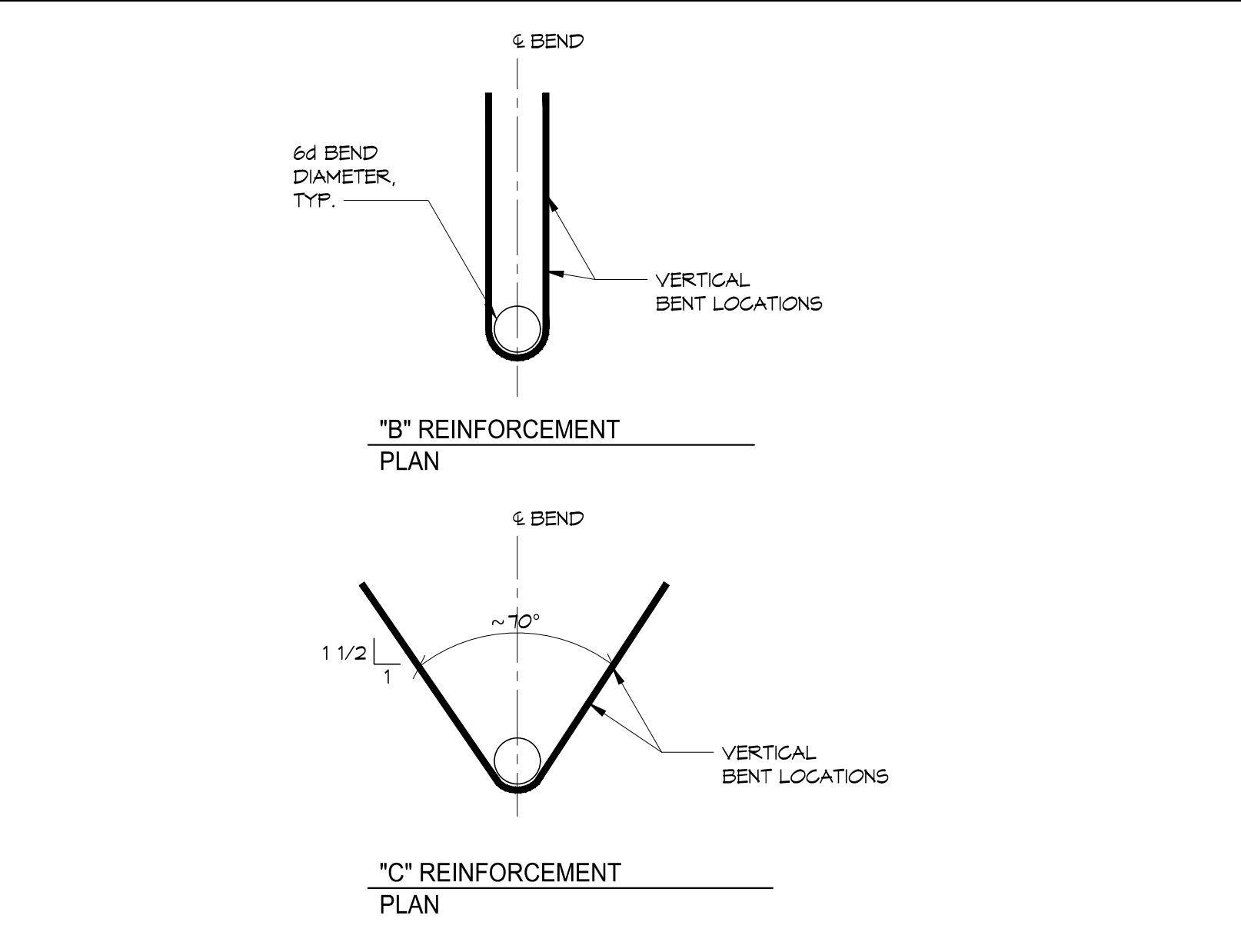
**14** TIEDOWN WITHIN POUR STRIP  
 C-PT-S508-14  
 1"=1'-0"



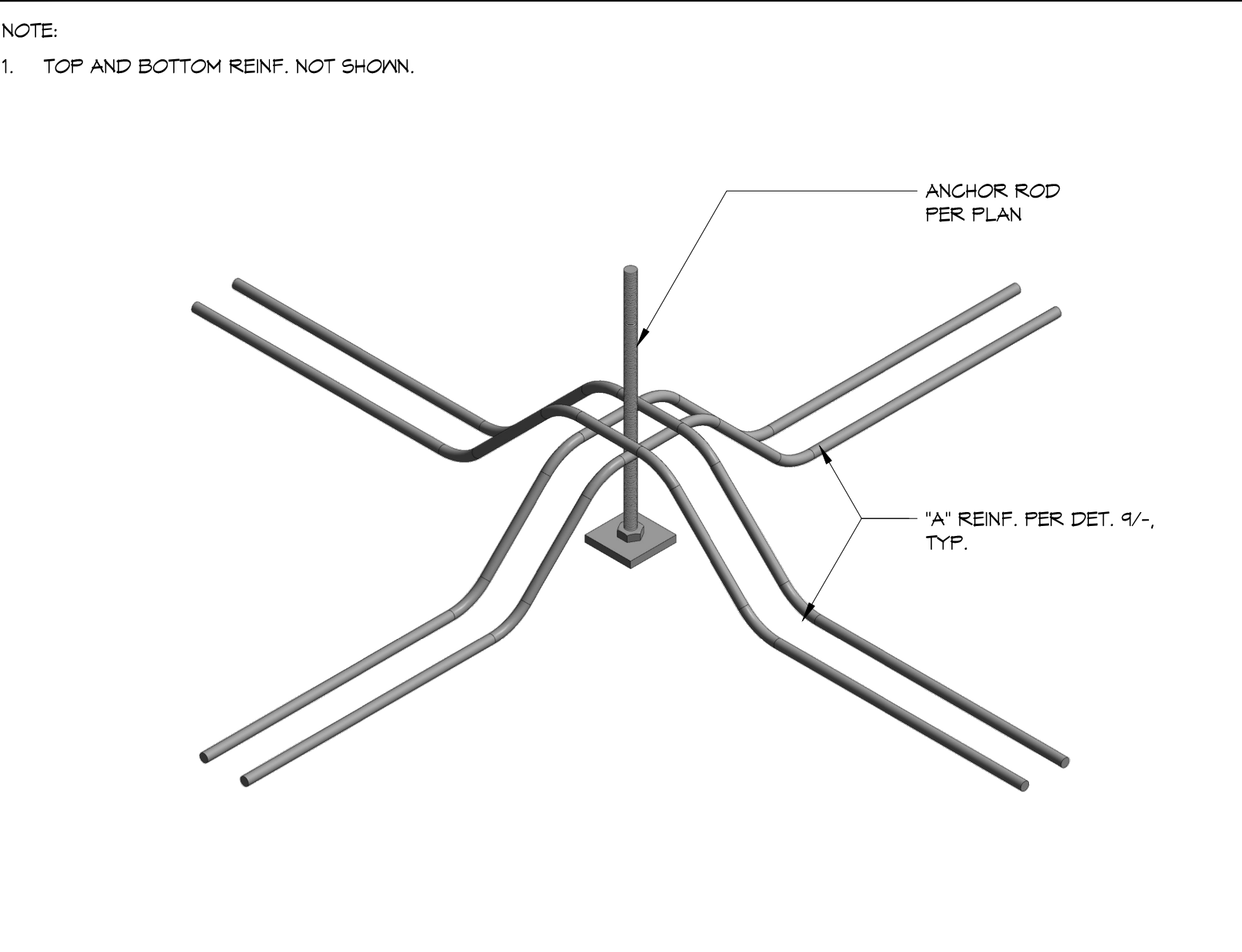
**3** INTERIOR DOUBLE ANCHOR ROD (PARTY WALLS)  
 C-PT-S508-03  
 1"=1'-0"



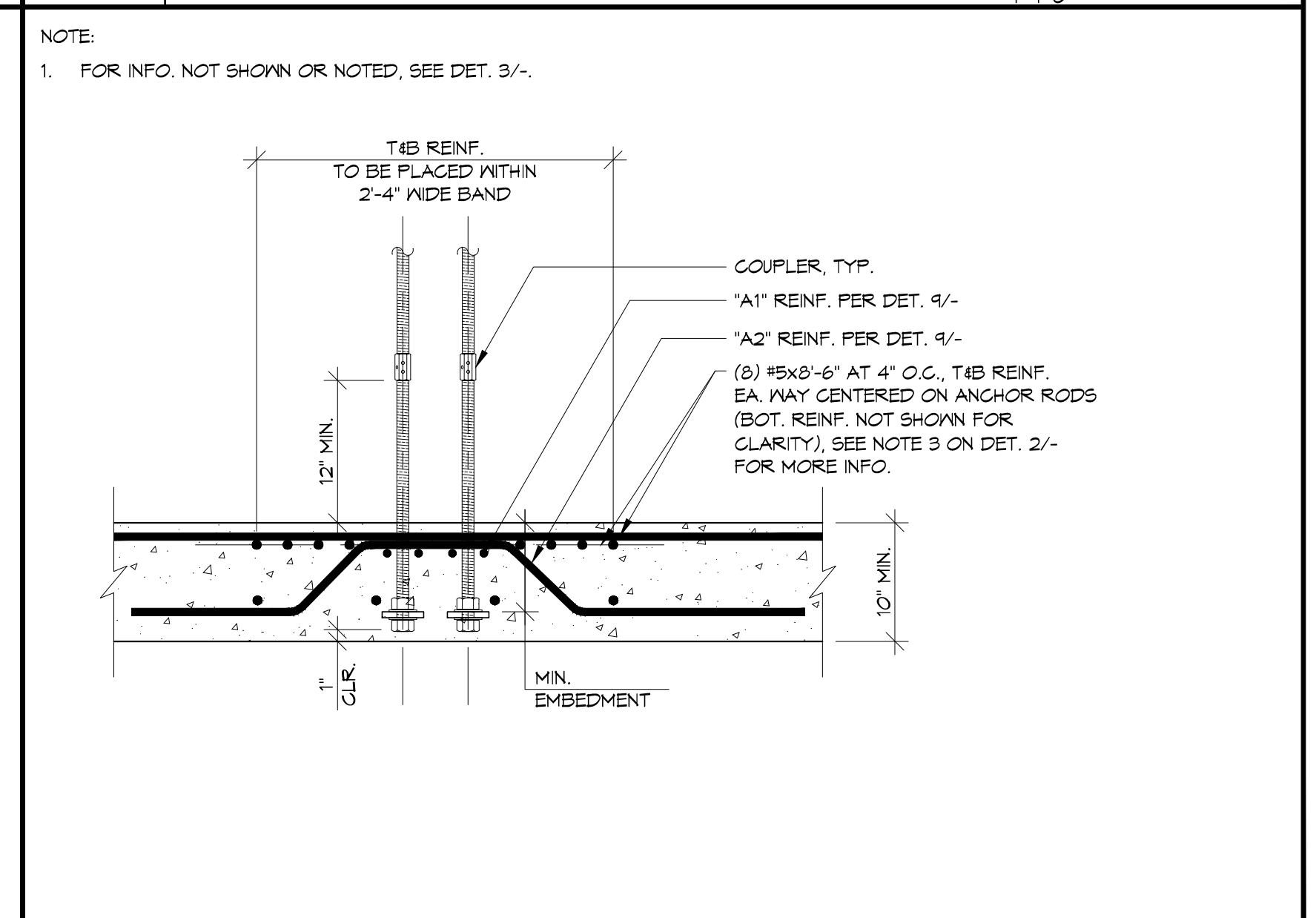
**7** EDGE DOUBLE ANCHOR ROD (PARTY WALLS)  
 C-PT-S508-07  
 1"=1'-0"



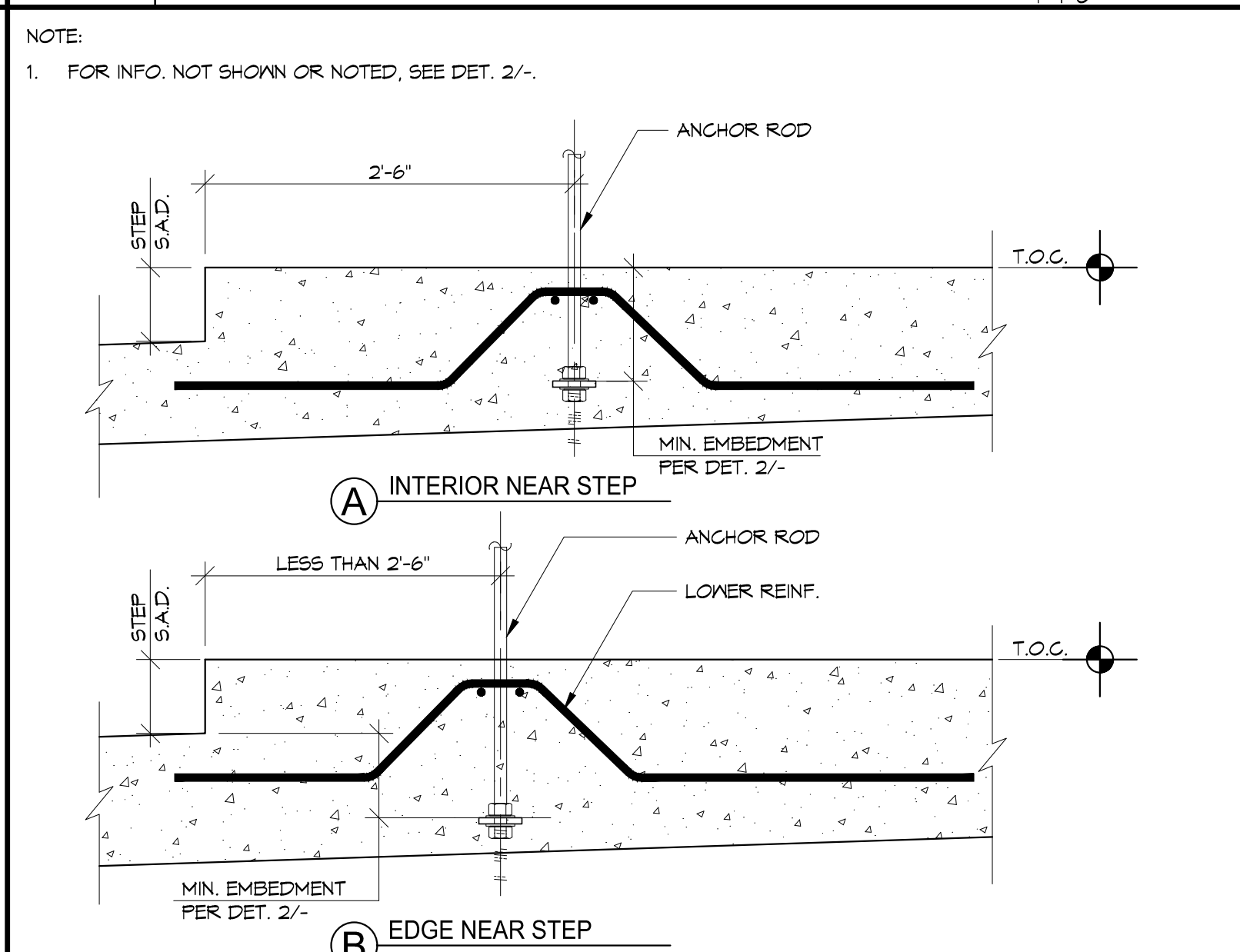
**11** "B" AND "C" EDGE AND CORNER REINFORCEMENT  
 C-PT-S508-11  
 1"=1'-0"



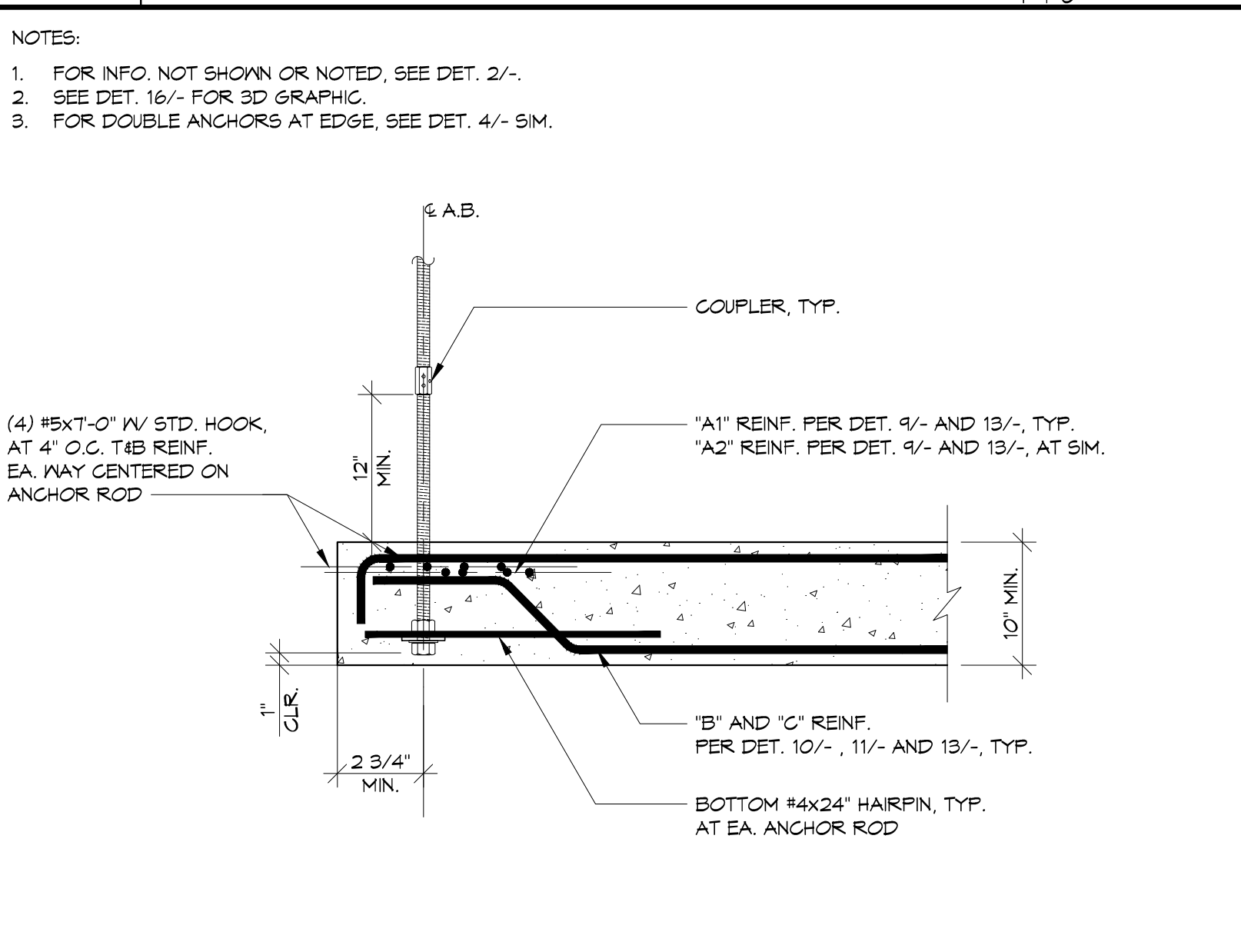
**15** INTERIOR ANCHOR ROD REINFORCEMENT  
 C-PT-S508-15  
 1"=1'-0"



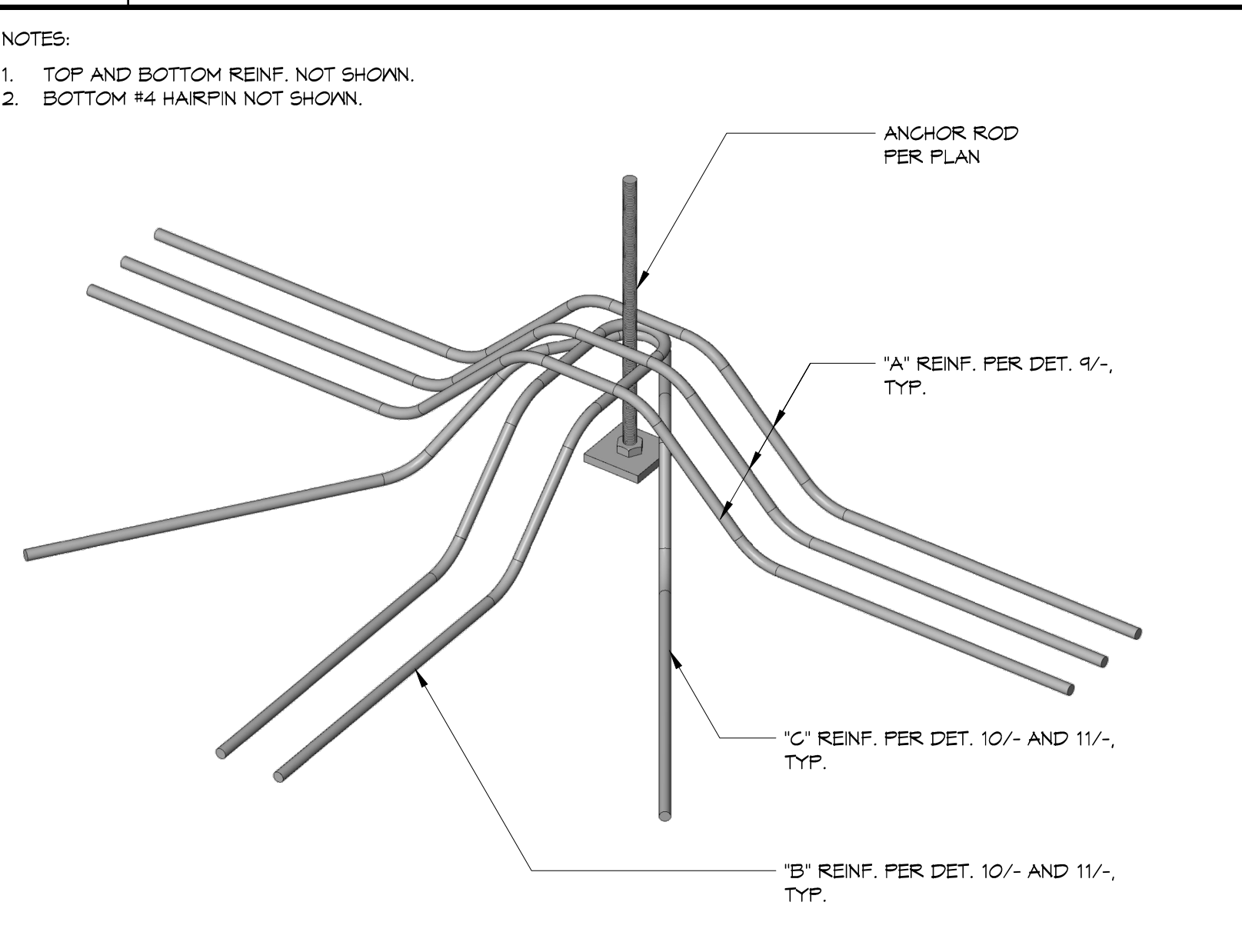
**4** INTERIOR DOUBLE ANCHOR ROD (PARTY WALLS)  
 C-PT-S508-04  
 1"=1'-0"



**8** INTERIOR ANCHOR ROD  
 C-PT-S508-08  
 1"=1'-0"



**12** EDGE AND CORNER ANCHOR ROD  
 C-PT-S508-12  
 1"=1'-0"



**16** EDGE ANCHOR ROD REINFORCEMENT  
 C-PT-S508-16  
 1"=1'-0"

S:\2023\03\PM - J1450-1699\H515TRUC00\H515SS50.WG



CIVIL ENGINEER  
**BKF-SAN JOSE**  
1730 N. FIRST ST., STE 600  
SAN JOSE, CA 95112

LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER  
**HOHBACH-LEWIN INC**  
250 SHERIDAN AVE STE 100  
PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNWOOD, WA 98036

SUSTAINABILITY/ENERGY  
**REDWOOD ENERGY**  
1897 Q STREET  
ARCATA, CA 95521

JOINT TRENCH/DRY UTILITY  
**MILLENIUM DESIGN**  
PO BOX 1737  
ALAMO, CA 94507

**HOHBACH-LEWIN, INC.**  
STRUCTURAL & CIVIL ENGINEERS  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
(650) 817-6900



**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS  
MUST BE ON THE SITE FOR INSPECTIONS

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1	11/11/2022	PERMIT SET-CONV
A	12/16/2022	BID SET
B	03/20/2023	BID ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

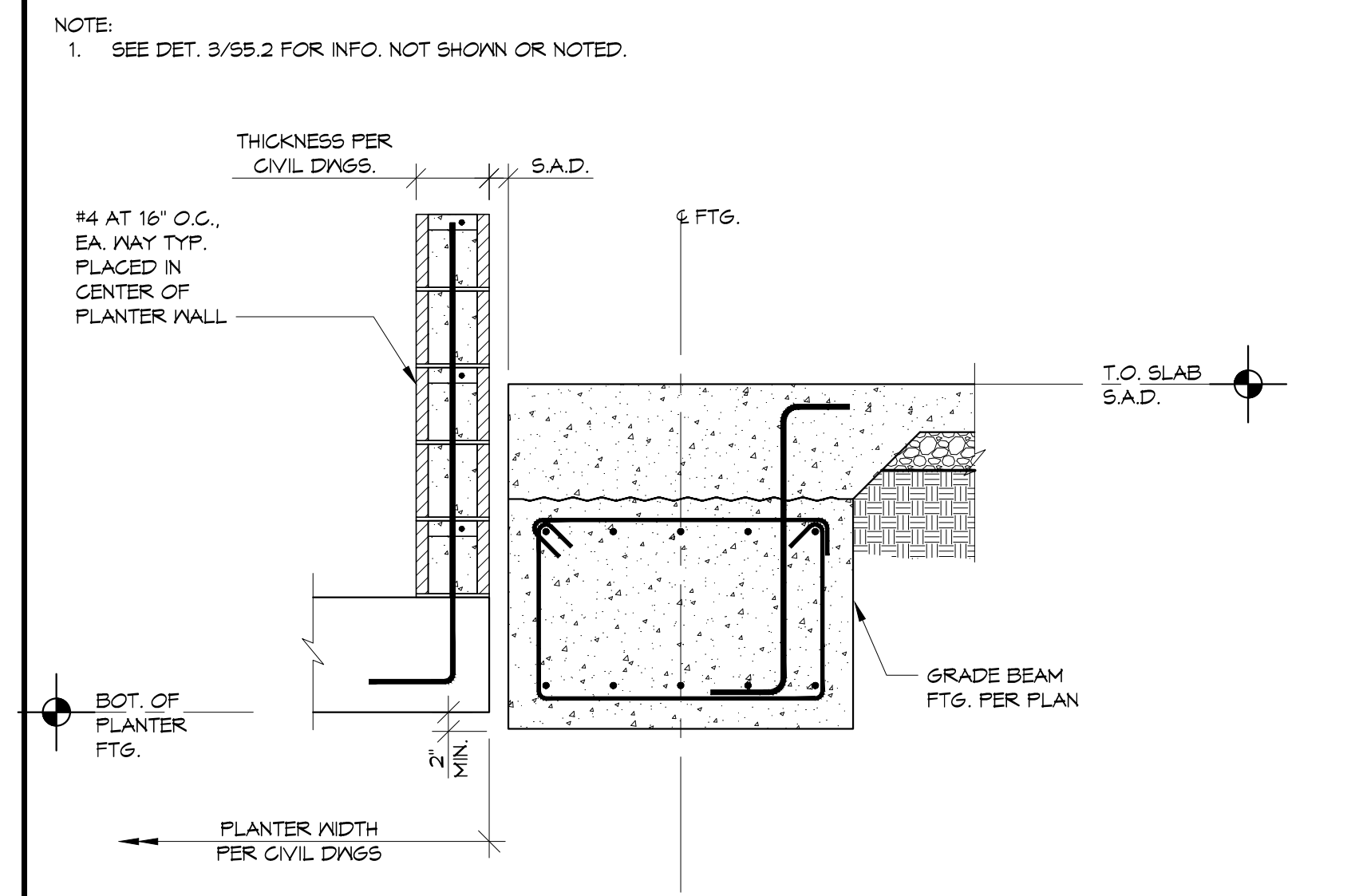


TYPICAL CONCRETE  
DETAILS

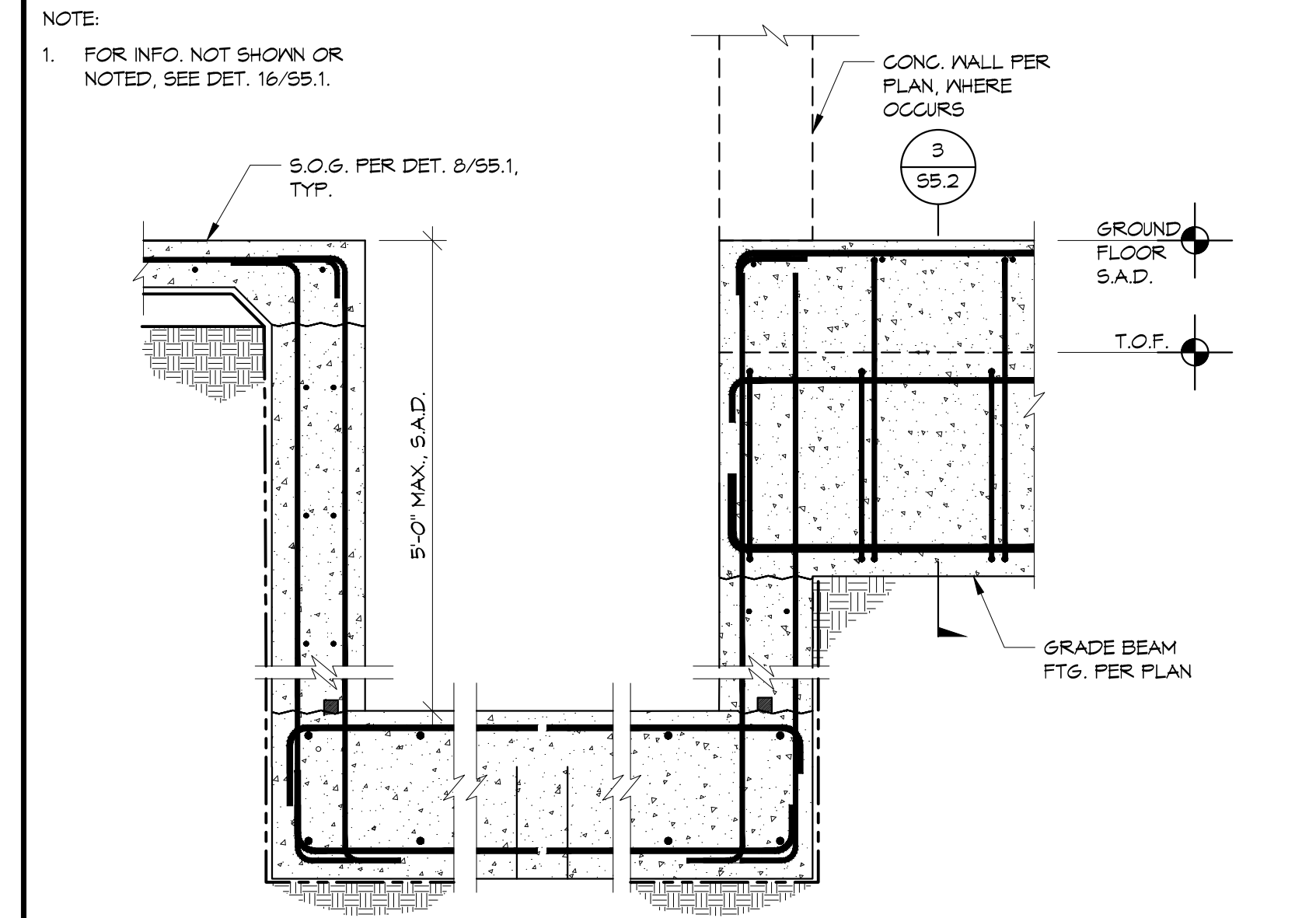
JOB #: 1925  
SCALE: As indicated

**S5.9**

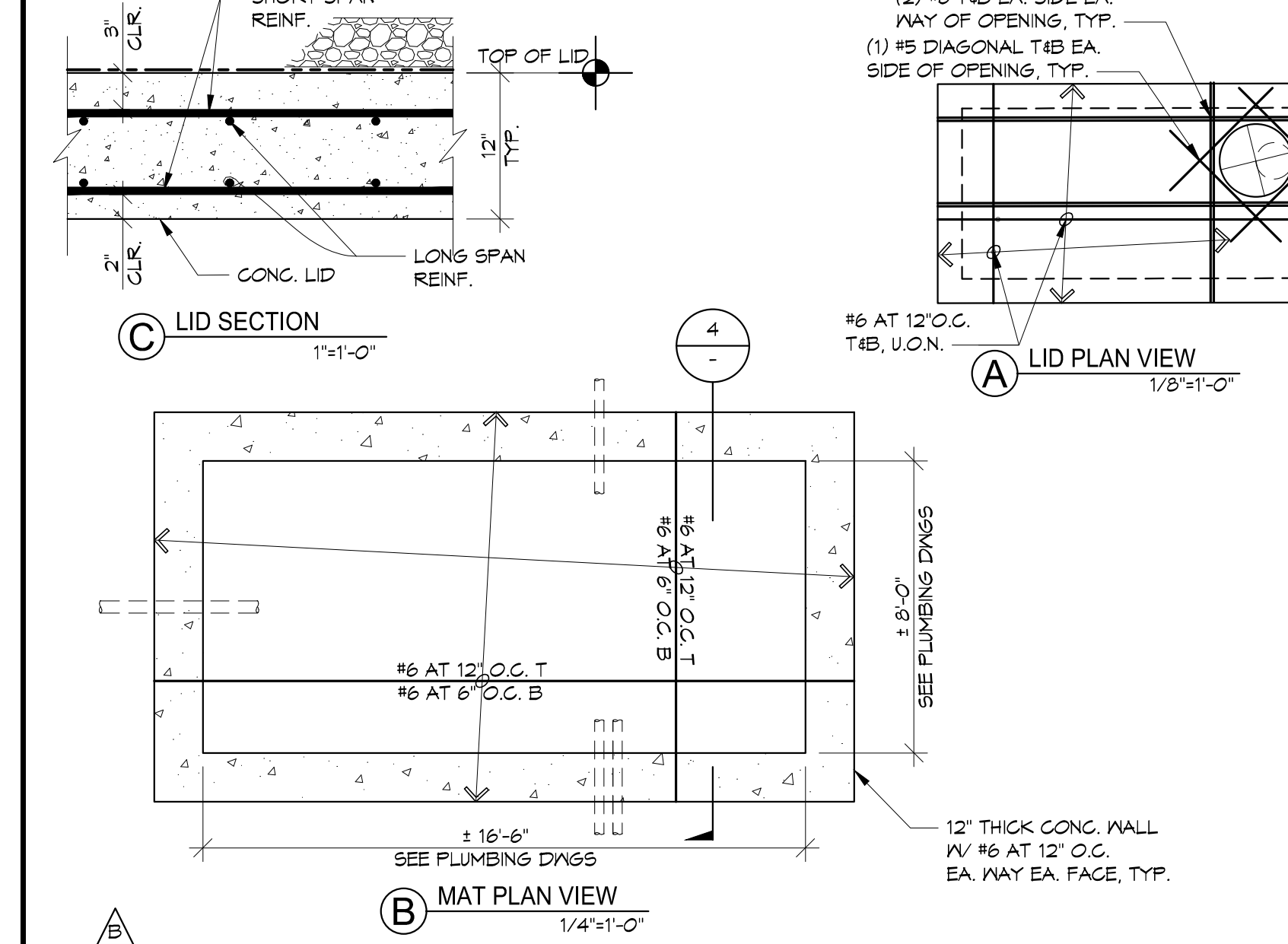
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



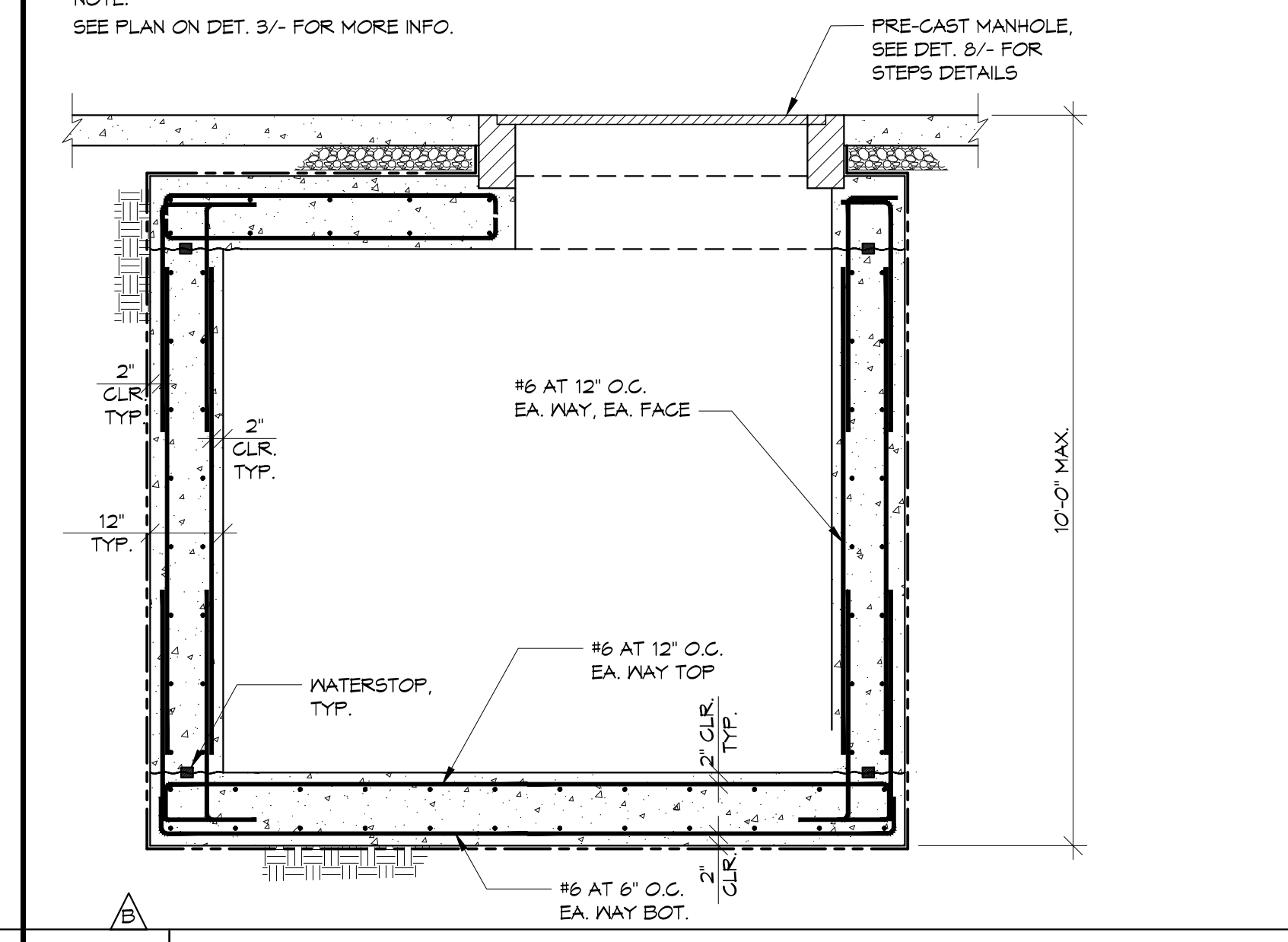
**1 TYP. SLAB EDGE AT PLANTER**



**2 GRADE BEAM TO ELEVATOR PIT**



**3 EPS VAULT**



**4 EPS VAULT SECTION**



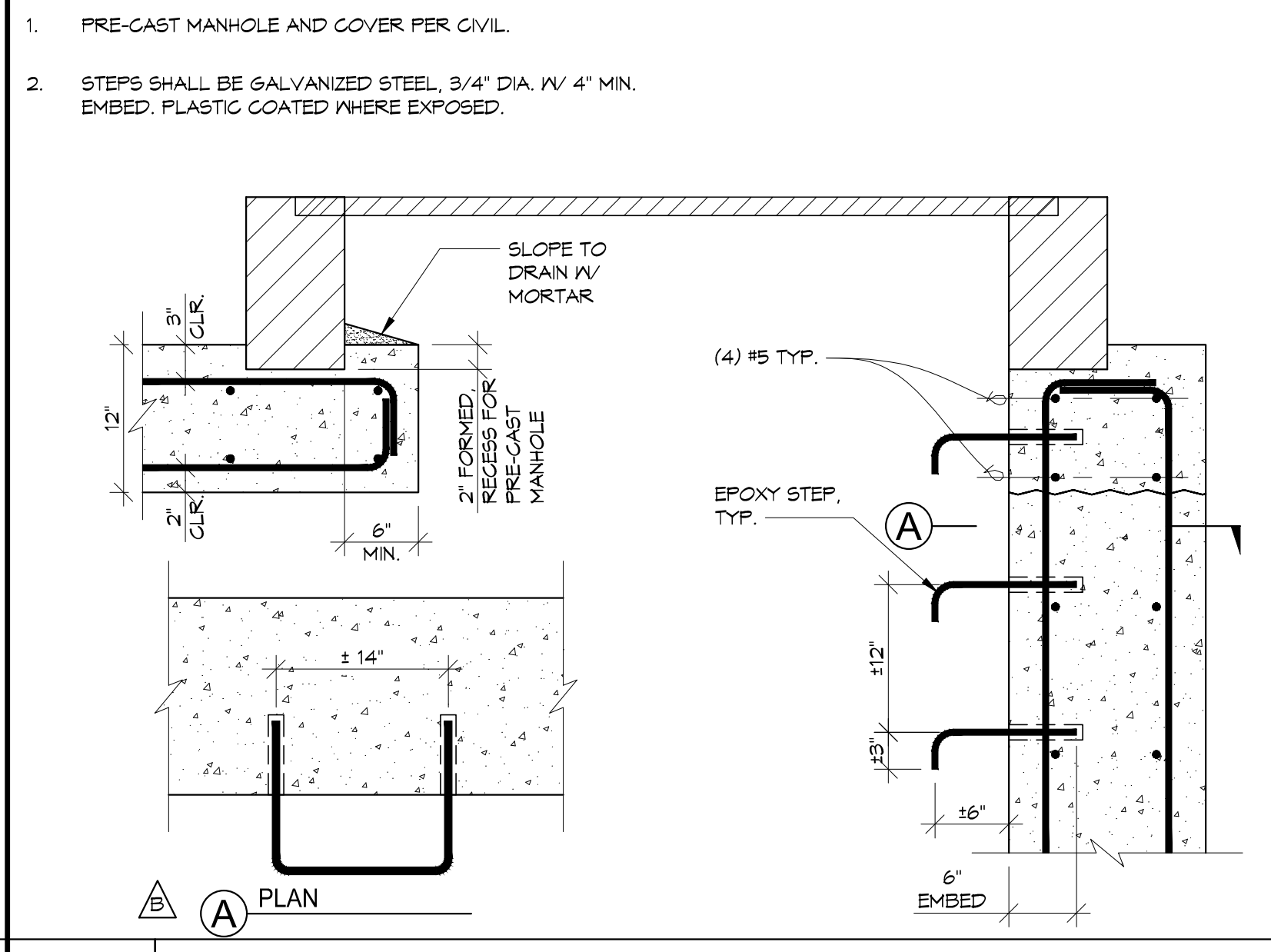
**8 PRE-CAST MANHOLE TO VAULT**



**7**



**6**



**5**



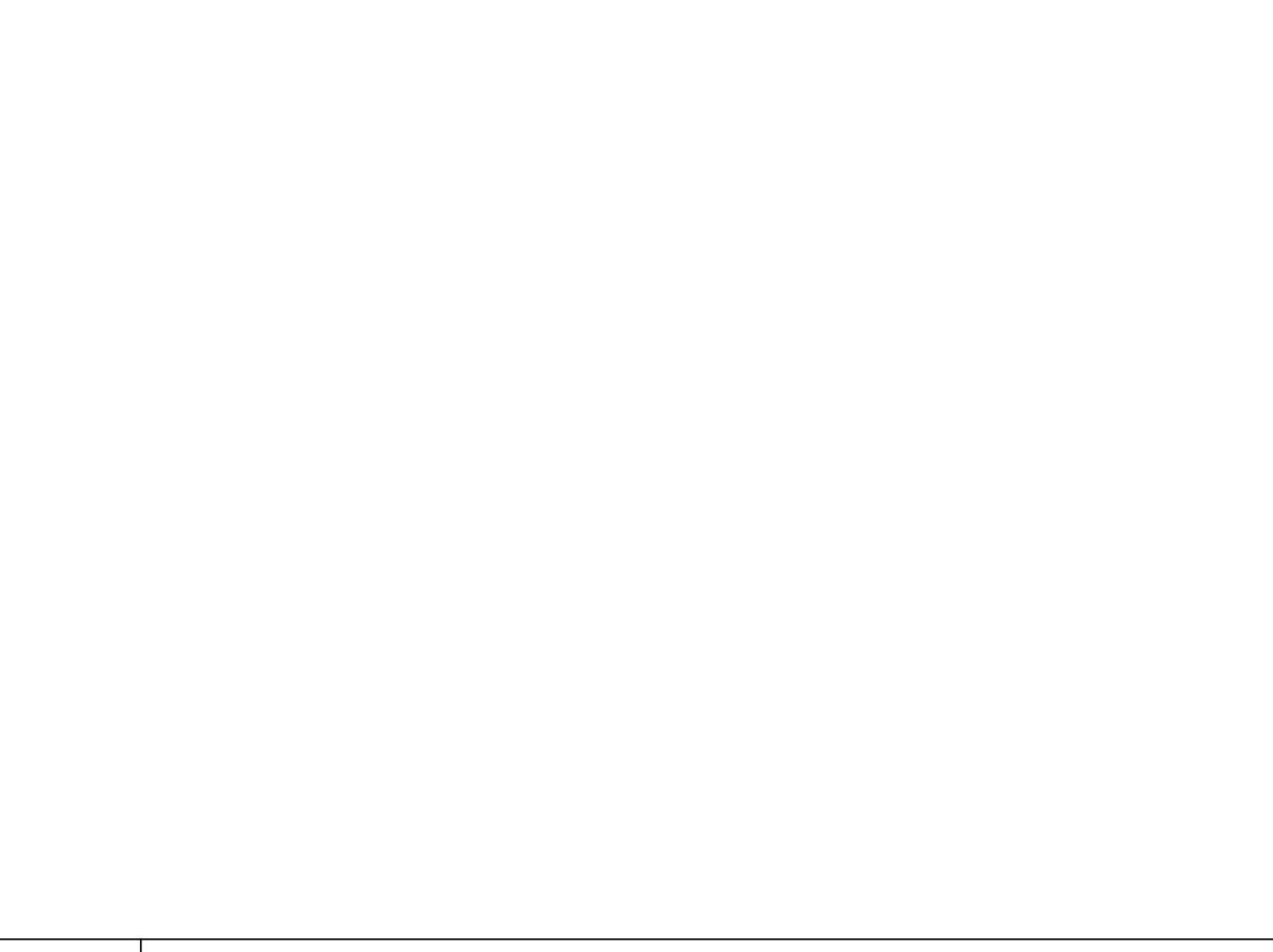
**10**



**9**



**11**



**12**



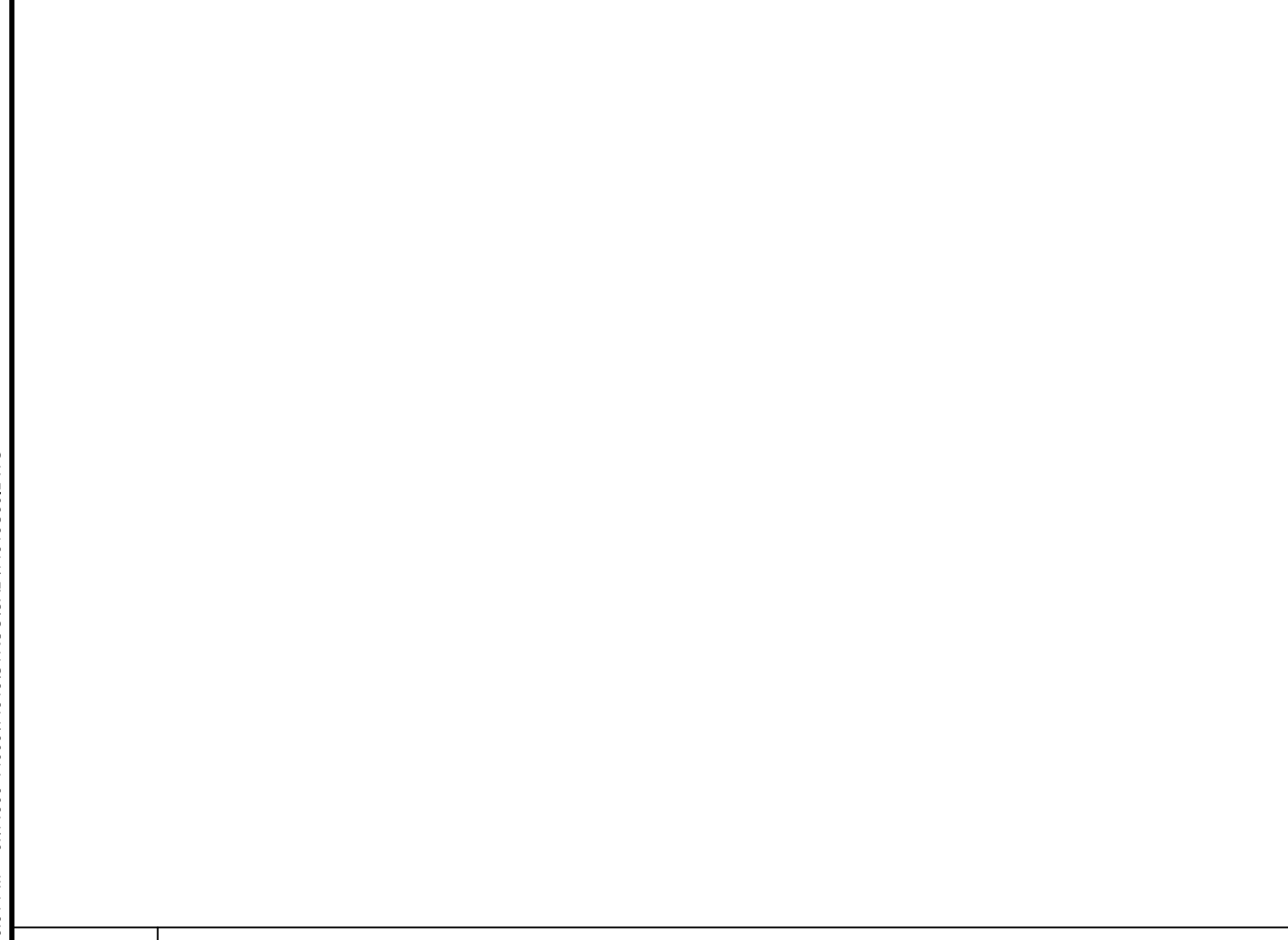
**13**



**14**



**15**



**16**

3/17/2023 5:01 PM - J:\450-1899\145\STRUCT\CD\1451855.DWG



CIVIL ENGINEER  
**BKF-SAN JOSE**  
 1730 N. FIRST ST. STE 800  
 SAN JOSE, CA 95112

LANDSCAPE ARCHITECT  
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STRUCTURAL ENGINEER  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE STE 100  
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MEP ENGINEER  
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 21705 HIGHWAY 99  
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**MILLENIUM DESIGN**  
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 ALAMO, CA 94507

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 BY: M. Bloom Date: 07/28/2023  
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3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

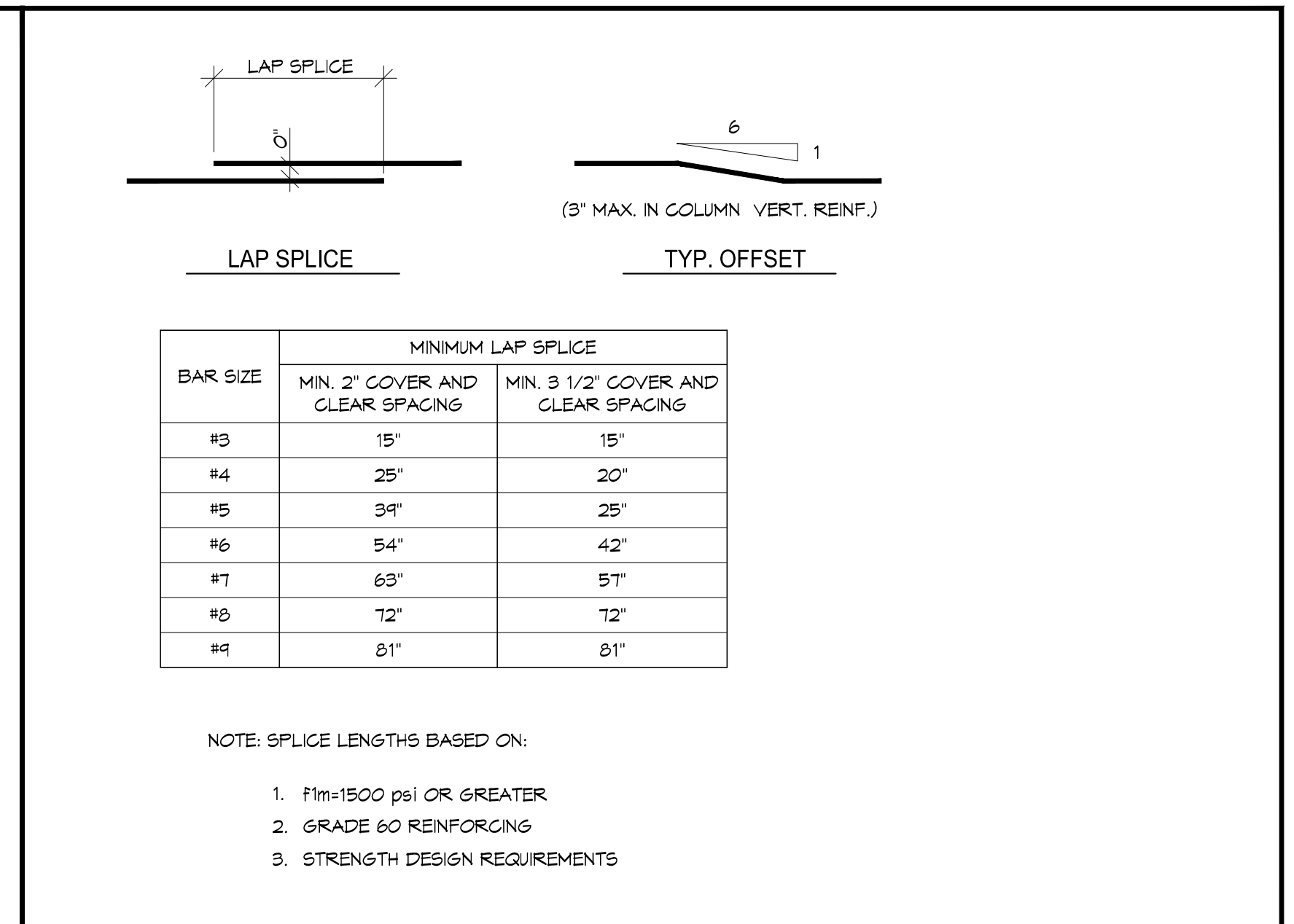
231 GRANT AVENUE  
 PALO ALTO, CA 94306

Client:  
  
**mercy housing**  
**abode communities**  
 MERCY HOUSING/  
 ABODE COMMUNITIES

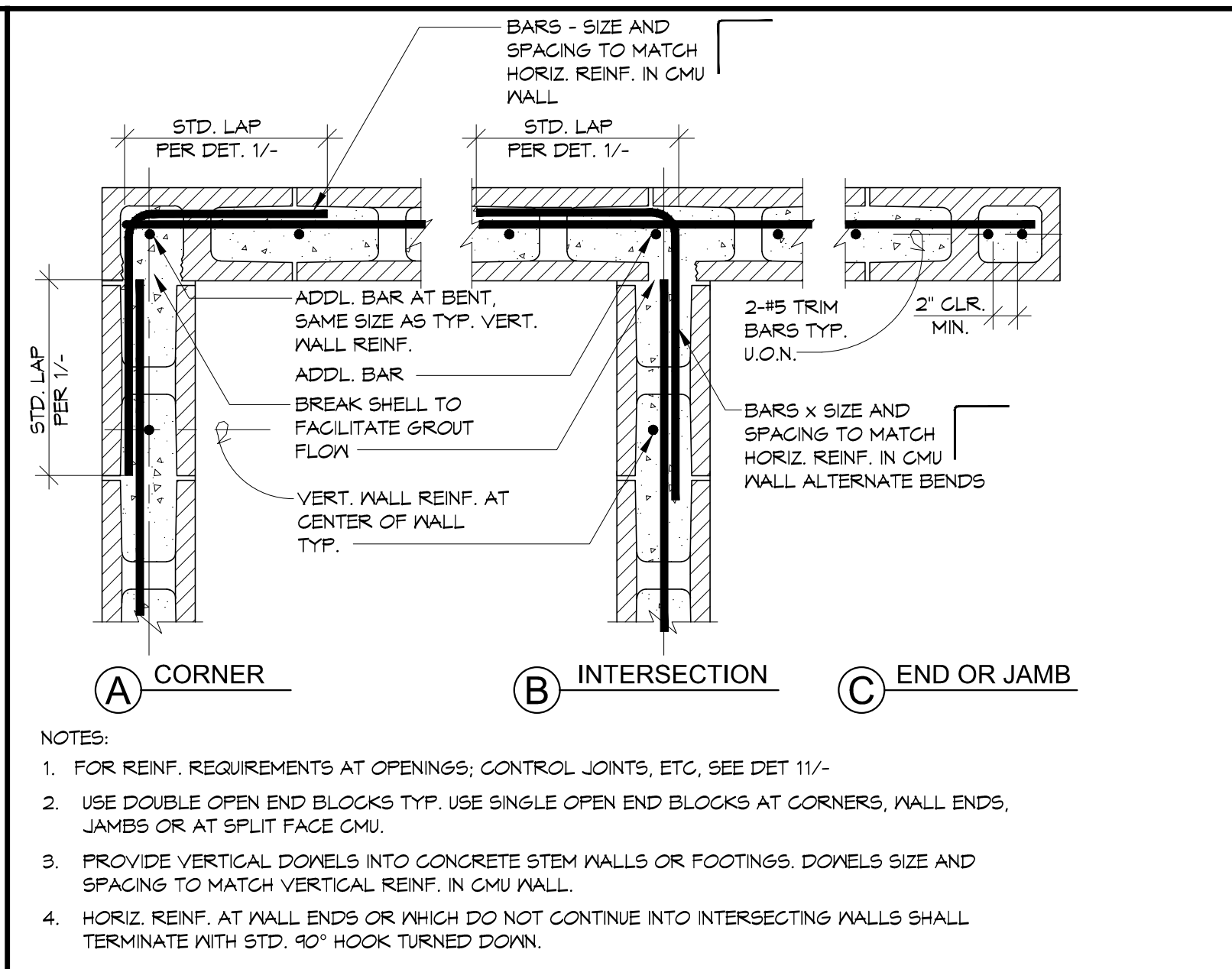
TYPICAL CMU WALL  
 DETAILS

JOB #: 1925  
 SCALE: As indicated

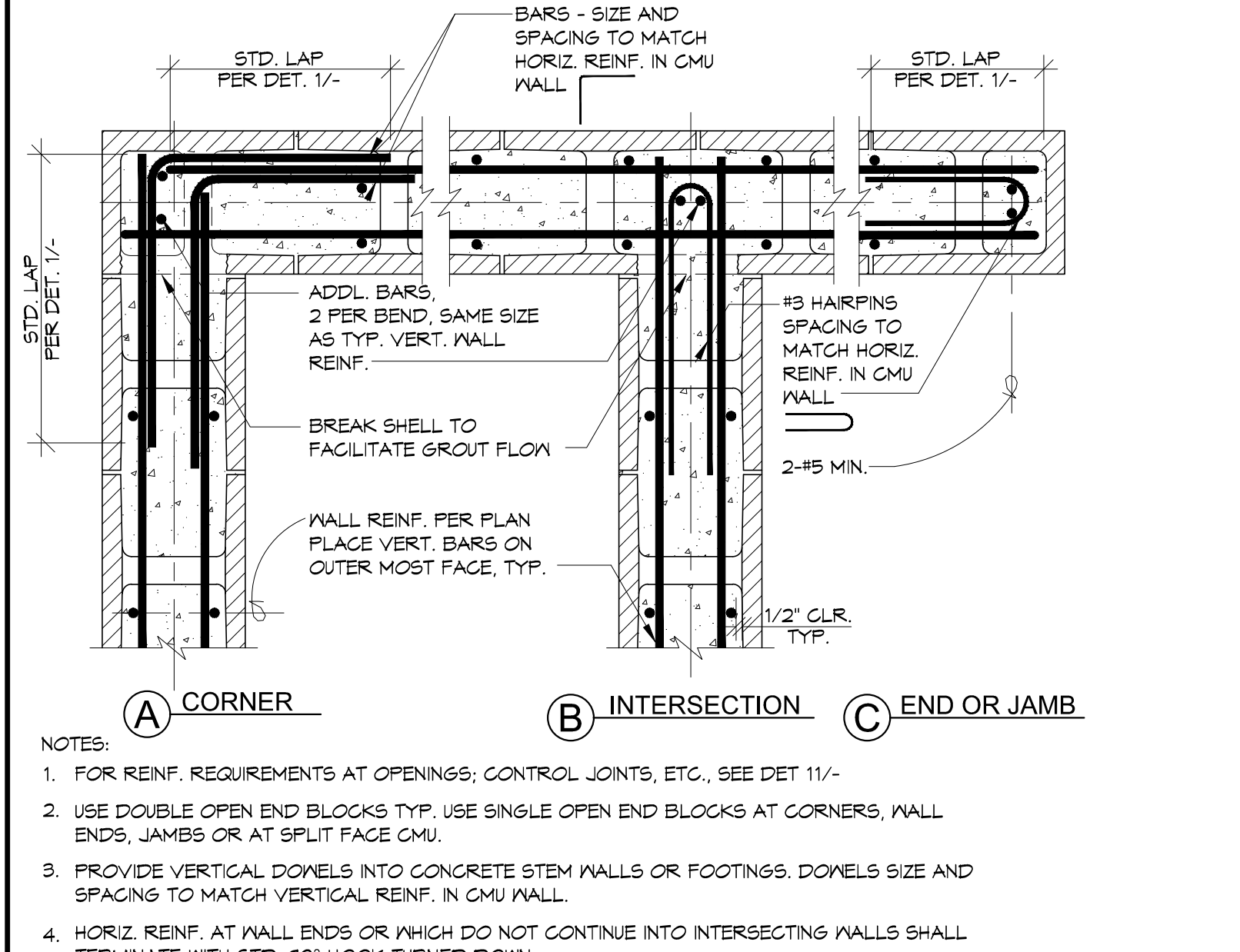
**S6.1**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023  
 HOHBACH-LEWIN # 14515



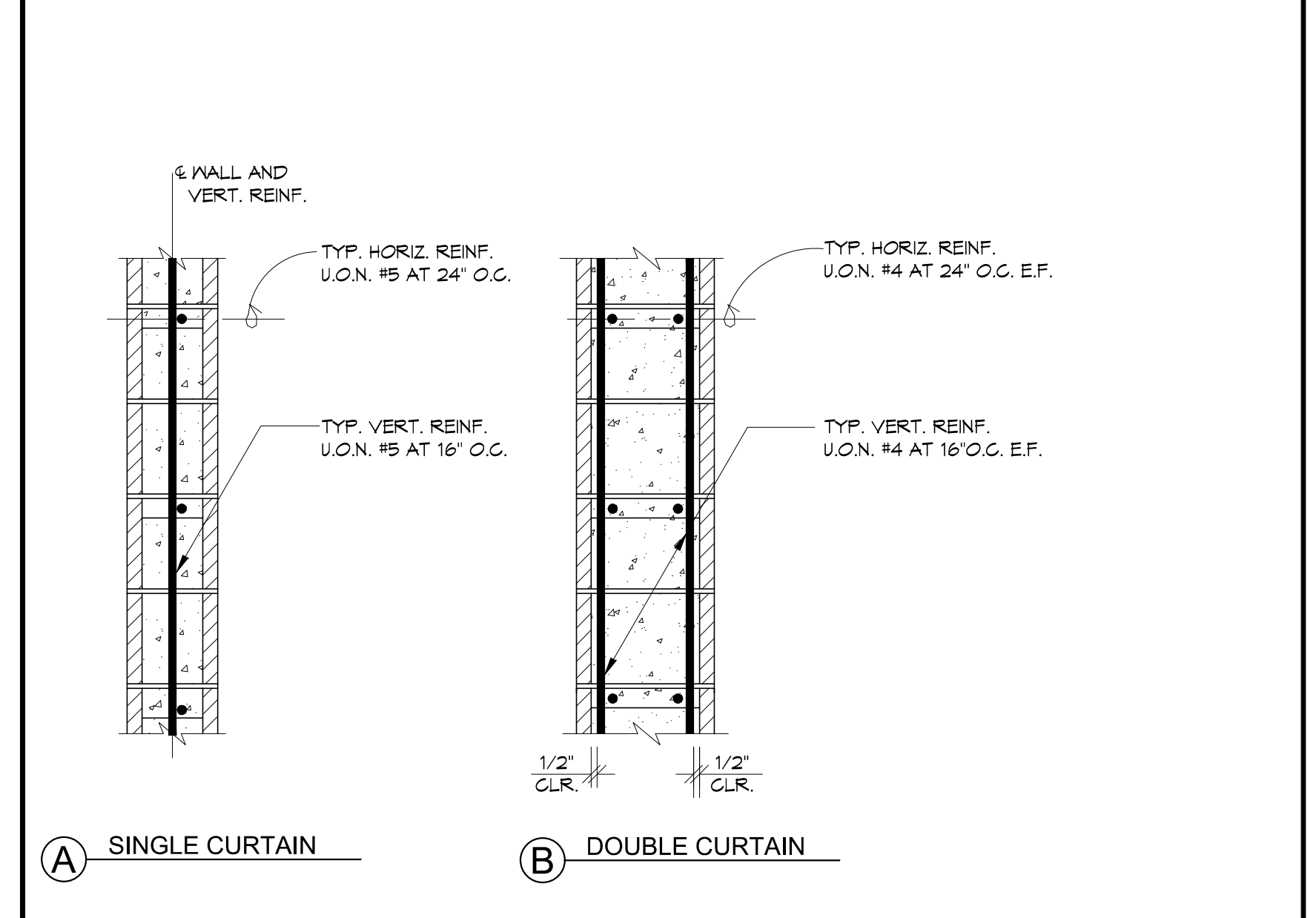
**1 TYPICAL CMU STANDARD REINFORCING STEEL LAP SPLICES** CMU-S6.1-01 N.T.S.



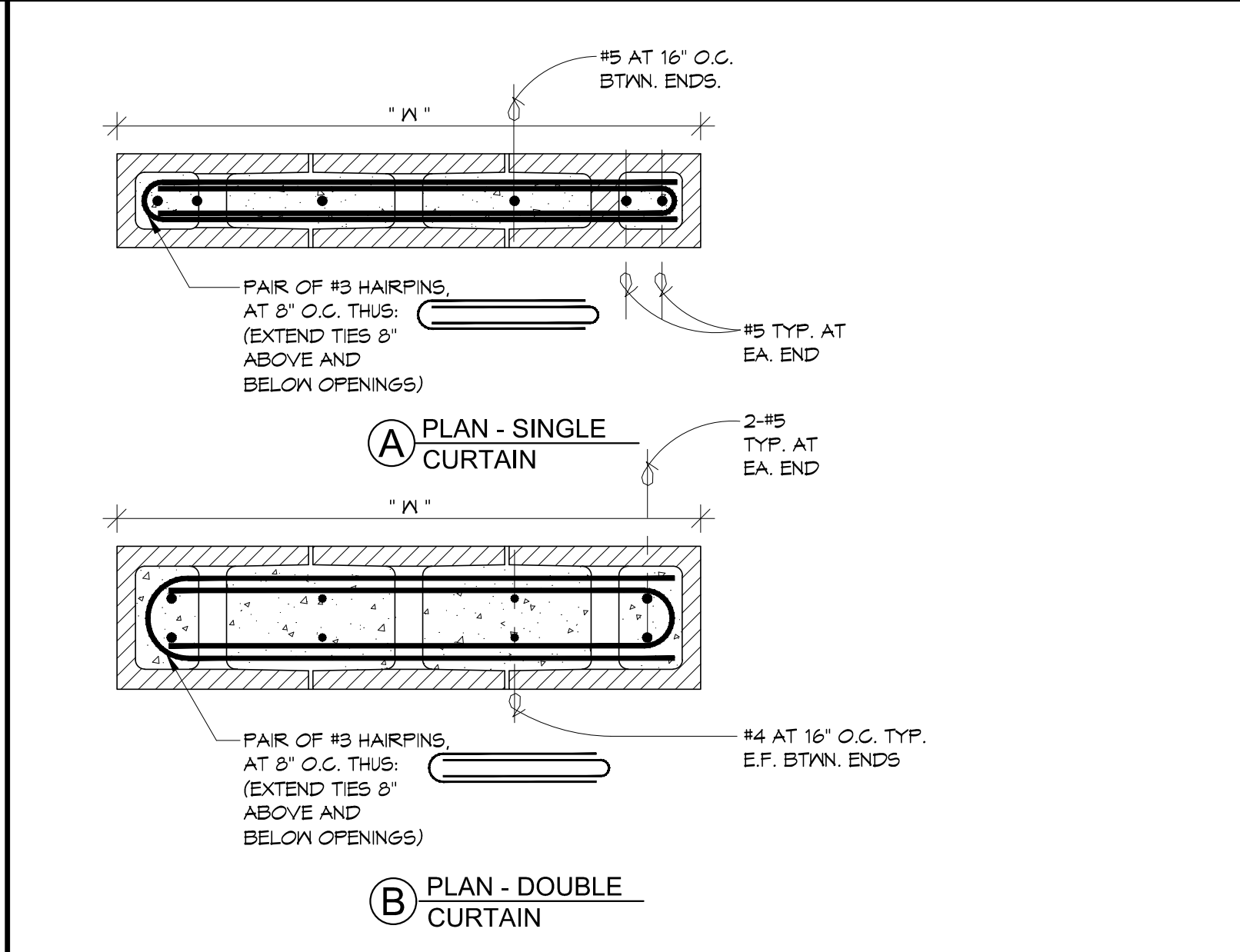
**5 PLAN - TYPICAL CMU WALL WITH SINGLE CURTAIN REINFORCING** CMU-S6.1-05 1 1/2" = 1'-0"



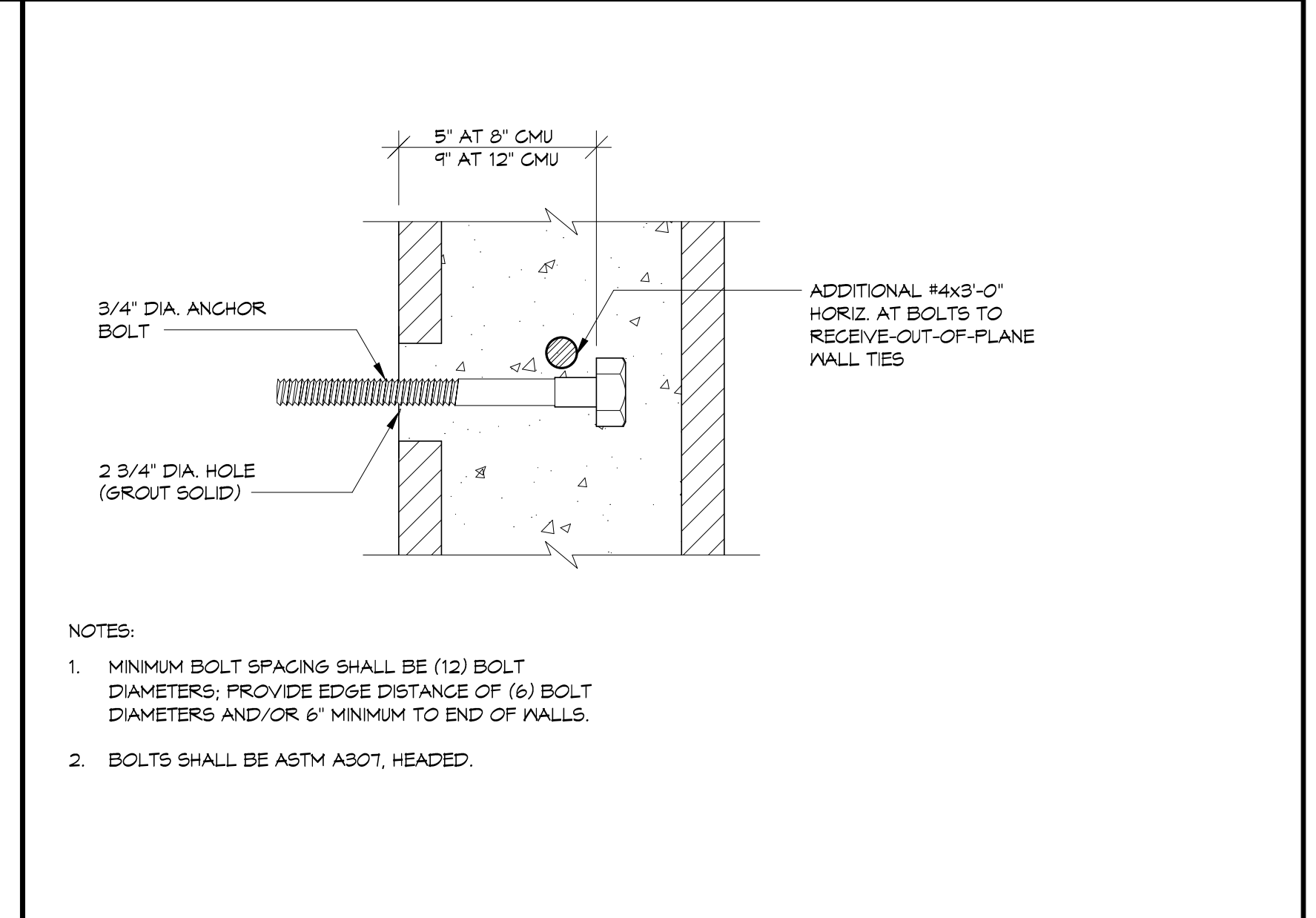
**6 PLAN - TYPICAL CMU WALL WITH DOUBLE CURTAIN REINFORCING** CMU-S6.1-06 1 1/2" = 1'-0"



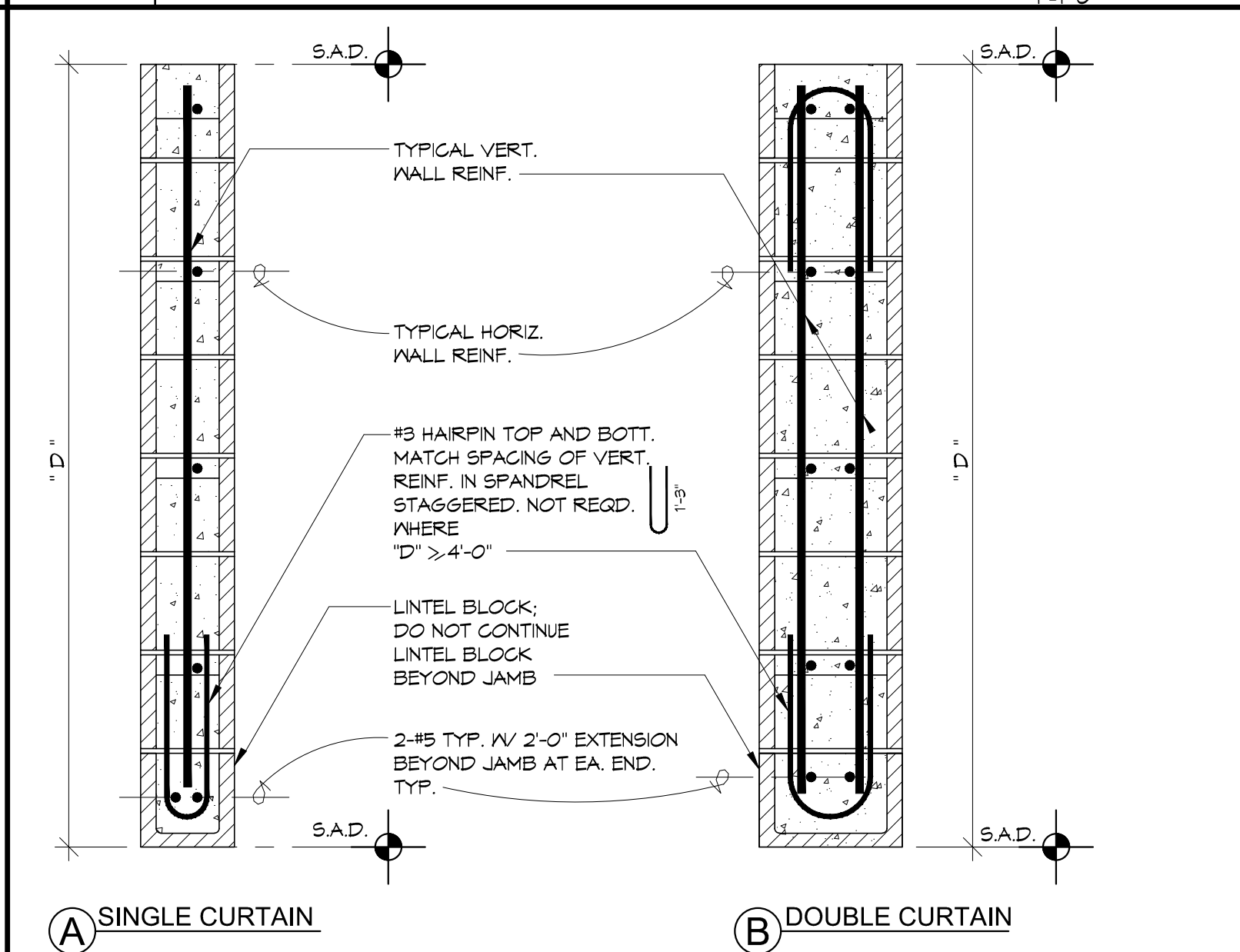
**2 SECTION - TYPICAL CMU WALL REINFORCING** CMU-S6.1-02 1 1/2" = 1'-0"



**7 PLAN - TYPICAL CMU WALL PIER REINFORCING** CMU-S6.1-07 1 1/2" = 1'-0"



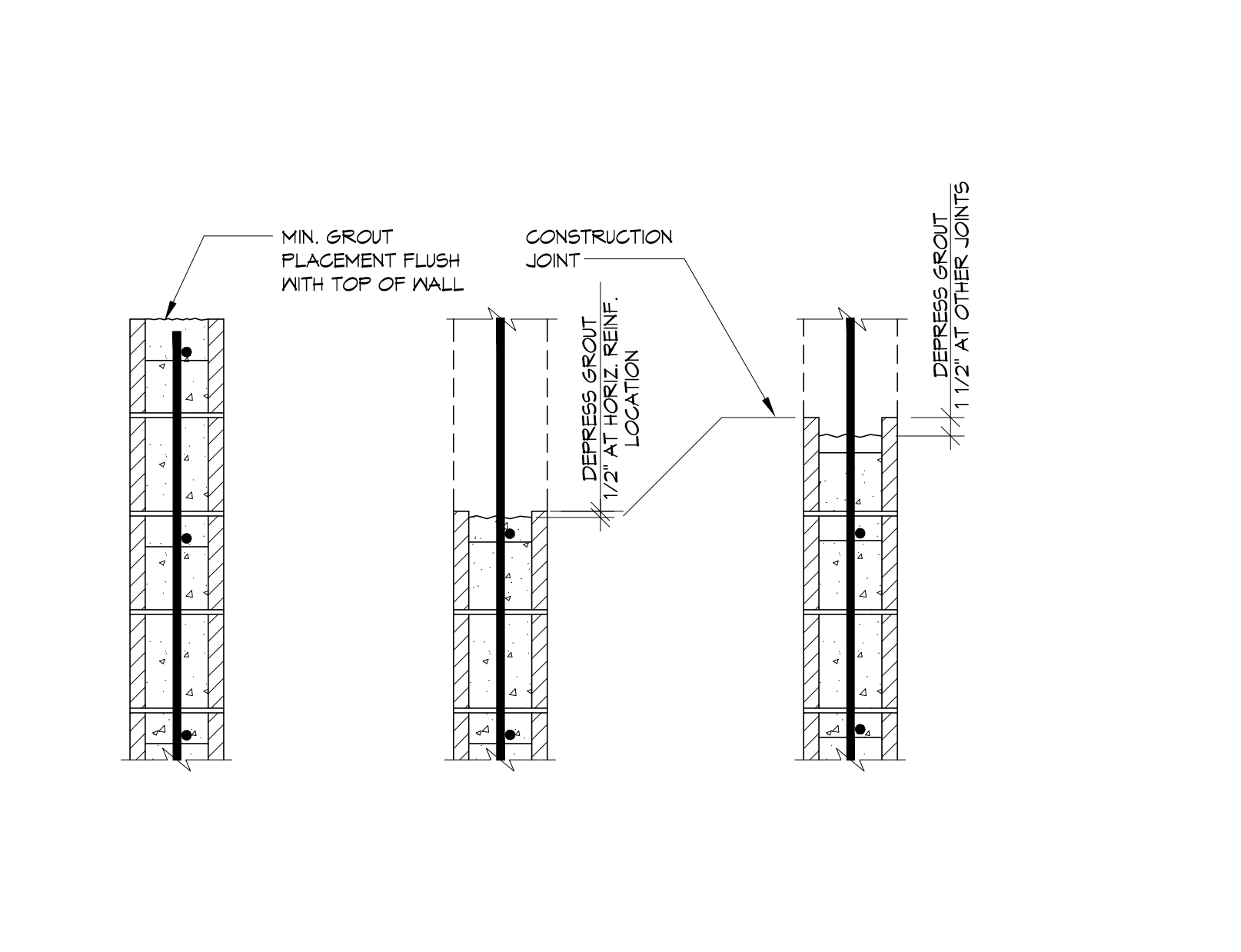
**3 TYPICAL ANCHOR BOLTS CMU WALL** CMU-S6.1-03 N.T.S.



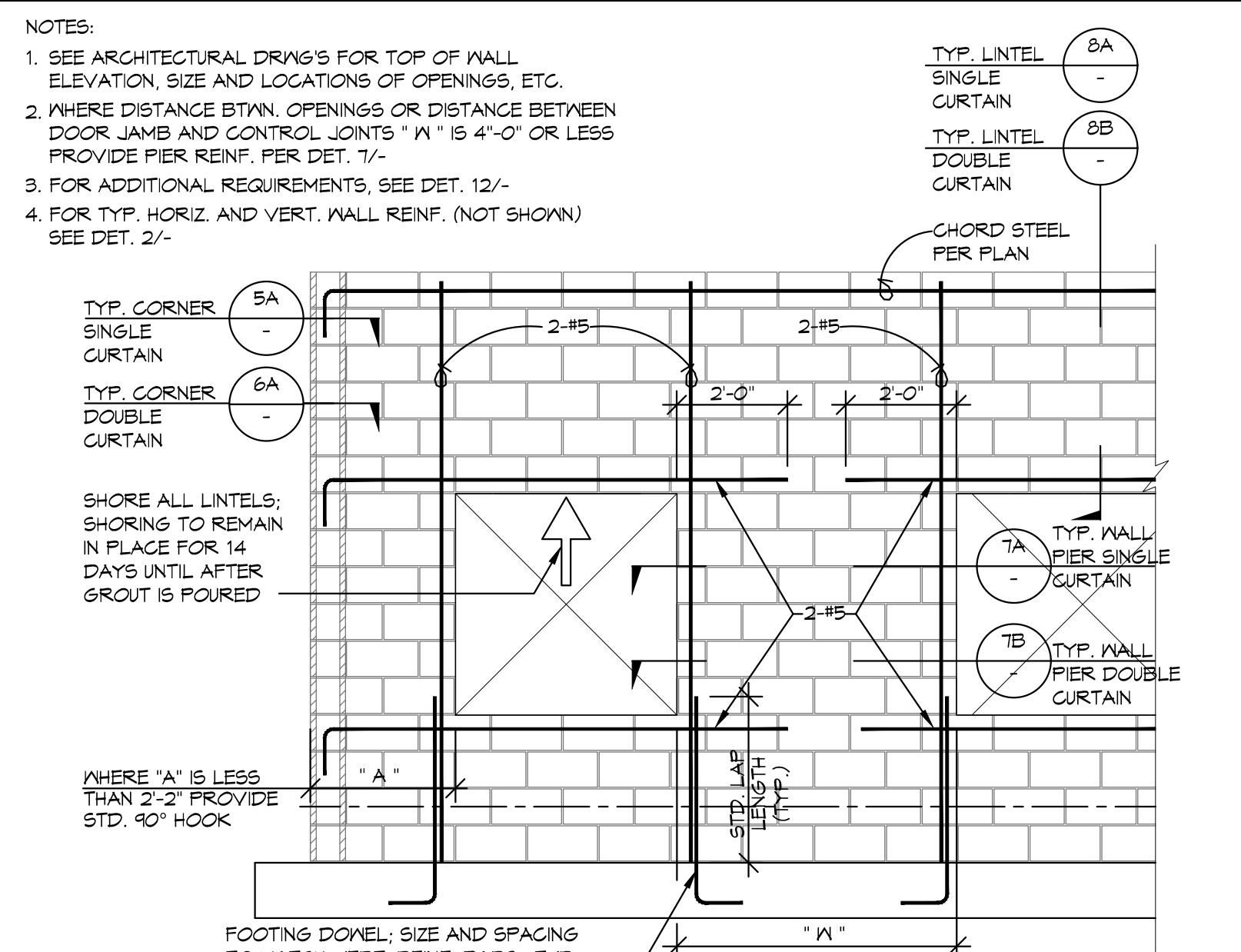
**8 SECTION - TYPICAL CMU LINTEL REINFORCING** CMU-S6.1-08 1 1/2" = 1'-0"



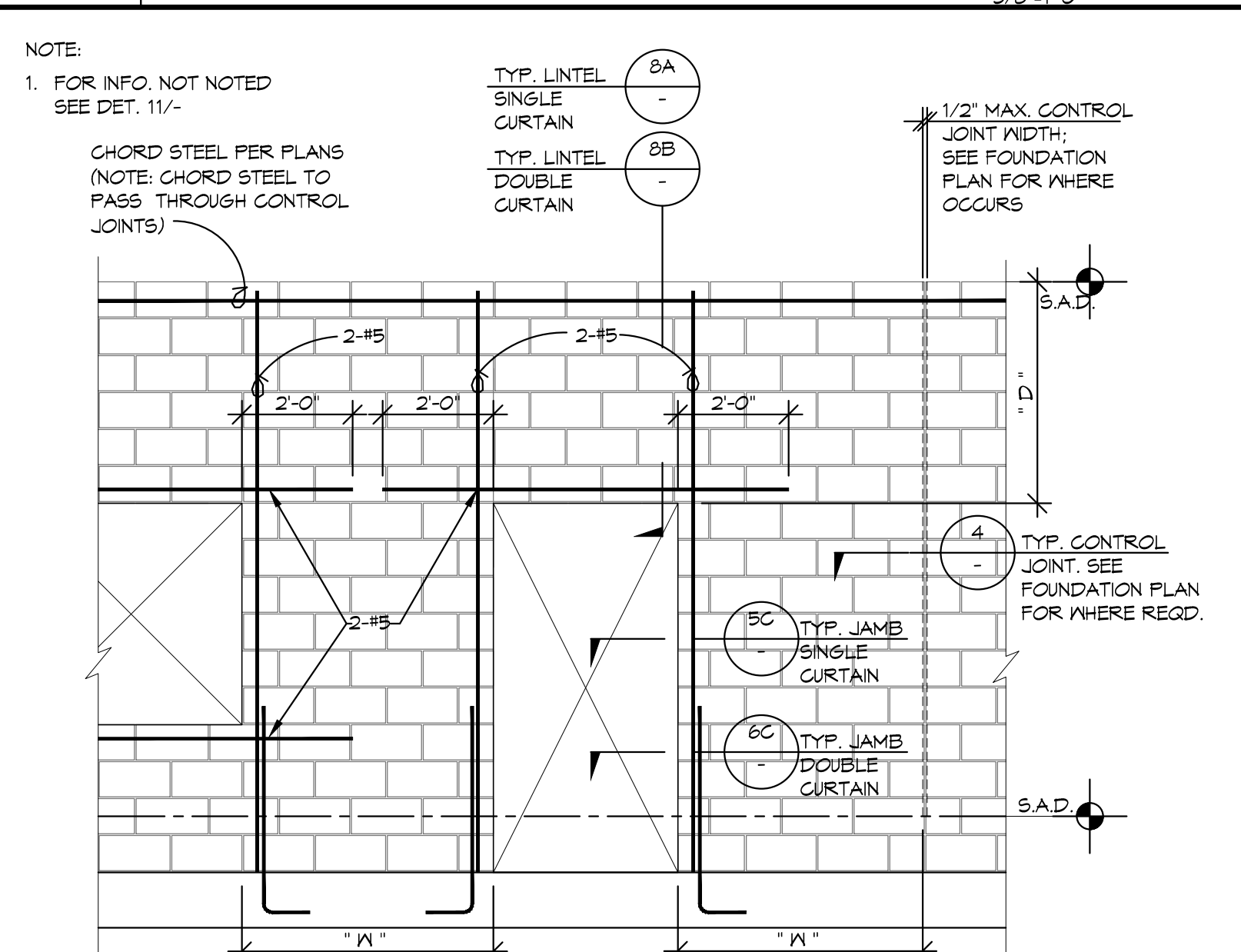
**9 TYPICAL CMU WALL REINFORCING DETAILS** CMU-S6.1-09 1 1/2" = 1'-0"



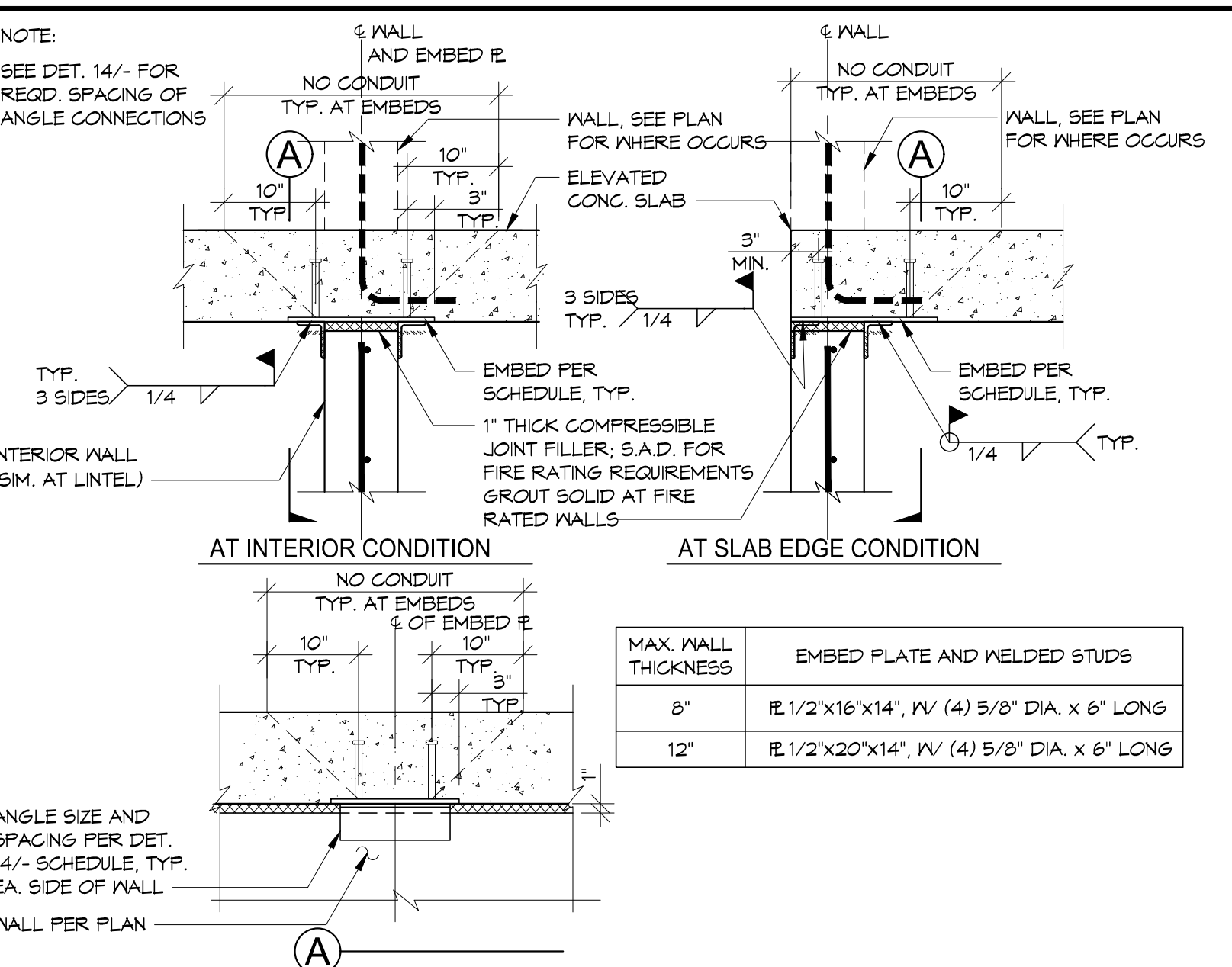
**10 TYPICAL CMU GROUT CONSTRUCTION JOINTS** CMU-S6.1-10 1 1/2" = 1'-0"



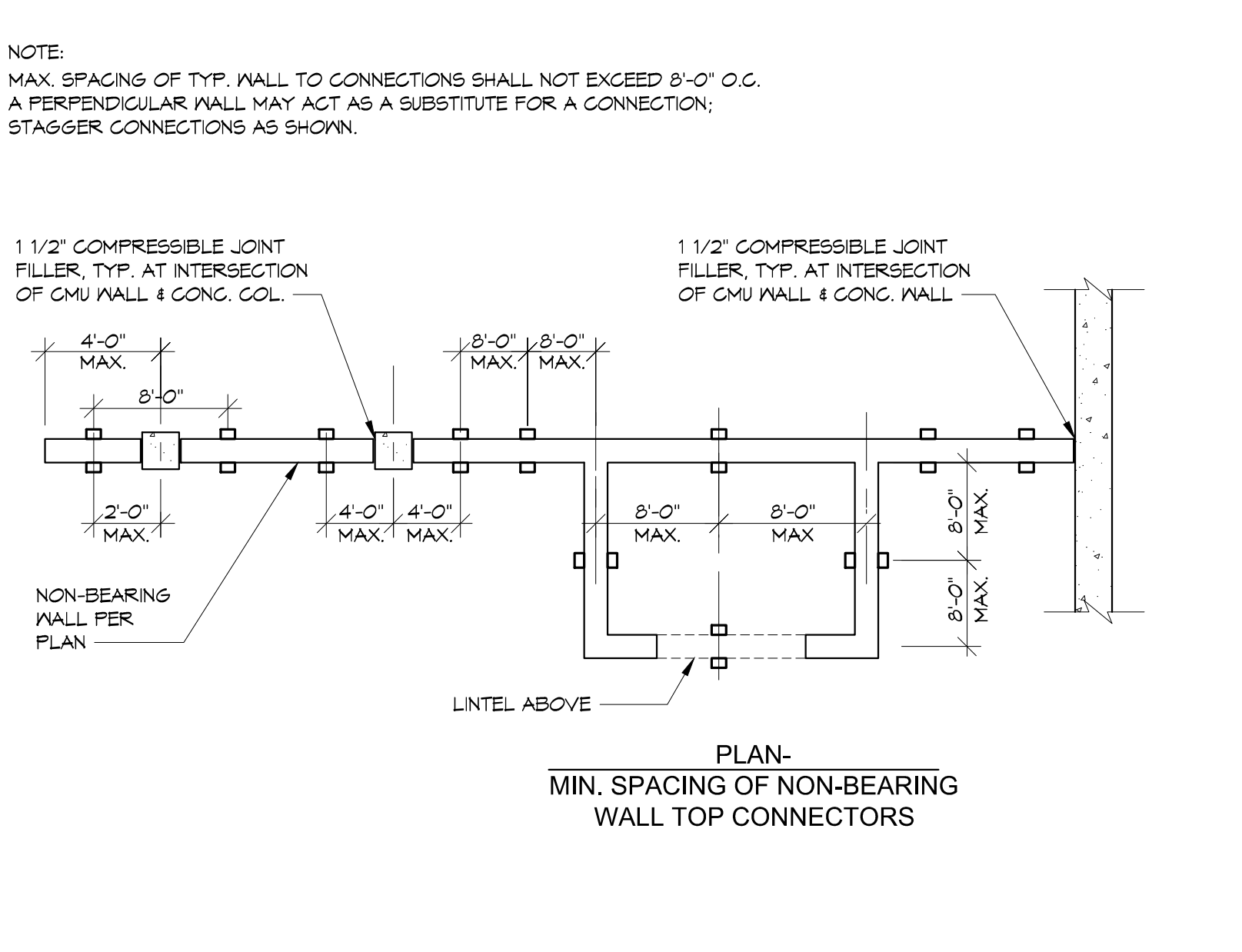
**11 TYPICAL CMU WALL REINFORCING DETAILS** CMU-S6.1-11 3/8" = 1'-0"



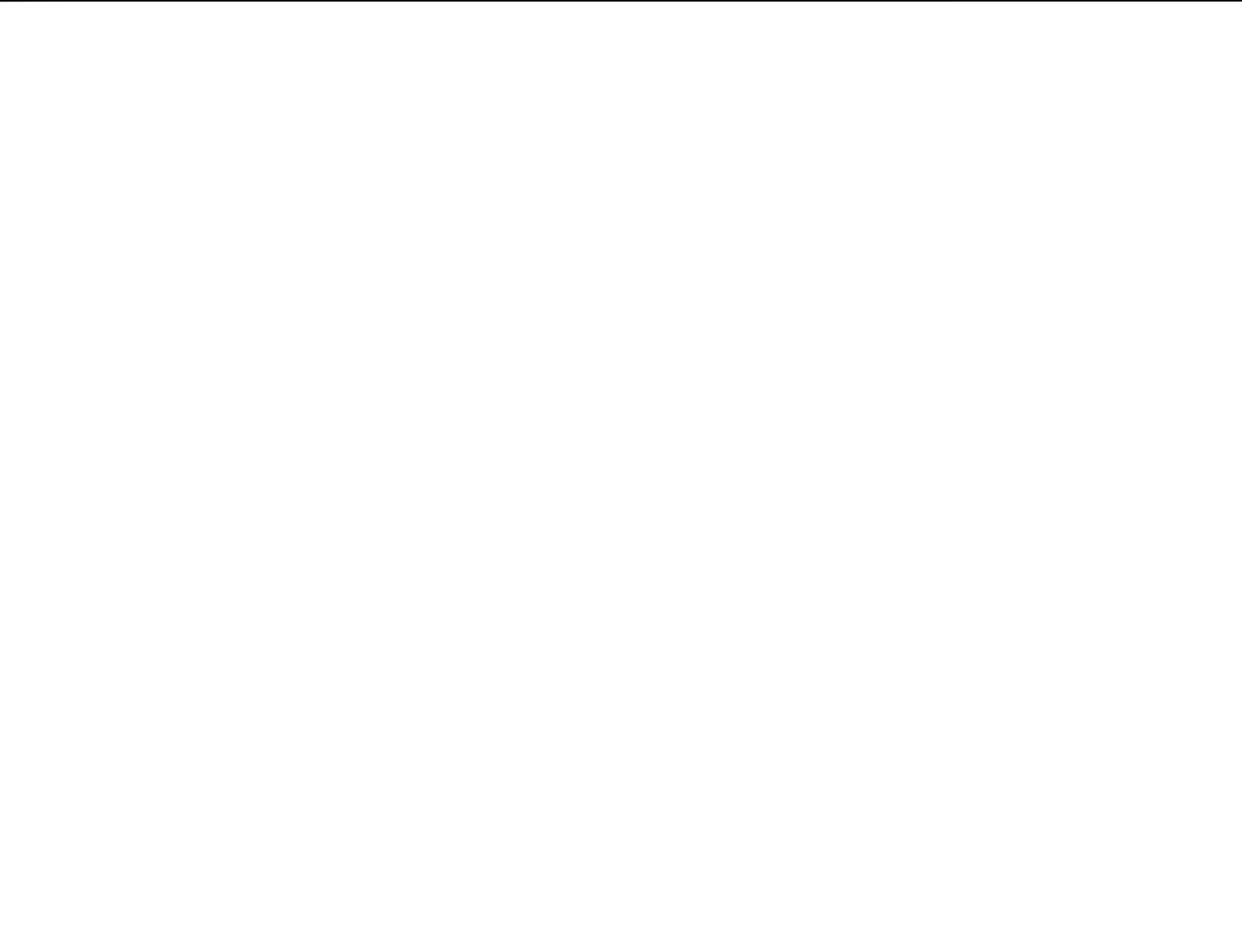
**12 TYPICAL CMU WALL REINFORCING DETAILS** CMU-S6.1-12 3/8" = 1'-0"



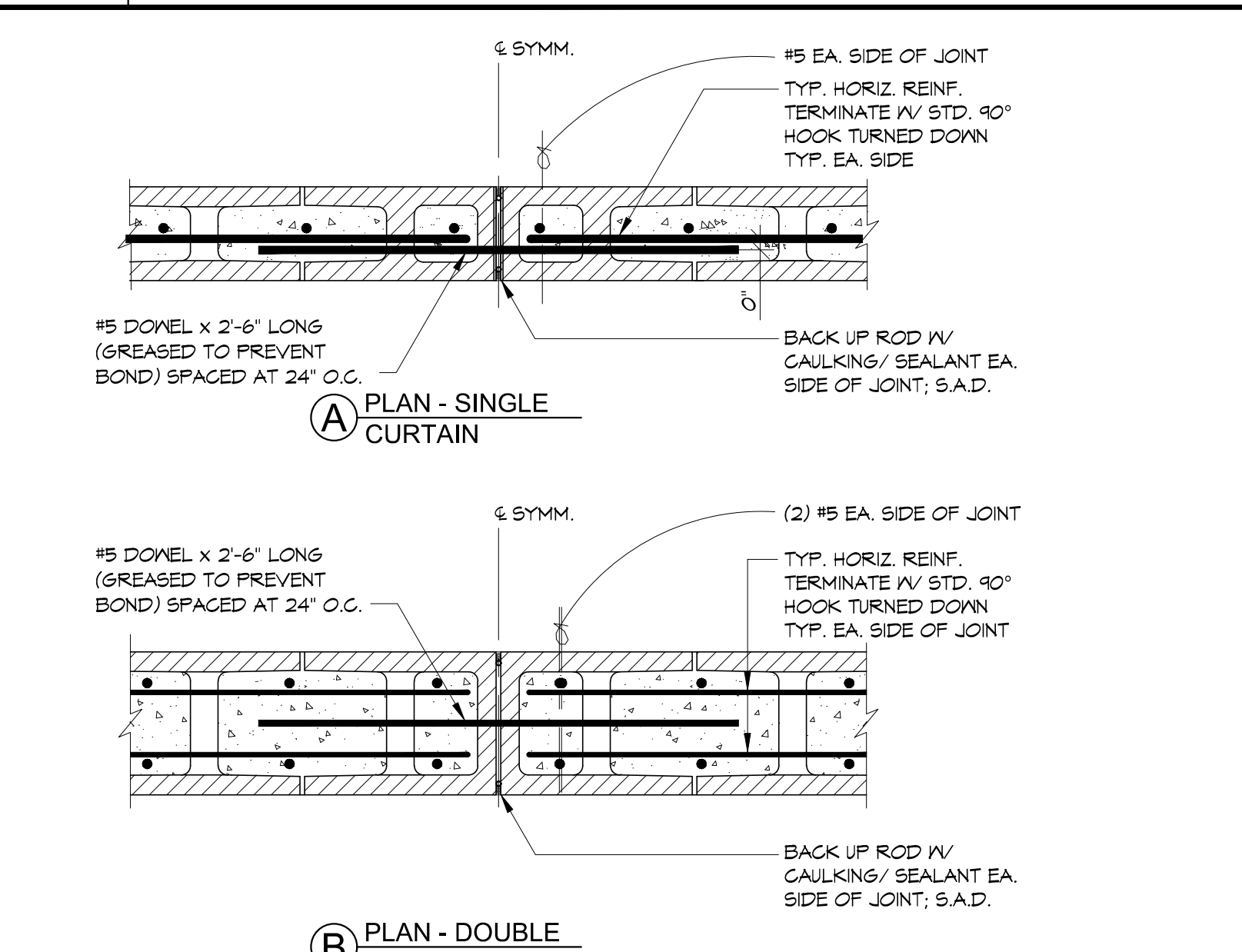
**13 TYPICAL NON-BEARING CONCRETE/CMU TOP CONNECTION TO ELEVATED SLAB** CMU-S6.01-13 3/4" = 1'-0"



**14 NON-BEARING CONCRETE/CMU WALL TOP CONNECTOR SPACING REQUIREMENTS** CMU-S6.01-14 N.T.S.



**15 CMU WALL CONTROL JOINT WITH WALL CONTINUITY DOVELS** CMU-S6.01-15 1 1/2" = 1'-0"



**16 CMU WALL CONTROL JOINT WITH WALL CONTINUITY DOVELS** CMU-S6.01-16 1 1/2" = 1'-0"

S:\2023\1925\_PALM\_J14500\1925-STRUC\CMU\14515.DWG



**CIVIL ENGINEER**  
**BKF-SAN JOSE**  
 1730 N. FIRST ST., STE 800  
 SAN JOSE, CA 95112

**LANDSCAPE ARCHITECT**  
**PLURAL STUDIO**  
 2742 17TH STREET  
 SAN FRANCISCO, CA 94110

**STRUCTURAL ENGINEER**  
**HOHBACH-LEWIN INC**  
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 PALO ALTO, CA 94306

**MEP ENGINEER**  
**EMERALD CITY ENGINEERS**  
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 LYNNWOOD, WA 98036

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 ARCATA, CA 95521

**JOINT TRENCH/DRY UTILITY**  
**MILLENNIUM DESIGN**  
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 260 Sheridan Avenue, Suite 150  
 Palo Alto, CA 94306  
 (650) 817-6900



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
 RECORD NO.: DEV22-1242  
 By: M. Bloom Date: 07/28/2023  
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2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

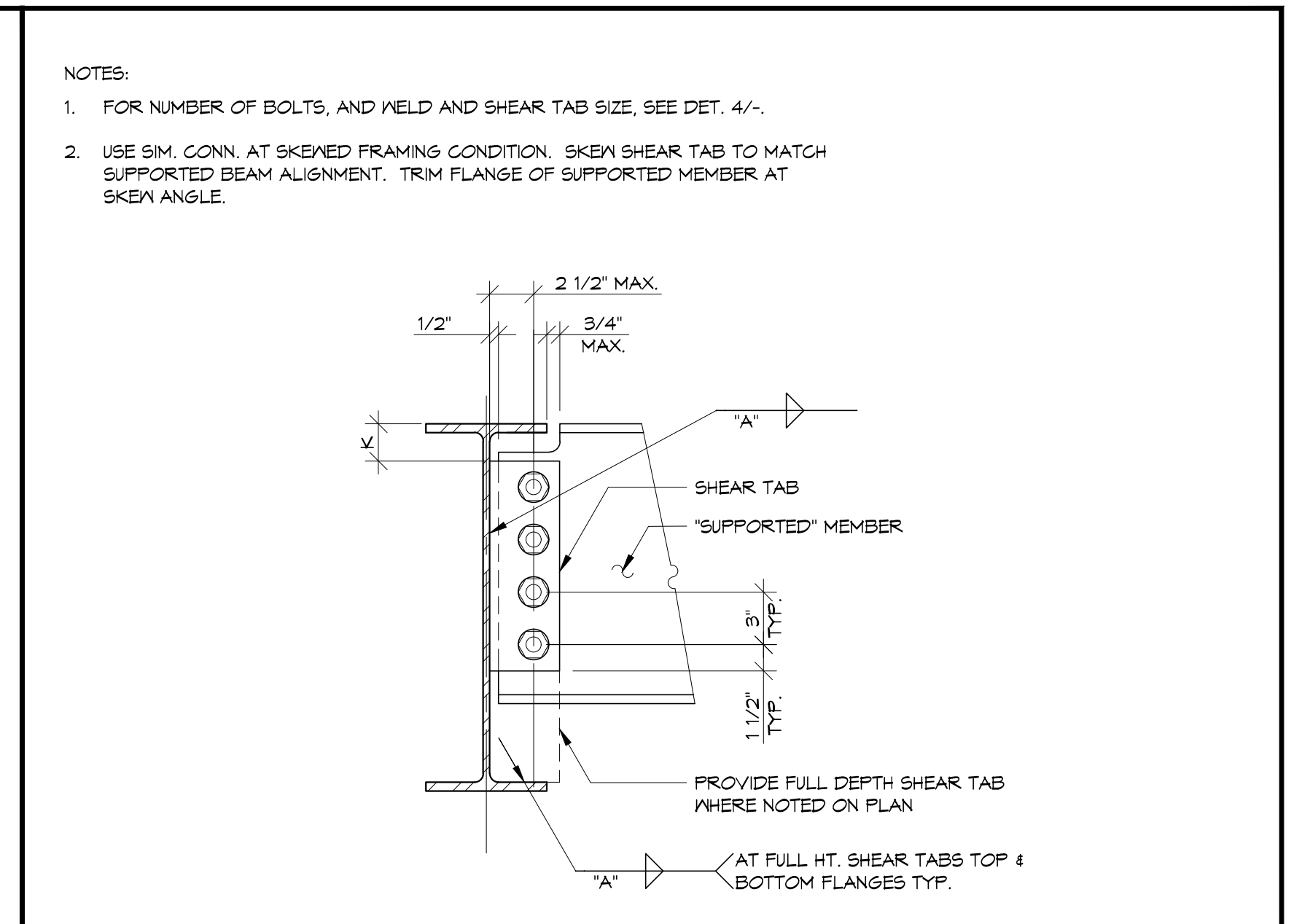
231 GRANT AVENUE  
 PALO ALTO, CA 94306



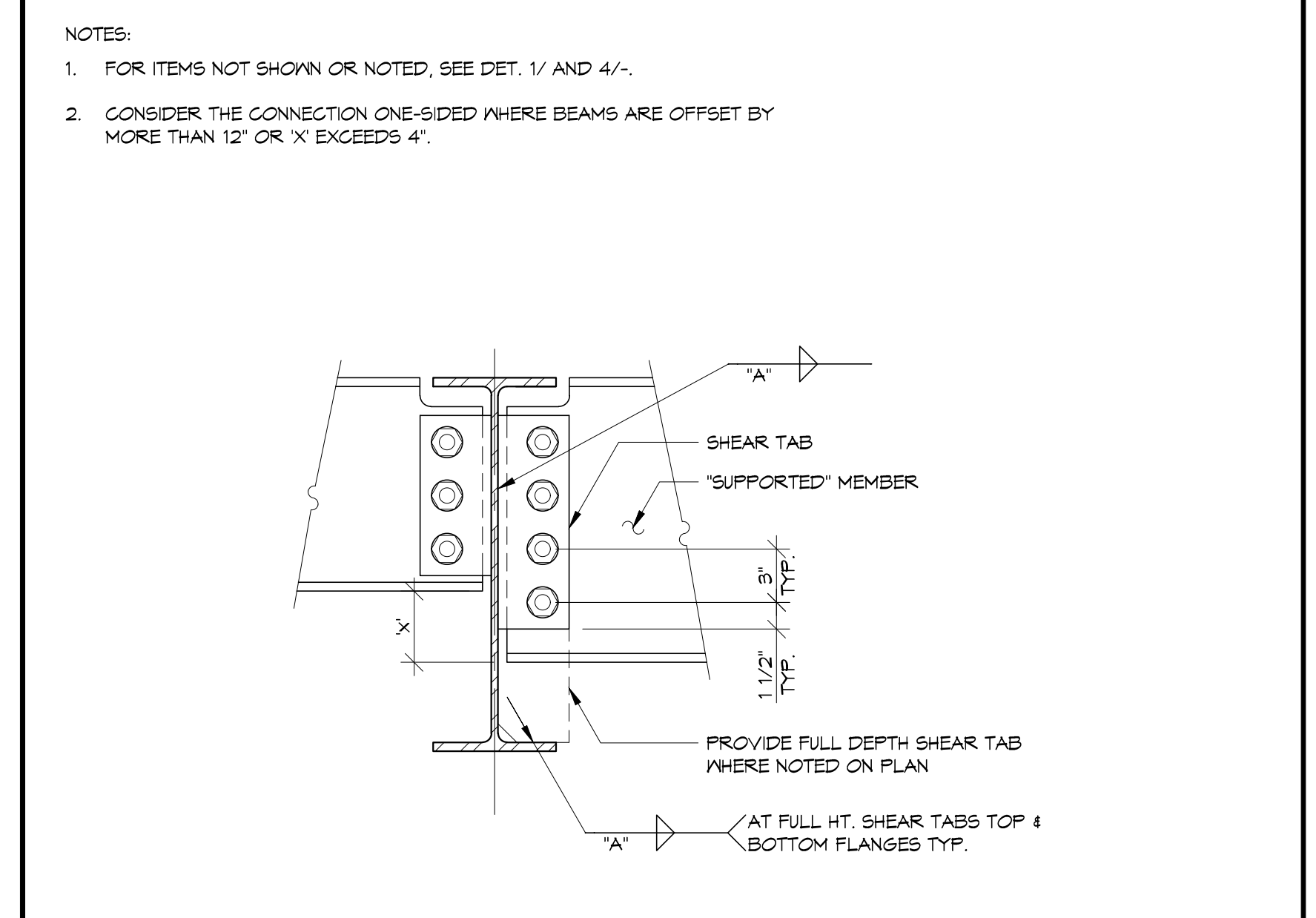
**TYPICAL STEEL**  
**DETAILS**

JOB #: 1925  
 SCALE: As indicated

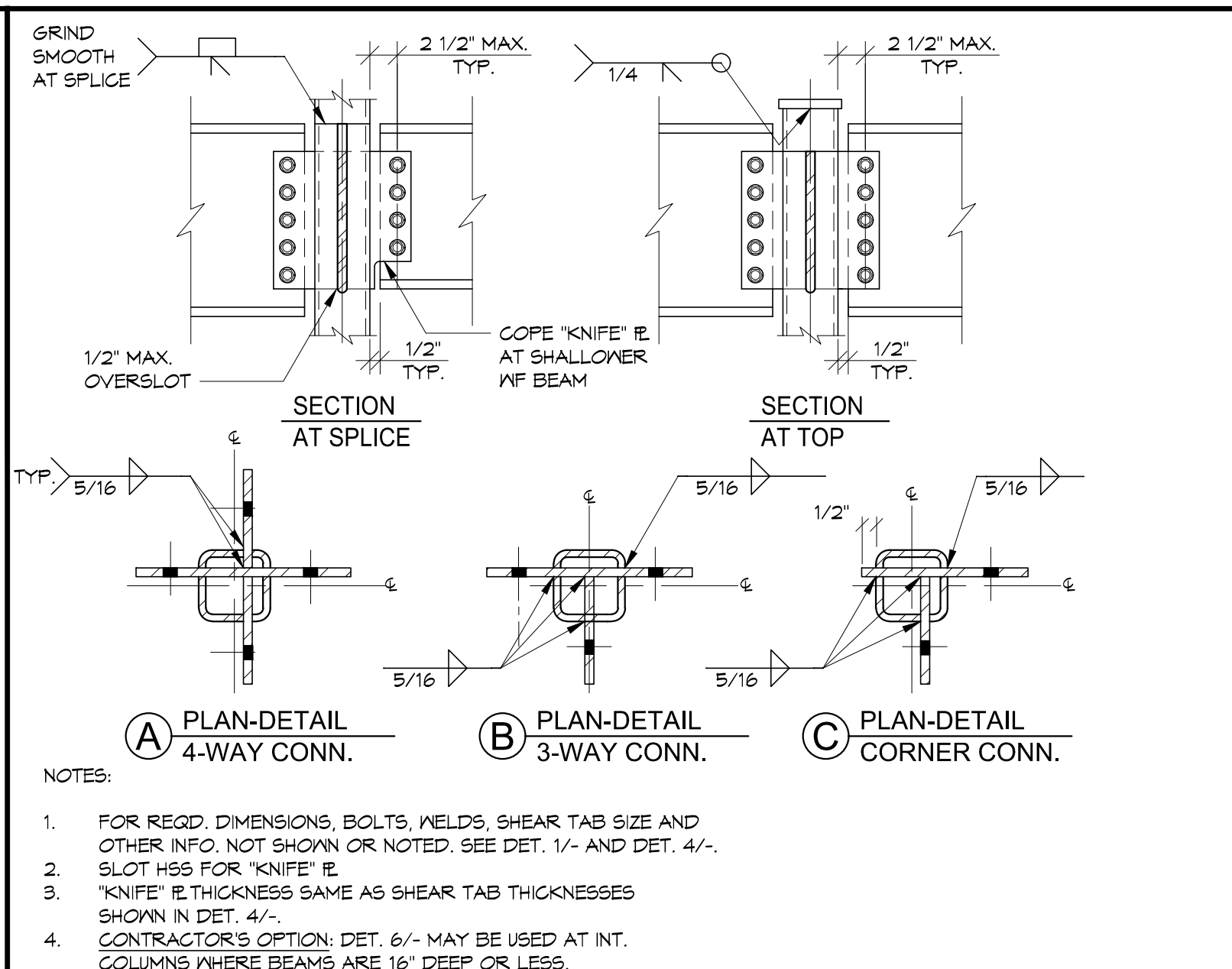
**S7.1**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



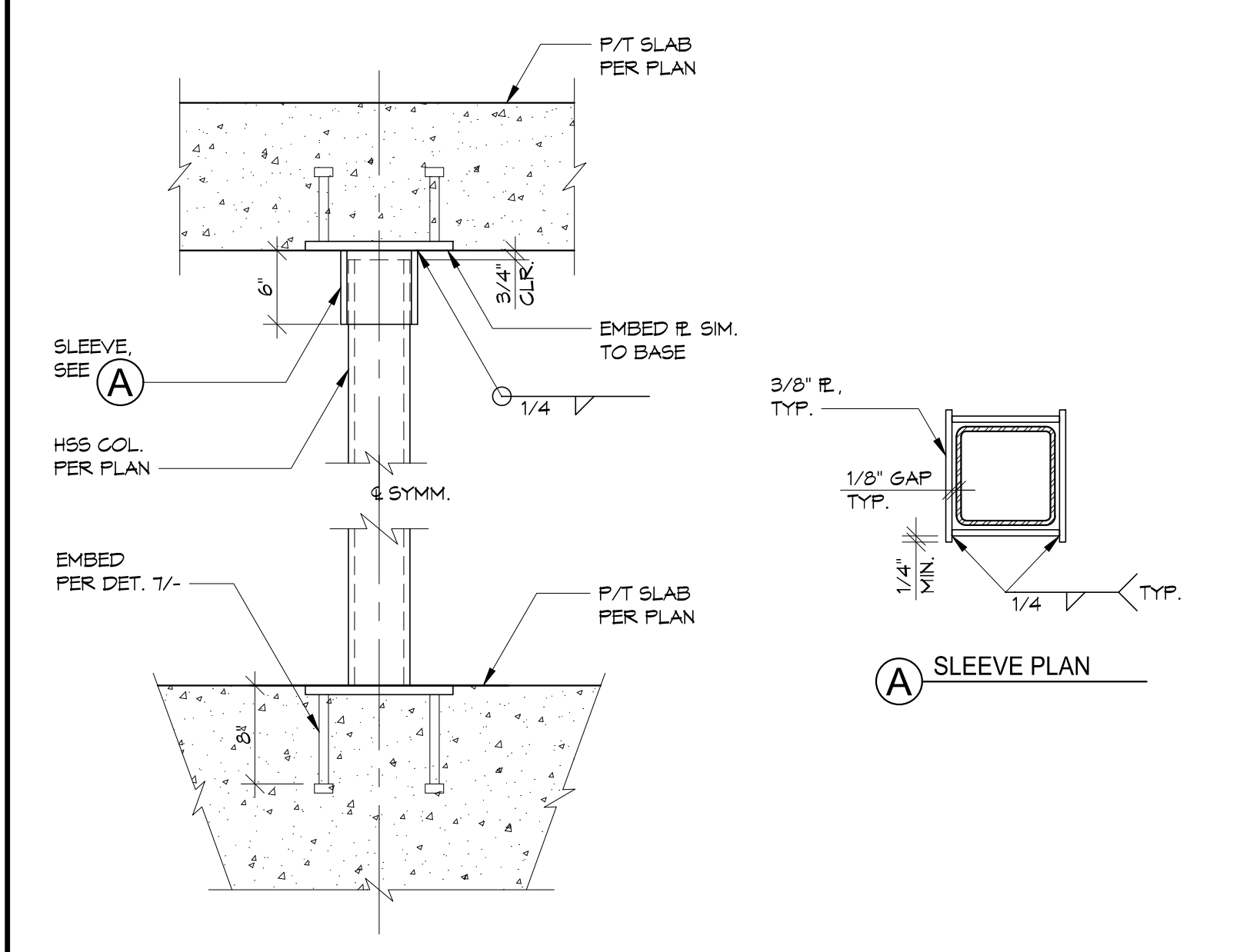
**1** TYPICAL ONE-SIDED SHEAR CONNECTION  
 N.T.S. ST-5701-01



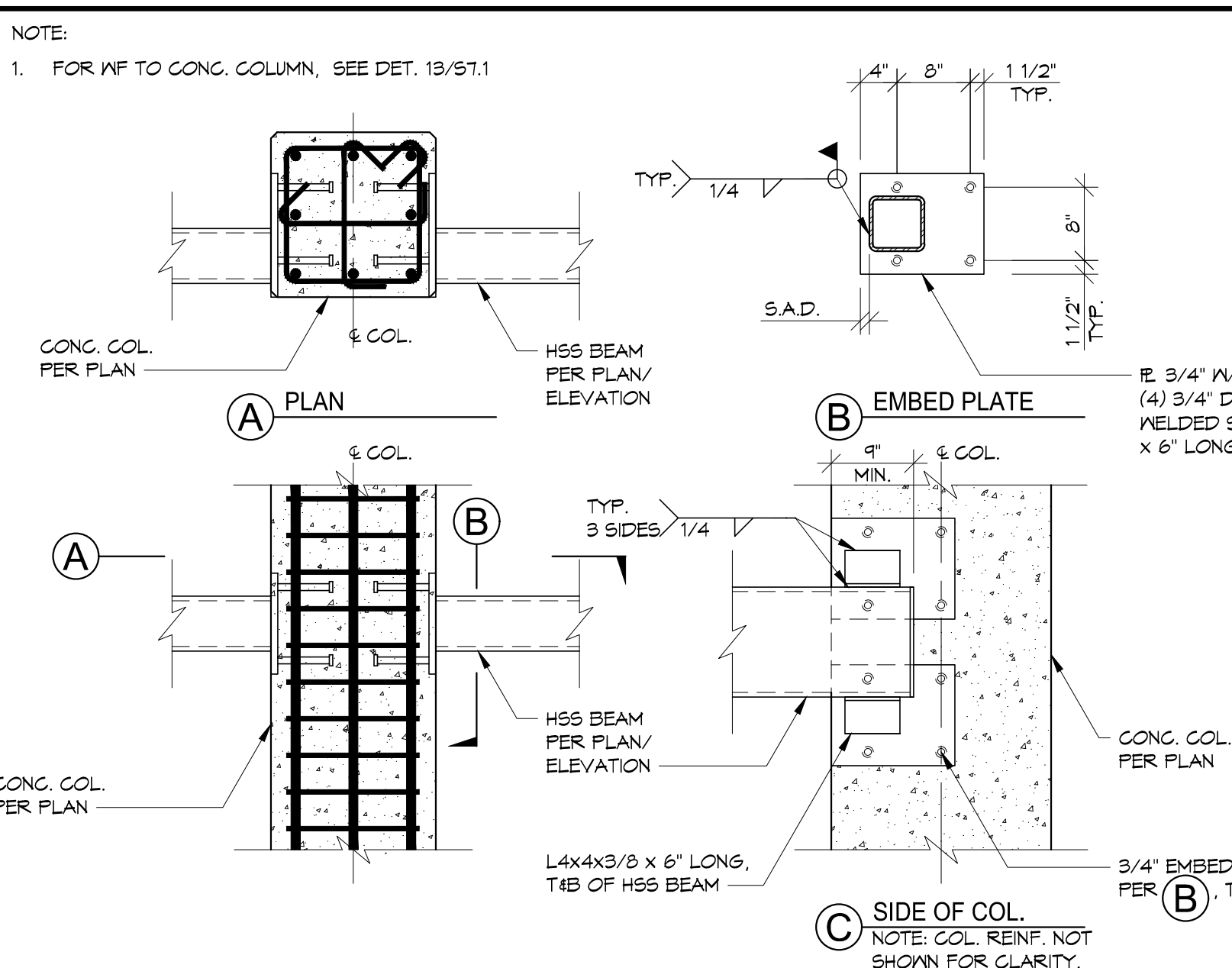
**2** TYPICAL TWO-SIDED SHEAR CONNECTION  
 N.T.S. ST-5701-02



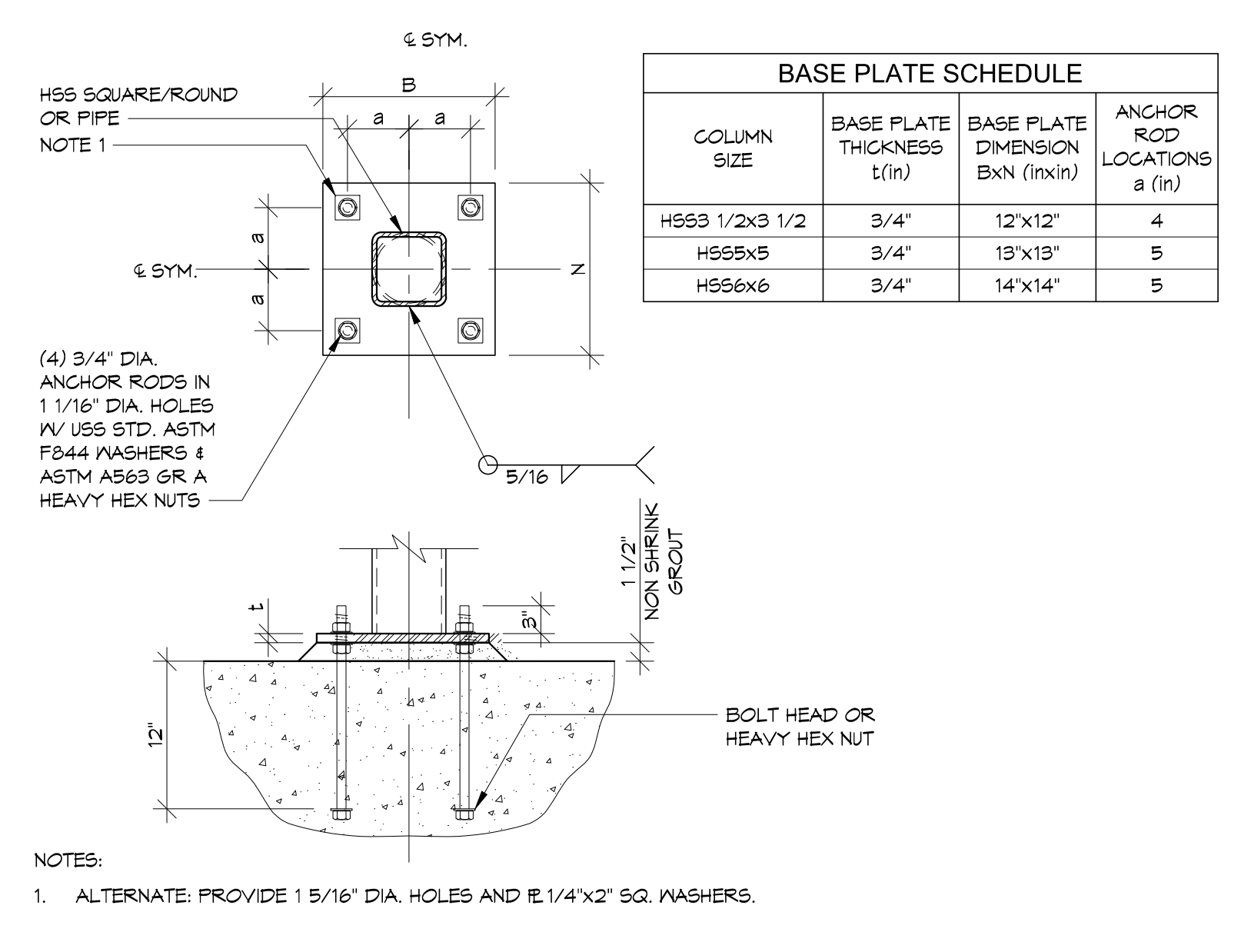
**5** TYPICAL WF BEAM TO HSS COLUMN CONNECTION  
 N.T.S. ST-5701-05



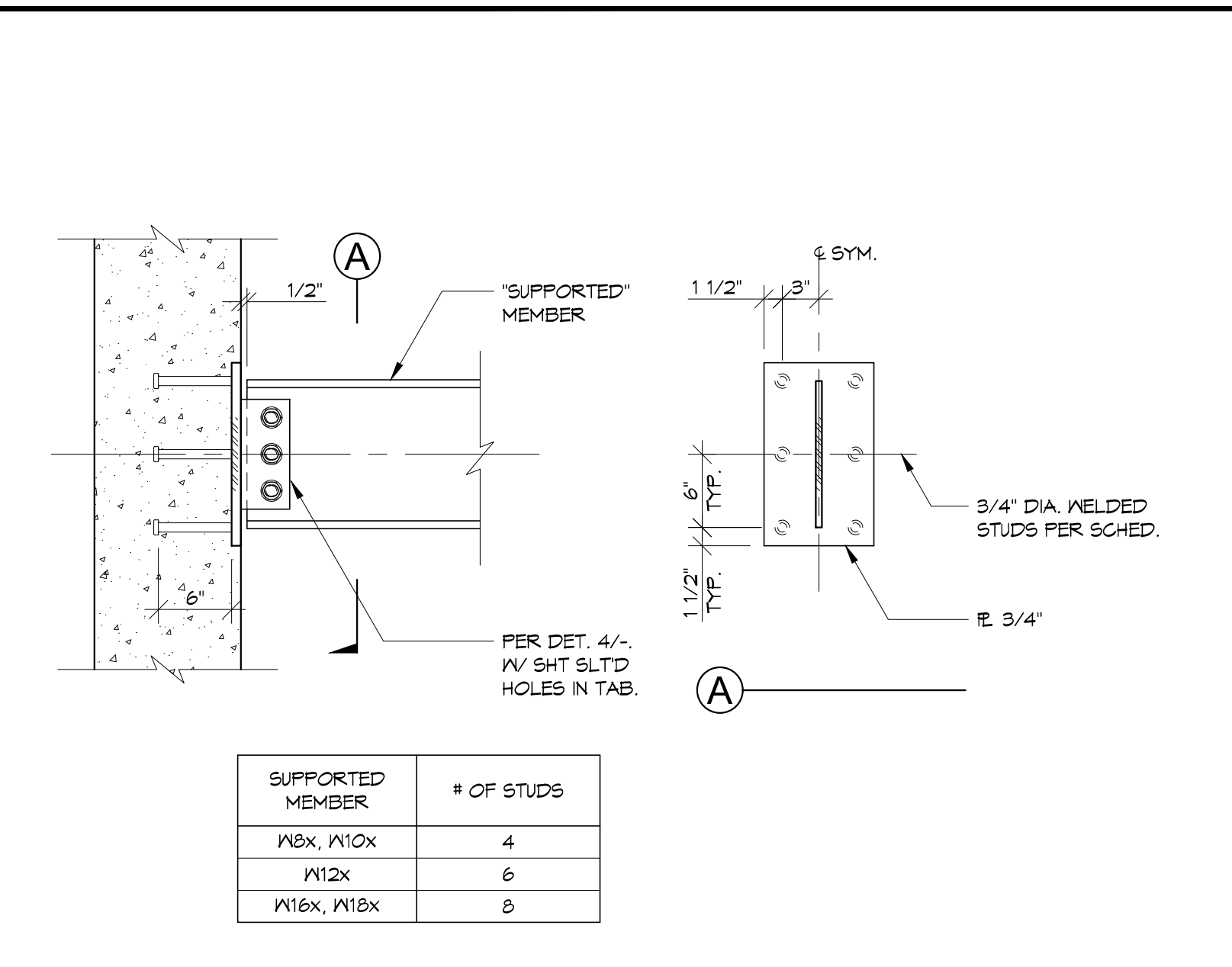
**6** TYP. HSS COLUMN CONNECTIONS AT P/T SLAB  
 N.T.S. ST-5701-06



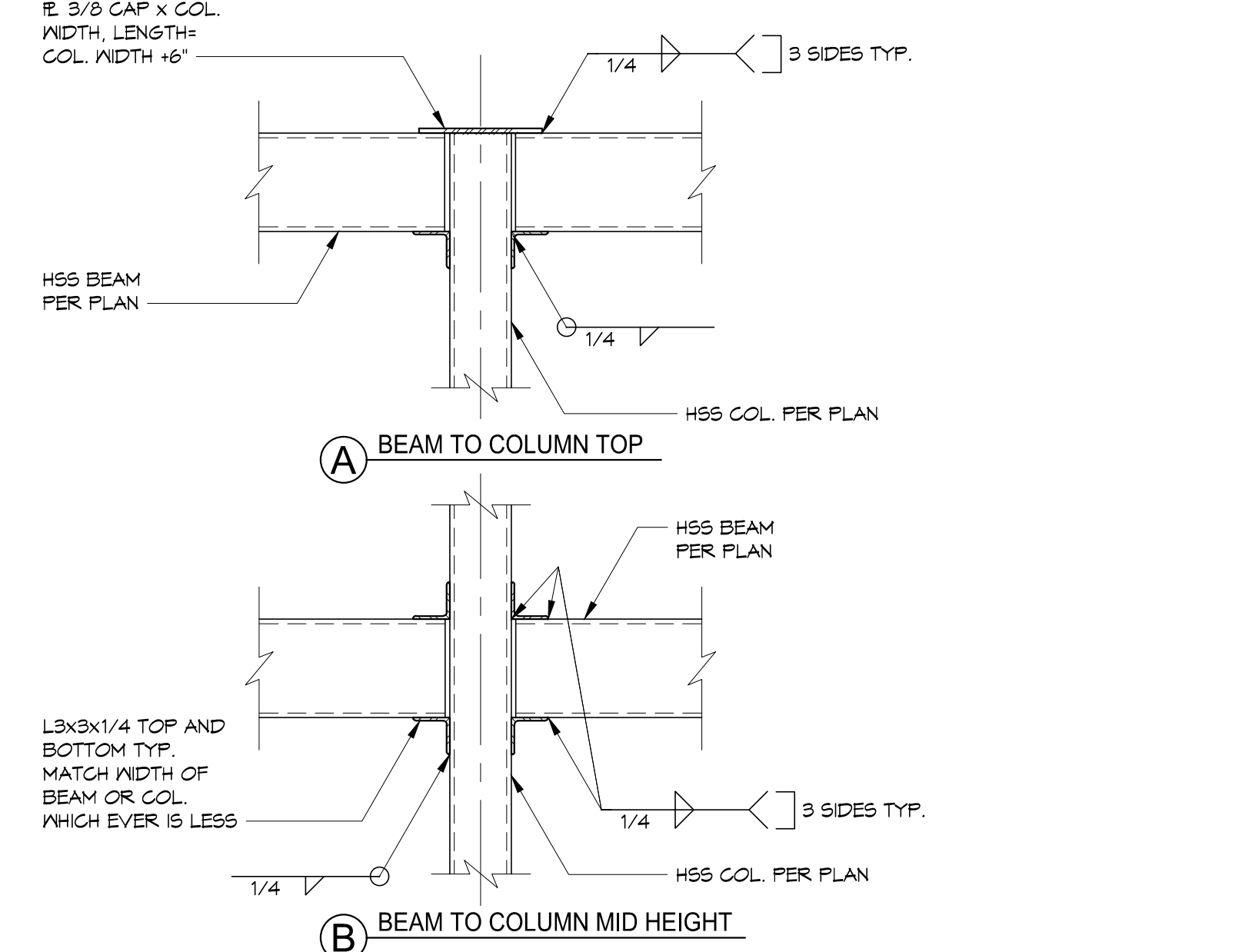
**9** HSS TO EMBED PLATE AT COLUMN  
 3/4"x1'-0" ST-5701-09



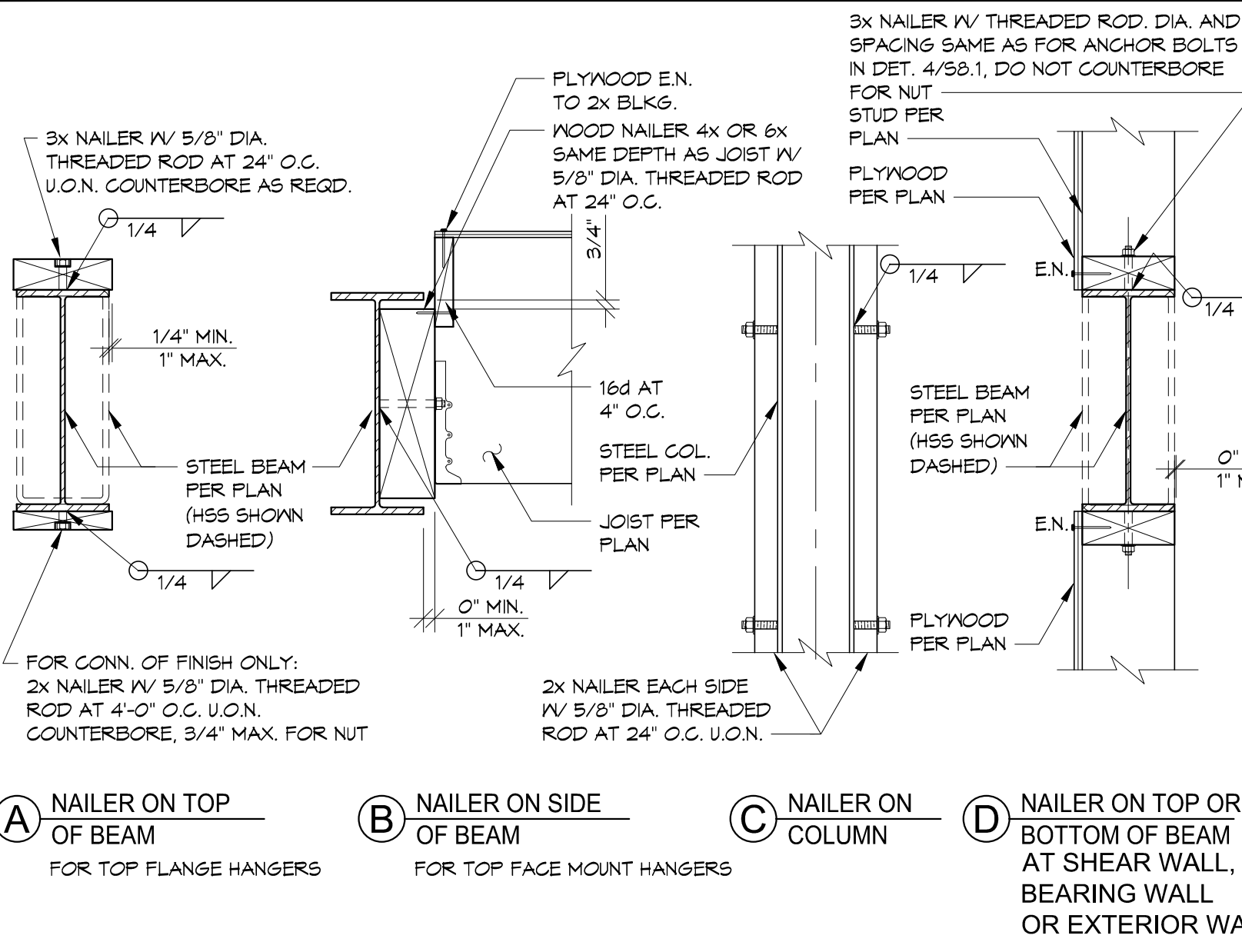
**10** TYPICAL HSS COLUMN BASE PLATE  
 1'-1" ST-5701-10



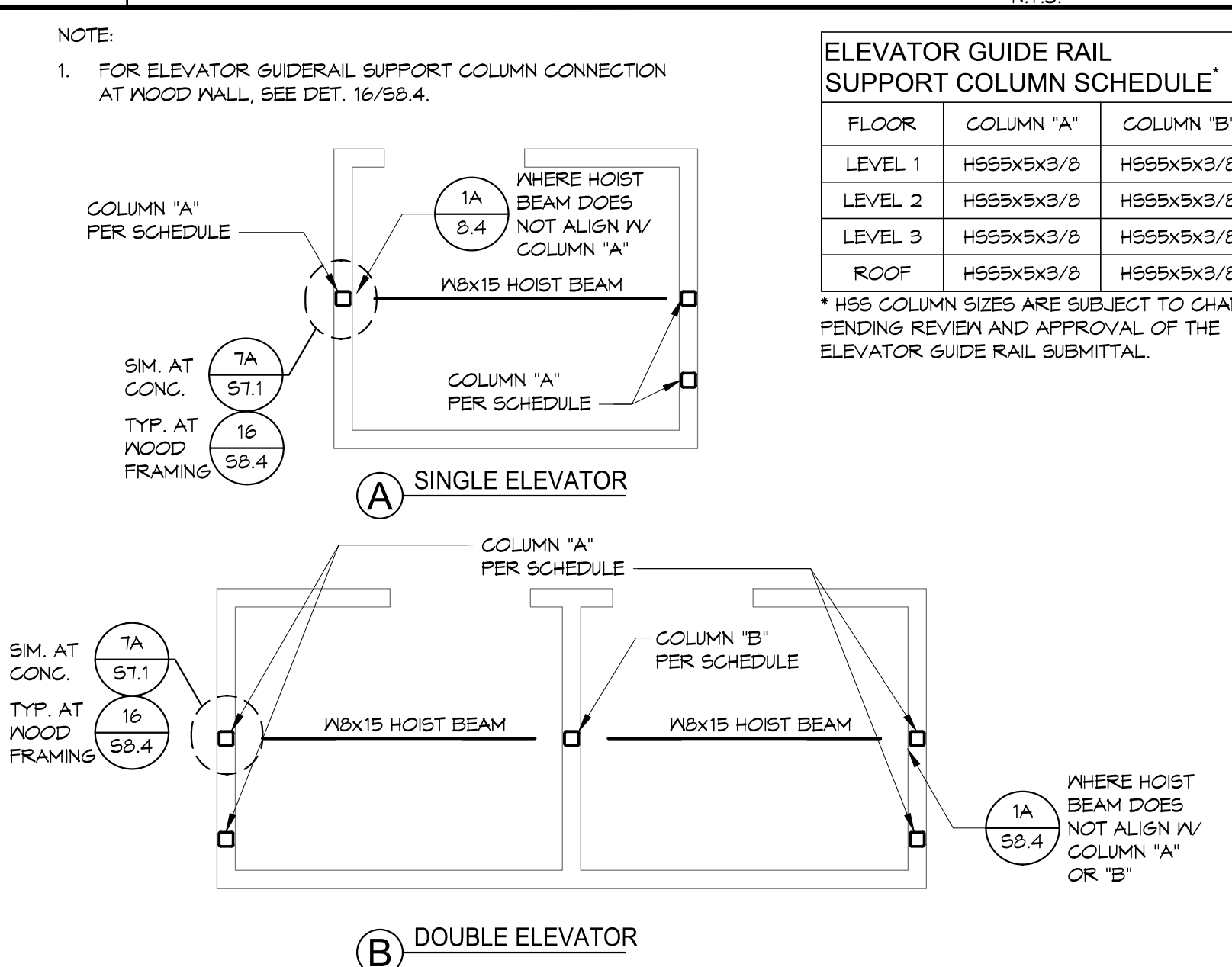
**13** TYPICAL BEAM CONNECTION TO CONCRETE  
 1'-1" ST-5701-13



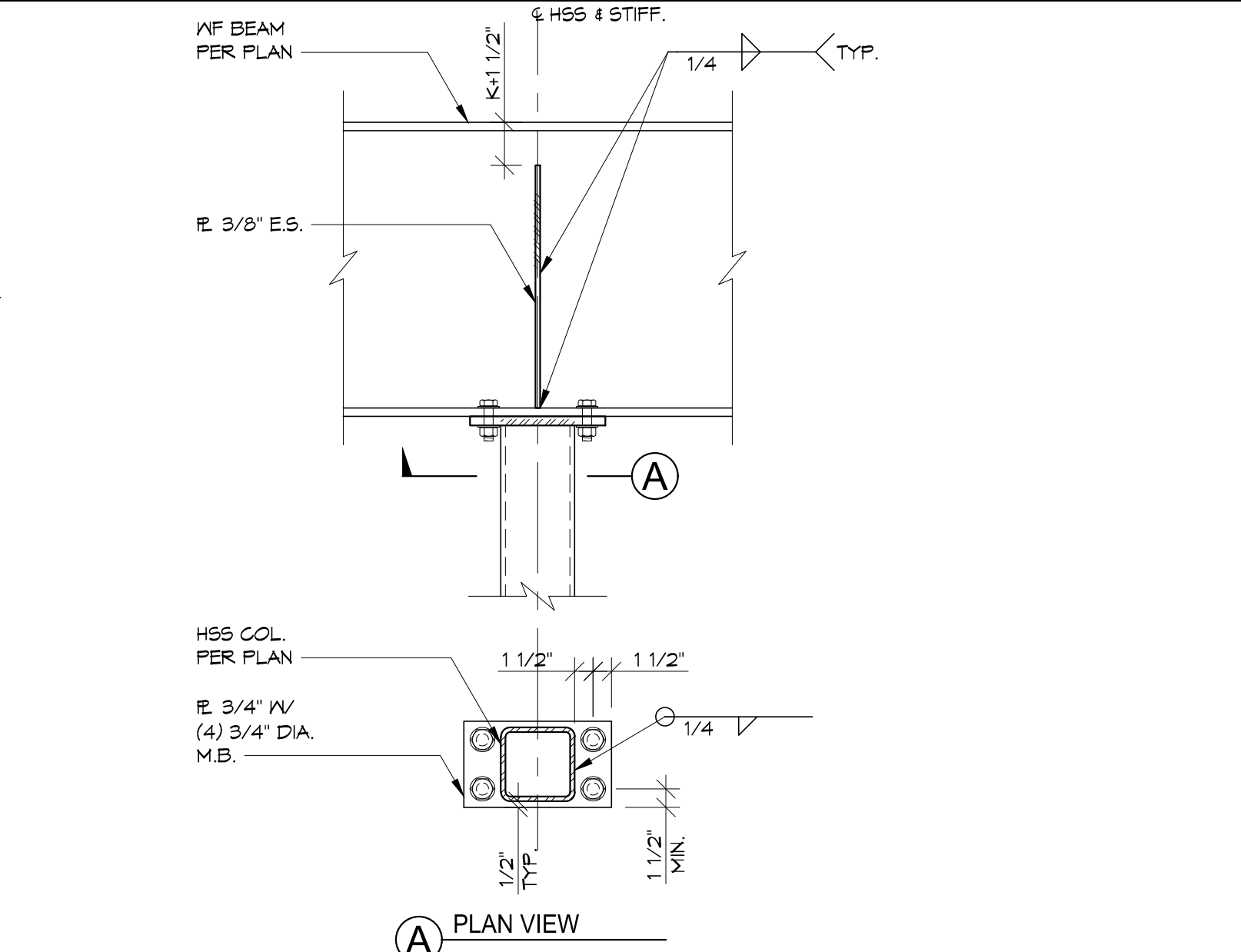
**14** TYPICAL HSS BEAM TO HSS COLUMN CONNECTION  
 1'-1" ST-5701-14



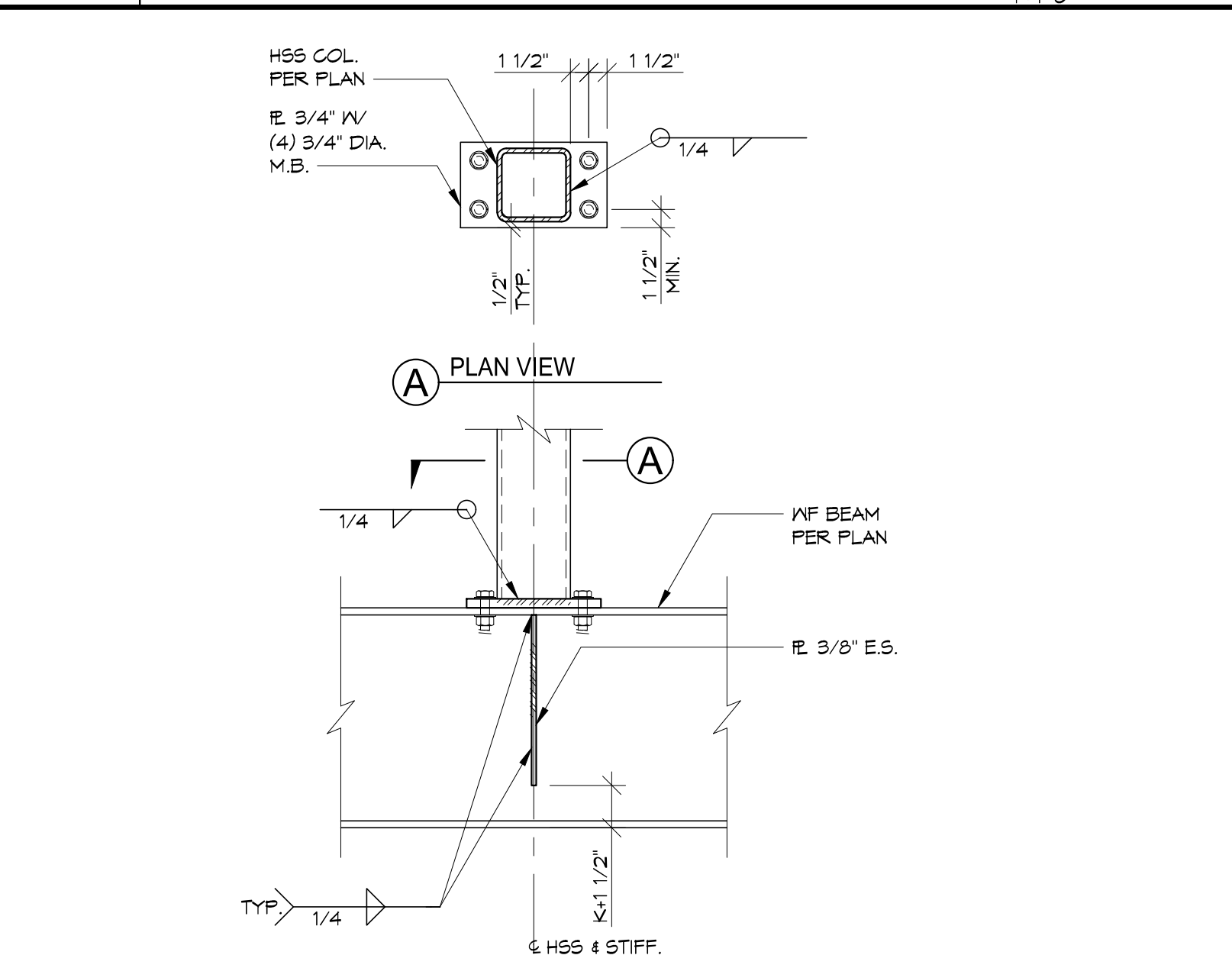
**15** TYPICAL WOOD NAILERS AT WF MEMBERS  
 N.T.S. ST-5750-03



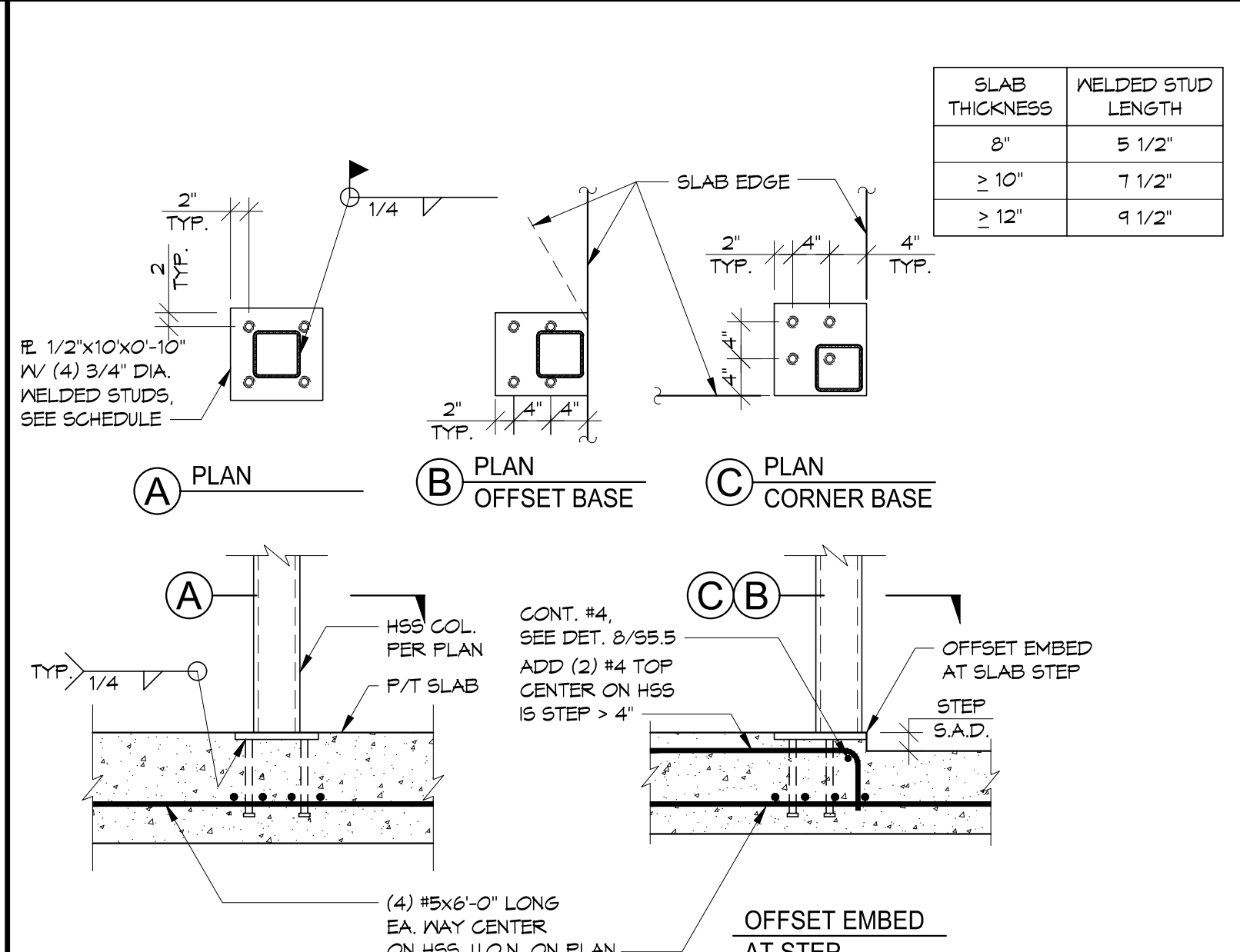
**16** ELEVATOR GUIDERAIL SUPPORT COL  
 N.T.S. ST-5750-04



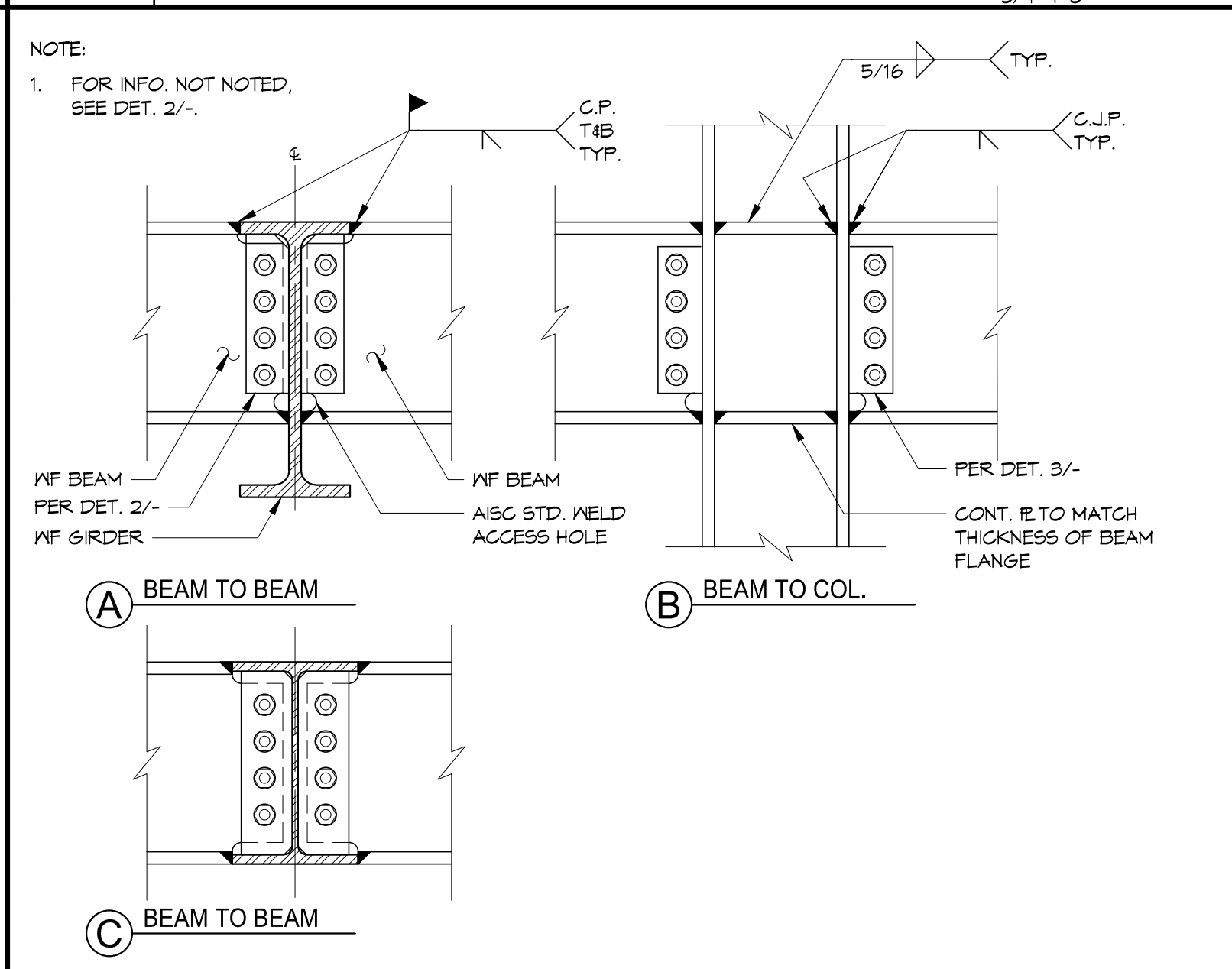
**11** TYPICAL WF BEAM OVER HSS COLUMN  
 1'-1" ST-5701-11



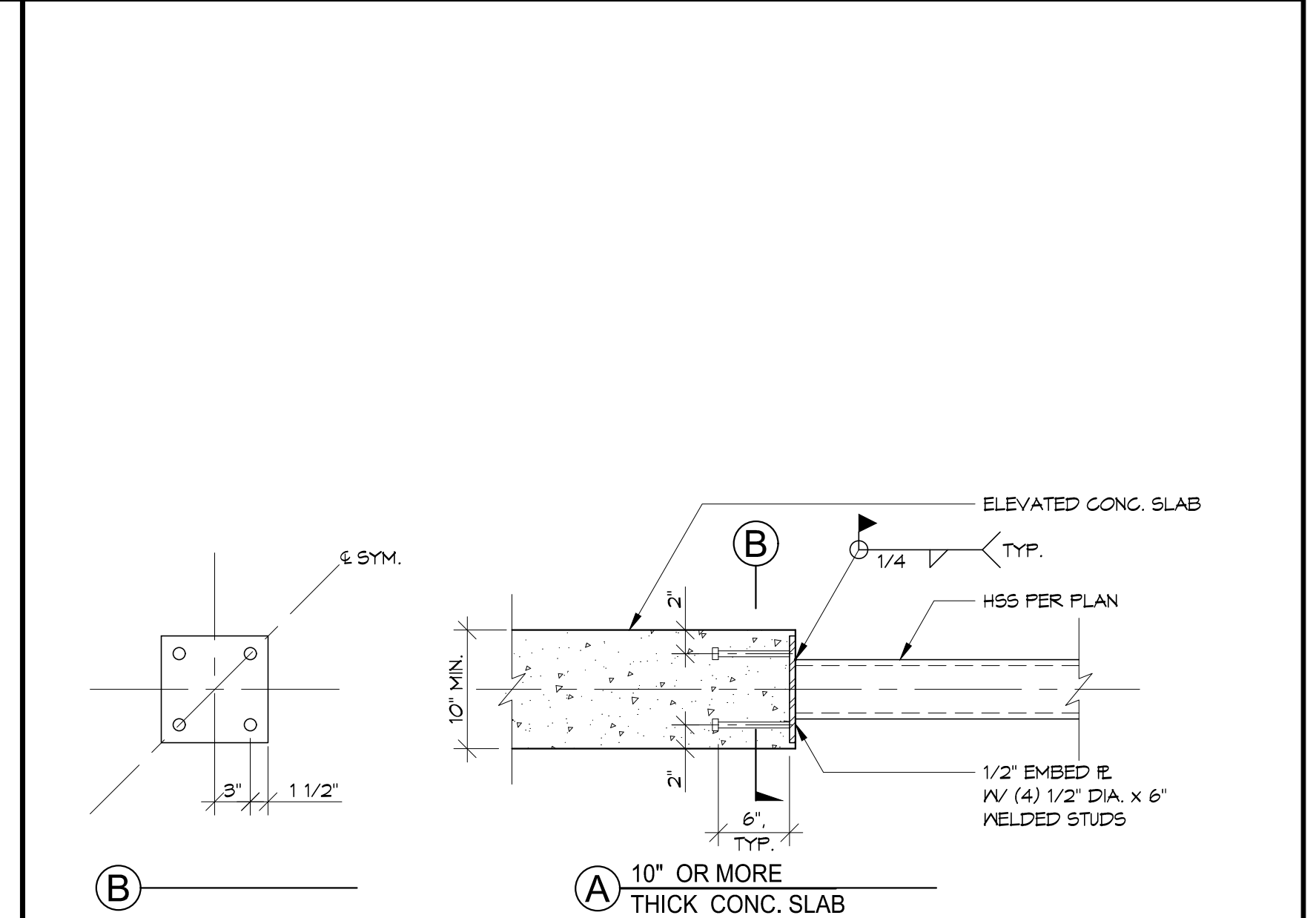
**12** TYPICAL HSS COLUMN OVER WF BEAM  
 1'-1" ST-5701-12



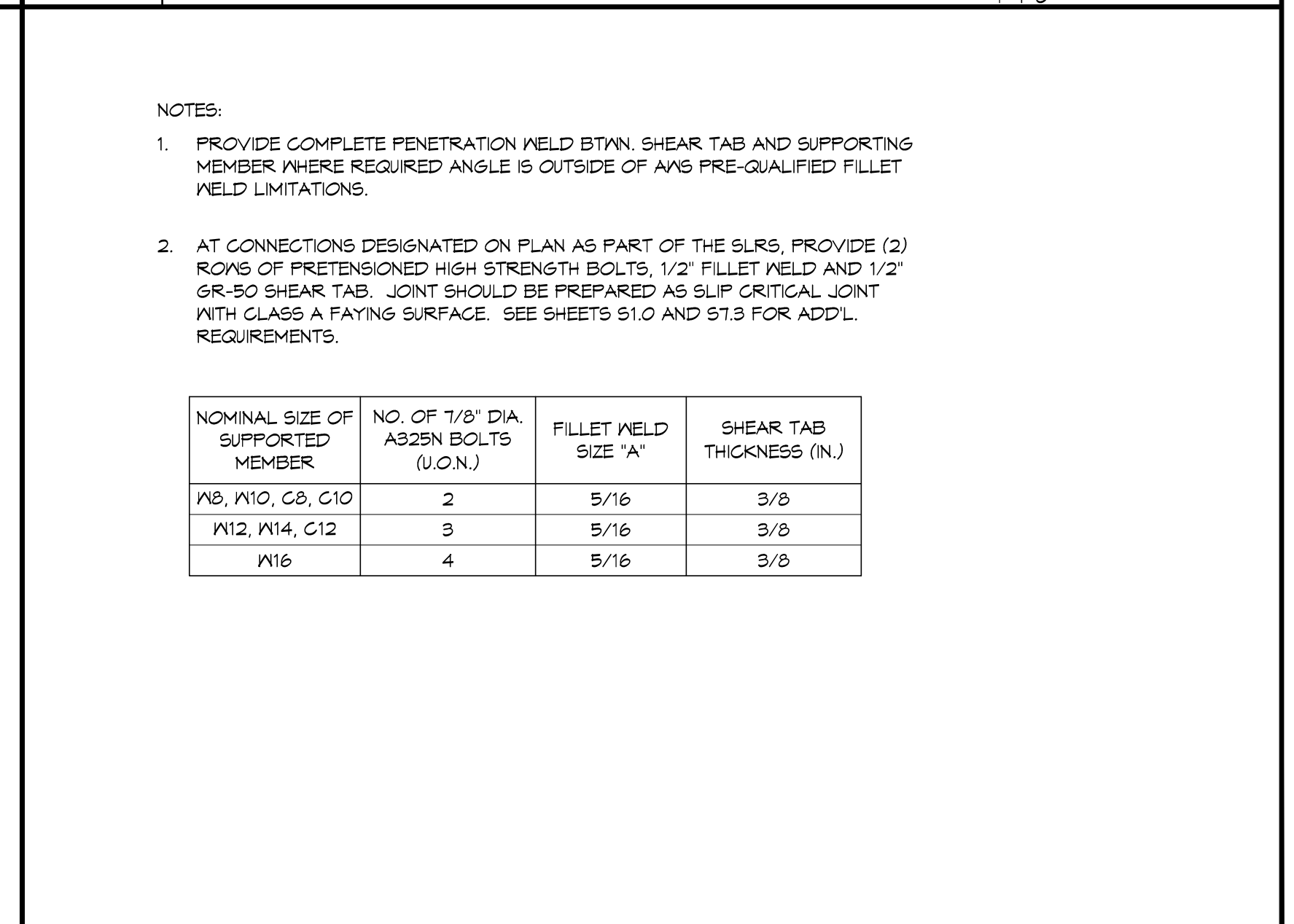
**7** EMBED BASE PLATE  
 3/4"x1'-0" ST-5701-07



**8** NON-SEISMIC MOMENT CONNECTION  
 N.T.S. ST-5701-08



**3** HSS TO EMBED PLATE CONNECTION AT SLAB  
 1'-1" ST-5701-03



**4** TYPICAL BOLTED CONNECTION SCHEDULE  
 N.T.S. ST-5701-04

ST-5701-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16







CIVIL ENGINEER  
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 By: M. Bloom Date: 07/28/2023  
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2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

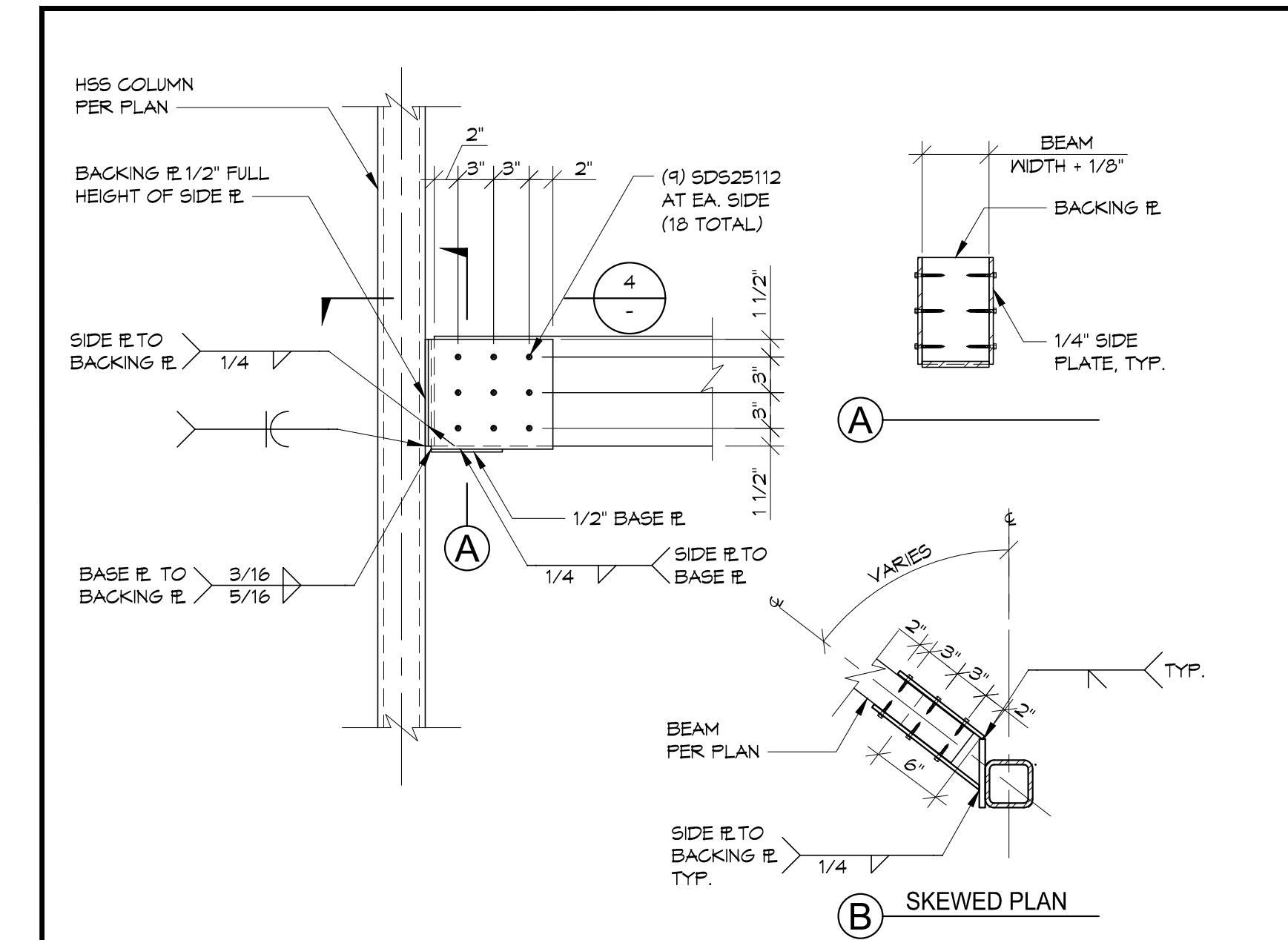
231 GRANT AVENUE  
 PALO ALTO, CA 94306  
 Client: **mercy housing**  
**abode communities**  
 MERCY HOUSING/  
 ABODE COMMUNITIES

**TYPICAL STEEL DETAILS**

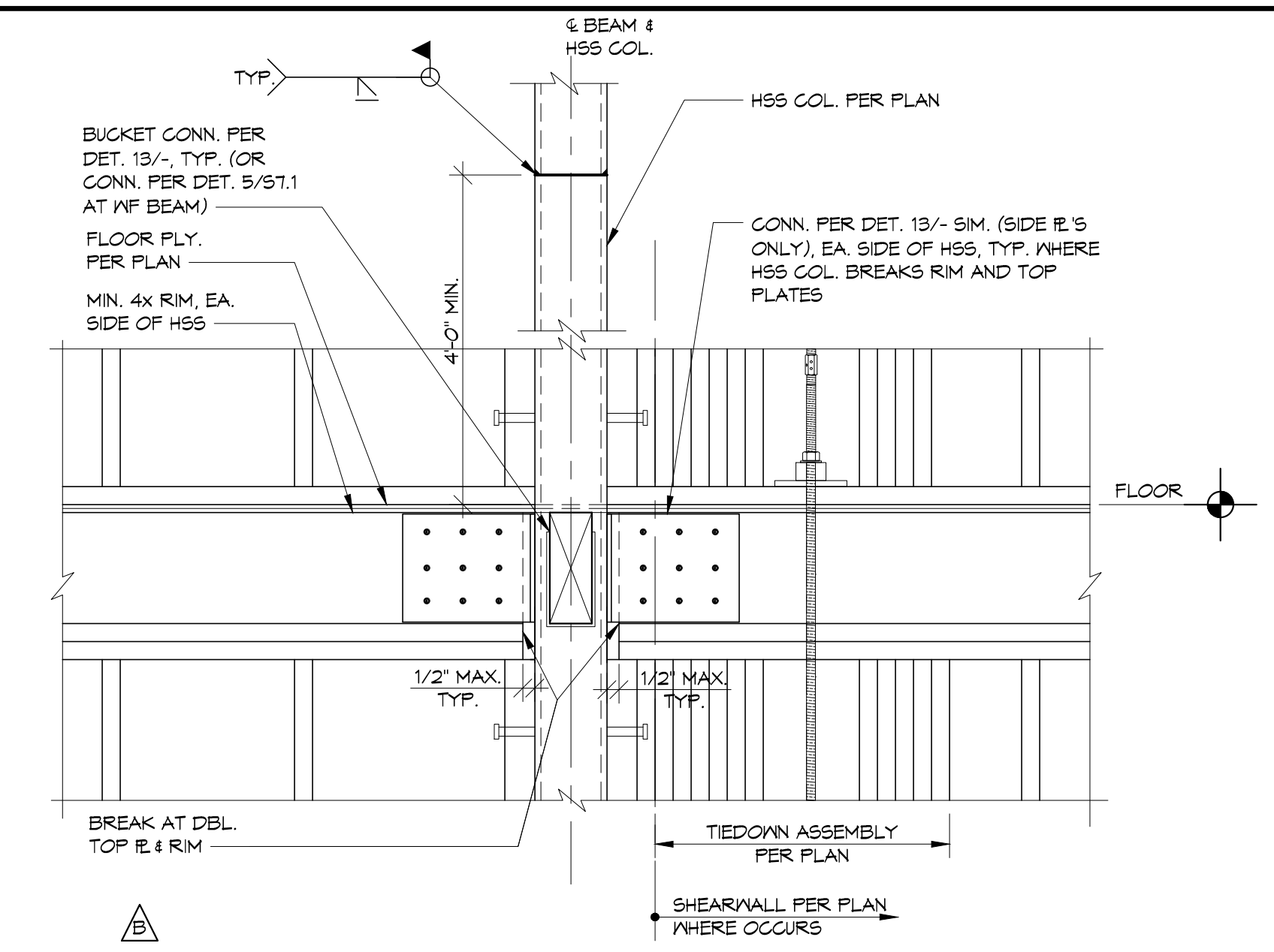
JOB #: 1925  
 SCALE: As indicated

**S7.3**

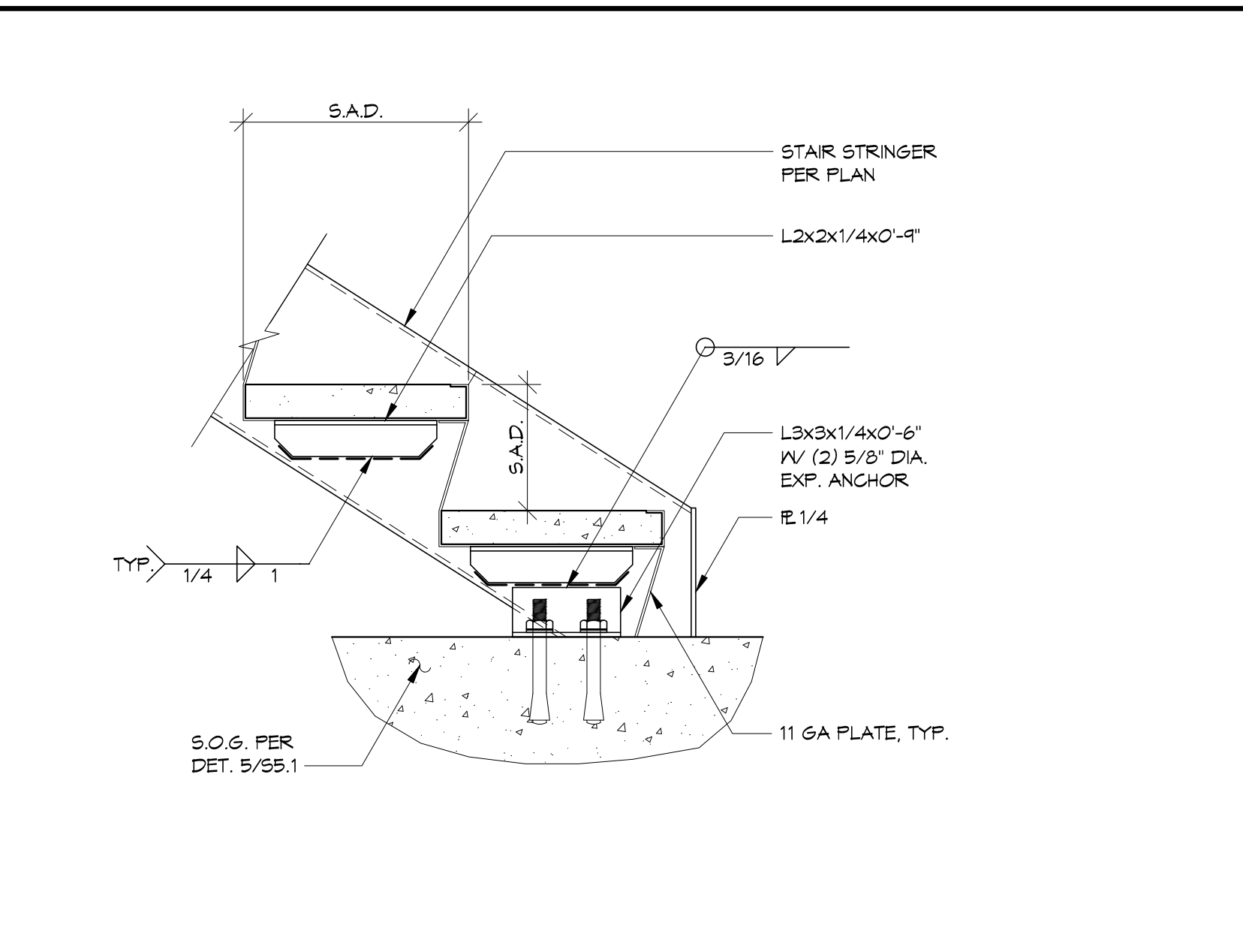
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



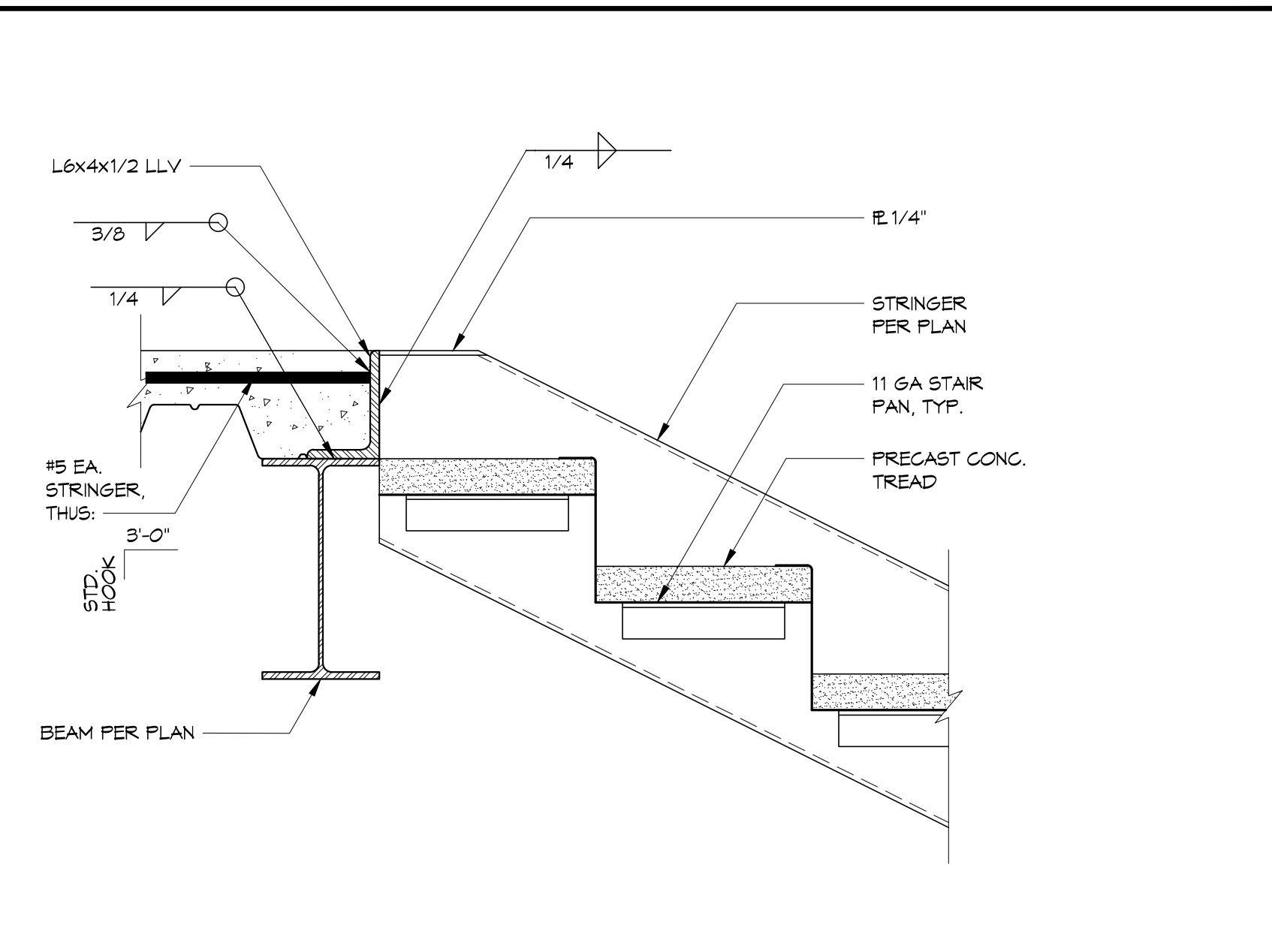
**13** BEAM TO CONTINUOUS HSS COLUMN  
 1'-1 1/2" x 1'-0"



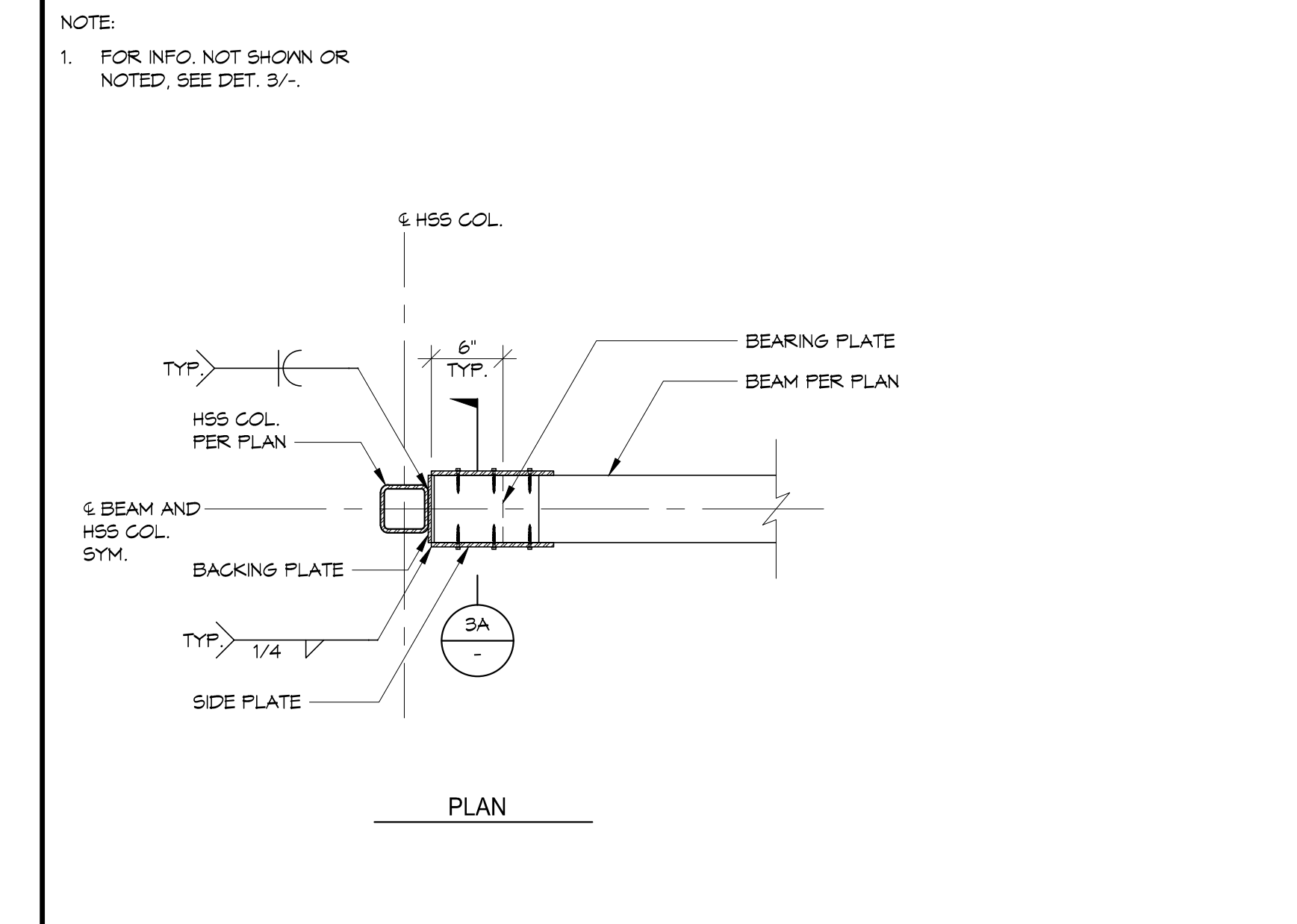
**9** HSS COL. ATTACHMENT AT FLOOR LEVEL & SPLICE  
 1'-1 1/2" x 1'-0"



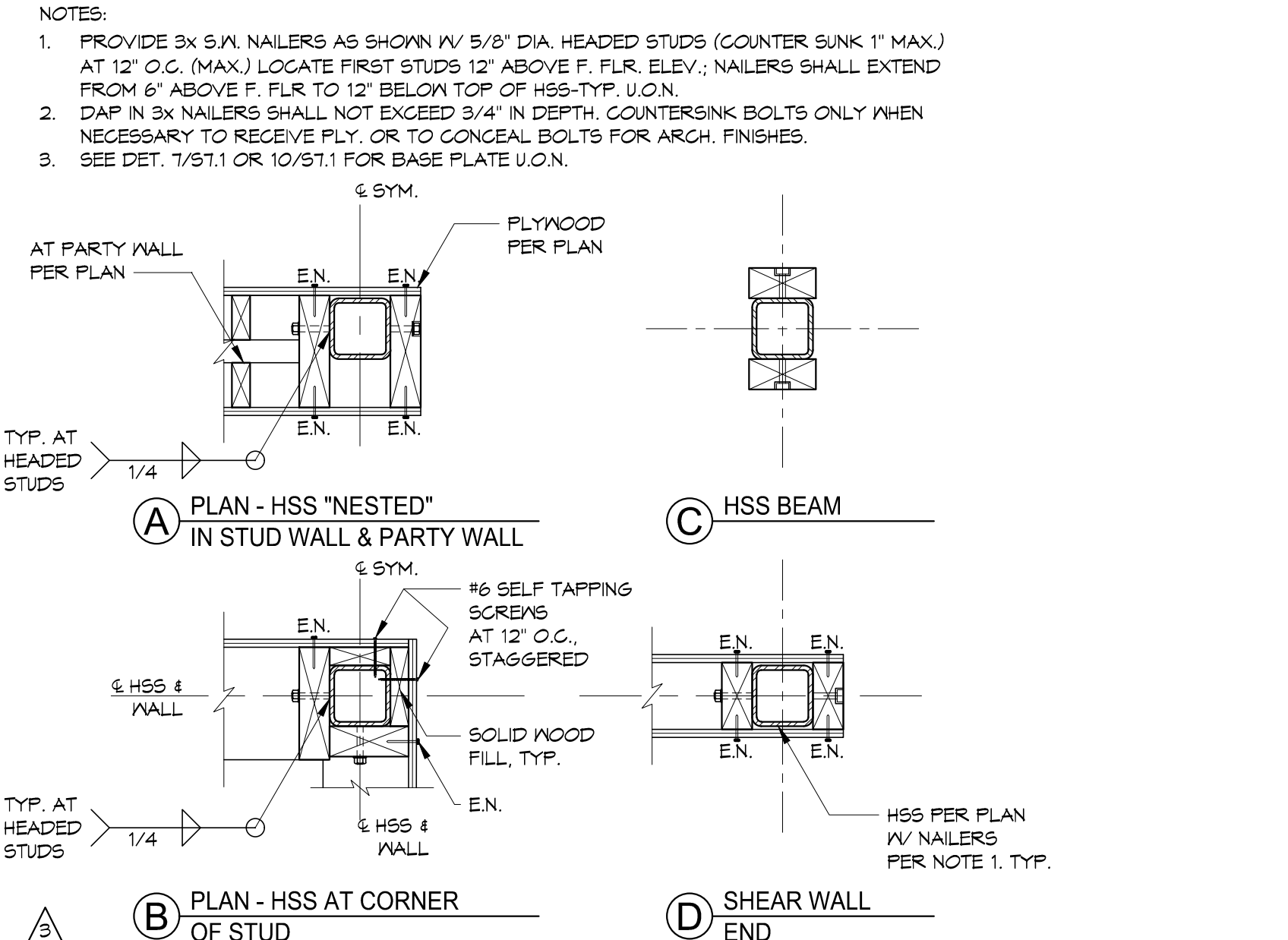
**5** TYP. STAIR AT BASE  
 1'-2 1/2" x 1'-0"



**1** TYP. STAIR STRINGER ATTACHMENT TO STRUCTURE  
 1'-7 1/2" x 1'-0"



**14** DETAIL  
 1'-1 1/2" x 1'-0"



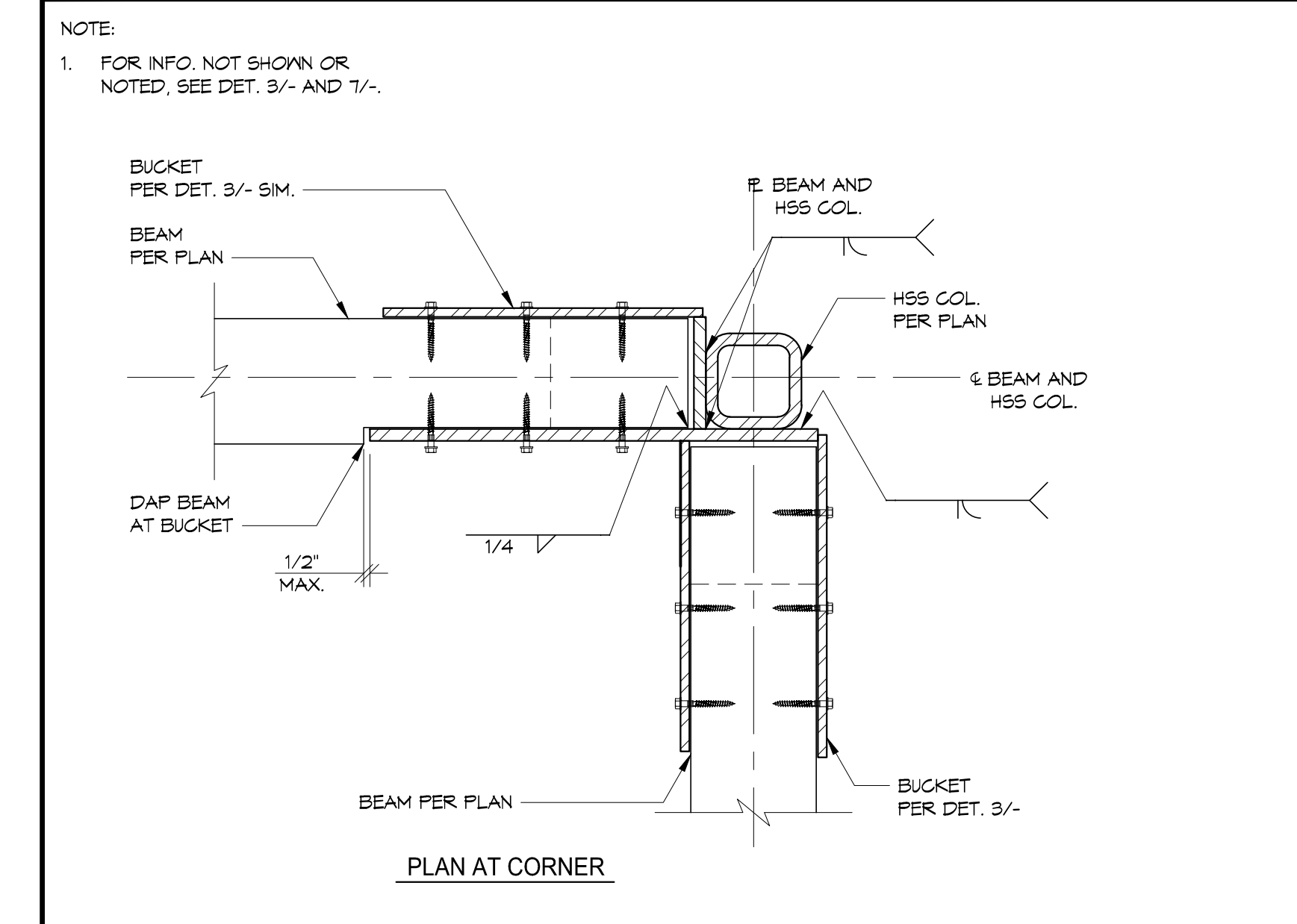
**10** TYPICAL NAILER AND JAMB DETAIL AT HSS  
 1'-1 1/2" x 1'-0"



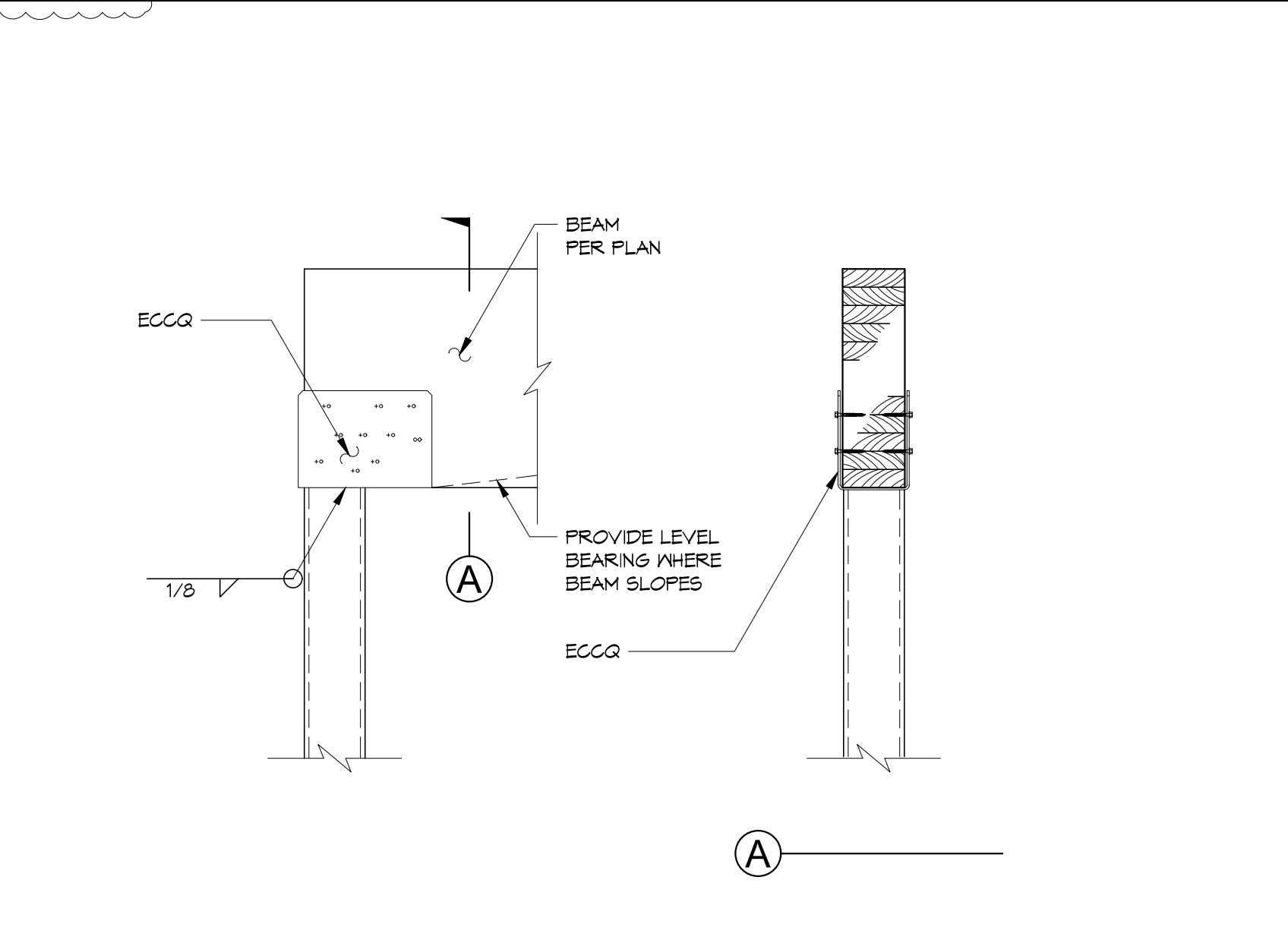
**6** DETAIL  
 1'-1 1/2" x 1'-0"



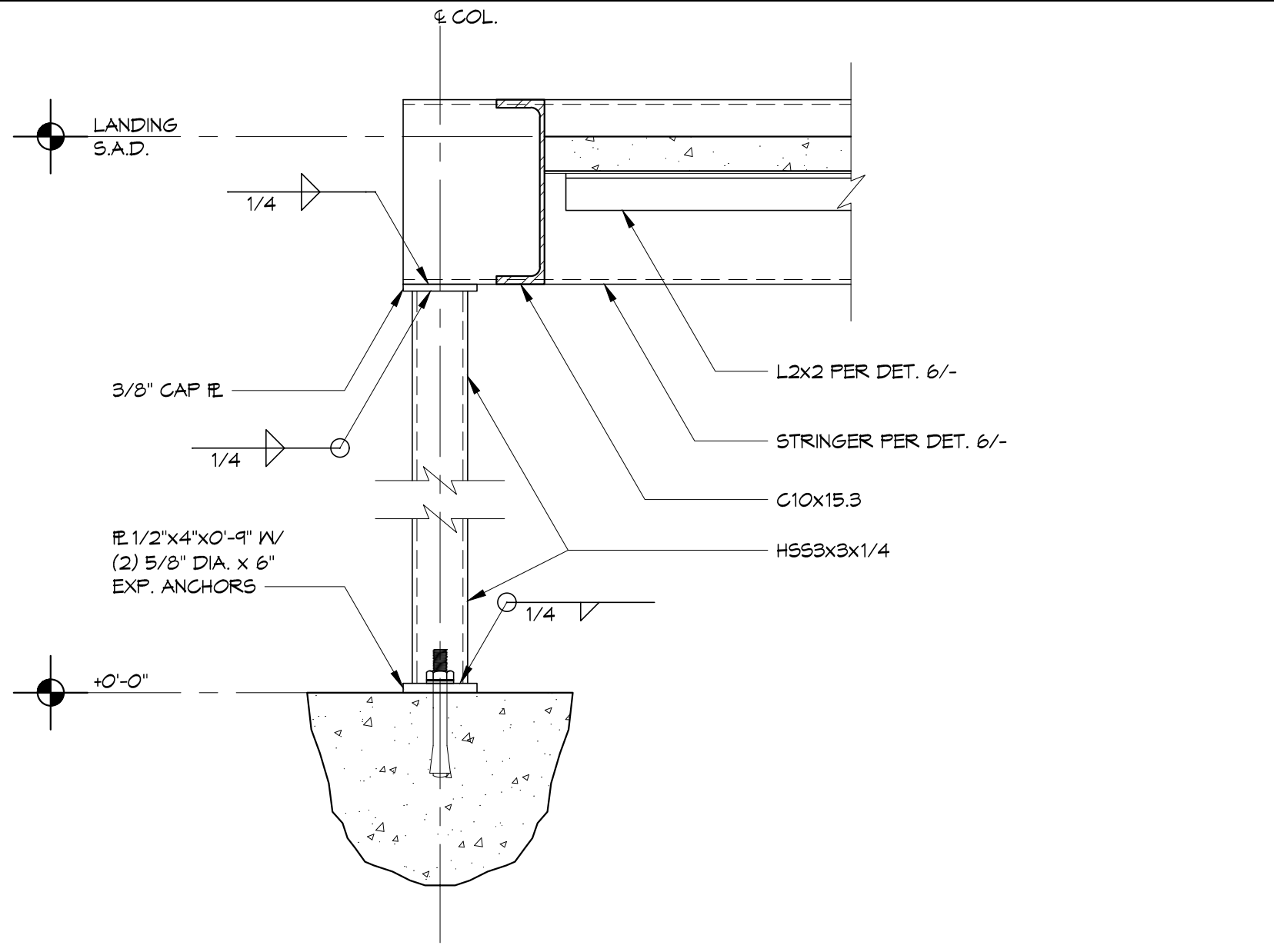
**2** DETAIL  
 1'-1 1/2" x 1'-0"



**15** DETAIL  
 1'-1 1/2" x 1'-0"



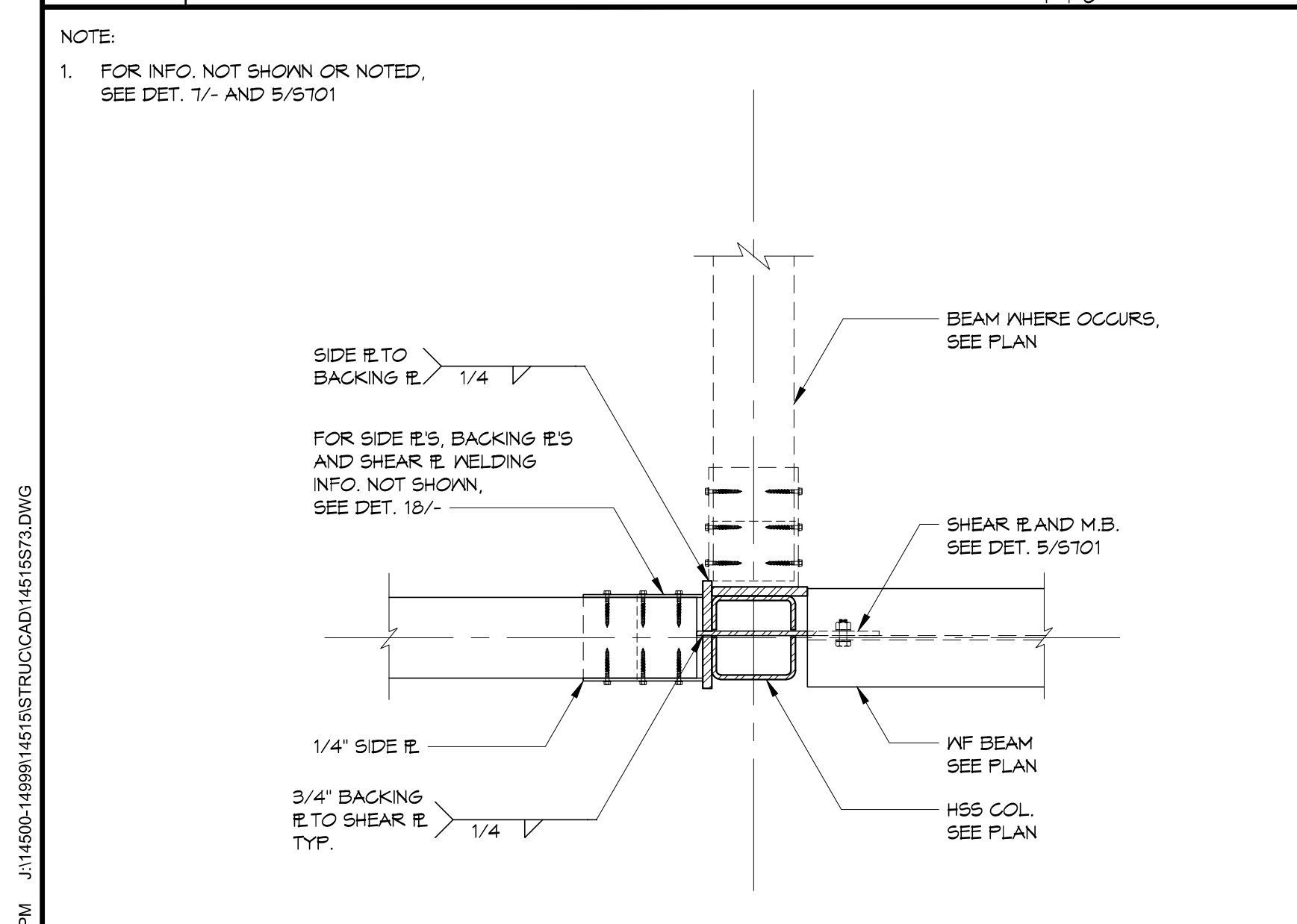
**11** BEAM TO HSS COLUMN - END CONDITION  
 1'-1 1/2" x 1'-0"



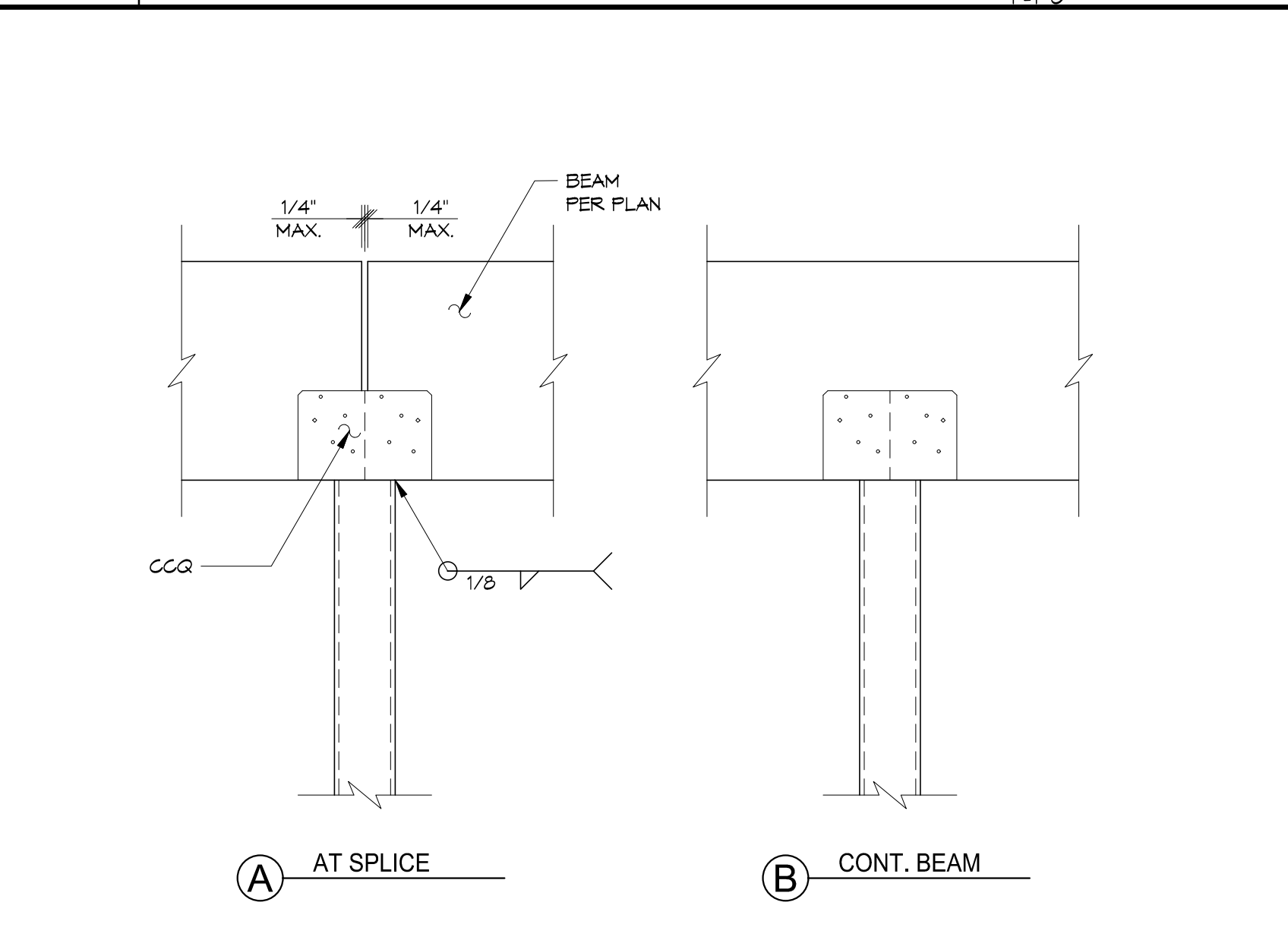
**7** TYP. STAIR LANDING SUPPORT COL.  
 1'-2 1/2" x 1'-0"



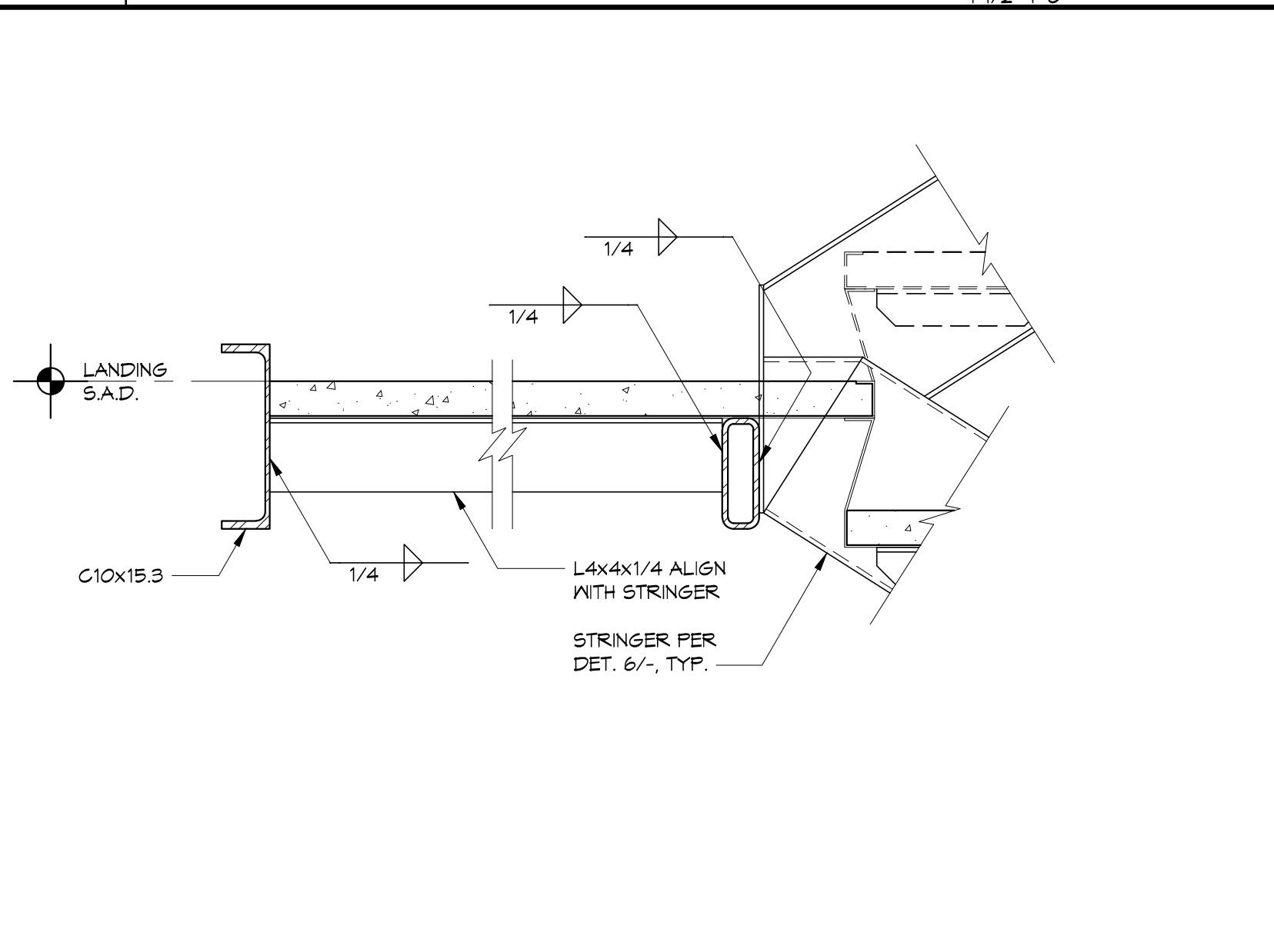
**3** DETAIL  
 1'-1 1/2" x 1'-0"



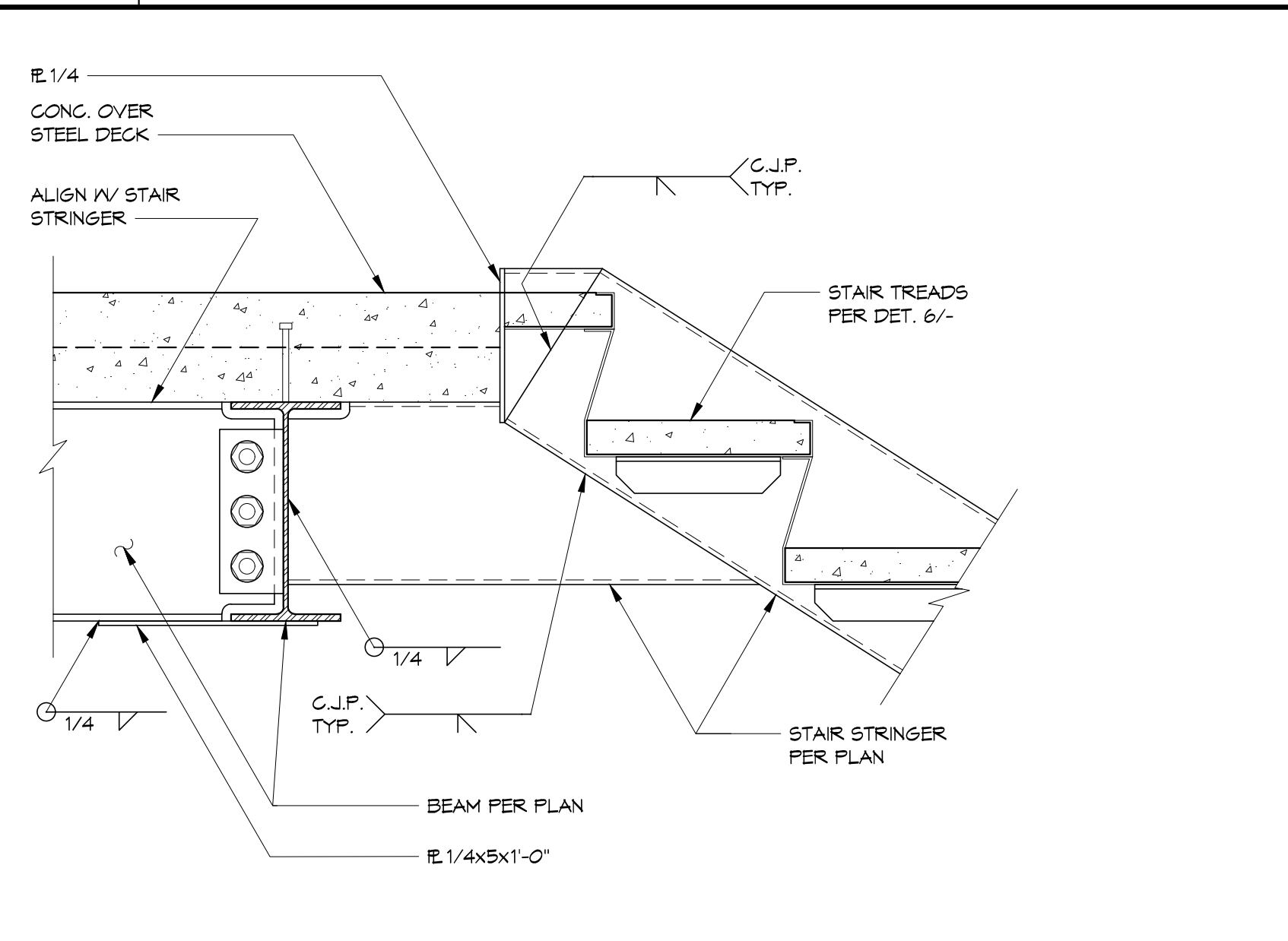
**16** DETAIL  
 1'-1 1/2" x 1'-0"



**12** BEAM TO HSS COLUMN - CENTER CONDITION  
 1'-1 1/2" x 1'-0"



**8** TYP. STAIR LANDING  
 1'-2 1/2" x 1'-0"



**4** TYP. STAIR AT ELEVATED FLOOR  
 1'-2 1/2" x 1'-0"

3/17/2023 10:03 PM - J:\4500-18999-HSS\STRUCT\CD\1451551.DWG

HOHBACH-LEWIN # 14515



**CIVIL ENGINEER**  
**BKF-SAN JOSE**  
 1730 N. FIRST ST., STE 800  
 SAN JOSE, CA 95112

**LANDSCAPE ARCHITECT**  
**PLURAL STUDIO**  
 2742 17TH STREET  
 SAN FRANCISCO, CA 94110

**STRUCTURAL ENGINEER**  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE STE 100  
 PALO ALTO, CA 94306

**MEP ENGINEER**  
**EMERALD CITY ENGINEERS**  
 21705 HIGHWAY 99  
 LYNNWOOD, WA 98036

**SUSTAINABILITY/ENERGY**  
**REDWOOD ENERGY**  
 1897 Q STREET  
 ARCATA, CA 95521

**JOINT TRENCH/DRY UTILITY**  
**MILLENIUM DESIGN**  
 PO BOX 1737  
 ALAMO, CA 94507

**HOHBACH-LEWIN, INC.**  
 STRUCTURAL & CIVIL ENGINEERS  
 260 Sheridan Avenue, Suite 150  
 Palo Alto, CA 94306  
 (650) 817-6900



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
 RECORD NO.: DEV22-1242  
 By: M. Bloom Date: 07/28/2023  
 HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

ID	DATE	NAME
1	11/11/2022	PERMIT SET-CONV
A	12/16/2022	BID SET
B	03/20/2023	3RD ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306



**TYPICAL WOOD FRAMING DETAILS**

JOB #: 1925  
 SCALE: As indicated

**S8.1**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

**1 SHEAR WALL SCHEDULE NOTES** NT.S.

NOTES:  
 1. USE 0.148"x3" (10d) COMMON WIRE NAILS U.O.N.  
 2. NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES.  
 3. DENOTES DOUBLE SHEAR WALL WITH PLYWOOD ON BOTH SIDES. NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES.  
 4. SEE DET. 4/- FOR SHEAR WALL SCHEDULE.  
 5. SEE DET. 5/- FOR SHEAR WALL ELEVATION AND FRAMING INFORMATION.  
 6. SEE DET. 2/- FOR STRAPPED SHEAR WALL ELEVATION AND FRAMING INFORMATION.  
 7. FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS.  
 8. A35, LTP4, OR RBC MAY BE USED FOR SHEAR CLIPS AS APPLICABLE PER DET. 4/- SCHEDULE. INSTALL LTP4 IN HORIZONTAL ORIENTATION. AND WITH 0.131"x2 1/2" (8d COMMON) NAILS. 0.148"x2 1/2" (10d) NAILS SHALL BE USED WITH RBC SHEAR CLIPS.  
 9. SOLE PLATE NAILING AND SCREWS AT FLOOR SHALL BE SPACED PER SCHEDULE FOR SHEAR WALL BELOW AS SHOWN ON DET. 4A/-.  
 10. FOR ANCHOR BOLT AND MUD SILL DETAIL, SEE DET. 8/-.  
 11. 2x MUD SILL MAY BE USED AT 6" NAILED SHEAR WALLS WITH 5/8" DIA. ANCHOR BOLTS AT 3'-4" O.C. MIN/MAX.

**5 SHEAR WALL ELEVATION** NT.S.

NOTES:  
 1. SEE SHEET S1.0 FOR PANEL THICKNESS AND GRADE.  
 2. FOR STRAPPED SHEAR WALL, SEE DET. 2/-.  
 3. HOLD-DOWNS NOT SHOWN FOR CLARITY.  
 4. FOR SHEAR WALL CORNER AND INTERSECTION, SEE DET. 3/-.  
 5. SHEAR WALL PER PLAN.  
 6. BLKS. AT PANEL EDGES SAME SIZE AS PANEL EDGE STUD. SEE DET. 7A/-.  
 7. PANEL JOINT.  
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CIVIL ENGINEER  
**BKF-SAN JOSE**  
 1730 N. FIRST ST., STE 800  
 SAN JOSE, CA 95112

LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
 2742 17TH STREET  
 SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE STE 100  
 PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
 21705 HIGHWAY 99  
 LYNWOOD, WA 98036

SUSTAINABILITY/ENERGY  
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 ARCATA, CA 95521

JOINT TRENCH/DRY UTILITY  
**MILLENIUM DESIGN**  
 PO BOX 737  
 ALAMO, CA. 94507

**HOHBACH-LEWIN, INC.**  
 STRUCTURAL & CIVIL ENGINEERS  
 260 Sheridan Avenue, Suite 150  
 Palo Alto, CA 94306  
 (650) 817-6900



**COUNTY OF SANTA CLARA**  
 BUILDING INSPECTION OFFICE  
 PLANS APPROVED FOR PERMIT  
 RECORD NO.: DEV22-1242  
 By: M. Bloom Date: 07/28/2023  
 HARD COPY OF THESE STAMPED PLANS  
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2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
 231 GRANT AVENUE

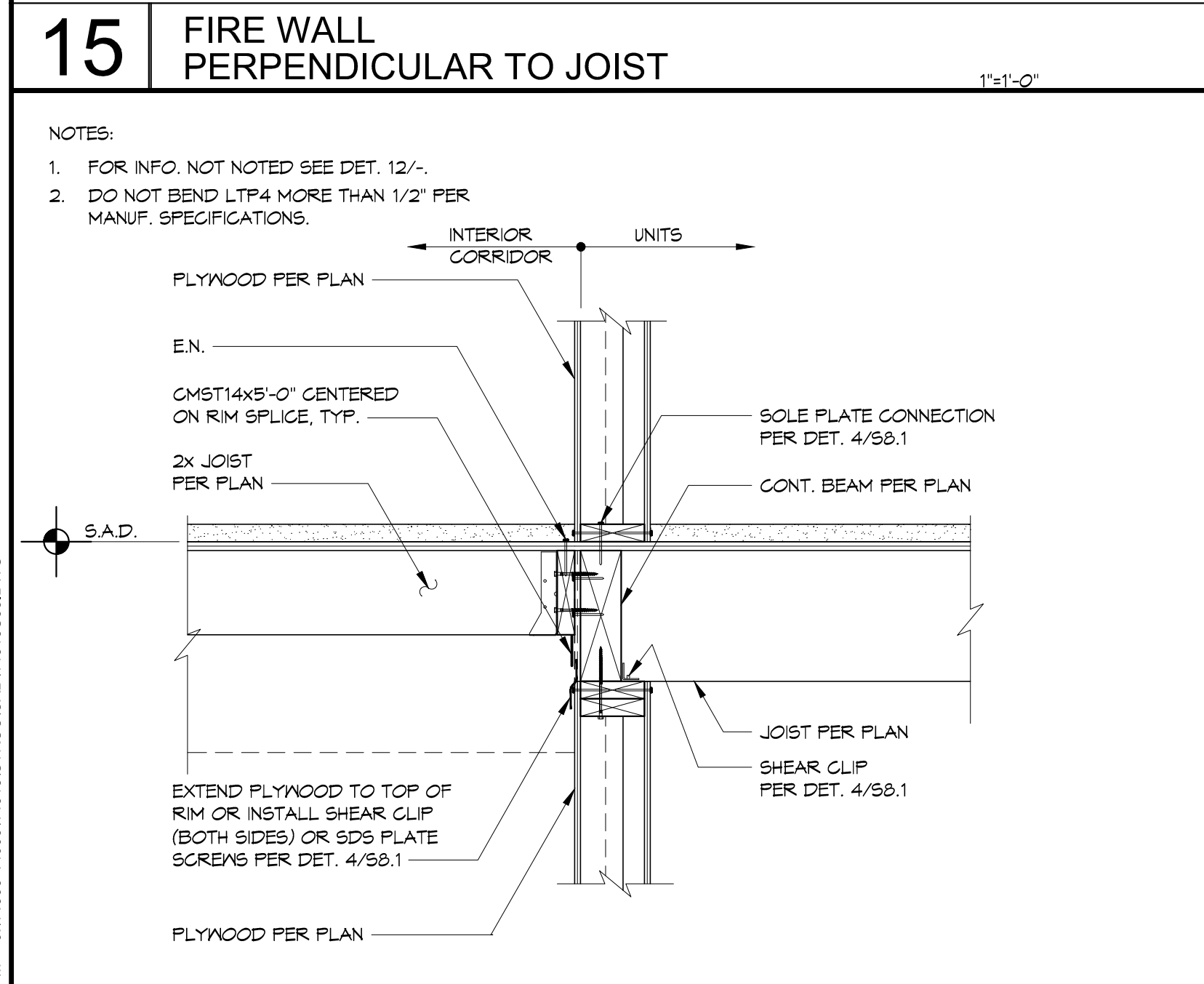
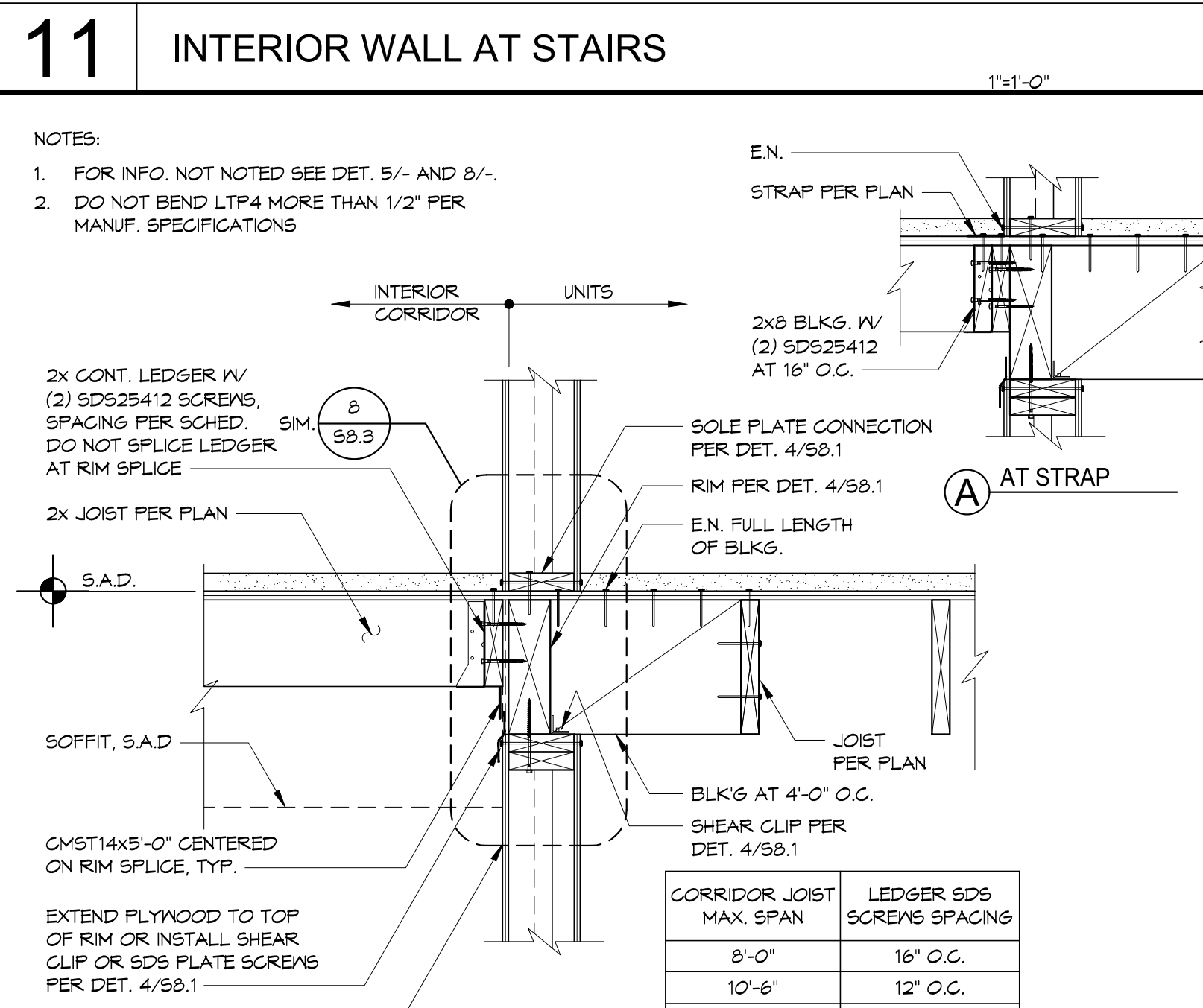
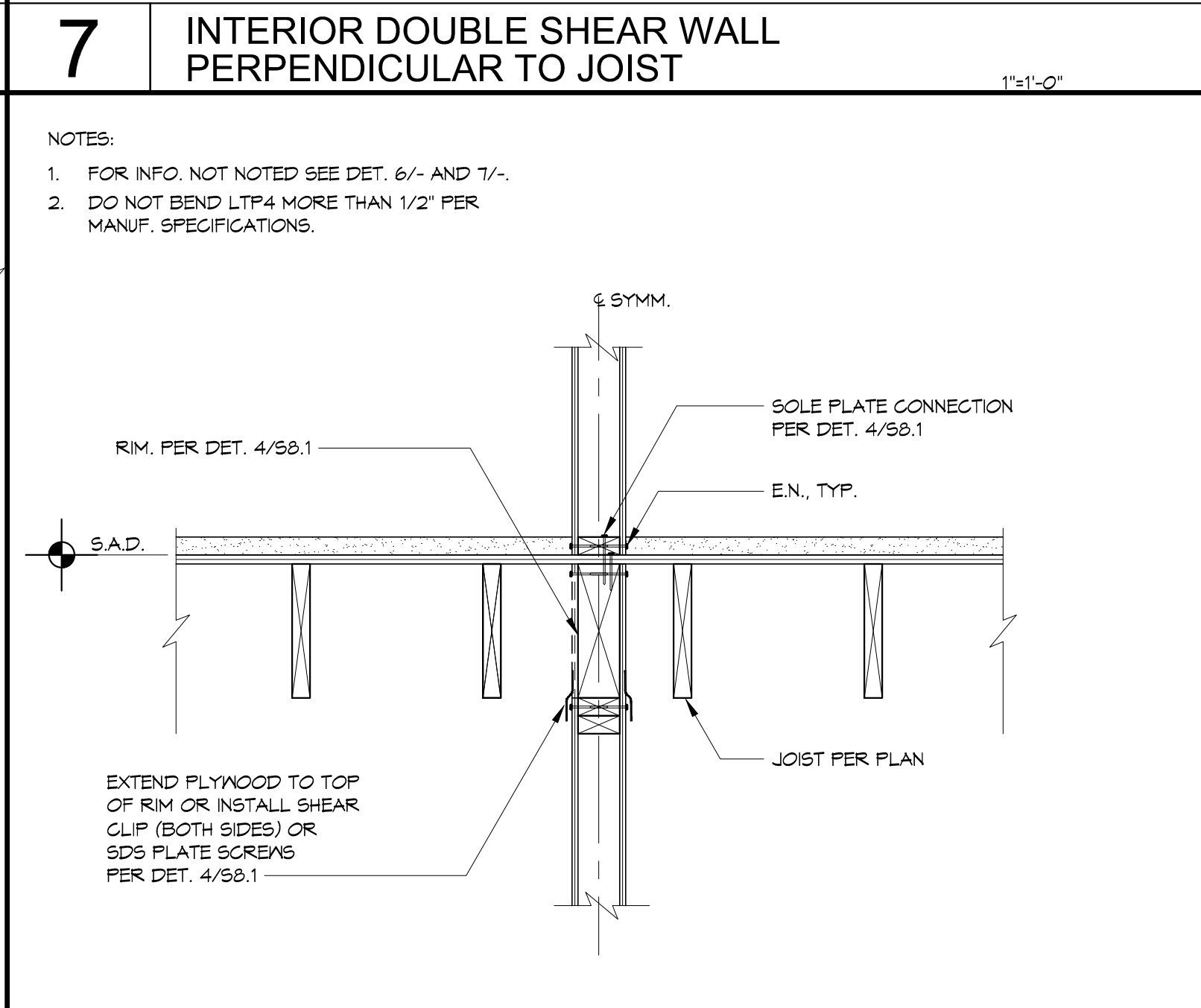
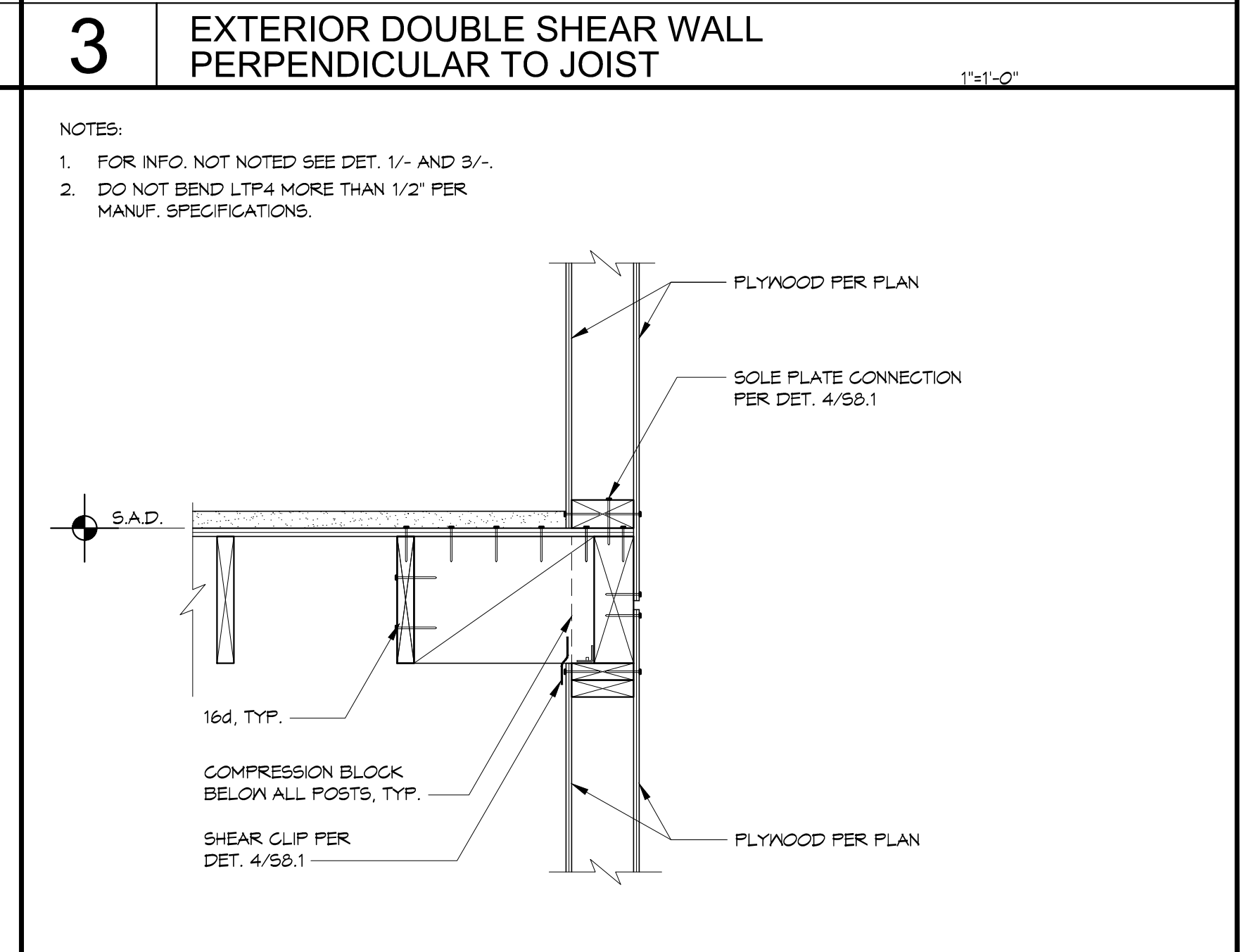
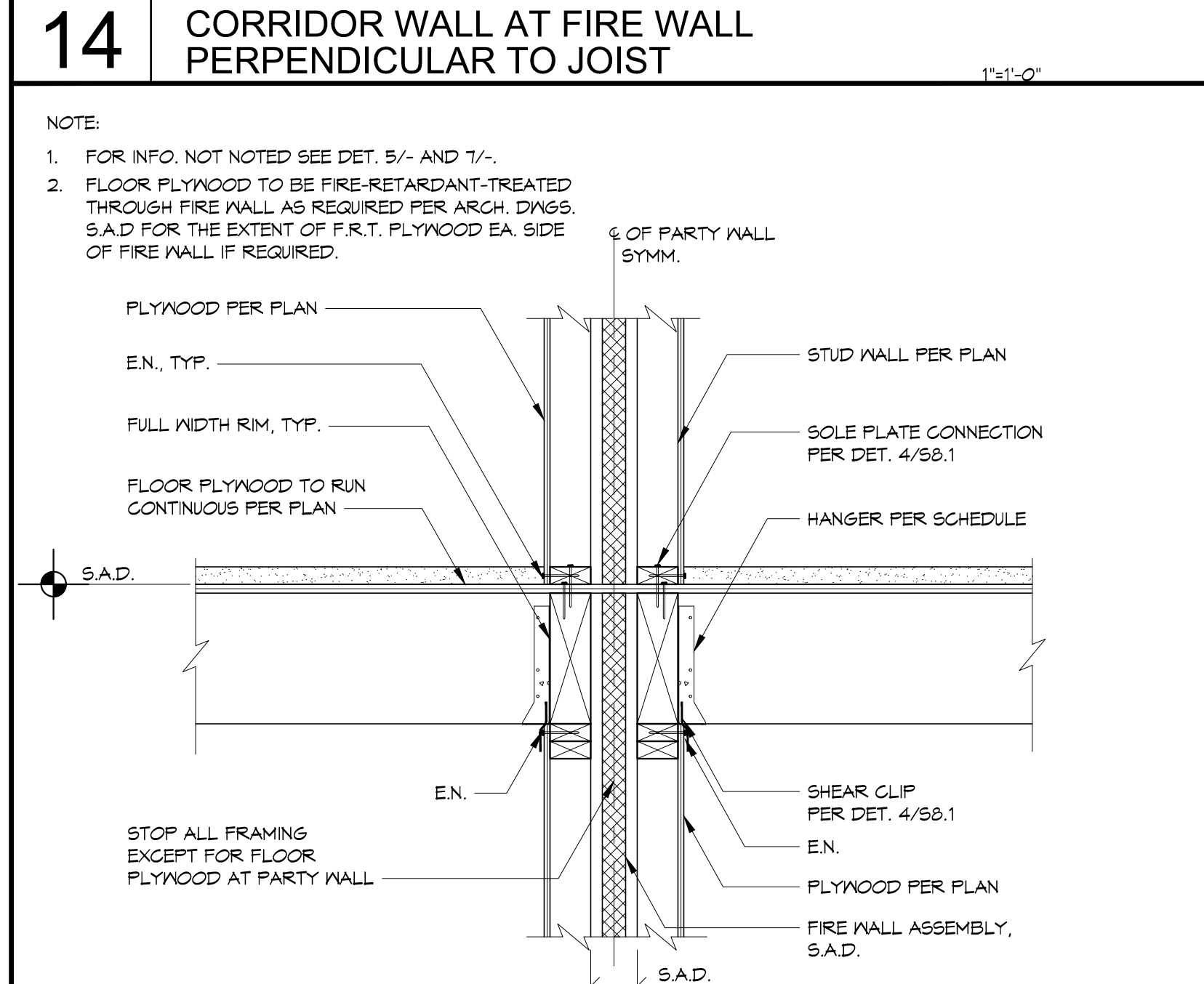
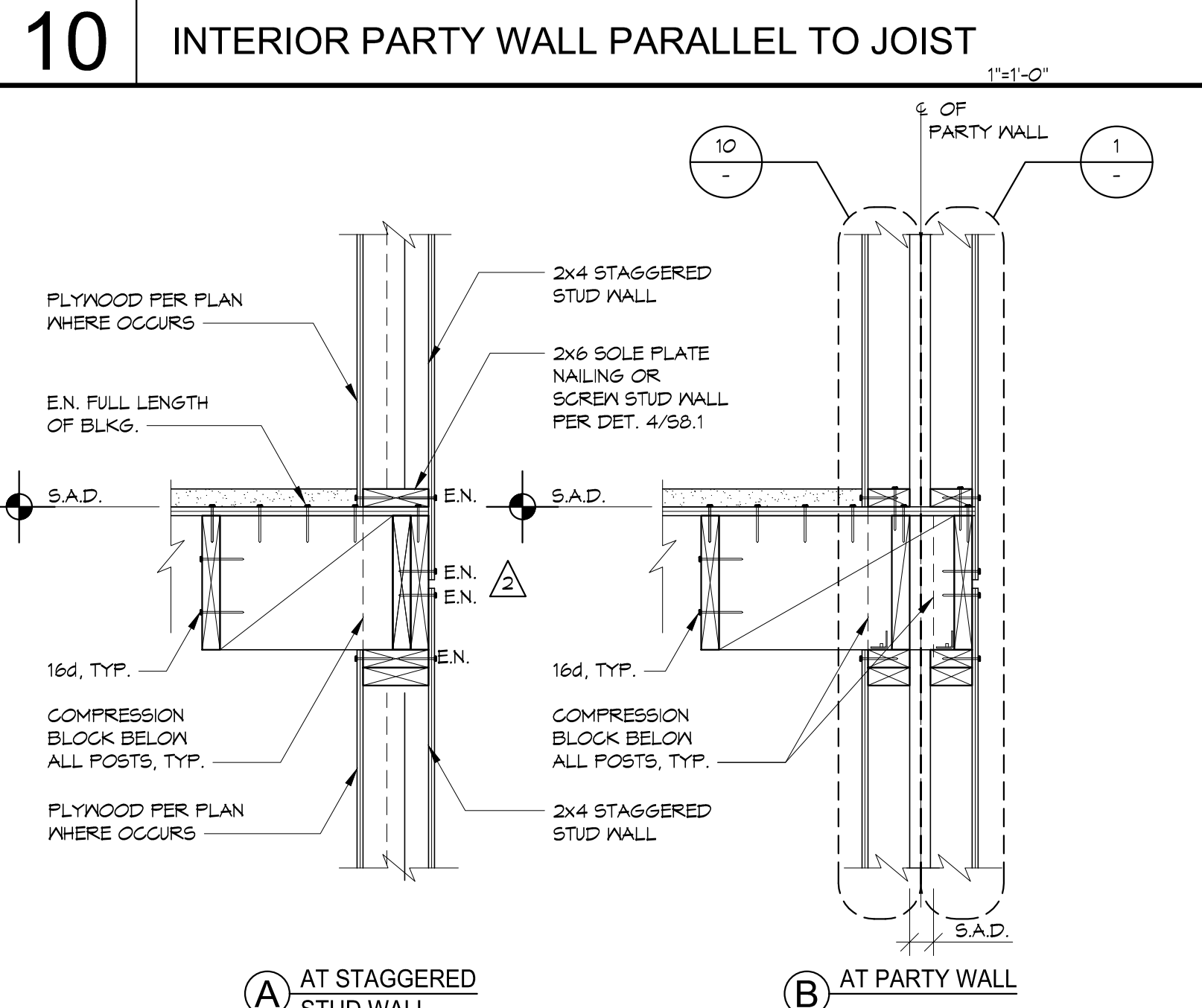
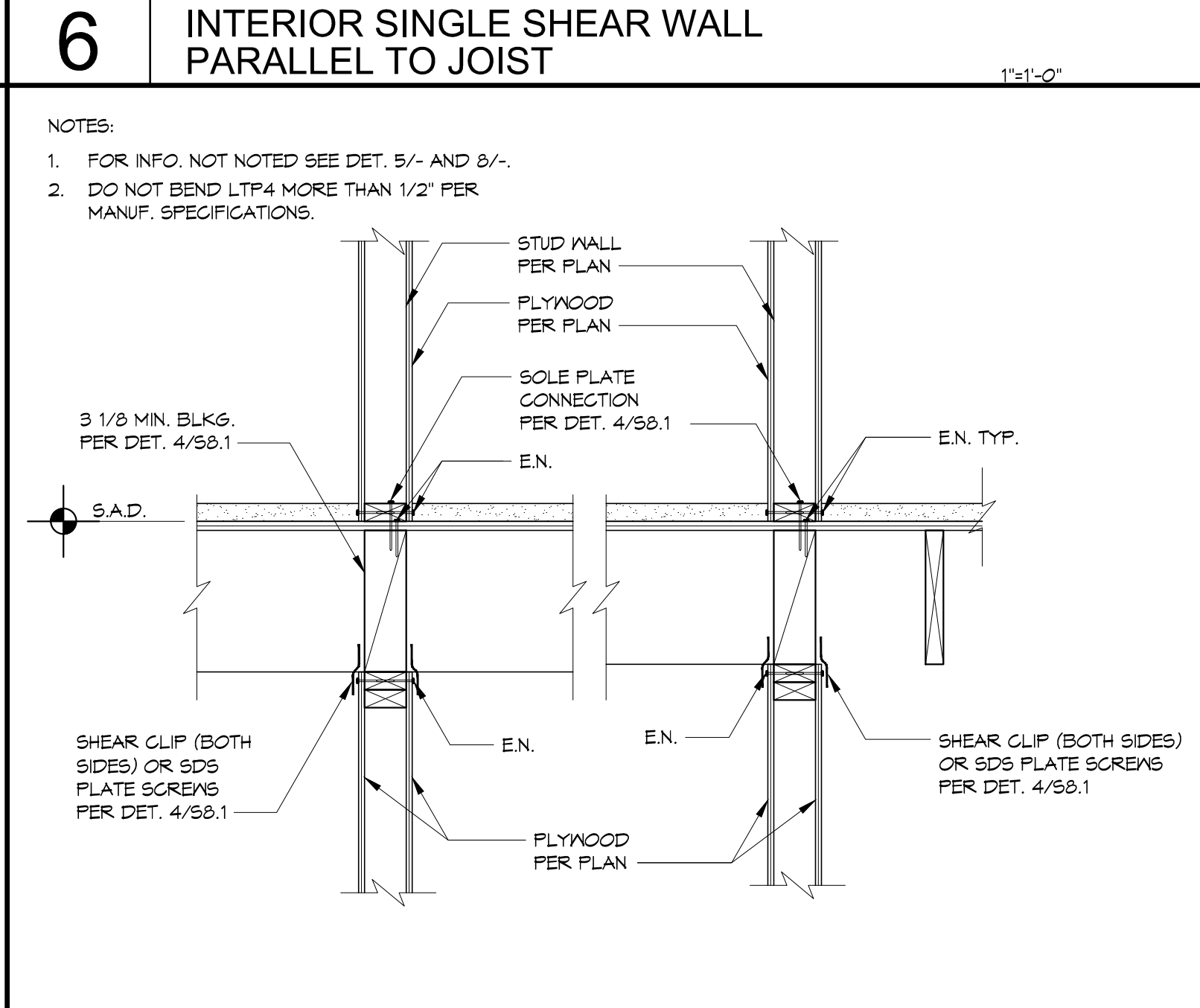
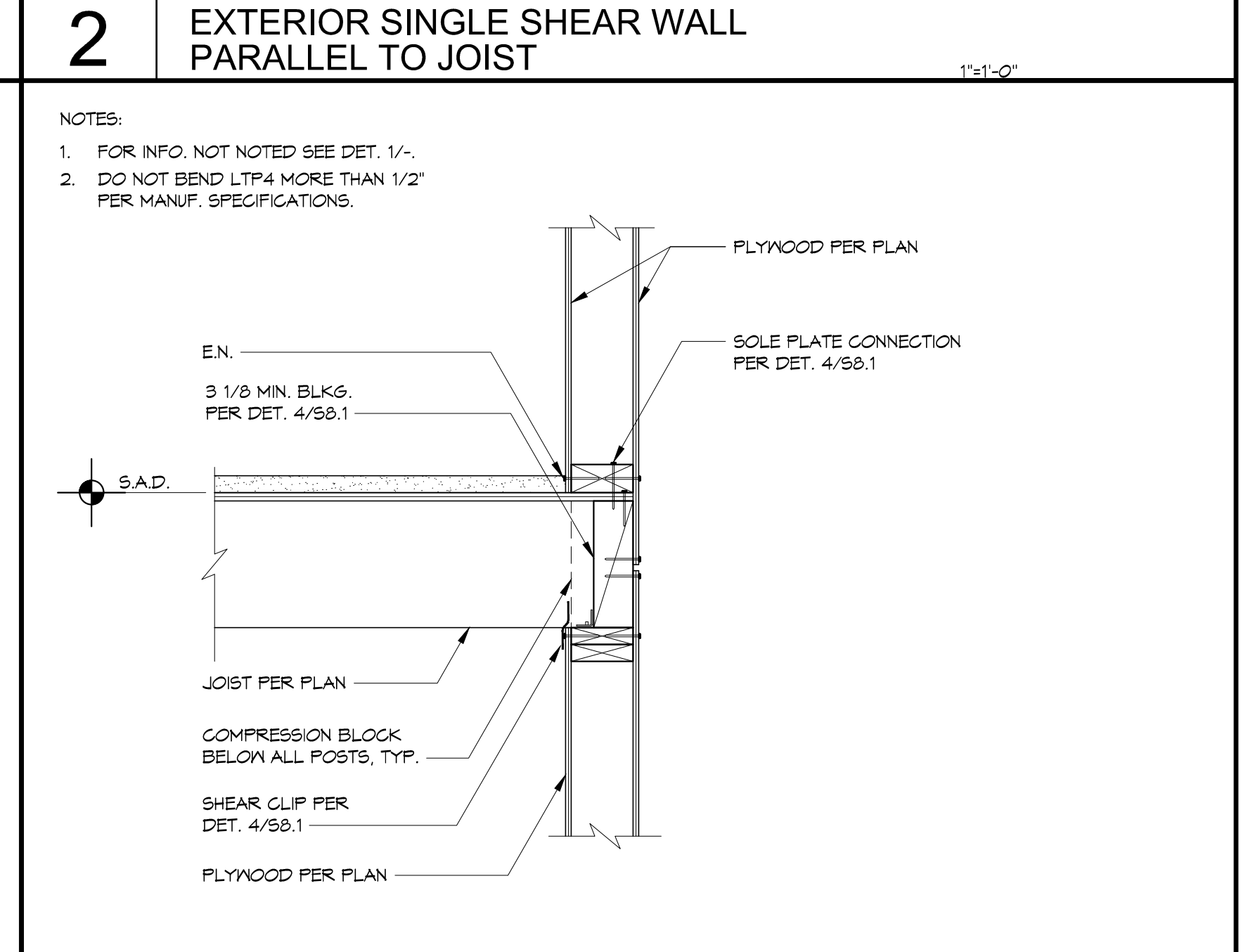
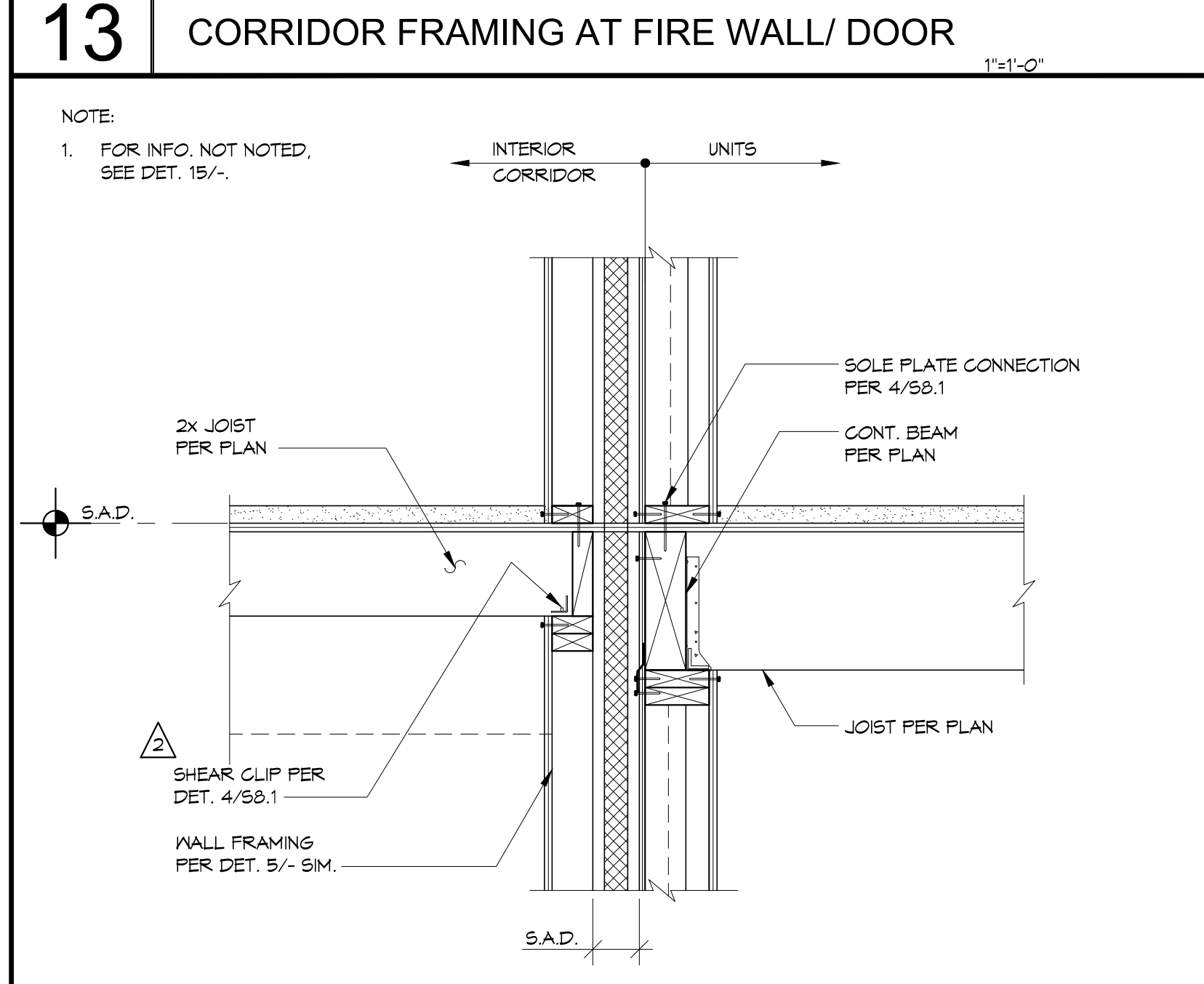
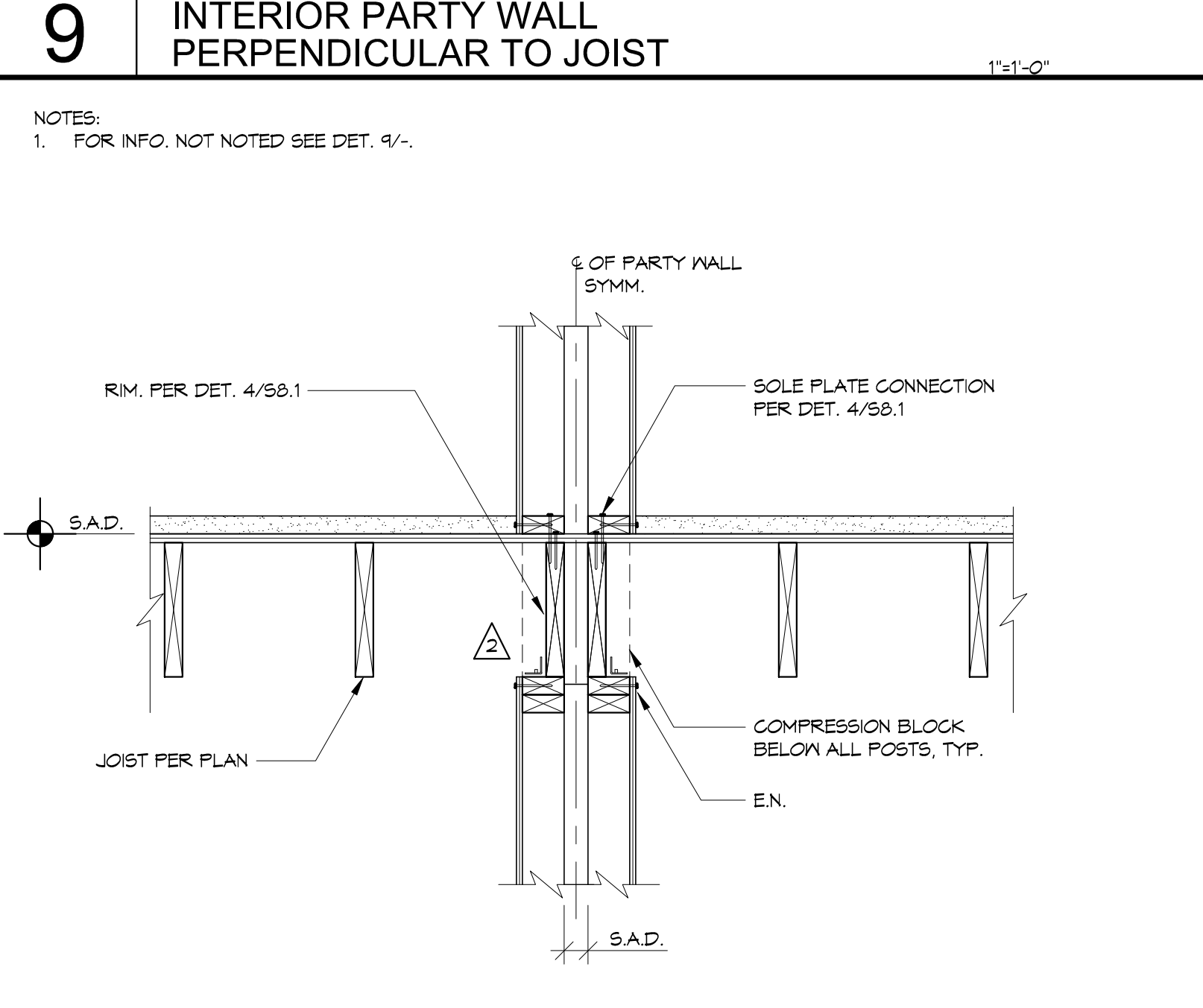
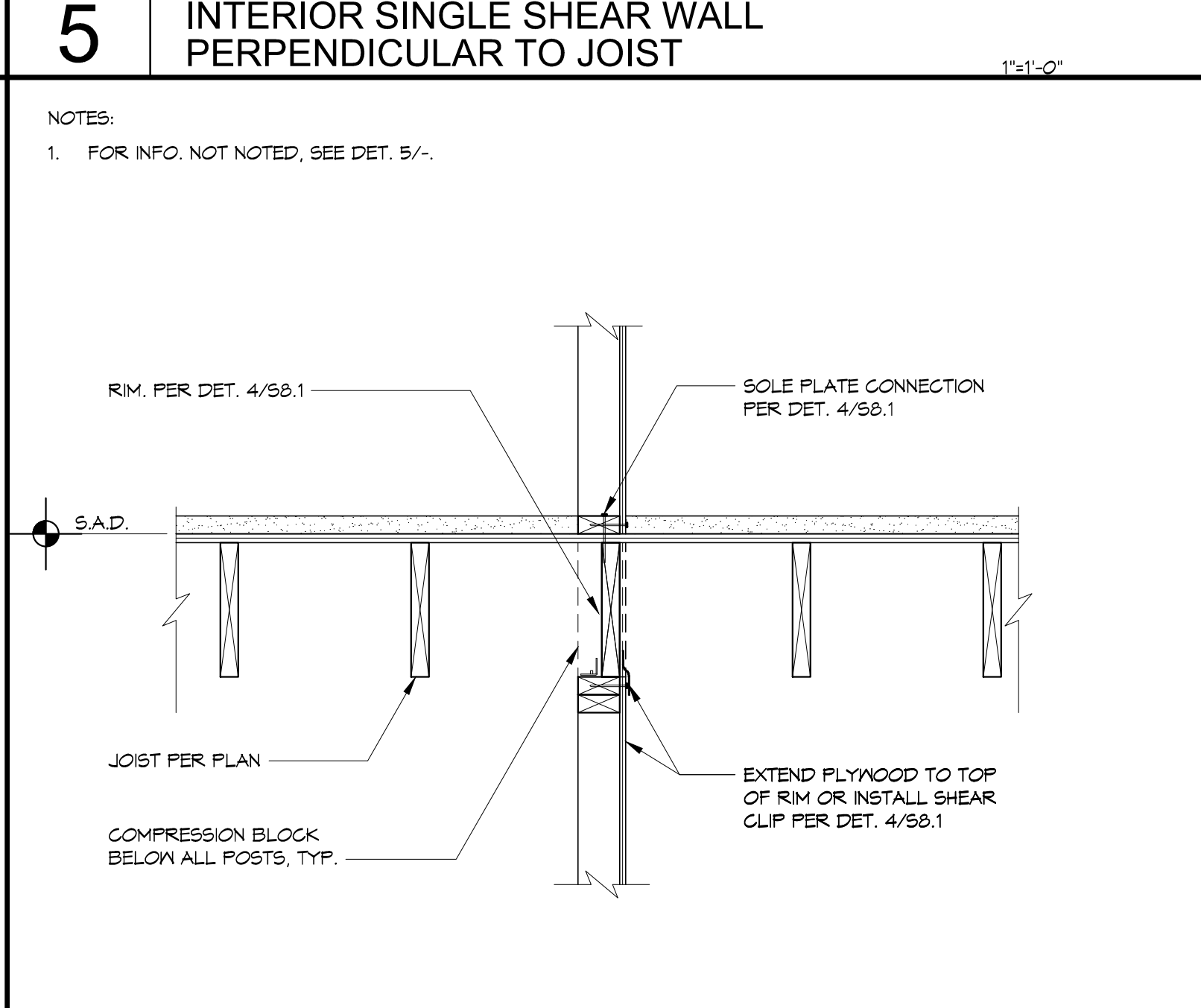
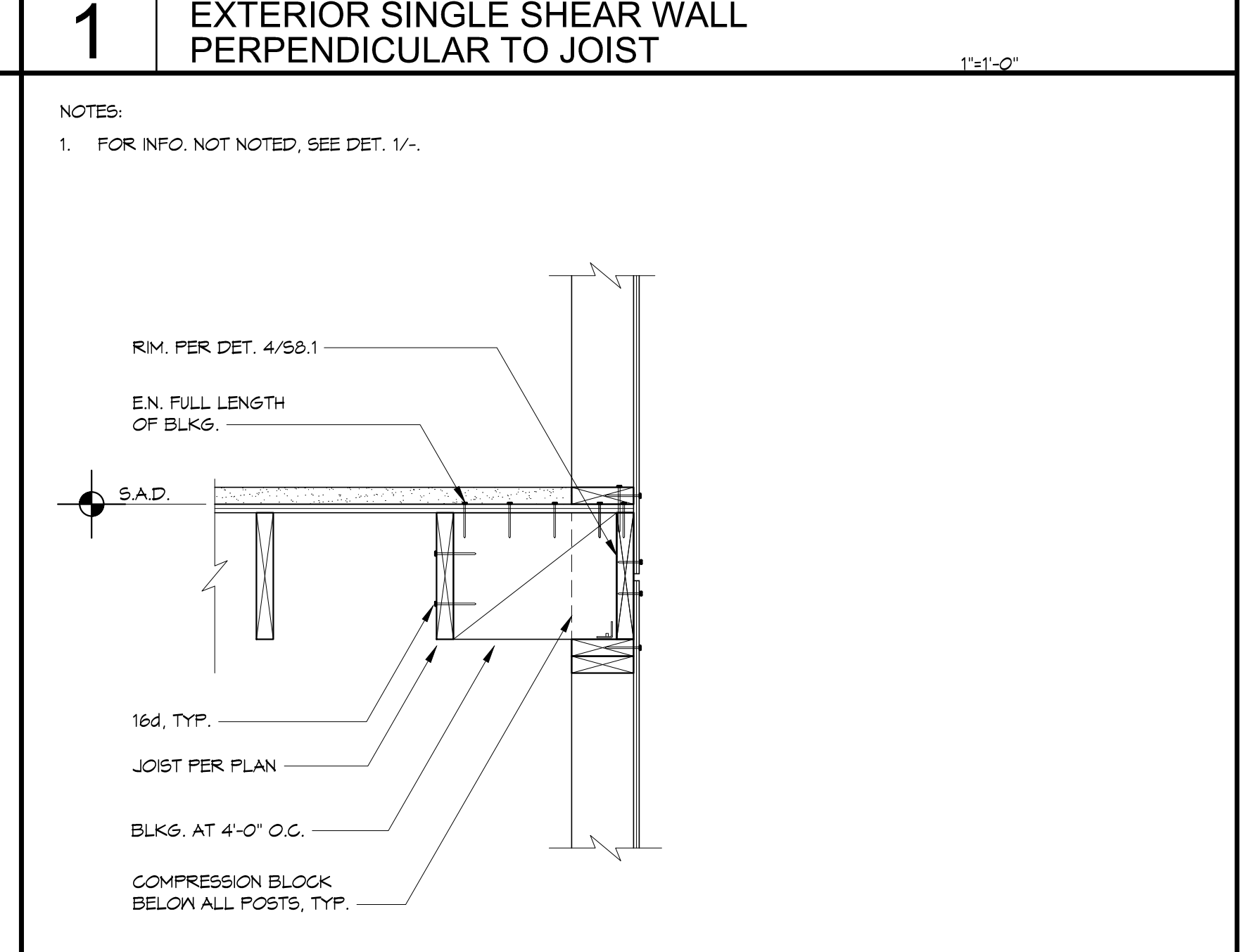
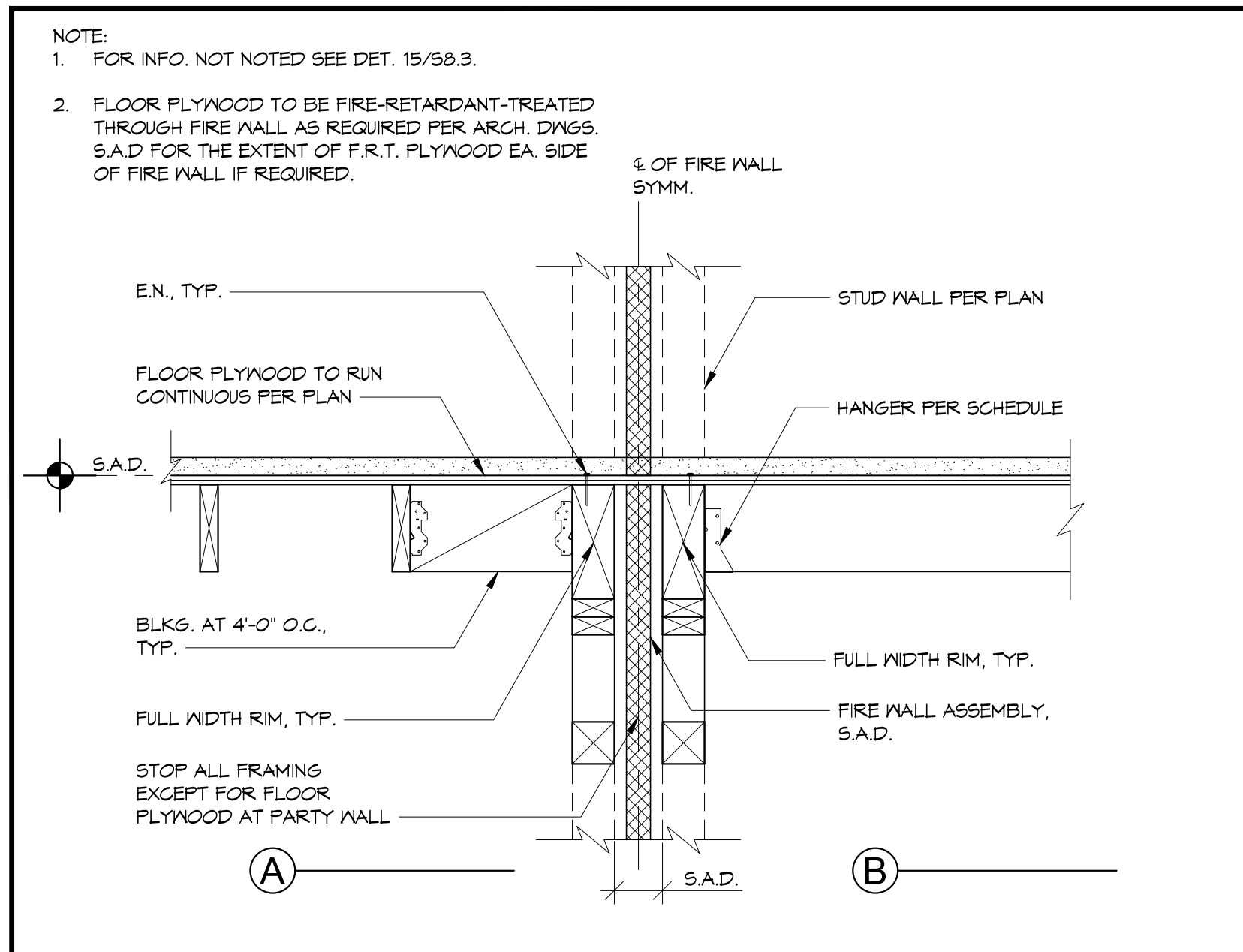
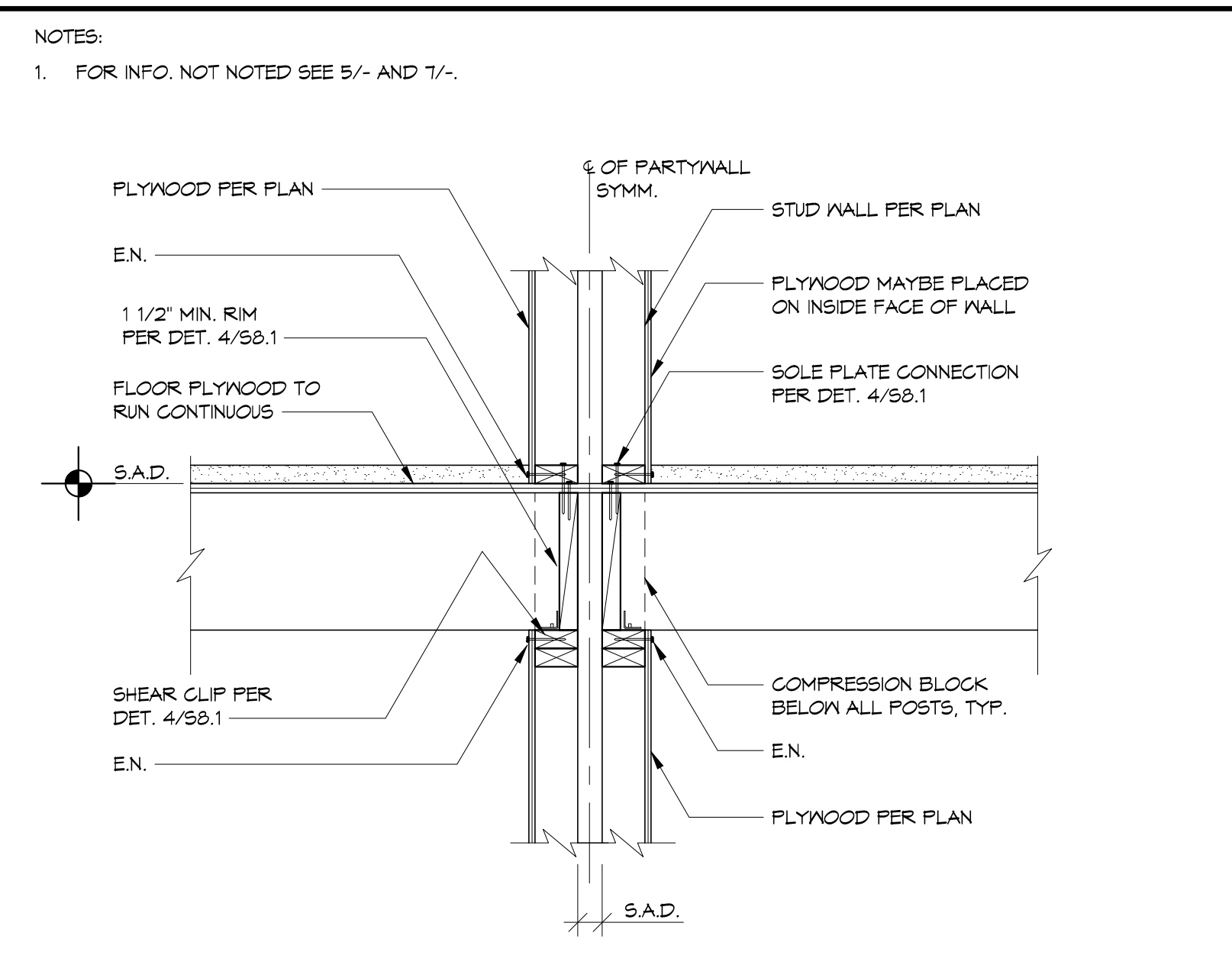
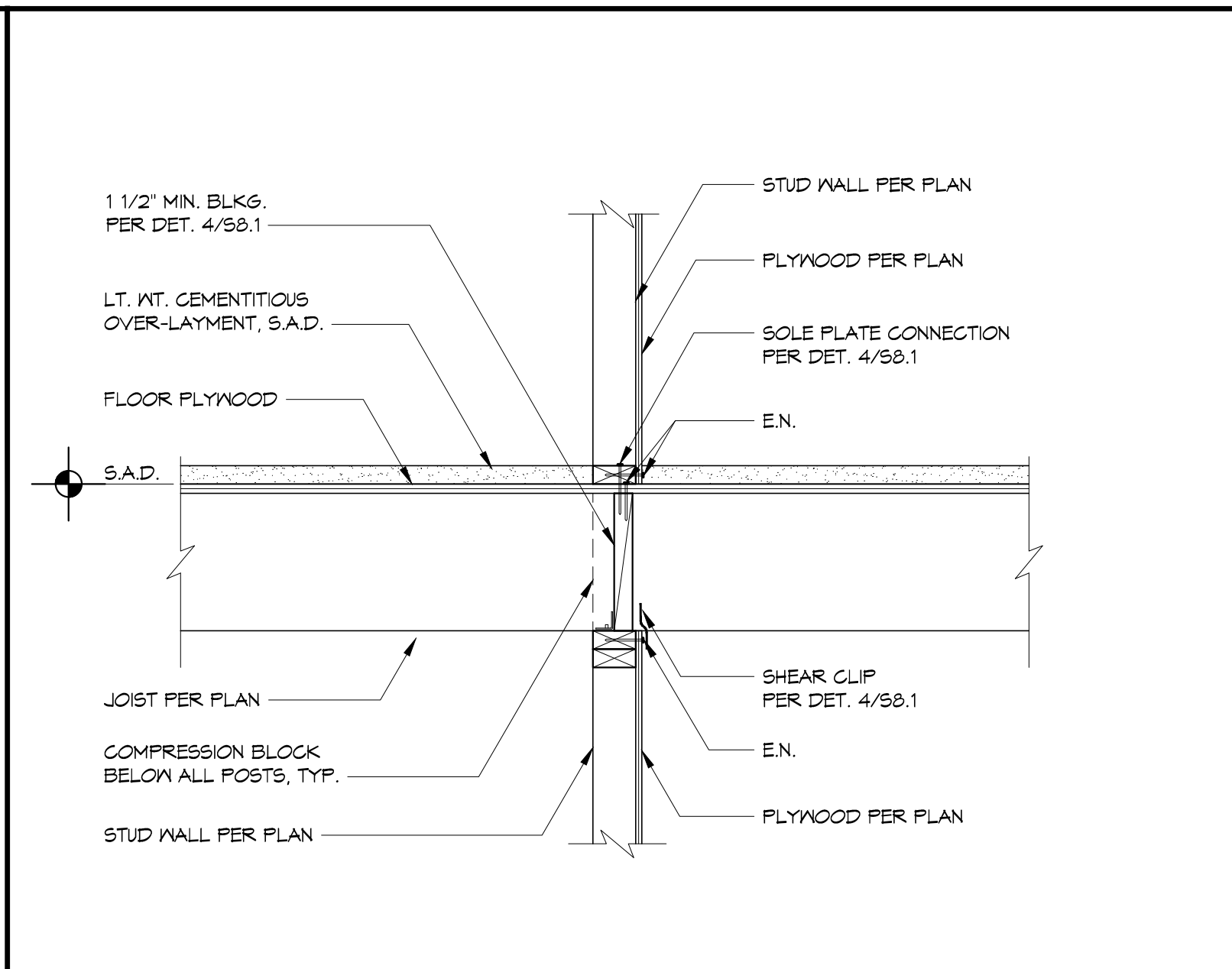
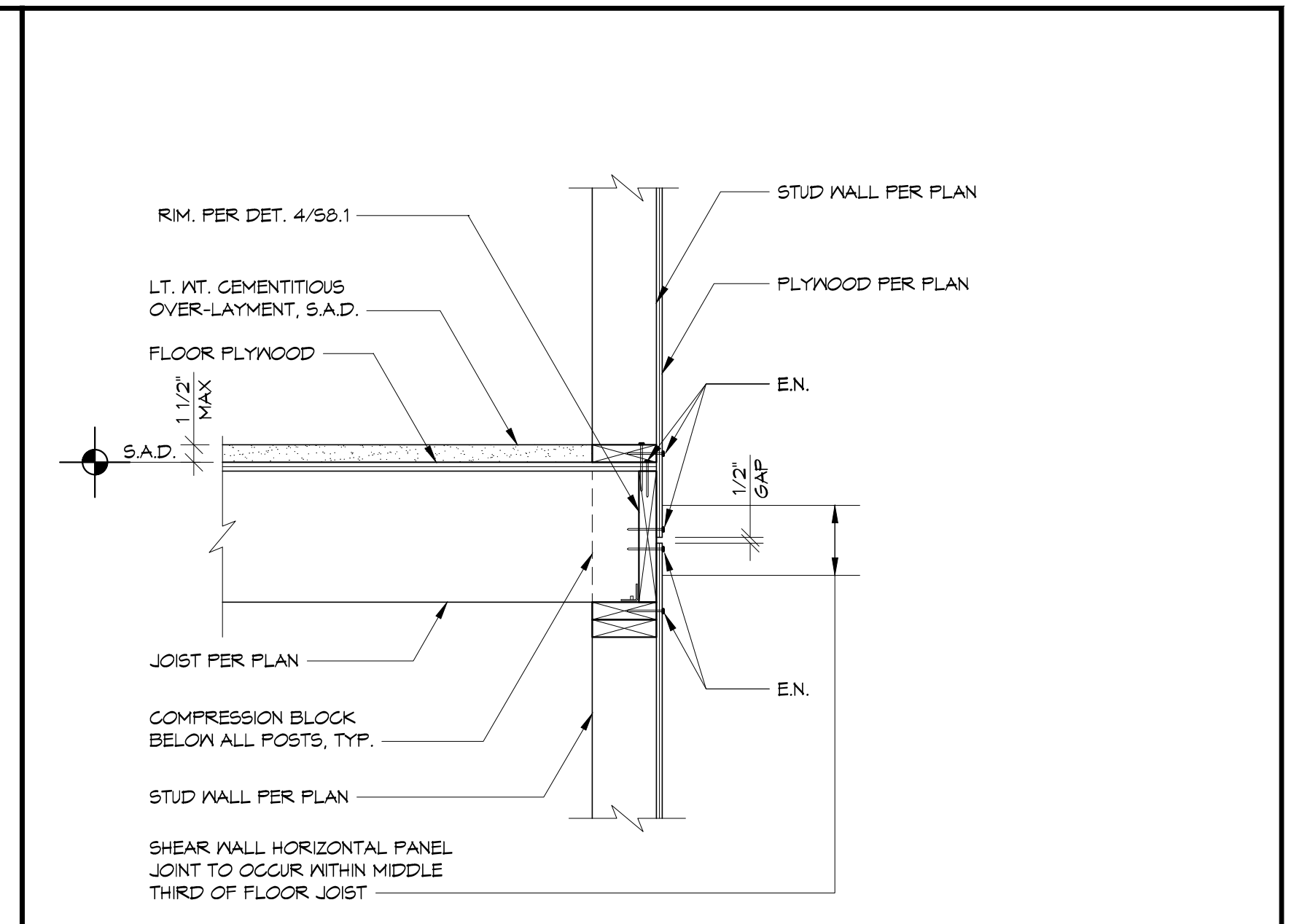
231 GRANT AVENUE  
 PALO ALTO, CA 94306

Client:  
  
**mercy housing**  
**abode communities**  
 MERCY HOUSING/  
 ABODE COMMUNITIES

**TYPICAL WOOD FRAMING DETAILS**

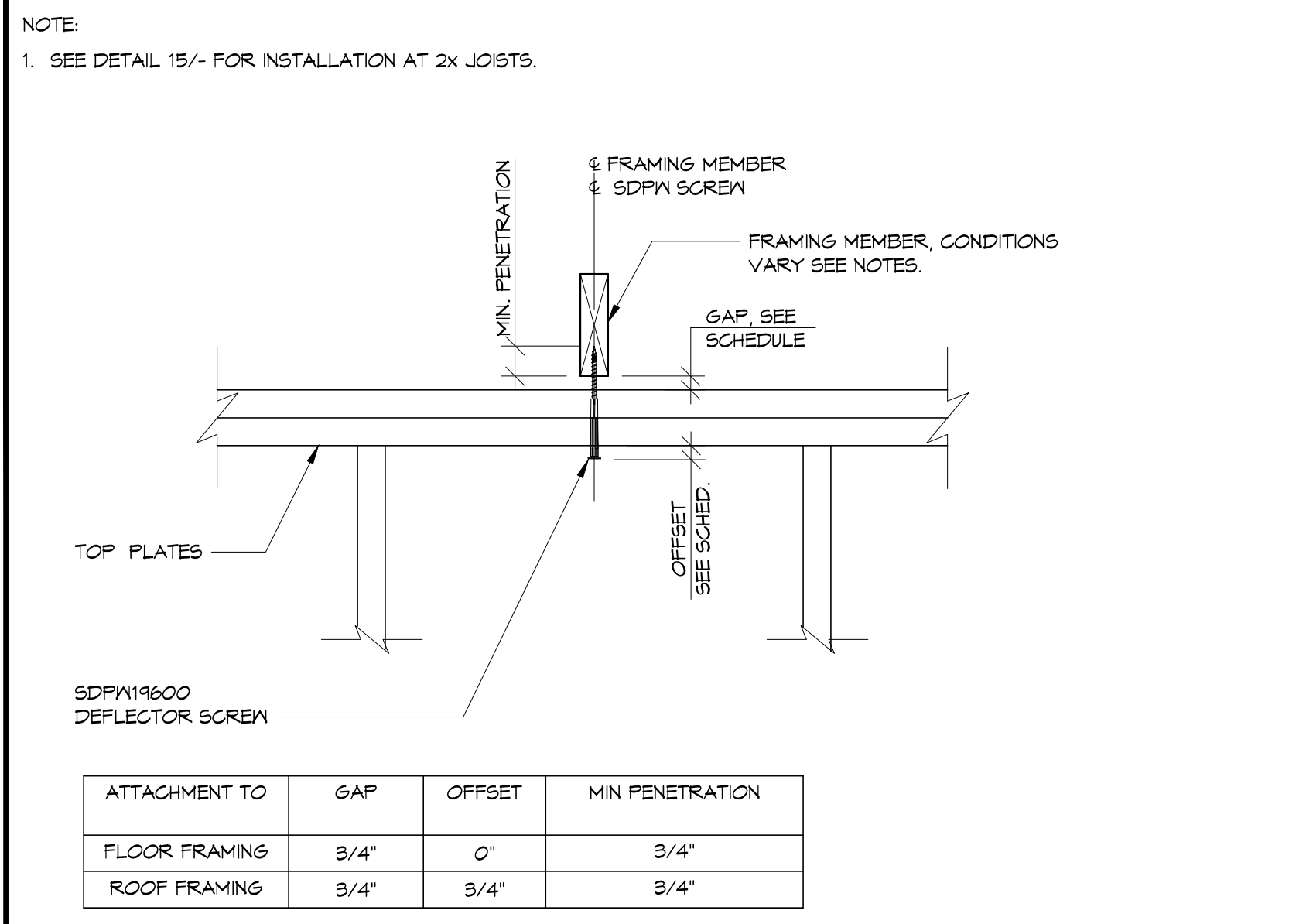
JOB #: 1925  
 SCALE: As indicated

**S8.3**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

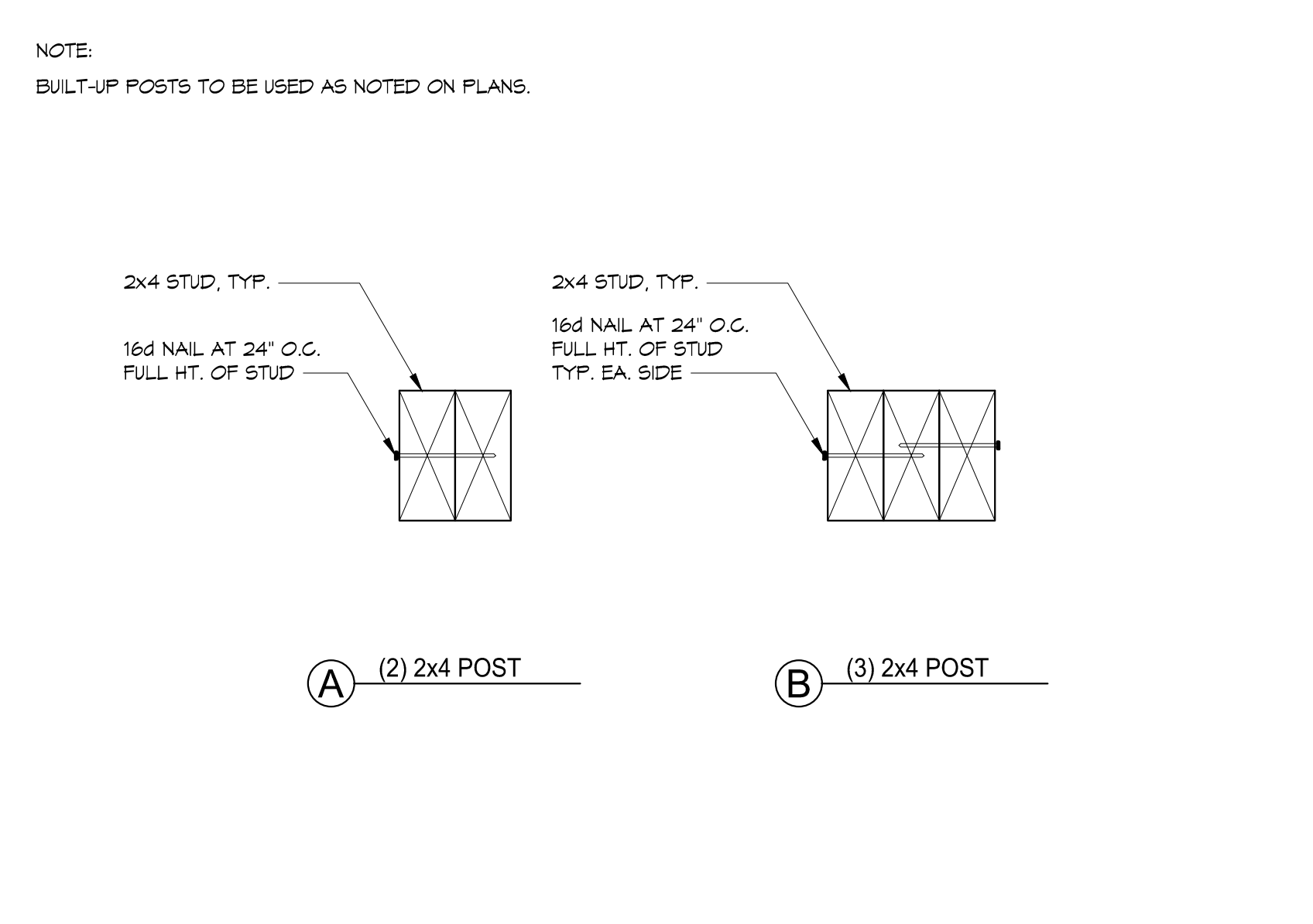


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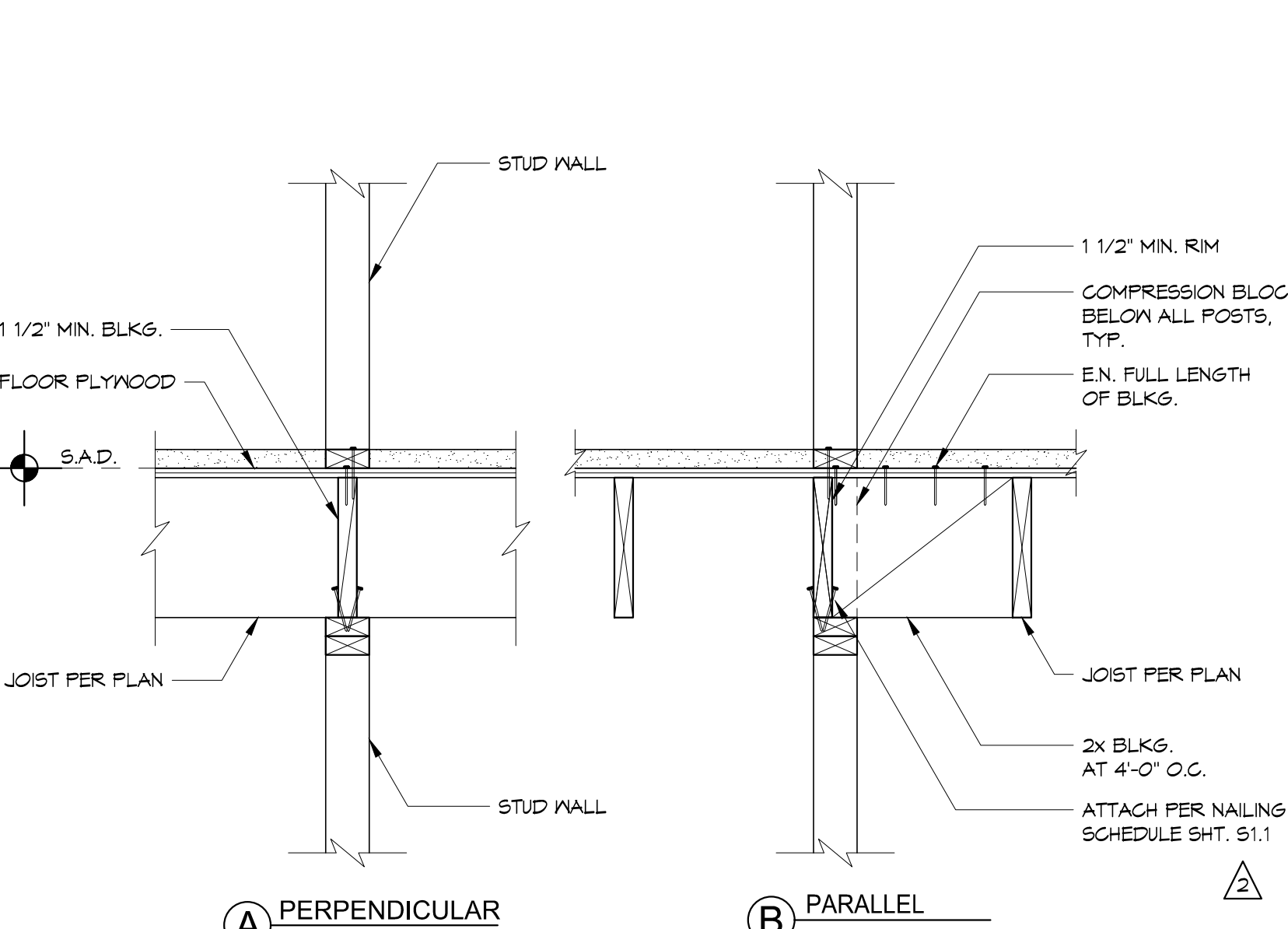




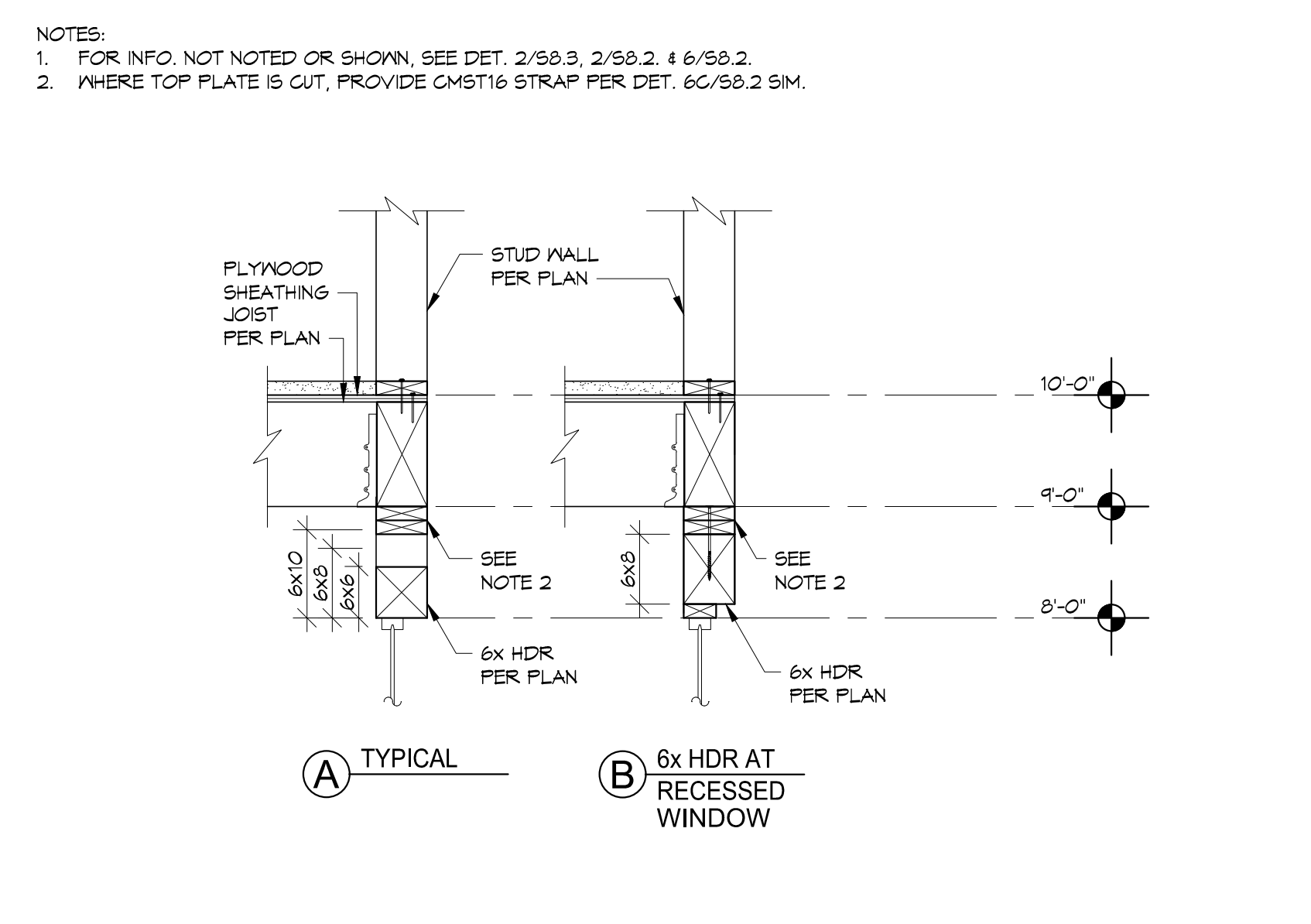
**13** TYPICAL NON-STRUCTURAL PARTITION WALL TOP CONNECTION TO STRUCTURE 11'-11 1/2" x 12'-0"



**9** BUILT-UP POST W-MU-SB04-09 11'-11 1/2" x 12'-0" N.T.S.



**5** INTERIOR NON-SHEAR BEARING WALL W-MU-SL-SB04-05 11'-11 1/2" x 12'-0"



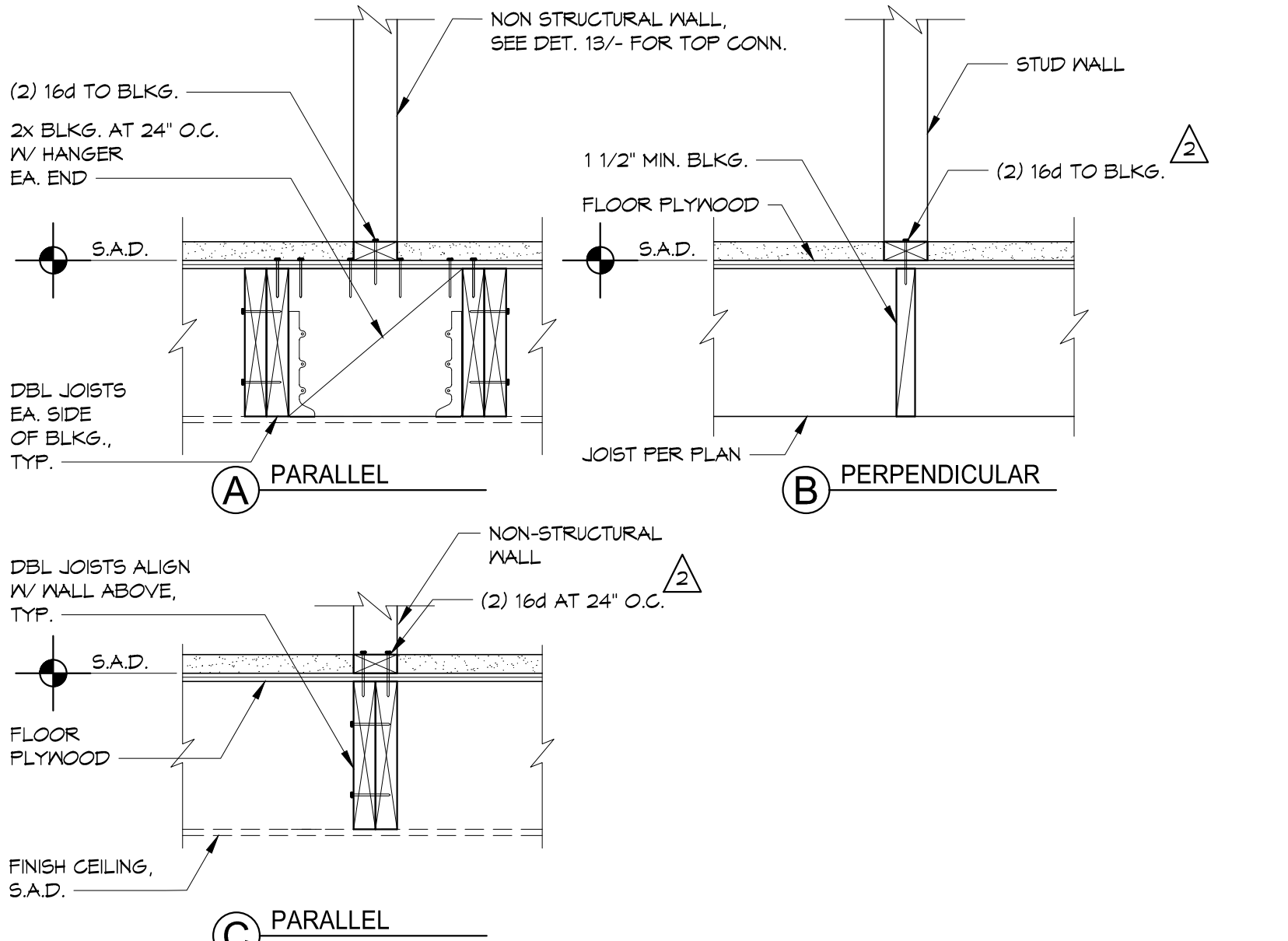
**1** EXTERIOR WALL FRAMING AT HEADER 3'-4 1/2" x 12'-0"



**14** TYPICAL NON-STRUCTURAL PARTITION WALL 11'-11 1/2" x 12'-0"



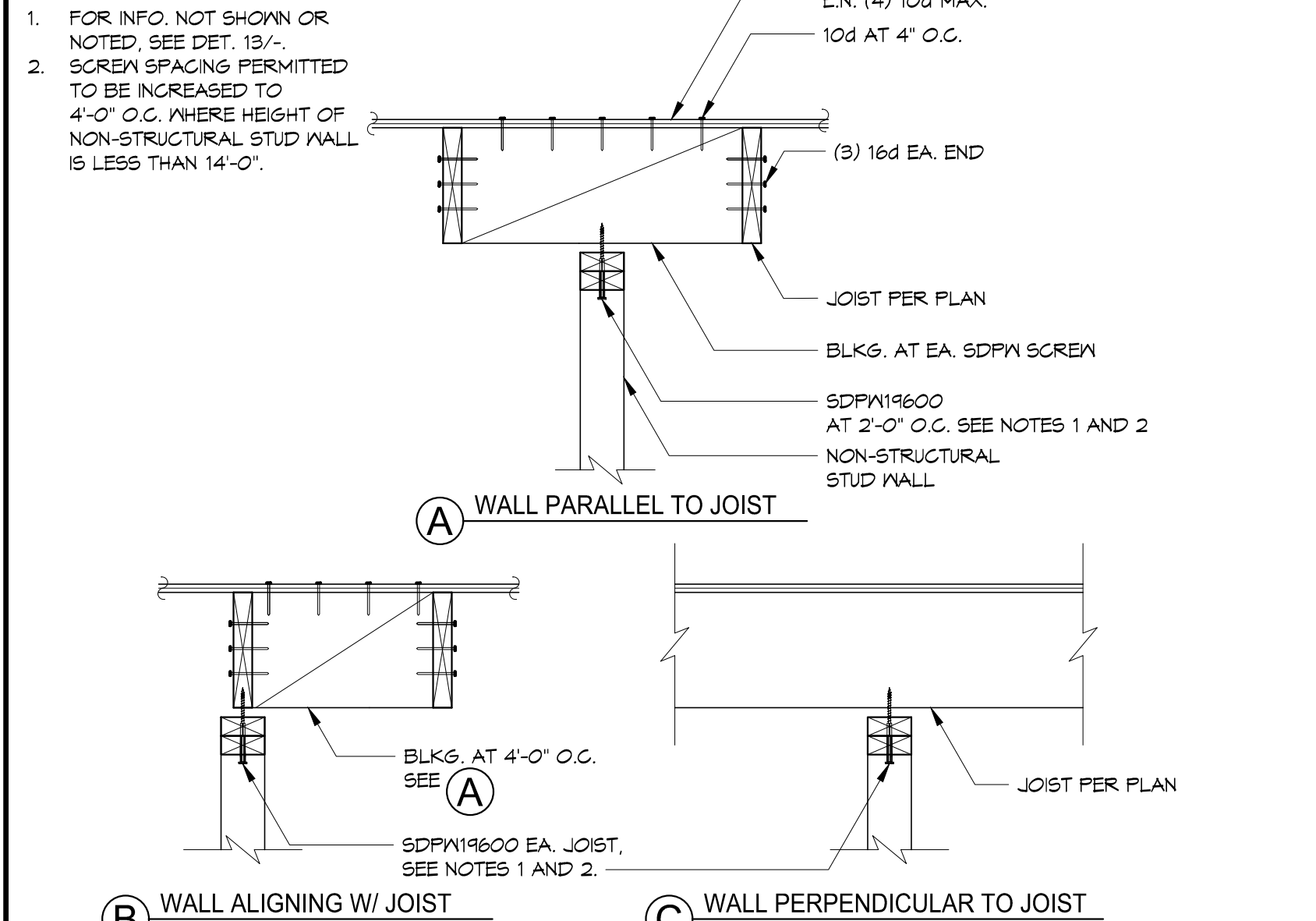
**10** FULL PIPE PENETRATION AT SHEAR WALLS - PARALLEL FRAMING 11'-11 1/2" x 12'-0"



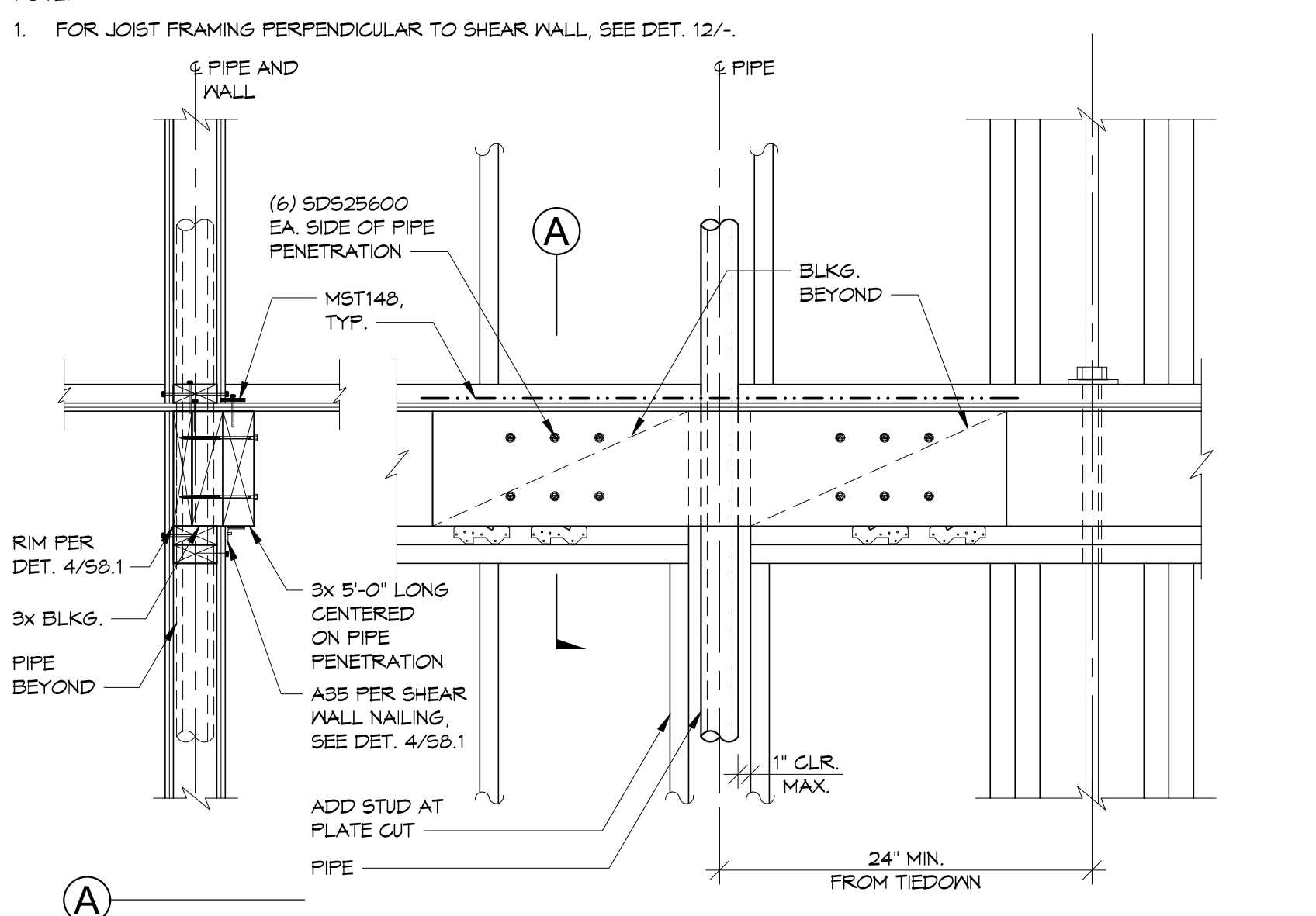
**6** INTERIOR NON-SHEAR NON-BEARING WALL 11'-11 1/2" x 12'-0"



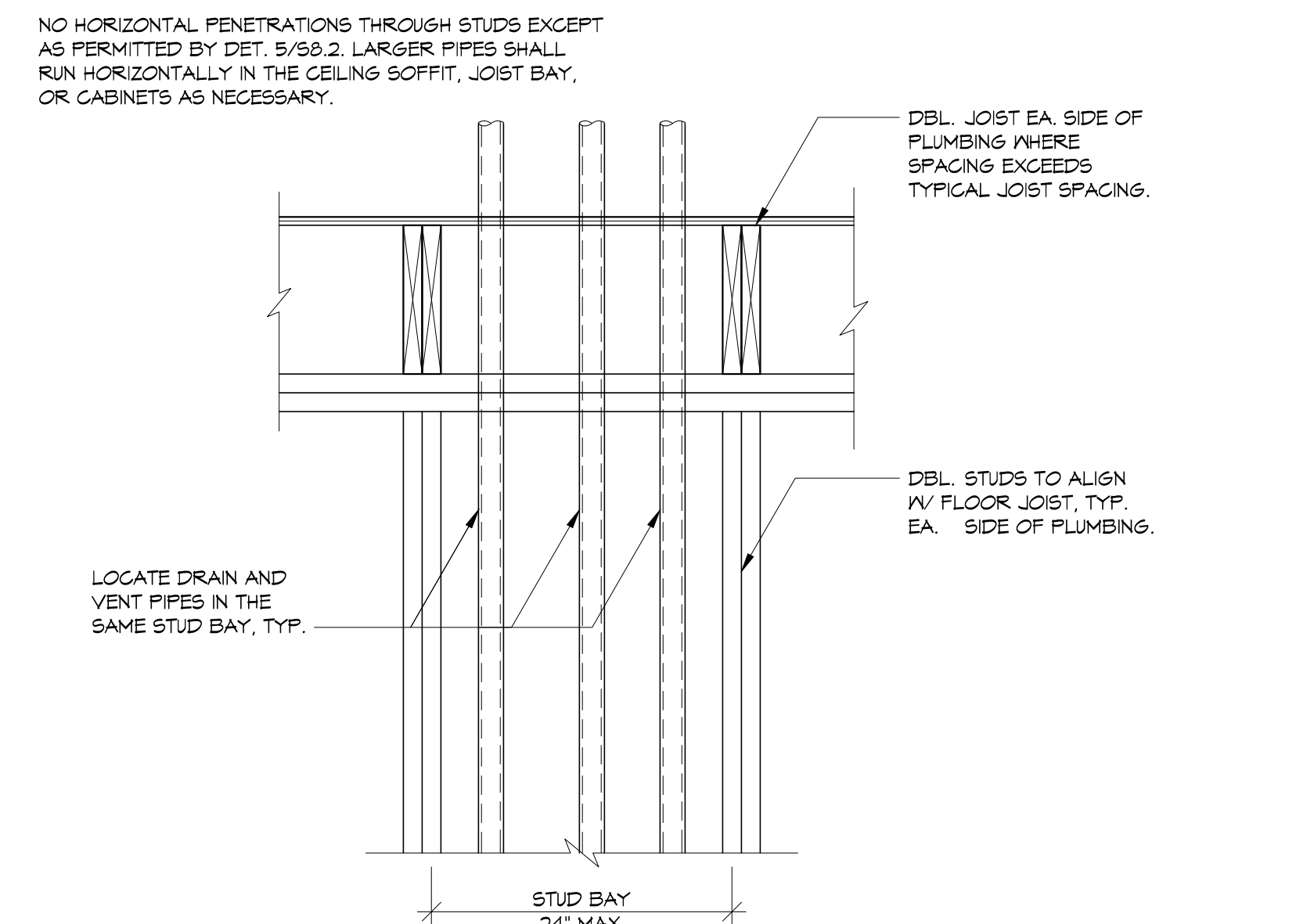
**2** INTERIOR NON-BEARING WALL HEADER 11'-11 1/2" x 12'-0"



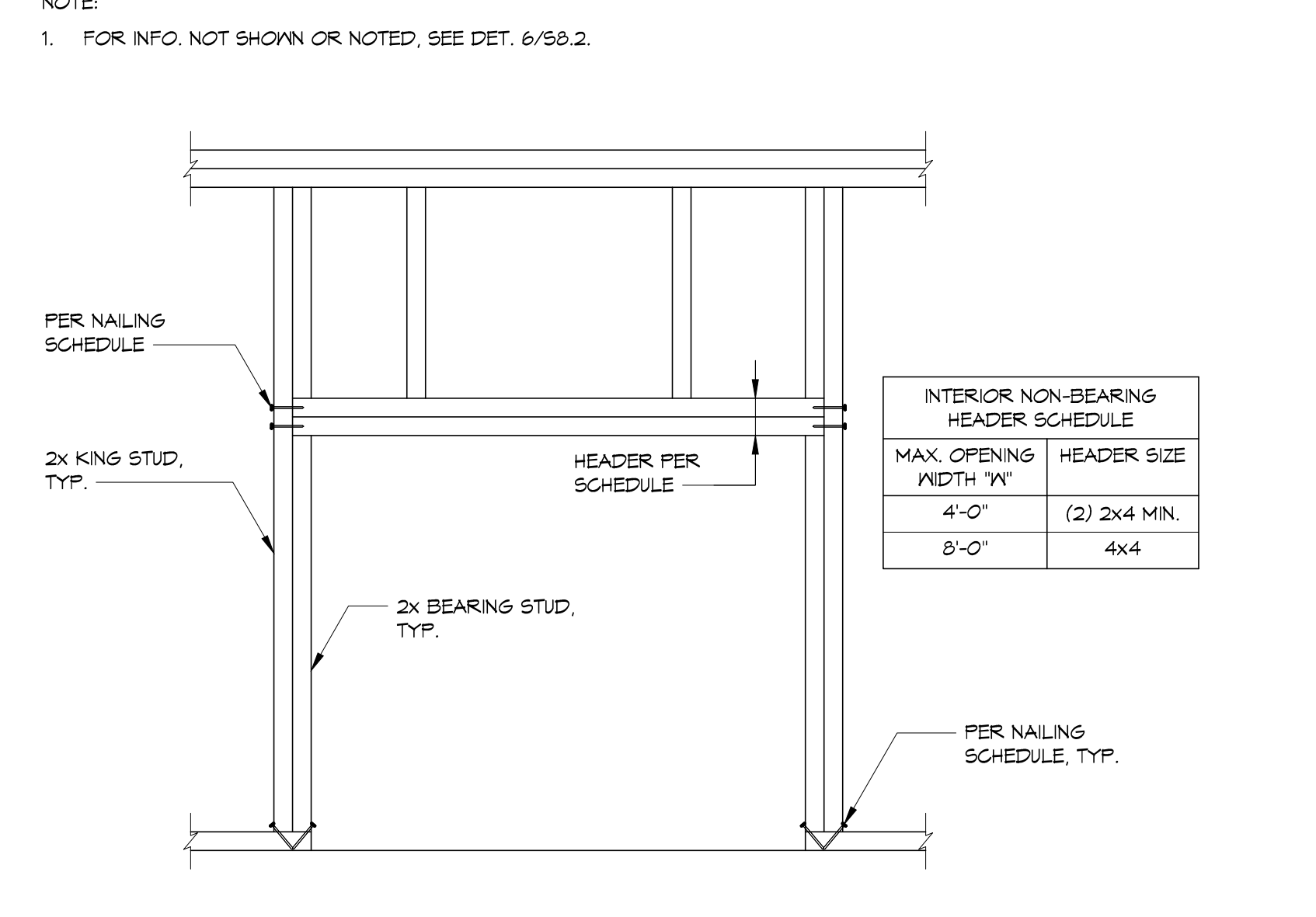
**15** TYPICAL NON-STRUCTURAL PARTITION WALL TO 2x JOIST 11'-11 1/2" x 12'-0"



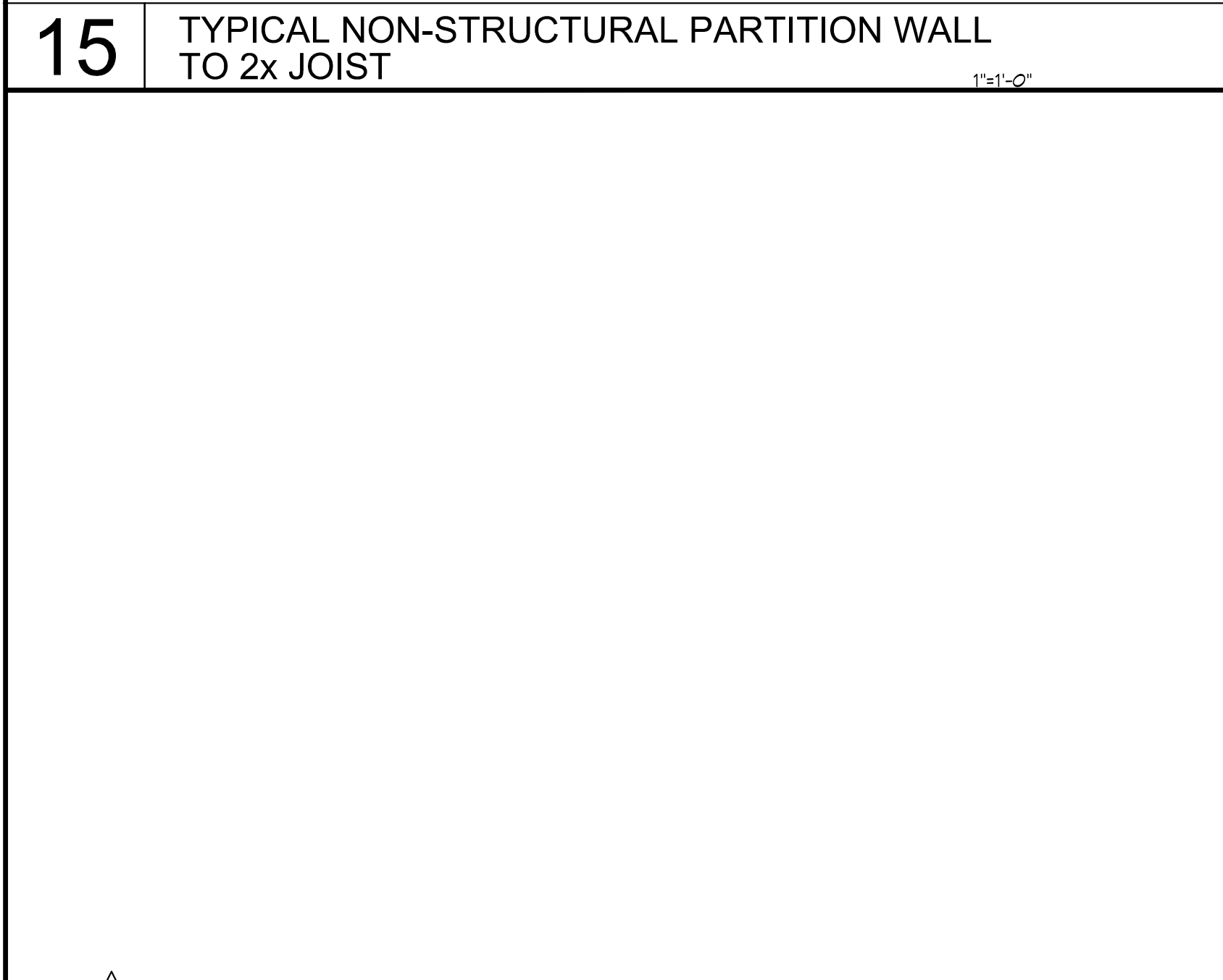
**11** FULL PIPE PENETRATION AT SHEAR WALLS - PARALLEL FRAMING 11'-11 1/2" x 12'-0"



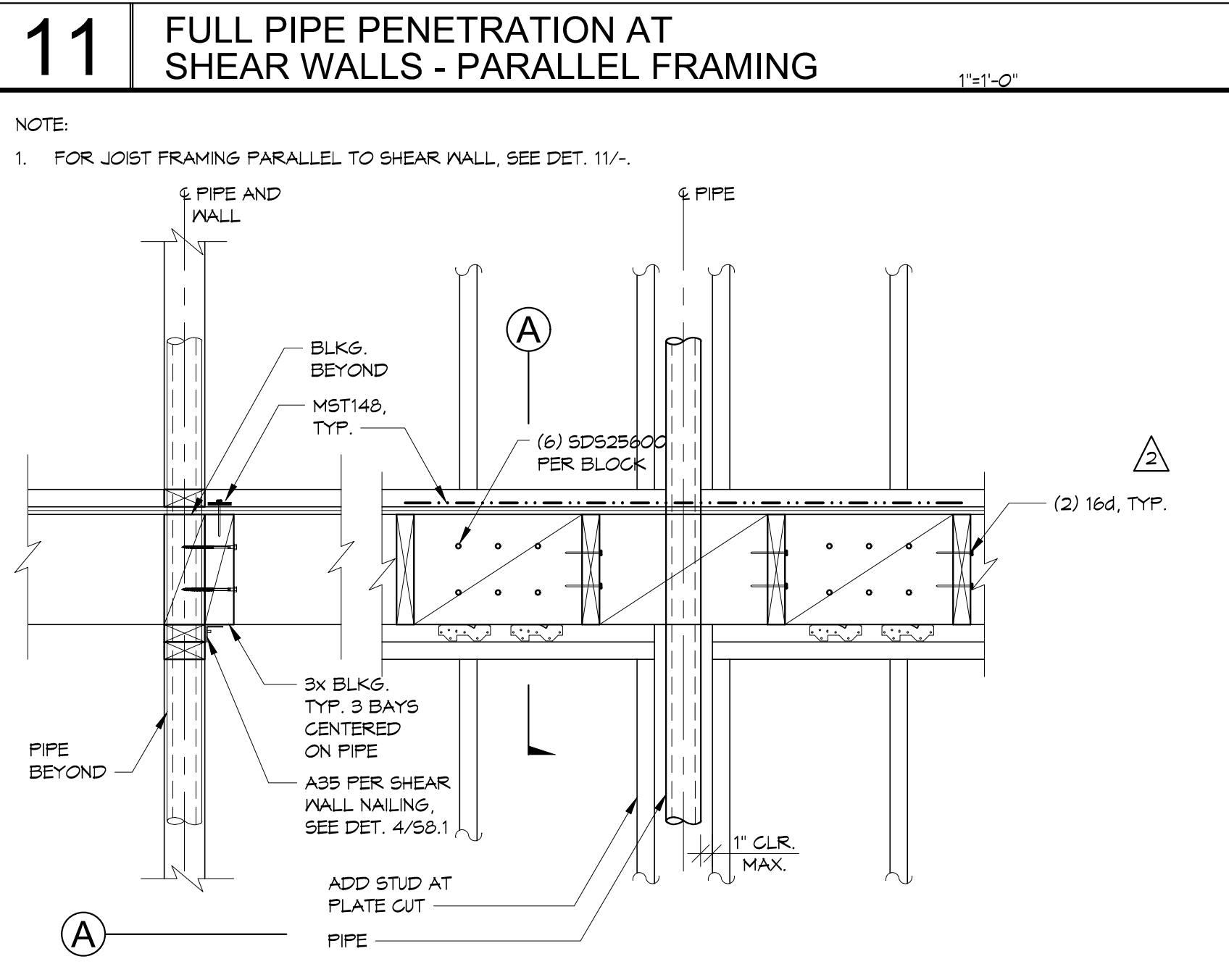
**7** PENETRATION AT BEARING WALL 11'-11 1/2" x 12'-0"



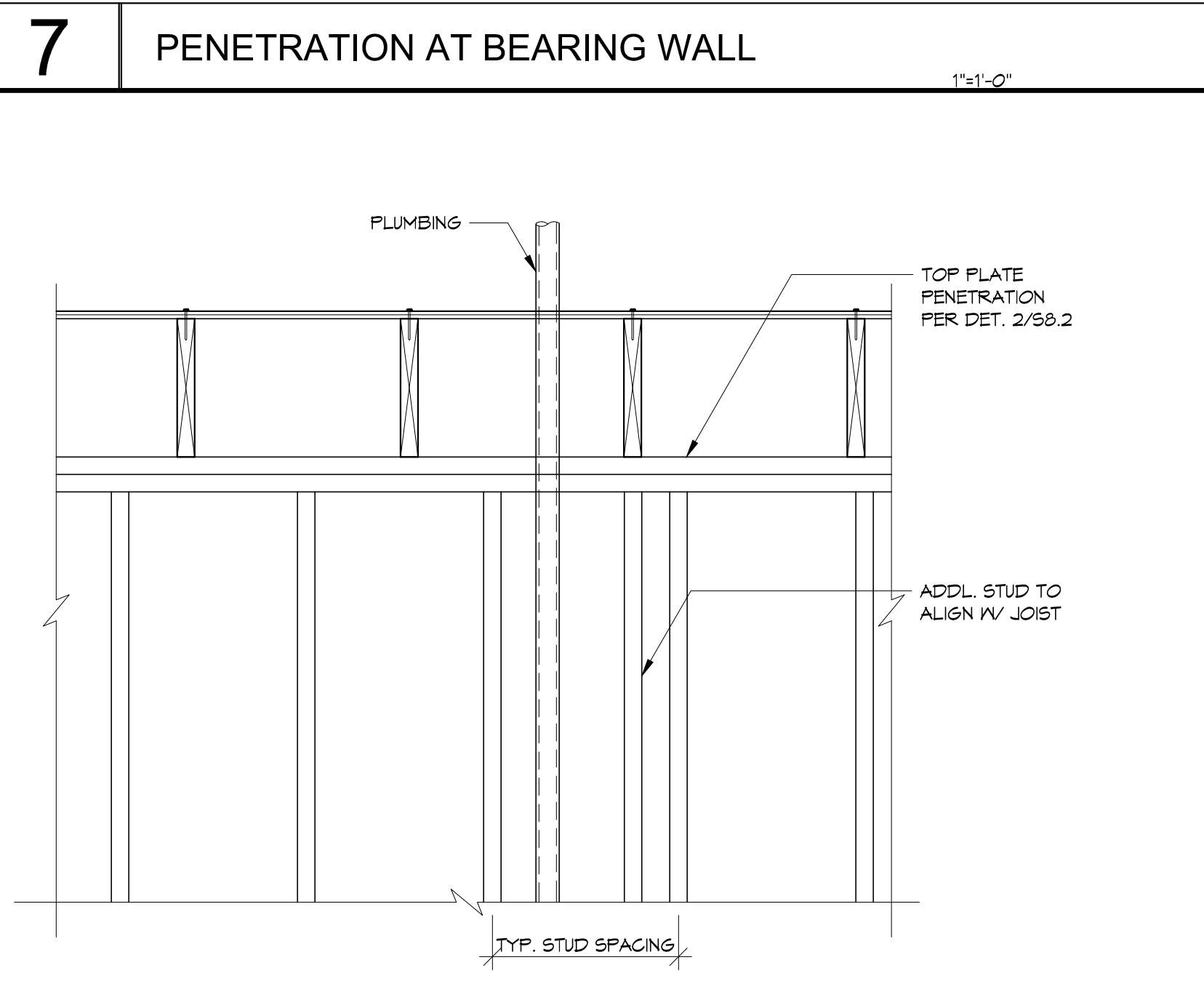
**3** INTERIOR NON-BEARING WALL HEADER 11'-11 1/2" x 12'-0"



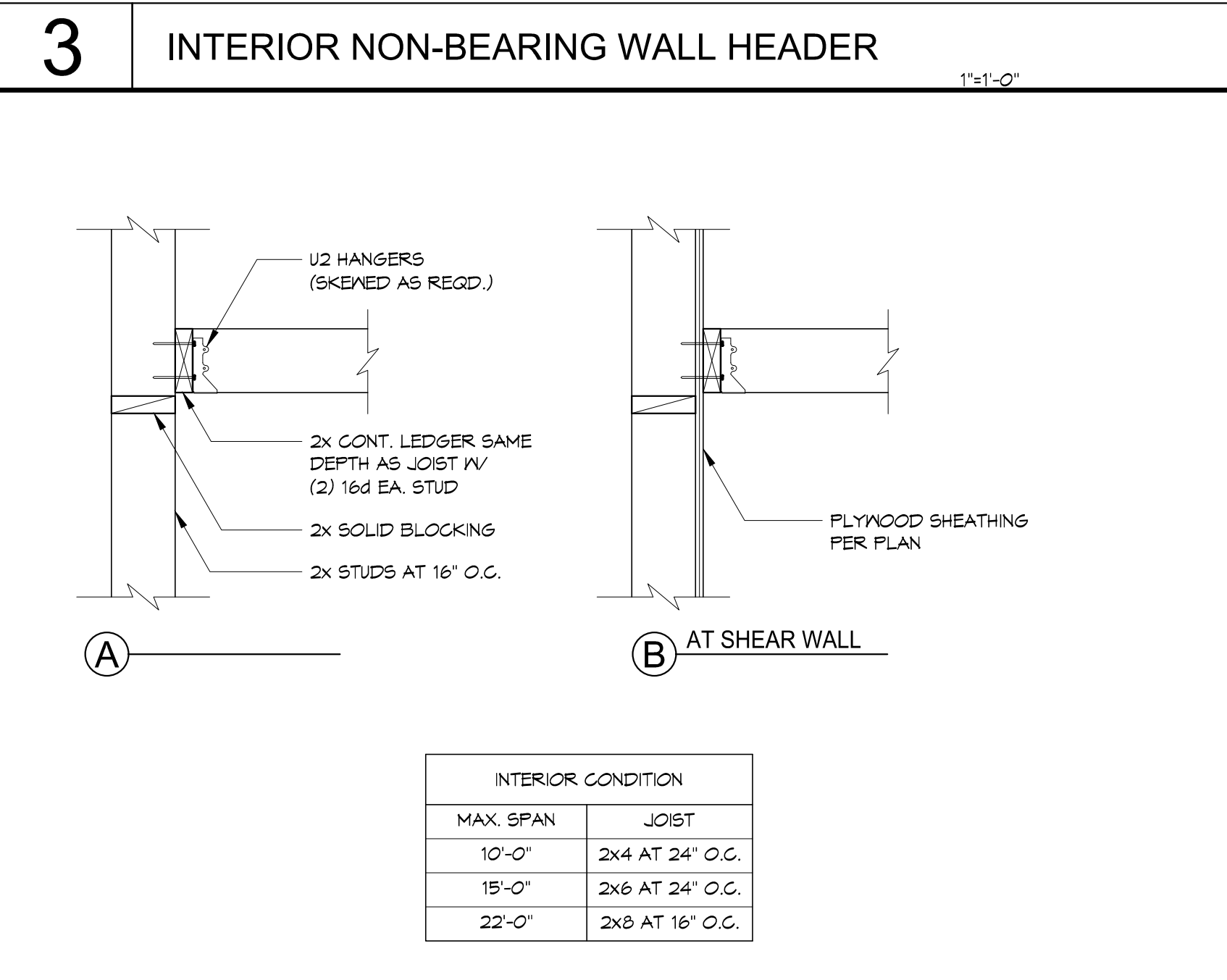
**12** FULL PIPE PENETRATION AT SHEAR WALLS - PERPENDICULAR FRAMING 11'-11 1/2" x 12'-0"



**8** PENETRATION AT BEARING WALL 11'-11 1/2" x 12'-0"



**4** CEILING JOIST SCHEDULE AND DETAILS 11'-11 1/2" x 12'-0"



**16** TYPICAL NON-STRUCTURAL PARTITION WALL 11'-11 1/2" x 12'-0"



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

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B	03/20/2023	3RD ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:

**abode communities**  
MERCY HOUSING/  
ABODE COMMUNITIES

TYPICAL WOOD FRAMING DETAILS

JOB #: 1925  
SCALE: As indicated

**S8.4**  
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

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HOHBACH-LEWIN # 14515



**CIVIL ENGINEER**  
**BKF-SAN JOSE**  
 1730 N. FIRST ST., STE 800  
 SAN JOSE, CA 95112

**LANDSCAPE ARCHITECT**  
**PLURAL STUDIO**  
 2742 17TH STREET  
 SAN FRANCISCO, CA 94110

**STRUCTURAL ENGINEER**  
**HOHBACH-LEWIN INC**  
 250 SHERIDAN AVE. STE 100  
 PALO ALTO, CA 94306

**MEP ENGINEER**  
**EMERALD CITY ENGINEERS**  
 21705 HIGHWAY 99  
 LYNNWOOD, WA 98036

**SUSTAINABILITY/ENERGY**  
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 ARCATA, CA 95521

**JOINT TRENCH/DRY UTILITY**  
**MILLENIUM DESIGN**  
 PO BOX 737  
 ALAMO, CA 94507

**HOHBACH-LEWIN, INC.**  
 STRUCTURAL & CIVIL ENGINEERS  
 260 Sheridan Avenue, Suite 150  
 Palo Alto, CA 94306  
 (650) 817-0900



**COUNTY OF SANTA CLARA**  
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Project:

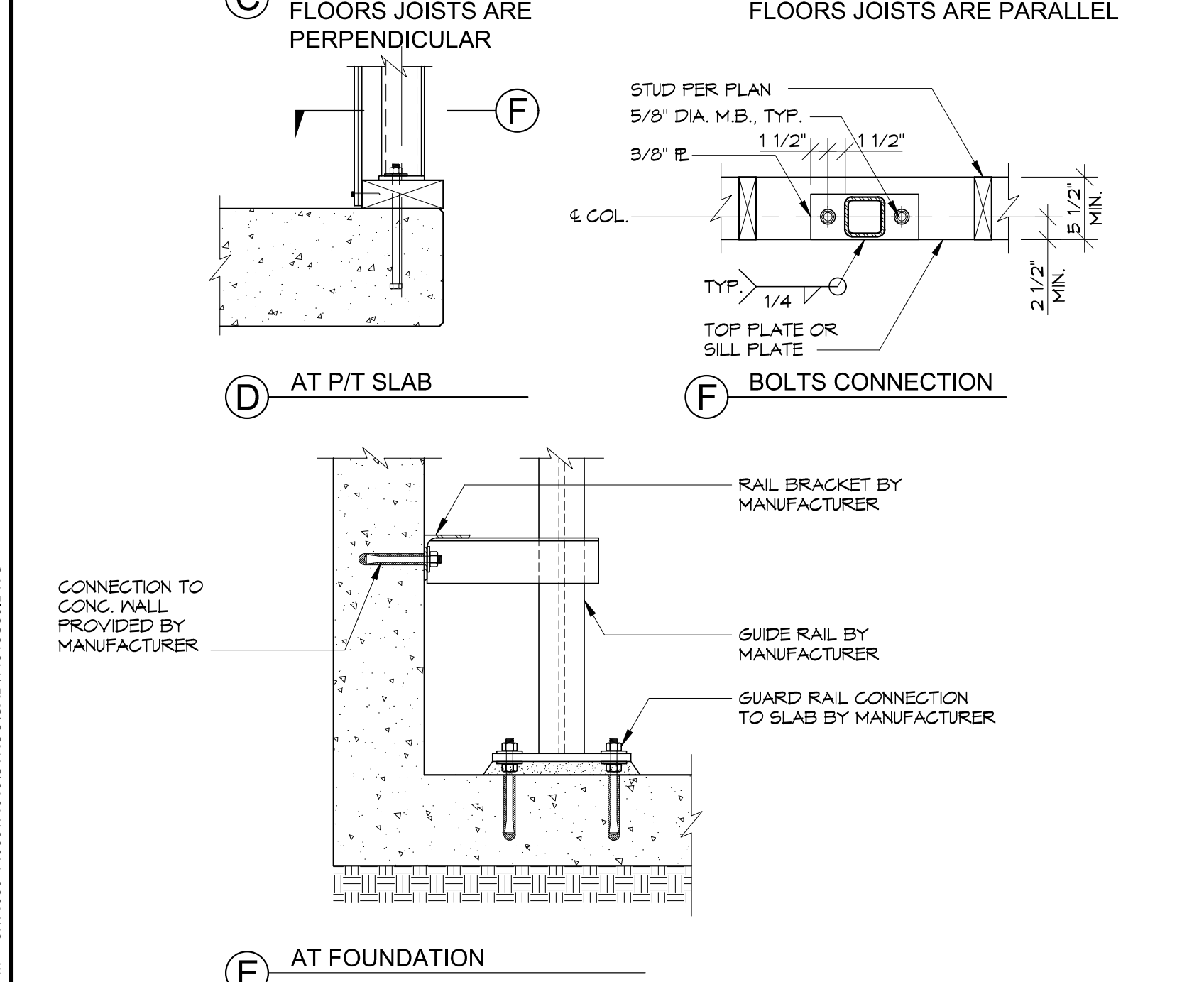
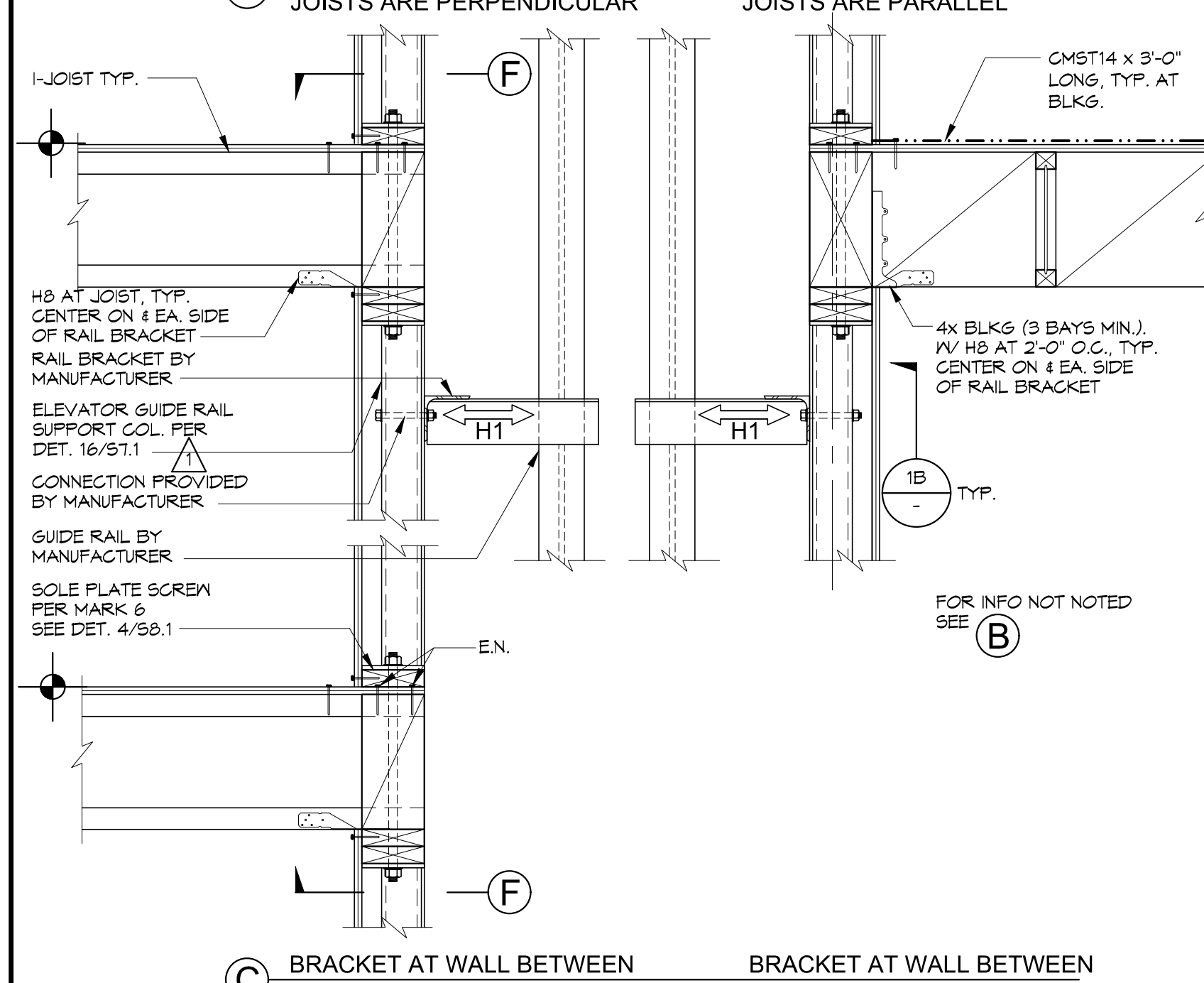
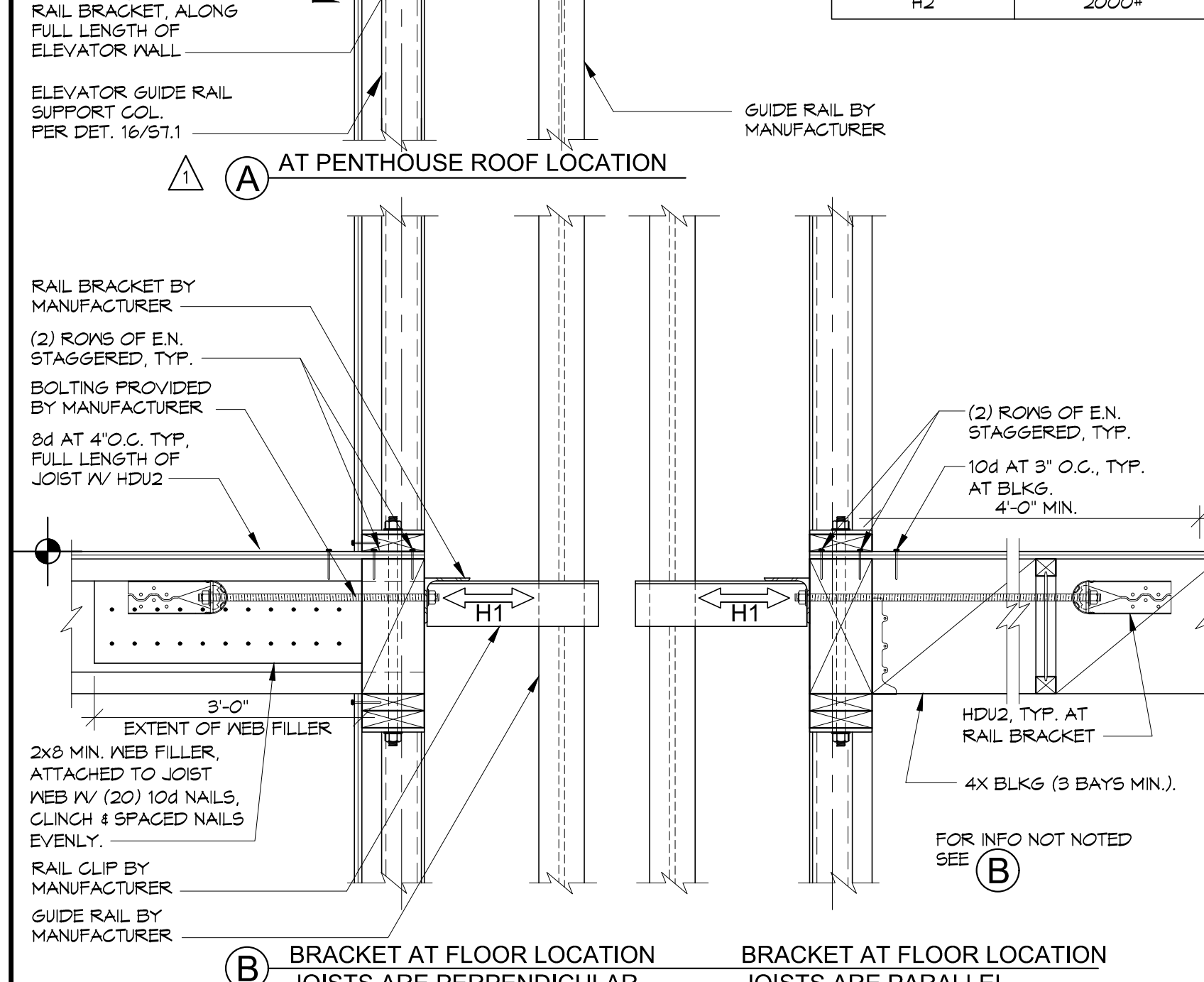
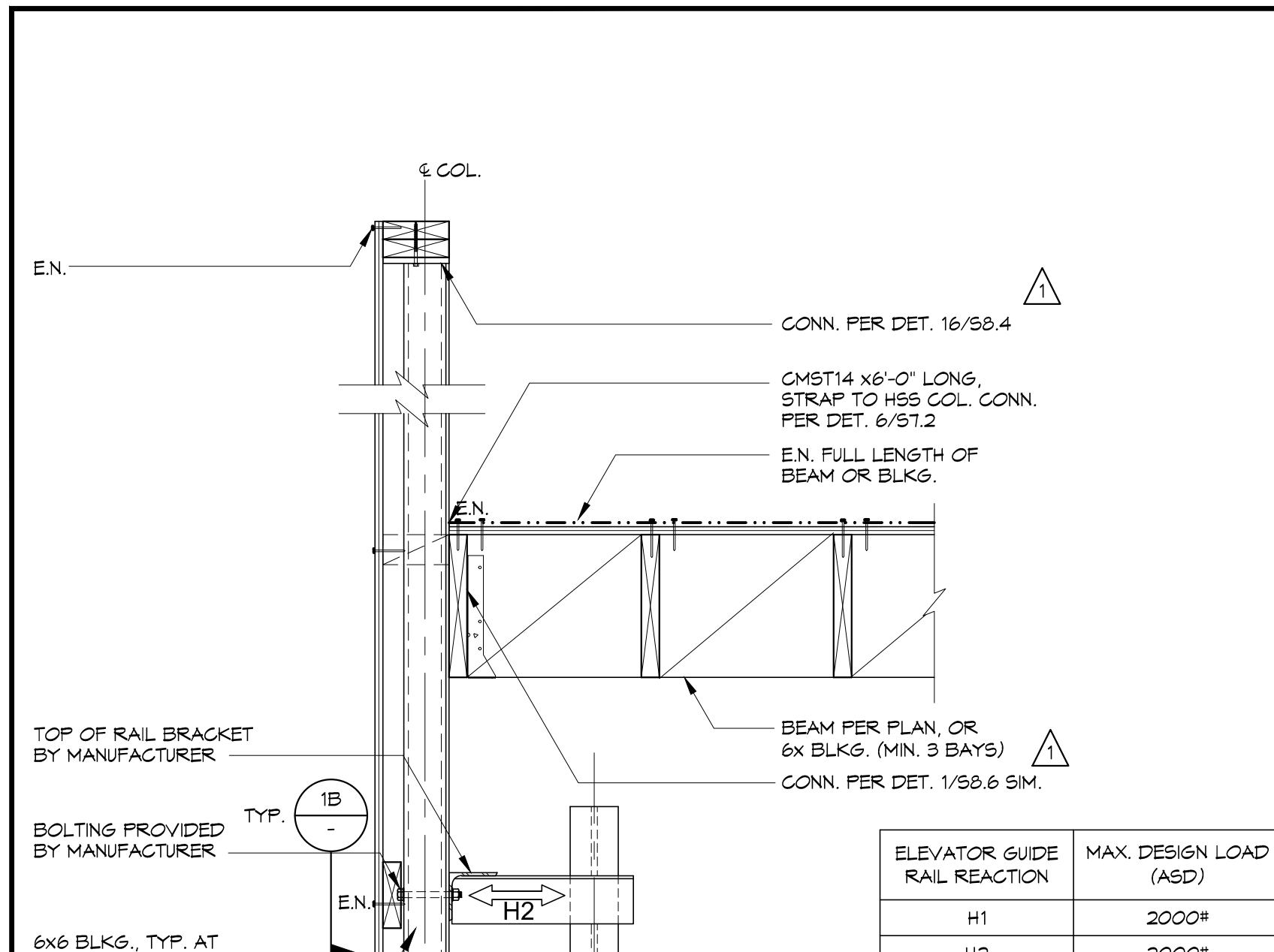
**EDUCATOR HOUSING**  
 231 GRANT AVENUE

231 GRANT AVENUE  
 PALO ALTO, CA 94306  
 Client: **mercy housing**  
**abode communities**  
 MERCY HOUSING/  
 ABODE COMMUNITIES

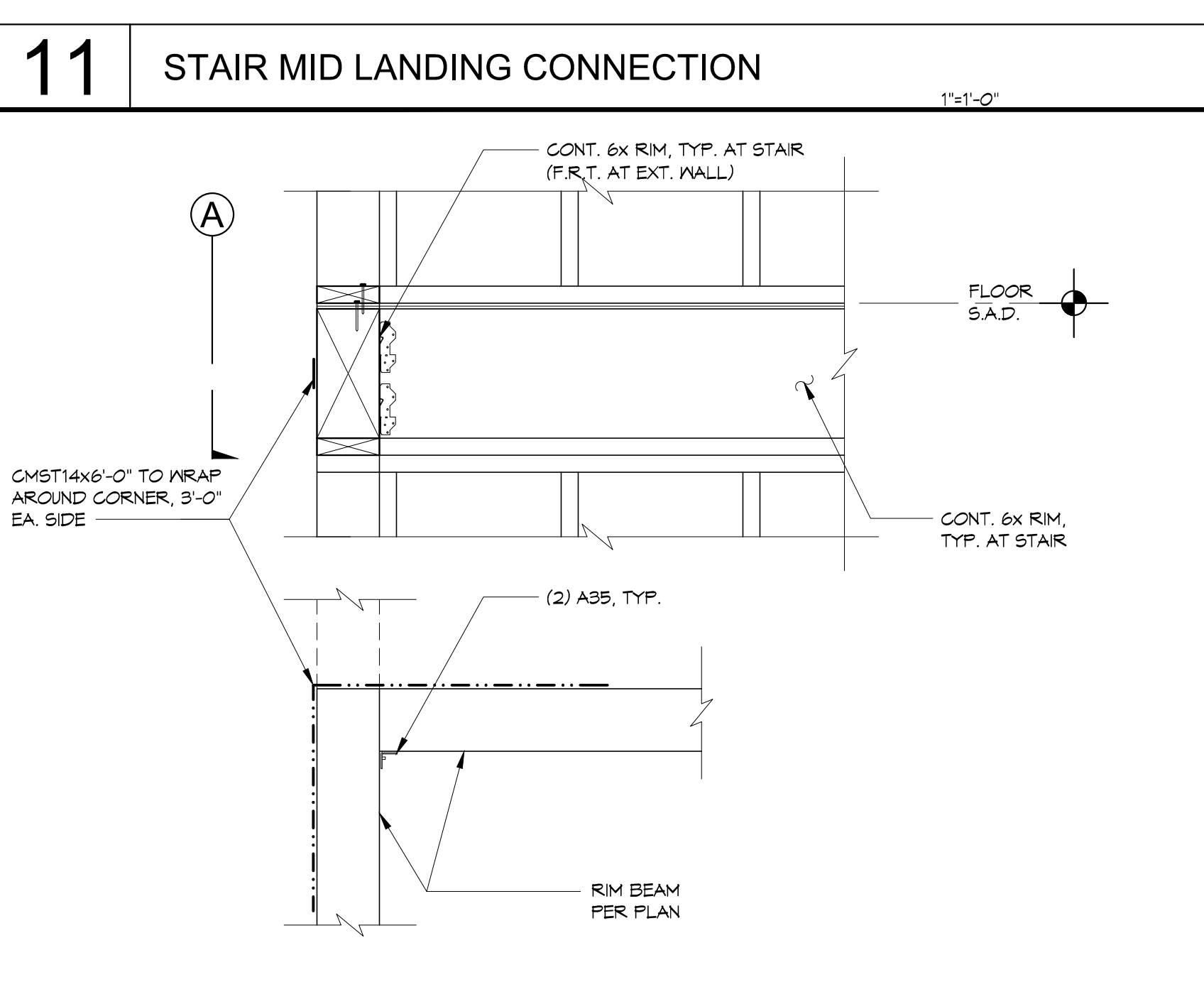
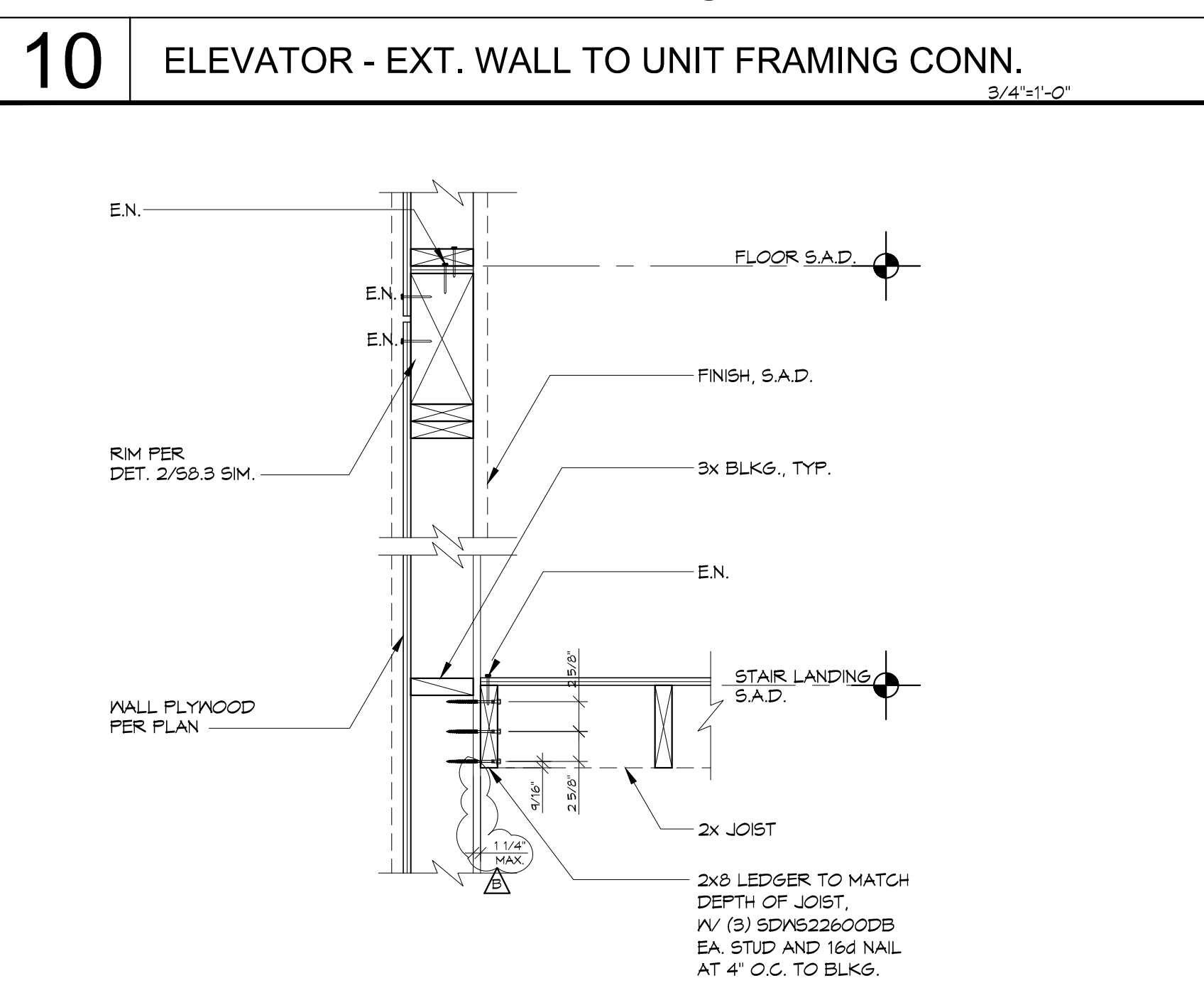
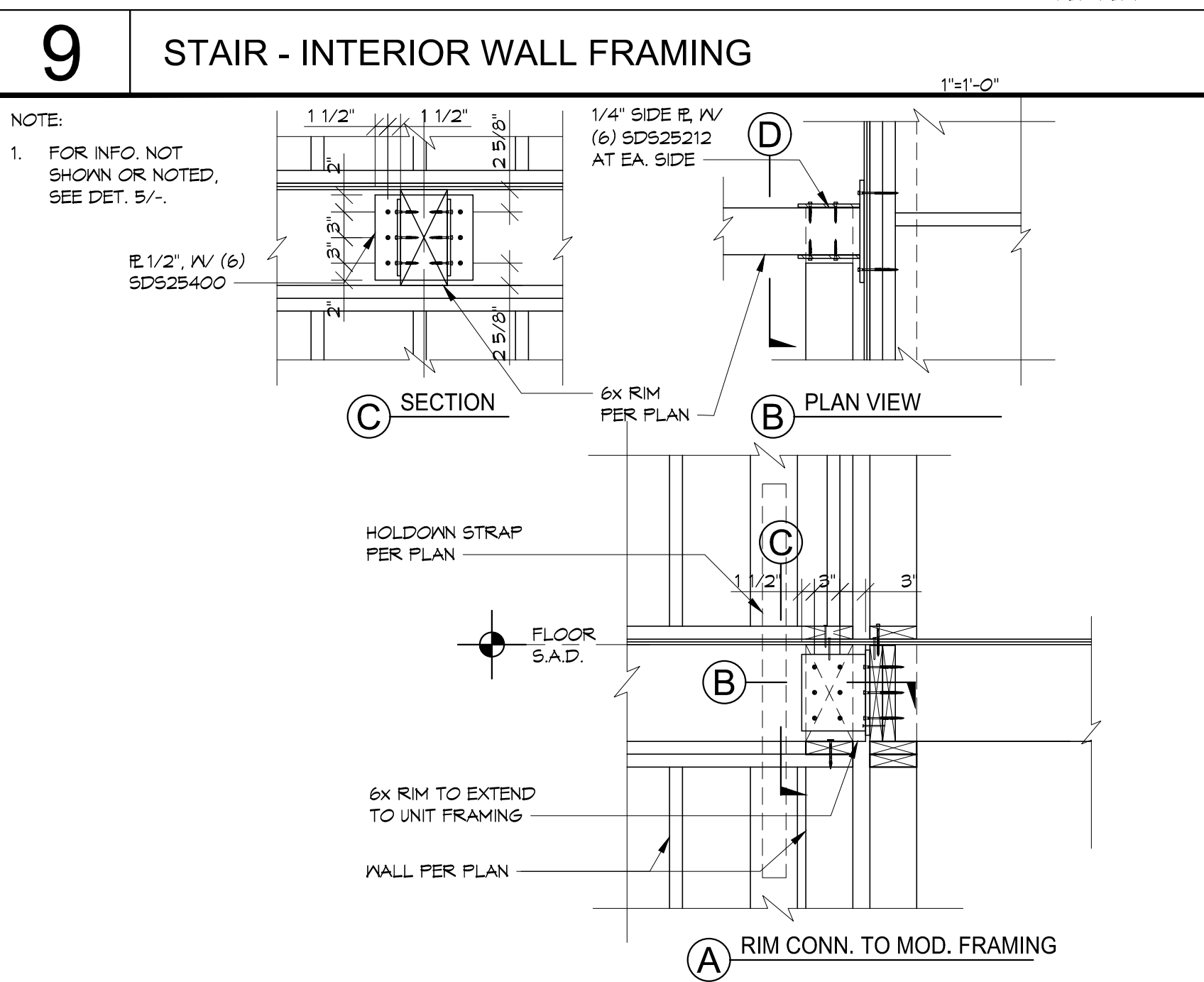
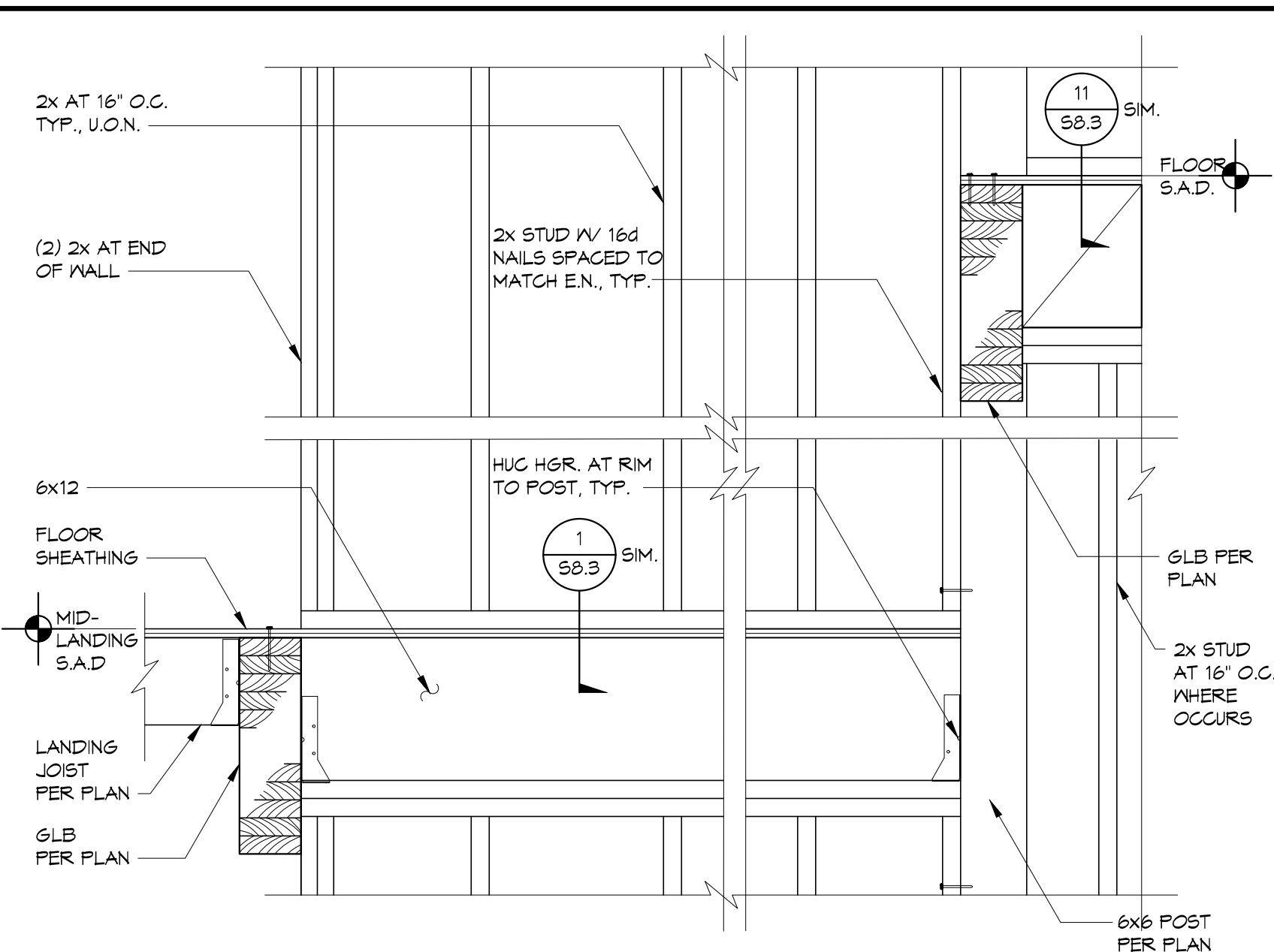
**TYPICAL WOOD FRAMING DETAILS**

JOB #: 1925  
 SCALE: As indicated

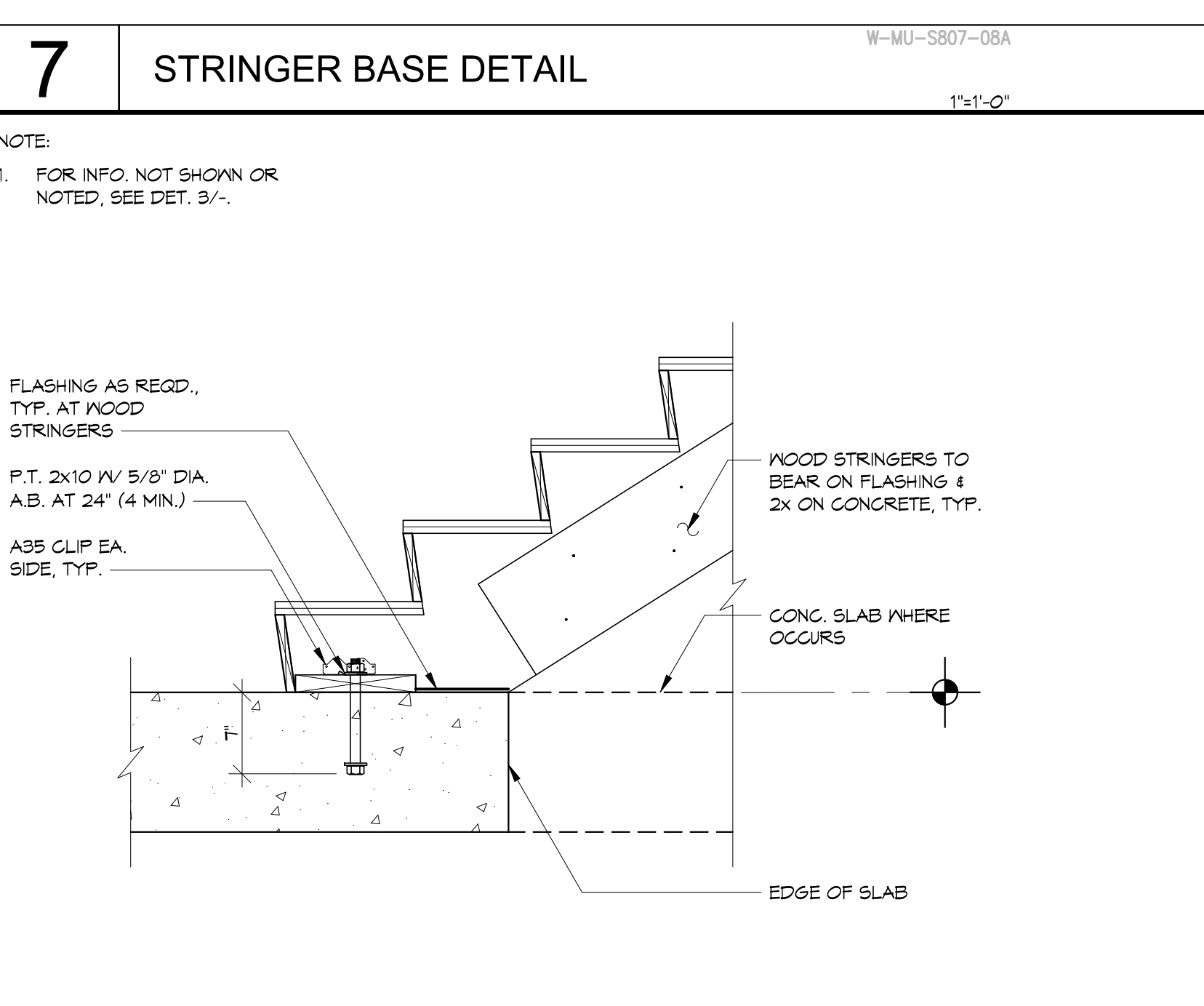
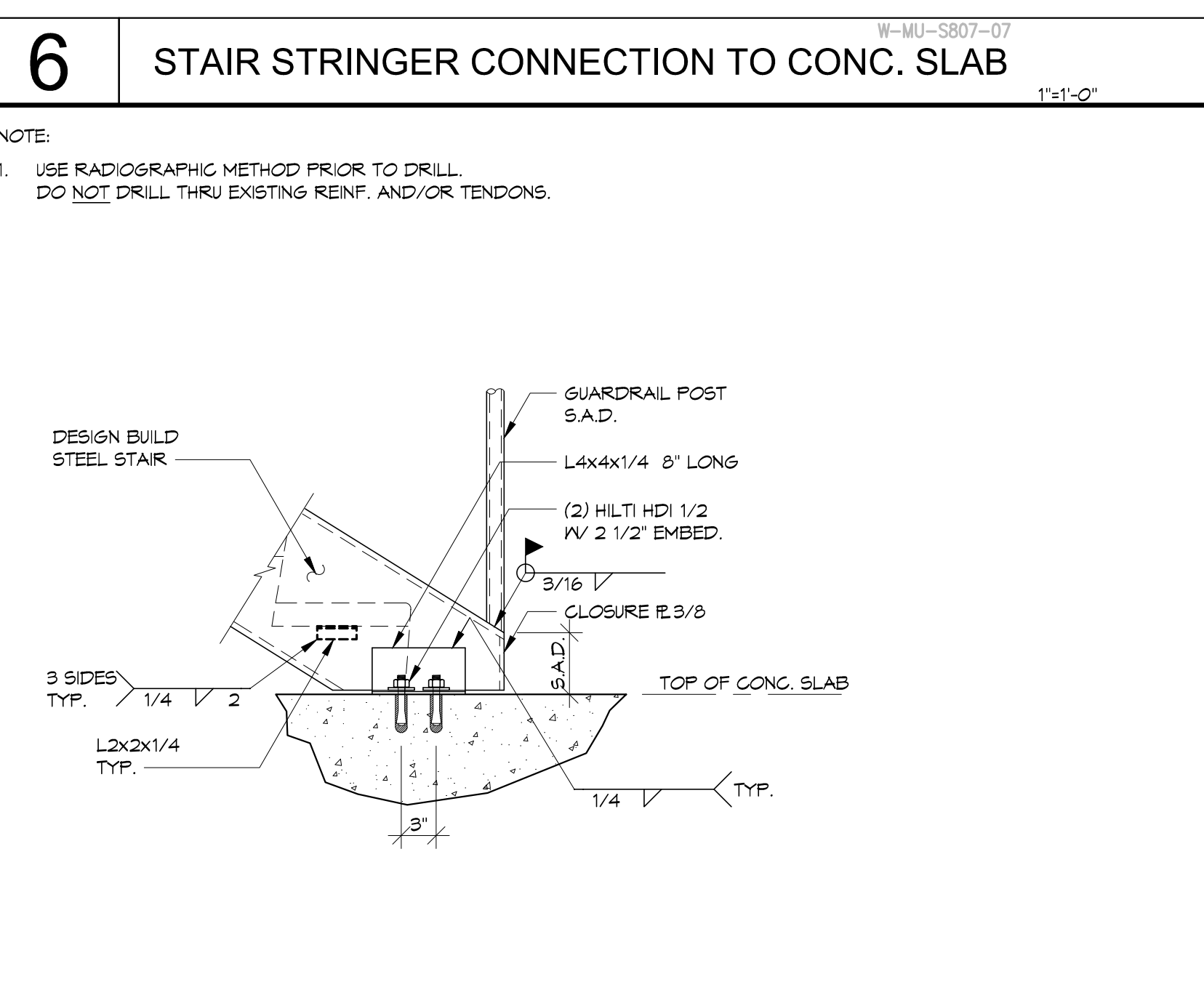
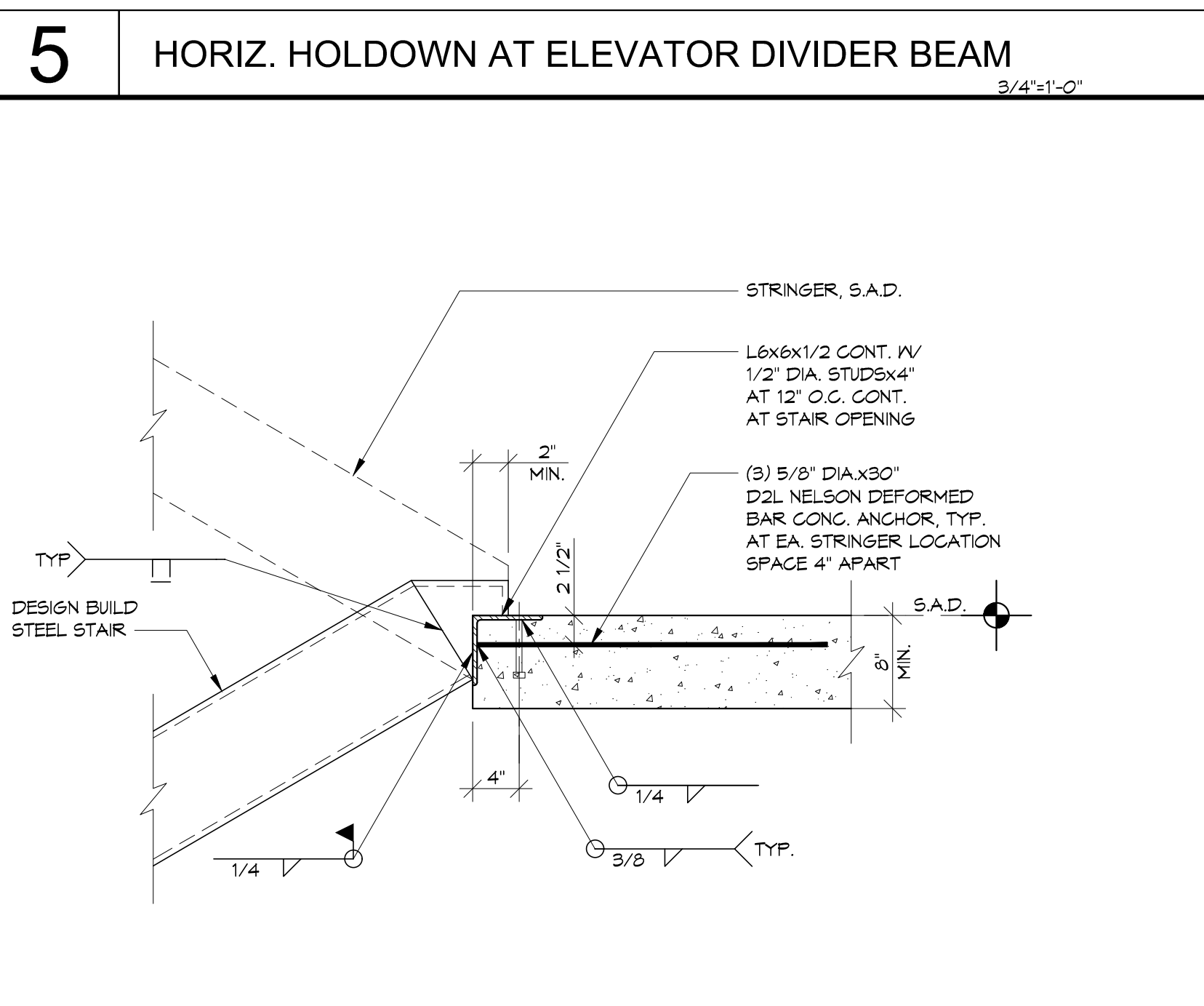
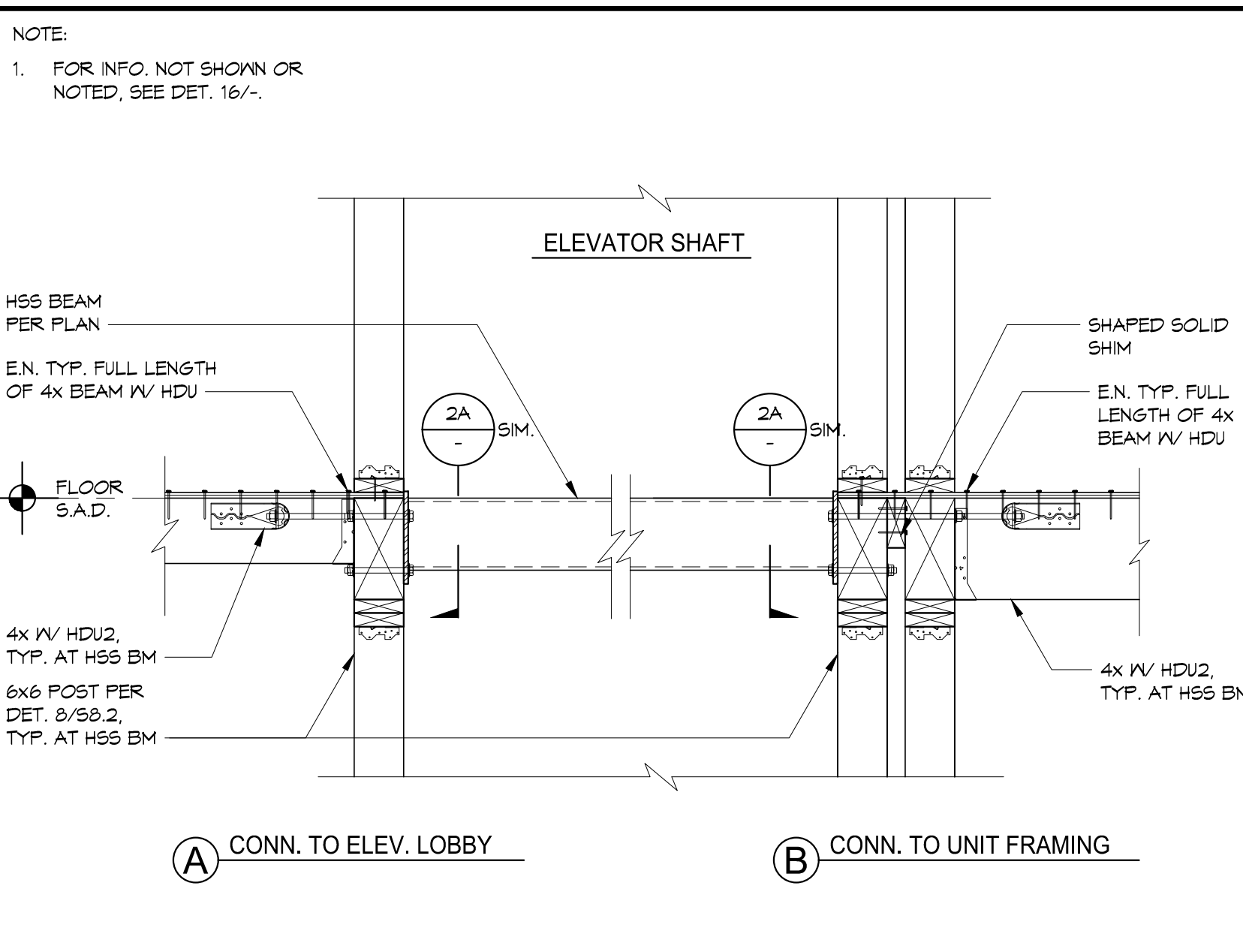
**S8.5**  
 PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



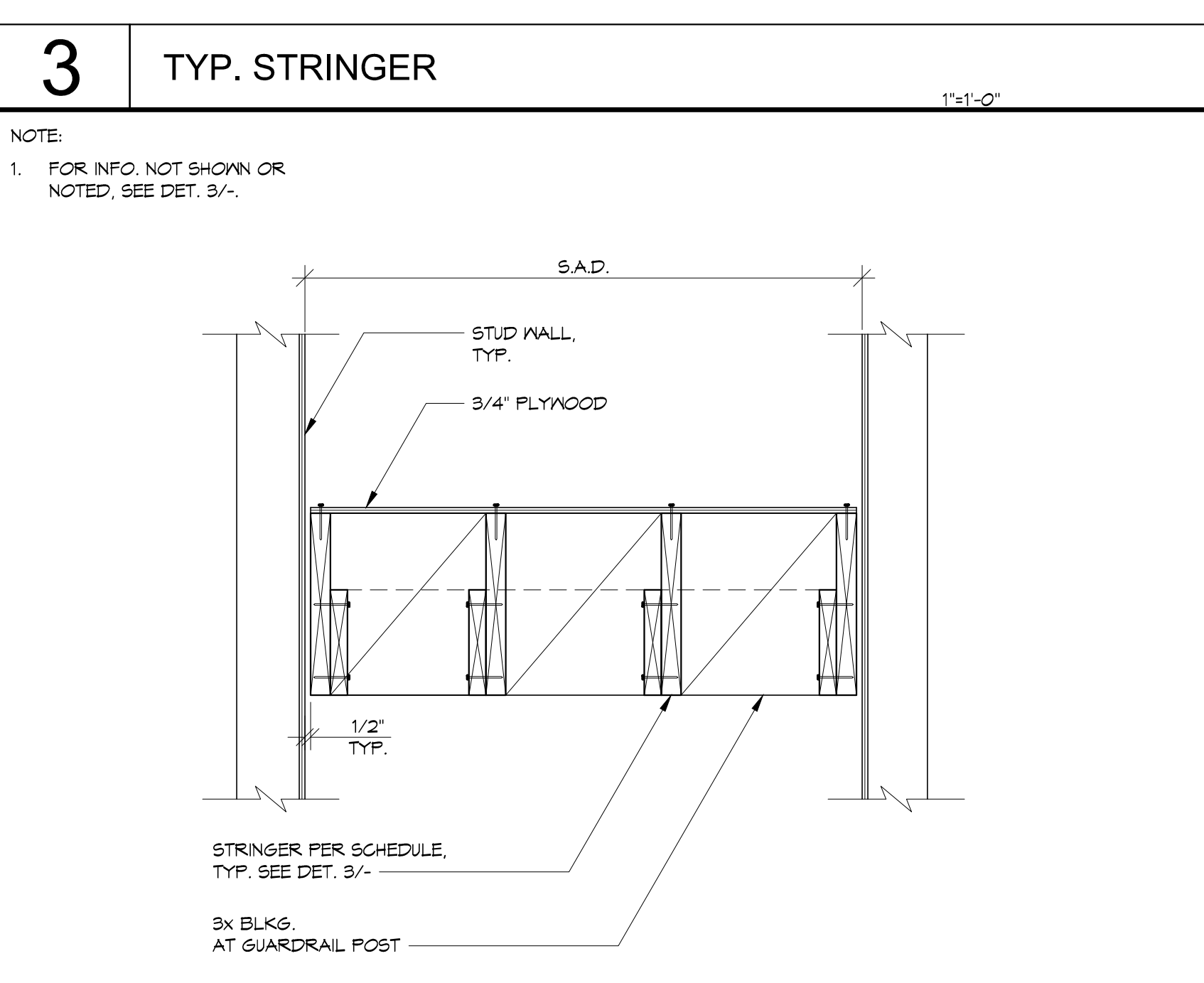
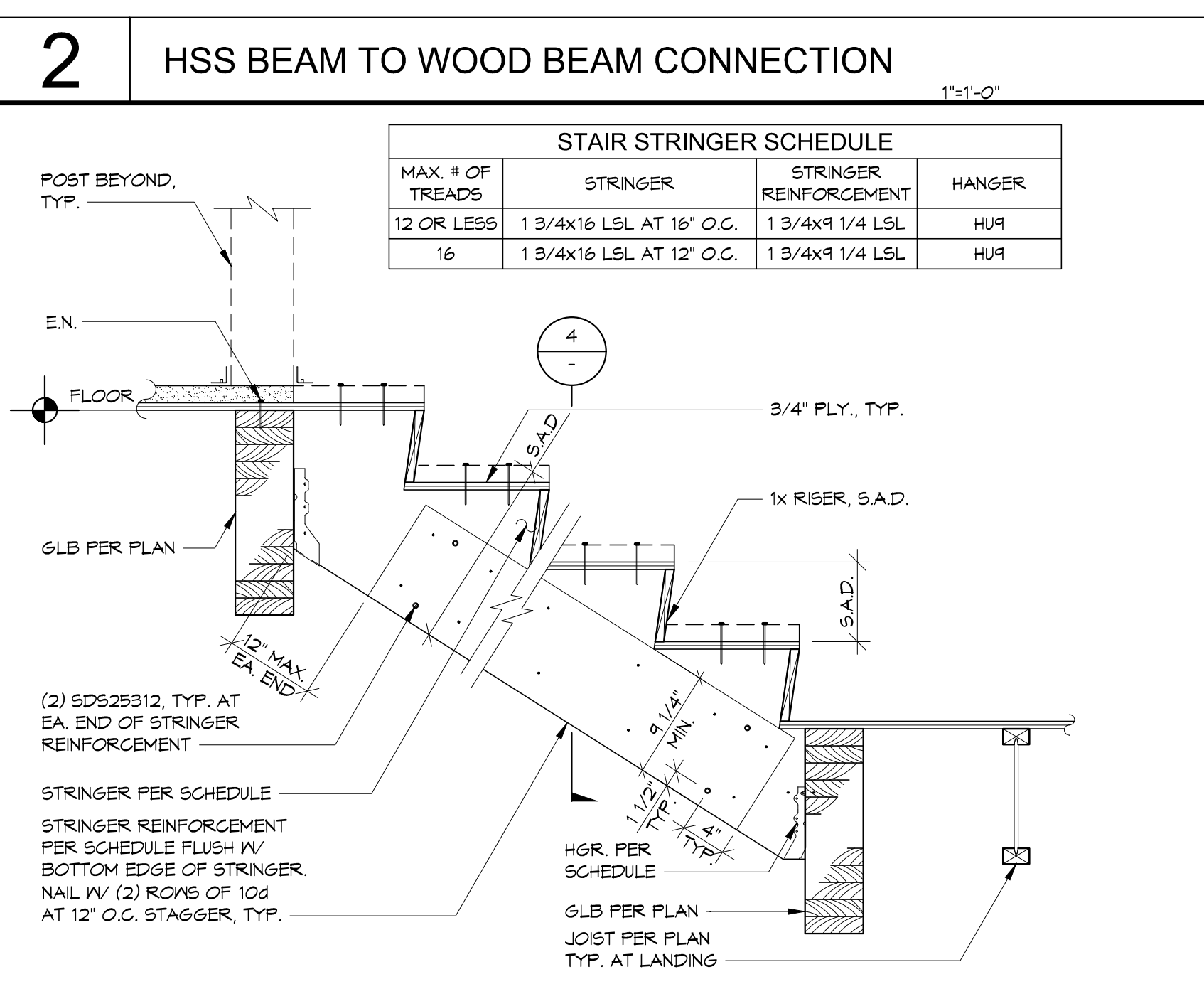
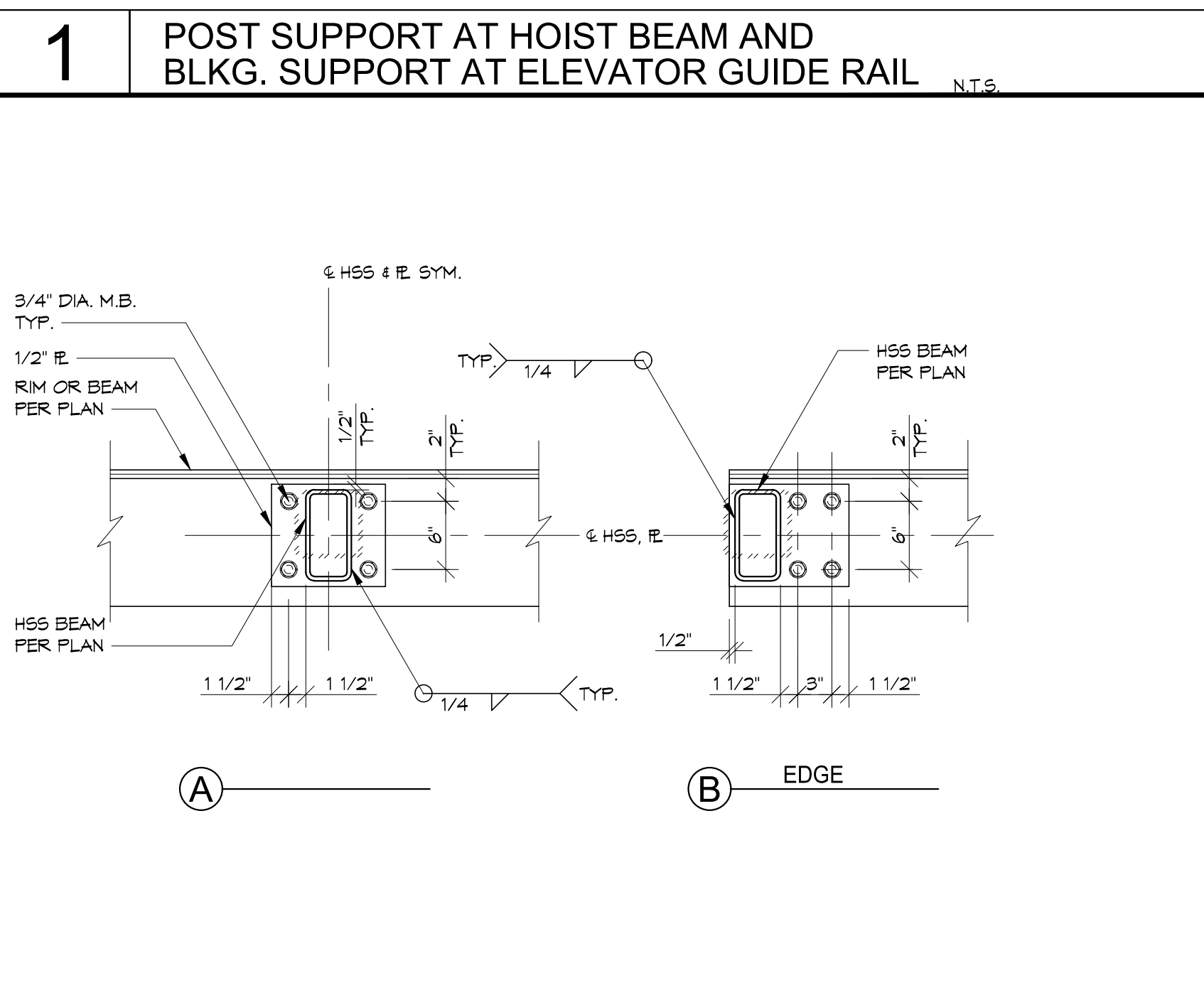
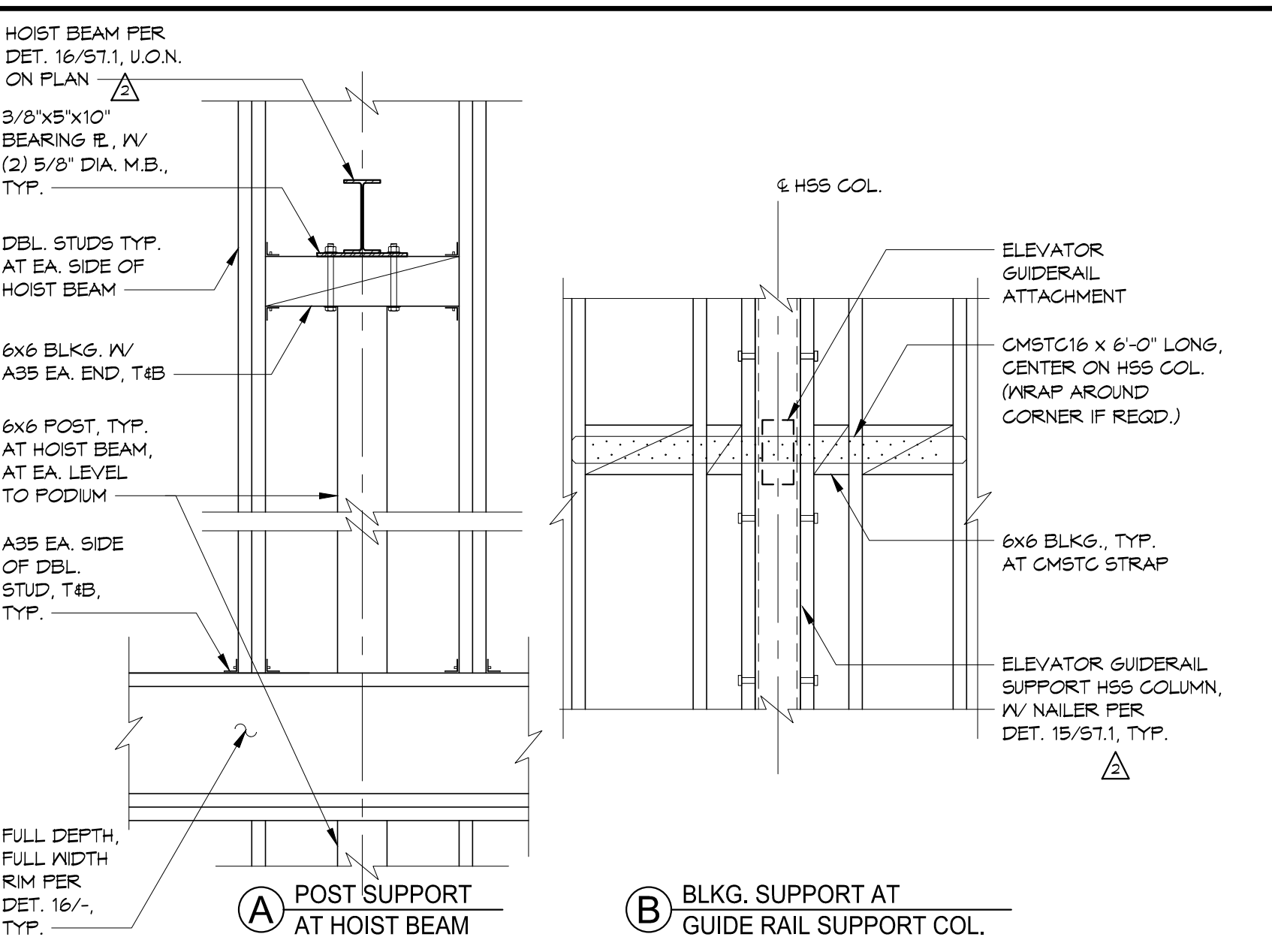
**16 ELEVATOR ATTACHMENT DETAIL**



**12 STAIR EXTERIOR WALL**



**8 STAIR STRINGER**



**4 STRINGERS STAIR SECTION**

**9 STAIR - INTERIOR WALL FRAMING**

**5 HORIZ. HOLDOWN AT ELEVATOR DIVIDER BEAM**

**1 POST SUPPORT AT HOIST BEAM AND BLKG. SUPPORT AT ELEVATOR GUIDE RAIL**

**10 ELEVATOR - EXT. WALL TO UNIT FRAMING CONN.**

**6 STAIR STRINGER CONNECTION TO CONC. SLAB**

**2 HSS BEAM TO WOOD BEAM CONNECTION**

**11 STAIR MID LANDING CONNECTION**

**7 STRINGER BASE DETAIL**

**3 TYP. STRINGER**

**12 STAIR EXTERIOR WALL**

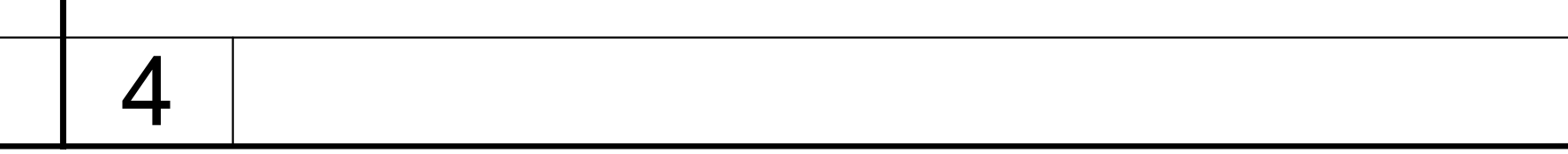
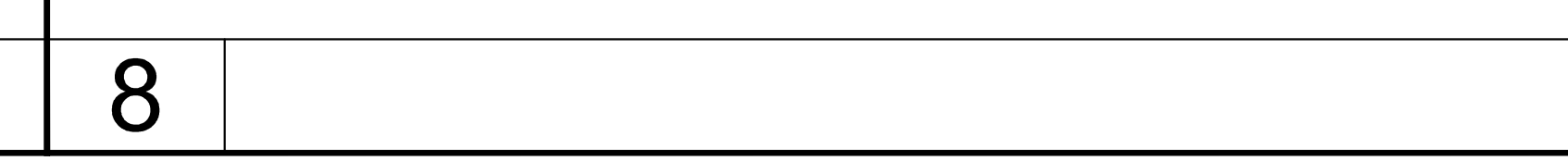
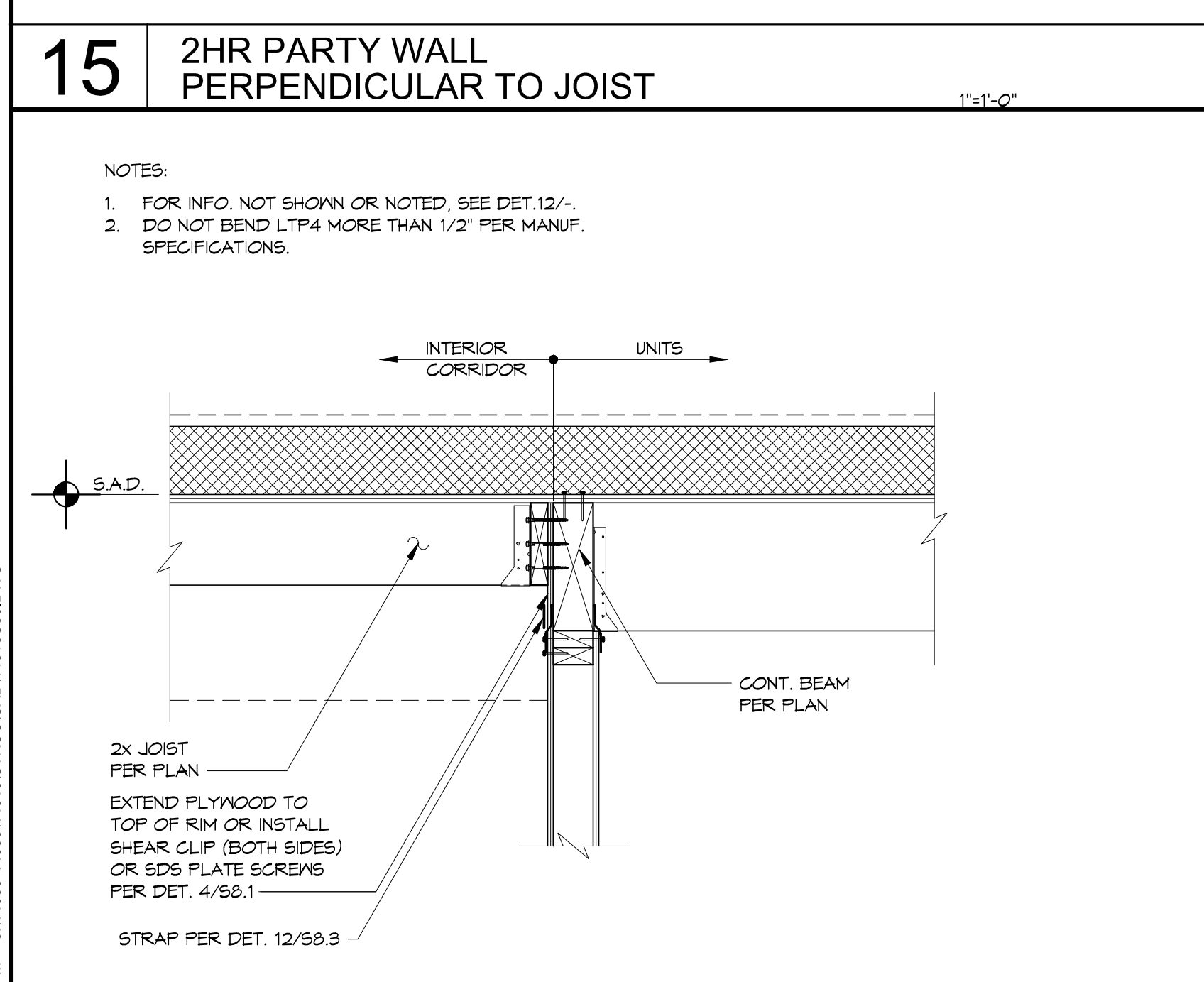
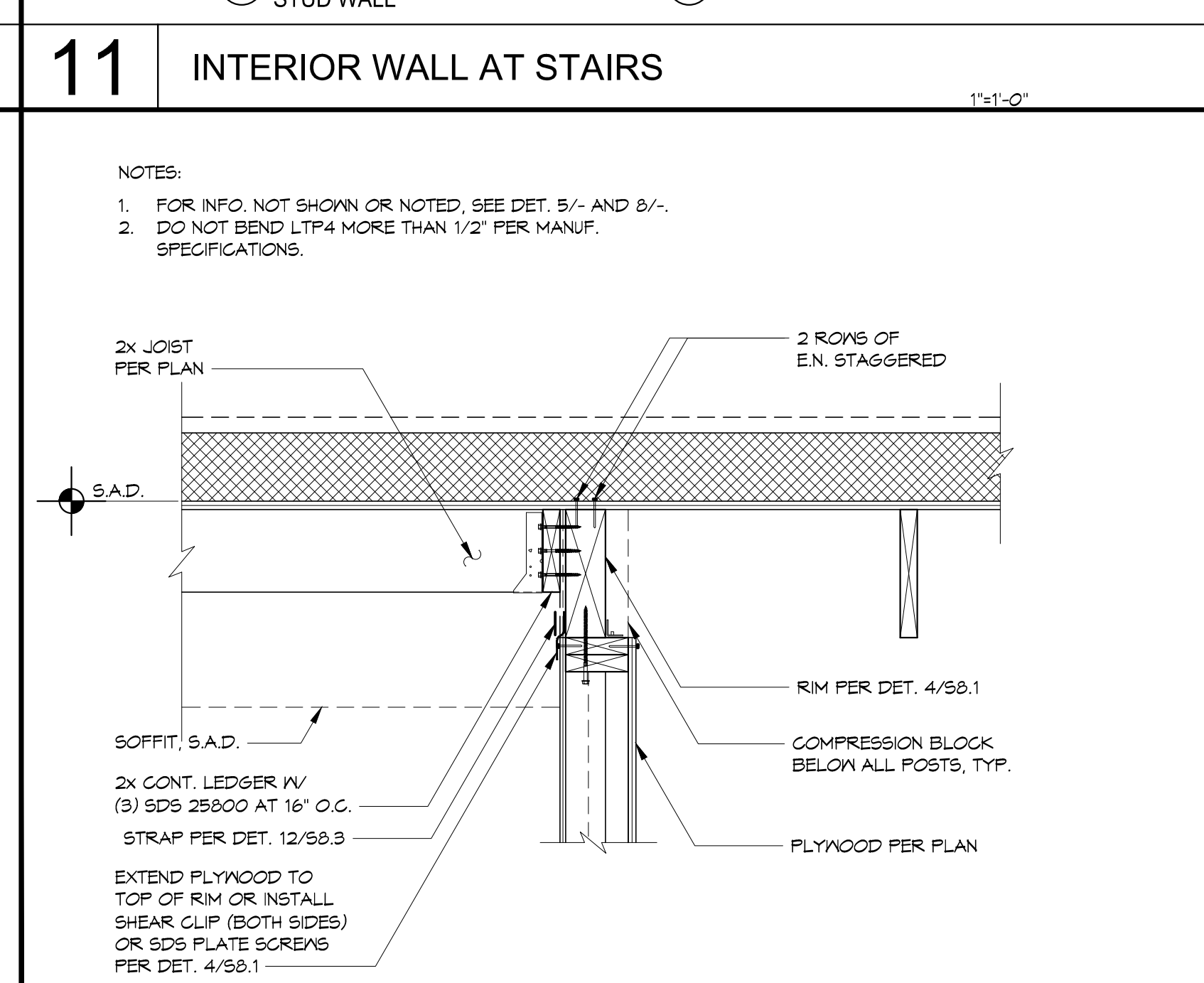
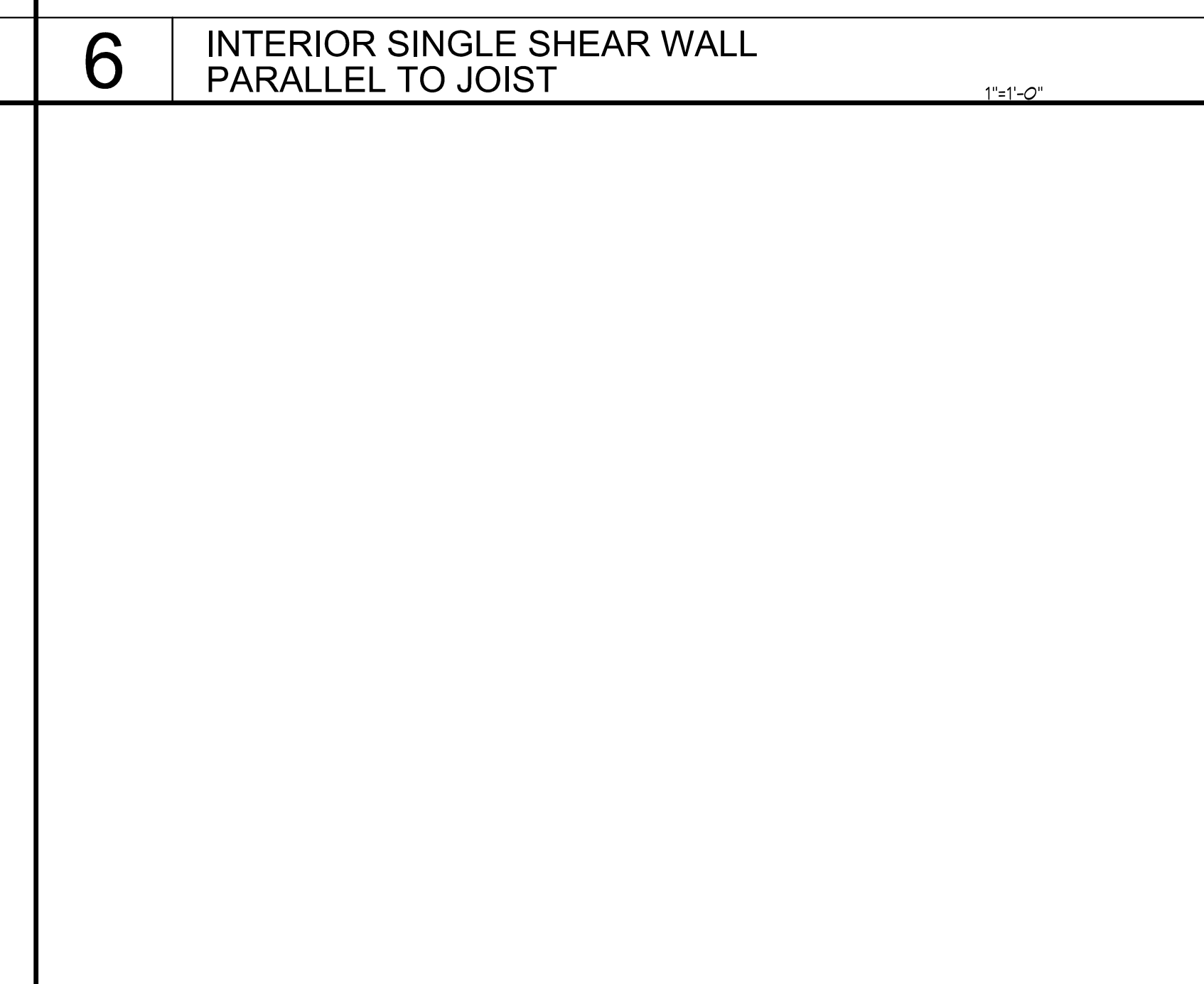
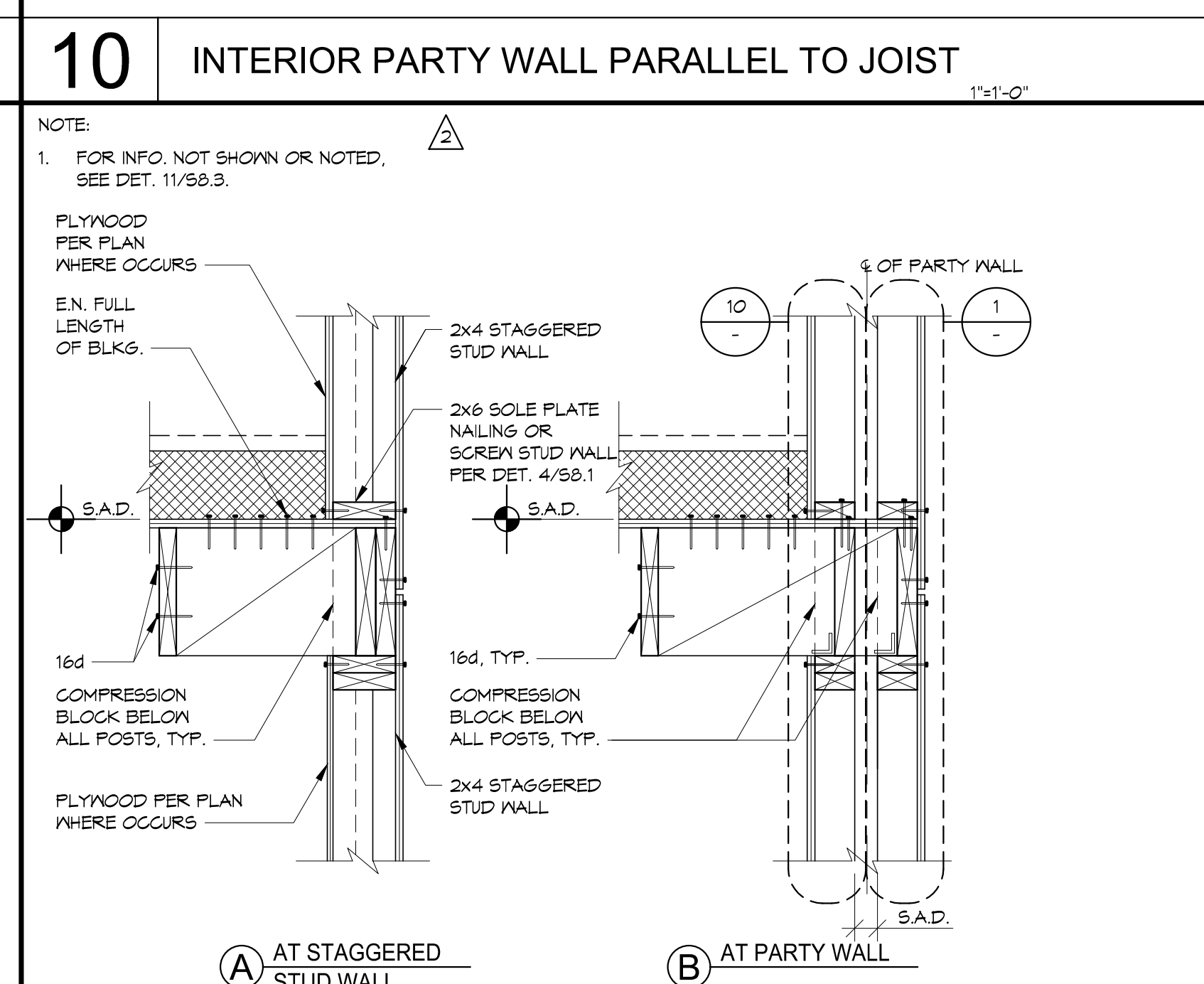
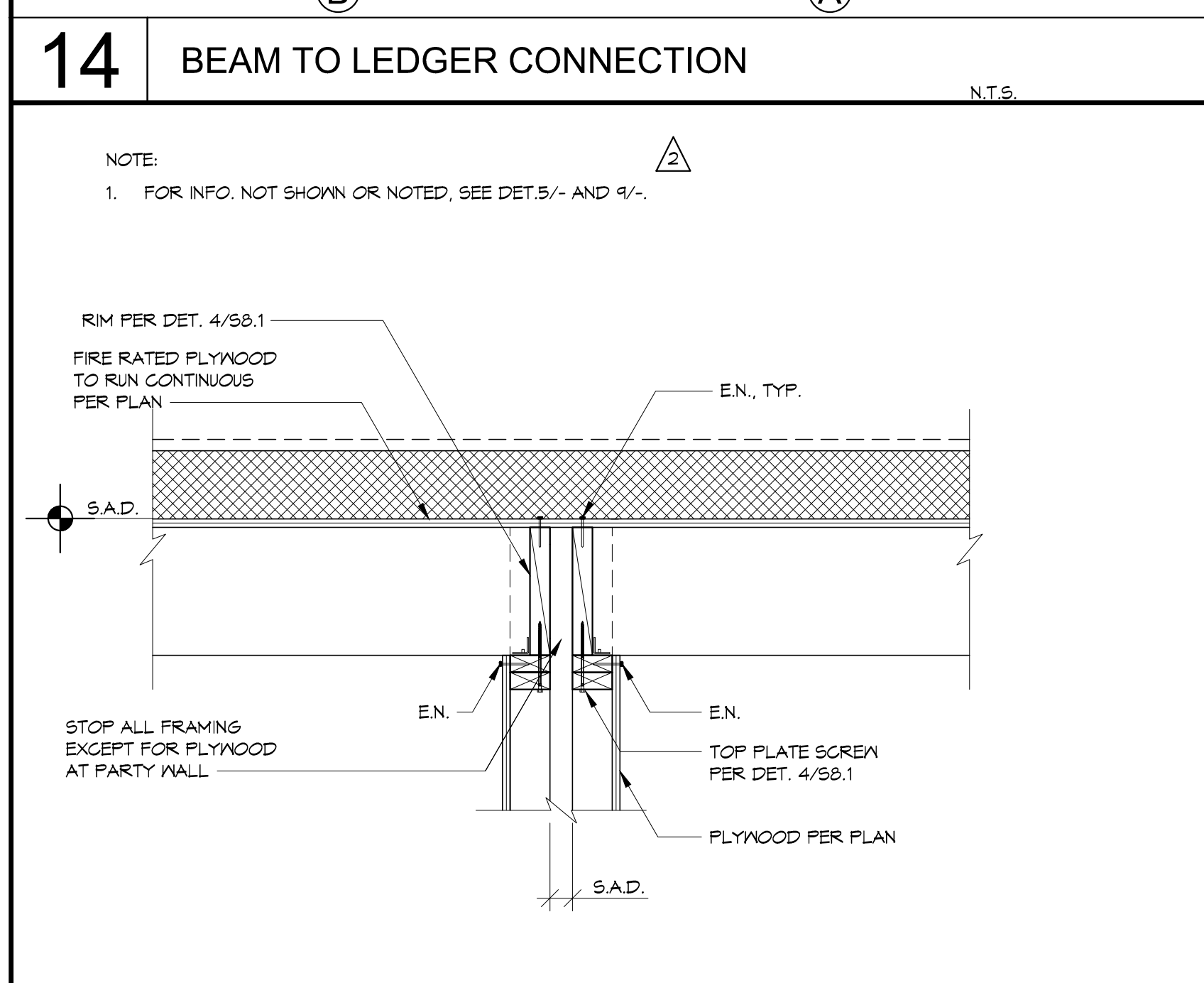
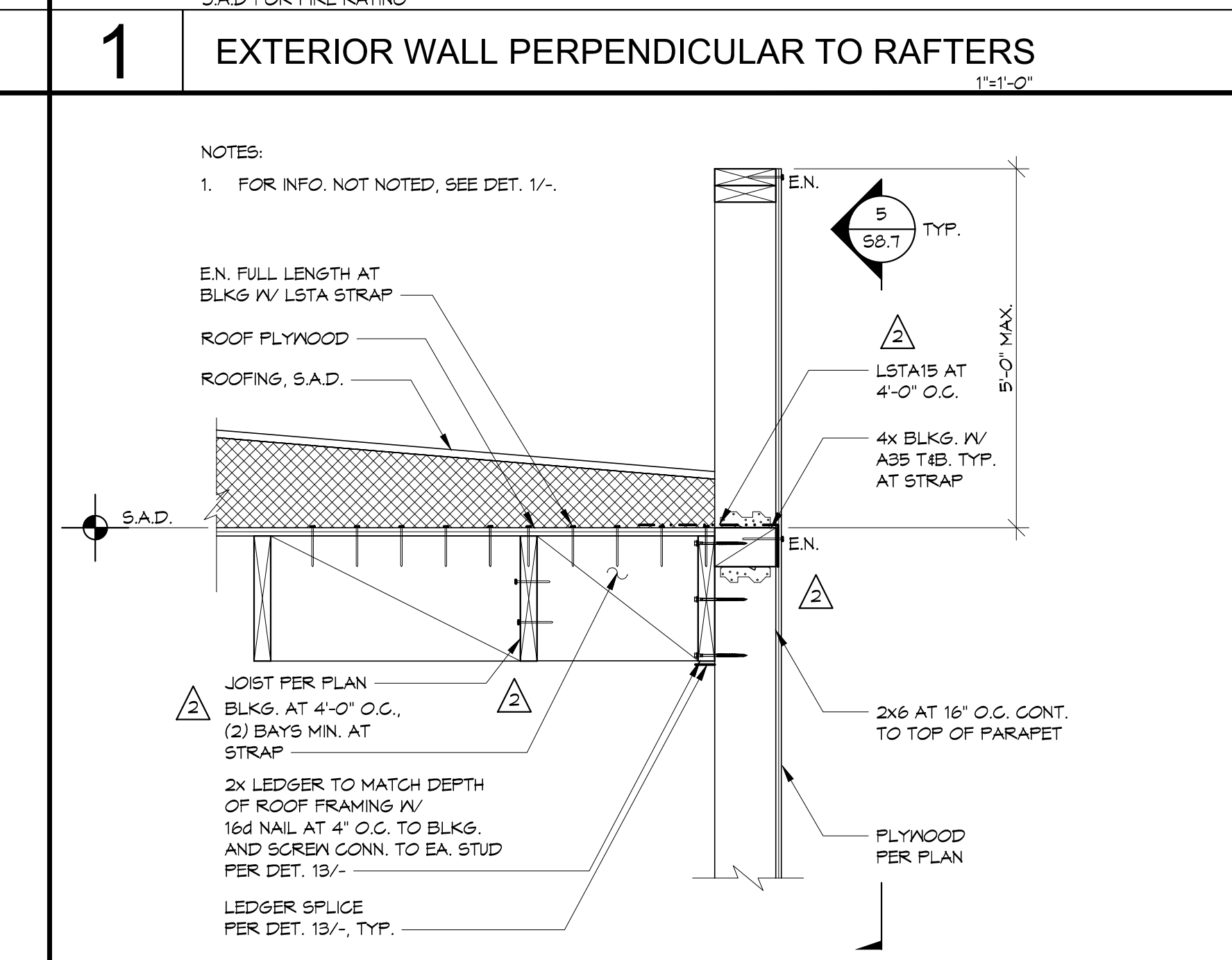
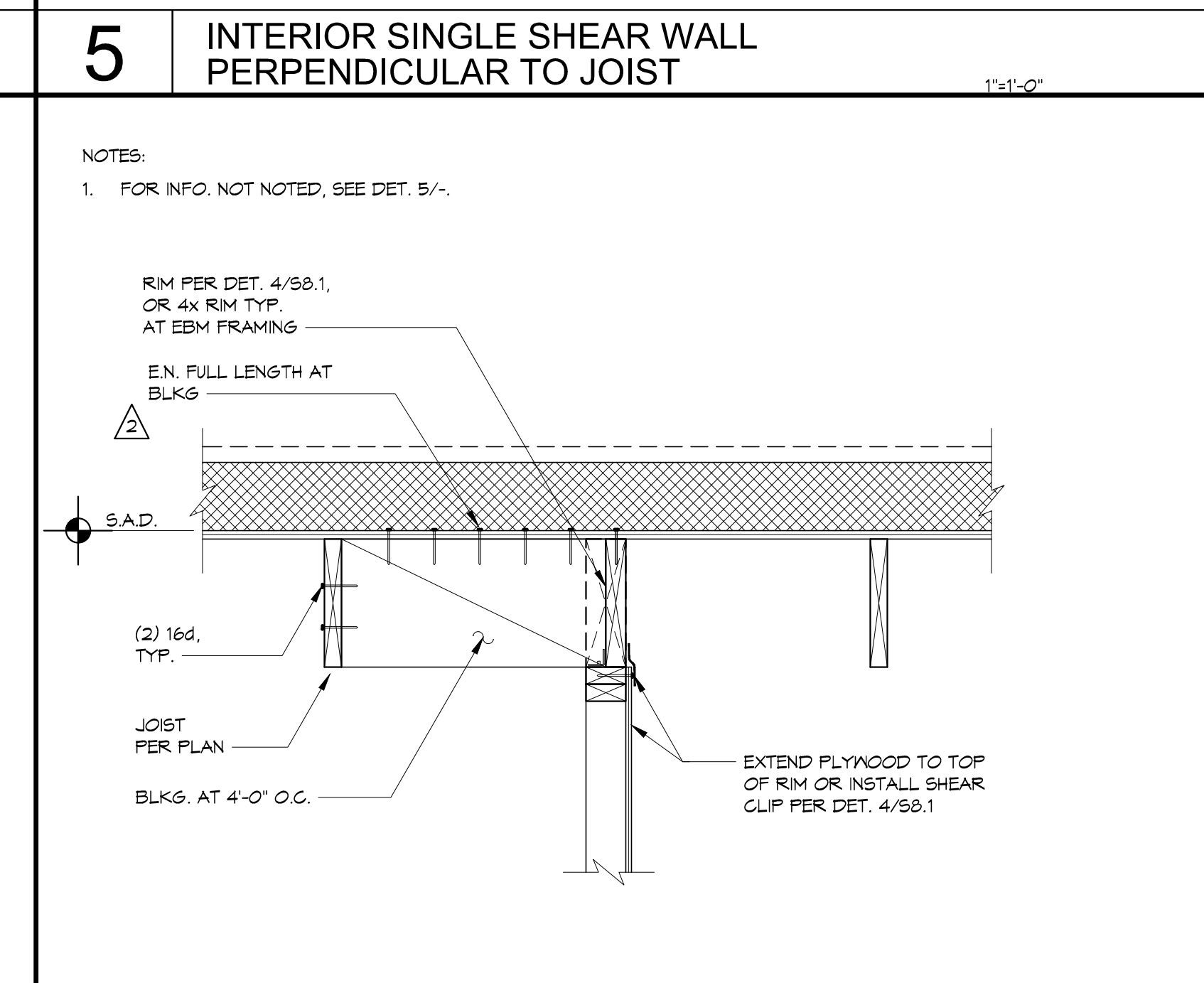
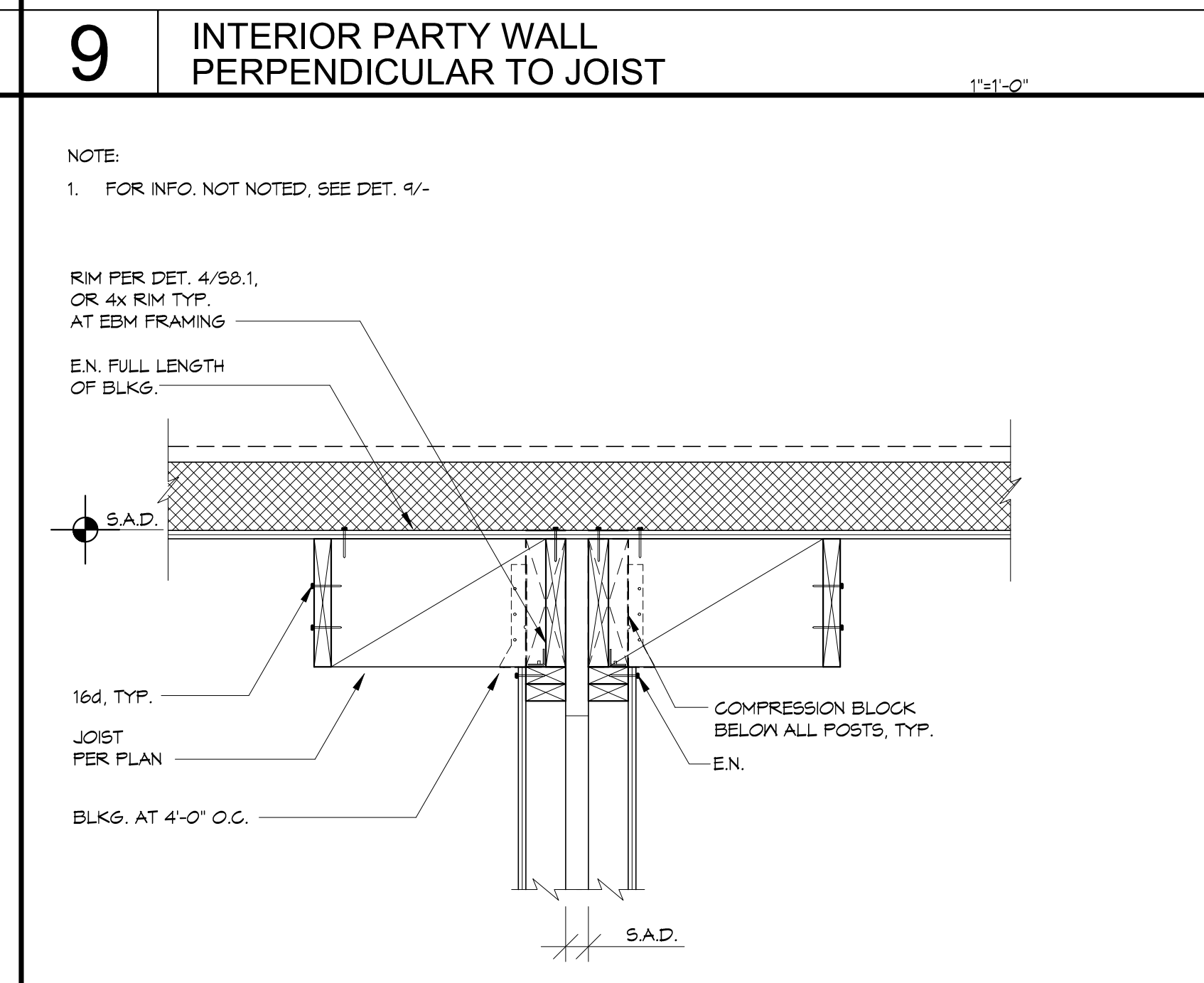
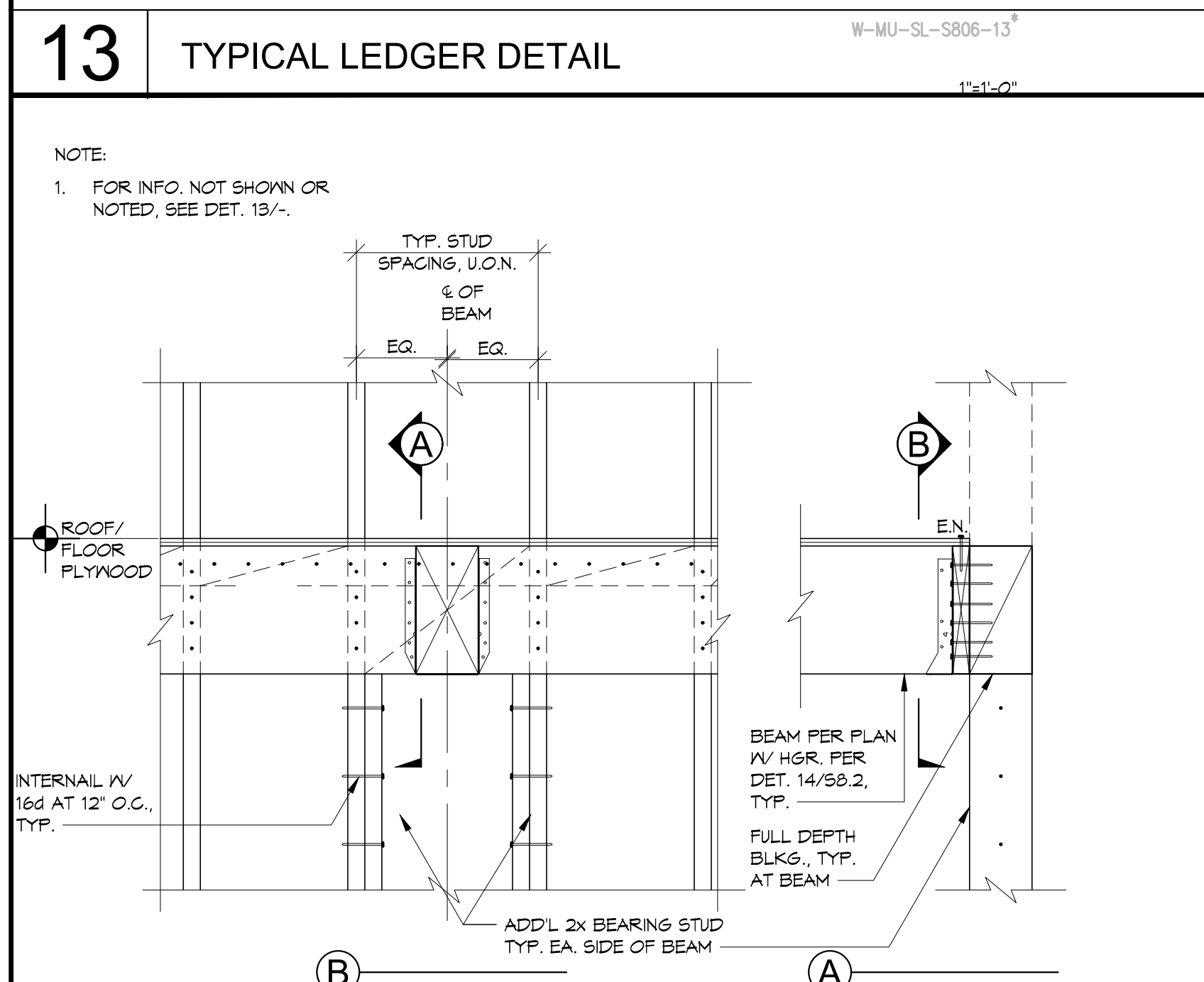
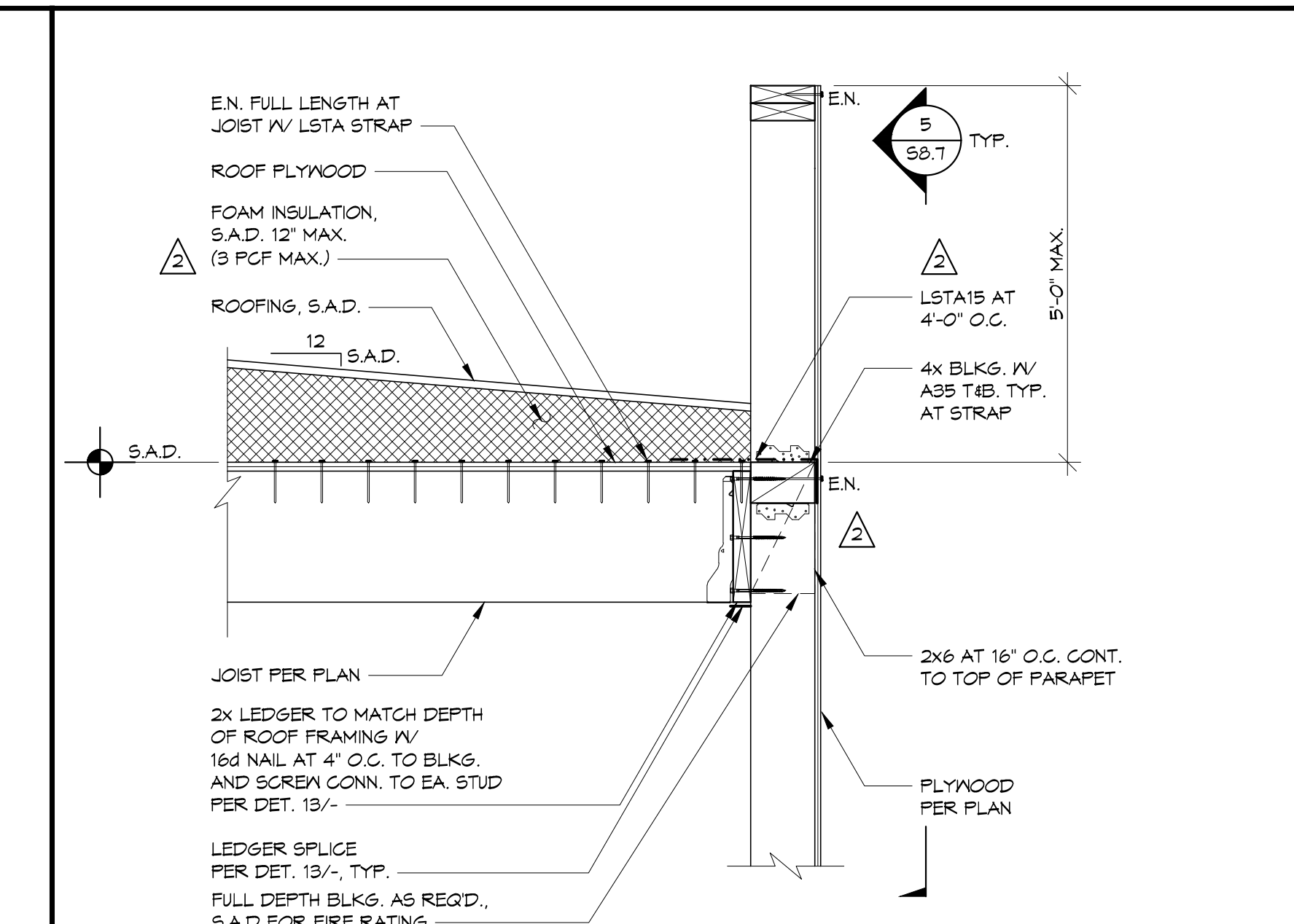
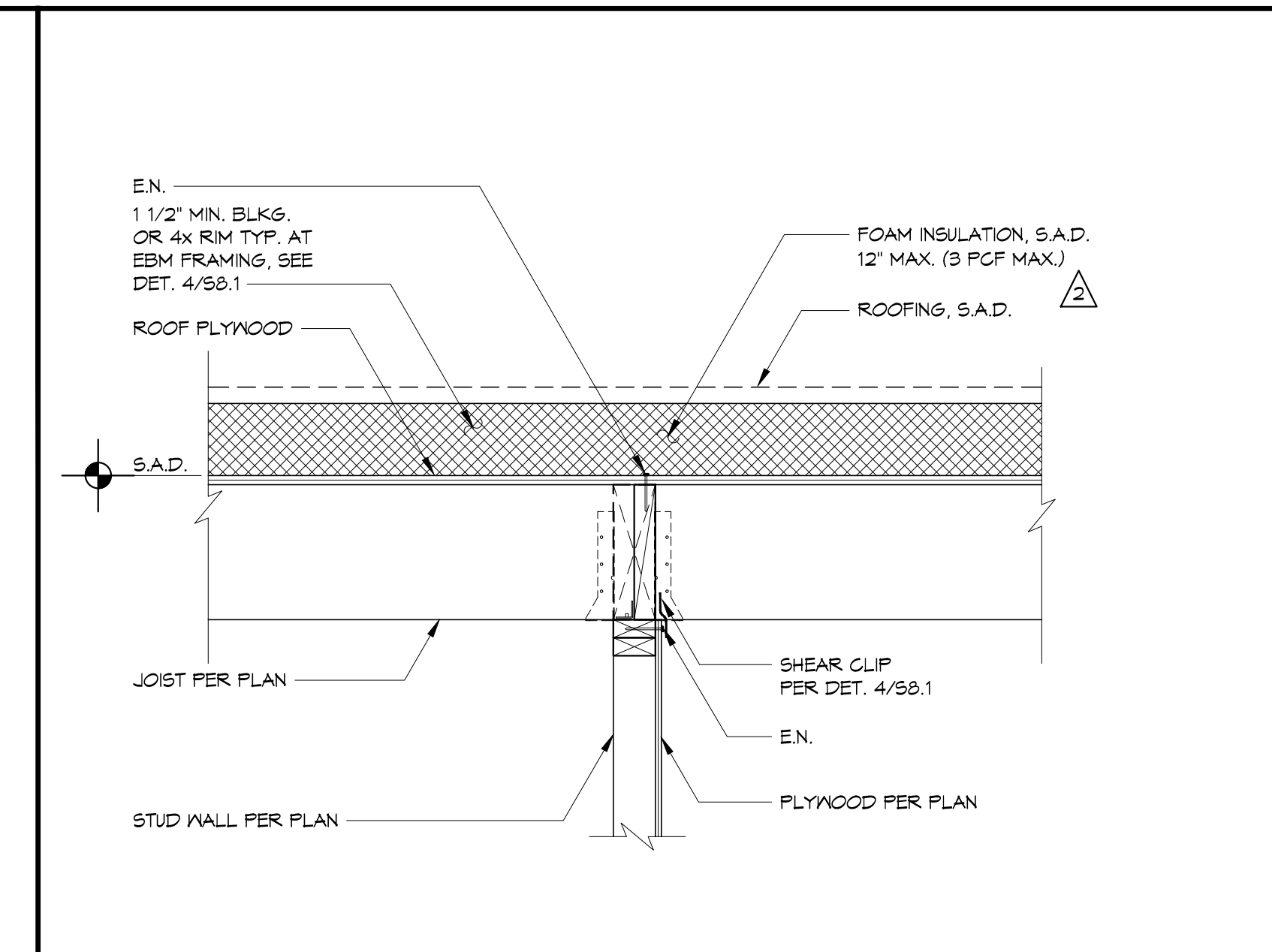
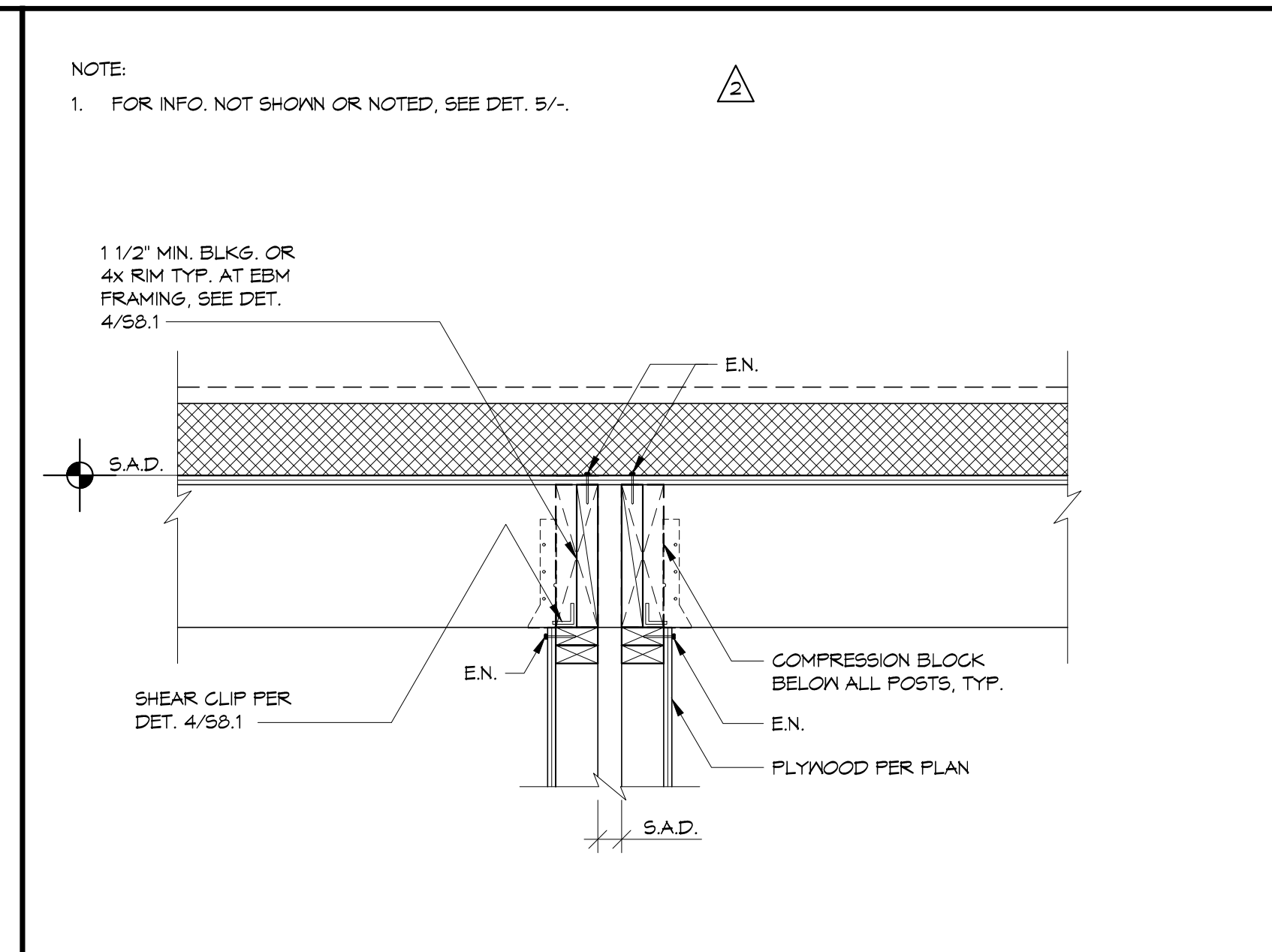
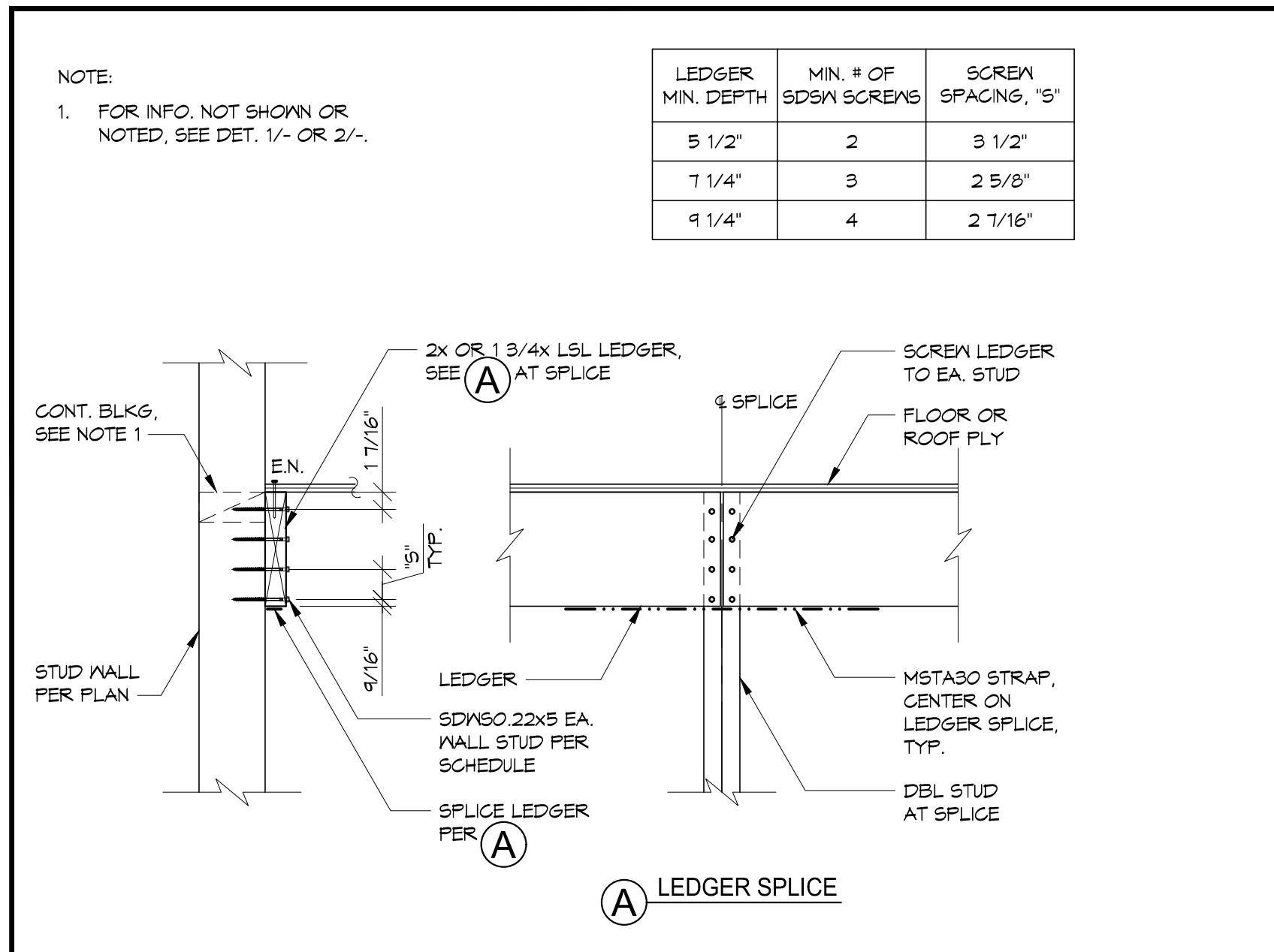
**8 STAIR STRINGER**

**4 STRINGERS STAIR SECTION**

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HOHBACH-LEWIN # 14515





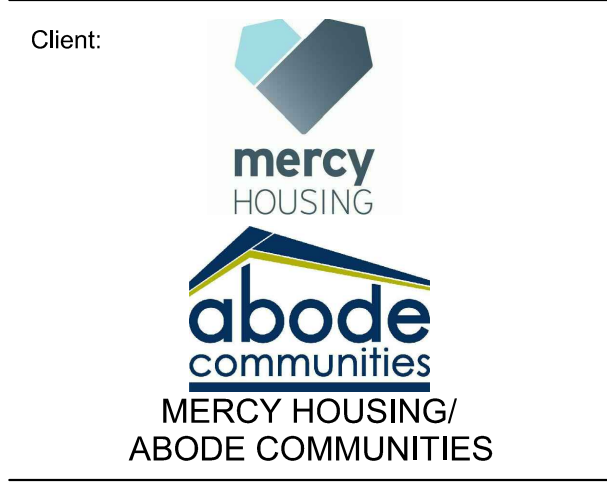
**COUNTY OF SANTA CLARA**  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS  
MUST BE ON THE SITE FOR INSPECTIONS

ID	DATE	NAME
1	11/11/2022	PERMIT SET-CONV
A	12/16/2022	BID SET
B	03/20/2023	BID ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

231 GRANT AVENUE  
PALO ALTO, CA 94306



TYPICAL WOOD  
FRAMING DETAILS

JOB #: 1925  
SCALE: As indicated

**S8.6**  
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

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HOHBACH-LEWIN # 14515



CIVIL ENGINEER  
**BKF-SAN JOSE**  
1730 N. FIRST ST., STE 800  
SAN JOSE, CA 95112

LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER  
**HOHBACH-LEWIN INC**  
250 SHERIDAN AVE. STE 100  
PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
21705 HIGHWAY 99  
LYNNWOOD, WA 98036

SUSTAINABILITY/ENERGY  
**REDWOOD ENERGY**  
1837 Q STREET  
ARCATA, CA 95521

JOINT TRENCH/DRY UTILITY  
**MILLENNIUM DESIGN**  
PO BOX 737  
ALAMO, CA 94507

**HOHBACH-LEWIN, INC.**  
STRUCTURAL & CIVIL ENGINEERS  
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Palo Alto, CA 94306  
(650) 817-6900



**COUNTY OF SANTA CLARA**  
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By: M. Bloom Date: 07/28/2023  
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3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
231 GRANT AVENUE

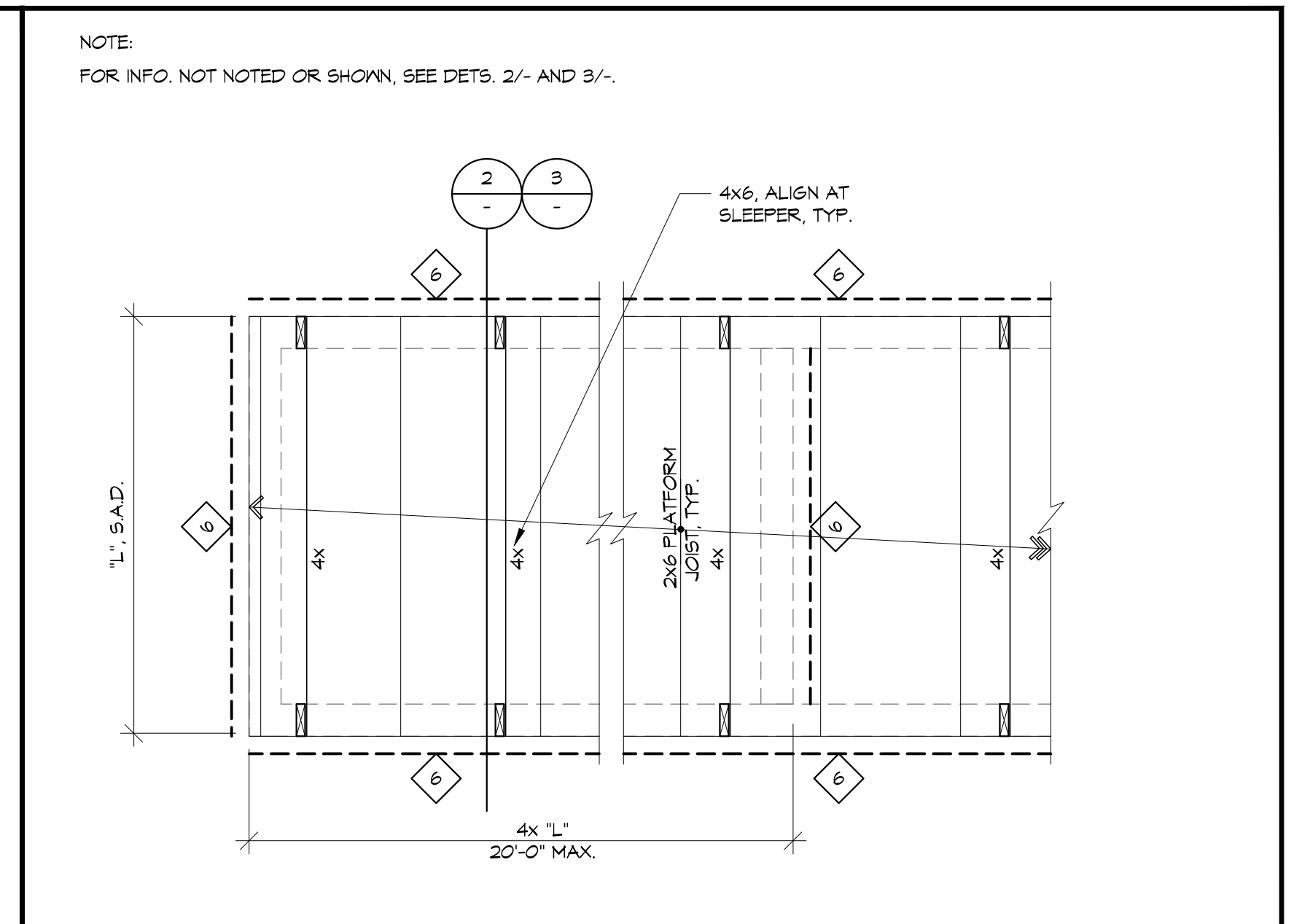
231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:  
**mercy housing**  
**abode communities**  
MERCY HOUSING/  
ABODE COMMUNITIES

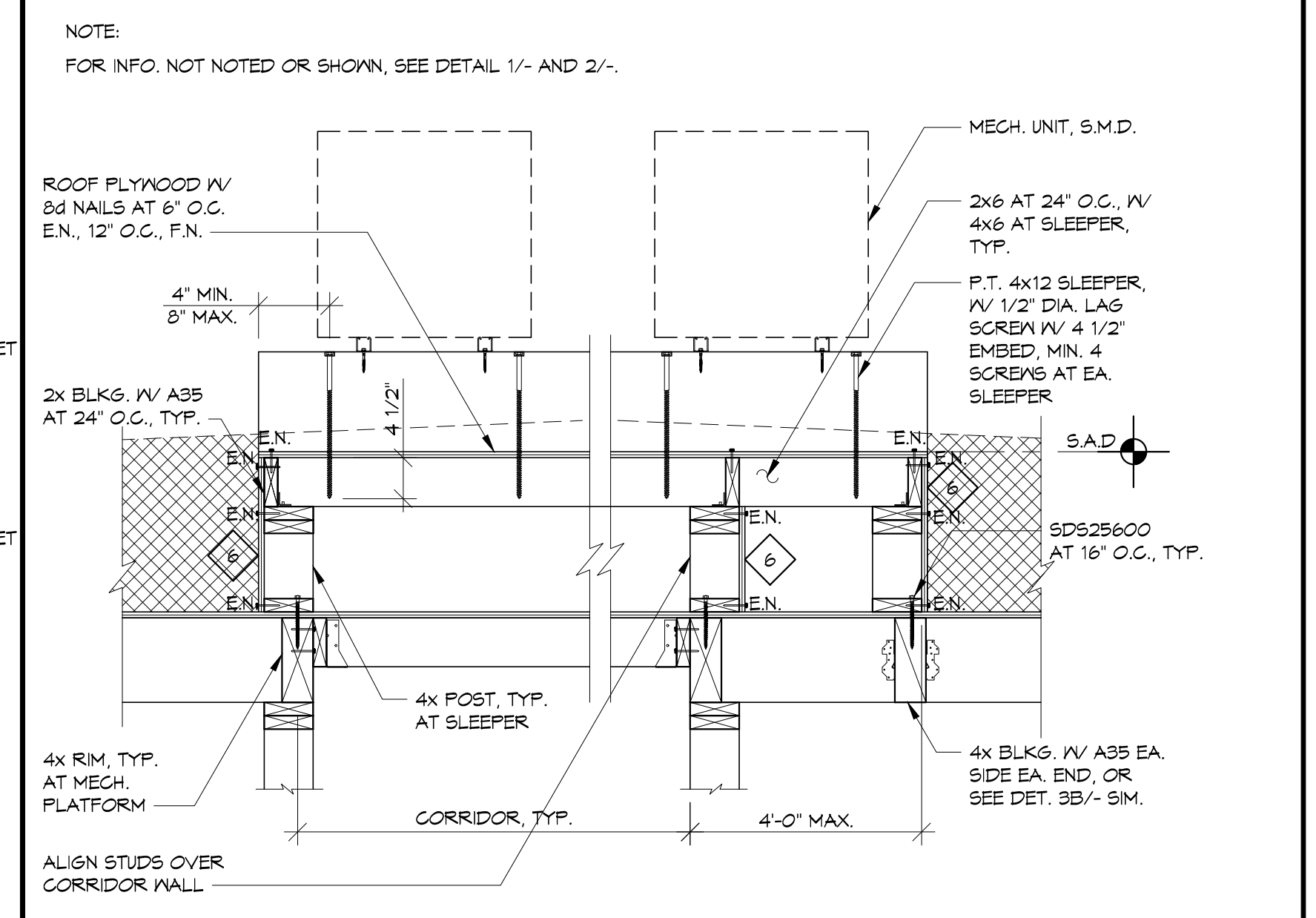
TYPICAL WOOD  
FRAMING DETAILS

JOB #: 1925  
SCALE: As indicated

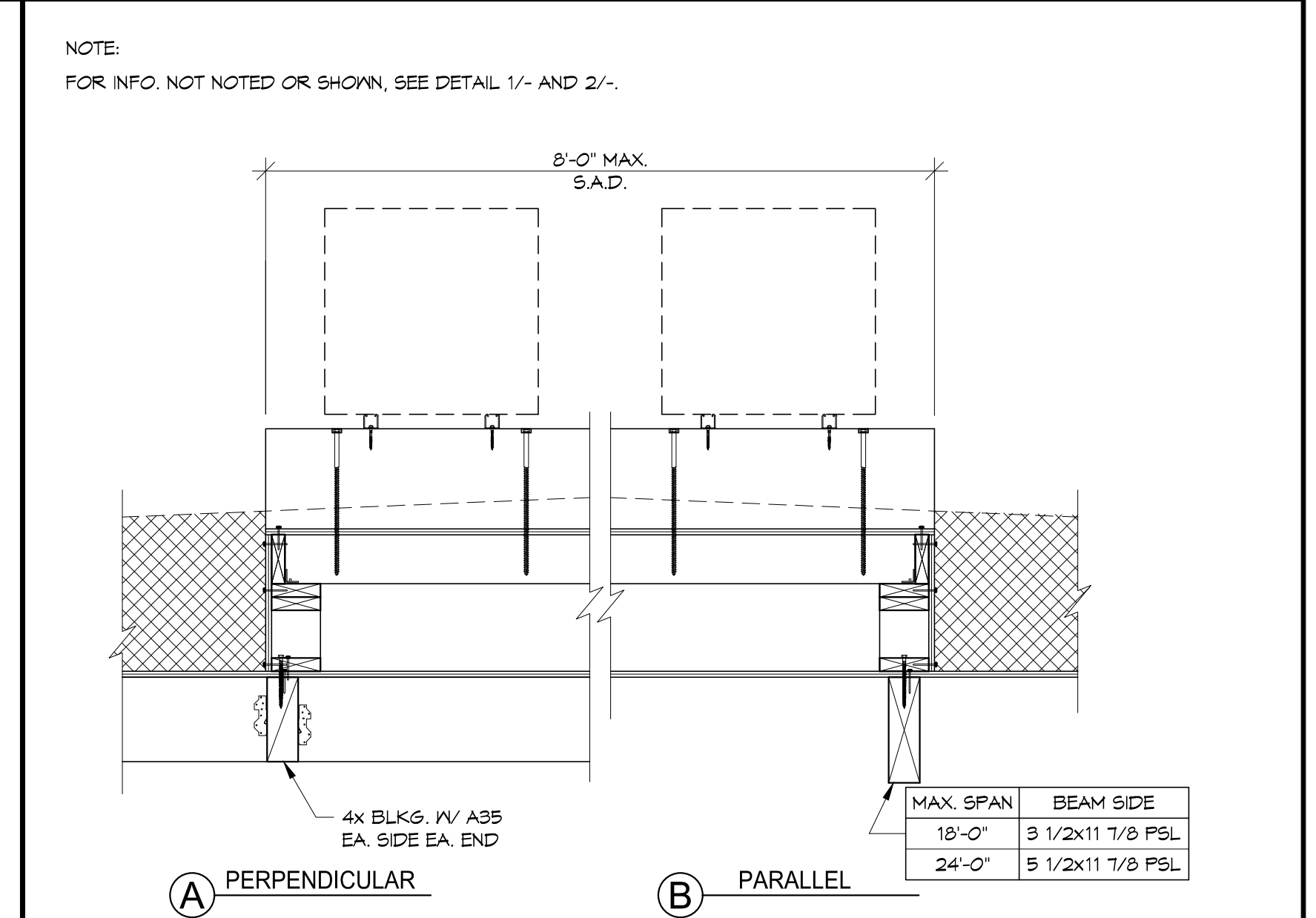
**S8.7**  
PLAN CHECK RESPONSE 2 | DATE: 03/20/2023



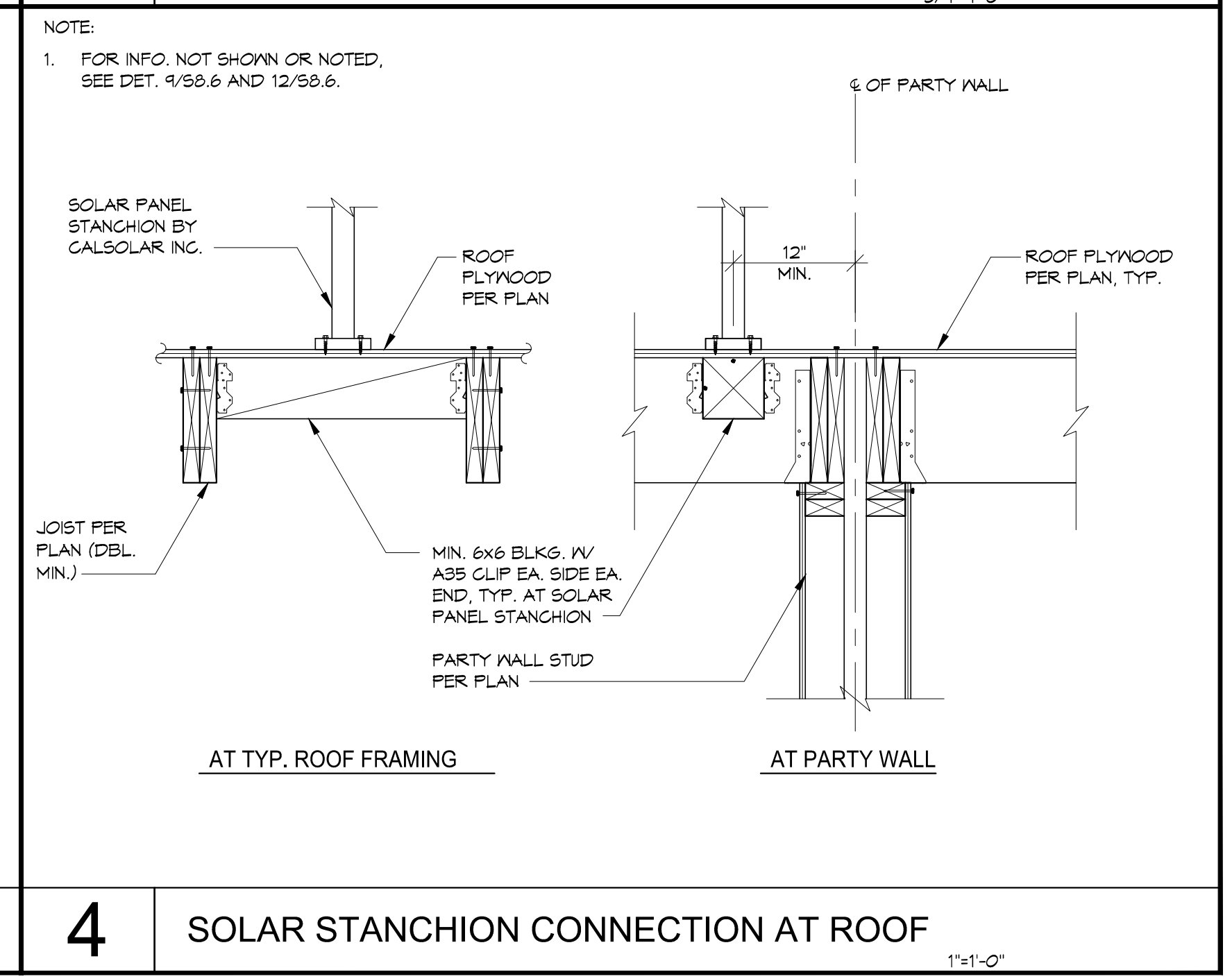
**1** MECHANICAL PLATFORM 1/2"x1'-0"



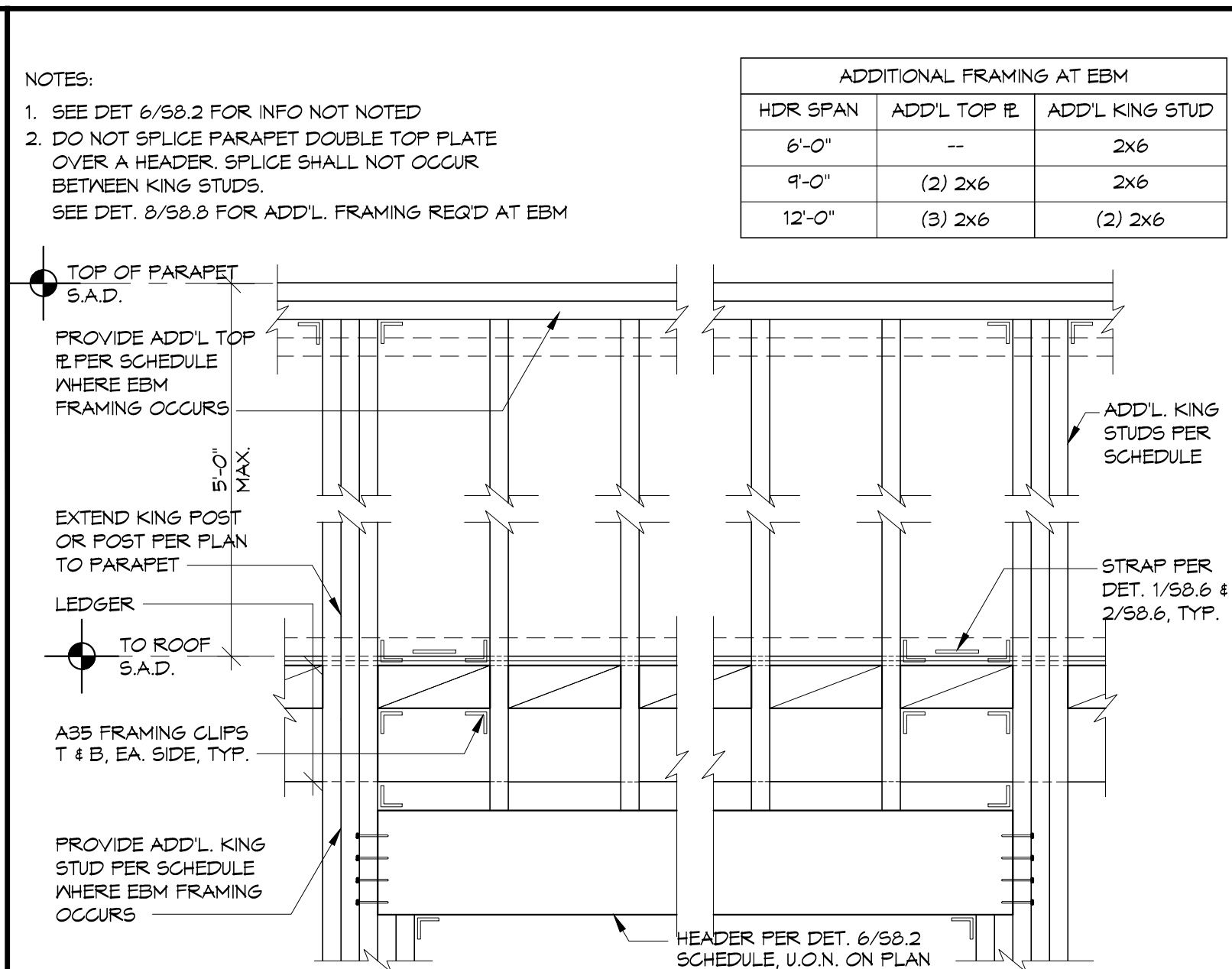
**2** MECHANICAL PLATFORM AT CORRIDOR 3/4"x1'-0"



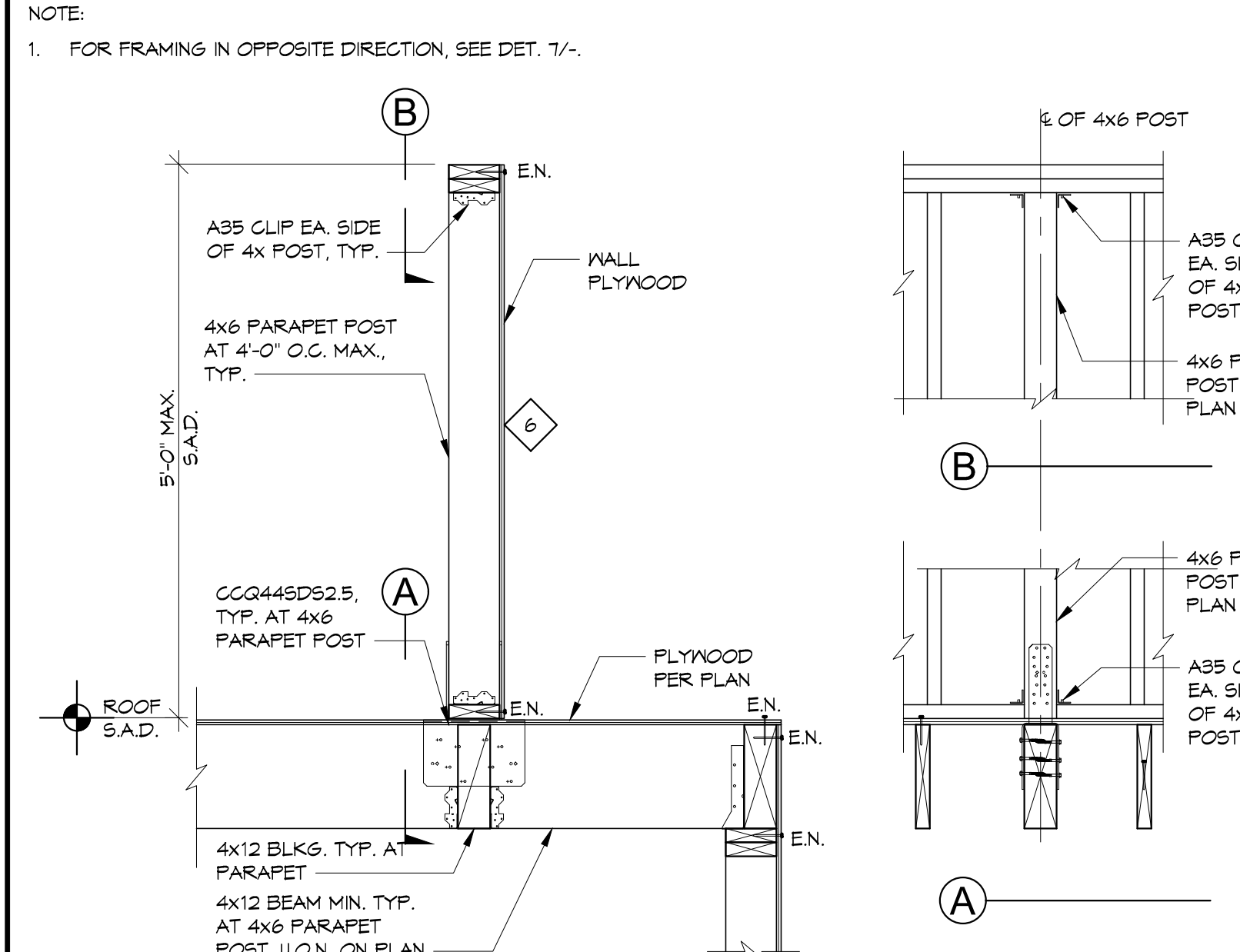
**3** MECHANICAL PLATFORM AT RAFTERS 3/4"x1'-0"



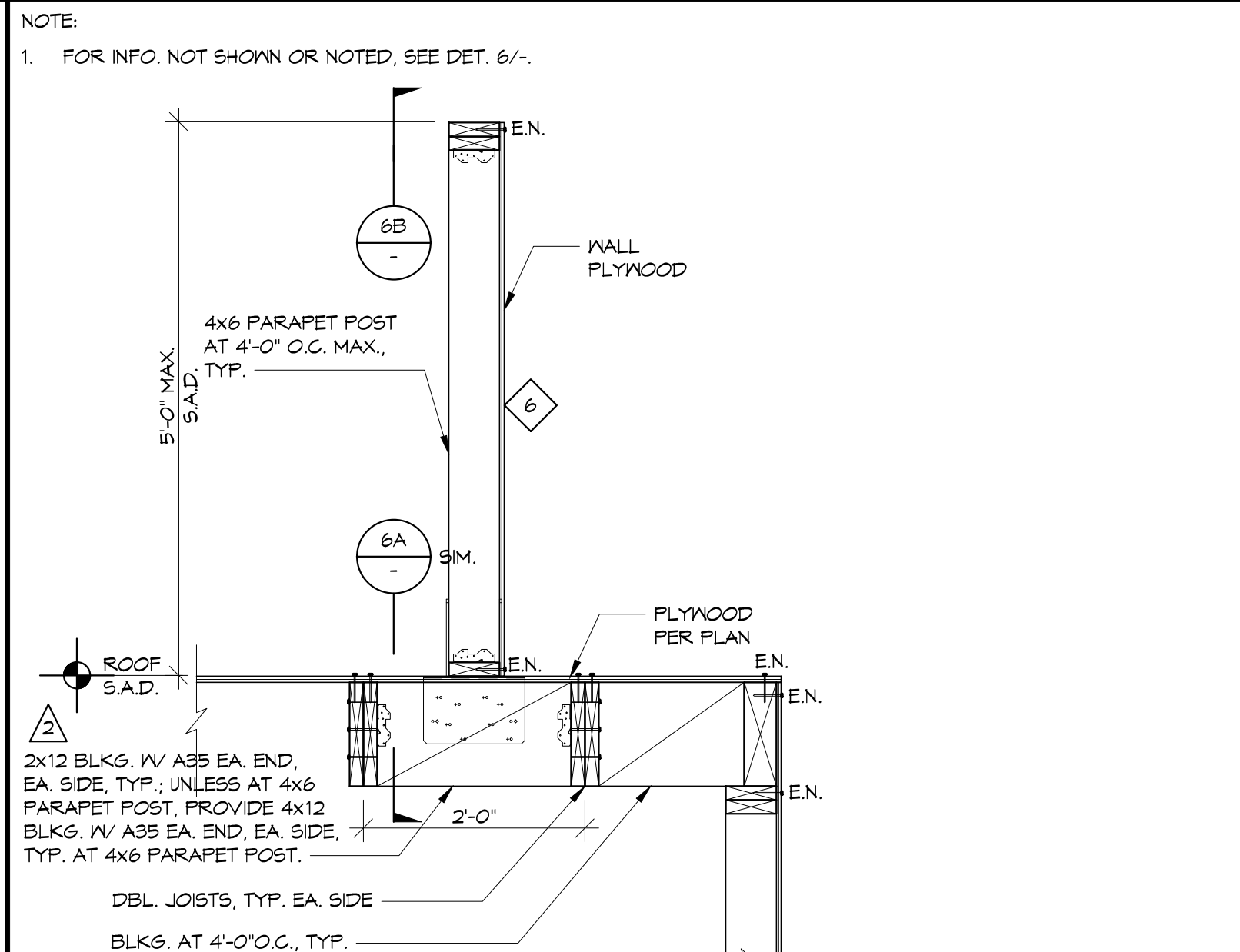
**4** SOLAR STANCHION CONNECTION AT ROOF 1"x1'-0"



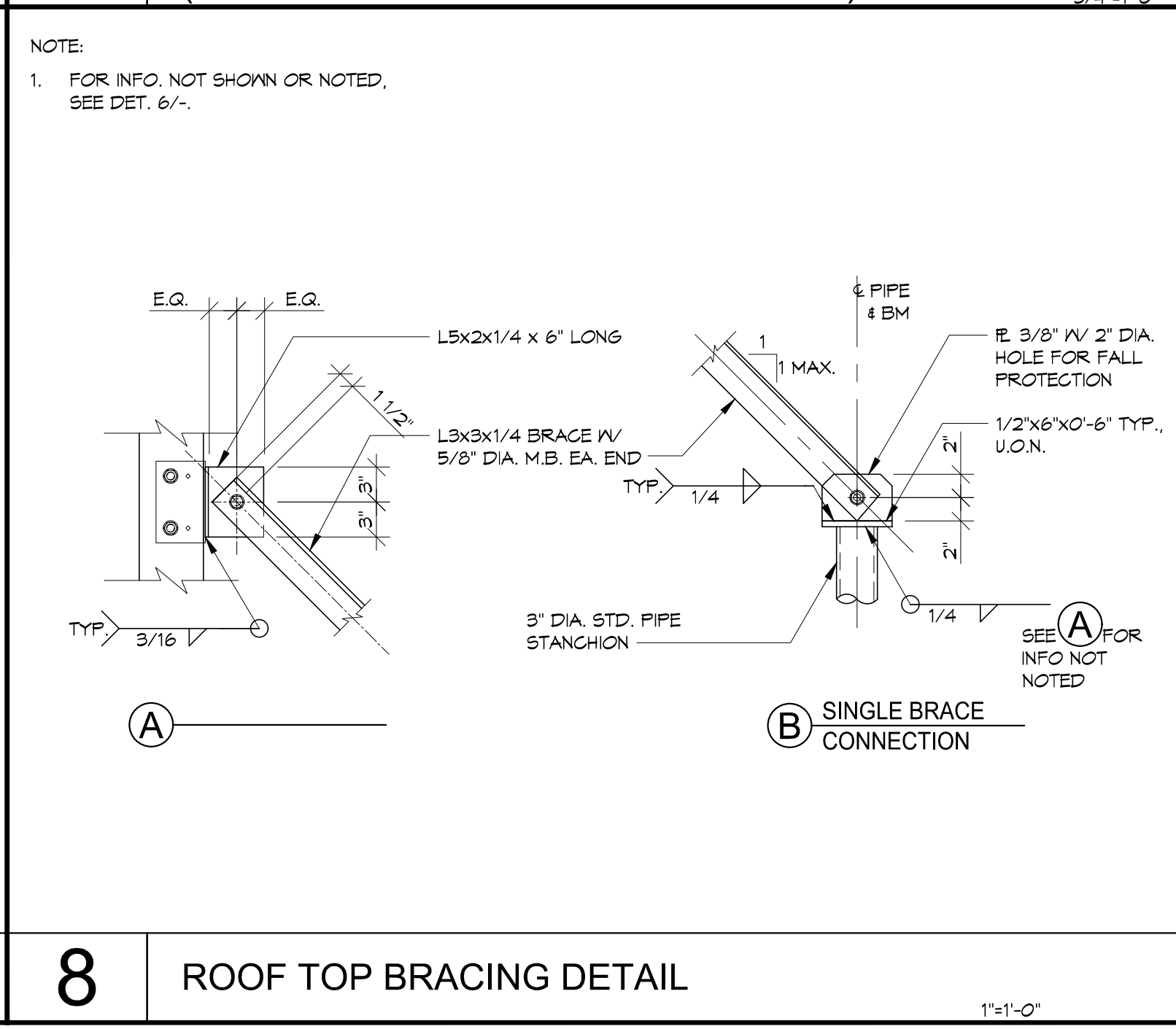
**5** TYPICAL FRAMING OPENINGS IN WALL WITH PARAPET 1"x1'-0"



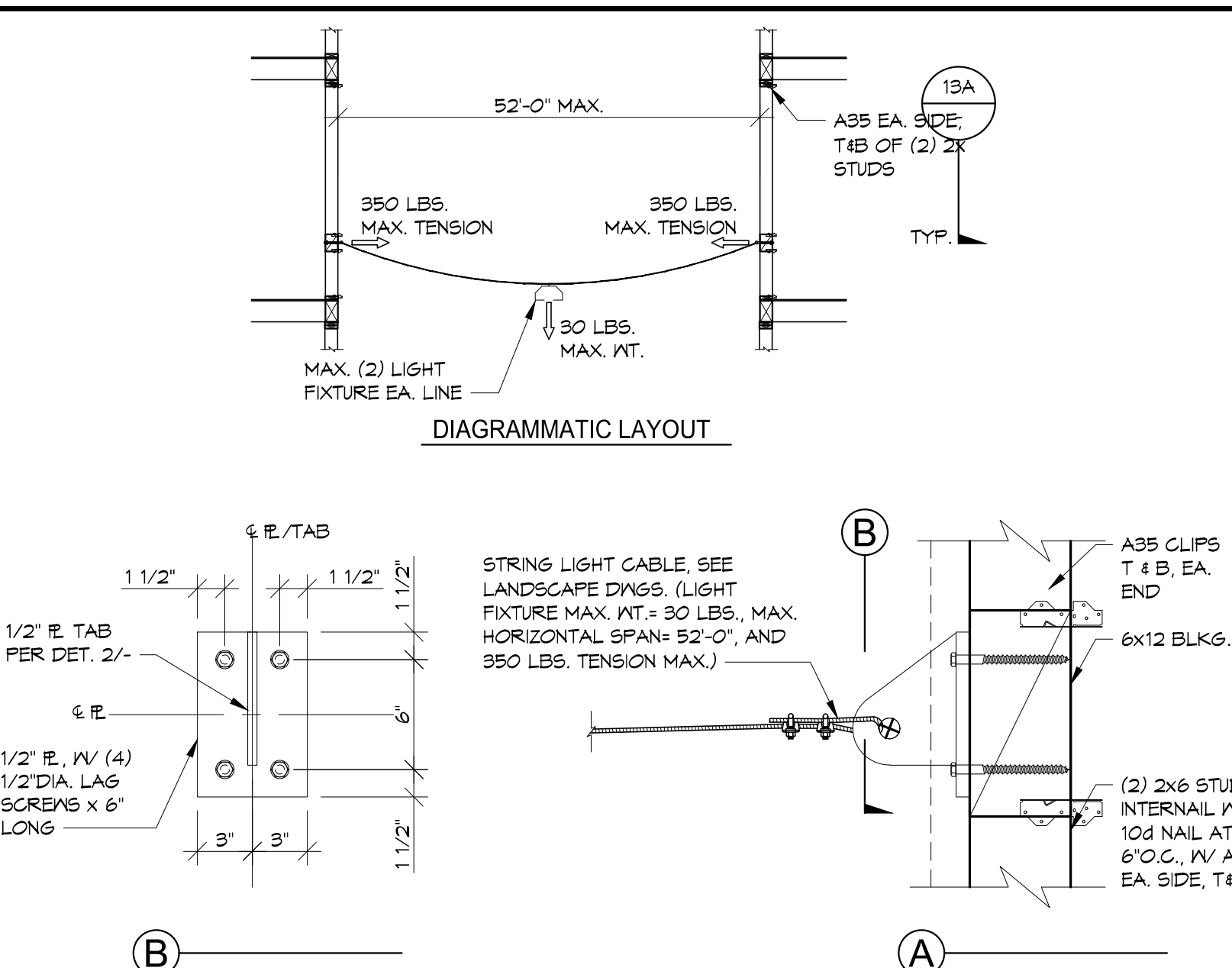
**6** INSET PARAPET AT ROOF (PARAPET WALL PERPENDICULAR TO JOIST) 3/4"x1'-0"



**7** INSET PARAPET AT ROOF (PARAPET WALL PARALLEL TO JOIST) 3/4"x1'-0"



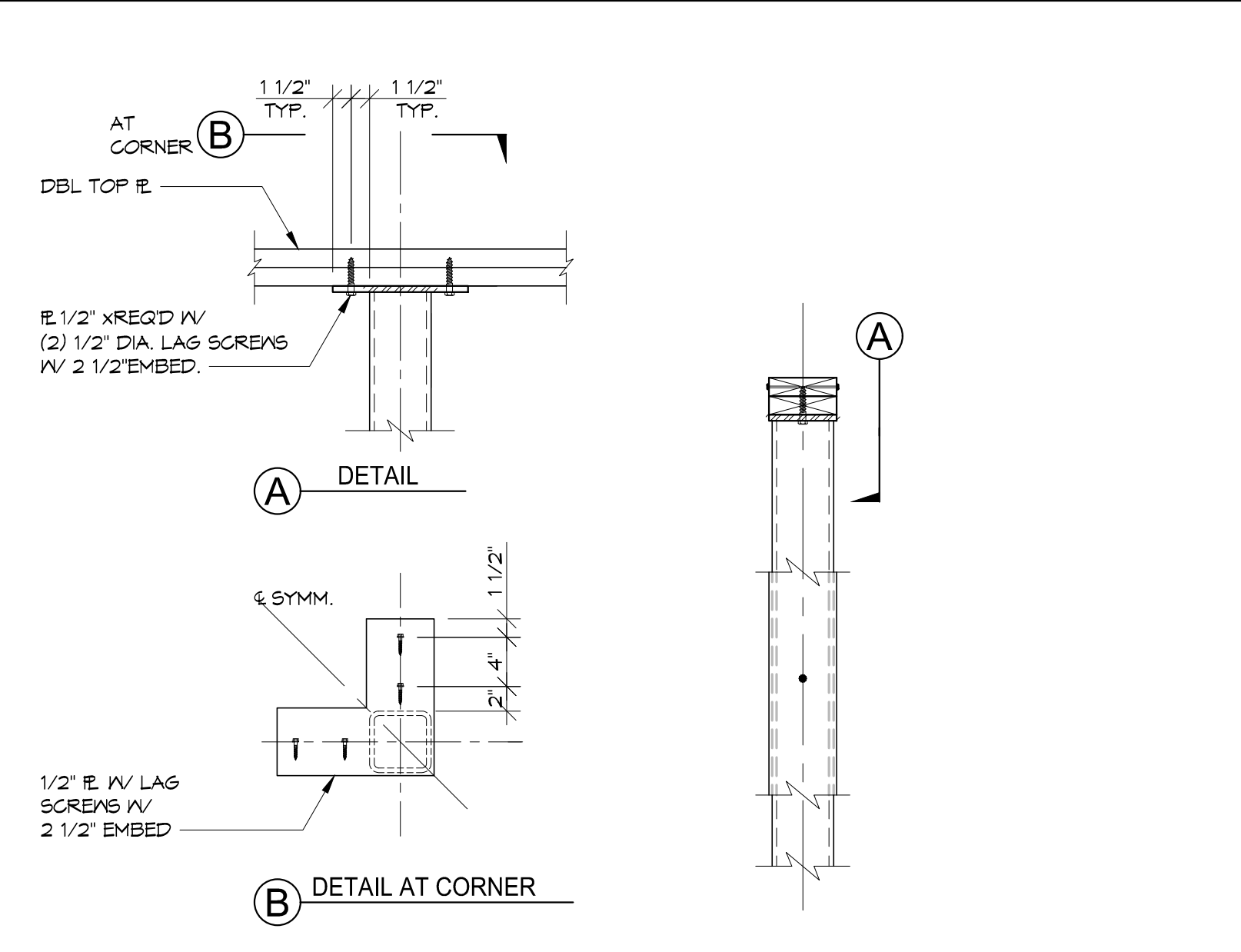
**8** ROOF TOP BRACING DETAIL 1"x1'-0"



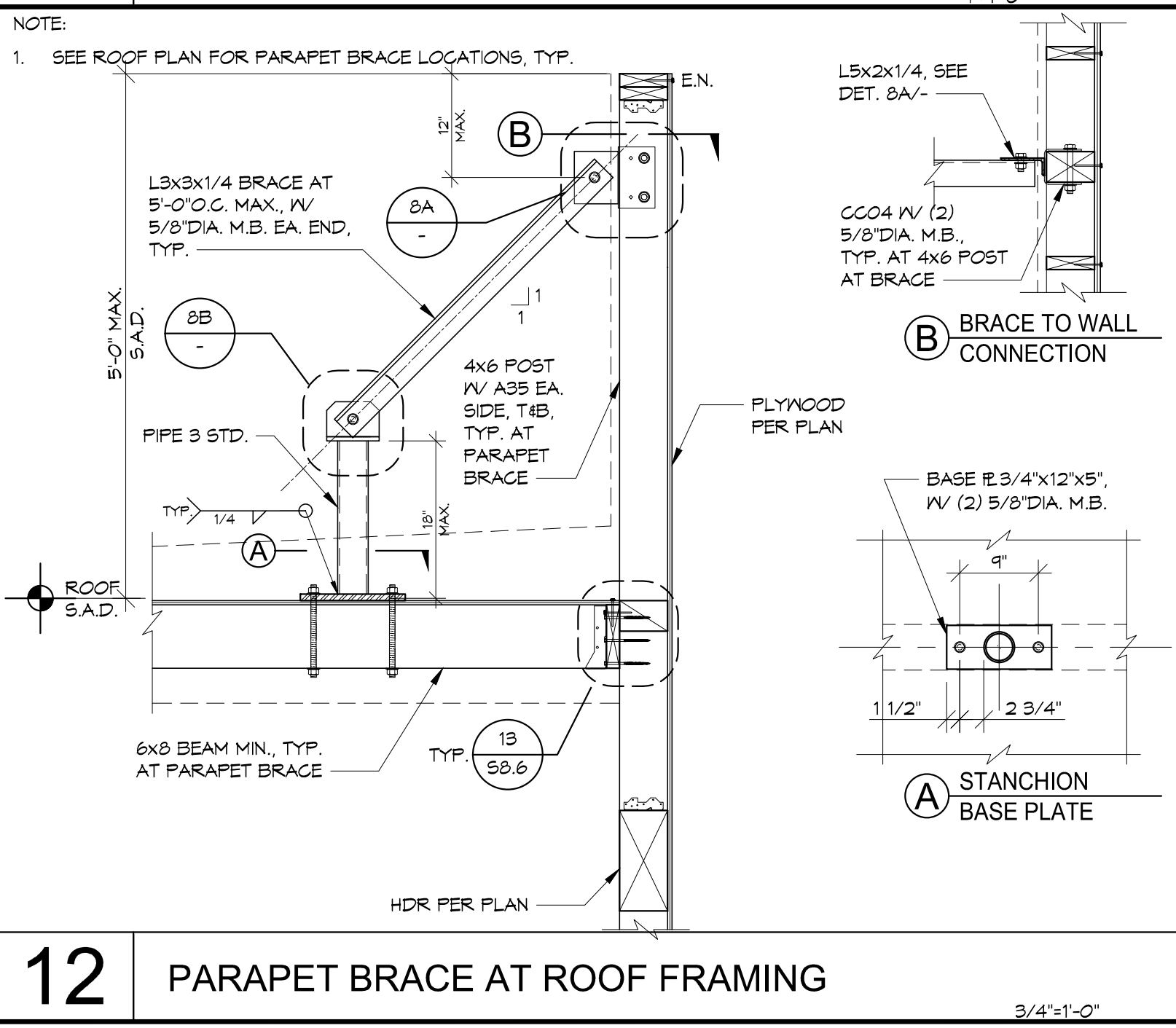
**9** WALL MOUNTED LIGHT STRING CONN. 1"x1'-0"



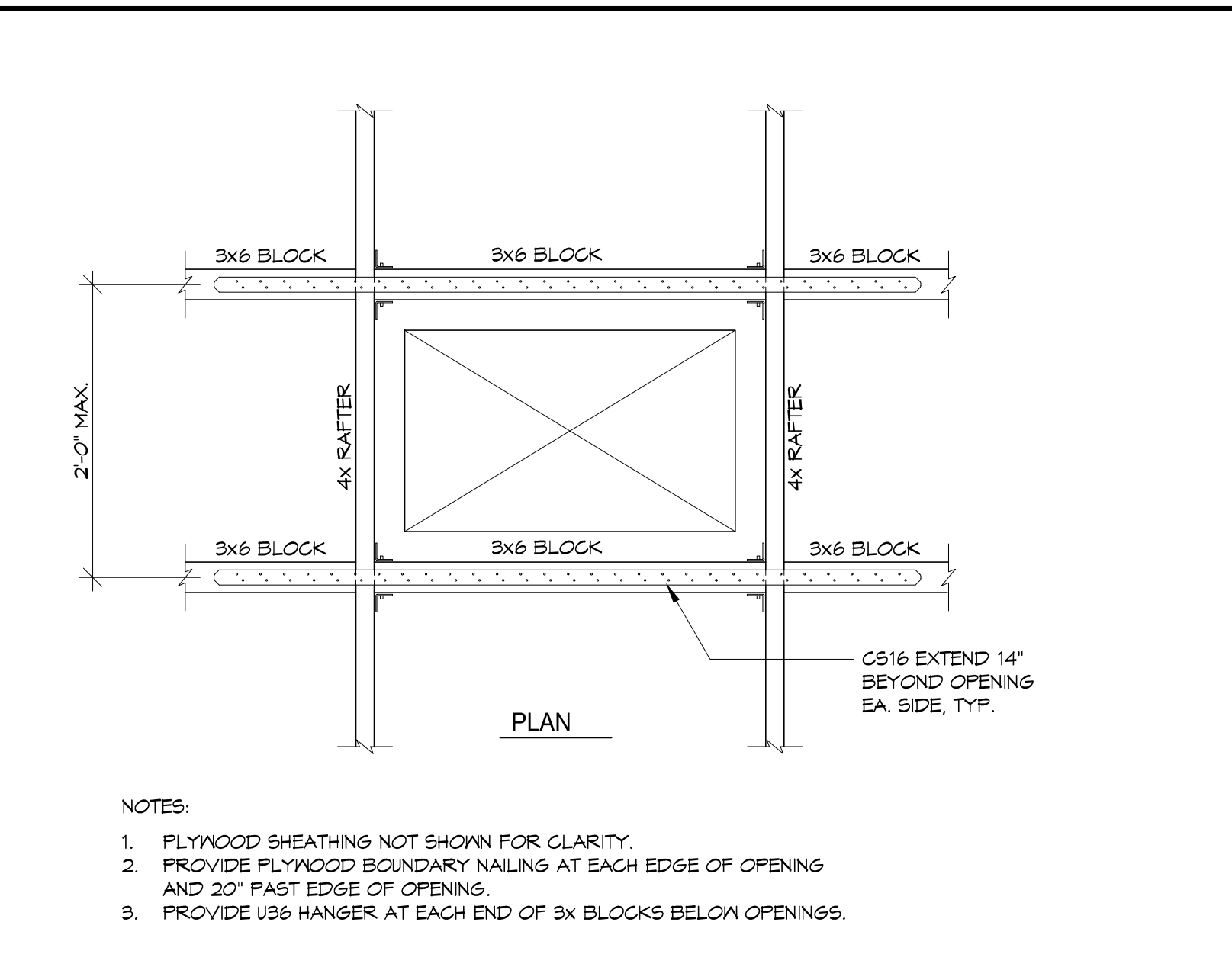
**10** TYPICAL LARGE ROOF OPENING 1"x1'-0"



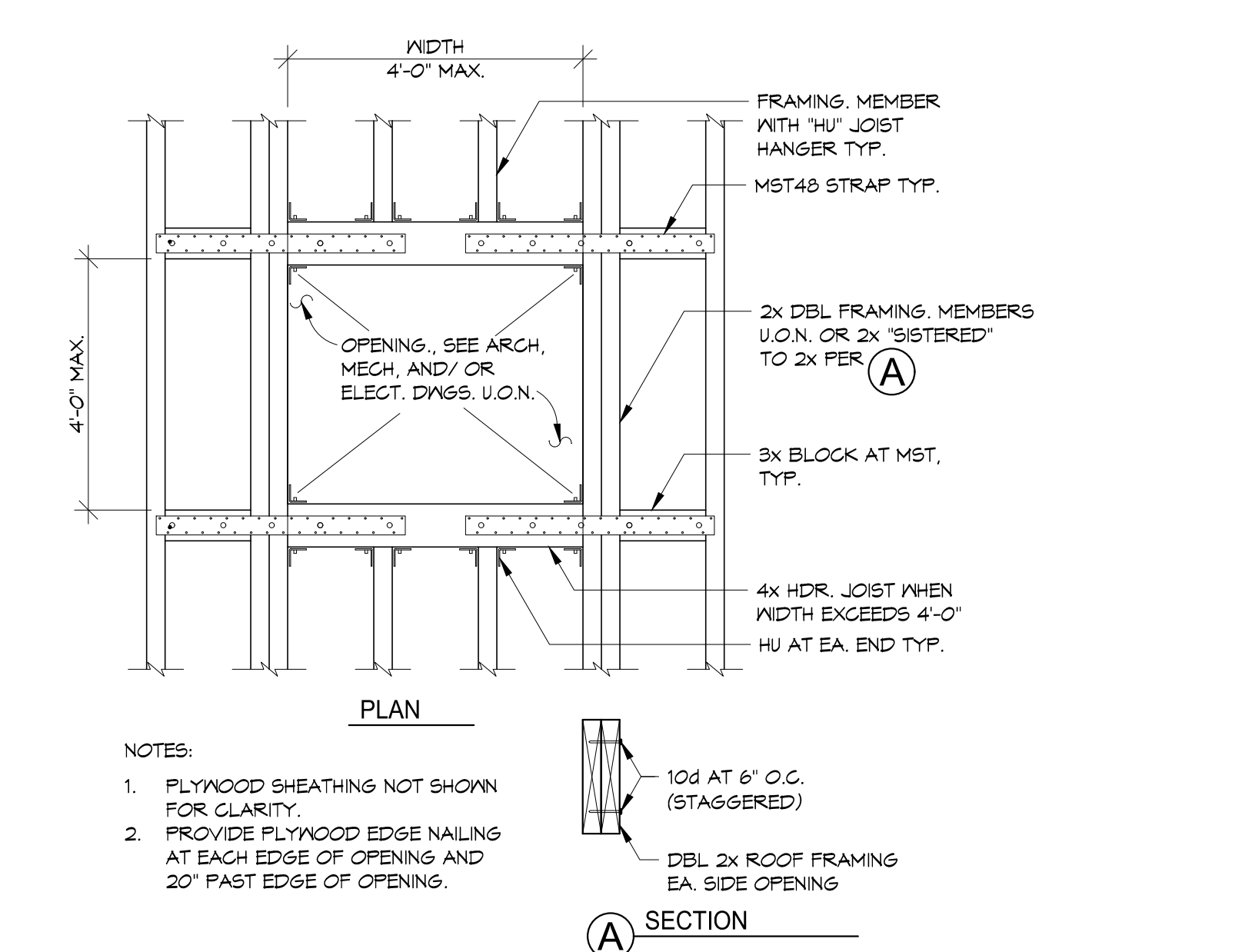
**11** COLUMN AT DOUBLE TOP PLATE 1"x1'-0"



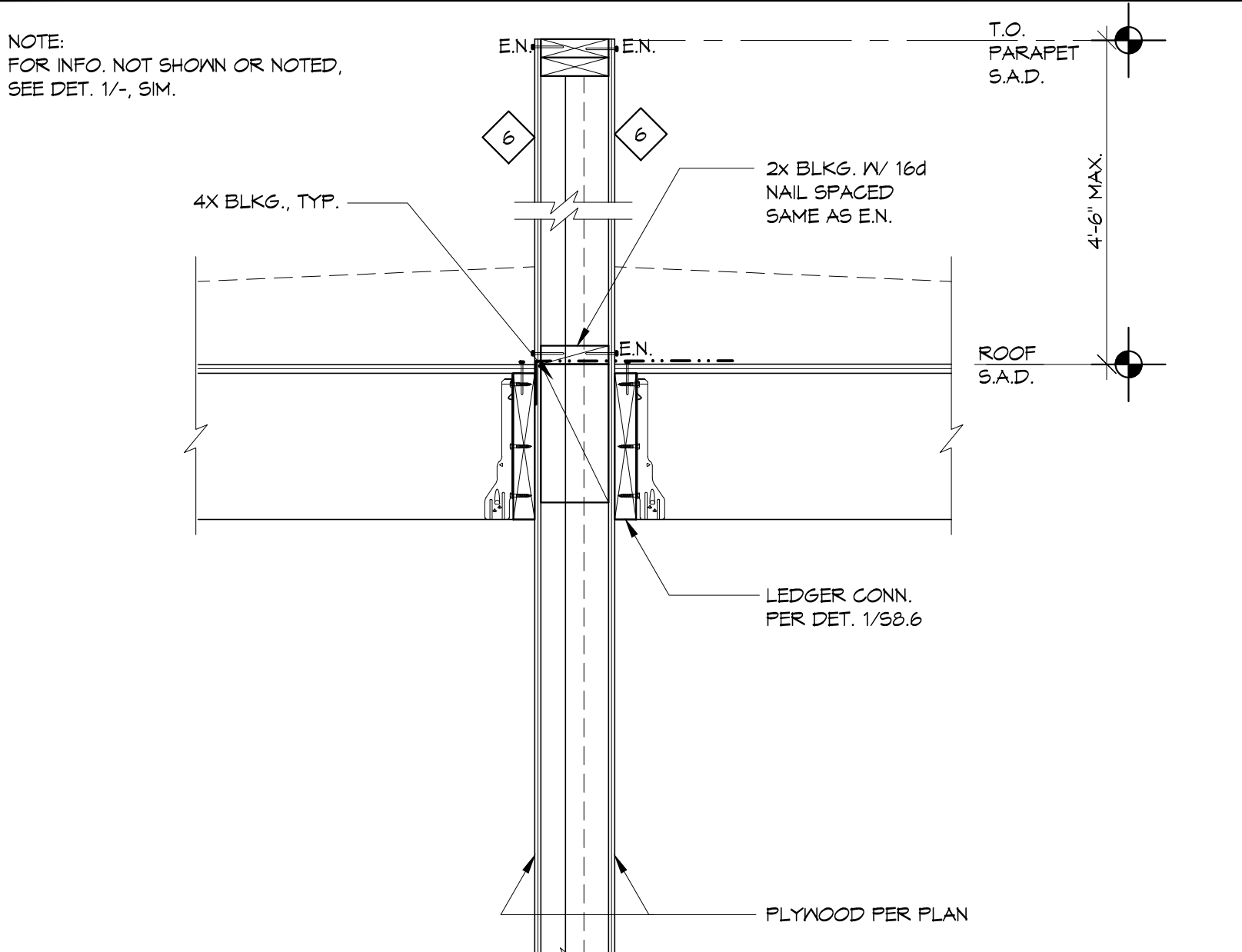
**12** PARAPET BRACE AT ROOF FRAMING 3/4"x1'-0"



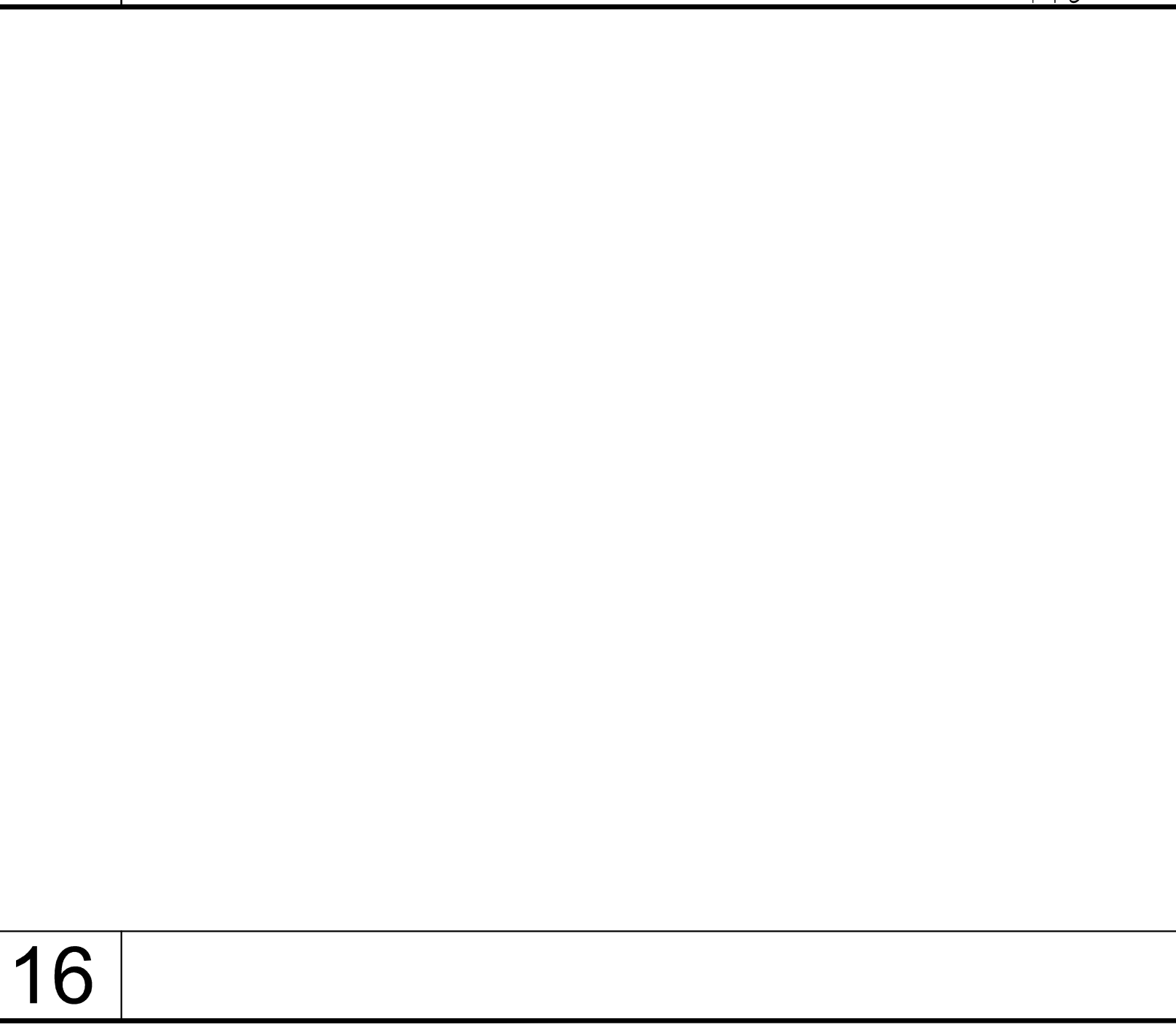
**13** TYPICAL SMALL ROOF OPENING 1"x1'-0"



**14** TYPICAL LARGE ROOF OPENING 1"x1'-0"



**15** PARAPET AT INTERIOR WALL AT ROOF 1"x1'-0"



**16** PARAPET BRACE AT ROOF FRAMING 3/4"x1'-0"

3/17/2023 3:08 PM - J:\450-1899-14515\STRUCT\CD\14515S8.7.DWG







CIVIL ENGINEER  
**BKF-SAN JOSE**  
1730 N. FIRST ST. STE 800  
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LANDSCAPE ARCHITECT  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

STRUCTURAL ENGINEER  
**HOHBACH-LEWIN INC**  
250 SHERRIDAN AVE STE 100  
PALO ALTO, CA 94306

MEP ENGINEER  
**EMERALD CITY ENGINEERS**  
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SUSTAINABILITY/ENERGY  
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ALAMO, CA, 94507

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STRUCTURAL & CIVIL ENGINEERS  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
(650) 817-9900



COUNTY OF SANTA CLARA  
BUILDING INSPECTION OFFICE  
PLANS APPROVED FOR PERMIT  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
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3	05/12/2023	PLAN CHECK RESPONSE 3

Project:  
**EDUCATOR HOUSING**  
231 GRANT AVENUE  
PALO ALTO, CA 94306

Client:  
**mercy HOUSING**  
**abode communities**  
MERCY HOUSING/  
ABODE COMMUNITIES

EARTHBOUND  
SEISMIC HOLDOWN  
SYSTEM

JOB #: 1925  
SCALE: As indicated

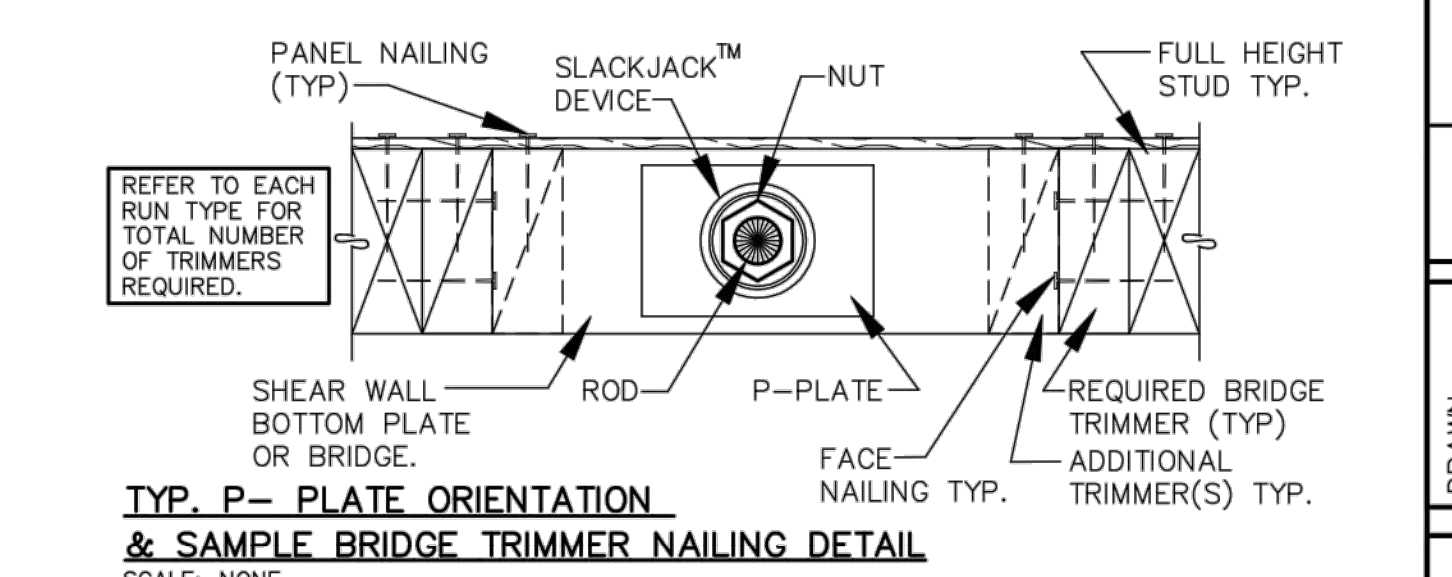
**S8.9**

PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

**COLLECTOR STUD CAPACITY SCHEDULES**

TOTAL STUDS REQUIRED	2x4 CAPACITY			2x6 CAPACITY			2x8 CAPACITY		
	STUDS	POSTS	TRIMMERS	STUDS	POSTS	TRIMMERS	STUDS	POSTS	TRIMMERS
2	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1	1
7	1	1	1	1	1	1	1	1	1
8	1	1	1	1	1	1	1	1	1
9	1	1	1	1	1	1	1	1	1
10	1	1	1	1	1	1	1	1	1

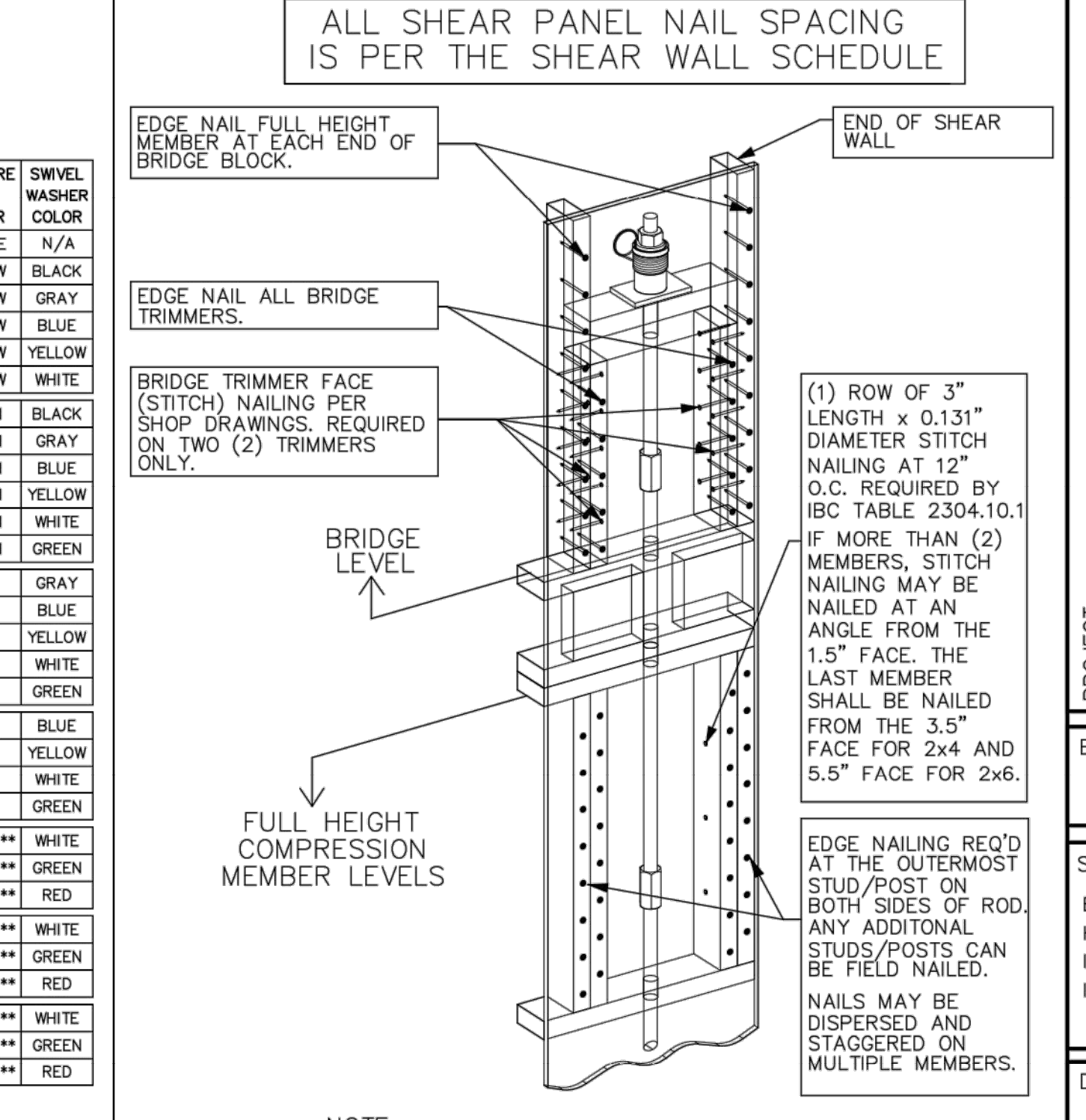
NOTES: 1) STUDS SHOWN ARE THE MINIMUM COMPRESSION MEMBERS REQUIRED FOR THE EARTHBOUND SYSTEM.  
2) DOUG FIR CALCULATION NOTES: BASED ON 2018 NDS) 2x4s, 2x6s, 3x4s (NO. 2 GRADE); F<sub>c</sub> PARALLEL = 1350 PSI 4x4s AND LARGER (NO. 1 GRADE); F<sub>c</sub> PARALLEL = 1500 PSI F<sub>c</sub> PERPENDICULAR = 625 PSI FOR DOUG FIR PLATES.  
3) \* DENOTES NO. OF BRIDGE TRIMMERS UNDER COMPRESSION BRIDGE.  
4) \*\* DENOTES THAT FINAL POST HEIGHT SUBTRACTS 4 1/2" FOR 2x4 TOP PLATES AND 2x BOTTOM PLATE.  
5) COMPRESSION POSTING BY STRUCTURAL ENGINEER.



TYP. P- PLATE ORIENTATION & SAMPLE BRIDGE TRIMMER NAILING DETAIL  
SCALE: NONE

ROD SIZE	MIN HOLE SIZE	MAX HOLE SIZE
R4	1 1/2"	1"
R5	5/8"	1"
R6	3/4"	1"
R7	7/8"	1 1/8"
R8	1"	1 1/4"
R9	1 1/8"	1 3/8"
R10	1 1/4"	1 1/2"
R11	1 1/2"	1 3/4"
R12	1 1/2"	1 3/4"

\* HOLE SIZES INTENDED FOR 6" WALL TYPES ONLY. ENGINEER OF RECORD SHALL APPROVE THE USE OF THESE HOLE SIZES FOR 4" WALL TYPES.



NOTE: SEE SHOP DRAWING GENERAL NOTES FOR NAILING REQUIREMENTS WHEN POSTS ARE USED.

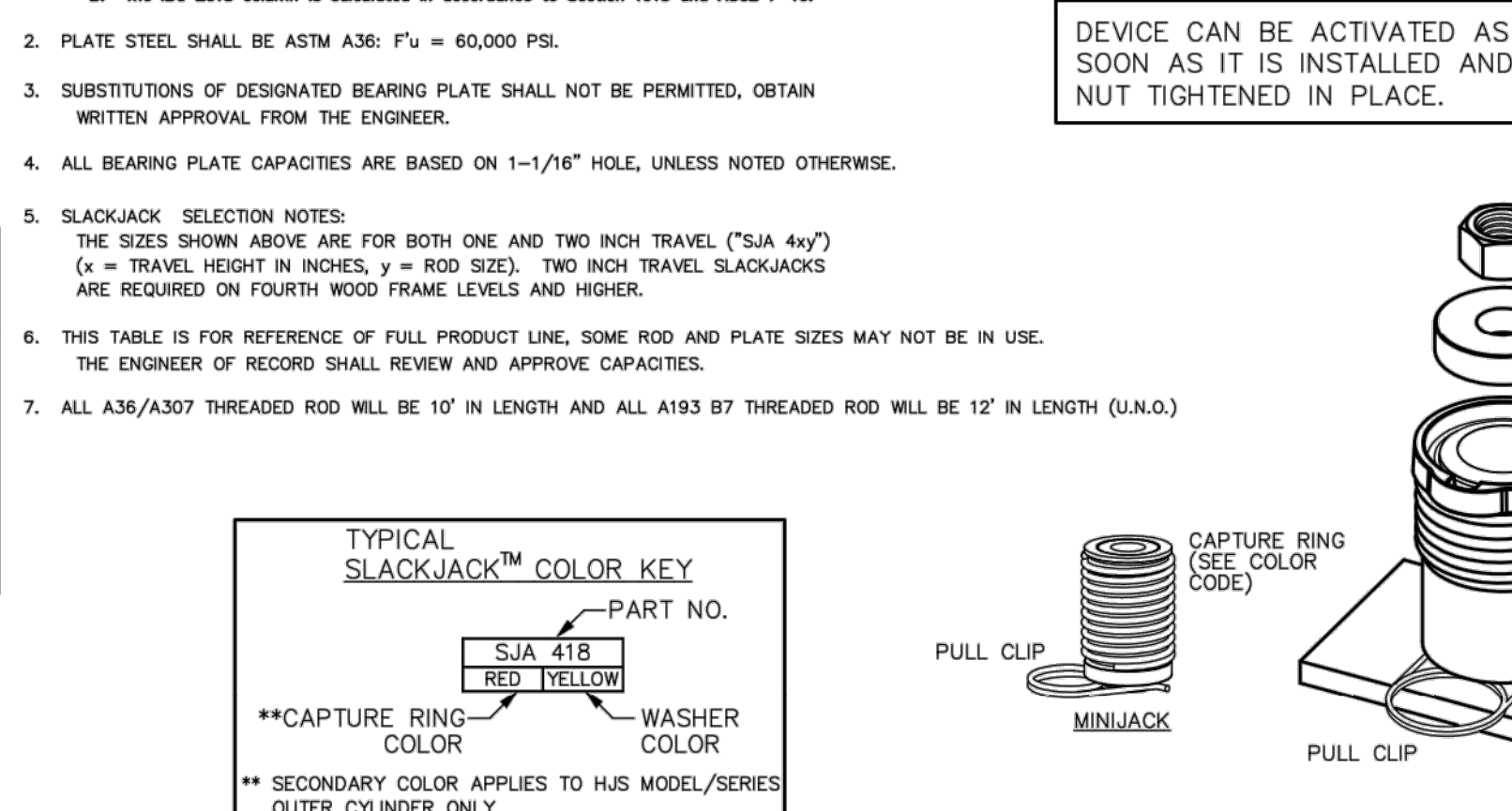
**NAILING SAMPLE**

**COMPONENT SELECTION SCHEDULES**

ROD SIZE	ROD TYPE	ALLOWABLE TENSION LOAD	SLACKJACK SIZE
R4	1/2" DIA.	4,470 LBS	M100, M200
R5	5/8" DIA.	7,120 LBS	ASTM A 307 (UNC)
R6	3/4" DIA.	10,540 LBS	ASTM A 307 (UNC)
R7	7/8" DIA.	14,540 LBS	ASTM A 307 (UNC)
R8	1" DIA.	19,800 LBS	ASTM A 307 (UNC)
R9	1 1/8" DIA.	24,940 LBS	ASTM A 307 (UNC)
R10	1 1/4" DIA.	30,530 LBS	ASTM A 307 (UNC)
R11	1 1/2" DIA.	44,270 LBS	ASTM A 307 (UNC)
R12	1 3/4" DIA.	59,830 LBS	ASTM A 307 (UNC)
R13	2" DIA.	83,760 LBS	ASTM A 307 (UNC)
R14	2 1/4" DIA.	111,790 LBS	ASTM A 307 (UNC)
R15	2 1/2" DIA.	144,270 LBS	ASTM A 307 (UNC)
R16	2 3/4" DIA.	181,800 LBS	ASTM A 307 (UNC)
R17	3" DIA.	23,850 LBS	ASTM A 307 (UNC)
R18	1 1/8" DIA.	30,550 LBS	ASTM A 307 (UNC)
R19	1 1/4" DIA.	38,160 LBS	ASTM A 307 (UNC)
R20	1 1/2" DIA.	55,330 LBS	ASTM A 307 (UNC)
R21	1 3/4" DIA.	74,790 LBS	ASTM A 307 (UNC)
R22	2" DIA.	99,850 LBS	ASTM A 307 (UNC)
R23	2 1/4" DIA.	131,700 LBS	ASTM A 307 (UNC)
R24	2 1/2" DIA.	176,180 LBS	ASTM A 307 (UNC)
R25	2 3/4" DIA.	23,850 LBS	ASTM A 307 (UNC)
R26	3" DIA.	30,300 LBS	ASTM A 307 (UNC)
R27	3 1/4" DIA.	37,910 LBS	ASTM A 307 (UNC)
R28	3 1/2" DIA.	50,090 LBS	ASTM A 307 (UNC)
R29	3 3/4" DIA.	63,630 LBS	ASTM A 307 (UNC)
R30	4" DIA.	82,220 LBS	ASTM A 307 (UNC)
R31	4 1/4" DIA.	106,550 LBS	ASTM A 307 (UNC)
R32	4 1/2" DIA.	142,650 LBS	ASTM A 307 (UNC)

PLATE SIZE	DIFFERENTIAL LOAD	COLOR	WIDTH	LENGTH	THICK.	PART	ROD DIAMETER	ROD SIZE	WASHER SIZE	WASHER COLOR
P6	6,840 LBS	GREEN	3"	3.5"	1/4"	M100 or M200	1/2"	R4	R4	PURPLE
P8	8,470 LBS	BLACK	3-1/4"	4.25"	1/4"	SJA 2x5 or 4x5	5/8"	R5	R5	BLACK
P10	10,500 LBS	BLUE	3-1/4"	5"	3/8"	SJA 2x6 or 4x6, HJA 7x6	3/4"	R6 or RBH6	BLUE	GRAY
P12	12,230 LBS	GRAY	3-1/4"	6"	5/8"	SJA 2x7 or 4x7, HJA 7x7	7/8"	R7 or RBH7	GRAY	GRAY
P14	13,680 LBS	RED	3-1/4"	7"	3/4"	SJA 2x8 or 4x8, HJA 7x8	1"	R8 or RBH8	YELLOW	BLACK
P16	15,840 LBS	YELLOW	3-1/2"	8"	1"	SJA 2x9 or 4x9, HJA 7x9	1 1/8"	R9 or RBH9	WHITE	BLACK
P20	23,020 LBS	BROWN	3-1/2"	10"	1"	SJA 4x10, HJA 7x10, HJS 4x10	1 1/4"	R10 or RBH10	GREEN	BLACK
P22	25,310 LBS	WHITE	3-1/2"	11"	1 1/4"	SJT 4x10, HJA 7x10, HJS 4x10	1 1/2"	R11 or RBH11	RED	BLACK
P24	24,310 LBS	GOLD	3-1/2"	11.5"	1 1/4"	SJT 4x10, HJA 7x10, HJS 4x10	1 1/2"	R11 or RBH11	RED	BLACK
P26	26,490 LBS	ORANGE	3-1/2"	12.5"	1 1/2"	SJT 4x12, HJA 7x12, HJS 4x12, 4x12	1 1/2"	R12	RED	BLACK

NOTES: 1. TENSION LOAD WAS CALCULATED FROM THE FOLLOWING EQUATION:  
A. ASTM A 307 Threaded Rod Capacities on F<sub>y</sub> = 60,000 psi, UNC thread pitch  
If Rods are based on ASTM F1554 GR5, F<sub>y</sub> = 75 ksi.  
If Rods are based on ASTM A193B7, F<sub>y</sub> = 125 ksi.  
The IRC 2018 column is calculated in accordance to Section 1613 and AISC 7-10.  
2. PLATE STEEL SHALL BE ASTM A36; F<sub>y</sub> = 60,000 PSI.  
3. SUBSTITUTIONS OF DESIGNATED BEARING PLATE SHALL NOT BE PERMITTED, OBTAIN WRITTEN APPROVAL FROM THE ENGINEER.  
4. ALL BEARING PLATE CAPACITIES ARE BASED ON 1-1/16" HOLE, UNLESS NOTED OTHERWISE.  
5. SLACKJACK SELECTION NOTES:  
THE SIZES SHOWN ABOVE ARE FOR BOTH ONE AND TWO INCH TRAVEL ("SJA 4x")  
(x = TRAVEL HEIGHT IN INCHES, y = ROD SIZE). TWO INCH TRAVEL SLACKJACKS ARE REQUIRED ON FOURTH WOOD FRAME LEVELS AND HIGHER.  
6. THIS TABLE IS FOR REFERENCE OF FULL PRODUCT LINE. SOME ROD AND PLATE SIZES MAY NOT BE IN USE.  
THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE CAPACITIES.  
7. ALL A36/A307 THREADED ROD WILL BE 10' IN LENGTH AND ALL A193B7 THREADED ROD WILL BE 12' IN LENGTH (U.N.O.)



SLACKJACK - IAPMO ER-0429 & LABC LISTED CAPACITIES  
COLOR CODE AND MODEL/SERIES TO PART NUMBER CROSS REFERENCE

IAPMO ER-0429 / LABC MODEL/SERIES	SLACKJACK PART NO. ON DWGS	THREADED ROD DIAMETER	ROD CAPACITY	TRAVEL AMOUNT	CAPTURE RING COLOR	SWEL WASHING COLOR	IAPMO ER-0429 / LABC MODEL/SERIES	SLACKJACK PART NO. ON DWGS	THREADED ROD DIAMETER	ROD CAPACITY	TRAVEL AMOUNT	CAPTURE RING COLOR	SWEL WASHING COLOR
M 100	MJ 200	1/2"	4,400 LBS	1-INCH	RED	N/A	M 200	MJ 200	1/2"	4,400 LBS	1-INCH	RED	N/A
A 210	SJA 215	5/8"	7,360 LBS	1-INCH	BLUE	BLACK	A 220	SJA 225	5/8"	7,730 LBS	2-INCH	YELLOW	BLACK
A 210	SJA 216	3/4"	7,360 LBS	1-INCH	BLUE	GRAY	A 220	SJA 226	3/4"	7,730 LBS	2-INCH	YELLOW	GRAY
A 210	SJA 217	7/8"	7,360 LBS	1-INCH	BLUE	BLUE	A 220	SJA 227	7/8"	7,730 LBS	2-INCH	YELLOW	BLUE
A 210	SJA 218	1"	7,360 LBS	1-INCH	BLUE	YELLOW	A 220	SJA 228	1"	7,730 LBS	2-INCH	YELLOW	YELLOW
A 210	SJA 219	1 1/8"	7,360 LBS	1-INCH	BLUE	WHITE	A 220	SJA 229	1 1/8"	7,730 LBS	2-INCH	YELLOW	WHITE
A 410	SJA 415	5/8"	14,000 LBS	1-INCH	RED	BLACK	A 420	SJA 425	5/8"	14,000 LBS	2-INCH	GREEN	BLACK
A 410	SJA 416	3/4"	14,000 LBS	1-INCH	RED	GRAY	A 420	SJA 426	3/4"	14,000 LBS	2-INCH	GREEN	GRAY
A 410	SJA 417	7/8"	14,000 LBS	1-INCH	RED	BLUE	A 420	SJA 427	7/8"	14,000 LBS	2-INCH	GREEN	BLUE
A 410	SJA 418	1"	14,000 LBS	1-INCH	RED	YELLOW	A 420	SJA 428	1"	14,000 LBS	2-INCH	GREEN	YELLOW
A 410	SJA 419	1 1/8"	14,000 LBS	1-INCH	RED	WHITE	A 420	SJA 429	1 1/8"	14,000 LBS	2-INCH	GREEN	WHITE
A 410	SJA 410	1 1/4"	14,000 LBS	1-INCH	RED	GREEN	A 420	SJA 420	1 1/4"	14,000 LBS	2-INCH	GREEN	GREEN
T 410	SJT 415	5/8"	9,000 LBS	1-INCH	ORANGE	BLACK	A 610	SJA 616	3/4"	20,340 LBS	1-INCH	TAN	GRAY
T 410	SJT 416	3/4"	9,000 LBS	1-INCH	ORANGE	GRAY	A 610	SJA 617	7/8"	20,340 LBS	1-INCH	TAN	BLUE
T 410	SJT 417	7/8"	9,000 LBS	1-INCH	ORANGE	BLUE	A 610	SJA 618	1"	20,340 LBS	1-INCH	TAN	YELLOW
T 410	SJT 418	1"	9,000 LBS	1-INCH	ORANGE	YELLOW	A 610	SJA 619	1 1/8"	20,340 LBS	1-INCH	TAN	WHITE
T 410	SJT 419	1 1/8"	9,000 LBS	1-INCH	ORANGE	WHITE	A 610	SJA 610	1 1/4"	20,340 LBS	1-INCH	TAN	GREEN
T 410	SJT 410	1 1/4"	9,000 LBS	1-INCH	ORANGE	GREEN	A 620	SJA 627	7/8"	20,100 LBS	2-INCH	WHITE	BLUE
HA 710	HJA 717	7/8"	15,650 LBS	1-INCH	PURPLE	BLUE	A 620	SJA 628	1"	20,100 LBS	2-INCH	WHITE	YELLOW
HA 710	HJA 718	1"	15,650 LBS	1-INCH	PURPLE	YELLOW	A 620	SJA 629	1 1/8"	20,100 LBS	2-INCH	WHITE	WHITE
HA 710	HJA 719	1 1/8"	15,650 LBS	1-INCH	PURPLE	WHITE	A 620	SJA 620	1 1/4"	20,100 LBS	2-INCH	WHITE	GREEN
HA 710	HJA 710	1 1/4"	15,650 LBS	1-INCH	PURPLE	RED	HS 420	HJS 429	1 1/8"	22,000 LBS	2-INCH	BLACK**	WHITE
HA 710	HJA 712	1 1/2"	15,650 LBS	1-INCH	PURPLE	RED	HS 420	HJS 420	1 1/4"	22,000 LBS	2-INCH	BLACK**	GREEN
HA 720	HJA 727	7/8"	15,590 LBS	2-INCH	GRAY	BLUE	HS 420	HJS 421	1 1/2"	22,000 LBS	2-INCH	BLACK**	RED
HA 720	HJA 728	1"	15,590 LBS	2-INCH	GRAY	YELLOW	HS 710	HJS 719	1 1/8"	39,190 LBS	1-INCH	BLACK**	WHITE
HA 720	HJA 729	1 1/8"	15,590 LBS	2-INCH	GRAY	WHITE	HS 710	HJS 710	1 1/4"	39,190 LBS	1-INCH	BLACK**	GREEN
HA 720	HJA 720	1 1/4"	15,590 LBS	2-INCH	GRAY	GREEN	HS 710	HJS 711	1 1/2"	39,190 LBS	1-INCH	BLACK**	RED
HA 720	HJA 7212	1 1/2"	15,590 LBS	2-INCH	GRAY	RED	HS 720	HJS 729	1 1/8"	37,770 LBS	2-INCH	BLACK**	WHITE
HS 410	HJS 419	1 1/8"	22,000 LBS	1-INCH	BLACK**	WHITE	HS 720	HJS 720	1 1/4"	37,770 LBS	2-INCH	BLACK**	GREEN
HS 410	HJS 410	1 1/4"	22,000 LBS	1-INCH	BLACK**	GREEN	HS 720	HJS 7212	1 1/2"	37,770 LBS	2-INCH	BLACK**	RED
HS 410	HJS 412	1 1/2"	22,000 LBS	1-INCH	BLACK**	RED							

SLACKJACK COLOR CODE TABLE	TRAVEL HEIGHT AND ROD SIZE COORDINATION
*SJT4210 1 1/4"	22,000 LBS 1 1/2-INCH BLACK GREEN
*SJT4110 1 1/4"	22,000 LBS 1 1/4-INCH RED GREEN
*SJT4112 1 1/2"	22,000 LBS 1-INCH RED RED

\* SLACKJACK TAKE UP DEVICE WITH ΔR = 0.003 IN, NOT SHOWN IN ER-0429.  
\*\* OUTSIDE CYLINDER COLOR AS FOLLOW:  
HJS41=BLUE, HJS42=YELLOW, HJS71=GREEN, HJS72=ORANGE

**GENERAL NOTES**

- THE SLACKJACK™ DEVICE COMPONENTS INCLUDE:  
A. SJA INNER AND OUTER SLEEVE CYLINDERS  
B. PRE-COMPRESSED COMPRESSION SPRING  
C. NUT: ALL NUTS TO CONFORM TO ASTM A563 GRADE "A" FOR 60 ksi AND GRADE "C" FOR 120 ksi TENSILE STRENGTH THREADED RODS.  
D. SWIVEL

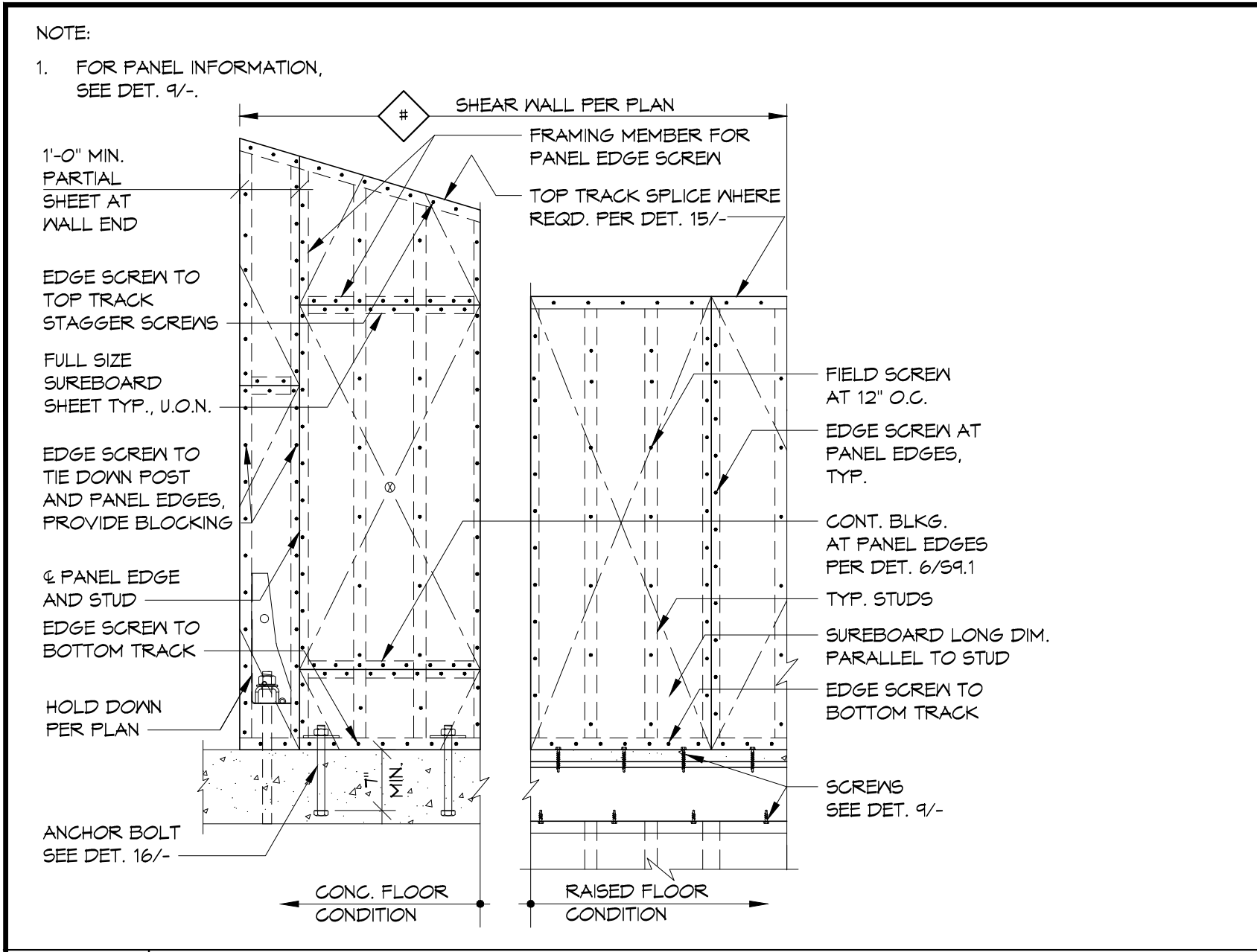










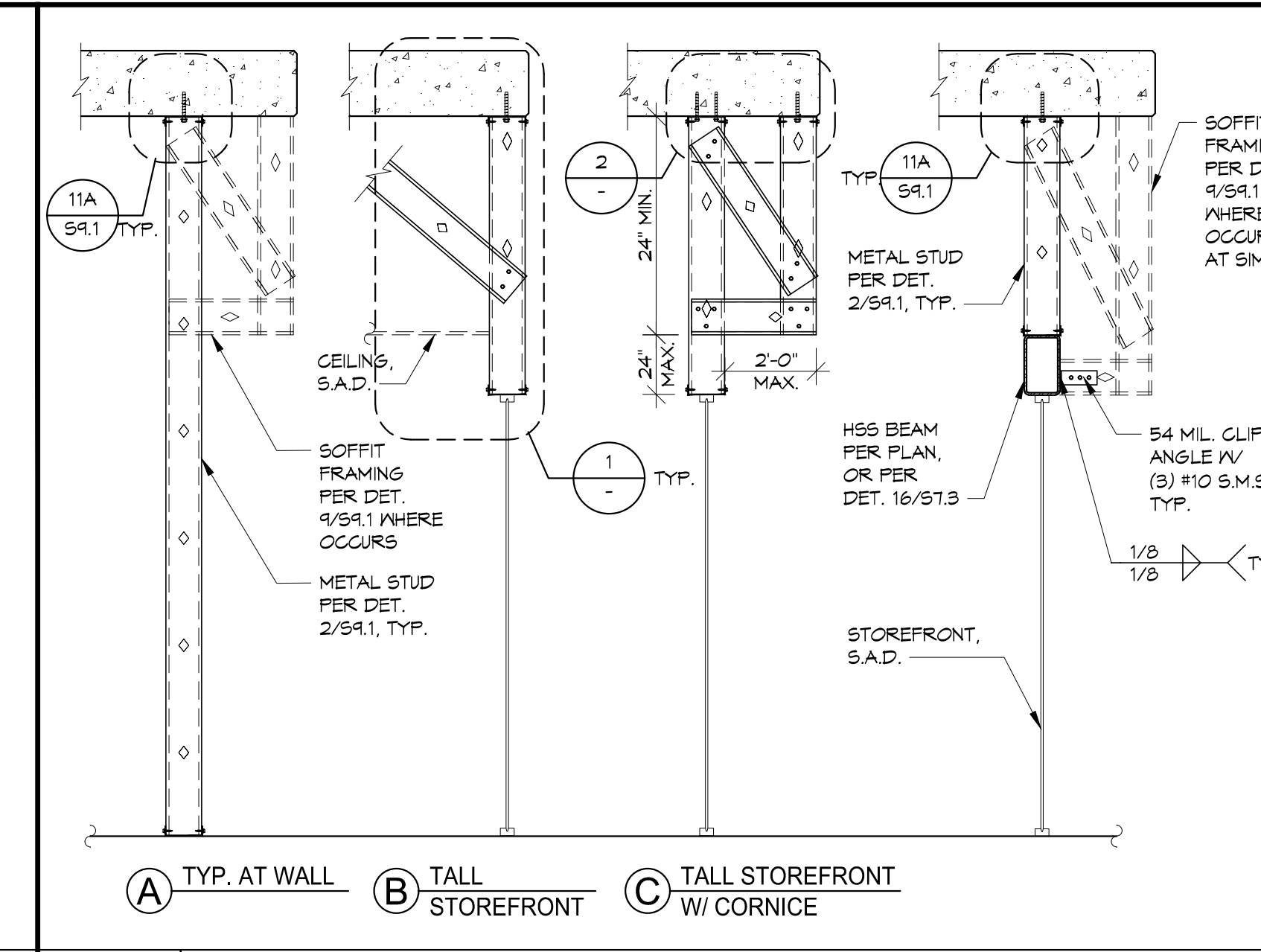


**13** TYPICAL SHEARWALL ELEVATION N.T.S.

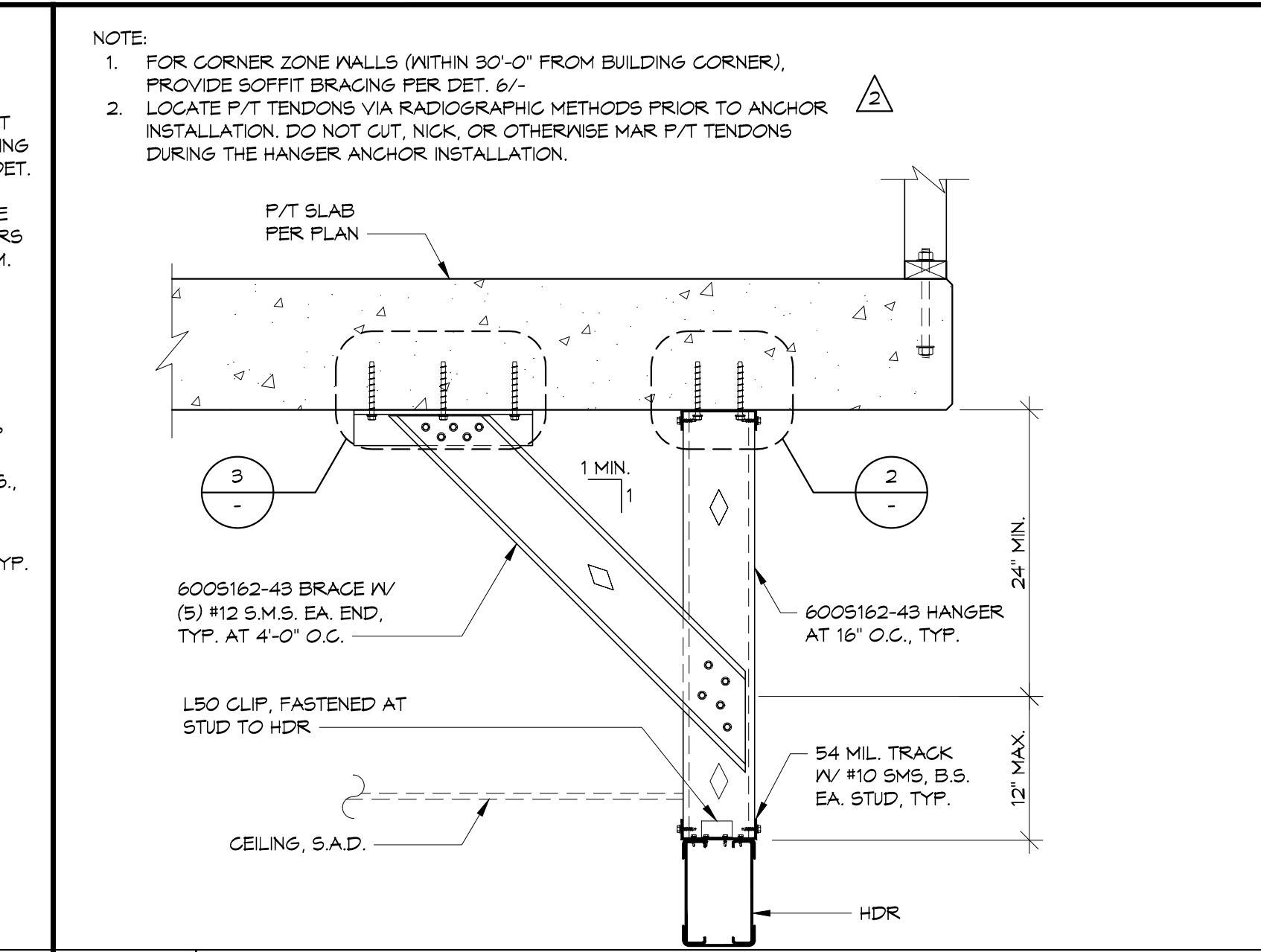
SHEAR WALL SYMBOL, MARK	STUD AND TRACK THICKNESS (MILS)	SCREEN TOP AND BOTTOM TRACK	ANCHOR BOLT AT FOUNDATION
S6	48	(2) #10 AT 1'-0" O.C.	5/8" DIA. AT 24" O.C.
S4	48	(2) #10 AT 9" O.C.	5/8" DIA. AT 18" O.C.
S3	48	(2) #10 AT 9" O.C.	5/8" DIA. AT 16" O.C.
S2	48	(2) #10 AT 9" O.C.	5/8" DIA. AT 12" O.C.

NOTES:  
1. USE #10 FLAT HEAD SELF-DRILLING #12 DRILL POINT SCREWS 1.25 INCHES LONG MIN. COMPLYING W/ SAE J78, ASTM C484 AND C1513.  
2. NUMBER SHOWN IN SYMBOL REPRESENTS SUREBOARD PANEL EDGE SCREWS (E.S.) IN INCHES.  
3. FOR ADDITIONAL SHEAR WALL FRAMING INFORMATION, SEE DET. 13/- 4 10/-.  
4. ALL BOLTS ARE A307, SEE DET. 8/-.  
5. USE SURE-BOARD SERIES 200 WITH EXTERIOR PANELS WITH EXTERIOR GRADE 6YF. BOARD TYP.  
6. FOLLOW MANUFACTURER INSTALLATION RECOMMENDATION AND REQUIREMENTS PER WFM0 ER-1026.  
7. ALL SHEAR WALL SCREWS SHALL COMPLY WITH ASTM C1513.

**9** SHEAR WALL SCHEDULE



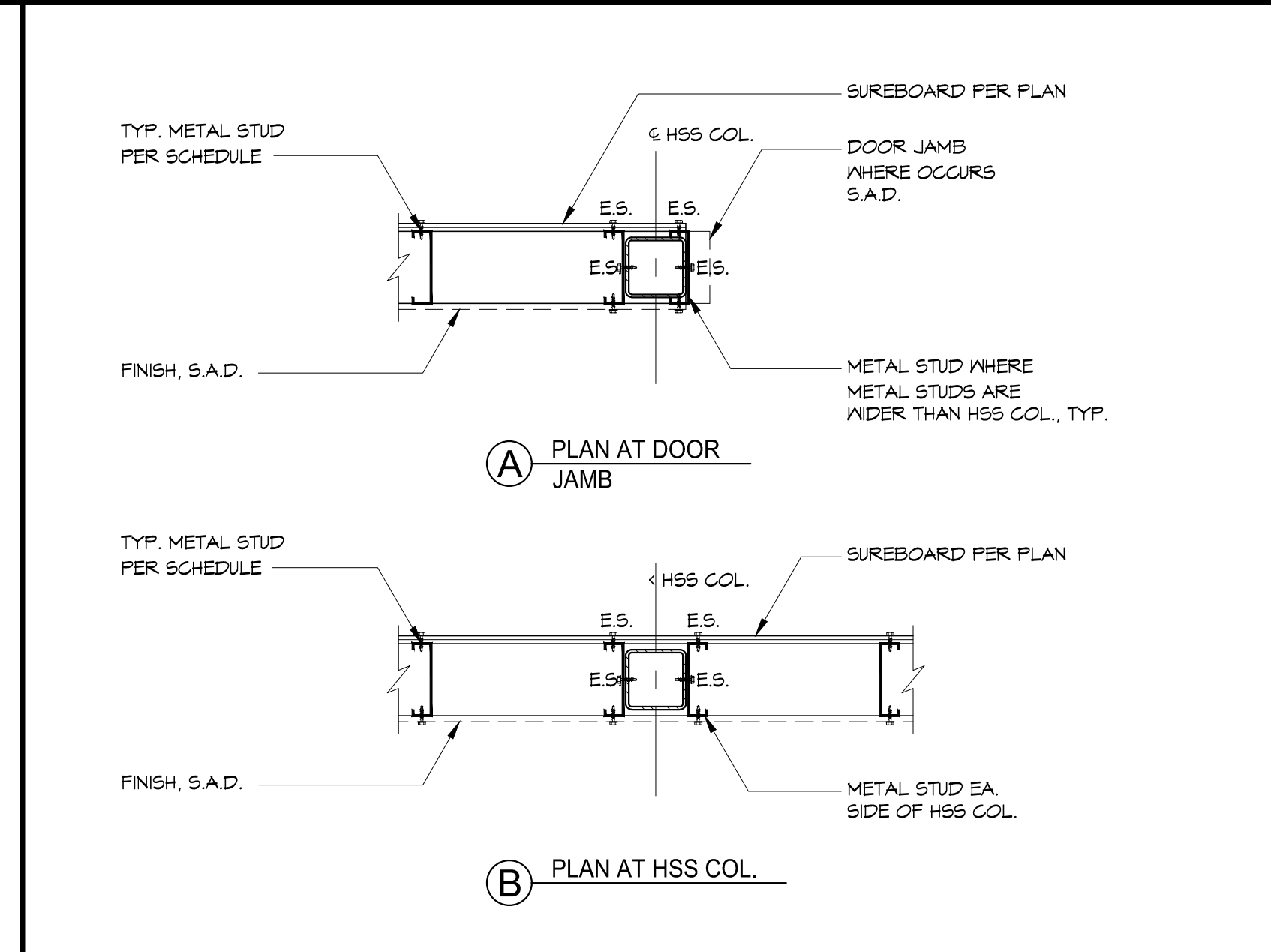
**5** TYPICAL EXTERIOR WALL SECTIONS 1/2"x1'-0"



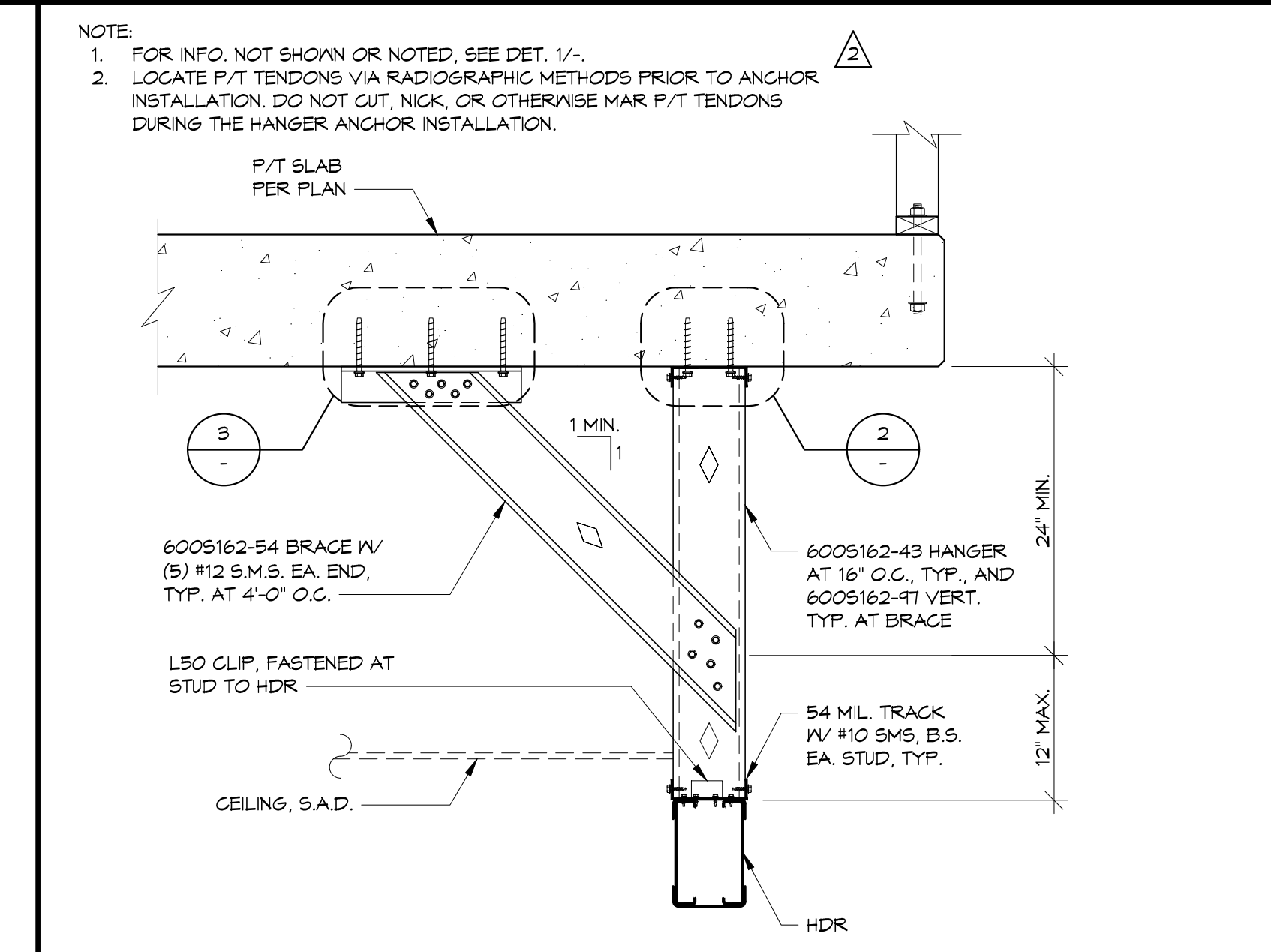
**1** SOFFIT VERTICAL HANGER TO FRAMING 1"x1'-0"



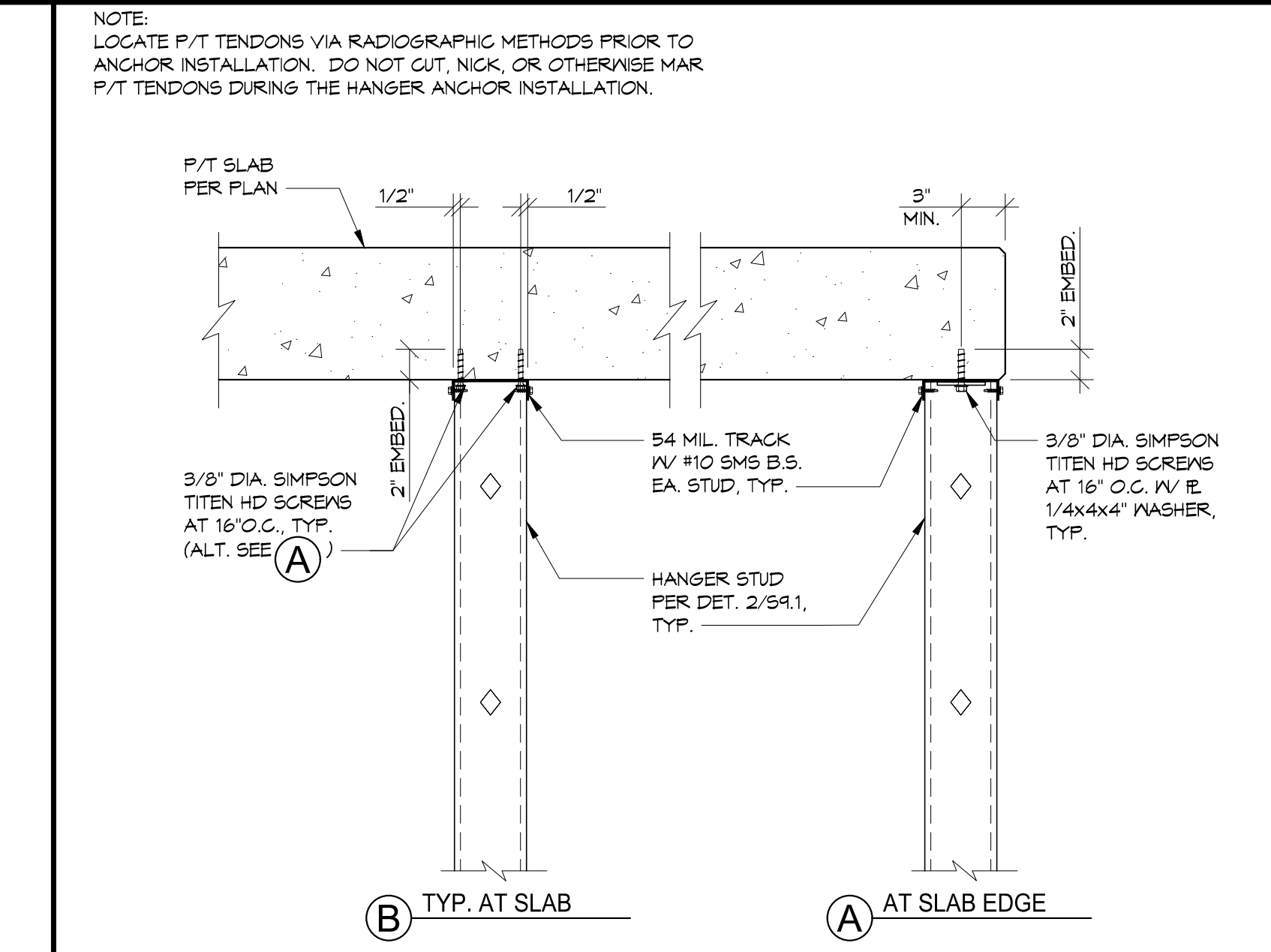
**14**



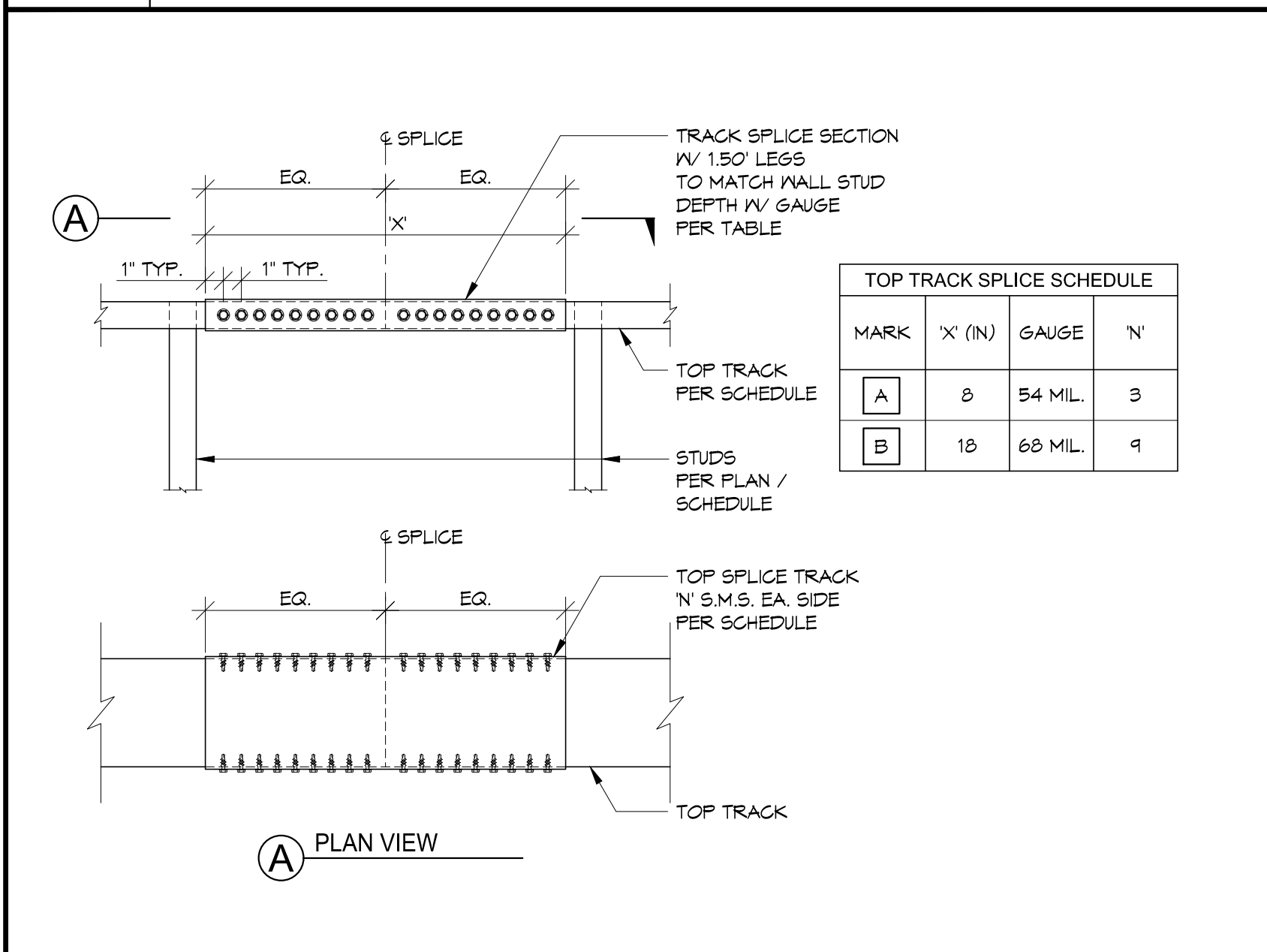
**10** TYP. HSS COL. IN METAL STUD WALL 1"x3'-0"



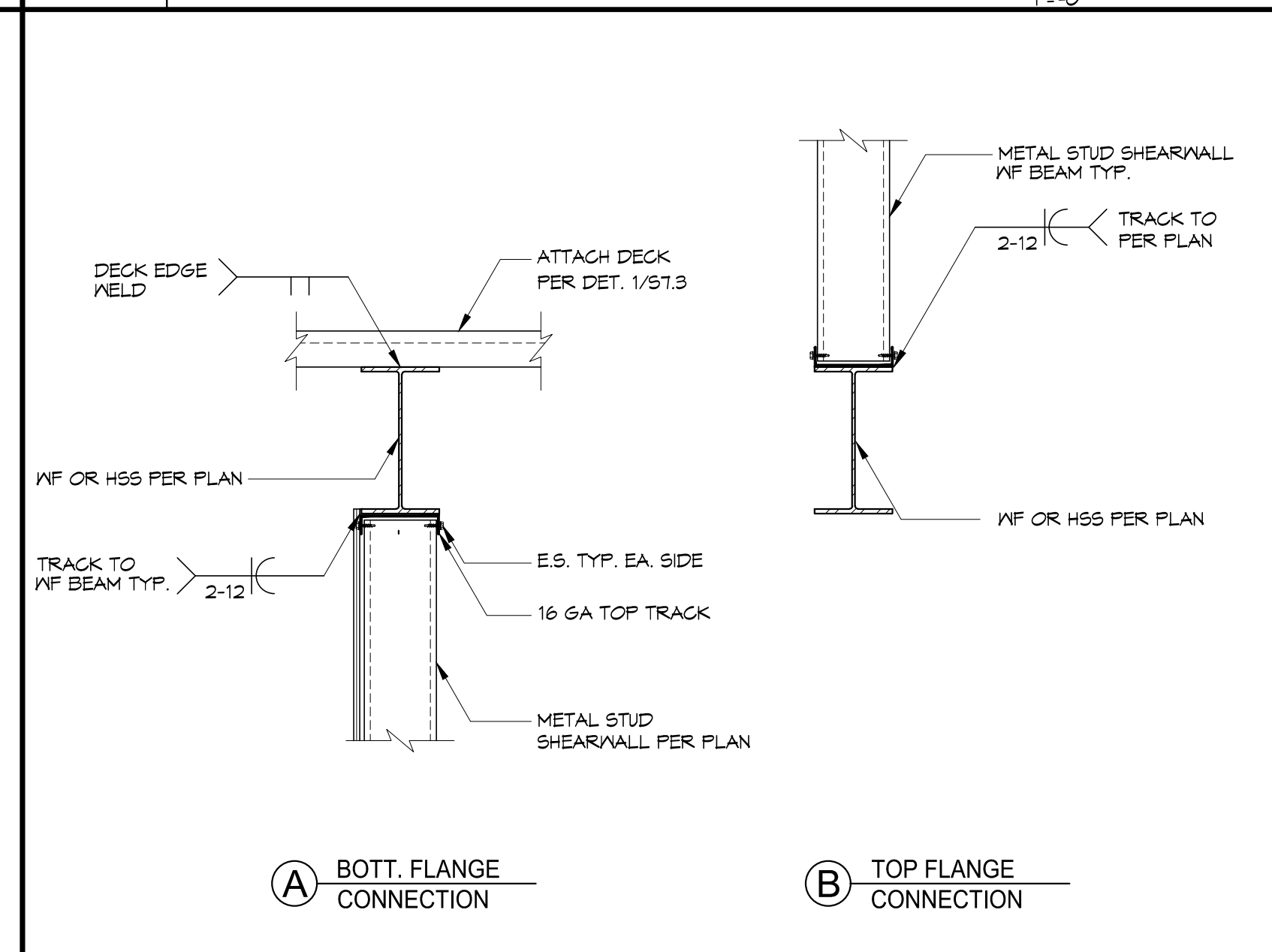
**6** SOFFIT VERTICAL HANGER TO FRAMING (CORNER ZONE) 1"x1'-0"



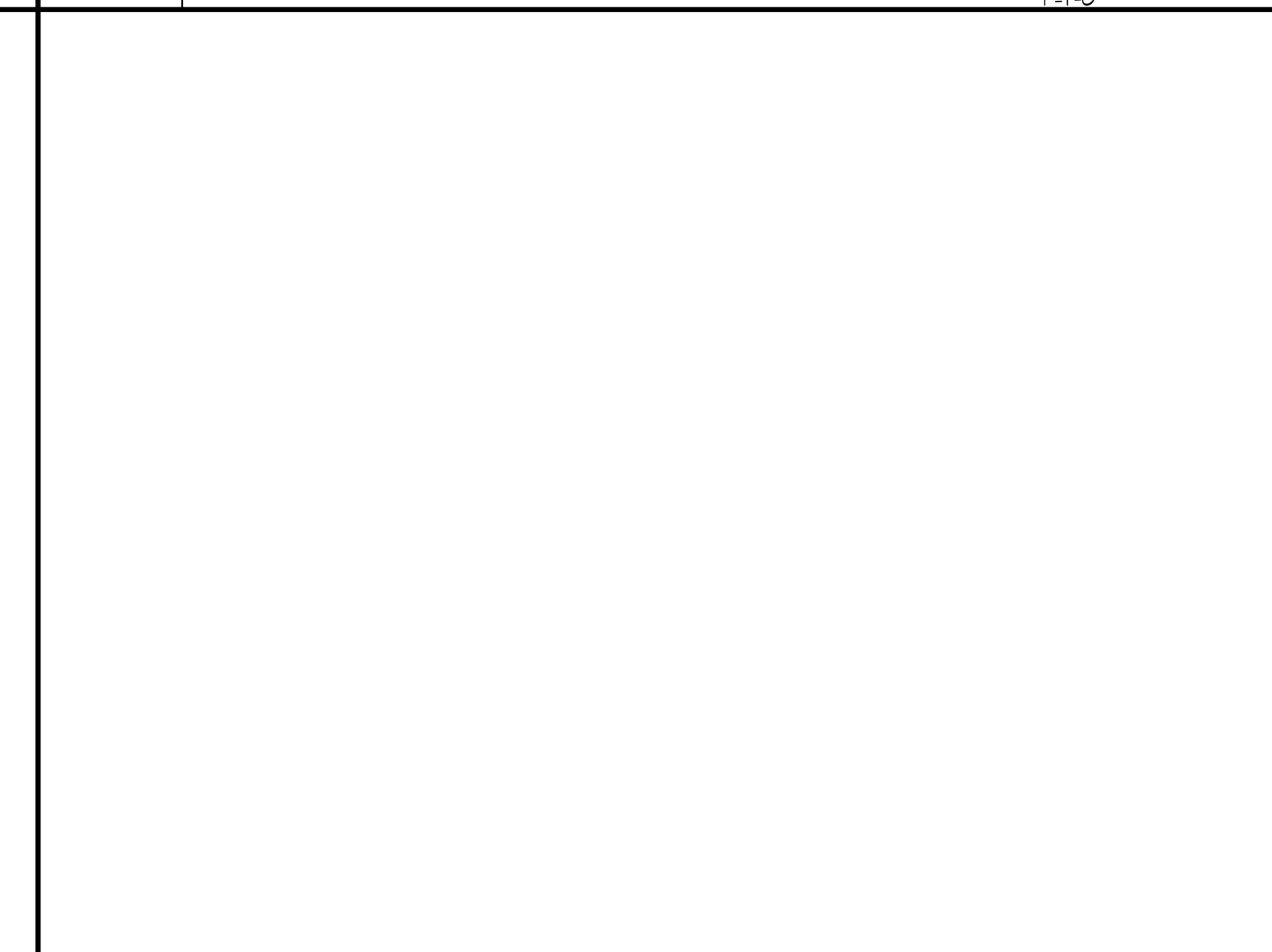
**2** SOFFIT HANGER CONNECTION DETAILS 1"x1'-0"



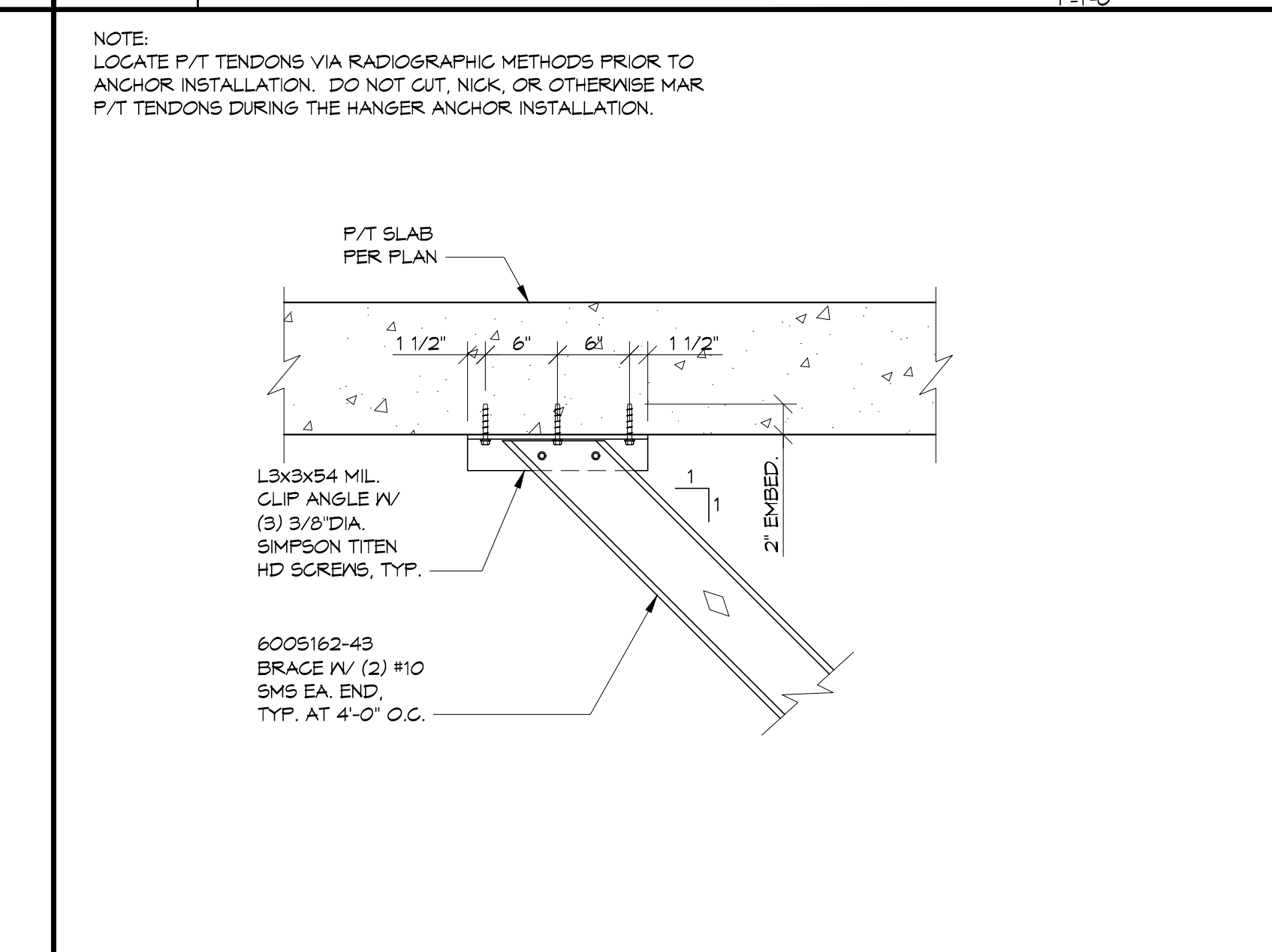
**15** TYPICAL TOP TRACK SPLICE DETAIL 1 1/2"x1'-0"



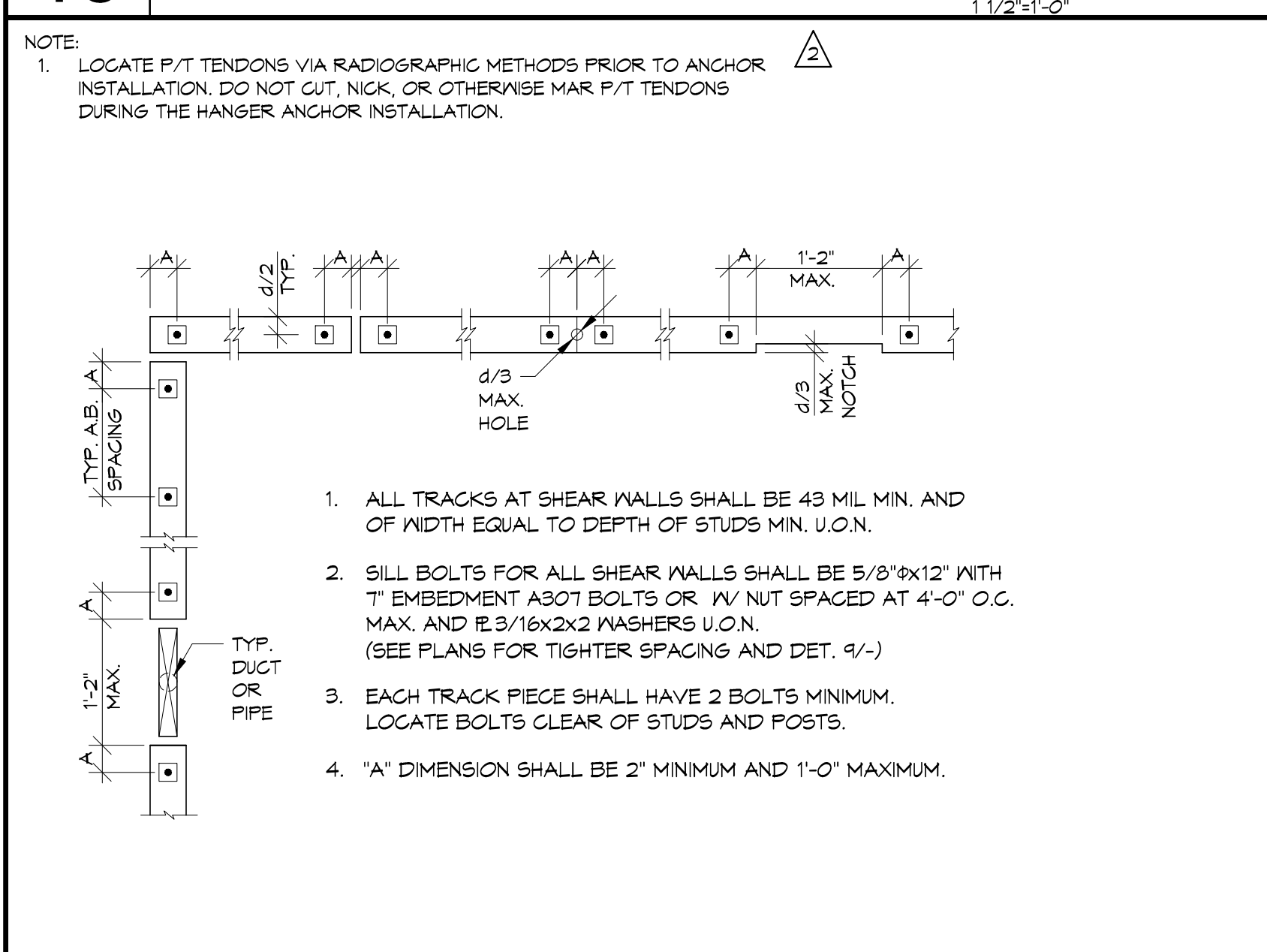
**11** TYPICAL SHEARWALL CONN. TO WF BEAM 1"x3'-0"



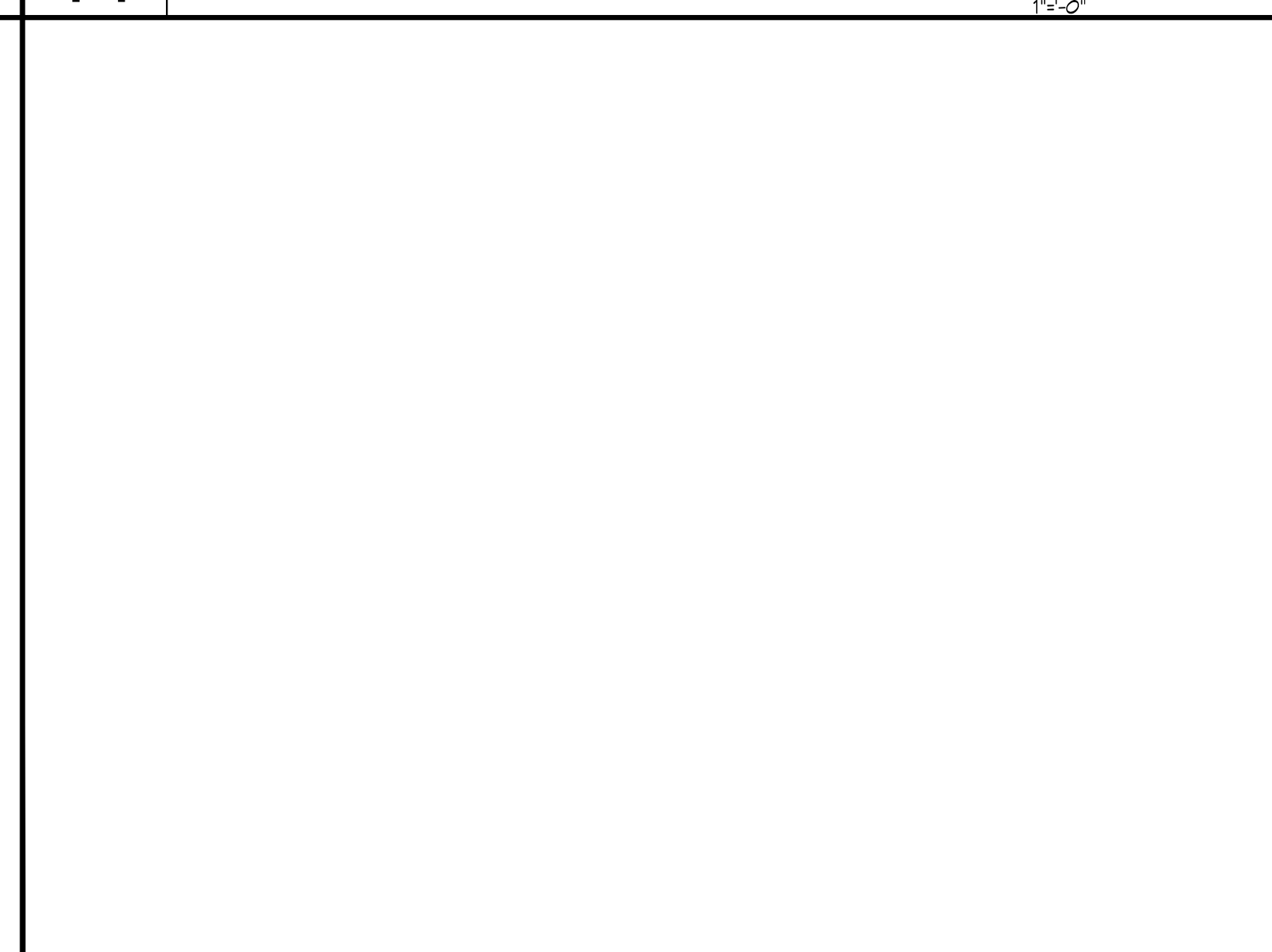
**7**



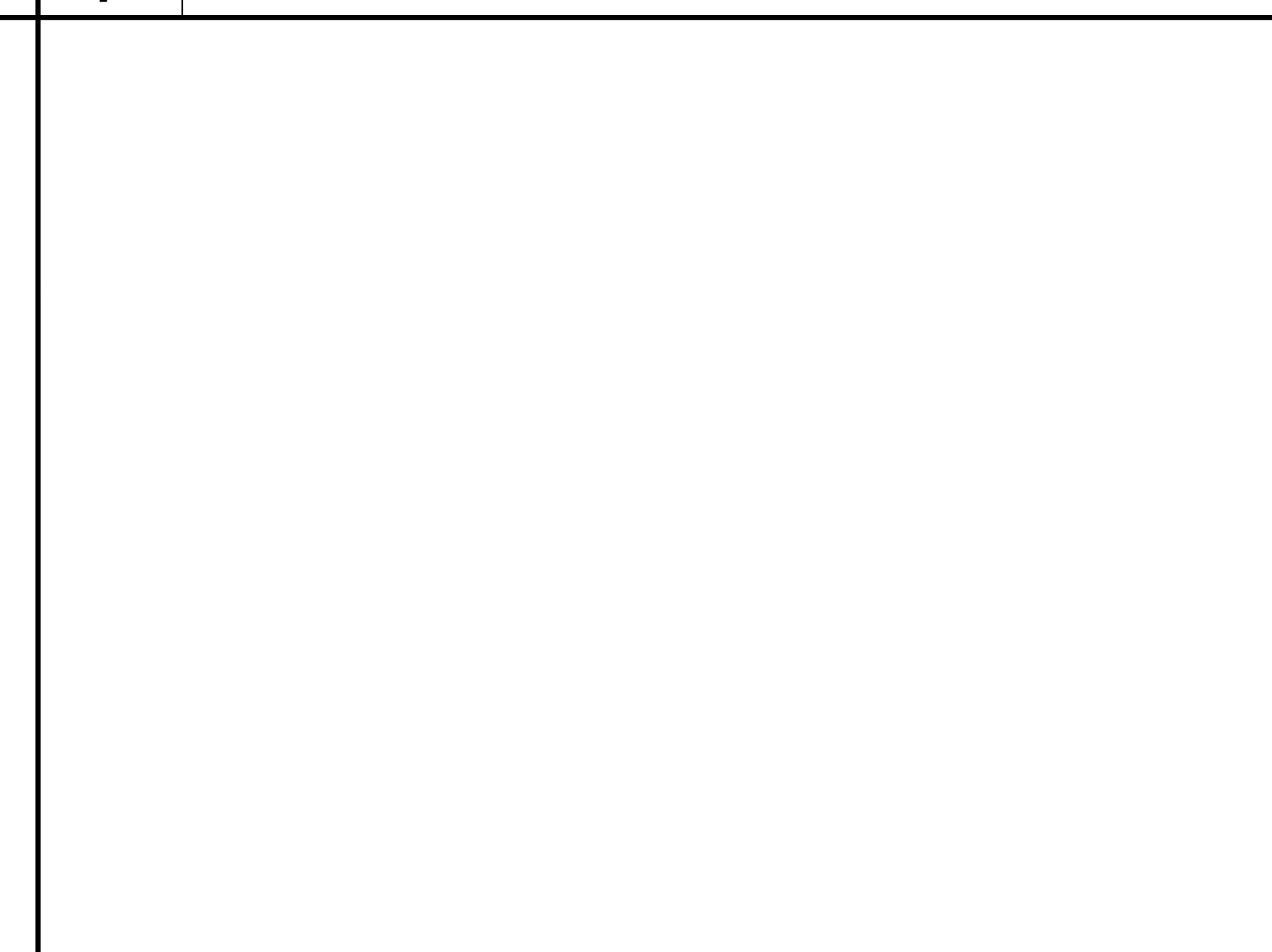
**3** KICKER BRACE TOP CONNECTION 1"x1'-0"



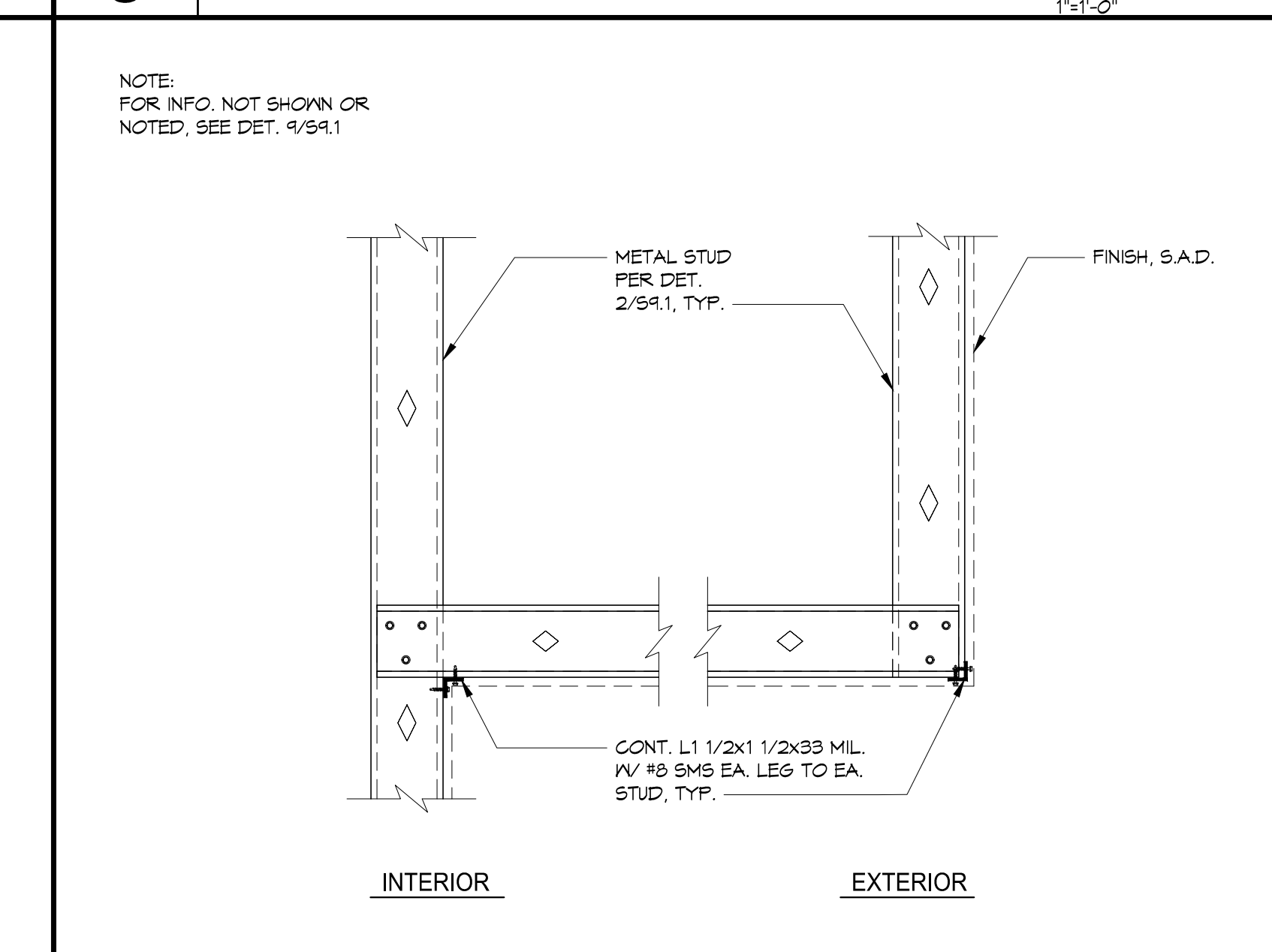
**16** ANCHOR BOLT AND TRACK REQUIREMENTS N.T.S.



**12**



**8**



**4** SOFFIT CORNER DETAIL 1"x1'-0"

**CIVIL ENGINEER**  
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**LANDSCAPE ARCHITECT**  
**PLURAL STUDIO**  
2742 17TH STREET  
SAN FRANCISCO, CA 94110

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**JOINT TRENCH/DRY UTILITY**  
**MILLENNIUM DESIGN**  
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ALAMO, CA 94507

**HOHBACH-LEWIN, INC.**  
STRUCTURAL & CIVIL ENGINEERS  
260 Sheridan Avenue, Suite 150  
Palo Alto, CA 94306  
(650) 817-6900



**COUNTY OF SANTA CLARA**  
**BUILDING INSPECTION OFFICE**  
**PLANS APPROVED FOR PERMIT**  
RECORD NO.: DEV22-1242  
By: M. Bloom Date: 07/28/2023  
HARD COPY OF THESE STAMPED PLANS MUST BE ON THE SITE FOR INSPECTIONS

ID	DATE	NAME
1	11/11/2022	PERMIT SET-CONV
A	12/16/2022	BID SET
B	03/20/2023	BID ADDENDUM
2	03/20/2023	PLAN CHECK RESPONSE 2
3	05/12/2023	PLAN CHECK RESPONSE 3

Project:

**EDUCATOR HOUSING**  
**231 GRANT AVENUE**

231 GRANT AVENUE  
PALO ALTO, CA 94306



**TYPICAL LIGHT GAUGE DETAILS**

JOB #: 1925  
SCALE: As indicated

**S9.2**

PLAN CHECK RESPONSE 2 | DATE: 03/20/2023

S:\2023\208 PM - J1450-14599-HS152-STRUC\CD\145158.DWG