PROJECT INFORMATION

OWNER



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PROJECT LOCATION

248 KIRK AVENUE. SAN JOSE, CA 95127

PROJECT DATA

APN: LOT AREA: OCCUPANCY: CONSTRUCTION TYPE: EXISTING USED: EXISTING BUILDING STORY **EXISTING LOT COVERAGE:** EXISTING BUILDING HEIGHT: PROPOSED NEW BUILDING HEIGHT: 19'-1"

599-39-117 0.953 ACRES. R-3 V-B COMMUNITY CENTER 2 STORY 6,536.5 SQ.FT. (15.3 %) 26-6"

SCOPE OF WORK

ADD 3486 SQFT COVER ROOF FOR SOLAR SYSTEM PV SYTEMS WILL BE DEFER SUBMITTAL

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ADMINISTRATIVE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 INTERNATIONAL PROPERTY MAINTENANCE CODE TITLE 24, PART 6, CALIFORNIA ENERGY CODE TITLE 24 HANDICAPPED ACCESSIBILITY REGULATIONS

SHEET INDEX

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GENERAL NOTES

1. DISCREPANCIES: DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL ELSE. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY PRIOR TO COMMENCING ANY WORK

- 2. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM: CALIFORNIA BUILDING CODE 2019 EDITION
- CALIFORNIA MECHANICAL CODE 2019 EDITION
- CALIFORNIA PLUMBING CODE 2019 EDITION CALIFORNIA ELECTRIC CODE 2019 EDITION
- ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

3. ALL ELECTRICAL, FIRE PROTECTION, MECHANICAL, PLUMBING AND STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EACH FIELDS APPLICABLE CODES AND STANDARDS.

4. CONSTRUCTION DRAWING NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

5. CONTRACTORS SHALL VERIFY LOCATION AND ACCEPTABILITY OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

6. WORK SHALL BE EXECUTED WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND OCCUPANTS OF ADJACENT AREAS. THE CONTRACTOR SHALL KEEP DIRT, DUST AND NOISE TO A MINIMUM AND PROVIDE DUST SHEETS AS REQUIRED AND DIRECTED. WORK SHALL BE SCHEDULED BY THE CONTRACTOR AND AGREED TO BY THE OWNER IN WRITING.

9. INSULATE ALL EXTERIOR WALLS WITH R-19 MIN. BATT INSULATION . AND CEILINGS WITH R-30 MIN. INSULATION, UNLESS NOTED OTHERWISE ON THESE PLANS AND DRAWINGS PER TITLE 24.

10. PRIOR TO INSPECTION OF ROOF SHEATHING. THE APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT ENGINEER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.

11. ROOF COVERAGE FIRE-RESISTANCE CLASS SHALL BE CLASS B.

LEGEND

STEEL STRONG WALL

WALL

248 KIRT AVENUE ADDITION

SITE PLAN NOTES

- 1. THE GENERAL CONTRACTOR (GC) SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO START WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS. THE GC. SHALL NOTIFY THE DESIGNER IMMEDIATELY.
 - 2. THE GC. AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS.
- 3. THE GC. SHALL VERIFY ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- 4. THE GC. AND ALL SUBS SHALL BE RESPONSIBLE FOR THE PROTECTION OF NEW AND EXISTING CONSTRUCTION FROM DAMAGE. ALL DAMAGED MATERIAL SHALL BE RESTORED/ REPAIRED TO ITS ORIGINAL CONDITION
- 5. THE GC. SHALL BE RESPONSIBLE FOR ALL ITEMS OF EQUIPMENT. FIXTURES AND MATERIALS NOT SPECIFIED HEREIN BUT NECESSARY FOR THE COMPLETION OF THE WORK AS INDICATED ON THESE DRAWINGS. THE GC SHALL SUBMIT CUT SHEET/SHOP DRAWINGS WHICH MEET THE QUALITY AND FUNCTION DESIRED.
- 6. THE ARCHITECT RESERVES THE RIGHT TO REJECT ALL MATERIALS AND WORK QUALITY WHICH ARE NOT IN CONFORMANCE WITH THE SPECIFIED STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIALS OR WORK OR QUALITY SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER OR DESIGNER.
- 7. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE AND AVAILABLE DURING INSPECTION ACTIVITY.
- 8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY LOCATING ALL PROPERTY LINES AND GRADES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- 9. THE BUILDING SITE SHALL BE CLEARED AND GRUBBED OF ALL STUMPS ROOTS OR OTHER FOREIGN MATTER TO A DEPTH OF 12 INCHES.
- 10. ALL FOOTINGS TRENCHES SHALL BE CLEANED AN GRUBBED OF ALL ROOTS.
- 11. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION OR MAXIMUM FIELD DENSITY. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. ALL FILL MATERIAL USED TO SUPPORT THE FOUNDATION SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SHALL HAVE NO MORE THAN MINOR AMOUNT OF ORGANIC SUBSTANCES AND HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MIN. DIMENSION GREATER THAN 8"
- ALL FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" WATER SHALL BE ADDED TO THE OPTIMUM LEVEL FOR THE REQUIRED COMPACTION AND DENSITY PER LAYER FILL AND COMPACTION SHALL MEET THE APPROVAL OF THE LOCAL **BUILDING DEPARTMENT**
- 12. ALL FINISH GRADES AROUND THE BUILDING SHALL BE SLOPPED TO DRAIN WATER AWAY FROM THE BUILDING.
- 13. PROVIDE A MINIMUM SLOPE OF 5% AWAY FROM THE BUILDING FOR THE ENTIRE SITE.
- 14. NO DRAINAGE ONTO ADJACENT PROPERTIES SHALL BE PERMITTED PROVIDE A MINIMUM OF 0.5% SLOPE FOR THE ENTIRE SITE
- 15. PROPERTY SHALL NOT RETAIN DRAINAGE WATER UNLESS PROVISIONS FOR SUCH ARE INDICATED ON THE DRAWINGS.
- 16. PROVIDE A CHEMICAL TOILET ON SITE PRIOR TO CALLING FOR THE FIRST INSPECTION.
- 17. INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM ½" STROKE. MOUNTED ON A CONTRASTING BLACK GROUND CLEARLY VISIBLE FROM THE STREET.
- 18. FINISH FLOOR TO BE ABOVE CROWN OF EXISTING STREET. PROVIDE A 2 PER CENT SLOPE AWAY FROM PROPOSED BUILDING FOR A MINIMUM OF 5 FEET.



DIMENSION NOTES:

DO NOT SCALE THESE DRAWINGS, ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS.

ALL DIMENSION ARE TO THE FACE OF THE STUD, UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS AND MANUFACTURERS INSTALLATION PROCEDURES PRIOR TO START OF ANY WORK.

DIMENSIONS REGARDING FRAMING ARE FROM FACE OF STUD TO FACE OF STUD.

DIMENSIONS NOTED 'CLEAR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND MUST BE PRECISELY MAINTAINED. DIMENSIONS REGARDING FURNITURE, FIXTURES AND/OR EQUIPMENT ARE 'CLEAR' DIMENSIONS.

DIMENSIONS NOTED 'V.I.F.' SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO THE START OF WORK BEING PERFORMED.

DIMENSIONS NOTED 'A.F.F.' ARE ABOVE FINISHED FLOOR. IN CARPETED AREAS. THE TOP OF THE CARPET IS CONSIDERED THE FINISH FLOOR.

DIMENSIONS IN THE PLAN PERTAINING TO DOORS AND WINDOWS ARE TO THE CENTER OF THE UNIT. ACCOMMODATIONS SHALL BE MADE FOR SHIMMING NECESSARY TO ENSURE THE UNIT IS SQUARE, LEVEL AND OPERATES PROPERLY.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT.17 U.S.C. AS AMENDED DECEMBER 1, 1990 AND KNOWN AS THE ARCHITECTURAL WORKS PROTECTION ACT OF 1990.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ASSOCIATE DESIGN PROFESSIONALS, ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF ASSOCIATE DESIGN PROFESSIONALS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ASSOCIATE DESIGN PROFESSIONALS SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

ABBREVIATIONS / DEFINITIONS:

	AND	(E.)	EXISTING/ EAST/	I.D.	INSID
	ANGLE	F 1	ENTRY/ EACH		INTER
ļ		E.J.		IN.	
ć				INSUL.	
,		ELEC. ELEV	ELECTRIC	INT. INV	
<u> </u>	PROPERTY LINE, PLATE		EMERGENCY	IINV.	
D		ENCI	ENCLOSURE		
.B.		F P		ΙΔΝΙ	ΙΔΝΙΤ
БV. /С		E.Q.	EQUAL/	JT	JOINT
,C			EQUIVALENT	JST.	JOIST
COUS	ACOUSTICAL	EQPT/			
D.	ARFA DRAIN	EQPM	EQUIPMENT	KIT.	KITCH
DH.	ADHESIVE	E.W.	EACH WAY		
DJ.	ADJUSTABLE	EXST.	EXISTING	L.	LOW/L
L.	ALUMINUM	EXH.	EXHAUST	L.A.	LAND
LT.	ALTERNATE	EXPO.	EXPOSED	LAB.	LABO
NOD.	ANODIZED	EXT.	EXTERIOR	LAM.	LAMIN
.P.	ACCESS PANEL	E.G.	EXISTING GRADE	LAV.	LAVA
PPX.	APPROXIMATELY	-		LBS.	POUN
PPV'D	APPROVED			LFA.	LOAD
RCH.	ARCHITECTURAL	F.A.		L.H.	
SB.	ASBESTOS	FAC.		LKR.	LOCK
55Y.	ASSEMBLY	F.0.0.			
010.	AUTOMATIC	FDN		LUIVI.	LOWIN
		F F	FIRE EXTINGUISHER	MAINIT	
D		F.E.C.	FIRE EXTINGUISHER CABINET	MAINT. MAS	MASO
D. Fl	BELOW	F.G.	FINISH GRADE	MAU.	MATE
ET.	BETWEEN	F.H.	FLAT HEAD	MAX	MAXIN
ITUM.	BITUMINOUS	FIN.	FINISH	M.B.	META
LDG.	BUILDING	FIX/FIXT	FIXTURE	M.C.	MEDIO
LK.	BLOCK	F.J.	FLOOR JOIST	MECH.	MECH
LK'G	BLOCKING	F.L.	FLOW LINE	MEMB.	MEME
М.	BEAM	FLASH.	FLASHING	MET/MTL.	META
.0.	BY OWNER/BY OTHERS	FLR.	FLOOR		MFR/N
OT.	BOTTOM	FLUOR.		M.H.	MAN F
R.	BEDROOM	F.U.C.		MIN.	MINIM
.VV.	BACK OF WALK/	EOE		MIR.	MIRRO
	BOT. OF WALL	FOS	FACE OF STUD/	MISC.	MISCE
	CADINET	1.0.0.	FACE OF STRUCUTRE	M.U. MOS	MOSA
AD. D		F.O.M.	FACE OF MASONRY	MTD	MOUN
.D. EM		FP.	FIREPLACE	MIII	MULT
G		F.S.	FLOOR SINK	MOL.	WOLL
HAN	CHANNEI	FT.	FOOT OR FEET	(N)	NFW
HG.	CHANGE	FTG.	FOOTING	N.	NORT
.1.	CAST IRON	FURR.	FURRING	NAT.	NATU
.J.	CONTROL JOINT/	FUT.	FUTURE	N.I.C.	NOT I
	CONST. JOINT	F.V.	FIELD VERIFY	N.G.	NATU
LG.	CEILING/ CEILING JOIST			NO.	NUMB
LKG.	CAULKING	~	041105	NOM.	NOMI
LR.	CLEAR	GA.		N.T.S.	NOT T
NTR.	COUNTER	GALV.		<u><u></u></u>	
ONC.		G.C.	GENERAL CONTRACTOR	0/.	OVER
OND.	CONDITION	GEN	GENERAL	U.A.	OVER
	CONTRACTOR/ CONTINOUS	G.F.I.	GROUND FAULT INTERRUPT	063.	
ORR		G.I.	GALVANIZED IRON	0.0.	
TSK	COUNTERSUNK	G.L.	GLASS	0.D.	DIMEN
TR.	CENTER	G.L.B.	GLU-LAM BEAM	O.F.D.	OVER
		GND.	GROUND	OFF.	OFFIC
BL.	DOUBLE	GR.	GRADE	OPNC.	OPEN
ECO.	DECORATIVE	GYP.	GYPSUM	OPP.	OPPO
EPT.	DEPARTMENT	G.P.	GRADE PLANE		
ET.	DETAIL			PERIM.	PERIN
.F.	DRINKING FOUNTAIN/	Н. Ц Р		PL.	PLATE
	DOUGLASS FIR	п.в.		P.LAM.	PLAS
IA.	DIAMETER	п.с. НD		PLAS.	PLAS
IAG.	DIAGONAL	HDR		PLUMB.	PLUM
IM.	DIMENSION			PLYWD	PLYW
IN.		HDWR	HARDWARE	PNI.	PAINT
п. с		H.M.	HOLLOW METAI	P.U.U.	
.J. SP	DRY STAND DIDE	HORIZ.	HORIZONTAL		
WG		HR.	HOUR	PSI	
		HT./HGT.	HEIGHT	, UL.	
		HVAC	HEATING VENTILATING/	PT.	POINT
			AIR COND.		



NOTICE TO BUILDER

IT IS THE INTENT OF THIS DESIGNER THAT THESE PLANS ARE ACCURATE AND ARE CLEAR ENOUGH FOR THE LICENSED PROFESSIONAL BUILDER TO CONSTRUCT THIS PROJECT. IN THE EVENT THAT SOMETHING IS UNCLEAR OR NEEDS CLARIFICATION, STOP AND CALL THE DESIGNER LISTED ON THE TITLE SHEET. IT IS THE RESPONSIBILITY OF THE LICENSED PROFESSIONAL TO FULLY REVIEW THESE DOCUMENTS BEFORE CONSTRUCTION BEGINS SO THAT THIS PROJECT IS CONSTRUCTED PROPERLY AND IF NEEDED TO MAKE CORRECTIONS BEFORE ANY WORK BEGINS.



PROJECT LOCATION

	R.A.
DE DIAMETER/ RIOR DESIGNER	RAD.
	R.D. R.D.I
LATION	RECPT.
RIOR	RECT.
RT/	REF.
RIED	REFR/ R/F
TOR	REG. REINE
Т	REQ'D.
Т	RESIL.
	RET.
HEN	RM.
/I INFN	R.R.
DSCAPED AREA	RWD.
DRATORY	
NATE	S.
ATORY	S.A.
	5.C. S.C.D
HAND	SCHED.
KER	S.D.
Т	
NOUS	SEC.
	SEL. SH
ONRY	SHT.
ERIAL	SHT'G.
МОМ	SIM.
AL BOLT	SIMP.
	S.J.
BRANE	5.5. S.SK
AL	STA.
MFGR MANUFACTURER	STD.
HOLE	STL.
	STOR.
	SUSP
ONRY OPENING	SYM.
AIC	т.
NTED	T.C.
LION	T.CL.
	IEL. TEMD
TH	TER.
JRAL	T.D.
IN CONTRACT	T.&G.
	THK.
INAI	Т.Р. Т.П
TO SCALE	T.O.S.
	TRANS.
2	T.S.
RALL	T.W.
ENTER	TYP.
SIDE DIAMETER/	U
NSION	U.B.C. II G
RFLOW DRAIN	U.L.
	UNF.
OSITE	U.N.O.
	UK.
METER	V.
	VENT.
	VERT. VER
/BING	V.T.R.
VOOD	W
	W/.
T OF CONNECTION	WD.
JECTION	W.H.
ALLEL STRAND	W.L
NATE	WP.

RETURN AIR RADIUS ROOF DRAIN ROOF DRAIN LEADER RECEPTACLE RECTANGULAR REFERENCE R/ R/F REFRIGERATOR REGISTER REINFORCEMENT REQUIRED RESILIENT' RETAIN(ING), RETURN ROOM ROUGH OPENING ROOF RAFTER REDWOOD SOUTH SUPPLY AIR SOLID CORE SEAT COVER DISPENSER SCHEDULE SUB DRAIN/ SOAP DISPENSER SECTION SELECTED SHELF SHEET SHEATHING SIMILAR SIMPSON SOFFIT JOIST STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL TRFAD TOP OF CURE TIME CLOCK TELEPHONE TEMPERED TERRAZZO TOP OF FENCE TONGUE AND GROOVE THICK TOP OF PAVING TOP OF PLATE TOP OF STRUCTURE/SLAB TRANSFORMER TOP OF STEP TOP OF WALL TYPICAL UNDER UNIFORM BUILDING CODE UNDERGROUND UNDERWRITER'S LABORATORY UNFINISHED UNLESS NOTED OTHERWISE URINAL VERTICAL VENTILATING VERTICAL VFRIFY VENT THROUGH ROOF WEST, WIDE, WIDTH WITH WOOD WATER HEATER WATER CLOSET WROUGHT IRON WATERPROOF W.W.M. WELDED WIRE MESH

secure

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LA SALLE **COMMUNITY CENTER** ADDITION 248 KIRK AVENUE. **SAN JOSE, CA 95127**

REVISIONS

PROGRESS SET

04-12-2022

TITLE SHEET

MK

ΗN

1ST BUILDING SUBMITTAL JOB NO. 2022.06 DRAWN CHECK

SHEET

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REVISIONS

PROGRESS SET

04-12-2022

PROPOSED FLOOR & ROOF PLAN

MK

ΗN

1ST BUILDING SUBMITTAL JOB NO. 2022.06 DRAWN CHECK

SHEET

A.3











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LA SALLE COMMUNITY CENTER ADDITION 248 KIRK AVENUE. SAN JOSE, CA 95127

REVISIONS

PROGRESS SET

04-12-2022

PROPOSED
SECTIONS

1ST BUILDING SUBMITTAL	
JOB NO.	2022.06
DRAWN	MK
CHECK	HN

A.5

SHEET



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LA SALLE **COMMUNITY CENTER** ADDITION 248 KIRK AVENUE. SAN JOSE, CA 95127

ELECTRICAL NOTES:

210-52)

1. ALL RECEPTACLES TO BE INSTALLED MINIMUM PER CEC EVEN IF NOT SHOWN (C.E.C

2. PROVIDE STEEL ELECTRICAL BOX IN FIRE-RESISTIVE CEILING AND WALL SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE RESISTIVE WALLS BY A MIN 24" HORIZONTALLY BOX AREA SHALL NOT EXCEED 16 SQ IN. AS PER U.B.S 709.7

3. ALL 125 VOLT, SINGLE-PHASE RECEPTACLE OUTLETS SHALL HAVE GROUND-FAULT CIRCUIT PROTECTION .

4. EXTERIOR LIGHTING TO BE PROVIDED WITH MOTION AND PHOTO SENSORS.

5. FOR ALL RECEPTACLES, SWITCHES, DISCONNECTS AND SIMILAR DEVICES, MEASURE FROM THE FINISHED FLOOR: MINIMUM HEIGHT: 15 INCHES FROM FLOOR TO THE BOTTOM OF THE OUTLET BOX

MAXIMUM HEIGHT: 48 INCHES FROM FLOOR TO THE TOP OF THE OUTLET BOX.

6. GFCI PROTECTION MUST BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

7. EXTERIOR RECEPTACLES, ELECTRICAL DEVICES AND THEIR COVER PLATES MUST BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. WHEN EXPOSED TO RAIN OR WATER CONDITIONS, ELECTRICAL DEVICES MUST BE LISTED FOR "WET-LOCATION."

8. SWITCHES SERVING LIGHT FIXTURES REQUIRE A NEUTRAL CONDUCTOR TO BE BROUGHT THE OUTLET BOX.

9. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY VACANCY SENSOR

10. OUTDOOR LIGHTING SHALL BE CONTROLLED BY: MANUAL ON/OFF SWITCH; AND

 CONTROLLED BY PHOTOCELL AND MOTION SENSOR OR PHOTO CONTROL TIME SWITCH CONTROL/ASTRONOMICAL TIME CLOCK/ENERGY MANAGEMENT CONTROLS SYSTEM

11. ALL NEW 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT RECEPTACLES (2016 CEC 406.12).

ELECTRICAL SYMBOL LIST

H.E FLUORESCENT LIGHTING FIXTURE

DOUBLE POLE TOGGLE SWITCH, +48", 8" ABOVE COUNTER

110V DUPLEX RECEPTACLE U.O.N., 15" ABOVE FLOOR, U.O.N.

GFCI INDICATED DEVICE/ RECEPTACLE HAS GFCI PROTECTION

W.P ABBREVIATION FOR "WEATHER PROOFED"

SHEET	1ST BUILDING SUBMITTAL
2022.06	JOB NO.
MK /	DRAWN
HN	CHECK

REVISIONS

PROGRESS SET

04-12-2022

PROPOSED

ELECTRICAL PLAN

A.6

GENERAL INFORMATION

- 1. DESIGN TO CONFORM TO THE 2019 CBC CALIFORNIA BUILDING CODE, CRC, CMC, CPC, CEC, AND 2019 CALIFORNIA GREEN BUILDING STANDARDS.
- 2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE PROJECT ENGINNER (OR THE ENGINEER OF RECORD) IMMEDIATELY.
- 3. IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.
- 4. PROJECT ENGINEERING ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS, OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
- 5. THIS BUILDING SHALL CONFORM TO THE REQUIREMENTS OF TITLE-24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND COMPLY WITH REGULATIONS AS SET FORTH BY THE ENERGY COMMISSION. SEE A COMPANYING COMPLIANCE DOC.
- 6. U.O.N DENOTES UNLESS OTHERWISE NOTED. 7. THE RETAINING WALL AND FOUNDATION DESIGN IS ONE WHICH IS BASED UPON STABLE, DRY, NON-EXPANSIVE / NON-FILL TYPE MATERIAL. ANY CONDITION WHICH DEVIATES FROM THIS, BY OBSERVATION, THE CONTRACTOR SHALL REQUIRE THAT THE SOIL BE EVALUATED FOR SOIL STRENGTH, INCLUDING THE EFFECTS OF MOISTURE VARIATION, SOIL BEARING CAPACITY, COMPRESSIBILITY, LIQUEFACTION AND EXPANSIVENESS.
- 8. HARDWARES WHEN IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD: ANCHORS AND FASTENERS USING HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICONE BRONZE OR COPPER METAL OR COATING ARE RECOMMENDED BY IBC SECTION 2304.9.5 AND/OR AS RECOMMENDED BY TREATED WOOD MANUFACTURED.

GENERAL STRUCTURAL

- 1. HORIZONTAL FRAMING SHALL BE DOUG. FIR #2 OR BETTER UNLESS OTHERWISE NOTED (U.O.N.)
- 2. ALL POST SHALL BE DOUG. FIR #1 U.O.N.
- 3. 6x BEAM AND LARGER SHALL BE DOUG. FIR #1 UNLESS OTHERWISE NOTED.
- 4. SIMPLE SPAN GLU-LAM BEAMS SHALL BE 24F-V4 DF/DF.
- 5. CANTILEVERED GLU-LAM BEAMS SHALL BE 24F-V8 DF/DF
- 6. HARDWARE IS TO BE 'SIMPSON STRONG-TIE" OR EQUAL. 7. HEADERS ARE TO BE 4 x 12 DF #2 FOR 2x4 FRAMED WALLS AND 6x12 DF #1 FOR 2x6 FRAMED WALLS UNLESS OTHERWISE NOTED. SUPPORT EACH HEADER WITH DOUBLE TRIMMER STUDS WHERE OPENINGS ARE 6'-0" WIDE OR WIDER.
- 8. PROVIDE FULL BEARING SUPPORT FOR ALL BEAMS i.e. 4x BEAMS ARE TO BE SUPPORTED BY 2-2x OR 4x POSTS i.e. 6x AND 8x BEAMS ARE TO BE SUPPORTED BY 6x AND 8x POSTS RESPECTIVELY. 9. PROVIDE POSITIVE TYPE POST BEAM CONNECTION i.e. CC. BC. AC.
- PC, L, T etc. 10.WHERE MULTIPLE 2x JOISTS ARE STITCHED TOGETHER FOR 2 OR 3 - USE (2) 16d's AT 12" o.c. FOR 4 OR MORE USE (2) 1/2" DIA. THROUGH BOLTS WITH WASHER AT 24" o.c.
- 11.MINIMUM NAILING (FASTENER SCHEDULE) REQUIREMENTS SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE.
- 12. JOINTS IN DOUBLE TOP PLATES OF STUD BEARING WALLS SHALL OCCUR AT THE CENTER LINE OF SUPPORTING STUD.
- 13.ALL TOP PLATE SPLICES OF STUD WALLS SHALL BE A MINIMUM OF 48" LONG WITH (8) 16d's EACH SIDE OF EACH SPLICE. ALL INTERSECTING WALLS NOT AT 90 DEGREES WITH RESPECT TO EACH OTHER SHALL BE STRAPPED TOGETHER WITH "SIMP" ST22 STRAPS U.O.N. ALL STRAPS ARE TO BE CENTERED ON SPLICE.
- 14.ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.
- 15.FOUNDATION CRIPPLE STUDS SHALL BE 2x6 DF AT 16" o.c. WITH A MINIMUM LENGTH OF 14" SHALL BE SHEATHED WITH PLYWOOD OR SOLID BLOCKED.
- 16.NOTCHNG OF EXTERIOR BEARING, NON-BEARING STUD WALLS AND TOP PLATES SHALL BE NO MORE THAN 25% OF STUD / PLATE WIDTH. BORED HOLES IN STUDS AND TOP PLATES SHALL BE NO MORE THAN 40% OF THE STUD WIDTH IN BEARING WALLS AND 60% IN NON-BEARING WALLS.
- 17.FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID-HEIGHT OF WALLS OVER 10 FEET IN HEIGHT.
- 18.MINIMUM CLEARANCE BETWEEN BOTTOM OF FLOOR JOIST AND THE GROUND SURFACE SHALL BE 18" MINIMUM. MINIMUM CLEARANCE FOR GIRDERS TO GROUND SURFACE SHALL BE 12" MINIMUM.
- 19.BEARING AND EXTERIOR WALL STUDS TO BE CAPPED WITH DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48". PROVIDE BLOCKING BETWEEN ALL FLOOR JOISTS, TRUSSES,
- AND RAFTERS AT ALL BEARING WALLS, GIRDERS, HEADERS, AND BEAMS. 21. ALL STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE
- CONTENT OF 19% AT THE TIME OF FABRICATION OR CONSTRUCTION.
- 22. GLU-LAMINATED BEAM INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPECTORS PER CBC 1704.6.
- 23. ALL FABRICATION SHALL BE PERFORMED IN AN APPROVED FABRICATORS SHOP IN ACCORDANCE WITH CBC 1703.
- 24. DEFERRED SUBMITTALS, INCLUDING ROOF TRUSS CALCULATIONS WHERE OCCURS, SHALL BE SUBMITTED TO DESIGN / PROJECT ENGINEER FOR REVIEW PRIOR TO START CONSTRUCTION.
- 25. PSL DENOTES 2.0E DF PARALLAM AS MANUFACTURED BY "TRUS- JOIST" CORP.
- LVL DENOTES 1.8E DF MICRO-LAM AS MANUFACTURED BY "TRUS-JOIST" CORP.
- 26. PROVIDE SQUASH BLOCKS IN CAVITY UNDER POSTS SUPPORTING BEAMS ABOVE. MATCH POSTS WIDTH IN FLOOR CAVITY AND PROVIDE THE SAME SIZE AND TYPE OF POSTS (AS POST ABOVE) DOWN TO FOUNDATION.

ROOF FRAMING

- 1. ROOF SHEATHING:
- 1/2" STANDARD (5-PLY), CDX, PLYWOOD, APA #32/16 MIN. NAILED TO FRAMING WITH 8d NAILS AT 6" o.c. EDGES AND BOUNDARY NAILING (E.N.) AND 12" o.c. FIELD NAILING (F.N.) UNLESS OTHERWISE NOTED. STAGGER ALL END JOINTS AND RUN PLYWOOD PERPENDICULAR TO THE DIRECTION OF THE FRIAMING WITH PANEL CLIPS AT ALL PLYWOOD EDGES.
- 2. SYMBOL INDICATES ROOF SUPPORT. USE 2-2x4 ROOF BRACES WHERE BRACE LENGTH IS LESS THAN 72". USE 2-2x6 ROOF BRACES WHERE BRACES LENGTH EXCEED 72"
- 3. TRUSS DESIGN BY TRUSS MANUFACTURER (WHERE APPLICABLE). NOTE: TJI, MICRO-LAM, AND PARALLAM ARE TRADE MARK NAMES OF "TRUS-JOIST" CORP.
- 4. PROVIDE EDGE NAILING TO ALL BLOCKING OR RIM JOISTS. CONNECT ALL BLOCKING OR RIM JOISTS WHICH OCCUR IN SHEAR WALL LINES, TO TOP PLATES WITH "SIMPSON STRONG-TIE" A35 FRAMING CLIPS AT 48" o.c. UNLESS OTHERWISE NOTED.
- 5. PROVIDE CONTINUOUS BLOCKING OVER ALL BEARING WALLS, SHEAR WALLS, BEAMS, AND HEADERS.
- 6. NO PLYWOOD SHALL BE LESS THAN 12" IN ITS LEAST DIMENSION. 7. USE 5/8" THICK GYPSUM BOARD (SHEET ROCK) WHERE WOOD FRAMING IS SPACED AT 24" o.c. ATTATCHED TO FRAMING WITH GYP. BOARD SCREWS AT 10" o.c. MAX. SCREWS SHALL BE LONG ENOUGH TO PENETRATE INTO THE WOOD FRAMING A MINIMUM OF 3/4". STAGGER ALL END JOINTS AND RUN THE GYP. BOARD PERPENDICULAR TO THE DIRECTION OF THE FRAMING.
- 8. PROVIDE FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED PER CODE.
- 9. LEAVE 1/8" SPACE AT ALL PANEL EDGE AND END JOINTS. UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER.
- 10.COVER SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT FOR EXTRA PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION.
- 11.PROVIDE PANEL CLIP OR TONGUE AND GROOVE EDGES IF REQUIRED.

FLOOR FRAMING

- 1. FLOOR SHEATHING:
- 3/4" STANDARD T&G PLYWWOOD , APA #48/24 MIN. GLUE AND NAILED TO FRAMING WITH 8d NAILS AT 6" o.c. EDGE AND BOUNDARY NAILING (E.N.) AND 10" o.c. FIELD NAILING (F.N.) UNLESS OTHERWISE NOTED. STAGGER ALL END JOINTS AND RUN PLYWOOD PERPENDICULAR TO THE DIRECTION OF THE FRAMING. (NOTE: 8d RING SHANKS ARE RECOMMENDED IN LIEU OF 8d NAILS.)
- 2. TRUSS DESIGN BY TRUSS MANUFACTURER (WHERE APPLICABLE). NOTE: TJI, MICRO-LAM, AND PARALLAM ARE TRADE MARK NAMES OF "TRUS-JOIST" CORP.
- 3. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITION WALLS. 4. PROVIDE EDGE NAILING TO ALL BLOCKING OR RIM
- JOISTS. CONNECT ALL BLOCKING OR RIM JOISTS WHICH OCCUR IN SHEAR WALL LINES, TO TOP PLATES WITH "SIMPSON STRONG-TIE" A35 FRAMING CLIPS AT 32" o.c. UNLESS OTHERWISE NOTED.
- 5. PROVIDE CONTINUOUS BLOCKING OVER ALL BEARING WALLS, SHEAR WALLS, BEAMS, AND HEADERS.
- 6. CARRY UPPER LEVEL POSTS INTO LOWER LEVELS AND PROVIDE SOLID BLOCKING UNDER ALL POSTS IN FLOORS.
- 7. NO PLYWOOD SHALL BE LESS THAN 12" IN ITS LEAST DIMENSION. 8. USE 5/8" THICK GYPSUM BOARD (SHEET ROCK) WHERE WOOD
- FRAMING IS SPACED AT 24" o.c. ATTATCHED TO FRAMING WITH GYP. BOARD SCREWS AT 10" o.c. MAX. SCREWS SHALL BE LONG ENOUGH TO PENETRATE INTO THE WOOD FRAMING A MINIMUM OF 3/4". STAGGER ALL END JOINTS AND RUN THE GYP. BOARD PERPENDICULAR TO THE DIRECTION OF THE FRAMING.

SHEET METAL AND FLASHING

- 1. FLASH ALL EXTERIOR OPENINGS.
- 2. FLASH AND COUNTERFLASH ALL ROOFS TO WALL CONDITIONS. 3. G.I. FLASH AND CAULK WOOD BEAMS. OUTRIGGERS AND
- PROJECTIONS FROM EXTERIOR WALL AND ROOF SURFACES.

WORKMANSHIP

1. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY OF WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PRACTICES OR SPECIFIED HEREIN OR AS PER THE CURRENT UNIFORM BUILDING CODE.

SIMPSON STRONG WALLS

- SIMPSON STRONG WALLS ARE SPECIFIED ON THE PLANS BY THE MODEL SET UP. ALL INSTALLATION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ICC-ES **EVALUATION REPORT ESR-1679**
- 2. SIMPSON STRONG-WALL CONCRETE TEMPLATES MUST BE USED FOR ALL SIMPSON STRONG-WALL INSTALLATIONS AND MUST BE INSTALLED PRIOR TO FOUNDATION INSPECTIONS.

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FOUNDATION

1. FOUNDATIONS ARE TO BE DESIGNED FOR A 1500 POUNDS PER SQUARE FOOT ALLOW SOIL BEARING PRESSURE UNLESS OTHERWISE NOTED.

2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 2500 psi (5 SACKS OF CEMENT PER CUBIC YARD, 4" MAXIMUM SLUMP, ¾" MAXIMUM AGGREGATE SIZE.)

3. ALL CEMENT USED SHALL CONFORM TO ASTM C-150.

4. REINF. STEEL TO CONFORM TO ASTM A615-40 GRADE 40 MINIMUM. 5. HORIZONTAL OR VERTICAL REINFORCEMENT NOTED "CONT." SHALL HAVE A MINIMUM SPICE EQUAL TO 30 BAR DIAMETERS IN CONCRETE.

6. STAGGER ALL ADJACENT REINFORCEMENT SPLICES 48" MINIMUM 7. NO. 5 OR LARGER REINFORCEMENT STEEL SHALL NOT BE REBENT

8. USE 4" CONC. SLAB WITH 6 x 6 - #10 / #10 W.W.M. OVER 2" OF CLEAN DAMP SAND OVER 6 MIL VAPOR BARRIER OVER 4" CRUSHED ROCK OVER COMPACTED SUBGRADE AT LIVING SPACES. USE 4" CONCRETE SLAB

WITH 6 x 6 - #10 / #10 W.W.M. OVER 4" CRUSHED ROCK OVER COMPACTED SUBGRADE OF OTHER SLAB AREAS. INSTALL SLAB REINFORCEMENT AT CENTER LINE OF CROSS SECTIONAL AREA OF SLAB - TYPICAL.

9. CONTINUOUS CONCRETE FOOTING SHALL BE 1'-3" WIDE BY 2'-6" MINIMUM BELOW NATURAL GRADE. REINF. WITH (1) #4 HORIZONTAL BAR AND AT 4" CLEAR FROM TOP WITH (1) #4 HORIZ. AT BAR AND AT 3" CLEAR FROM EARTH UNLESS OTHERWISE NOTED. PROVIDE #4 VERTICAL REINFORCEMENT BARS AT 16"o.c. WHEN STEM WALL HEIGHT EXCEEDS 36". MEASURED FROM TOP OF FOOTING, OR WHERE CONSTRUCTION JOINTS OCCUR.

10. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A 5/8" DIA. x 10" ANCHOR BOLTS UNLESS OTHERWISE. BOLTS SHALL BE EMBEDDED 7" INTO REINFORCED CONCRETE OR MASONRY AND SHALL BE SPACED NOT MORE THAN 6 FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE.

11.ALL WOOD BEARING ON CONCRETE OR MASONRY, OR WITHIN FROM 6" FROM THE GROUND SURFACE, SHALL BE PRESSURE TREATED DOUG FIR.

12.SAWCUT ALL SLABS WITH 1" DEEP CRACK CONTROL JOINTS AT INTERVALS NOT TO EXCEED 30" o.c. EACH WAY. SAWCUT SHALL OCCUR 16 TO 20 HOURS AFTER POUR.

13.REMOVE ALL TREES AND PLANTS, INCLUDING ALL ROOTS, WITHIN 5' FROM FOUNDATION.

14.FINISH GRADE SHALL SLOPE AT 5% MINIMUM AWAY FROM ALL STRUCTURES FOR A MINIMUM OF 10'. 2% AT IMPERVIOUS SUFACE. 15.PROVIDE UNDER FLOOR VENTILIATION NOT LESS THAN 1/150 SQUARE FEET OF THE TOTAL UNDER FLOOR AREA.

16.PROVIDE A MINIMUM OF AN 18" X 24" FOUNDATION ACCESS TO ALL UNDER FLOOR AREAS.

17.CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. 18.PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES OR OTHER APPROVED METHOD, BUT MAY NOT BE EMBEDED THEREIN.

19.BOTTOM OF ALL FOOTING TRENCHES SHALL BE CLEAN AND LEVEL.

ALL ANCHOR BOLTS SHALL BE 5/8" DIA UNLESS OTHERWISE NOTED.

21. SEISMIC DESIGN CATEGORY D, E, F: ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF A 3" X 3" X 0.229" THICK PLATE WASHER PER IBC 2305.3.11.

22. WHERE ANCHOR BOLTS HAVE NOT BEEN PROPERLY LOCATED USE SIMPSON TITEN HD BOLTS, OF THE SAME DIAMETER AS ANCHOR BOLTS, WITH 7" MIN EMBEDMENT INTO CONCRETE. INSTALL PER MANUFACTURE'S RECOMMENDATIONS. 23. HOLDOWN ANCHORS MUST BE TIE IN PLACE PRIOR TO FOUNDATION INSPECTION.

BOLTING NOTES

1. HOLES FOR THROUGH BOLTS SHALL BE DRILLED 1/16" OVERSIZE. 2. HOLES FOR LAG BOLTS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK. THE REST SHALL BE NO LARGER THAN THE ROOT OF THE THREAD.

3. LAG BOLTS SHALL SCREWED (NOT DRIVEN) INTO PLACE. 4. ALL NUTS AND BOLTS SHALL BE PROVIDED WITH FLAT OR MALLEABLE WASHERS WHERE BEARING AGAINST WOOD. 5. ALL BOLTS AND LAG BOLTS SHALL BE RE-TIGHTENED UPON INSTALLATION AND RE-TIGHTEN BEFORE CLOSING IN OR AT THE

COMPLETION OF THE JOB.

6. ALL BOLTS SHALL BE ASTM A-307 MINIMUM UNLESS OTHERWISE NOTED. BOLTS HALL BE NEW AND WITHOUT EXCESSIVE RUST. ALL BOLTS SHALL BE EMBEDED INTO CONCRETE 7" MIN.

CONCRETE

ALL CONCRETE MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE ACI 318-14 CODE AND SPECIFICATION AND APPLICABLE CALIFORNIA BUILDING CODES.

CONCRETE MIXES SHALL BE DESIGNED BY A RECOGNIZED TESTING LABORATORY AND SHALL BE STAMPED AND SIGNED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER.

THE CONCRETE SUPPLIER SHALL BEAR THE RESPONSIBILITY THAT THE MIX DESIGN WILL ATTAIN THE REQUIRED SPECIFIED STRENGTH AND SHRINKAGE CHARACTERISTICS.

AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33. THE NOMINAL MAXIMUM SIZE OF THE AGGREGATES HALL NOT EXCEED 1/3 SLAB THICKNESS, NOR 3/4 OF THE MINIMUM LEAR SPACING BETWEEN REINFORCING BARS. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C-330.

MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH > 3,000 PSI (4,000 PSI FOR DRYPACK/GROUT FOR BASE PLATES)

CONCRETE CURING SHALL COMPLY WITH ACI 308. FORMS AND SHORING SHALL REMAIN UNDISTURBED FOR 24 HOURS FOR VERTICAL SURFACES AND 10 DAYS FOR STRUCTURAL SLABS.

SHEAR WALL SCHEDULE

SHEAR WALL No.	CONSTRUCTION	SILL SOLE PLATE PLATE		MIN. BLOCKING OR RIM AT FLOOR	SHEAR TRANSFER CENTER TO CENTER SPACING		SHR WALL CAPACITY (plf)
					160	A35	
	15/32" STRUCTURAL I SHTG. W/ 10d NAILS @ 6" O.C. EDGE AND 12" O.C. FIELD.	2X	2X	2X	6"	24"	340
	15/32" STRUCTURAL I SHTG. W/ 10d NAILS @ 4" O.C. EDGE AND 12" O.C. FIELD. (1)	3X	2X	2X	4"	16"	510
12	15/32" STRUCTURAL I SHTG. W/ 10d NAILS © 3" O.C. EDGE AND 12" O.C. FIELD. (1)	3X	2X	2X	3"	12"	665
13	15/32" STRUCTURAL I SHTG. W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD.	3X	2X	2X	2"	8"	870
NON-SHEAR	15/32" STRUCTURAL I W/ 10d NAILS @ 12" O.C. EDGE AND 12" O.C. FIELD.	2X	2X	2X	12"	48"	-

NOTES

NAIL VERTICAL EDGES OF ALL SHEETS. USE 8d HOT DIP GALV. NAILS.

- ALL CONTINUOUS FOOTINGS SHALL HAVE 5/8" DIA X 10" ANCHOR BOLTS AT 48" o.c. UNLESS OTHERWISE NOTED DESIGNATES SILL BOLTING OR NAILING WHERE SHEARWALL SHEATHING MATERIAL IS APPLIED TO BOTH SIDES OF WALL
- STUDS AT SHEAR WALL LINES SHALL BE SPACED AT NO MORE THAN 16" O.C. SHEAR NAILING SHALL BE DONE IN MANNER TO AVOID
- HORIZONTAL JOINTS SHALL OCCUR OVER FULL DEPTH 2x SOLID BLOCKING. PROVIDE SHEARWALL EDGE NAILING (AS NOTED) TO ALL POSTS WHICH HAVE HOLDOWNS AT THE TOP OR BOTTOM OF THE POST.
- SEE APPROPRIATE DETAILS FOR APPLICATION OF PLATE NAILING AND/OR CLIP.
- PROVIDE A MINIMUM OF (2) ANCHOR BOLTS PER SHEARWALL PANEL. ⁽⁹⁾ ALL NAILS USED IN SHEARWALLS ARE TO BE COMMON NAILS:

8d COMMON NAILS TO BE 0.131 X 2-1/2" MIN

10d COMMON NAILS TO BE 0.148 X 3" MIN

SILL PLATE NAILS ONLY MAY BE COMMON NAILS OR GREEN VINYL SINKERS. (10) WHERE PLYWOOD IS ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET

TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAING SHALL BE 3X NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED. (11) ALL ANCHOR BOLTS SHALL HAVE A MINIMUM OF A 3"x3"x0.229" THICK PLATE WASHER. (12) WHERE THE ALLOWABLE SHEAR VALUES EXCEED 350 plf SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTING PANELS

EXCEPTION: WHERE THE ALLOWABLE SHEAR IS LESS THAN 600 plf. THE SILL PLATE MAY BE 2x PROVIDED THE ANCHOR BOLT SPACING IS HALVED.

HOLD DOWN SCHEDULE

	DISTA MINIMUM FROM CE POST OF CONC SIZE			CONCRETE ANCHOR TYPE				SQUARE FOOTING				
MODEL NUMBER				SLAB-ON GF	RADE	POST FASTENERS	SYMBOL		DEPTH		REINF. EACH	ALLOW COL. LOAD
	SIZE	FACE OF POST	STEMWALL	MIDWALL/	GARAGE			WIDTH		TWO	VVAT	(LBS.)
(3)	(8)		(5.6	ORNER	CURD				STORY	STORY		
HDU2	2 - 2 x 4	1-5/16"	SSTB24	SSTB16	SSTB20	(6) SDS 1/4"x2-1/2"	P1.5	18" X 18"	18"	18"	3 - #4'S	2250
HDU4	2 - 2 x 4	1-5/16"	SB5/8X24	SSTB20	SB5/8X24	(10) SDS 1/4"x2-1/2"	P2.0	24" X 24"	18"	18"	4 - #4'S	4000
HDU5	2 - 2 x 4	1-5/16"	SB5/8X24	SSTB24	SB5/8X24	(14) SDS 1/4"x2-1/2"		2011 X 2011	10	101	F // 410	(050
HDU8	4 x 4	1-3/8"	SB7/8X24	SSTB28	SSTB28	(20) SDS 1/4"x2-1/2"	P2.5	30° X 30°	18	18	5 - #4'S	6250
HDU11	4 x 6	1-3/8"	PAB8	SB1X30	SB1X30	(30) SDS 1/4"x2-1/2"	P3.0	36" X 36"	18"	18"	6 - #4'S	9000
OTES	•	•							•	•		

(1) EDGE NAIL SHEAR WALL SHEATHING TO POSTS FASTENED TO HOLDOWNS

THE MIMIMUM CONCRETE STRENGTH AT 28 DAYS TO BE 2500 ps HOLDOWNS TO BE INSTALLED IN ACCORDANCE W/ THE MANUF.'S INSTALLATION RECOMMENDATIONS.

HOLDOWN HARDWARE SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" CORP. OR EQUAL.

PROVIDE 3" MIMIMUM COVER BENEATH ALL HOLDOWN BOLTS TO GRADE INSTALL STANDARD NUTS, WASHERS AND COUPLERS AS REQUIRED.

- ALL HOLDOWNS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
- (8) INCREASE HOLDOWN POST SIZE TO MATCH FULL DEPTH OF STUD WALLS WHERE OCCURS.

DESIGN LOADS

VERTICAL			(2019 CBC)	
ROOF RAFTER: DL= 13	PSF	FLOOR: DL= 15 PSF		
ROOF RAFTER: LL= 20	PSF	FLOOR:	LL= 40 PSF	
CEILING JOIST: DL= 8 P	PSF	EXT. WA	ALL: DL= 15 PLF	
CEILING JOIST: LL= 8 P	SF	INT. WA	LL: DL= 10 PLF	
ROOF TRUSS: DL= 13 F	PSF	DECK: [DL= 15 PSF	
ROOF TRUSS: LL= 20 P	PSF	DECK: I	LL= 60 PSF	
SEISMIC		(EQV. LATERAL FORCE PROCEDURE)		
SEISMIC DESIGN CAT.:	SITE CLASSIFICATION: "D"			
LFRS TYPE = BEARING	WALL	RISK FACTOR: II		
R= 6.5	C(sx) = C(sy))= 0.215	Rho = 1.3	Soil bearing
S(s)= 2.113	S(ms)= 2.53	5	S(ds)= 1.69	1500 Psf
S(1)= 0.814	S(m1)= 1.38	4	S(d1)= 0.923	
1				
WIND		(ASCE 7–	16, METHOD 2)
WIND SPEED = 92 MP	RISK FACTOR = 1.00			
WIND EXPOSURE = C	INT. PRESSURE COEFF. = 0.18			

INDEX:

- S-0 : GENERAL NOTES & STRUCTURAL SPECS.
- S-1 : FOUNDATION PLAN & FOUNDATION NOTES
- S-2 : FRAMING PLAN & FRAMING NOTES
- S–3 : STRUCTURAL DETAILS.
- S-4 : STRUCTURAL DETAILS. (SSW1)
- S-5 : STRUCTURAL DETAILS. (SSW2)

NAILING SCHEDULE PER TABLE 2304.10.1 OF CBC 2019.

CONNECTION

NOTES:

- 1. JOIST TO SILL OR GIRDER, 2. BRIDGING TO JOIST, TOEN
- 3. 1" X 6" SUBFLOOR OR L 4. WIDER THAN 1" X 6" SUE
- 5. 2" SUBFLOOR TO JOIST (
- 6. SOLE PLATE TO JOIST OR SOLE PLATE TO JOIST, AT
- 7. TOP PLATE TO STUD, END 8. STUD TO SOLE PLATE

9. DOUBLE STUDS, FACE NAIL 10. DOUBLED TOP PLATES, FA DOUBLE TOP PLATES, LAP 11. BLOCKING BETWEEN JOIST 12. RIM JOIST TO TOP PLATE,

- 13. TOP PLATES, LAPS AND IN 14. CONTINUOUS HEADER, TWO
- 15. CEILING JOISTS TO PLATE, 16. CONTINUOUS HEADER TO 17. CEILING JOISTS, LAPS OVE
- 18. CEILING JOISTS TO PARALI 19. RAFTER TO PLATE, TOENAI
- 20. 1" BRACE TO EACH STUD 21. 1" X 8" SHEATHING OR L
- 22. WIDER THAN 1" X 8" SHE 23. BUILT-UP CORNER STUDS
- 24. BUILT-UP GIRDER AND BE

25. 2" PLANKS..... NOTES: 1. COMMON NAILS SHALL BE USED (U.N.O.)

secure

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LA SALLE **COMMUNITY CENTER** ADDITION 248 KIRK AVENUE. **SAN JOSE, CA 95127**



REVISIONS

PROGRESS SET

04-09-2022

STRUCTURAL SPECS

MK ΗN

1ST BUILDING

SUBMITTAL JOB NO. 2022.06 DRAWN CHECK

SHEET

FOUNDATION SCHEDULE

DESIGN SOIL PRESSURE = 1500 PSE THE MINIMUM CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PS REINFORCE STEEL TO CONFORM TO ASTM A615-40

(4) DEPTH / THICKNESS OF FOOTING INDICATES MINIMUM DEPTH OF BOTTOM FOOTING BELOW NATURAL GRADE

	NAILING
, TOENAIL AIL EACH END ESS TO EACH JOIST, FACE NAIL BFLOOR TO EACH JOIST, FACE NAIL R GIRDER, BLIND AND FACE NAIL BLOCKING, FACE NAIL BRACED WALL PANEL	
L	2X SOLE: 2–16d 3X SOLE: 2–20d (BOX)
CE NAIL SPLIC OR RAFTERS TO TOP PLATE, TOENA TOE NAIL	16d (BOX) AT 16" O.C.
NTERSECTIONS, FACE NAIL D PIECES	2-16d
TOENAIL STUD, TOENAIL ER PARTITIONS, FACE NAIL LEL RAFTERS, FACE NAIL L AND PLATE, FACE NAIL ESS TO EACH BEARING, FACE NAIL	
EATHING TO EACH BEARING, FACE NA EAMS AND BOTTO	IL

NOTES: ALL FASTENERS FOR PRESSURE PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER



- THE SPECIFICATIONS, GENERAL NOTES ON SHEET S-0 AND THE FOLLOWING APPLY TO THE WORK OF THE FOUNDATION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL FLOOR PLAN AND NOTIFY THE ARCHITECT/DESIGNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL FOUNDATION HARDWARE SHALL BE SECURELY TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE.
- BUILDING FOUNDATIONS SHALL BE SETBACK FROM ADJACENT SLOPES PER CBC.
- SLOPE GARAGE SLAB TO DRAIN.
- NOT USED
- NOT USED

FOUNDATION LEGEND



LOCATION	W X D (in.)	REINF.
EXT. CONT.	12 X 18	1-#5 T & B
INT. CONT.	12 X 18	1-#5 T & B
ISOLATED PAD	18" D MIN.	#4 @ 8" O.C. E. W.
GRADE BM.	MATCH PERIMETER FTG.	MATCH PERIMETER FTG.
SLAB ON GRADE	5" MIN. (NET) OVER 10MIL VISQUEEN OVER 4" DRAIN GRAVEL	#4 @ 16" O.C.E.W.

SEE DETAILS ON SHEET S-3 FOR DEFINITION OF W & D



FRAMING NOTES

- THE SPECIFICATIONS, GENERAL NOTES ON SHEET S-0, GENERAL STRUCTURAL DETAILS ON STRUCTURAL DETAIL SHEETS AND THE FOLLOWING APPLY TO THE WORK OF THE ROOF FRAMING
- CONTRACTOR SHALL CHECK ROOF FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
- ALL WALLS ARE TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2x6 PLUMBING WALLS.
- BEARING HEADERS SPANNING 8'-0" OR MORE SHALL HAVE AT LEAST 2-2x TRIMMER CONTINUOUS TO THE SOLE PLATE AND 2-2X KING STUDS, U.O.N.
- ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
- ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET S-0. INTERIOR NON-BEARING WALL TOP PLATE SHALL BE 1x4 OVER 2x4.
- NOT USED

1. **/**

- BALLOON FRAME INDICATES WALL CONT. FROM SILL PLATE TO TOP PLATE DIRECTLY 10. BELOW ROOF SHTG.
- FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
- INSTALL MIN. ST22 AT TOP PLATES, UNO ON PLANS, AT ALL 2X4 TO 2X6 WALL 12. TRANSITIONS AND AT ALL PLATE BREAKS.
- USE SIMPSON LUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION U.N.O. 13.
- USE SIMPSON FULL DEPTH HU-HANGER (MAX FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.

FRAMING LEGEND

AS SPECIFIED ON SHEET SO.

RR INDICATES 2X ROOF RAFTER OR MANUFACTURED TRUSS @ 24" O.C.

INDICATES 2X FLOOR JOISTS @ 16" O.C. U.N.O. WITH 3/4" THICK FLOOR SHEATHING

INDICATES CANTILEVERED FLOOR JOISTS @ 16" O.C. U.N.O.

CJ INDICATES 2X CEILING JOIST $\langle \overline{ \# } \stackrel{FJ}{\bullet} \rangle$ 3. (++) CANT.)) LENGTH TYP



	JWDER
14. 2 ALIGN STUD(S) / PO	ST(S) WITH UPPER FLOOR STUD(S) / POST(S)
AND PROVIDE SOLI	D BLOCKING BETWEEN FLOOR
(PROVIDE E.N. WHE	N POST IS LOCATED WITHIN S.W.)



EXISTING STRUCTURE (NO CHANGED)



secure

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