

B

Type

56

Docs

12

Plans

BLD04-5814

Building Permit Number (List all associated with these documents)

1380

Street Number

Sebastopol Rd.

Street Name

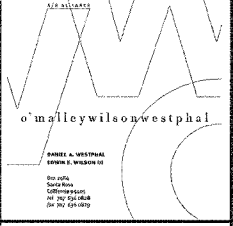
ROS

Community Code

125-142-065

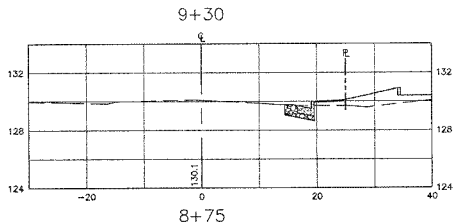
APN

C & L MOTORS



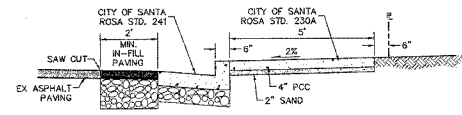
SYMBOLS	GENERAL NOTES	DEFERRED SUBMITTALS	BUILDING DATA	INDEX TO DRAWINGS
<p>REFERENCE GRID LINE</p> <p>REVISION</p> <p>SECTION KEY SECTION LETTER SHEET NUMBER</p> <p>DETAIL SECTION KEY DETAIL NUMBER SHEET NUMBER</p> <p>INTERIOR ELEVATION KEY DETAIL NUMBER SHEET NUMBER</p> <p>ROOM NUMBER</p> <p>WALL THICKNESS (NON-STANDARD)</p> <p>DIMENSION TO FACE OF STUD</p> <p>DIMENSION TO CENTERLINE OF WALL</p> <p>DUPLEX OUTLET @ +15" U.N.O.</p> <p>WATERPROOF DUPLEX OUTLET w/ GFI PROTECTION</p> <p>DUPLEX OUTLET w/ GROUND FAULT INTERRUPTER</p> <p>DUPLEX OUTLET w/ ARC FAULT INTERRUPTER</p> <p>FOURPLEX OUTLET @ +15" U.N.O.</p> <p>FLOOR MOUNTED OUTLET</p> <p>LIGHT SWITCH @ +42" U.N.O.</p> <p>DUAL LEVEL LIGHT SWITCH PER T-24 @ +42"</p> <p>THREE WAY LIGHT SWITCH @ +42" U.N.O.</p> <p>DIMMER SWITCH @ +42" U.N.O.</p> <p>TELEPHONE OUTLET @ +15" U.N.O.</p> <p>FLOOR MOUNTED TELEPHONE OUTLET</p> <p>COMPUTER TERMINAL OUTLET @ +15" U.N.O.</p> <p>FIRE EXTINGUISHER, 2-10ABC, SURFACE MNT.</p> <p>SMOKE DETECTOR</p> <p>DOOR SCHEDULE KEY</p> <p>WINDOW SCHEDULE KEY</p> <p>LIGHT FIXTURE SCHEDULE KEY</p> <p>CEILING MOUNTED EXHAUST FAN</p> <p>EXISTING</p> <p>NEW</p> <p>RELOCATE</p>	<ol style="list-style-type: none"> Ownership of drawings and specifications as instruments of service are the property of O'Malley Wilson Westphal, Inc. These plans are not intended to show the method and means of execution of the work which is the responsibility of the General Contractor. Construction shall be in conformance with the current edition of the California Title 24 Building Code as adopted by the governing agency, all State handicap regulations, and ordinances and regulations of Sonoma County. It is the responsibility of the General Contractor to insure full compliance. Architect shall not be responsible for the accuracy of information contained in Owner-supplied and Tenant-supplied documents. It is the responsibility of the General Contractor to review and familiarize himself with the Contract Documents and site conditions prior to commencing with construction. It shall be the responsibility of the General Contractor to contact the Architect, prior to performance, if any conflict exists between portions of the Contract Documents and/or any existing site conditions. These drawings shall not be scaled. All work shall be governed by the dimensions indicated on the drawings. Any discrepancies shall be brought to the attention of the Contractor and Architect. All dimensions related to existing conditions shall be verified by the Contractor prior to commencing with the work. Install acoustic insulation (3.5" min. Owens-Corning or equal) at all plumbing and/or toilet room walls. Install water resistant gypsum board on walls of all toilet rooms, and within 24" of water heaters or water supplying equipment. All interior walls to receive min. one layer of 5/8" gypsum board, UON. Use Type "X" when wall is required to be fire rated. All interior finishes shall be min. Class III flame spread. All new fluorescent light fixtures shall be dual switched in conformance with Title 24 Energy Compliance requirements. Contractor shall provide blocking or support in walls to allow anchorage for cabinets, counters, partitions, grab bars, handrails, fixtures, accessories, etc. Provide one 2A:10BC fire extinguisher for every 3,000 of office, and 3A:40BC every 3,000 sq. ft. warehouse. All signage shall be submitted to and approved by the Planning Commission. Any excess materials shall be considered the property of the Contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations. During construction the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturer's approved muffler baffles. Failure to do so may result in the issuance of an order to stop work. In the event that archeological site indicators (chipped chert, obsidian tools, waste flakes, grinding implements, darkened soil containing bone fragments or shellfish remains, ceramics, glass or metal fragments) are uncovered, the Northwest Information Center at Sonoma State University shall be contacted for an evaluation of the site. All ground disturbing work shall cease in the vicinity of any discovery until an archeologist completes an evaluation of significance. <p>APPROVAL BY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT IS BASED ON AND LIMITED TO THE FOLLOWING:</p> <ol style="list-style-type: none"> BUILDING TYPE: <u>V-N</u> OCCUPANCY GROUP: <u>B</u> USE OR STRUCTURE: <u>Car Sales</u> CONTINUOUS INSPECTION PER USC IS REQUIRED FOR THE FOLLOWING: 	<p>2001 CBC SECTION 106.3.4.2 Deferred submittals. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.</p> <p>THOSE CALCULATIONS & DRAWINGS</p> <p>SPECIAL INSPECTIONS</p> <p>In addition to the inspections required by Section 108 of the C.B.C., the Owner shall employ a special inspector during construction on types of work indicated below. Individuals performing these duties must be qualified and approved by the Building Department prior to performing inspections.</p> <p>All special inspected work shall conform to an approved detail. Any discrepancies shall be immediately brought to the attention of the Architect. Special Inspection Reports shall be submitted to the Building Inspection Department, Owner, Architect and General Contractor. A final inspection report will be required prior to occupancy of the building.</p> <p>None</p>	<p>BUILDING DATA</p> <p>ADDRESS: 1380 SEBASTOPOL ROAD SANTA ROSA, CA 95405</p> <p>APR: 125-142-065</p> <p>ZONING: C2 RETAIL COMMERCIAL</p> <p>CODE SUMMARY: 2001 CALIFORNIA BUILDING CODE (CBC)</p> <p>OCCUPANCY USE: B OFFICE</p> <p>CONSTRUCTION: TYPE V-N</p> <p>BASE ALLOWED FLOOR AREA: 8,000 S.F. (ALL OCCUPANCIES)</p> <p>AREA INCREASES: NOT NEEDED</p> <p>BUILDING AREA: 592 S.F. OFFICE</p> <p>OCCUPANT LOAD: 592 S.F./100 = 6</p> <p>TOTAL OCCUPANCY LOAD: 6</p> <p>EXTS. REQUIRED: 1</p> <p>EXTS. SUPPLIED: 1</p> <p>PROJECT DIRECTORY</p> <p>OWNER: SCOT CARL & DENISE RAE RANEY 1320 LUDWIG AVENUE SANTA ROSA, CA 95407</p> <p>CONTRACTOR: BOROLO CONSTRUCTION P.O. BOX 7977 SANTA ROSA, CA 95407 (707) 577-8902</p> <p>ARCHITECT: O'MALLEY WILSON WESTPHAL, INC. P.O. BOX 2484 SANTA ROSA, CA 95405 (707) 458-0908</p> <p>CIVIL: CARLENZOLI AND ASSOCIATES 305 TEDDONS CIRCLE SANTA ROSA, CA 95401 (707) 542-4465</p> <p>STRUCTURAL: STRUCTURAL DESIGN GROUP 430 E STREET SANTA ROSA, CA 95404 (707) 254-3641</p> <p>ENERGY COMPLIANCE: SDI-DATA ENERGY CONSULTING 401-C COLLEGE AVENUE SANTA ROSA, CA 95401 (707) 545-4440</p> <p>FIRE SPRINKLERS REQUIRED</p> <p>A BUILDING PERMIT AND PLANS MUST BE SUBMITTED TO FIRE SERVICES PRIOR TO WAREHOUSE INSPECTION</p>	<p>INDEX TO DRAWINGS</p> <p>G-001 GENERAL INFORMATION</p> <p>C-1.0 COVER SHEET</p> <p>C-2.0 GRADING AND UTILITY PLAN</p> <p>A-110 FLOOR PLAN, ROOF PLAN AND ELECTRICAL PLAN</p> <p>A-210 INTERIOR AND EXTERIOR ELEVATIONS, SECTIONS</p> <p>A-510 ARCHITECTURAL DETAILS</p> <p>A-710 TITLE 24</p> <p>A-711 TITLE 24</p> <p>S-1 STANDARD DETAILS</p> <p>S-1.1 STANDARD NOTES</p> <p>S-2 ROOF AND FOUNDATION PLAN</p> <p>S-3 FOUNDATION AND ROOF FRAMING DETAILS</p> <p>VICINITY MAP</p> <p>NO SCALE</p> <p>APPROVED FEB 04 2005 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT</p>
<p>CONSULTANTS</p> <p>FILE COPY</p> <p>B1004-5814</p>				
<p>SEAL</p> <p>C & L MOTORS</p> <p>1380 SEBASTOPOL ROAD SANTA ROSA, CA 95407</p>				
<p>SHEET TITLE</p> <p>GENERAL INFORMATION</p> <p>SHEET NUMBER</p> <p>G-001</p>				

PAVEMENT TABLE					
LOCATION	AC	CL 2 AB	TI	R	
STREET	0.35'	1.40'	7.5'	5.0'	
PARKING STALLS	0.20'	0.70'	4.0'	5.0'	

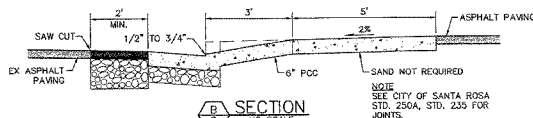


BURBANK AVENUE SECTIONS

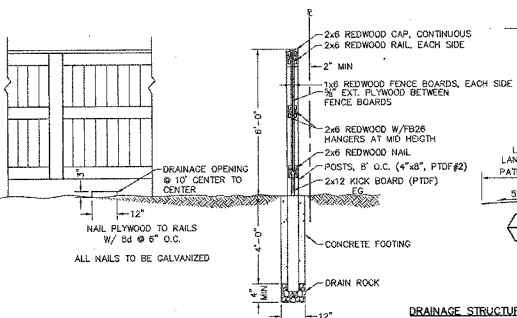
SCALE
HORIZ 1"=10'
VERT 1"=4'



A SECTION
NO SCALE



B SECTION
NO SCALE

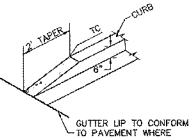


SOUND WALL
NO SCALE

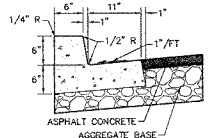
DRAINAGE STRUCTURE TABLE			
TYPE	MODEL	SIZE	COVER
G	GRATE INLET	EK 12" x 12"	HEAVY GRATE
D	GRATE INLET	EK 12" x 12"	REDWOOD

1 CURB TAPER DETAIL
NO SCALE

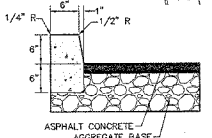
- 1 NOTES
- 2 SEPARATE DEMOLITION PERMIT REQUIRED.
- 3 SEPARATE SIGN PERMIT REQUIRED.
- 4 CALTRANS TYPE K-4 OBJECT MARKER EPOXY TO SURFACE.



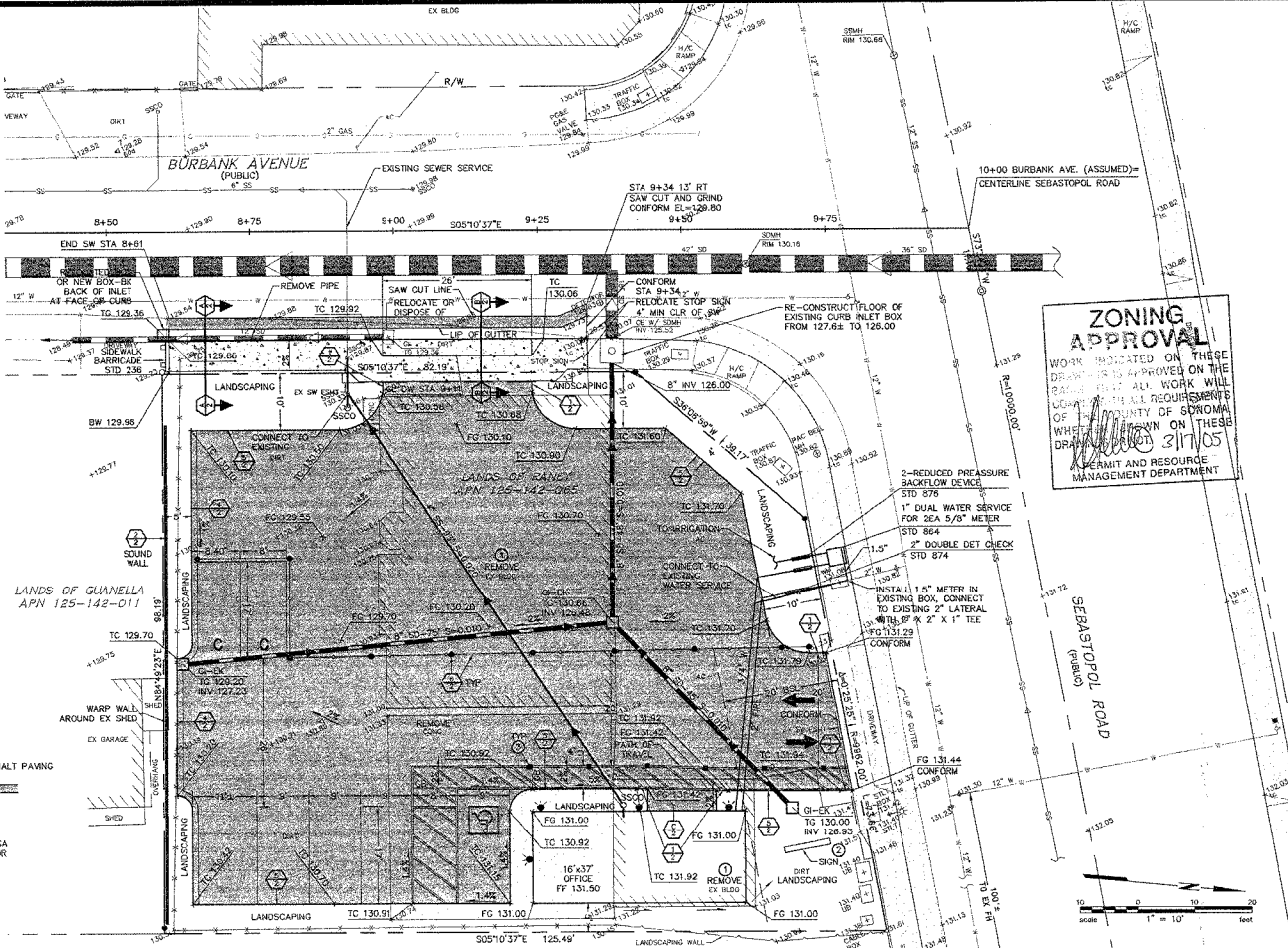
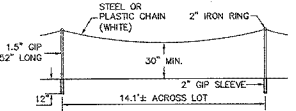
4 CURB AND GUTTER
NO SCALE



5 VERTICAL CURB
NO SCALE



6 BOLLARD & CHAIN DETAIL
NO SCALE



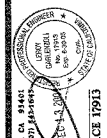
ZONING APPROVAL
WORK INDICATED ON THESE DRAWINGS IS APPROVED ON THE BASIS THAT ALL WORK WILL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF SROMA. WHEN DRAWN ON THESE DRAWINGS 3/17/05
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

APPROVED

BY DRAINAGE REVIEW SECTION
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

APPROVED

FEB 04 2005
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT



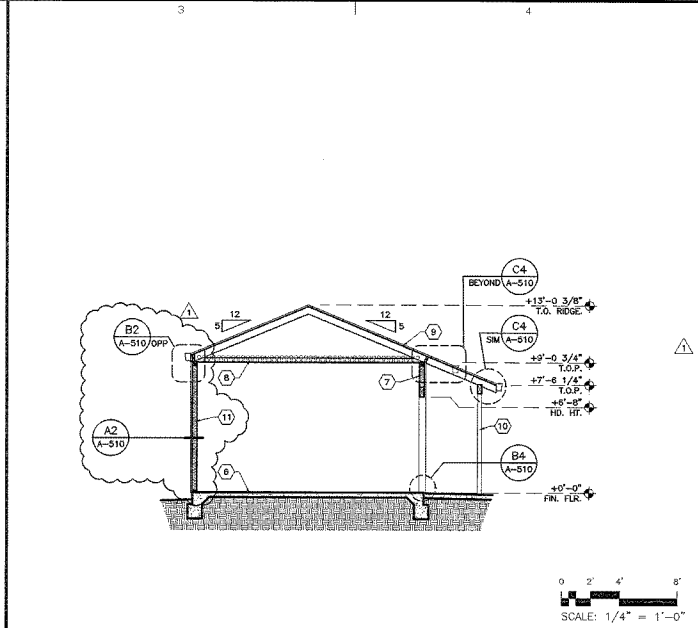
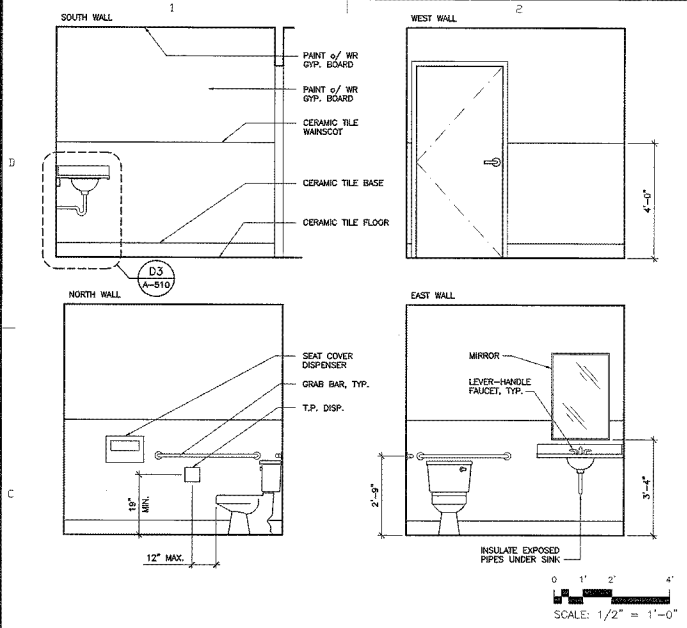
CARLENZOLI AND ASSOCIATES
Civil Engineers - Land Surveyors - Planners



C & L MOTORS P/LP 03-0014
3900 SEBASTOPOL ROAD
SANTA ROSA, CALIFORNIA

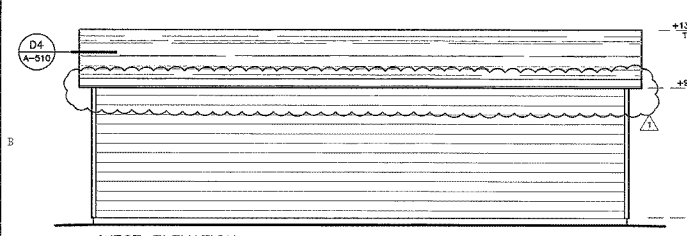
GRADING AND UTILITY PLAN

DATE: JUNE 2004
REVISIONS: 12/22/04
DRAWN: CKW/AEC
CHECKED: LT
JOB NO.: 1915
SHEET: 2.0 OF 2 SHEETS

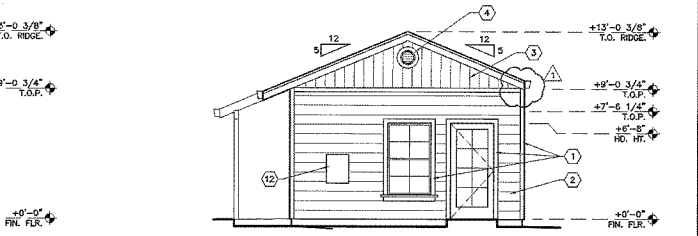


C1 PROPOSED TOILET ROOM INTERIOR ELEVATIONS

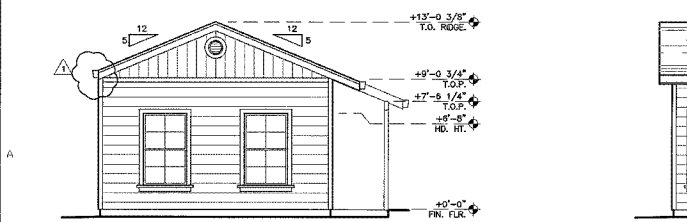
C3 PROPOSED SECTION



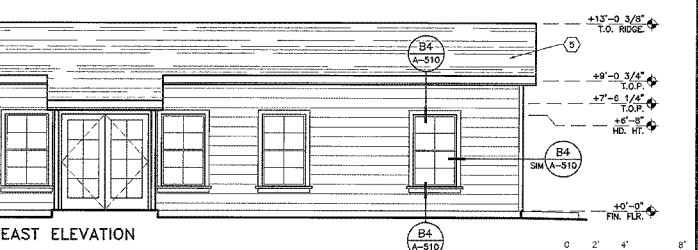
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

A1 PROPOSED EXTERIOR ELEVATIONS

GENERAL SHEET NOTES

1.

- SHEET KEYNOTES
- 2x4 WINDOW, DOOR AND CORNER TRIM, TYP.
 - 1x HORIZONTAL LAP SIDING, TYP.
 - 5/8" T-111 PLYWOOD SIDING WITH 8" O/C VERTICAL GROOVES
 - 12" ROUND ATTIC VENT, TYP.
 - ARCHITECTURAL STYLE CLASS "A" COMP. ROOFING, TYP.
 - MIN. 4" CONCRETE SLAB-ON-GRADE, TYP., S.S.D.
 - 2 x 4 EXTERIOR WALLS WITH R-13 BATT INSULATION, TYP., S.S.D.
 - R-30 BATT INSULATION, TYP.
 - PRE-ENGINEERED WOOD ROOF TRUSS, TYP., S.S.D.
 - 4 x 4 PT POST, TYP., S.S.D.
 - 1 HOUR FIRE-RATED WALL AND EAVE, TYP. AT WEST WALL
 - ELECTRICAL SERVICE PANEL

o'malleywilsonwestphal

DANIEL A. WESTPHAL
EDWIN L. WILSON III

REGISTERED ARCHITECTS
STATE OF CALIFORNIA

CONSULTANTS

SEAL

C & L MOTORS

1380 SEBASTOPOL ROAD
SANTA ROSA, CA 95407

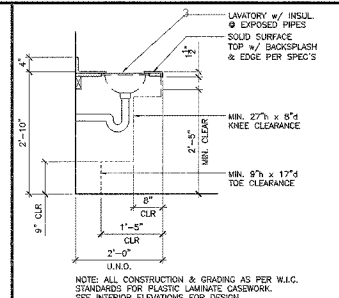
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CD	12/20/04 PERMIT SUBMITTAL
MARK	DATE DESCRIPTION
PROJECT NO:	0437
CAD DWG FILE:	A-210
DRAWN BY:	CM
CHECKED BY:	DAW
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SHEET TITLE

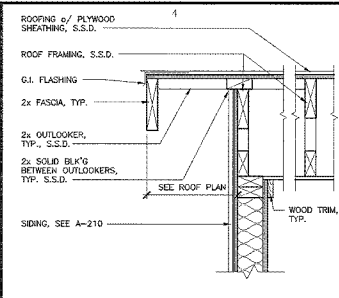
PROPOSED INT. & EXT. ELEVATIONS & SECTIONS

* APPROVED *
FEB 14 2005
PERMIT AND SEALS MANAGEMENT DEPARTMENT

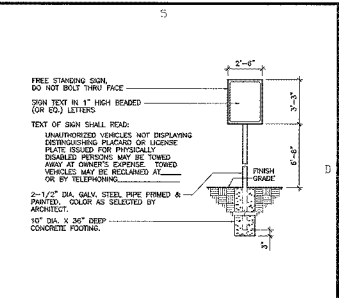
A-210



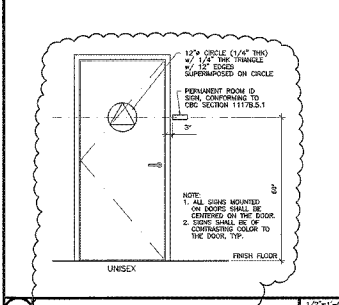
D3 KNEESPACE @ SINK 3/4\"/>



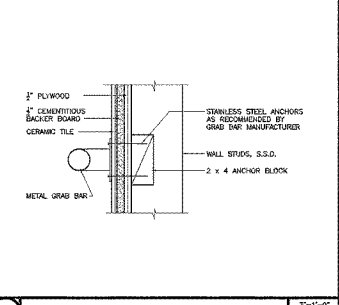
D4 TYPICAL RAKE EAVE 1/2\"/>



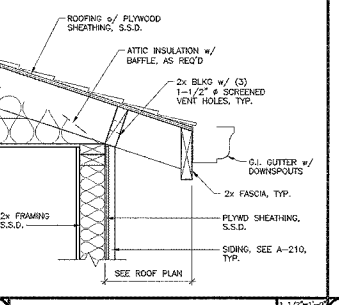
D5 H/C ENTRY SIGN 3\"/>



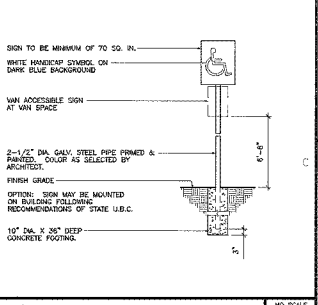
C2 TYPICAL DOOR SIGNAGE 1/2\"/>



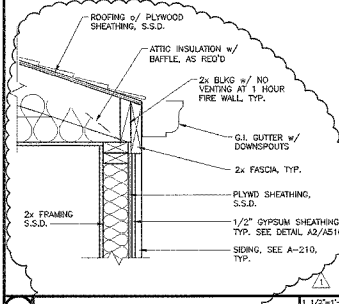
C3 GRAB BAR BLOCKING 3\"/>



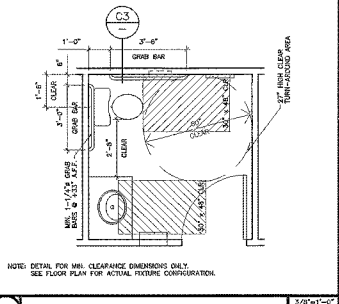
C4 TYPICAL EAVE 1/2\"/>



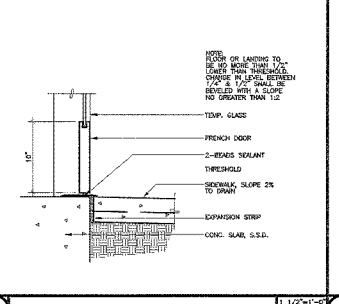
C5 H/C PARKING STALL SIGN NO SCALE



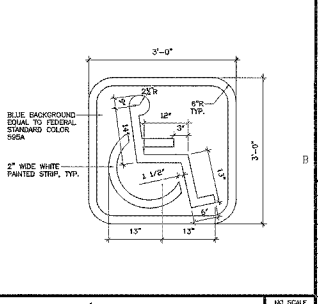
B2 1 HOUR FIRE-RATED EAVE 1/2\"/>



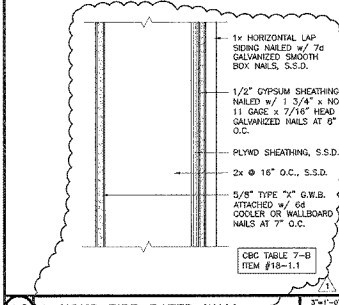
B3 SINGLE-OC. FIXTURE LAYOUT 3/8\"/>



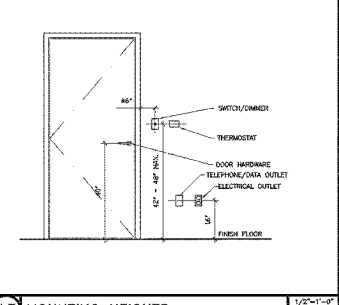
B4 THRESHOLD 1/2\"/>



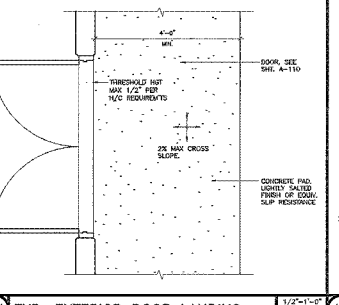
B5 PAINTED H/C SIGN NO SCALE



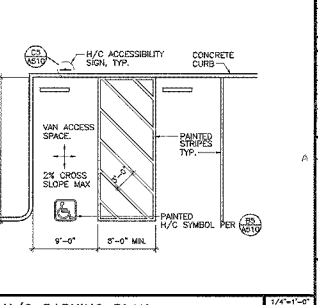
A2 1-HOUR FIRE-RATED WALL 3/4\"/>



A3 MOUNTING HEIGHTS 1/2\"/>



A4 TYP. EXTERIOR DOOR LANDING 1/2\"/>



A5 H/C PARKING PLAN 1/4\"/>

o'malleywilsonwestphal
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 EDWIN E. WILSON III
 CONSULTANTS

SEAL
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA

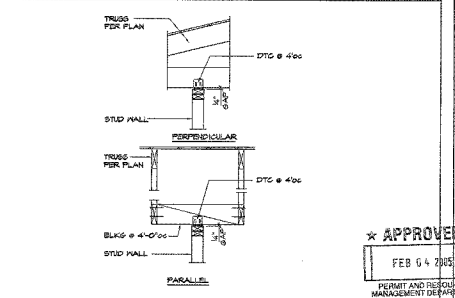
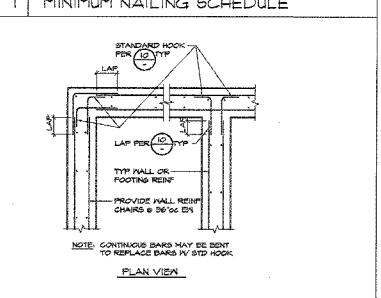
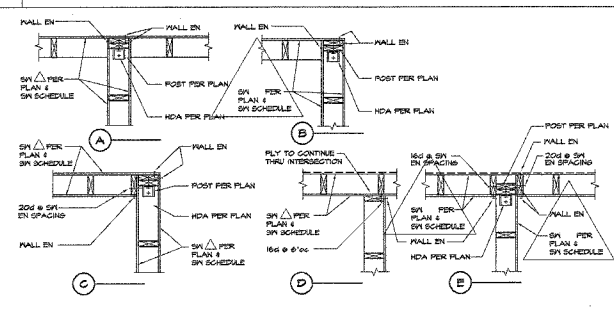
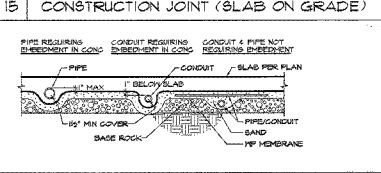
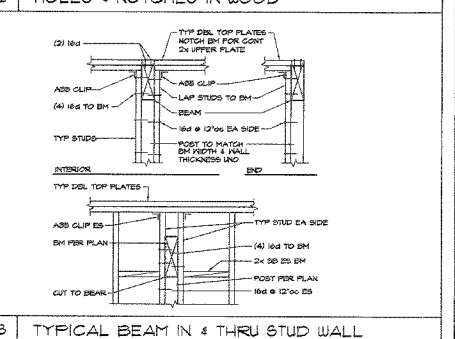
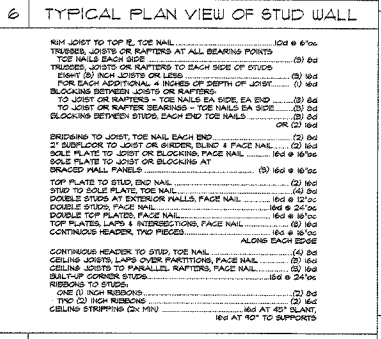
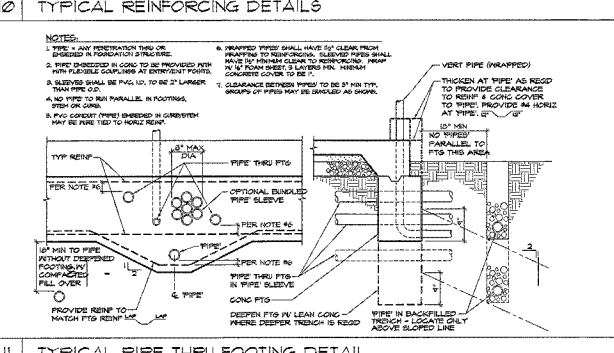
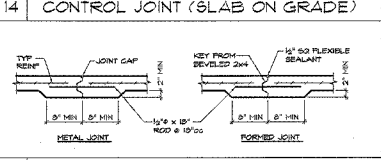
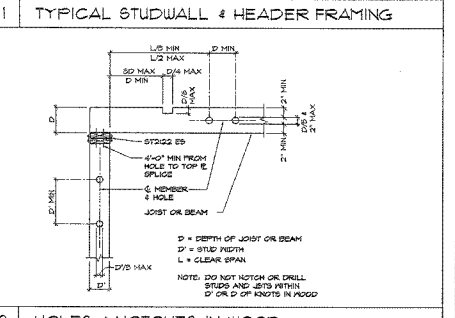
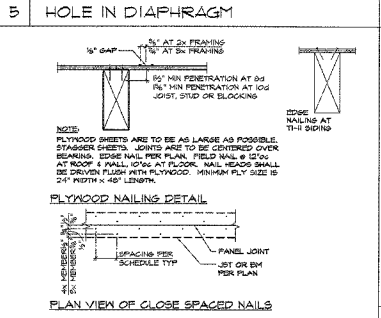
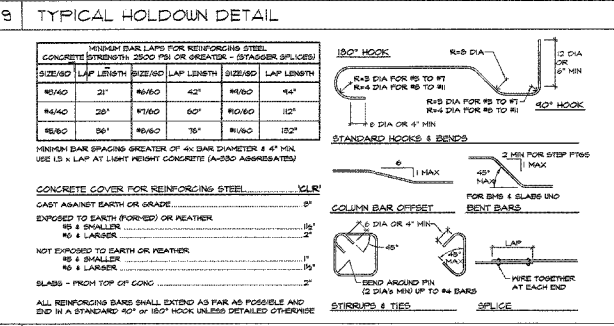
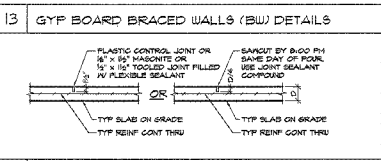
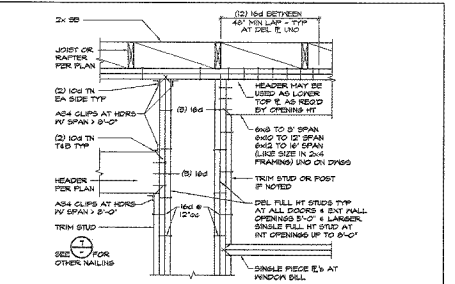
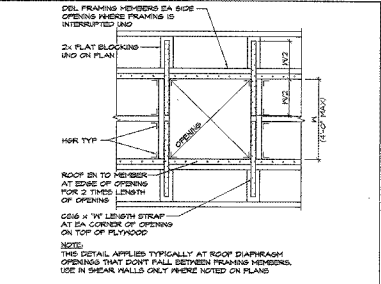
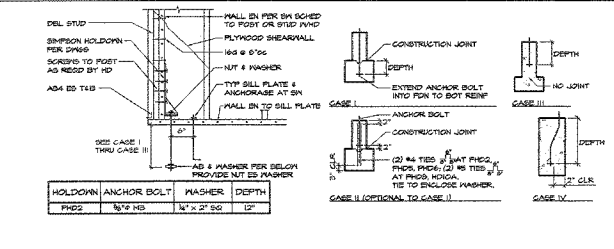
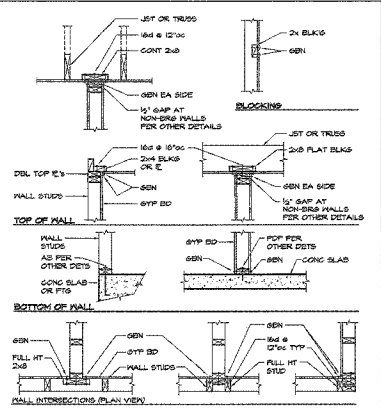
C & L MOTORS
 1390 SEBASTOPOL ROAD
 SANTA ROSA, CA 95407

12/15/04 PLAN CHECK CORRECTIONS
 CD 8/20/04 PLAN CHECK
 MARK DATE DESCRIPTION
 PROJECT NO: A-510
 CAD DWG FILE: 0437
 DRAWN BY: CM
 CHECKED BY: DAW
 Copyright 2004 O'Malley Wilson Westphal, Inc.
 SHEET TITLE
 DETAILS
 * APPROVED *
 FEB 04 2005
 SHEET NUMBER
 A-510



CHECK BY: AH
 DRAWN BY: RFOV

SHEET NO. S1
 FEB 04 2005
 DATE: 6/20/04
 JOB NO. C-604



17 NON-BEARING STUD WALL AT SLAB

12 TYPICAL WALL INTERSECTIONS AT SHEAR WALLS

8 CONCRETE REINFORCING

4 TYPICAL NON-BEARING STUD WALL



F BRACED WALL SCHEDULE AND NOTES

- All edges and ends of sheathing sheets shall occur on framing members or 2x full depth blocking. Initial sheath extending from top to bottom is 1/4" min. over peak. Minimum sheet size to be 24"x42".
- Nailing per schedule below shall be to all 2x studs and blocking (SBH = gyp board nailing SW = plywood edge nailing).
- Detailing at top, bottom, and intersections of gyp board DWG shall be per detail (SBH = gyp board nailing SW = plywood edge nailing).
- Sheathing above and below nail openings or where nail lengths are less than 4"x0" long to be fastened per other USG requirements.

BRACED WALL SCHEDULE			
TYPE	THICKNESS	NAILING	
SW	1/2" GYP BD	5d @ 12" MIN. EDH	
SW	5/8" GYP BD	5d @ 12" MIN. EDH	
SW	1/2" OR 3/4" PLYWOOD	5d @ 12" MIN. EDH 12"x6" FIELD NAILING	

G STRUCTURAL SPECIFICATIONS

- Concrete Construction**
- Concrete shall be hard rock concrete (8 sack cement per cu yd) and meet the following minimum ultimate compressive strengths at 28 days:

Location	Min. Strength (28 Day PSI)	Aggregate Size (inches)	Slump	Tolerance
Slabs on grade	3000	1 1/2"	4"	+3"
Foundations	3500	1 1/2"	6"	+3"

 - Design loaded on 2800 psi
 - Concrete mix design and testing shall meet the requirements of Section M03, M03 and T10 of the 2003 CBC, and these specifications. Cement to be in accordance with ASTM ISO Type I.
 - Reinforcing steel shall conform to ASTM A-601, grade 60 for #4 and larger bars and grade 40 for #3 and all down and ties. Splice shall be kept clean and free of rust. Submit shop drawings for review prior to installation.
 - Welded wire fabric shall conform with ASTM A-105, and shall be lapped 12" minimum.
 - Block beams, walls and other concrete shall be kept continuously wet for 48 hours, after placement, and shall be kept damp for 7 days after placement. Sides shall have cure/leader applied immediately after finishing if other finishes are not affected. When cure/leader can not be applied, seal shall be kept continuously wet or covered with curing paper. Cure shall be of a type that will not be detrimental to sealers to be applied later.
 - Anchor bolts - AS6 or AS7.
 - Mechanical couplers for reinforcing steel to be by Bar Lock.

Block Construction (Concrete)

- Minimum grade of steel lath (unless noted otherwise), posts and beams to be #3. #4 bars, rebar, plates and studs. #2, #3, beams and posts to be free of heart center (FHC).
- If wall is the responsibility of the Contractor to ensure that the minimum moisture content of masonry at the time of installation shall be not more than 16%, at casting shall be not more than 18%, at close-in shall be not more than 15%.
- Walls to be of common wire unless nailing is specified on the drawings. Cement coated silver nails may be substituted for hot common nails, with steel in exterior applications to be galvanized. Pre-wire nail holes where noted shall be split.
- Metal framing clips, hangers, etc. used by Simpson Strong Tie, P.O. Box 1868, San Leandro, CA, Catalog C-2000. Nailing shall be in accordance with the manufacturer's instructions with a nail provided for each punched hole. Metal connectors in contact with pressure treated lumber shall have zinc-coated protection (ZC) minimum. Zinc products require galvanized fasteners.
- Boles shall be installed in masonry bolts per ASTM-B07. Length of bolts shall be such that the bolt projection is not less than 1/4" nor more than 1/2" past end of nail. Bolt holes in wood shall be 1/32" larger than bolt size (UN2). Provide washers under head and no more than 1/8" hole depth bear on wood. Note shall be ignored when placed and tightness before closing in of walls or other construction. Do not crush wood when tightening.
- Head against concrete shall be pressure treated douglas fir (PTDF).

Plywood Sheathing

- Structural plywood shall conform to PS-45, stamped and graded by APA, with exterior glue. Plywood sheets shall extend along centerline of framing member with nailing spaced not less than 3/8" from edge of sheath. Edge nailing and nailing to be approved by the Engineer prior to use. Plywood nails of common wire with full nail length are required.

D MANUFACTURED ROOF TRUSS NOTES

- Manufacturer roof trusses are to 24"x10" UNO.
- Manufacturer shall accept the following: Calculations prepared and signed by a licensed Civil or Structural Engineer (State of California). The calculations must include a design profile and header for each truss and a key plan indicating the location of each truss, type within the structure. The drawings including a lay out plan shall show all tie legs, locations, profiles and hangings. The calculations shall be based upon loads, bearing capacity, truss layout, location of girder trusses, and bearing locations shall be as shown on the structural drawings. Higher resistance is required than conventional r/c is considered a modification. The Contractor shall be responsible for cost of investigating and reviewing the adequacy of calculations.
- Submit calculations and shop drawings to the Architect/Engineer for review and submitted to the Building Official for approval prior to approval prior to fabrications. General Contractor shall review and approve dimensions and details shown on the shop drawings prior to submitted to the Architect/Engineer.
- Truss manufacturer shall provide hangers and connectors adequate for loads for all truss to truss, truss to beam, and beam to truss connections.
- Bottom chord truss members having a gyp board ceiling attached shall provide a level surface with a maximum variation of 1/4" in 10' in any direction.
- Truss manufacturer to provide vertical web member at truss supports, bridging, and blocking as required.
- Refer to architectural drawings for shape, overhang, dimensions, slopes, eaves, drainage, etc. Location of bearing points are as indicated on the drawings.
- Manufactured roof truss design loads:
 A. Top Chord: Dead Load = 10 psf Live Load = 16 psf
 B. Bottom Chord: Dead Load = 8 psf Live Load = 10 psf
 Bottom chord live load does not act simultaneously with other imposed live loads
 C. Splice loads and connection loads are as noted on the drawings.
 D. The positions, nailing, and methods of attachment of all mechanical nails, electrical fixtures, plumbing fixtures, etc. shall be included in the design of the trusses by the truss manufacturer and shall be verified by the Architect. Additional trusses or special designed trusses may be required. All "tie" and "cross" ties to have clear space between webs for nail vents. Size to match Architectural drawings.
 E. Truss manufacturer shall review and design "tie" and "cross" ties for DL and LL from r/c in combination with DL from and wall, perpendicular, north framing members, and all architectural finishes, etc., including wet nail preparation to truss.

E SHEAR WALL SCHEDULE NOTES

- EN = Plywood edge nailing. Block of unsupported edges with 2x material UNO. Block edges with 2x material and use 3x studs at panel joints where nailing is 3"x6" or less. SW = for edge.
- Field nailing to be 12"x6" UNO.
- All plywood walls to be common wire. See 2 note #4 and specifications for other nail requirements.
- All exterior walls not designated as SW are to be sheathed with 15/32" ply (S2/4) Exposure 1 and nailing min be 6"x6" edges and 12"x6" field.
- Shear wall lengths, where noted, are minimum. Do not include hold-downs from these dimensions. SMD for exact nail lengths.
- PT = PWD refers to Simpson Strong Tie Co. hold-downs. Install per details sheet at PWD UNO plans. See plans for other requirements.
- Edge nail wall ply to studs or posts with hold-downs.
- Positions of interior wall anchors adjacent to specified shear walls shall be checked for the full, uninterrupted length per Note #4 or N5, ground board of the same thickness to provide an even nail surface for flush materials.
- Anchor bolts to have hole 5/16" x 2" square plate washers at foundation sill plates.

SHEAR WALL SCHEDULE				
SW	SHEATHING	NAILING (ED)	ANCHORAGE (DL)	REMARKS
SW	15/32" (S2/4) EXP 1	5d @ 6"x6"	5"x6" @ 48"	
SW	15/32" (S2/4) EXP 1	5d @ 4"x6"	5"x6" @ 48"	5x min at all ply edge walls
SW	15/32" (S2/4) EXP 1	5d @ 3"x6"	5"x6" @ 12"	

A GENERAL NOTES

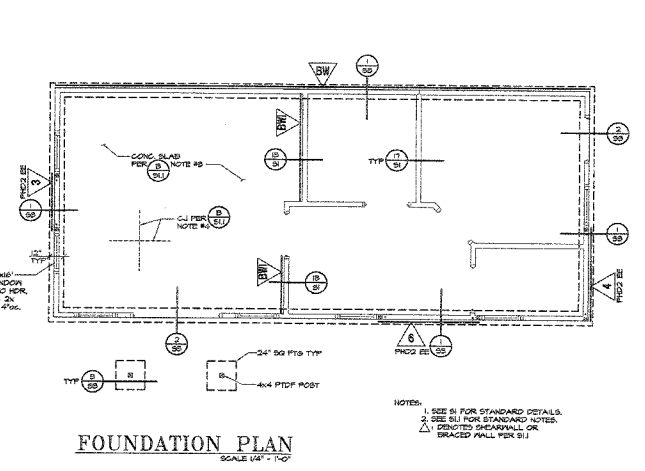
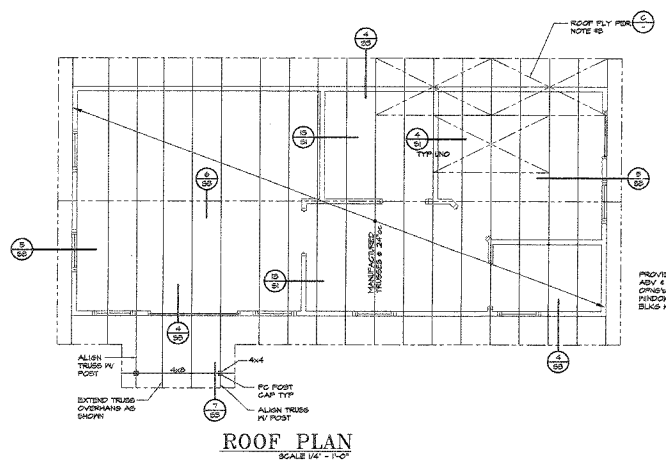
- Design Criteria: 2001 California Building Code, Wind loads: 60 mph, Exposure C 1 = 1.0, Risk Zone A, 1 = 1.0, 2001 Profile Type = 20, Seismic Type = A, Distance to Seismic Source = 33 CH.
- Refer to sheet "B" for standard details of construction. Refer to the project specifications for materials and methods.
- Drawing dimensions shown are for general reference only. See Architectural drawings (SMD) for all actual building dimensions. Any discrepancies are to be corrected by the Architect/Engineer so clarification can be made prior to commencing work. All dimensions related to existing conditions shall be verified by the contractor and submitted in writing to the Architect/Engineer for review prior to construction.
- Drawings shall NOT be scaled. All dimensions and fit shall be determined and verified by the contractor prior to commencing work.
- Details not fully or specifically shown shall be of same nature as other similar conditions.
- Refer to Architectural drawing for structural details and dimensions.
- Elevations on plans and details refer to heights above Finished ground floor elevation reference D-0'.
- Shoring and bracing design, materials and installation shall be provided by the General Contractor, and shall be adequate for all loads. Lateral bracing as long as may be required for safety and until final structural construction is completed.

B FOUNDATION NOTES

- All site work shall be done in accordance with Chapter 10 of the 2001 CBC. Foundation design pressures are 1000 psf DL + LL. All foundations shall bear on firm, undisturbed, native soils of or exceeding depths shown on the drawings. All footing excavations shall be as noted as practicable. Over-excavations in depth shall be filled with concrete, and in width may be filled with lean concrete. All loose soils shall be removed from excavations prior to placement of reinforcing or concrete.
- Use 3/4" diameter x 12" (6" at curb) anchor bolts (AB) at 48" on center, unless otherwise noted. See shear wall schedule for additional requirements. Anchor bolts are to be tied in place prior to placement of concrete. All anchor bolts require 3/16" x 2" square plate washer at foundation sill plate.
- Typical Block: 4" concrete reinforced with 6x6 - #4-4x4 PWD at mid-depth over 2" area, 12" int. Vapor barrier and 4" minimum free draining compacted crushed rock or insulating substrate.
- Provide control joints per plan (SMD) (S1-C) max. UNO. If slab is to be constructed with multiple pours, provide construction joints between alternate strips per (SMD) (S1-C) min. between pour of alternate strips and closing strip. Install construction joints at tops of studs or walls where possible. Submit joint layout plan for review prior to placement.
- SW refers to shear walls. See Shear Wall Schedule (E) and notes for specific requirements, and the plan for location.

C WOOD FRAMING NOTES

- Headers, beams, posts, and sills, are per (SMD) (S1-C) where not noted on plan and details.
- All beams and sills shall be west oak for full uniform bearing as supports, beam seats and column caps.
- Typical roof sheathing: 1/2" Ply (S2/4) Exposure 1 with 6"x6" edges (EN) UNO on plates and 12"x6" field. No panels less than 24" wide shall be used. Provide clip clips at unlabeled edges.
- All nails to be of common wire with full round heads. When nails to be used for rough framing are specified, cement coated silver nails may be substituted for hot common nails. Nail length to be sufficient to meet CBC construction requirements. Nail must not be over-driven. All nailing not noted or detailed otherwise per CBC. Table (S2/4) or sheet "B" standard details.
- Splice double top plates per (SMD) (S1-C) plate and details.
- Stud walls are 2x4 @ 16"x6" UNO.
- For roof drainage, top of framing between noted points is a straight line.
- All mechanical supply and return openings to be between framing UNO.
- Ø indicates round pipe.
- The Contractor shall verify that the moisture content of all framing lumber and plywood meets the requirements of the specifications at the time of fabrication and at close-in. The Contractor shall provide allowance for differential shrinkage between floors, etc.



PROVIDE CRACKS!
ADV 4 ELM PINDOR
OTHER WALL TO HOR.
PINDOR SILL 4 2x
BLDG PV BE # 4x6c

NOTES:
1. SIZE S FOR STANDARD DETAILS.
2. SEE SLL FOR STANDARD NOTES.
△ DENTED SHEARWALL OR BRACED WALL PER SLL

★ APPROVED ★
FEB 04 2001

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

CHEK BY:
DRAWN BY:

SHEET NO.
S2

DATE:
02/01/01
JOB NO.
04004



*** APPROVED ***
FEB 04 2005
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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ROBERT J. DOHERTY
 12518
 2-28-14