GENERAL NOTES:

1. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE. 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.
2. DETAILS NOT FULLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
3. ELEVATIONS ON PLANS AND DETAILS ⏥ ARE TO HEIGHTS ABOVE FINISHED GROUND FLOOR ELEVATION REFERENCE 0'-0".
4. CONTRACTOR TO VERIFY THE WEIGHTS OF MECHANICAL UNITS AND THEIR ACTUAL LOCATION OF INSTALLATION PRIOR TO INSTALLATION AND SHALL REPORT RESULTS TO THE ARCHITECT/ENGINEER.

DESIGN NOTES:

DESIGN CRITERIA: 2019 CALIFORNIA BUILDING CODE:

- ROOF LIVE LOAD = 20 PSF
- FLOOR LIVE LOAD = 40 PSF

WIND DESIGN DATA

- WIND DESIGN SPEED = 95 MPH(V_{ult})
- RISK CATEGORY = II
- WIND EXPOSURE = C

SEISMIC DESIGN DATA

- RISK CATEGORY = II
- SEISMIC IMPORTANCE FACTOR = 1.0
- SPECTRAL RESPONSE ACCELERATIONS = S_S : 1.772, S_1 : 0.723
- SPECTRAL RESPONSE COEFFICIENTS = S_{DS} : 1.418, S_{D1} : 1.205
- SEISMIC DESIGN CATEGORY = D
- SITE CLASS = D (DEFAULT)
- SEISMIC MODIFICATION FACTOR = 6.5

GEOTECHNICAL DESIGN DATA
PER CHAPTER 18, TABLE 1806.2

- SOIL BEARING PRESSURE = 1,500 PSF (DEAD + LIVE)
  W/ INCREASE FOR WIND OR SEISMIC = 2,000 PSF
- LATERAL ACTIVE = N/A
- LATERAL PASSIVE = N/A
- FRICTION COEFFICIENT = 0.30

FOUNDATION NOTES:

1. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 18 OF THE 2019 CBC. FOUNDATION DESIGN PRESSURES LIST IN DESIGN CRITERIA. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT 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.
2. USE 5/8" DIAMETER X 12" (18" AT CURBS) HEADED ANCHOR BOLTS (AB) AT 48" OC WHERE NOT OTHERWISE NOTED. ANCHOR BOLTS SHALL HAVE 7" MINIMUM EMBED INTO CONCRETE. ANCHOR BOLTS SHALL BE LOCATED 6" MIN AND 12" MAX FROM END OF SILL. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE CONSTRUCTION:

1. CONCRETE SHALL BE HARD ROCK CONCRETE (6 SACK MIN. MIX) AND MEET THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS.

LOCATION	MIN. STRENGTH 28 DAYS PSI	AGGREGATE SIZE - INCHES	SLUMP INCHES	
SLAB ON GRADE	3000	1 1/2" MAX	3 1/2"	
FOUNDATIONS*	3000	1 1/2" MAX	3 1/2"	TOLERANCE SPECIAL +1/2" -1/2"

* CONCRETE STRUCTURAL DESIGN IS BASED ON 2500 PSI; THEREFORE, NO SPECIAL INSPECTION IS REQUIRED BY ENGINEER.

2. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS SECTION 1905 OF THE 2019 CBC, AND THESE SPECIFICATIONS.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 FOR #5 & LARGER BARS AND GRADE 40 FOR #4 AND ALL DOWELS AND TIES. REINFORCING STEEL SHALL BE KEPT CLEAN AND FREE OF RUST.
4. SUBMIT SHOP DRAWING FOR REVIEW PRIOR TO INSTALLATION.
5. ANCHOR BOLTS SHALL BE A36 OR A307.
6. INSTALL ALL CONSTRUCTION JOINTS INDICATED ON THE PLANS. ADDITIONAL JOINTS MAY BE PLACED FOR THE CONTRACTORS CONVENIENCE, SUBJECT TO APPROVAL BY THE ENGINEER. MAXIMUM SPACING OF CONSTRUCTION JOINTS IN SLABS IS 25 FEET IN EITHER DIRECTION.

WOOD FRAMING NOTES:

1. MINIMUM GRADES OF SAWN LUMBER (UNLESS NOTED OTHERWISE): POSTS AND BEAMS 4X AND LARGER, DF #1; JOISTS, RAFTERS, PLATES AND STUDS, DF #2, BEAMS AND POSTS TO BE FREE OF HEART CENTER (FOHC).
2. METAL FRAMING CLIPS, HANGERS, ETC. ARE BY "SIMPSON STRONG TIE", STOCKTON CA. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE.
3. BOLTS SHALL BE UNFINISHED MACHINE BOLTS PER ASTM-307. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN 1/16" NOR MORE THAN 1/2" PAST END OF NUT. BOLT HOLES IN WOOD SHALL BE 1/32" LARGER THAN BOLT SIZES (UNO). PROVIDE WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED BEFORE CLOSING IN OF WALLS OR OTHER CONSTRUCTION. DO NOT CRUSH WOOD WHEN TIGHTENING.
4. WOOD AGAINST STABILIZED SOIL OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF) OR FOUNDATION GRADE REDWOOD, AS NOTED.
5. STRUCTURAL PLYWOOD SHALL CONFORM TO PS 1-95, STAMPED AND GRADED BY APA, WITH EXTERIOR GLUE. PLYWOOD SHEETS SHALL ALIGN ALONG CENTERLINE OF FRAMING MEMBER WITH NAILING SPACED NOT LESS THAN 3/8" FROM EDGE OF SHEETS. GUN NAILING AND NAILS TO BE APPROVED BY THE ENGINEER PRIOR TO USE. PLYWOOD NAILS OF COMMON WIRE WITH FULL ROUND HEADS ARE REQUIRED.
6. ALL BEAMS AND JOISTS SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, BEAM SEATS AND COLUMN CAPS.
7. PROVIDE ADDITIONAL JOIST UNDER ALL PARALLEL PARTITIONS OF LENGTH GREATER THAN ONE-HALF THE JOIST SPAN OR WALLS GREATER THAN FOUR (4) FEET IN LENGTH UNO.
8. TYPICAL ROOF SHEATHINGS: 1/2" CDX PLY (32/15) WITH 8d @ 6" OC EDGES (PEN) UNO ON PLANS AND 12" OC FIELD. NO PLY LESS THAN 24" WIDE SHALL BE USED.
9. ALL NAILS TO BE OF COMMON WIRE WITH FULL ROUND HEADS. COMMON NAILS TO BE USED FOR ROUGH FRAMING ARE SPECIFIED. CEMENT COATED SINKER NAILS MAY BE SUBSTITUTED TO MEET CBC PENETRATION REQUIREMENTS. NAIL MUST NOT BE OVERDRIVEN. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER CBC TABLE 2304.10.1,OR "MINIMUM NAILING SCHEDULE" ON THIS SHEET.
10. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
11. ☒ INDICATES WOOD POST ABOVE, ⧅ INDICATES WOOD POST BELOW.
12. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE.
13. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAX. MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENT SHALL BE IN ACCORDANCE WITH CBC SECTION 2306.
14. FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL OR EQUAL.

STANDARD ABBREVIATION

@	AT	FF	FINISH FLOOR	PL	PLATE
℄	CENTERLINE	FOC	FACE OF CONCRETE/COLUMN	PLY	PLYWOOD
DIA	DIAMETER	FG	FINISH GRADE	PNL	PANEL
ℙ	PLATE	FLR	FLOOR	PSF	POUNDS PER SQUARE FOOT
ℚ	FLOWLINE	FN	FACE NAIL	PSI	POUNDS PER SQUARE INCH
AB	ANCHOR BOLT	FOM	FACE OF MASONRY	PT	POINT
AC	AIR CONDITIONING	FOS	FACE OF STUD	PTDF	PRESSURE TREATED DOUGLAS FIR
ADJ	ADJACENT	FRMG	FRAMING	R	RADIUS
ALT	ALTERNATE	FS	FAR SIDE	RC	REINFORCED CONCRETE
BM	BEAM	FTG	FOOTING	REF	REFERENCE
BLDG	BUILDING	GA	GAUGE	REINF	REINFORCING
BLK/BLKG	BLOCK/BLOCKING	GALV	GALVANIZED	REQ'D	REQUIRED
BOT	BOTTOM	GLS	GLUE LAMINATED SEAM	REV	REVISION
BLW	BELOW	GR	GRADE	RF	ROOF
BRG	BEARING	HD	HOLDOWN	RFTR	RAFTER
BTWN	BETWEEN	HDR	HEADER	SAD	SEE ARCHITECTURAL DWGS
C	AMERICAN STANDARD CHANNEL	HGR	HANGER	SB	SOLID BLOCK
CB	CARRIAGE BOLT	HORIZ	HORIZONTAL	SCD	SEE CIVIL DRAWINGS
CJ	CONTROL JOINT	HP	HIGH POINT	SCHED	SCHEDULE
CLG	CEILING	HT	HEIGHT	SED	SEE ELECTRICAL DRAWING
CLR	CLEAR	HS	HIGH STRENGTH	SIM	SIMILAR
COL	COLUMN	HSB	HIGH STRENGTH BOLT	SLD	SEE LANDSCAPE DRAWING
CONC	CONCRETE	HSS	HOLLOW STRUCTURAL SECTION	SMD	SEE MECHANICAL DRAWING
CONN	CONNECTION/CONNECT	HSG	HIGH STRENGTH GROUT	SPEC	SPECIFICATION
CONT	CONTINUOUS	INT	INTERIOR	SPA	SPACING
CP	COMPLETE PENETRATION	JST	JOIST	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	L	ANGLE	SS	STAINLESS STEEL
CTR	CENTER	LL	LIVE LOAD	STD	STANDARD
CW	CUT WASHER	LLH	LONG LEG HORIZONTAL	STIFF	STIFFENER
d	PENNY (NAIL SIZE)	LLV	LONG LEG VERTICAL	STL	STEEL
DBL	DOUBLE	LTH	LENGTH	STRUCT	STRUCTURAL
DF	DOUGLAS FIR	LVL	LAMINATED VENEER LUMBER	SYM	SYMMETRICAL
DIA	DIAMETER	MAX	MAXIMUM	SW	SHEAR WALL
DIM	DIMENSION	MB	MACHINE BOLT	SWS	SHEARWALL SCHEDULE
DL	DEAD LOAD	MBM	METAL BUILDING MANUFACTURER	T&B	TOP & BOTTOM
DN	DOWN	MC	MISCELLANEOUS CHANNEL	T&G	TONGUE & GROOVE
DO	DITTO	MECH	MECHANICAL	THK	THICK
DWG	DRAWING	MFR	MANUFACTURER	THRD	THREADED
EA	EACH	MIN	MINIMUM	THRU	THROUGH
EE	EACH END	MISC	MISCELLANEOUS	TN	TOE NAIL
ELEC	ELECTRICAL	MTL	METAL	TOC	TOP OF CONCRETE
EL OR ELEV	ELEVATION	ML	MICROLLAM	TOS	TOP OF STEEL
EMBED	EMBEDMENT	(N)	NEW	TOT	TOTAL
EN	EDGE NAILING	NIC	NOT IN CONTRACT	TS	TUBE STEEL
EQ	EQUAL	NO OR #	NUMBER	TYP	TYPICAL
ES	EACH SIDE	NOM	NOMINAL	UNO	UNLESS NOTED OTHERWISE
EW	EACH WAY	NTS	NOT TO SCALE	VB	VAPOR BARRIER
EXIST OR (E)	EXISTING	OC	ON CENTER	VERT	VERTICAL
EXP	EXPANSION	OD	OUTSIDE DIAMETER	VSH	VERTICAL SLOTTED HOLE
EXT	EXTERIOR	OPG	OPENING	W	W SHAPE STRUCTURAL STEEL
FDN	FOUNDATION	OPP	OPPOSITE	W/	WITH
		PEN	PLYWOOD EDGE NAIL	W/O	WITHOUT
				WD	WOOD
				WP	WORK POINT/ WATERPROOF
				WT	WEIGHT
				WWF	WELDED WIRE FABRIC

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, RAFTER OR TRUSS TO TOP PLATE, TOENAIL	(3)-8d
BRIDGING TO JOIST, TOENAIL EACH END	(2)-8d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d @ 16" (406 mm) o.c. (3)-16d PER 16" (406 mm)
TOP PLATE TO STUD, END NAIL	(2)-16d
STUD TO SOLE PLATE	(4)-8d, TOENAIL OR (2)-16d END NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" (610 mm) o.c.
DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" (406 mm) o.c. (8)-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3)-8d
RIM JOIST TO TOP PLATE	8d @ 6" (152 mm) o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2)-16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16" (406 mm) o.c. ALONG EACH EDGE
CEILING JOISTS TO TOP PLATE, TOENAIL	(3)-8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3)-16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 24" (610 mm) o.c.

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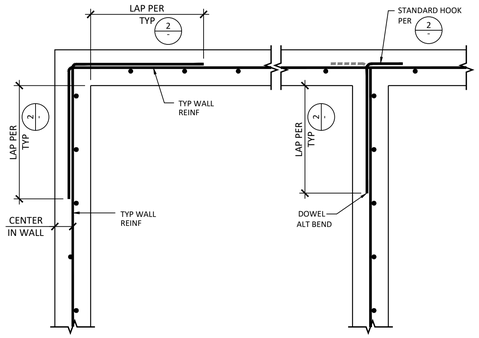
NOTES AND SPECIFICATIONS

JOB NUMBER: 74756
DESIGNED BY: TYS
DRAWN BY: TYS
CHECKED BY: DJW
SCALE: AS SHOWN
DATE: FEBRUARY 25, 2022

SHEET NUMBER

S1.0

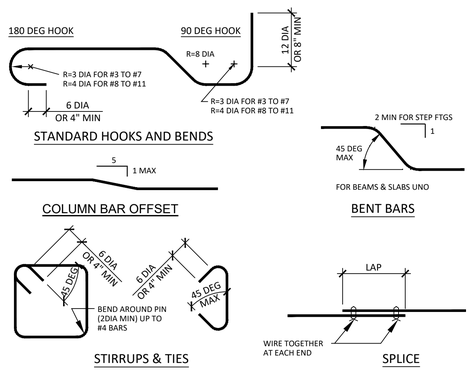
1 OF 4 SHEETS



NOTES: 1. CONTINUOUS BARS MAY BE BENT TO REPLACE BARS W/ SPLICES.

1 CONCRETE REINFORCING - PLAN VIEW

NOT TO SCALE



2 CONCRETE REINFORCING - PLAN VIEW

NOT TO SCALE

MINIMUM BAR LAPS FOR REINFORCING STEEL
CONCRETE STRENGTH: 3000 PSI OR LESS
(STAGGER SPLICES)

SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	21"	#6	42"	#9	80"
#4	28"	#7	62"	#10	90"
#5	36"	#8	71"	#11	99"

(CLASS B)
MINIMUM BAR SPACING: 4x BAR DIAMETER

CONCRETE COVER FOR REINFORCING STEEL	CLEAR
CAST AGAINST EARTH OR GRADE	3"
EXPOSED TO EARTH (FORMED) OR WEATHER #5 & SMALLER #6 & LARGER	 1 1/2" 2"
NOT EXPOSED TO EARTH OR WEATHER	1"
SLABS - FROM TOP OF CONC	2"

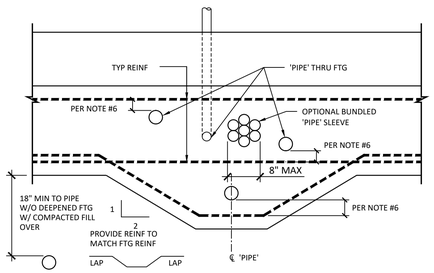
ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE AND END IN A STANDARD 90 DEG OR 180 DEG HOOK UNLESS DETAILED OTHERWISE

3 CONCRETE REINFORCING - LAP LENGTHS

NOT TO SCALE

4 NOT USED

NOT TO SCALE

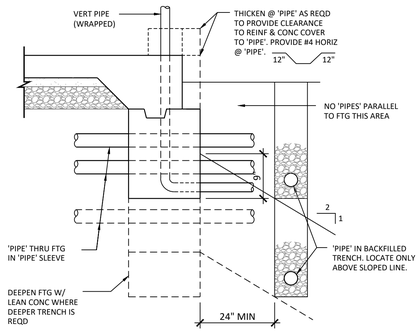


NOTES

1. 'PIPE' - ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION STRUCTURE.
2. 'PIPE' - EMBEDED IN CONCRETE TO BE PROVIDED WITH FLEXIBLE COUPLINGS @ ENTRY/EXIT POINTS.
3. SLEEVES SHALL BE PVC I.D. TO BE 2" LARGER THAN PIPE O.D.
4. NO PIPE TO RUN PARALLEL IN FOOTING, STEM OR CURB.
5. PVC CONDUIT 'PIPE' EMBEDED IN CURB/STEM MAY BE WIRE TIED TO HORIZ REINF.
6. WRAPPED 'PIPES' SHALL HAVE 1" CLEAR CLEAR FROM WRAPPING TO REINFORCING. WRAP W/ 1/8" FOAM SHEET, 3 LAYERS MINIMUM.
7. CLEARANCE BETWEEN 'PIPES' TO BE 3" MIN TYP GROUPS OF PIPES MAY BE BUNDLES AS SHOWN.

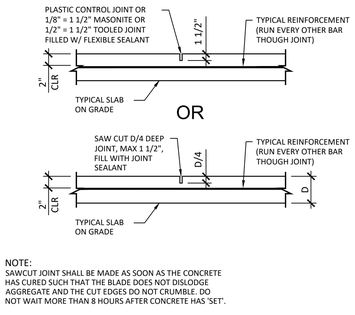
5 PIPE THRU FOUNDATION

NOT TO SCALE



6 PIPE THU FOUNDATION - SECTION

NOT TO SCALE



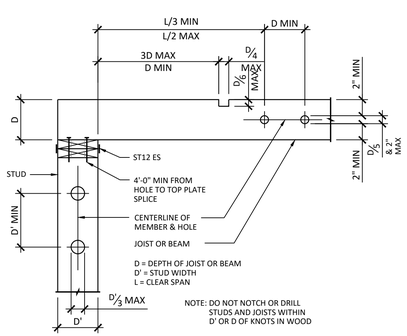
NOTE:
SAWCUT JOINT SHALL BE MADE AS SOON AS THE CONCRETE HAS CURED SUCH THAT THE BLADE DOES NOT DISLODGE AGGREGATE AND THE CUT EDGES DO NOT CRUMBLE. DO NOT WAIT MORE THAN 8 HOURS AFTER CONCRETE HAS 'SET'.

7 CONTROL JOINT (SLAB ON GRADE)

NOT TO SCALE

8 NOTE USED

NOT TO SCALE

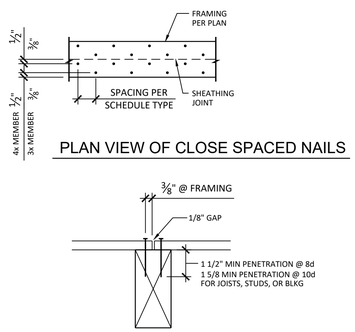


9 HOLES AND NOTCHES IN FRAMING

NOT TO SCALE

10 NOT USED

NOT TO SCALE



NOTE:
PLYWOOD SHEATHING IS TO BE AS LARGE AS POSSIBLE, JOINTS ARE TO BE CENTERED OVER FRAMING, EDGE NAILING PER PLAN OR SCHEDULE, NAIL HEADS SHALL BE DRIVEN FLUSH WITH PLYWOOD SHEATHING, MINIMUM SHEATHING SIZE IS 24 INCHES IN WIDTH X 48 INCHES IN LENGTH.

11 PLYWOOD NAILING

NOT TO SCALE

12 NOT USED

NOT TO SCALE

B

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STANDARD DETAILS

JOB NUMBER: 74756
DESIGNED BY: TYS
DRAWN BY: TYS
CHECKED BY: DJW
SCALE: AS SHOWN
DATE: FEBRUARY 25, 2022

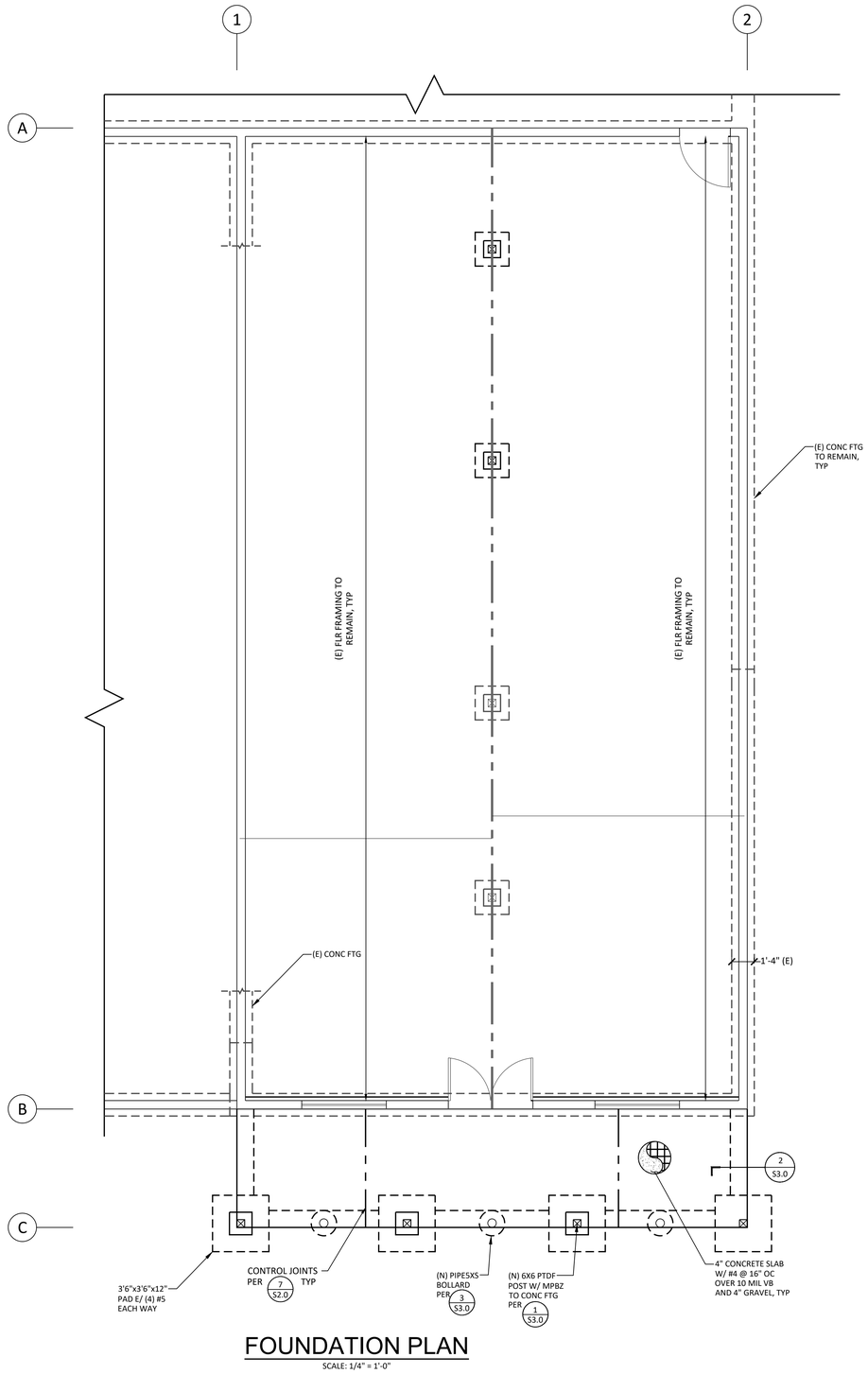
SHEET NUMBER

S2.0

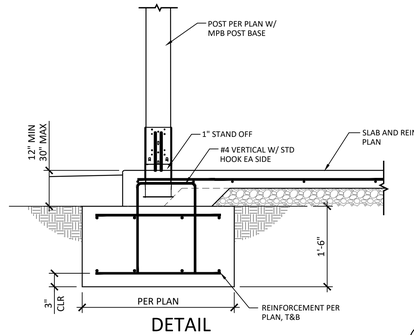
2 OF 4 SHEETS

FOUNDATION NOTES:
SEE DETAIL 1, 2, AND 3 SHEET S2.0 FOR INFORMATION ON PLACEMENT OF REINFORCEMENT BARS.

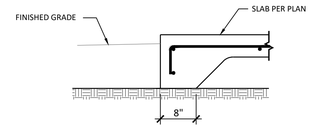
SEE DETAIL 5 AND 6 ON SHEET S2.0 FOR INFORMATION ON PLACEMENT OF PIPING THRU FOUNDATION.



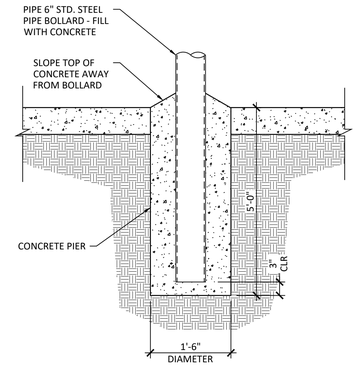
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1 DETAIL
NOT TO SCALE



2 EDGE OF SLAB
NOT TO SCALE



3 DETAIL
NOT TO SCALE

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FOUNDATION PLAN

JOB NUMBER: 74756
DESIGNED BY: TYS
DRAWN BY: TYS
CHECKED BY: DJW
SCALE: AS SHOWN
DATE: FEBRUARY 25, 2022

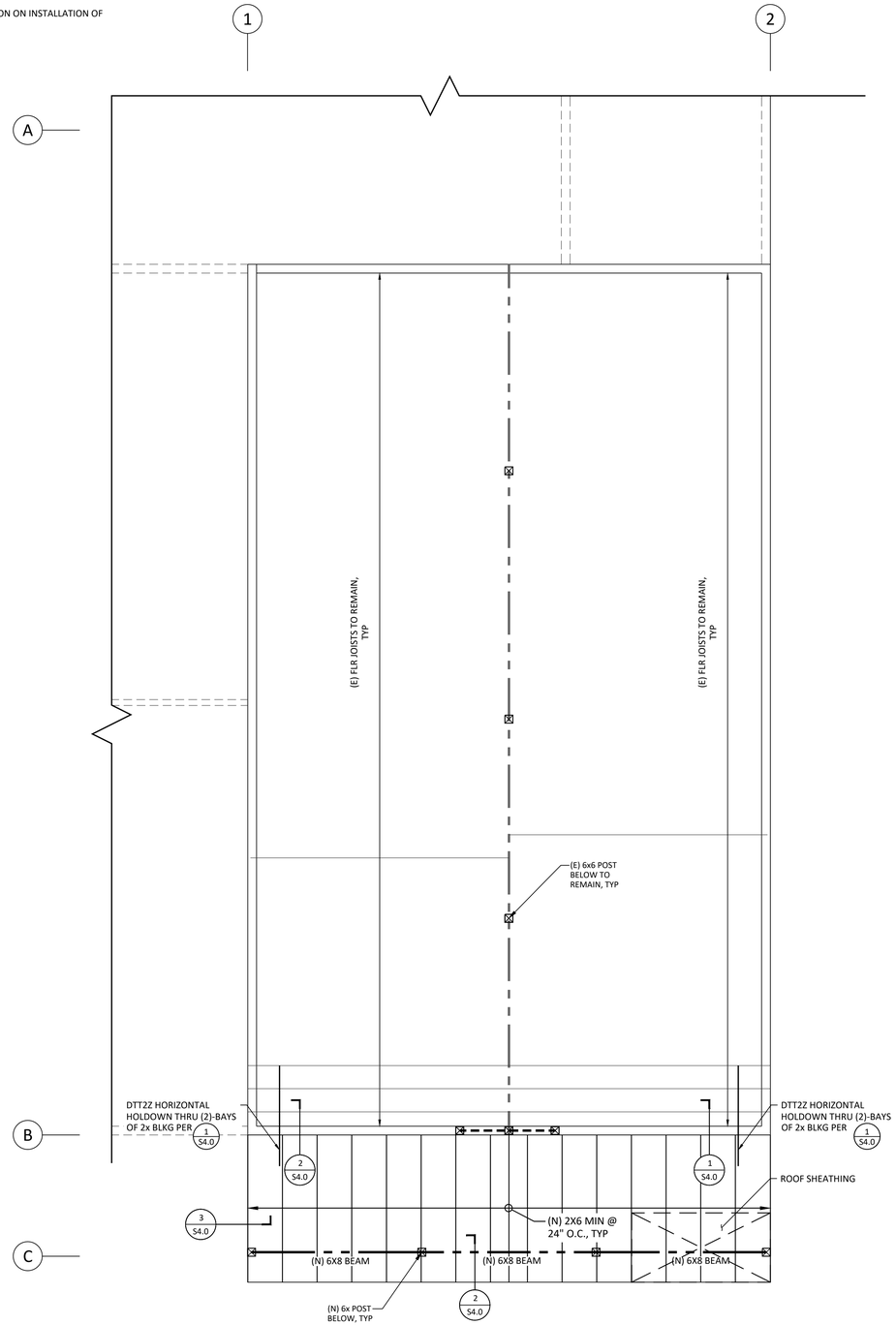
SHEET NUMBER
S3.0
3 OF 4 SHEETS

ROOF FRAMING NOTES:

ROOF SHEATHING SHALL BE 1/2", EXPOSURE 1, (32/16) RATING WITH 8d @ 6" OC EDGES (PEN) UNO ON PLANS AND 12" OC FIELD. NO SHEATHING LESS THAN 24" IN WIDTH SHALL BE USED.

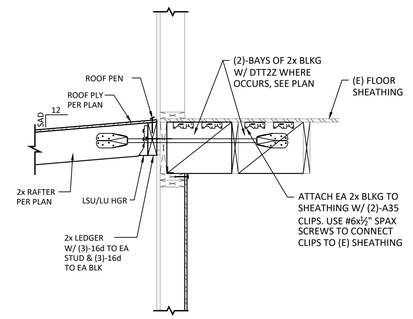
SEE DETAIL 11 SHEET S2.0 FOR INFORMATION ON SHEATHING NAILING.

SEE DETAIL 9 SHEET S2.0 FOR INFORMATION ON INSTALLATION OF TYPICAL HOLES AND NOTES IN FRAMING.



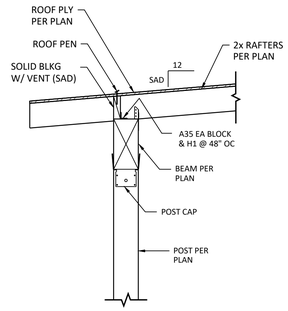
2ND FLOOR FRAMING PLAN

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



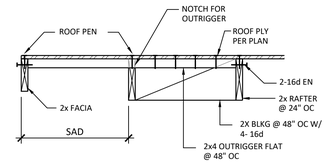
4 DETAIL

NOT TO SCALE



2 DETAIL

NOT TO SCALE



3 DETAIL

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2ND FLOOR FRAMING PLAN

JOB NUMBER:	74756
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SHEET NUMBER

S4.0

4 OF 4 SHEETS