

2035 JACKSON STREET ADDITION

224-23-094

SINGLE FAMILY RESIDENCE DEMO & ADDITION

OWNER:

PROJECT ADDRESS: 2035 Jackson St, Santa Clara, CA 95050
Email: srikanth.lakkaraju@gmail.com

PROJECT DATA: 2035 JACKSON STREET

PROPERTY INFORMATION:
ASSESSOR'S PARCEL: 224-23-094
ZONING DISTRICT: R-1
FLOOD ZONE: X
LOT SIZE: 7,840 SQ FT

NOTES:

- NO FIRE SPRINKLER < 1200 SQFT ADDITION
- HERS VERIFICATION IS REQUIRED PER THE ENERGY ANALYSIS.

BUILDING CODE:

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ENERGY CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALGREEN
- CITY OF SANTA CLARA MUNICIPAL CODE

SCOPE OF WORK:

- DEMO EXISTING EXTERIOR AND INTERIOR WALLS ONLY RIGHT EXTERIOR WALL TO BE KEPT
- PROPOSE 1153.41 LOT AREA SOFT ADDITION FROM EXISTING 1233.54 FOOTPRINT AND A FLOOR AREA OF 977

BUILDING DATA:

OCCUPANCY: R-3 / U
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: NO
NUMBER OF STORIES: 1
MAX BUILDING HEIGHT: 16'-0"

SQUARE FOOTAGE SUMMARY:
EXISTING FOOTPRINT: 1,233.54 SQ FT
PROPOSED FOOTPRINT: 2,386.95 SQ FT
TOTAL ADDITION: 1,153.41 SQ FT

AREA BREAKDOWN:
EXISTING LIVING AREA: 977.00 SQ FT
PROPOSED LIVING AREA: 1,940.95 SQ FT
NET LIVING INCREASE: 963.95 SQ FT

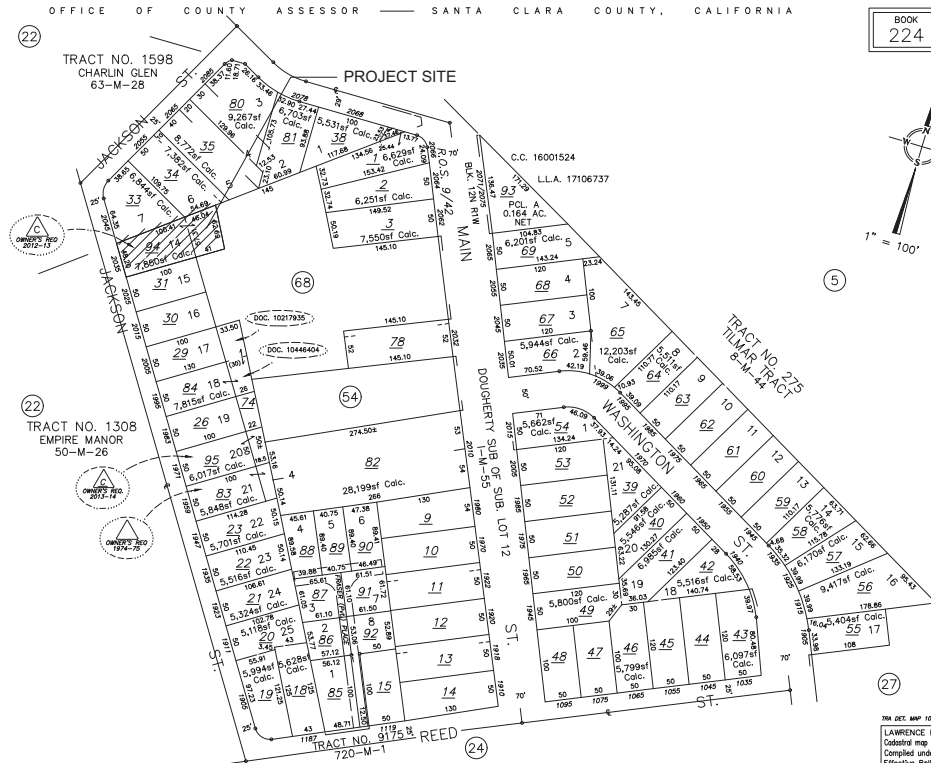
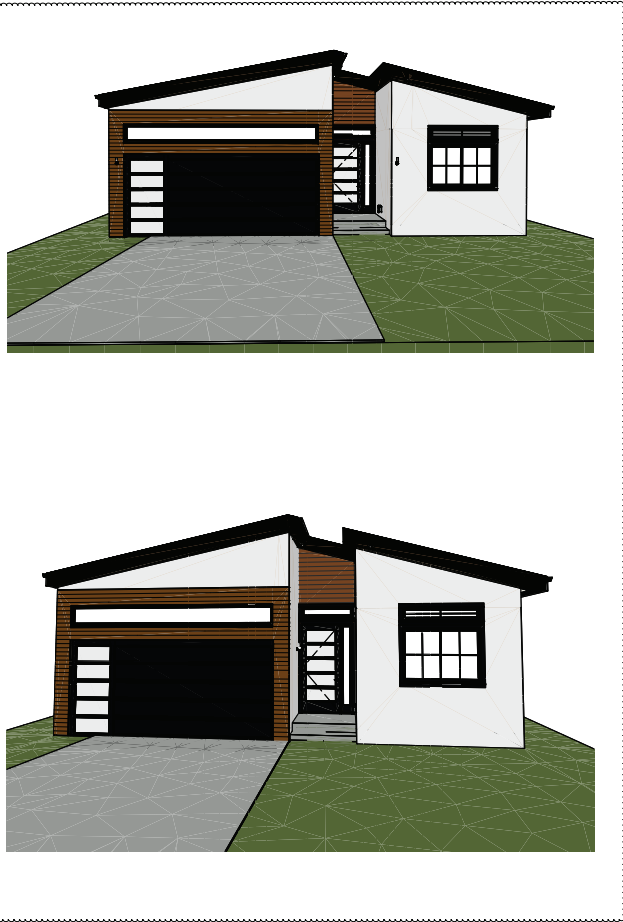
EXISTING GARAGE: 257.00 SQ FT
PROPOSED GARAGE: 446.00 SQ FT
GARAGE INCREASE: 189.00 SQ FT

EXISTING COMMON AREA: 380.00 SQ FT
PROPOSED COMMON AREA: 895.00 SQ FT

SITE COVERAGE:
OPEN LANDSCAPE AREA: 4,444.00 SQ FT
BUILDING COVERAGE: 30.4%

INDEX OF DRAWINGS:

- G.0 COVER SHEET
- G.1 SITE PLAN
- G.2 EROSION CONTROL
- G.3 F.A.R CALC
- G.4.0 EXISTING SITE CONDITION
- A.1 PROPOSED FLOOR PLAN
- A.1E EXISTING FLOOR PLAN
- A.2 PROPOSED ROOF PLAN
- A.3 PROPOSED ELECTRICAL PLAN
- A.4 PROPOSED ELEVATION PLAN
- A.5 CROSS SECTIONS
- AD.1 TYPICAL DETAILS No. 1
- AD.2 TYPICAL DETAILS No. 2
- T24A TITLE 24A
- T24B TITLE 24B
- S1.1 GENERAL NOTES
- S1.2 SPECIFICATIONS
- S2.1 FOUNDATION AND FRAMING PLAN
- S3.1 ROOF FRAMING PLAN
- S4.1 STRUCTURAL DETAILS No.1
- S4.2 STRUCTURAL DETAILS No.2
- SS.1 FOUNDATION DETAILS
- STRONG WALL SHEETS



BOOK 224 PAGE 23



PROJECT LOCATION
SCALE: NTS

FROM DET. MAP 104
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under P.S. & T. Code, Sec. 327.
Effective Roll Year 2025-2026

Owner:

Coordinating Professional:

DRAFTER
MINH PHAM
minhph@gmail.com
510-574-6785

STRUCTURAL ENGINEER
NES CONSULTANTS, INC.
1659 BRANHAM LN
SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008
nhpham.structural@gmail.com

CIVIL ENGINEER

SPECIAL SYSTEMS

CODES: 2022 IBC

USE AND OCCUPANCY: R3/U
CONSTRUCTION TYPE: VB
ZONING: R1

Issue: Permit Set
Date:
Dwg File:
Drawn By: MP
Checked By: NP

Sheet Title: **COVER SHEET**

Sheet Number: **G.0**

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



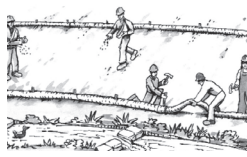
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

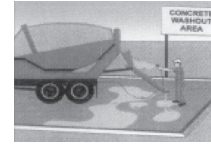
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



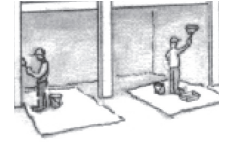
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

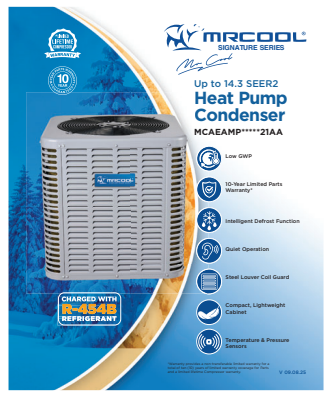
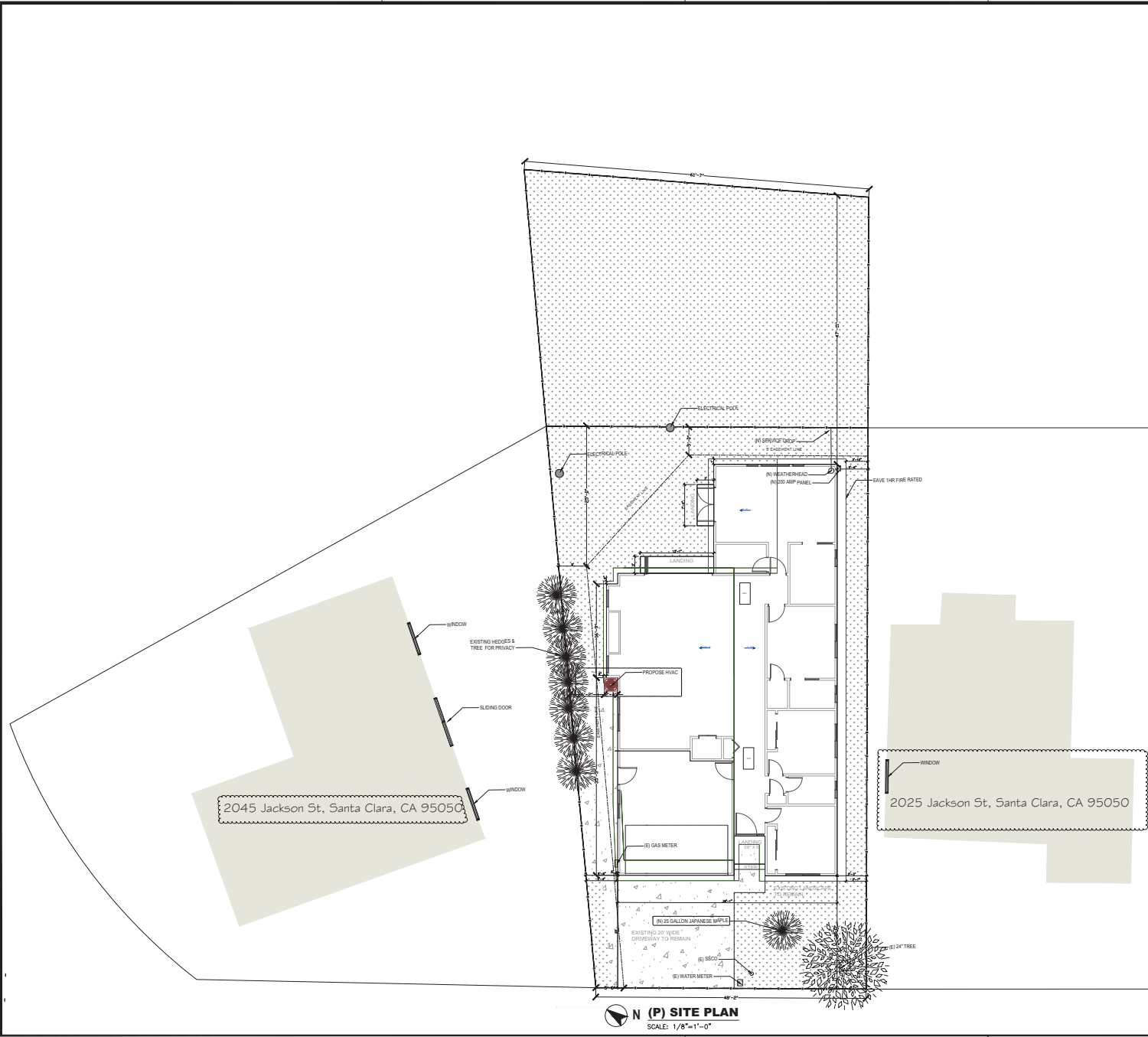
- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

April 2024



Up to 14.3 SEER2 Heat Pump Condenser

This Heat Pump Condenser is a high-efficiency, all-season solution designed to deliver dependable heating and cooling throughout the year. This Signature Series system provides consistent indoor comfort while helping homeowners save their energy bills. Whether you're heating intense summer heat or winter's chill, this efficient heat pump is built to keep your home comfortable, no matter the season.

SPECIFICATION

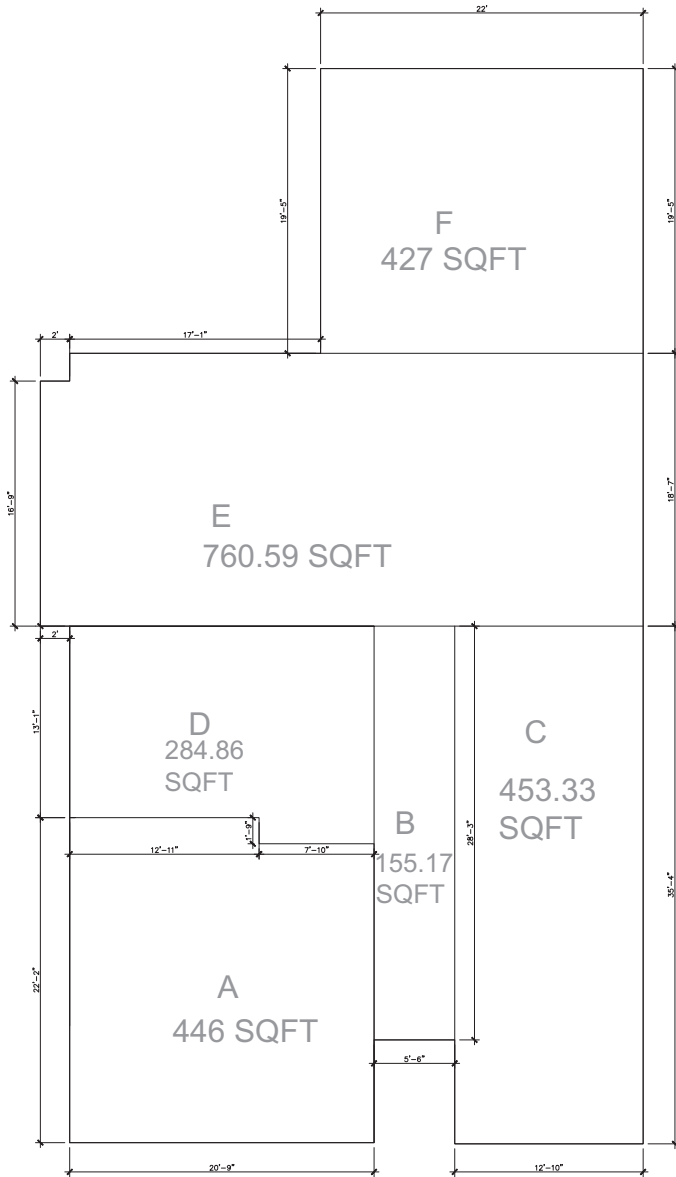
Model No.	SEER2	SEER	Energy Efficiency Ratio	Capacity (BTU/hr)	Capacity (kW)	Capacity (Tons)	Capacity (HP)	Capacity (kW)	Capacity (Tons)	Capacity (HP)
MRCCOOL	14.3	13.0	13.0	12,000	3.5	10.0	1.5	12,000	3.5	10.0
MRCCOOL	14.3	13.0	13.0	15,000	4.4	12.5	2.0	15,000	4.4	12.5
MRCCOOL	14.3	13.0	13.0	18,000	5.3	15.0	2.5	18,000	5.3	15.0
MRCCOOL	14.3	13.0	13.0	21,000	6.2	17.5	3.0	21,000	6.2	17.5
MRCCOOL	14.3	13.0	13.0	24,000	7.1	20.0	3.5	24,000	7.1	20.0
MRCCOOL	14.3	13.0	13.0	27,000	8.0	22.5	4.0	27,000	8.0	22.5
MRCCOOL	14.3	13.0	13.0	30,000	8.9	25.0	4.5	30,000	8.9	25.0
MRCCOOL	14.3	13.0	13.0	33,000	9.8	27.5	5.0	33,000	9.8	27.5
MRCCOOL	14.3	13.0	13.0	36,000	10.7	30.0	5.5	36,000	10.7	30.0
MRCCOOL	14.3	13.0	13.0	39,000	11.6	32.5	6.0	39,000	11.6	32.5
MRCCOOL	14.3	13.0	13.0	42,000	12.5	35.0	6.5	42,000	12.5	35.0
MRCCOOL	14.3	13.0	13.0	45,000	13.4	37.5	7.0	45,000	13.4	37.5
MRCCOOL	14.3	13.0	13.0	48,000	14.3	40.0	7.5	48,000	14.3	40.0
MRCCOOL	14.3	13.0	13.0	51,000	15.2	42.5	8.0	51,000	15.2	42.5
MRCCOOL	14.3	13.0	13.0	54,000	16.1	45.0	8.5	54,000	16.1	45.0
MRCCOOL	14.3	13.0	13.0	57,000	17.0	47.5	9.0	57,000	17.0	47.5
MRCCOOL	14.3	13.0	13.0	60,000	17.9	50.0	9.5	60,000	17.9	50.0
MRCCOOL	14.3	13.0	13.0	63,000	18.8	52.5	10.0	63,000	18.8	52.5
MRCCOOL	14.3	13.0	13.0	66,000	19.7	55.0	10.5	66,000	19.7	55.0
MRCCOOL	14.3	13.0	13.0	69,000	20.6	57.5	11.0	69,000	20.6	57.5
MRCCOOL	14.3	13.0	13.0	72,000	21.5	60.0	11.5	72,000	21.5	60.0
MRCCOOL	14.3	13.0	13.0	75,000	22.4	62.5	12.0	75,000	22.4	62.5
MRCCOOL	14.3	13.0	13.0	78,000	23.3	65.0	12.5	78,000	23.3	65.0
MRCCOOL	14.3	13.0	13.0	81,000	24.2	67.5	13.0	81,000	24.2	67.5
MRCCOOL	14.3	13.0	13.0	84,000	25.1	70.0	13.5	84,000	25.1	70.0
MRCCOOL	14.3	13.0	13.0	87,000	26.0	72.5	14.0	87,000	26.0	72.5
MRCCOOL	14.3	13.0	13.0	90,000	26.9	75.0	14.5	90,000	26.9	75.0
MRCCOOL	14.3	13.0	13.0	93,000	27.8	77.5	15.0	93,000	27.8	77.5
MRCCOOL	14.3	13.0	13.0	96,000	28.7	80.0	15.5	96,000	28.7	80.0
MRCCOOL	14.3	13.0	13.0	99,000	29.6	82.5	16.0	99,000	29.6	82.5
MRCCOOL	14.3	13.0	13.0	102,000	30.5	85.0	16.5	102,000	30.5	85.0
MRCCOOL	14.3	13.0	13.0	105,000	31.4	87.5	17.0	105,000	31.4	87.5
MRCCOOL	14.3	13.0	13.0	108,000	32.3	90.0	17.5	108,000	32.3	90.0
MRCCOOL	14.3	13.0	13.0	111,000	33.2	92.5	18.0	111,000	33.2	92.5
MRCCOOL	14.3	13.0	13.0	114,000	34.1	95.0	18.5	114,000	34.1	95.0
MRCCOOL	14.3	13.0	13.0	117,000	35.0	97.5	19.0	117,000	35.0	97.5
MRCCOOL	14.3	13.0	13.0	120,000	35.9	100.0	19.5	120,000	35.9	100.0
MRCCOOL	14.3	13.0	13.0	123,000	36.8	102.5	20.0	123,000	36.8	102.5
MRCCOOL	14.3	13.0	13.0	126,000	37.7	105.0	20.5	126,000	37.7	105.0
MRCCOOL	14.3	13.0	13.0	129,000	38.6	107.5	21.0	129,000	38.6	107.5
MRCCOOL	14.3	13.0	13.0	132,000	39.5	110.0	21.5	132,000	39.5	110.0
MRCCOOL	14.3	13.0	13.0	135,000	40.4	112.5	22.0	135,000	40.4	112.5
MRCCOOL	14.3	13.0	13.0	138,000	41.3	115.0	22.5	138,000	41.3	115.0
MRCCOOL	14.3	13.0	13.0	141,000	42.2	117.5	23.0	141,000	42.2	117.5
MRCCOOL	14.3	13.0	13.0	144,000	43.1	120.0	23.5	144,000	43.1	120.0
MRCCOOL	14.3	13.0	13.0	147,000	44.0	122.5	24.0	147,000	44.0	122.5
MRCCOOL	14.3	13.0	13.0	150,000	44.9	125.0	24.5	150,000	44.9	125.0
MRCCOOL	14.3	13.0	13.0	153,000	45.8	127.5	25.0	153,000	45.8	127.5
MRCCOOL	14.3	13.0	13.0	156,000	46.7	130.0	25.5	156,000	46.7	130.0
MRCCOOL	14.3	13.0	13.0	159,000	47.6	132.5	26.0	159,000	47.6	132.5
MRCCOOL	14.3	13.0	13.0	162,000	48.5	135.0	26.5	162,000	48.5	135.0
MRCCOOL	14.3	13.0	13.0	165,000	49.4	137.5	27.0	165,000	49.4	137.5
MRCCOOL	14.3	13.0	13.0	168,000	50.3	140.0	27.5	168,000	50.3	140.0
MRCCOOL	14.3	13.0	13.0	171,000	51.2	142.5	28.0	171,000	51.2	142.5
MRCCOOL	14.3	13.0	13.0	174,000	52.1	145.0	28.5	174,000	52.1	145.0
MRCCOOL	14.3	13.0	13.0	177,000	53.0	147.5	29.0	177,000	53.0	147.5
MRCCOOL	14.3	13.0	13.0	180,000	53.9	150.0	29.5	180,000	53.9	150.0
MRCCOOL	14.3	13.0	13.0	183,000	54.8	152.5	30.0	183,000	54.8	152.5
MRCCOOL	14.3	13.0	13.0	186,000	55.7	155.0	30.5	186,000	55.7	155.0
MRCCOOL	14.3	13.0	13.0	189,000	56.6	157.5	31.0	189,000	56.6	157.5
MRCCOOL	14.3	13.0	13.0	192,000	57.5	160.0	31.5	192,000	57.5	160.0
MRCCOOL	14.3	13.0	13.0	195,000	58.4	162.5	32.0	195,000	58.4	162.5
MRCCOOL	14.3	13.0	13.0	198,000	59.3	165.0	32.5	198,000	59.3	165.0
MRCCOOL	14.3	13.0	13.0	201,000	60.2	167.5	33.0	201,000	60.2	167.5
MRCCOOL	14.3	13.0	13.0	204,000	61.1	170.0	33.5	204,000	61.1	170.0
MRCCOOL	14.3	13.0	13.0	207,000	62.0	172.5	34.0	207,000	62.0	172.5
MRCCOOL	14.3	13.0	13.0	210,000	62.9	175.0	34.5	210,000	62.9	175.0
MRCCOOL	14.3	13.0	13.0	213,000	63.8	177.5	35.0	213,000	63.8	177.5
MRCCOOL	14.3	13.0	13.0	216,000	64.7	180.0	35.5	216,000	64.7	180.0
MRCCOOL	14.3	13.0	13.0	219,000	65.6	182.5	36.0	219,000	65.6	182.5
MRCCOOL	14.3	13.0	13.0	222,000	66.5	185.0	36.5	222,000	66.5	185.0
MRCCOOL	14.3	13.0	13.0	225,000	67.4	187.5	37.0	225,000	67.4	187.5
MRCCOOL	14.3	13.0	13.0	228,000	68.3	190.0	37.5	228,000	68.3	190.0
MRCCOOL	14.3	13.0	13.0	231,000	69.2	192.5	38.0	231,000	69.2	192.5
MRCCOOL	14.3	13.0	13.0	234,000	70.1	195.0	38.5	234,000	70.1	195.0
MRCCOOL	14.3	13.0	13.0	237,000	71.0	197.5	39.0	237,000	71.0	197.5
MRCCOOL	14.3	13.0	13.0	240,000	71.9	200.0	39.5	240,000	71.9	200.0
MRCCOOL	14.3	13.0	13.0	243,000	72.8	202.5	40.0	243,000	72.8	202.5
MRCCOOL	14.3	13.0	13.0	246,000	73.7	205.0	40.5	246,000	73.7	205.0
MRCCOOL	14.3	13.0	13.0	249,000	74.6	207.5	41.0	249,000	74.6	207.5
MRCCOOL	14.3	13.0	13.0	252,000	75.5	210.0	41.5	252,000	75.5	210.0
MRCCOOL	14.3	13.0	13.0	255,000	76.4	212.5	42.0	255,000	76.4	212.5
MRCCOOL	14.3	13.0	13.0	258,000	77.3	215.0	42.5	258,000	77.3	215.0
MRCCOOL	14.3	13.0	13.0	261,000	78.2	217.5	43.0	261,000	78.2	217.5
MRCCOOL	14.3	13.0	13.0	264,000	79.1	220.0	43.5	264,000	79.1	220.0
MRCCOOL	14.3	13.0	13.0	267,000	80.0	222.5	44.0	267,000	80.0	222.5
MRCCOOL	14.3	13.0	13.0	270,000	80.9	225.0	44.5	270,000	80.9	225.0
MRCCOOL	14.3	13.0	13.0	273,000	81.8	227.5	45.0	273,000	81.8	227.5
MRCCOOL	14.3	13.0	13.0	276,000	82.7	230.0	45.5	276,000	82.7	230.0
MRCCOOL	14.3	13.0	13.0	279,000	83.6	232.5	46.0	279,000	83.6	232.5
MRCCOOL	14.3	13.0	13.0	282,000	84.5	235.0	46.5	282,000	84.5	235.0
MRCCOOL	14.3	13.0	13.0	285,000	85.4	237.5	47.0	285,000	85.4	237.5
MRCCOOL	14.3	13.0	13.0	288,000	86.3	240.0	47.5	288,000	86.3	240.0
MRCCOOL	14.3	13.0	13.0	291,000	87.2	242.5	48.0	291,000	87.2	242.5
MRCCOOL	14.3	13.0	13.0	294,000	88.1	245.0	48.5	294,000	88.1	245.0
MRCCOOL	14.3	13.0	13.0	297,000	89.0	247.5	49.0	297,000	89.0	

FLOOR AREA CALCULATION	
LABEL	AREA (SQFT)
A	446
B	15.17
C	453.33
D	284.86
E	760.59
F	427

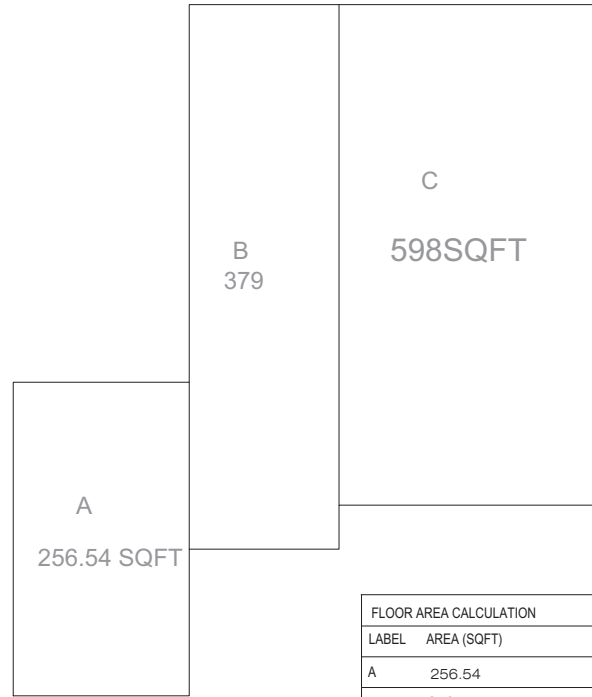
FLOOR AREA RATIO	
LOT SIZE: 7,840 SQFT	
F.A.R = (B+C + D + E + F) = 1940.95	
1940.95 / 7,840 SQFT = .247 = 25%	

LOT AREA RATIO	
LOT = A + B + C + D + E + F = 2386.95	
2386.95 / 7,840 SQFT = .304 = 30%	

PROPOSE SITE CALC
SCALE 1/8" = 1'-0"



EXISTING SITE CALC
SCALE 1/8" = 1'-0"



FLOOR AREA CALCULATION	
LABEL	AREA (SQFT)
A	256.54
B	379
C	598

FLOOR AREA RATIO	
LOT SIZE: 7,840 SQFT	
F.A.R = (B+C) = 977	
977 / 7,840 SQFT = .124 = 12%	

LOT AREA RATIO	
LOT = A + B + C = 1233.54	
1233.54 / 7,840 SQFT = .157 = 16%	

SUBMITTAL		7/13/20
VL	Designated VL	
	Prepared	
	Checked	
DESCRIPTION		MARK
DATE		BY
REVISIONS		

REGISTERED PROFESSIONAL ENGINEER	STATE OF CALIFORNIA
NO. 0278	PHAM
NO. 081902	CIVIL
Exp. 3/31/28	

NGOC PHAM (CB1902)	REGISTERED CIVIL ENGINEER	SIGNATURE
NES CONSULTANTS LLC		
CIVIL & STRUCTURAL ENGINEERING		
1000 COMMON AVE #16		
SANTA CLARA, CA 95050		
(415) 962-2008		

PROPOSE F.A.R. CALC PLAN

2025 Jackson St, Santa Clara, CA 95050

Scale AS NOTED

Date 7/10/20

REF. NO.

DWC. NO.

G1.0

of 2 Sheets

JOB NO. 2022

NOTE: PROVIDE ATTIC VENTILATION IN COMPLIANCE W/ C.B.C. 1505.3. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED MAY BE 1/200 PROVIDED THAT 50 PERCENT OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

NOTES

DESIGN AND INSTALL (DESIGN BUILD) HVAC SYSTEM TO ACCA MANUAL 4, D, AND S RECOMMENDATIONS.

KEYNOTES

- 1 COMPOSITE ROOF TO BE SELECTED BY OWNER
- 2 15"x46" VELUX FIX SKYLIGHT

ATTIC VENT CALC:
BASED ON THE 1:150 GUIDELINE
LIVING AREA = 1941 SQFT = 1862 SQ IN. OF VENT REQUIRED
PROPOSING

972 sq. in.

Exhaust NFVA
 (Near ridge of the roof)



VentSure®

4-Foot Strip

Amount Required: **47 lineal feet**

Order Qty: **12 pieces**

Product Details >



VentSure®

InFlow®

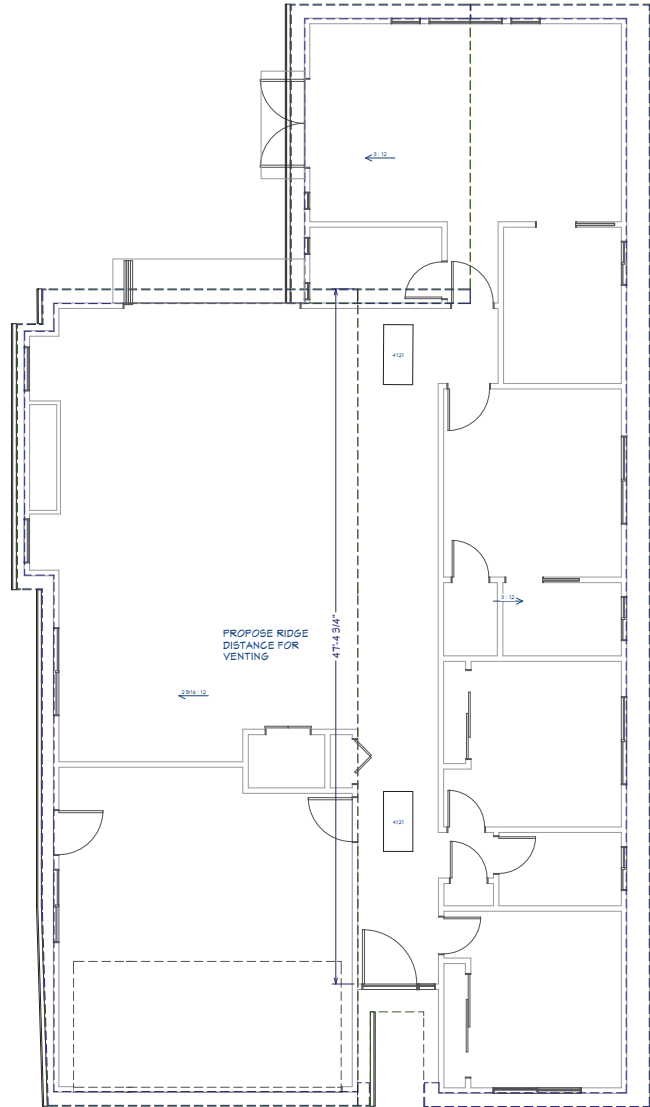
Amount Required: **94 lineal feet**

Order Qty: **24 pieces**

Product Details >

972 sq. in.

Intake NFVA
 (On soffits / undereave)



PROPOSE ROOF PLAN
SCALE: 1/4" = 1'

REVISIONS	DATE	BY
1	7/10/20	

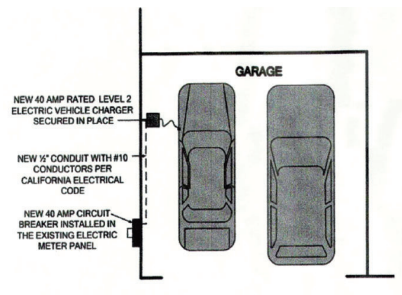
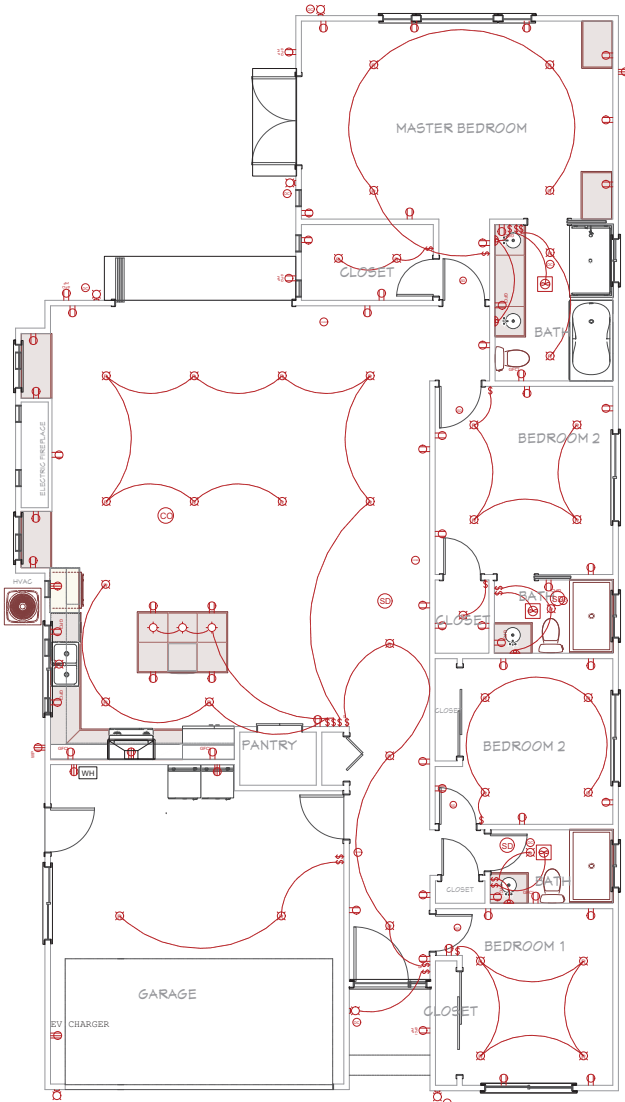
REGISTERED PROFESSIONAL ENGINEER
 NGOC PHAM (C81902)
 REGISTERED CIVIL ENGINEER
 STATE OF CALIFORNIA
 Exp. 3/31/28

SIGNATURE
 NES CONSULTANTS LLC
 CIVIL & STRUCTURAL ENGINEERING
 1800 COMMON AVE #106
 SANTA CLARA, CA 95050
 (415) 962-2008

PROPOSE ROOF PLAN
 2025 Jackson St, Santa Clara, CA 95050

Scale AS NOTED
 Date 7/10/20
 REF. NO.
 DWG. NO. A.2
 of 2 Sheets
 JOB NO. 2022

PROPOSED ELECTRICAL
1/4" = 1' - 0"



① ELECTRICAL VEHICLE CHARGER
N.T.S.

GENERAL NOTES & SPECIFICATIONS:

The Contractor shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather-tight and waterproof building in the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately inform the owner, and request corrections or further detailing.

The Contractor shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and permit on-site during inspections.

All construction shall meet the requirements of chapter 4, California Green Building Standards. Request 48% of construction and demolition waste. Provide operations & maintenance manuals for all equipment, appliances, HVAC, filters, and water heater: roof drains and gut drainage. All wiring, conduits, wires and cables shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All electrical, sanitary, utility, piping, ceiling and access panel shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug Institute Green Label Plus program.

The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 14% of moisture content.

- FIRE PROTECTION**
- Provide 5/8" type "X" gyp. tile at house garage walls and at utility closet walls.
 - Provide 2 1/2" min. gipboard steel ceiling through the wall.
 - Min. 4" sheet numbers of a contrasting color, visible from street.
 - Closest fixture to be in-line mounted at 10' min. to shelves.
- SMOKE CARBON MONOXIDE DETECTOR**
- 115' interconnected detectors with battery back up at each bedroom, laundry, and halls, as shown.
- MECHANICAL NOTES:**
- THE MECHANICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes, providing for quiet operation and even heating. The drawings show only the location and type of equipment. Specific details shall be provided to the building department, contractor and owner for approval before installation. Termination of all environmental air ducts shall be a minimum of 2' from any openings in the building. Provide instructions for hot water heater & FAU to inspector at time of inspection. Duct openings shall be covered and sealed pending construction for air flow and weather ductwork. All annual spaces around pipes, electric cables or other openings in wall/ceiling shall be sealed with mastic caulk against the passage of rodents by closing them. Heating systems shall be designed in accordance with the requirements of CCBGC Section 4.501.2

- D HEATING**
- Install Thermacore 8000 8th District Mini Split Air conditioner heat.
- E THERMOSTAT** Provide double setback thermostat for FAU
- F DRYER VENT** Vent exterior to exterior of building with smooth metal duct with inline mechanical fan, sealed through attic to backdraft damper at roof eave.
- G TUB SHOWER**
- Limestone tile shower to 6' height, with integral WATER CONSERVATION waterproof showerhead, or approved equal. See 05-05 req.
 - Acrylic spa with limestone tile surround.
 - Acrylic tub 6'6" high.
 - Provide individual control valves on the pressure balance or thermostatic mixing valve. 1/2" shower and bathtub drains shall have a maximum of 1.25 gallons per flush. Kitchen faucet aerator shall have a maximum 1.5 GPM residential lavatory aerator shall have a maximum 1.5 GPM and 1/2" pressure reducing valve between meter and first point of use (80 PSI maximum).

- LEGEND**
- CABLE TV
 - 240V DUPLEX CONVENIENCE DUPLEX OUTLET
 - 240V DUPLEX CONVENIENCE DUPLEX OUTLET
 - GFI OUTLET
 - 120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
 - SWITCH
 - 3-WAY SWITCH
 - INCANDESCENT WALL MOUNTED FIXTURE
 - EXHAUST FAN
 - RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
 - RECESSED CAN LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
 - RECESSED VACANCY SENSOR LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
 - PHOTOCONTROL & MOTION SENSOR LIGHT
 - HANGING FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
 - SURFACE MTD. FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
 - CEILING MTD. CO2 DETECTOR, I.C.B.O. APPROVED (ALL CO DETECTORS SHALL BE INTERCONNECTED)
 - SMOKE DETECTOR, I.C.B.O. APPROVED, CLG. MOUNTED
 - WATER HEATER VENT
 - CEILING MTD. FAN, 4 BLADE SWITCH CONTROLLED
 - SURFACE MOUNTED 12X48 FLUORESCENT FIXTURE
 - RANGE HOOD
 - HVAC SYSTEM

ELECTRICAL NOTES:

- THE ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets, wiring and circuit breakers shall be sized adequately to accommodate the future service. Separate circuits shall be provided for appliances as required by codes. Provide in-line residual receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaires shall be IC rated, electronic ballast and anti-GLT.
- R. ELECTRIC CIRCUITS OUTDOOR RECEPTACLES**
- All receptacles at kitchen countertops to have 2 GFI appliance circuits. These circuits shall only serve the kitchen with 2 countertop receptacles.
 - Provide a dedicated 20 Amp circuit for bathroom GFI's. No other receptacles on same circuit.
 - All receptacles in garage exterior be GFI protected. Exterior receptacles to have weatherproof covers.
 - Provide a four prong outlet with an insulated neutral conductor wire at dryer and cooking area.
 - Provide separate laundry circuit.
 - All recessed elec. fixtures in insulation to be IC rated. Provide damp rated light fixtures in attic or crawlspace.
- Kitchens require AFCI receptacles.** All 120 volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, porches, lanais, decks, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (8).
- Provide undercabinet fluorescent fixtures at entire kitchen.
 - All exterior fixtures to be high efficacy or on motion sensors with photocoupler. See memo for details for required lighting at kitchen and bath.
 - Provide 1" receptacle at the lanais. Receptacles may not be more than 12" below the counter surface or be below a cooler that extends more than 4"

- The maximum length for garage disposal cord is 50' and a disturbance is 4". Attachment plug and receptacle shall be accessible.
 - Mid-wire duct receptacles for garage disposal and disturbance require a common fire breaker at the service panel.
- FANS**
- Range hood.
 - Ceiling exhaust fans with lights at laundry & bath. Bath exhaust fans to be energy star compliant and to have humidity controllers.
- STRUCTURED WIRING**
- Provide structured panel and all connections to system. Locate panel if not shown.
 - Provide both ports as shown on plans. Provide individual jacks as determined by number of phone, data, & cable service. Provide Cat 5e RG 6 wiring with all connections. All wiring to be home runs. Maintain 1" clearance allowing the luminaires to be always on.
 - All garage and laundry luminaires shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaires to be always on automatically, or that has an override allowing the luminaires to be always on.

- LIGHTING**
- All lighting shall be high efficacy and meet the requirements of Section 150.0(X) and Joint Appendix JA2.
 - A single bathroom light shall be high efficacy and controlled by a vacancy sensor and shall not have a control that allows luminaires to be always on automatically, or that has an override allowing the luminaires to be always on.
 - All light fixtures shall contain bulbs that are labeled as J40-2014 (LAC-2014E sealed lens or recessed lens). Screw base bulbs are permitted, except in recessed lighting fixtures.
 - All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on/off action (does not automatically turn on) and automatically turns off after 15 minutes after the room is vacated.
 - Recessed lighting shall be listed as IC (non-combustible in insulation) and AT (air tight), be installed between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with J40-2014-E efficiency label.
 - AC & DC UNITS: install as per manufacturer's instructions.

WATER HEATER NOTES:

Systems using gas or propane water heater to service individual dwelling units shall designate a space at least 3 feet wide and 1 foot tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A or B below. All electrical components shall be installed in accordance with the California Electrical Code:

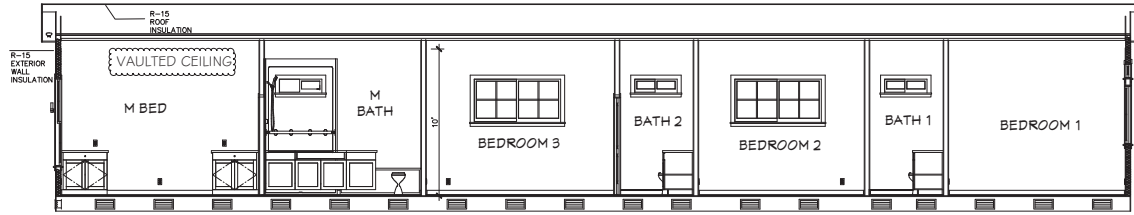
- If the designated space is within 3 feet from the water heater, then this space shall include the following:
 - A dedicated 150-volt, 20-amp electrical receptacle connected with a 12/240-volt 3 conductor, 10 AWG copper branch circuit within 3 feet from the water heater and accessible to the water heater with no obstructions there.
 - Both ends of the unused conductor shall be labeled with the word "space" and be electrically isolated.
 - A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in (a) above and labeled with the words "Make 20V line".
 - A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allow natural draining without pump assistance.
- If the designated space is more than 3 feet from the water heater, then this space shall include the following:
 - A dedicated 150-volt branch circuit shall be installed within 5 feet from the designated space. The branch circuit shall be rated at 20 amp minimum. The branch cover shall be identified as "20V ready", and
 - The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 20V use", and
 - Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and
 - The hot water supply pipe coming out of the gas or propane water heater shall be sealed free through the designated HPWH location before entering any fixtures; and
 - The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and
 - A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allow natural draining without pump assistance.

DATE	7/31/20	REVISIONS	1
DATE		REVISIONS	2
DATE		REVISIONS	3
DATE		REVISIONS	4
DATE		REVISIONS	5
DATE		REVISIONS	6
DATE		REVISIONS	7
DATE		REVISIONS	8
DATE		REVISIONS	9
DATE		REVISIONS	10

VL Designated VL Promoted VL Checked
 REGISTERED PROFESSIONAL ENGINEER
 NGOC PHAM (C81902)
 REGISTERED CIVIL ENGINEER
 SIGNATURE
 NES CONSULTANTS LLC
 CIVIL & STRUCTURAL ENGINEERING
 5400 CUMMINS AVE #106
 DUBLIN, CA 94568
 (916) 962-2008
 DATE: 7/31/20
 No. 031902
 CIVIL
 STATE OF CALIFORNIA

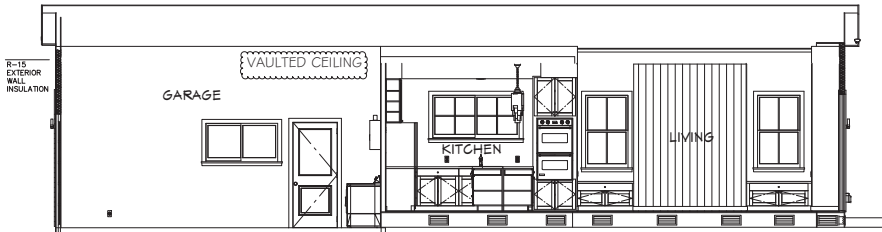
PROPOSE ELECTRICAL PLAN
 Scale AS NOTED
 Date 7/10/20
 REF. NO.
 DWG. NO. A.3
 of 2 Sheets
 JOB NO. 2022

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
 0 1 2 3
 FILE =>
 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS
 0 1 2 3
 DATE PLOTTED => DATE
 TIME PLOTTED => TIME
 USER
 USERNAME => USER



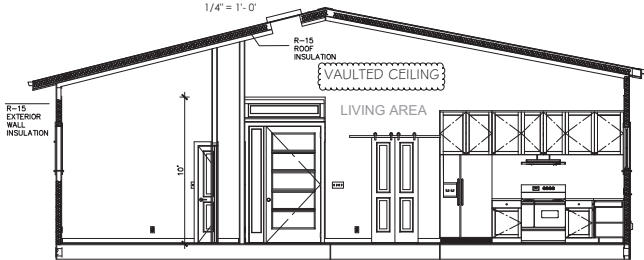
(N) E4 CROSS SECTION

1/4" = 1'-0"



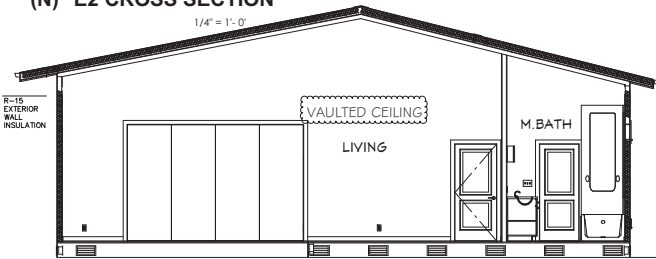
(N) E3 CROSS SECTION

1/4" = 1'-0"



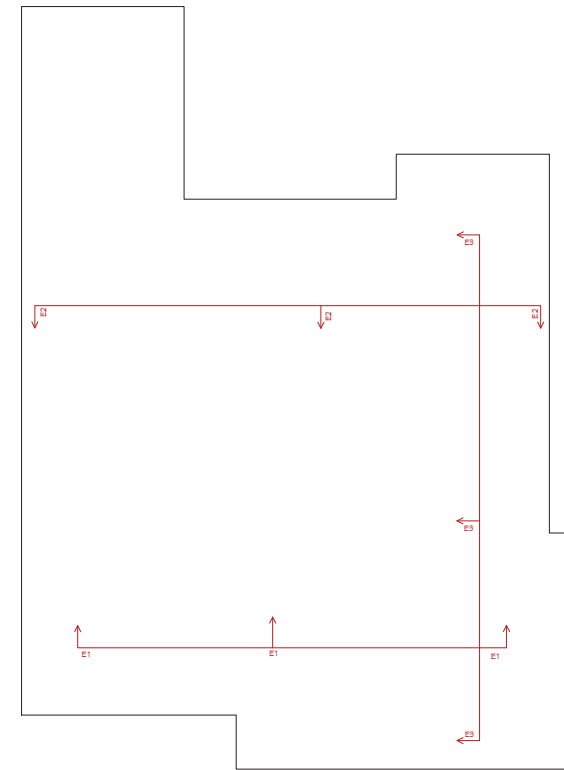
(N) E2 CROSS SECTION

1/4" = 1'-0"



(N) E1 CROSS SECTION

1/4" = 1'-0"



(N) CROSS SECTION PLANS

3/16" = 1'-0"

DATE	BY	REVISIONS
7/13/20		

DESCRIPTION	MARK	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
 NGOC PHAM (CB1902)
 REGISTERED CIVIL ENGINEER

DESIGNED BY: NGOC PHAM
 DRAWN BY: NGOC PHAM
 CHECKED BY: NGOC PHAM

STATE OF CALIFORNIA
 CIVIL ENGINEER
 No. CB1902
 Exp. 3/31/28

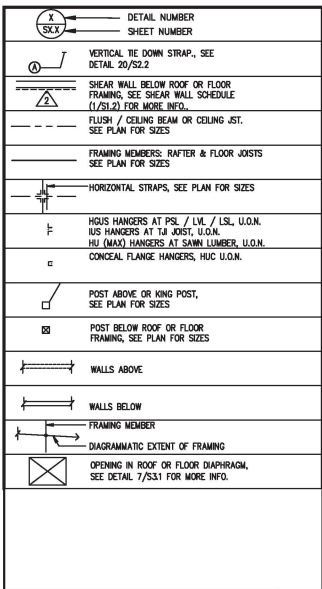
PROPOSED CROSS SECTION

NES CONSULTANTS LLC
 CIVIL & STRUCTURAL ENGINEERING
 1800 COMMON AVE #106
 SAN JOSE, CA 95128
 (415) 962-2008

2035 Jackson St, Santa Clara, CA 95050

Scale	AS NOTED
Date	7/10/20
REF. NO.	
DWG. NO.	A.5
____ of 2 Sheets	
JOB NO.	2022

LEGEND/SYMBOLS:



TESTING AND SPECIAL INSPECTION

STRUCTURAL SPECIAL INSPECTION AND TESTING
GENERAL
 THESE PROVISIONS SHALL COVER THE QUALITY, WORKMANSHIP, AND REQUIREMENTS FOR WORK CONSIDERED MATERIALS OF CONSTRUCTION AND TESTS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED. THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTICE TO THE SPECIAL INSPECTION AGENCY FOR WORK THAT REQUIRES SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR WITH THE USE OF A LIFT OR OTHER EQUIPMENT AS REQUIRED TO ALLOW ACCESS TO THE WORK THAT REQUIRES INSPECTION. THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR ACCESS TO THE APPROVED PLANS AND SPECIFICATIONS AND RETAIN SPECIAL INSPECTION RECORDS AT THE JOB-SITE.
PRECONSTRUCTION MEETING
 A PRECONSTRUCTION MEETING THAT INCLUDES PROJECT SUPERINTENDENT, INSPECTOR & ENGINEER IS REQUIRED. MEETING MINUTES MUST BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.
DEFINITIONS
 CONTINUOUS SPECIAL INSPECTION: THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
 PERIODIC SPECIAL INSPECTION: THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.
REFERENCE STANDARDS (EDITIONS ADOPTED BY CURRENT GOVERNING CALIFORNIA BUILDING CODE)
 - CBC - CALIFORNIA BUILDING CODE 2016
 - AISC 341 - SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS; AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC
 - AISC 360 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS; AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC
 - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY; AMERICAN CONCRETE INSTITUTE
 - RCSC - SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A440 BOLTS; RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
 - AWS - AMERICAN WELDING SOCIETY
 - ASTM - ASTM INTERNATIONAL
 - THIS 11/602-11 BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES
REPORT REQUIREMENTS
 SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS, AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR OR ARCHITECT IF THEY ARE NOT CORRECTED. THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE CONTRACTOR SHALL PROVIDE THE MEANS TO COVER THIS TYPE OF SITUATION. SPECIAL INSPECTORS SHALL NOT ACCEPT ANY RESPONSIBILITY FOR ANY REVISIONS WHICH MAY BE REQUIRED TO THE DESIGN PREPARED BY SPECIAL INSPECTORS, INC. RESULTING FROM ANY EXISTING CONDITIONS, CONSTRUCTION OR FEATURES WHICH WERE UNKNOWN BY SPECIAL INSPECTORS, INC. AT THE TIME OF DESIGN.
7. DIMENSIONS & DISCREPANCIES - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS AT THE JOB SITE (WHERE APPLICABLE) AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS. OMISSIONS & DISCREPANCIES BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETAIL UTILIZING THE STRUCTURE REQUIREMENT SHALL APPLY.
8. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR THE FOLLOWING PRIOR TO THEIR FINAL ASSEMBLY IN THE CONCRETE STRUCTURE.
 7.1. PROTECTION OF LIFE AND PROPERTY
 7.2. SUPPORT ANY CONSTRUCTION LOADS
 7.3. MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE
9. ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE CURRENT ADOPTED CALIFORNIA BUILDING CODE AND/OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.
10. SHOP DRAWING - AS AN AID FOR FABRICATION AND INSTALLATION AND SHALL BE SUPERSEDED BY THE STRUCTURAL DRAWINGS. SHOP DRAWING REVIEW BY STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE, AND DOES NOT GUARANTEE ACCURACY. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
11. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER CONSTRUCTION DOCUMENTS FOR DETAILS NOT SHOWN.
12. SPECIAL INSPECTION, INC. RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK, REVISIONS OR REMEDIES, NOT SPECIFICALLY INCLUDED IN THESE PLANS, TO BE DONE AS WORK PROGRESSES, WHERE REQUIRED TO ENSURE THAT THE INTEND OF THE STRUCTURAL DESIGN FOR ANY INCREASED PROJECT COSTS OR LOSSES WHICH MAY OCCUR.

PROJECT DESIGN DATA:

DESIGN CRITERIA:			
BUILDING CODE	2024 CBC		
GRAVITY DESIGN LOAD	Roof Slope 4:12, DL=18 psf, LL=20 psf		
FLOORS	Typical, DL=22psf, LL=40 psf		
LATERAL DESIGN			
LATERAL FORCE RESISTING SYSTEM	Light framed walls sheathed with wood structural panels		
ANALYSIS PROCEDURE USED	Equivalent lateral force procedure		
WIND DESIGN CRITERIA			
DESIGN WIND SPEED	92 MPH		
WIND EXPOSURE	B		
WIND DESIGN IMPORTANCE FACTOR	Iw = 1.0		
SEISMIC DESIGN CRITERIA			
RISK CATEGORY	II		
SEISMIC DESIGN IMPORTANCE FACTOR	I = 1.0		
SEISMIC DESIGN CATEGORY	D		
PROJECT LOCATION COORDINATES	Latitude = 37.359°N, Longitude = 121.953°W		
MAPPED SPECTRAL RESPONSE ACCELERATIONS	Sa = 1.500 g, S1 = 0.820 g		
SPECTRAL RESPONSE COEFFICIENTS	Sbs = 1.110 g, Sbi = 1.130 g		
SEISMIC DESIGN CATEGORY	D		
RESPONSE MODIFICATION FACTOR	R = 6.5		
SEISMIC RESPONSE COEFFICIENT	Ca = 0.170		
DESIGN BASE SHEAR COEFFICIENT	V = 0.119 W0 [AS]		
FOUNDATION DESIGN CRITERIA (NOT AVAILABLE)			
SPREAD FOOTINGS	ALLOWABLE BEARING	1500 psf	
	ALLOWABLE SOIL FRICTION (DL+LL)	no	
	ALLOWABLE LATERAL BEARING	no	
	COEFFICIENT OF FRICTION	no	

STRUCTURAL OBSERVATION BY NES CONSULTANTS, INC.

THE GENERAL CONTRACTOR OR THE PROJECT ARCHITECT IS RESPONSIBLE TO COORDINATE WITH NES CONSULTANTS, INC. FOR THE FOLLOWING REQUIRED INSPECTIONS AT LEAST 3 BUSINESS DAYS NOTICE TO NES CONSULTANTS, INC. PRIOR TO THE TIME OF THE INSPECTIONS. IN THE EVENT NES CONSULTANTS, INC. IS NOT NOTIFIED AT CERTAIN MILESTONE OF THE PROJECT WHERE STRUCTURAL OBSERVATION IS REQUIRED ACCORDING TO THE SCHEDULE BELOW, NES CONSULTANTS, INC. WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE STRUCTURE EITHER DURING CONSTRUCTION OR POST CONSTRUCTION.

FRAMING INSPECTION
 ROUGH FRAMING - ALL FRAMING COMPONENTS & THEIR ASSOCIATED CONNECTION HARDWARE SHALL BE INSTALLED PRIOR TO THE INSPECTION AND BEING CONCEALED.
 FLOOR WALL & ROOF WOOD NAILING - ROOF, FLOOR & WALL PLYWOOD SHEATHING SHALL BE INSTALLED WITH SPECIFIED LAYOUT, BLOCKING & NAILING PRIOR TO THE INSPECTION AND BEING CONCEALED.
CONCRETE STEEL REINFORCEMENT & EMBEDS
 CONCRETE FOOTINGS - ALL REINFORCEMENT AND STRUCTURAL EMBEDS TO BE IN PLACED HARDWARE SHALL BE INSTALLED PRIOR TO THE INSPECTION AND BEING CONCEALED.

GENERAL NOTES:

- THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF NES CONSULTANTS, INC.
- DO NOT SCALE FROM ANY STRUCTURAL DRAWINGS. REPRODUCTION MAY BE SUBJECT TO DISTORTION. CONTACT ENGINEER FOR ANY DIMENSIONS WHICH APPEAR TO BE MISSING OR IN ERROR. ALL PLANS, DETAILS, SECTION, ETC. PROVIDE CONCEPTUAL INFORMATION ONLY. REFER TO CIVIL DIMENSIONS AND/OR ARCHITECTURAL DRAWINGS FOR DIMENSIONS REQUIRED FOR CONSTRUCTION OR FABRICATION.
- EXISTING CONDITIONS SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. ALL DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS SHALL BE SUBJECT TO CLARIFICATION PRIOR TO START OF CONSTRUCTION. THE ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS UNLESS THEY BEYOND HER CLAIM OR LOSS ASSOCIATED WITH THE DESIGN SERVICES PROVIDED BY NES CONSULTANTS, INC., IS LIMITED TO THE AMOUNT OF THE FEES PAID TO NES CONSULTANTS, INC. FOR SAID SERVICES.
- NOTES & DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. DETAILS SHOWN IN DIAGRAMMATIC FORM ARE NOT TO BE SCALED. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED CALIFORNIA BUILDING CODE, ALL APPLICABLE REGULATIONS, AND SAFETY REQUIREMENTS.
- TYPICAL NOTES & DETAILS - THE GENERAL CONTRACTOR SHALL FOLLOW THESE DETAILS AND NOTES WHERE APPLICABLE.
- PRIOR TO SUBMITTING BID, CONTRACTOR SHOULD VISIT THE SITE AND INSPECT EXISTING CONDITIONS SHOWN ON THIS PLAN. VERIFY FIELD CONDITIONS PRIOR TO START OF WORK OR ORDERING MATERIALS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. EXISTING CONDITIONS WHICH WERE NOT VISIBLE OR WERE UNKNOWN TO NES CONSULTANTS, INC. UNLESS ALL CONCEALED CONDITIONS OR FEATURES ARE UNCOVERED AND VERIFIED PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING CONDITIONS IN RELATION TO THE NEW CONSTRUCTION REQUIREMENTS DETAILED BY NES CONSULTANTS, INC. RECOMMENDS THAT PROJECT CONTRACTOR AND/OR OWNER DISMANTLE EXISTING STRUCTURES AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION TO VERIFY EXISTING CONDITIONS IN RELATION TO THE NEW CONSTRUCTION REQUIREMENTS DETAILED BY NES CONSULTANTS, INC. AS AN ALTERNATE TO THIS METHOD, NES CONSULTANTS, INC. RECOMMENDS THAT THE PROJECT CONTRACTOR FOR CONSTRUCTION SERVICES PROVIDE THE MEANS TO COVER THIS TYPE OF SITUATION. NES CONSULTANTS, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY REVISIONS WHICH MAY BE REQUIRED TO THE DESIGN PREPARED BY NES CONSULTANTS, INC. RESULTING FROM ANY EXISTING CONDITIONS, CONSTRUCTION OR FEATURES WHICH WERE UNKNOWN BY NES CONSULTANTS, INC. AT THE TIME OF DESIGN.
- DIMENSIONS & DISCREPANCIES - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS AT THE JOB SITE (WHERE APPLICABLE) AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS. OMISSIONS & DISCREPANCIES BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETAIL UTILIZING THE STRUCTURE REQUIREMENT SHALL APPLY.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR THE FOLLOWING PRIOR TO THEIR FINAL ASSEMBLY IN THE CONCRETE STRUCTURE.
 7.1. PROTECTION OF LIFE AND PROPERTY
 7.2. SUPPORT ANY CONSTRUCTION LOADS
 7.3. MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE
- ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE CURRENT ADOPTED CALIFORNIA BUILDING CODE AND/OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.
- SHOP DRAWING - AS AN AID FOR FABRICATION AND INSTALLATION AND SHALL BE SUPERSEDED BY THE STRUCTURAL DRAWINGS. SHOP DRAWING REVIEW BY STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE, AND DOES NOT GUARANTEE ACCURACY. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER CONSTRUCTION DOCUMENTS FOR DETAILS NOT SHOWN.
- SPECIAL INSPECTION, INC. RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK, REVISIONS OR REMEDIES, NOT SPECIFICALLY INCLUDED IN THESE PLANS, TO BE DONE AS WORK PROGRESSES, WHERE REQUIRED TO ENSURE THAT THE INTEND OF THE STRUCTURAL DESIGN FOR ANY INCREASED PROJECT COSTS OR LOSSES WHICH MAY OCCUR.

EXISTING CONSTRUCTION & CONDITIONS

SHORING - THE GENERAL CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.
EXISTING CONSTRUCTION - EXISTING CONDITIONS SHOWN ON THE STRUCTURAL DRAWING WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY NES CONSULTANTS, INC. PRIOR TO THE TIME OF THE INSPECTIONS. IN THE EVENT NES CONSULTANTS, INC. IS NOT NOTIFIED AT CERTAIN MILESTONE OF THE PROJECT WHERE STRUCTURAL OBSERVATION IS REQUIRED ACCORDING TO THE SCHEDULE BELOW, NES CONSULTANTS, INC. WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE STRUCTURE EITHER DURING CONSTRUCTION OR POST CONSTRUCTION.

SPECIAL INSPECTION BY INDEPENDENT AGENCY

IN ADDITION TO THE INSPECTION REQUIRED BY SECTION 17044A OF THE 2024 CALIFORNIA BUILDING CODE, THE OWNER SHALL EMPLOY AN INDEPENDENT SPECIAL TESTING AND INSPECTION AGENCY QUALIFIED IN THE PARTICULAR TYPES OF CONSTRUCTION REQUIRING SPECIAL INSPECTION AS DEFINED IN SECTION 17044A OF THE FOLLOWING WORK. (AGENCY TO PROVIDE TESTING AND INSPECTION REPORTS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT).

- THE CONTRACTOR SHALL BE RESPONSIBLE TO INFORM THE OWNER OF THIS REQUIREMENT AND SHALL COORDINATE WITH THE AGENCY ALL REQUIRED INSPECTIONS AND TESTING.
- EPOXY - DURING THE INSTALLATION OF THREADED RODS OR REINFORCING STEEL INTO DRILLED HOLES FILLED WITH EPOXY ADHESIVE FOR ALL REQUIREMENTS STIPULATED IN PRODUCT ICC-ES REPORT AT EXISTING BRICK WALL FOUNDATION LOCATIONS INDICATED IN STRUCTURAL DRAWINGS.
 - WOOD LATERAL RESISTING SYSTEM - PERIODIC SPECIAL INSPECTION OF NAILING, BLOCKING AND OTHER FASTENING OF ROOF SHEAR WALLS, WOOD STRIPS, BRACKS STRIPS BRACES SHEAR PANELS AND HOOD-DOWNS WHERE SHEATHING NAILING IS AT 4" O.C. OR LESS.

2024 CALIFORNIA BUILDING CODE

TABLE 2304.10.2 FASTENING SCHEDULE					
CONNECTION	FASTENING/LOC	LOCATION	CONNECTION	FASTENING/LOC	LOCATION
1. JOINT TO JOINT OR OVER	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	WOOD	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
3. BRIDGE TO JOINT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	WOOD END STUD	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
3. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL	2. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @ 2'-0" MAX SPACING	FACE WALL
4. 1" CHAMFER NAIL TO END STUD AND FLAT	3-#4 CORNER BRACKET @ 2'-0" MAX SPACING @				

SECTION 01 30 00 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

- 1.01 SUBMITTALS
1.1 CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS RECEIVED SUBMITTALS REVIEWED BY ARCHITECT/ENGINEER GOVERNING ALL ASPECTS OF THE INTENDED WORK.
1.2 DOCUMENT: SUBMIT ONE ELECTRONIC COPY IN PDF OR WORD FORMAT NOT LARGER THAN 10.24 INCHES, AND ONE ELECTRONIC-READABLE FILE TO BE RETURNED. CREATE FILES AT DRAWING SIZE AND RIGHT-SIDE UP; LEEBIBLE FILES WILL BE REJECTED.
1.3 FOR EACH SHOP DRAWING FOR REVIEW, ALLOW 15 DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.

SECTION 01 30 00 CONCRETE REINFORCING

- 1.01 SUBMITTALS
A. SHOP DRAWINGS (PLACING DRAWINGS)
B. PRODUCT DATA
C. MILL CERTIFICATES
1.02 QUALITY ASSURANCE
A. PERFORM WORK OF THIS SECTION IN ACCORDANCE WITH THE CURRENT GOVERNING EDITION OF CBC, ACI 301, ACI SP-66, ACI 318, AND AHS D1.4 EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.

2.01 REINFORCING BARS

- A. REINFORCING STEEL
1. BARS FOR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706, DEFORMED LOW-ALLOY STEEL BARS FOR THESE APPLICATIONS:
1.1. FOOTINGS
1.2. ALL REINFORCING BARS TO BE WELDED.
ASTM A815, GRADE 60 BARS MAY BE SUBSTITUTED TO MEET A THROUGH B ABOVE IF THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BASED ON 180,000 PSI (NECET SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.

2.02 WELDING ELECTRODES

- A. WELDING ELECTRODES SHALL BE PER TABLE 5-1 OF AWS D1.4.

2.03 MECHANICAL COUPLING DEVICES

- A. MECHANICAL COUPLING DEVICES SHALL DEVELOP 125 PERCENT OF THE MINIMUM YIELD STRENGTH OF THE BARS SPLICED.

2.04 FABRICATION

- A. WELDING OF REINFORCEMENT IS PERMITTED ONLY WITH THE SPECIFIC APPROVAL OF THE ENGINEER. PERFORM WELDING IN ACCORDANCE WITH AWS D1.4. DO NOT WELD CROSSING BARS (TACK WELDS) FOR ASSEMBLY OF REINFORCEMENT, SUPPORTS, OR EXEMPTED ITEMS.

3.01 BENDING

- A. BENDS FOR REINFORCING STEEL SHALL BE MADE IN ACCORDANCE WITH ACI 308 AND ACI 318. BEND BAR SIZES NO. 3 THROUGH 5 ONLY ON ONE TIME PROVIDED REINFORCING BAR TENSILE STRENGTH IS NOT LESS THAN 180,000 PSI (NECET SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.

3.02 PLACING

- A. ALL REINFORCEMENT SHALL BE PLACED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, BOTH AS TO LOCATION, POSITION AND SPACING OF MEMBERS. IT SHALL BE SUPPORTED AND SECURED AGAINST DEFORMATION BY THE USE OF ADEQUATE AND PROPER WIRE SUPPORTING AND SPACING DEVICES, THE WIRES, ETC. SO THAT IT WILL REMAIN IN ITS PROPER POSITION IN THE FINISHED STRUCTURE. REINFORCEMENT MAY NOT BE WET SET IN CONCRETE JOINTS.

3.03 CONSTRUCTION JOINTS

- A. LOCATION AND DETAILS OF CONSTRUCTION JOINTS SHALL BE AS INDICATED ON DRAWINGS AND APPROVED BY THE ENGINEER. LOCATE JOINTS AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE.

3.04 CONCRETE FINISHING

- A. FINISHING FORMED SURFACES: FINISH PER ARCHITECT SPECIFICATIONS AND REQUIREMENTS OF ACI 301.

3.05 CONTROL JOINTS

- A. CONTROL JOINTS SHALL BE MADE BY SAWCUTTING SLAB WITH THE SOFT-CUT SYSTEM OR APPROVED EQUIV. AS SOON AS THE SURFACE IS FIRM ENOUGH SO THAT IT WILL NOT BE DAMAGED BY THE SLAB, USUALLY WITHIN 2 TO 4 HOURS AFTER FINAL FINISHING (NO LATER THAN 8 HOURS AFTER PLACEMENT). CUT 1/4" DEPTH OF SLAB THICKNESS NOT LESS THAN 1" THICK.

3.06 CURING AND PROTECTION

- A. COMPLY WITH REQUIREMENTS OF ACI 301, IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.

SECTION 01 30 00 CAST-IN-PLACE CONCRETE

1.01 SUBMITTALS

- A. PRODUCT DATA
B. MIX DESIGNS
C. MILL CERTIFICATES OF COMPLIANCE
1. THE CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE FOR EACH TYPE OF PORTLAND CEMENT, EACH TYPE OF AGGREGATE, EACH TYPE OF ADMIXTURE, EACH CLASS OF CONCRETE OR A CERTIFICATE OF COMPLIANCE FOR EACH CLASS OF CONCRETE.

2.01 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.02 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.03 AGGREGATES

- A. AGGREGATES FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33. B. ACCESSORY MATERIALS
A.1. WATER: VAPOR BARRIER/SHEETING: SHALL BE NO LESS THAN 18 MIL AND COMPLY WITH ASTM E7745, CLASS A; STATED BY MANUFACTURER AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS.

2.04 AGGREGATE ANCHORING SYSTEMS

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.05 ADHESIVE ANCHORING SYSTEM

- A. ADHESIVE ANCHORING SYSTEM SHALL BE HELI-HY 200 (ESR-3187) OR APPROVED EQUIV. WITH A CURRENT ICC/ACQ/AMPO EVALUATION REPORT.

2.06 INSTALLATION OF ANCHORS AND ADHESIVE INCLUDING DRILLING, CLEANING OF HOLES AND TORQUE SHALL BE IN ACCORDANCE WITH THE CURRENT ICC/ACQ/AMPO EVALUATION REPORT. POST-INSTALLED ANCHORS SHALL BE USED ONLY IN APPLICATIONS PERMITTED BY THE EVALUATION REPORT. ANCHORS SHALL USE WASHER SCREW TO PREVENT OVER-TIGHTENING. ALL ANCHORS SHALL BE INSTALLED TO THE FULL DEPTH OF THE ADHESIVE. STAINLESS STEEL ANCHORS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2.07 REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE 2" MINIMUM CLEARANCE BETWEEN DIAMETERS OR 1" INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE ANCHOR AND THE ABANDONED HOLE. ABANDONED HOLES SHALL BE PATCHED WITH NON-SHRINK GROUT; IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

2.08 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.09 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.10 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.11 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.12 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.13 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.14 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.15 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.16 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.17 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.18 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.19 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.20 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.21 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.22 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.23 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.24 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.25 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.03 AGGREGATES

- A. AGGREGATES FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33. B. ACCESSORY MATERIALS
A.1. WATER: VAPOR BARRIER/SHEETING: SHALL BE NO LESS THAN 18 MIL AND COMPLY WITH ASTM E7745, CLASS A; STATED BY MANUFACTURER AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS.

2.04 AGGREGATE ANCHORING SYSTEMS

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.05 ADHESIVE ANCHORING SYSTEM

- A. ADHESIVE ANCHORING SYSTEM SHALL BE HELI-HY 200 (ESR-3187) OR APPROVED EQUIV. WITH A CURRENT ICC/ACQ/AMPO EVALUATION REPORT.

2.06 INSTALLATION OF ANCHORS AND ADHESIVE INCLUDING DRILLING, CLEANING OF HOLES AND TORQUE SHALL BE IN ACCORDANCE WITH THE CURRENT ICC/ACQ/AMPO EVALUATION REPORT. POST-INSTALLED ANCHORS SHALL BE USED ONLY IN APPLICATIONS PERMITTED BY THE EVALUATION REPORT. ANCHORS SHALL USE WASHER SCREW TO PREVENT OVER-TIGHTENING. ALL ANCHORS SHALL BE INSTALLED TO THE FULL DEPTH OF THE ADHESIVE. STAINLESS STEEL ANCHORS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2.07 REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE 2" MINIMUM CLEARANCE BETWEEN DIAMETERS OR 1" INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE ANCHOR AND THE ABANDONED HOLE. ABANDONED HOLES SHALL BE PATCHED WITH NON-SHRINK GROUT; IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

2.08 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.09 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.10 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.11 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.12 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.13 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.14 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.15 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.16 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.17 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.18 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.19 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.20 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.21 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.22 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.23 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.24 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.25 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.26 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.27 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.28 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.29 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.30 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.31 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.32 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.33 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.34 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.35 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.36 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.37 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.38 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.39 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.40 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.41 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.42 CEMENTITIOUS MATERIALS

- A. PORTLAND CEMENT: ASTM C150, TYPE II.
B. FLY ASH: ASTM C618, CLASS F.
1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST BE SUBSTITUTED FOR 10% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).

2.43 SUBSTITUTIONS THAT COMBINE FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT. FLY ASH AND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

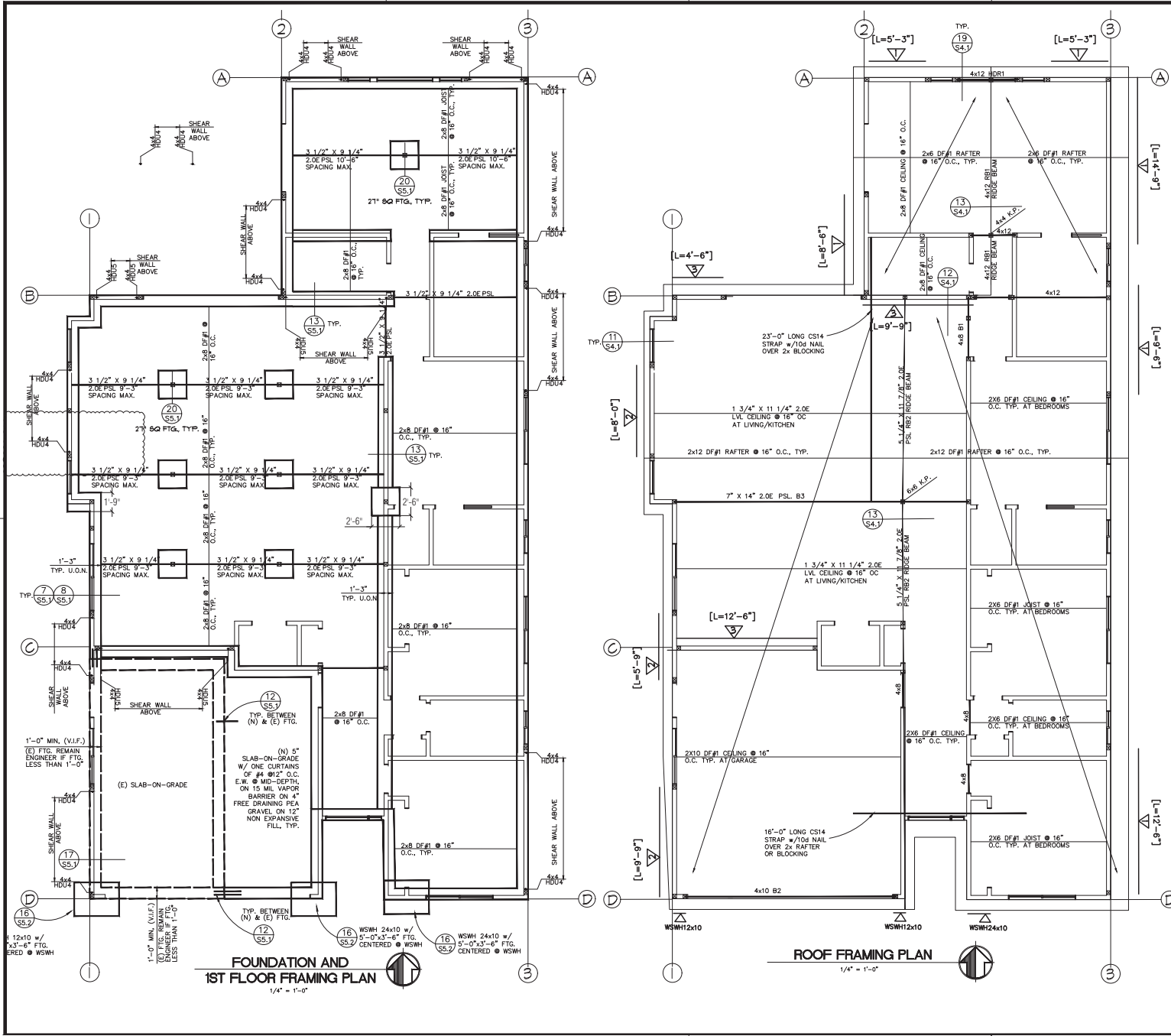
2.44 QUALITY ASSURANCE

- A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.45 WATER

- A. AMONG WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.46 CEMENTITIOUS MATERIALS

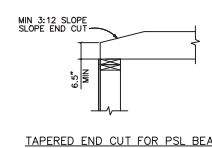
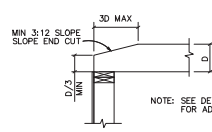


TIMBER NOTES

1. LUMBER GRADE SCHEDULE (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

USE	SIZE / TYPE	SPECIES & GRADE
STUDS / LIGHT FRAMING	ANY	DF #2
ROOF & CEILING JOISTS	ANY	DF #1
BEAMS / POSTS	ANY	DF #1
SILLS ON CONCRETE	ANY	DF #1
ENGINEERED BEAM & HEADER	PARALAM / MICROLAM / TIMBERSTRAND / VERSALAM	WEYERHAEUSER [ESR-1387] BOISE CASCADE [ESR-1336]
ENGINEERED JOISTS	TJI	WEYERHAEUSER [ESR-1387]

- ALL POST TO BE 4x4 DF#1, U.O.N
- ALL WALL FRAMING TO BE 2x4 @ 16" O.C. DF#2, U.O.N
- ALL HEADERS SHALL BE 4x6 DF#1
- WHERE BEAM IS SUPPORTED BY STUD WALL AND POST IS SHOWN, INSTALL POST WITH FULL BEARING BETWEEN DBL TOP PLATE AND SILL PLATE. TOE NAIL POST TOP & BOTTOM W/ 6-16d.
- WHERE BEAM IS SUPPORTED BY STUD WALL AND NO POST IS SHOWN, INSTALL MULTIPLE STUDS IN WALL BELOW AS FOLLOWS:
 - 2 STUDS FOR 3x4 PSL OR 4x SAWN LUMBER
 - 3 STUDS FOR 5x7 PSL OR 6x SAWN LUMBER
 CONNECT STUDS TOGETHER W/ 10d @ 6" OC, STAGGERED. CONTINUE STUDS IN WALL TO FOUNDATION.



DESIGNED	VL	DATE	2/26/26
DRAWN	VL	MARK	
CHECKED	VL	REVISIONS	
DATE		BY	
DESCRIPTION		MARK	

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

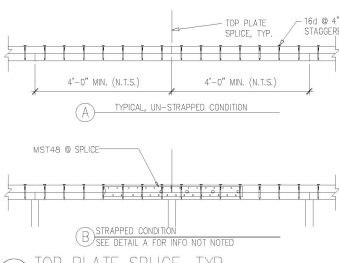
PROFES. CIVIL ENG. 23733
 NCS 24 PHAM
 C81902
 Exp. 3/31/28
 CIVIL
 STATE OF CALIFORNIA

NEC CONSULTANTS, INC.
 REGISTERED CIVIL ENGINEER
 SIGNATURE
 NGOC PHAM (C81902)
 1658 BRANHAM LANE, SUITE 108
 SANTA CLARA, CA 95050
 (415) 962-2008

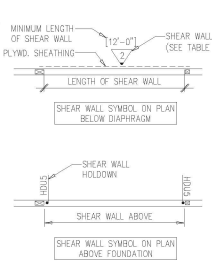
ROOF AND FLOOR FRAMING PLAN
 HOUSE ADDITION/REMODEL
 2035 JACKSON STREET
 SANTA CLARA, CA

Scale AS NOTED
 Date 1/26/26
 REF. NO.
 DWG. NO. S3.2
 6 of 10 Sheets
 JOB NO. 25010

DATE PLOTTED => \$DATE
 TIME PLOTTED => \$TIME
 USERNAME => \$USER



3 TOP PLATE SPLICE, TYP.

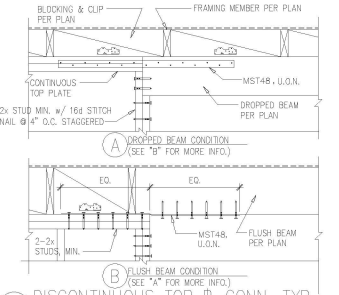


4 SHEAR WALL SYMBOL ON PLAN

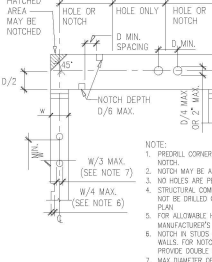
FOR TYPICAL SHEAR WALL ELEVATION SEE DETAIL 2/

SHEAR WALL TYPE	SHEATHING (CDX OR OSB)	NAILING (1/2" MIN. PENETRATION) EDGES [E.N.]	FIELDS	ALLOWABLE UNIT SHEAR [psi]	ADJON. PANEL EDGE MEMBER	BLK'G OR RIM ATTACH. TO T.O. WALL FRAMING, U.O.C.	SOLE PLATE ATTACH TO BLK'G OR RIM U.O.C.	SOLE & SILL PLATE U.O.C.	TYPICAL HOLDOWN U.O.C.	MUDSILL ATTACH TO FND. W/ 1/2" A.B. U.O.C.
"1"	1/2"	10d96"	10d912"	310	2x MIN.	A35 OR LTP4 @ 16" O.C. (MAX.)	16" O.C. 6" O.C.	1 1/2"	2x HD04	3x MUDSILL A.B. @ 16" O.C.
"2"	1/2"	10d94"	10d912"	460	3x MIN.	A35 OR LTP4 @ 12" O.C. (MAX.)	12" O.C. 4" O.C.	1 1/2"	2x HD05	3x MUDSILL A.B. @ 16" O.C.
"3"	1/2"	10d93"	10d912"	600	3x MIN.	A35 OR LTP4 @ 8" O.C. (MAX.)	10" O.C. N.A.	3/8"	3x HD06	3x MUDSILL A.B. @ 30" O.C.
"4"	1/2"	10d92"	10d912"	770	5x MIN.	A35 OR LTP4 @ 6" O.C. (MAX.)	6" O.C. N.A.	3/8"	3x HD08	3x MUDSILL A.B. @ 24" O.C.

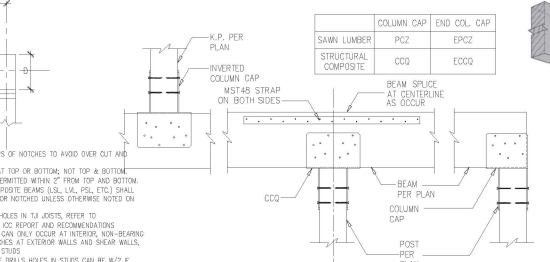
5 SHEAR WALL SCHEDULE



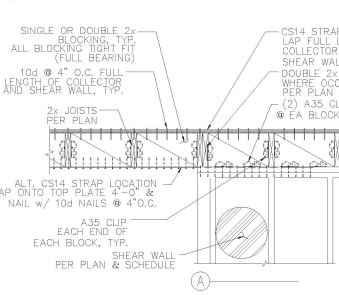
6 DISCONTINUOUS TOP PLATE CONN. TYP.



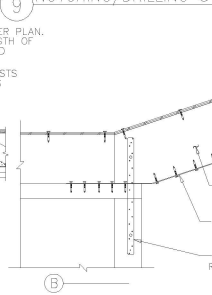
9 NOTCHING/DRILLING @ SAWN LUMBER



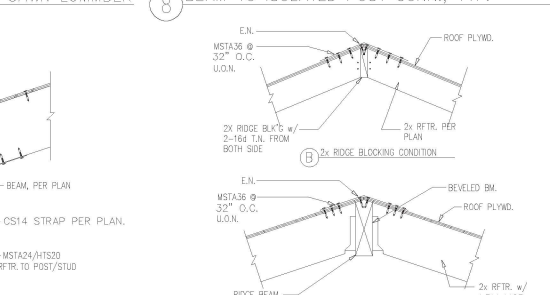
10 BEAM TO ISOLATED POST CONN., TYP.



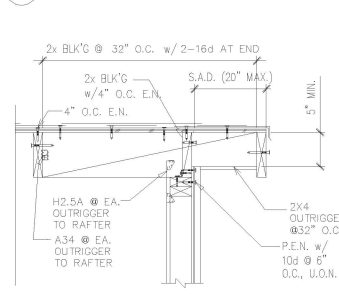
11 ROOF DRAG CONNECTION, TYP.



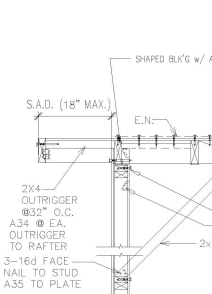
12 ROOF RIDGE SECTION, TYP.



13 INTERIOR WALL AT ROOF



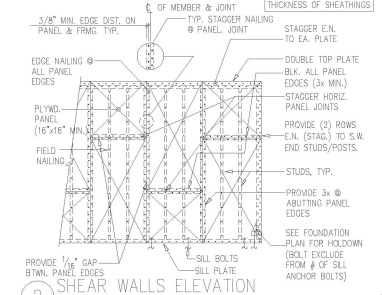
14 RAKE DETAIL, TYP.



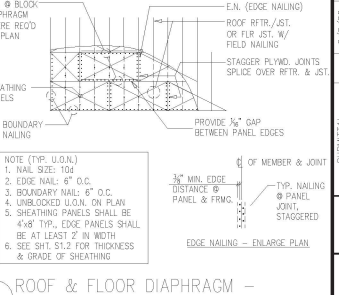
15 GABLE END DETAIL



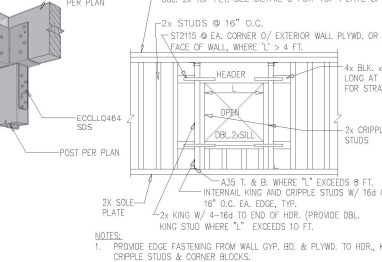
16 BEAM TO POST CONN. IN WALL, TYP.



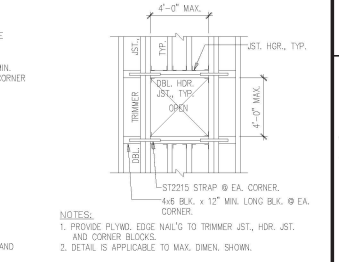
17 SHEAR WALLS ELEVATION



18 ROOF & FLOOR DIAPHRAGM - PLAN VIEW



19 TYPICAL WALL FRAMED OPNG.



20 TYP. ROOF/FLOOR FRAMED OPNG 4'-0" MAX



21 BEAM TO POST CONN. IN WALL, TYP.



22 DISCONTINUOUS TOP PLATE CONN. TYP.

23 RAKE DETAIL, TYP.

24 GABLE END DETAIL

25 BEAM TO POST CONN. IN WALL, TYP.

26 TYPICAL WALL FRAMED OPNG.

27 TYP. ROOF/FLOOR FRAMED OPNG 4'-0" MAX

28 ROOF DRAG CONNECTION, TYP.

29 NOTCHING/DRILLING @ SAWN LUMBER

30 BEAM TO ISOLATED POST CONN., TYP.

31 TYPICAL WALL FRAMED OPNG.

32 TYP. ROOF/FLOOR FRAMED OPNG 4'-0" MAX

33 DISCONTINUOUS TOP PLATE CONN. TYP.

34 RAKE DETAIL, TYP.

35 GABLE END DETAIL

36 BEAM TO POST CONN. IN WALL, TYP.

37 TYPICAL WALL FRAMED OPNG.

2/2/26

DESIGNED BY: []

DRAWN BY: []

CHECKED BY: []

APPROVED BY: []

SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHK

NEC CONSULTANTS, INC.

REGISTERED CIVIL ENGINEER

NO. 0000 PHAM (CB1902)

PHAM PHAM

REG. NO. 081902

EXPI. DATE: 3/31/26

CIVIL

STATE OF CALIFORNIA

HOUSE ADDITION/REMODEL

2035 JACKSON STREET

SANTA CLARA, CA

DATE REVISION: \$100

TIME REVISION: \$100

Scale: AS NOTED

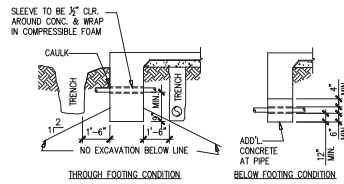
Date: 1/26/26

REF. NO.

DWG. NO. S41

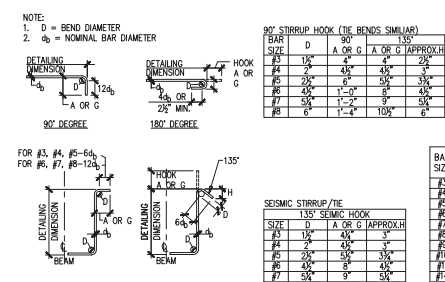
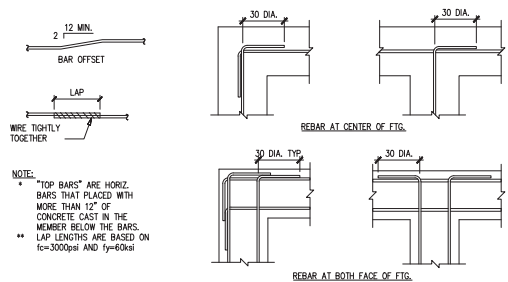
14 of 30 Sheets

JOB NO. 25010



MINIMUM LAP LENGTH FOR REINFORCING BARS, U.O.N.

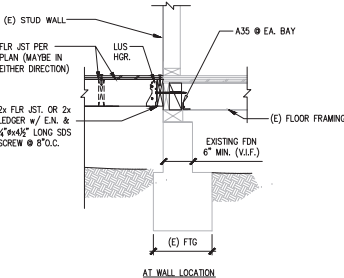
BAR SIZE	LAP LENGTH **	
	TOP BARS *	OTHER BARS
#3	2'-3"	1'-10"
#4	3'-1"	2'-5"
#5	3'-10"	3'-0"
#6	5'-0"	3'-10"
#7	6'-10"	5'-3"
#8	8'-11"	7'-0"
#9	11'-4"	8'-10"
#10	14'-4"	11'-0"
#11	17'-9"	13'-7"
#12		



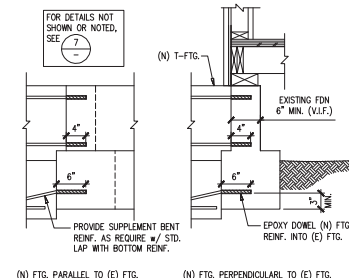
FINISHED INSIDE BEND DIAMETER - "D"

BAR SIZE	STANDARD HOOKS	STIRRUPS/TIE HOOKS
#3, #4, #5	6d	4b
#6, #7, #8	6d	6b
#9, #10, #11	6d	6b
#12	10d	10b
	d	d

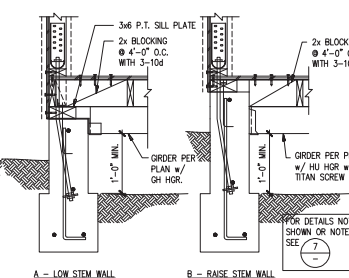
5 PIPE CLEARANCES @ FOOTING



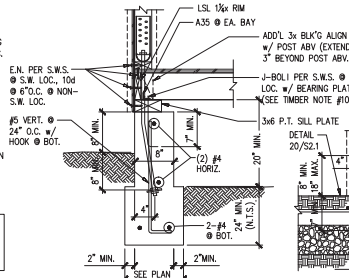
4 CONCRETE REBAR LAP SPLICES, TYP.



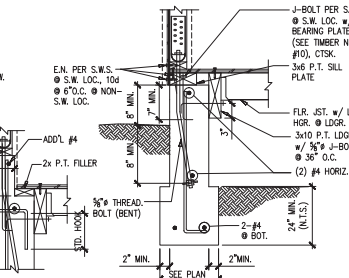
3 CONCRETE FOOTING INTERSECTION



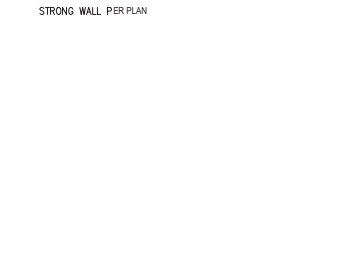
2 STANDARD REBAR HOOKS



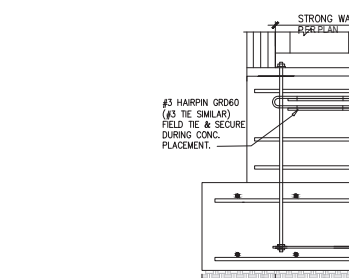
1 SEISMIC STRIPP/TIE



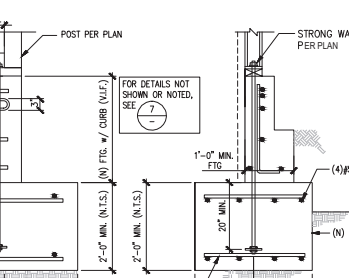
10 (N) FLOOR TO (E) FOOTING CONN., TYP.



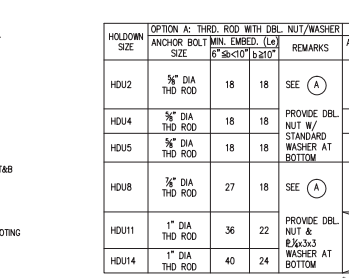
9 (N) T-FTG. & (E) FTG. INTERFACE



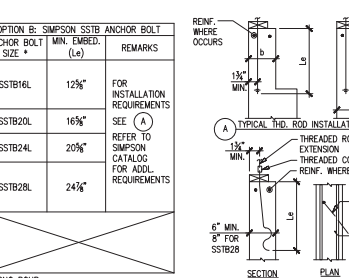
8 (N) T-FTG., JST. PARALLEL TO EXT. WALL



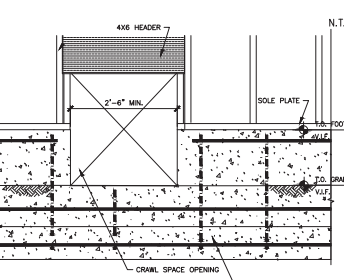
7 (N) T-FTG., JST. PERPENDICULAR TO EXT. WALL



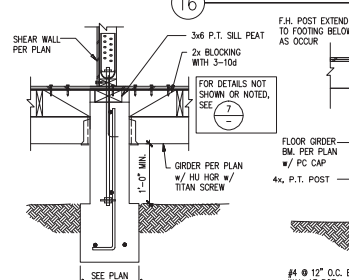
6 (N) T-FTG., JST. PERPENDICULAR TO EXT. WALL



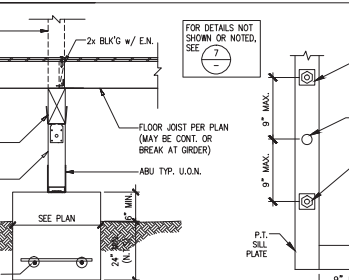
21 CRAWL SPACE OPENING



13 (N) T-FTG., JST. PARALLEL TO INTERIOR SHEAR WALL



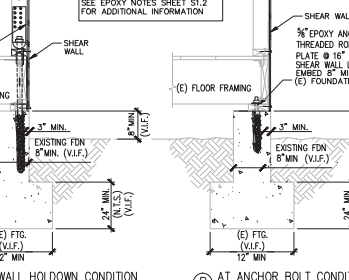
16 STRONG WALL AT NEW FOUNDATION



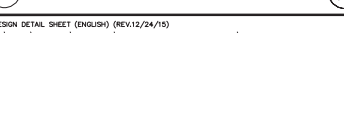
12 HOLDOWN ANCHOR BOLT SCHEDULE

HOLDOWN SIZE	OPTION A: THRD. ROD WITH DBL. NUT/WASHER		OPTION B: SIMPSON SSTB ANCHOR BOLT	
	ANCHOR BOLT MIN. EMBED. (L)	REMARKS	ANCHOR BOLT MIN. EMBED. (L)	REMARKS
HOU2	3/8" DIA THD ROD 18	SEE (A)	SSTB16L 12 3/4"	FOR INSTALLATION REQUIREMENTS
HOU4	3/8" DIA THD ROD 18	PROVIDE DBL. NUT W STANDARD WASHER AT BOTTOM	SSTB20L 16 3/4"	SEE (A)
HOU5	3/8" DIA THD ROD 18	SEE (A)	SSTB24L 20 3/4"	REFER TO SIMPSON CATALOG FOR ADDL REQUIREMENTS
HOU8	3/8" DIA THD ROD 27	SEE (A)	SSTB28L 24 3/4"	
HOU11	1" DIA THD ROD 36	PROVIDE DBL. NUT & E3X3 WASHER AT BOTTOM		
HOU14	1" DIA THD ROD 40	24		

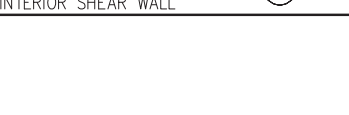
17 RETROFIT HOLDOWN AT (E) FOOTING



19 SILL PLATE BOLTING DETAIL



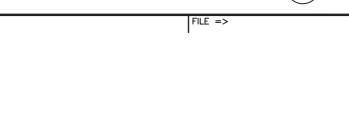
18 (N) T-FTG., JST. PERPENDICULAR TO EXT. WALL



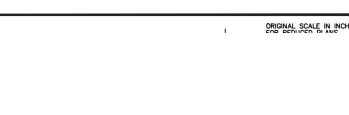
14 (N) T-FTG., JST. PARALLEL TO EXT. WALL



15 (N) T-FTG., JST. PERPENDICULAR TO EXT. WALL



11 (N) T-FTG., JST. PERPENDICULAR TO EXT. WALL



2/2/26

REVISIONS

DATE BY

DESCRIPTION

MARK

NO. OF SHEETS

6 of 10

Scale AS NOTED

Date 1/26/26

REF. NO.

DWG. NO. S5.1

JOB NO. 25010

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/19)

ORIGINAL SCALE IN INCHES

FILE =>

NO. PHAM (CB1902) REGISTERED CIVIL ENGINEER

SIGNATURE

NEC CONSULTANTS, INC. CIVIL & STRUCTURAL ENGINEERING 1610 SHAWAN BLVD., SUITE 1, PHOENIX, AZ 85016 (602) 942-2000

REGISTERED PROFESSIONAL ENGINEER

PHAM NGOC THAM

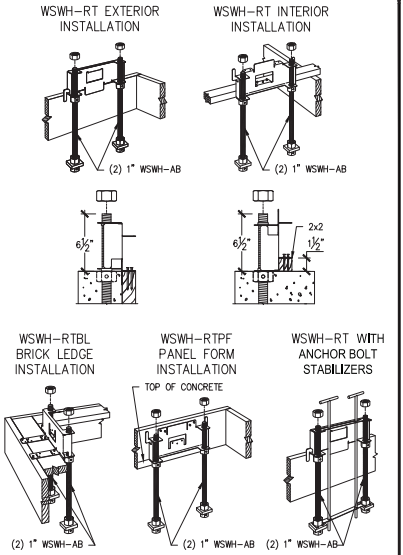
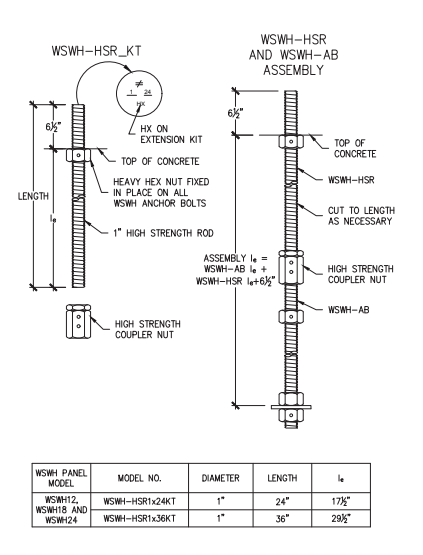
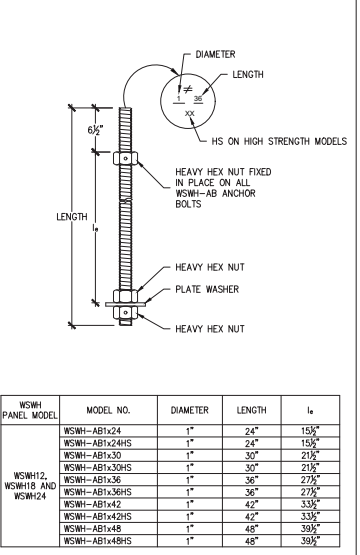
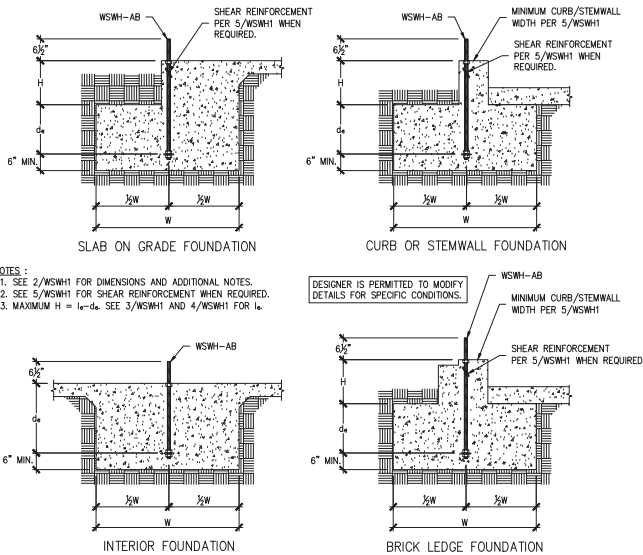
REGISTERED CIVIL ENGINEER

FOUNDATION DETAILS

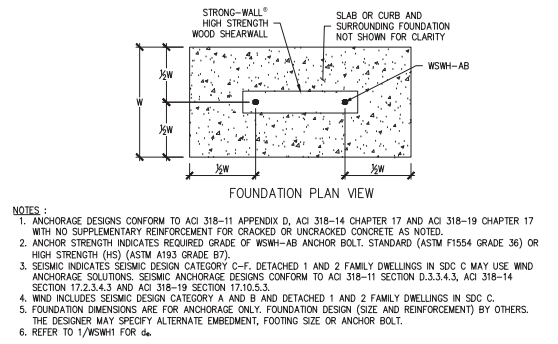
HOUSE ADDITION/REMODEL

2035 JACKSON STREET

SANTA CLARA, CA

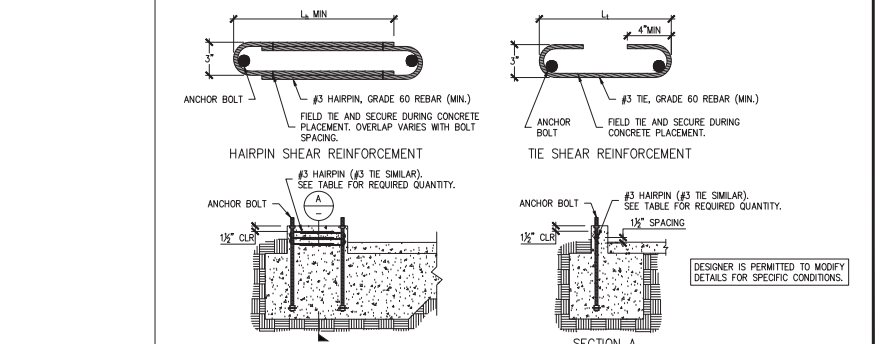


STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1 | WSWH ANCHOR BOLTS | 3 | WSWH ANCHOR BOLT EXTENSION | 4 | WSWH ANCHOR BOLT TEMPLATES | 6



ANCHOR BOLT LAYOUT

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER-TO-CENTER OF WSWH-AB, B (IN)
WSWH12	8 $\frac{1}{2}$ "
WSWH18	14"
WSWH24	20"



WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT			
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	4 ϕ (in)	4 ϕ (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11	
		HIGH STRENGTH	17,100	35	12	
		HIGH STRENGTH	36,800	55	18	
	UNCRACKED	STANDARD	15,700	28	10	
		HIGH STRENGTH	17,100	30	10	
		HIGH STRENGTH	33,500	45	15	
WIND	CRACKED	STANDARD	11,500	24	8	
		HIGH STRENGTH	17,100	32	11	
		HIGH STRENGTH	34,100	56	19	
	UNCRACKED	STANDARD	12,500	22	8	
		HIGH STRENGTH	22,900	35	11	
		HIGH STRENGTH	34,100	42	14	

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT			
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	4 ϕ (in)	4 ϕ (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11	
		HIGH STRENGTH	17,100	33	11	
		HIGH STRENGTH	34,000	52	18	
	UNCRACKED	STANDARD	16,300	27	9	
		HIGH STRENGTH	17,100	28	10	
		HIGH STRENGTH	34,000	45	15	
WIND	CRACKED	STANDARD	10,200	21	7	
		HIGH STRENGTH	17,100	30	10	
		HIGH STRENGTH	20,000	33	11	
	UNCRACKED	STANDARD	12,800	21	7	
		HIGH STRENGTH	17,100	26	9	
		HIGH STRENGTH	21,800	30	10	

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT			
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	4 ϕ (in)	4 ϕ (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9	
		HIGH STRENGTH	17,100	29	10	
		HIGH STRENGTH	34,700	44	15	
	UNCRACKED	STANDARD	15,700	23	8	
		HIGH STRENGTH	17,100	25	9	
		HIGH STRENGTH	33,900	38	13	
WIND	CRACKED	STANDARD	11,600	20	7	
		HIGH STRENGTH	17,100	26	9	
		HIGH STRENGTH	21,400	30	10	
	UNCRACKED	STANDARD	12,400	18	6	
		HIGH STRENGTH	17,100	23	8	
		HIGH STRENGTH	22,800	27	9	

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

MODEL	L_1 OR L_2 (in)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRACKED	CRACKED
WSWH12	10 $\frac{1}{2}$ "	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15"	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19"	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6		

NOTES:
 1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
 2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
 3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3
 4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
 5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
 6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
 7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
 8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
 9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.8.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.
 10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2 | STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

REVISIONS

NO.	DATE	DESCRIPTION
0	02/26/2021	FIRST RELEASE: 2018 IBC
1	05/16/2021	2021 IBC REVISIONS
2	04/29/2022	ADDED WSWH24 MODEL

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

SIMPSON Strong-Tie Co. Inc.
 5925 W. Las Positas Blvd.
 Redwood City, CA 94061
 Tel: (800) 999-2099
 Website: www.strongtie.com

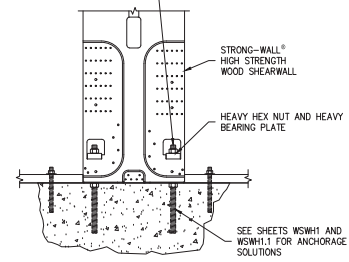
NAME: _____
 DATE: 04-29-2022
 SCALE: _____
 CHECKED: N.T.S.
 SHEET: WSWH1
 OF SHEETS: _____
 JOB NO.: _____

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	DIAM. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES:**
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT.
 - MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74 1/2".
 - ALL PANELS COME WITH PRE-ATTACHED HOLD-DOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3/4" THICK.

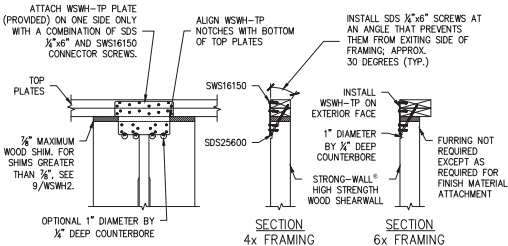
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1 1/2" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + 1/2" TURN.



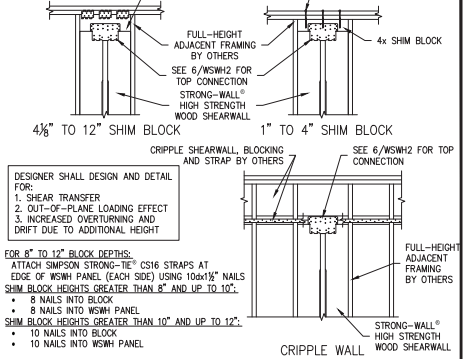
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MODEL NO.	WSWH-TP CONNECTION FASTENER QUANTITY	
	WSW16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

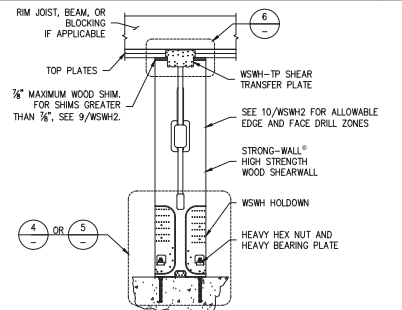
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

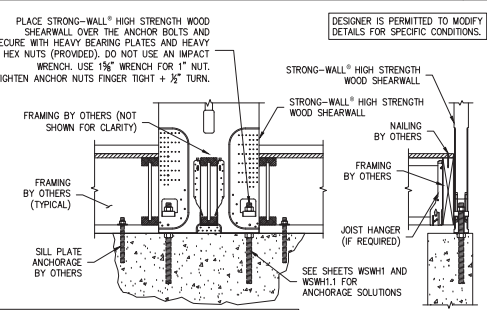


STRONG-WALL® WSWH MODELS



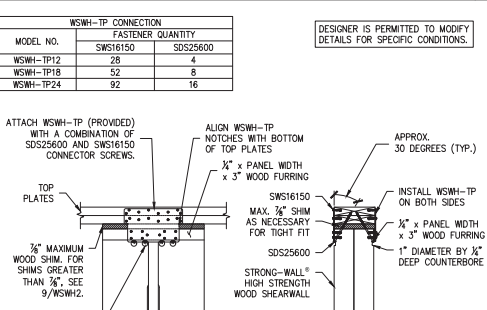
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STANDARD INSTALLATION BASE CONNECTION



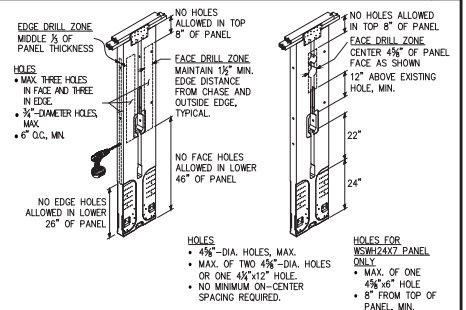
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP CONNECTION

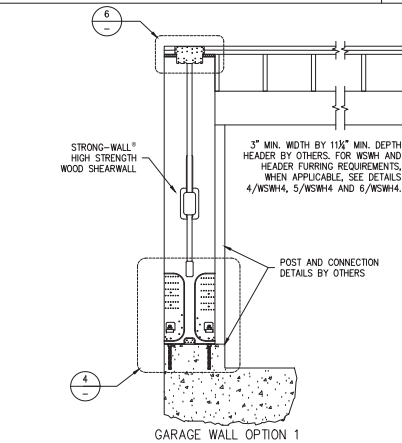


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

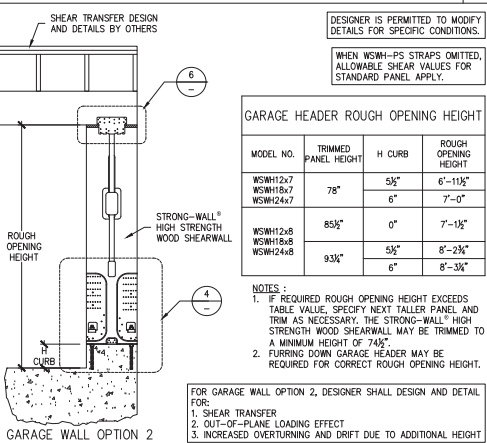
TOP OF WALL HEIGHT ADJUSTMENTS



SINGLE STORY WSWH ON CONCRETE

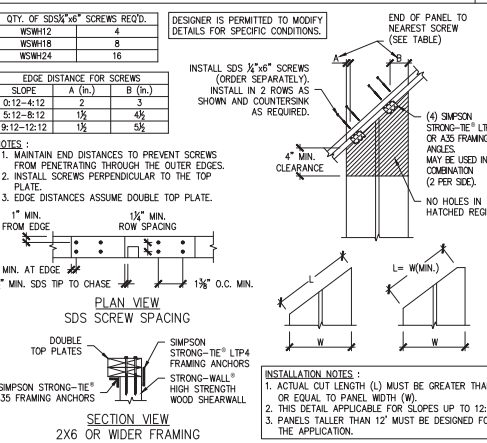


WOOD FLOOR SYSTEM BASE CONNECTION



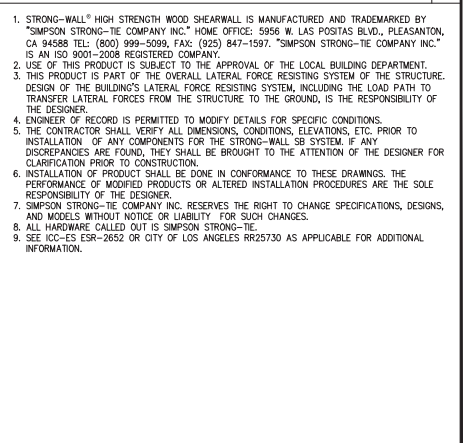
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

BACK-TO-BACK TOP CONNECTION



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TRIM ZONE AND ALLOWABLE HOLES



ALTERNATE WSWH GARAGE FRONT OPTIONS



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

RAKE WALL



NOTES

- STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR2530 AS APPLICABLE FOR ADDITIONAL INFORMATION.

STRONG-WALL® WSWH FRAMING DETAILS ENGINEERED DESIGNS

DATE: 03-16-2021
 SCALE: N.T.S.
 CHECKED:
 SHEET: WSWH2
 OF SHEETS
 JOB NO.

SIMPSON Strong-Tie, Co. Inc.
 5956 W. Las Positas Blvd.
 Pleasanton, CA 94588
 Tel: (800) 999-5099
 Website: www.strongtie.com

REVISIONS:
 NO. DATE DESCRIPTION
 1 03-16-2021 2021 REV BUILDING

THERE IS NO EQUAL

STRONG-WALL® WSWH FRAMING DETAILS ENGINEERED DESIGNS

THERE IS NO EQUAL

DATE: 03-16-2021
 SCALE: N.T.S.
 CHECKED:
 SHEET: WSWH2
 OF SHEETS
 JOB NO.

