

ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
&	AND	INT	INTERIOR
@	AT		
ø	DIAMETER	JT	JOINT
AB	ANCHOR BOLT(S)	L	ANGLE
ABV	ABOVE	LB	POUND
AC	ASPHALTIC CONCRETE	LBS	POUNDS
ACI	AMERICAN CONCRETE INSTITUTE	LG	LONG
ADDL	ADDITIONAL	LLH	LONG LEG HORIZONTAL
AFF	ABOVE FINISH FLOOR	LLV	LONG LEG VERTICAL
AGG	AGGREGATE	LS	LAG SCREW
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LST	TIMBERSTRAND
ALT	ALTERNATE	LT WT	LIGHT WEIGHT
ALUM	ALUMINIUM	LVL	MICROLLAM
APPROX	APPROXIMATE(LY)	LW	LEEWARD
ARCH	ARCHITECT(URAL)	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING OF MATERIALS	MB	MACHINE BOLT
		MCJ	MASONRY CONTROL JOINT
		MECH	MULTI-DIRECTIONAL MECHANICAL
BEV	BEVELED	MEP	MECHANICAL/ELECTRICAL/PLUMBING
BFF	BELOW FINISH FLOOR	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANEOUS
BLW	BELOW	MTL	METAL
BM	BEAM		
BO	BOTTOM OF		
BOC	BOTTOM OF CONCRETE		
BOD	BOTTOM OF DECK	NA, N/A	NOT APPLICABLE, NOT AVAILABLE
BOF	BOTTOM OF FRAMING	NF	NEAR FACE
BOS	BOTTOM OF STEEL	NIC	NOT IN CONTRACT
BOT	BOTTOM	No., #	NUMBER
BOTT	BOTTOM	NTS	NOT TO SCALE
BP	BASE PLATE		
BRCG	BRACING	O, F	OUTSIDE FACE OR CENTER
BRG	BEARING	OD	OUTSIDE DIAMETER
BRG PL	BEARING PLATE	OH	OPPOSITE HAND
BTWN	BETWEEN	OPNG	OPENING
		OPP	OPPOSITE
		OWSJ	OPEN WEB STEEL JOIST
C	CAMBER	PAF	POWDER ACTUATED FASTENER
CC	CENTER TO CENTER	PC	PIECE
CIP	CAST-IN-PLACE	PCC	PRECAST CONCRETE
CJ	CONSTRUCTION JOINT/CONTROL JOINT	PEJ	PREMOLDED EXPANSION JOINT
CJP	COMPLETE JOINT PENETRATION	PERP	PERPENDICULAR
CL	CENTERLINE	PJ	PARTIAL JOINT
CLG	CEILING	PJP	PARTIAL JOINT PENETRATION
CLR	CLEAR	PL	PLATE
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
COL	COLUMN	PPT	PRESERVATIVE PRESSURE TREATED
CONC	CONCRETE	PROJ	PROJECTION
CONN	CONNECTION	PROV	PROVIDE
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
CP	COMPLETE PENETRATION	PSI	POUNDS PER SQUIRE INCH
CTR	CENTER	PSL	PARALLAM
CTRD	CENTERED	PT	POINT
		PWJ	PLYWOOD WEB JOIST
DBA	DEFORMED BAR ANCHOR(S)	R	RADIUS
DBL	DOUBLE	REINF	REINFORCEMENT/REINFORCING
DCW	DEMAND CRITICAL WELD(S)	REQD	REQUIRED
DEPR	DEPRESSED(ED)	RTU	ROOF TOP UNIT
DET	DETAIL	RWL	RAIN WATER LEADER
DF	DOUGLAS FIR	SAD	SEE ARCHITECTURAL DRAWINGS
DIA	DIAMETER	SCD	SEE CIVIL DRAWINGS
DM	DIMENSION	SCHED	SCHEDULE
DN	DOWN	SED	SEE ELECTRICAL DRAWINGS
DWG	DRAWING(S)	SELJ	SEALED EDGE ISOLATION JOINT
DWL	DOWEL	SEJ	SEALED EDGE JOINT
(E)	EXISTING	SHTG	SHEATHING
EA	EACH	SIM	SIMILAR
EE	EACH END	SJ	SEISMIC JOINT
EF	EACH FACE	SLRS	SEISMIC LOAD RESISTING SYSTEM
EJ	EXPANSION JOINT	SMD	SEE MECHANICAL DRAWINGS
EL	ELEVATION	SOG	SLAB ON GRADE
ELEV	ELEVATION	SPA	SPACE
EN	EDGE NAIL(ING)	SPD	SEE PLUMBING DRAWINGS
EOD	EDGE OF DECK	SQ	SQUARE
EOR	ENGINEER OF RECORD	SS	STAINLESS STEEL
EOS	EDGE OF SLAB	STAG	STAGGER(ED)
ES	EACH SIDE	STD	STANDARD
EW	EACH WAY	STIFF	STIFFENER
EXP	EXPANSION	STL	STEEL
EXP B	EXPANSION BOLT	STRUCT	STRUCTURAL
EXT	EXTERIOR	SYMM	SYMMETRICAL
FAB	FABRICATE	T&B	TOP & BOTTOM
FARF	FAR FACE	TK	TOP OF THICKNESS
FD	FLOOR DRAIN	THRU	THROUGH
FDN	FOUNDATION	TM	TOP MOST
FOC	FACE OF CONCRETE	TOC	TOP OF CONCRETE
FOM	FACE OF MASONRY	TOF	TOP OF FRAMING
FOS	FACE OF STUD	TOS	TOP OF STEEL
FOW	FACE OF WALL	TOW	TOP OF WALL
FT (F)	FOOT	TYP	TYPICAL
FTG	FOOTING		
FW	FIELD WELD		
GA	GAGE, GAUGE		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GFRG	GLASS FIBER REINFORCED CONCRETE		
GL	GRIDLINE		
GLB	GLUE LAMINATED BEAM		
GRTG	GRATING		
GT	GROUT		
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
HK	HOOK		
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	VIF	VERIFY IN FIELD
		w/	WITH
		w/in	WITHIN
ID	INSIDE DIAMETER	w/o	WITHOUT
IF	INSIDE FACE	WP	WORK POINT
IN2	INCHES SQUARED	WSA	WELDED STUD ANCHOR
IN3	INCHES CUBED	WW	WINDWARD
IN4	INCHES TO THE FOURTH POWER	WWF	WELDED WIRE FABRIC
IN (*)	INCHES		
INFO	INFORMATION	X	BY

- ### GENERAL
- THE INTENT OF THESE DRAWINGS IS TO SHOW ALL ITEMS NECESSARY TO COMPLETE THE CONSTRUCTION OF THE RESIDENTIAL RENOVATION. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE 2019 CBC SHALL GOVERN. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL OTHER APPLICABLE BUILDING CODES, SOIL REPORTS, REGULATIONS AND SAFETY REQUIREMENTS.
 - ALL DRAWINGS AND SPECIFICATIONS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
 - THE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT AND MATERIAL. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THESE ITEMS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
 - SHORING AND TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL FLOORS, ROOF, AND LATERAL BRACING SYSTEMS HAVE BEEN ENTIRELY CONSTRUCTED OR UNTIL THE PARTIALLY BUILT STRUCTURE IS PROVEN SAFE AND STABLE BY A REGISTERED CALIFORNIA STRUCTURAL ENGINEER ENGAGED BY THE CONTRACTOR. SHORING DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A REGISTERED ENGINEER AND SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES DURING CONSTRUCTION SHALL BE MAINTAINED PER ASCE STANDARD No. 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK AND VERIFY ALL DIMENSIONS AS WELL AS ALL HOLES AND OPENINGS IN STRUCTURAL MEMBERS BEFORE PREPARING SHOP DRAWINGS. FABRICATION, OR CONSTRUCTION, ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND SHALL BE RESOLVED BEFORE PROCEEDING WITH WORK.
 - OPENINGS, POCKETS, ETC., SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. IN STRUCTURAL MEMBERS NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR ANY FURTHER RESTRICTIONS ON OPENINGS IN STRUCTURAL ELEMENTS, SEE APPLICABLE SECTIONS BELOW.

- ### WOOD FRAMING NOTES
- HEADERS, BEAMS, POSTS, AND ETC., ARE PER 5/81.2 WHERE NOT NOTED ON PLAN AND DETAILS. WALLS AT SEISMIC SEPARATIONS SHALL BE CONSIDERED EXTERIOR WALLS.
 - ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE CUT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
 - TYPICAL SHEATHING:
 - ROOF SHEATHING (SLOPE 2:12 OR LESS): 5/8" T&G APA RATED SHEATHING (40/20) EXP 1 WITH 8d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. BLOCK EDGES WITH 2x4 LAID FLAT WHERE NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS
 - FLOOR SHEATHING: 23/32" T&G APA RATED SHEATHING (48/24) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO & GLUE TO FRAMING MEMBERS IMMEDIATELY PRIOR TO FULL NAILING (DO NOT SPOT NAIL). BLOCK EDGES WITH 2x4 LAID FLAT AS NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS
 - ALL SHEATHING SHEETS SHALL HAVE 1/8" GAP AT ALL EDGES & JOINTS.
 - ALL NAILS SHALL BE COMMON WIRE FULL ROUND HEAD NAILS. MACHINE-DRIVEN NAILS MEETING SIZE REQUIREMENTS ARE ACCEPTABLE. NAIL MUST NOT BE OVERDRIVEN. SEE 7/51.2 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 2/51.2. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL TO BE HOT DIP GALVANIZED.

WIRE NAIL	MINIMUM SHANK DIAMETER	MINIMUM NAIL LENGTH	TYPICAL NAIL APPLICATION, UNO
16d COMMON	0.162"	3 1/2"	FRAMING
16d SINKER	0.148"	3 1/4"	FRAMING
10d COMMON	0.148"	3"	FRAMING
10d COMMON	0.148"	PER 7/51.2	SHEATHING
8d COMMON	0.131"	PER 7/51.2	SHEATHING

- ### EXISTING CONSTRUCTION
- WORK SHOWN IS NEW UNLESS NOTED AS EXISTING. (E).
 - EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE INVESTIGATION AND CAN BE USED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL VERIFY ALL EXISTING JOB CONDITIONS, REVIEW ALL DRAWINGS AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
 - THE REMOVAL, CUTTING, DRILLING, ETC., OF EXISTING WORK SHALL BE PERFORMED WITH CARE IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS OR MECHANICAL, ELECTRICAL OR ARCHITECTURAL FEATURES NOT INDICATED FOR REMOVAL INTERFERES WITH THE NEW WORK, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL SHALL BE OBTAINED BEFORE REMOVAL OF MEMBERS.
 - THE CONTRACTOR SHALL SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF THE NEW WORK.
 - THE CONTRACTOR SHALL PERFORM THE WORK WITH A MINIMUM OF INCONVENIENCE TO THE OWNER AND SO AS NOT TO INTERRUPT THE DAY TO DAY WORK OPERATIONS. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF CONSTRUCTION AND SHALL CONDUCT OPERATIONS TO PREVENT DAMAGE OR HARM TO THE FACILITIES AND PEOPLE. COORDINATE ALL OPERATIONS WITH THE OWNER OR HIS AGENT.
 - THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE CAUSED DURING OPERATIONS WITH SIMILAR MATERIALS AND WORKMANSHIP.
 - ALL REMOVED ITEMS, MATERIALS AND DEBRIS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE REMOVED PROMPTLY FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
 - WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH. UNO. PEN PER 14/51.2 TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT.
 - ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
 - JOISTS AND RAFTERS ARE PER PLAN, WITH "LU" HANGERS AT FLUSH BEAMS UNO (USE "HU" HANGERS AT SKEWED AND/OR SLOPED CONDITIONS). HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. LU210 FOR 2X10). HANGERS FOR PANELIZED ROOF CONSTRUCTION ARE PER PLAN.
 - PROVIDE ADDITIONAL JOIST BELOW ALL OR ADJACENT TO NON-STRUCTURAL WALLS PARALLEL TO FRAMING UNO. SEE 3/51.3 FOR ADDITIONAL INFORMATION
 - ROUND HOLES IN STEEL PLATES TO BE 1/16" OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE 1/16" WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND 1/8" OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.
 - ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE 1 1/2" EDGE OF THE MEMBER.
 - THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
 - VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.

- ### DESIGN BASIS
- REFERENCE CODE: 2019 CALIFORNIA BUILDING CODE.
 - DEAD LOADS: THE ACTUAL WEIGHT OF ALL PERMANENT CONSTRUCTION AND FIXED EQUIPMENT.
 - LIVE LOADS:
 - TYPICAL FLOOR: 40 PSF
 - TYPICAL ROOF: 20 PSF
 - SEISMIC LOADS: EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-16, SECTION 12.8
 - SEISMIC DESIGN CATEGORY: SDC = D
 - RISK CATEGORY: II
 - IMPORTANCE FACTOR: I = 1.0
 - SITE CLASSIFICATION: SITE CLASS D
 - SITE COEFFICIENTS: Fa = 1.2, Fv = 1.7
 - SPECTRAL RESPONSE:
 - ACCELERATIONS: Ss = 1.73, S1 = .657
 - DESIGN SPECTRAL ACCELERATIONS: SDS = 1.386, SD1 = .745

- ### FOUNDATION NOTES
- DRE RECOMMENDS GEOTECHNICAL REPORTS FOR ALL CONSTRUCTION PROJECTS. NO GEOTECHNICAL REPORT HAS BEEN PROVIDED FOR THIS PROJECT AND UNDER DIRECTION OF THE CLIENT, DRE IS PROCEEDING WITH FOUNDATION DESIGN BASED ON THE CONVENTIONAL PROVISIONS AND THE MINIMUM ALLOWABLE SOIL BEARING PRESSURE ALLOWED PER THE CALIFORNIA BUILDING CODE, CHAPTER 18. HOWEVER, GEOTECHNICAL AND GEOLOGICAL CONDITIONS SUCH AS EXPANSIVE AND COMPRESSIBLE SOILS, LIQUEFACTION, SLOPE INSTABILITY, ETC MAY EXIST WHICH WARRANT SPECIAL DESIGN CONSIDERATIONS. DRE SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS.

- FOUNDATION DESIGN PRESSURES ARE PER CBC SECTION 1806.2:
- SHALLOW FOOTINGS:
DEAD LOAD + LIVE LOAD = 1,500 PSF
DEAD LOAD + LIVE LOAD + LATERAL = 2,000 PSF
- ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE.
 - WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING PER 1/51.1
 - USE 5/8" DIAMETER x 12" (18" AT CURBS) ANCHOR BOLTS (AB) AT 48"oc WHERE NOT OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
 - TYPICAL SLAB 5" CONCRETE REINFORCED WITH #4 @ 18"oc EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 8" MINIMUM FREE DRAINING COMPACTED ROCK PER SPECIFICATIONS ON SUBGRADE. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
 - REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 5/51.1 FOR PIPES AND CONDUITS.
 - PROVIDE CONTROL JOINTS PER 3/51.1 OR CONSTRUCTION/DOWEL JOINTS AT CONTRACTOR'S OPTION AS SHOWN ON PLAN AND AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 3x4" = 12'-0"oc MAX). INSTALL JOISTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO EXISTING.
 - DO NOT UNDERCUT PLACEMENT FOUNDATIONS. NOTIFY ENGINEER FOR REVIEW AND POSSIBLE REVISIONS, IF EXISTING FOUNDATION CONDITIONS ARE NOT AS SHOWN.
 - TOP OF FOOTING ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR BASED ON INFORMATION FROM THE CIVIL DRAWINGS, LANDSCAPE, ETC.

- ### CONCRETE
- ALL CONCRETE SHALL BE READY-MIX CONCRETE AND SHALL BE BATCHED, MIXED, AND DELIVERED TO THE SITE IN CONFORMANCE WITH ASTM C94.
 - CEMENT: ASTM C150, TYPE I OR II
 - AGGREGATE: ASTM C33
 - NOT USED---
 - NOT USED---
 - DIMENSIONS ARE TO THE FACE OF MAIN BARS, TIES, ETC., AND DENOTE CLEAR COVERAGE. THE MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS UNO:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. FORMS 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER BUT PLACED IN FORMS #6 THRU #18 BARS 2"
 - #5 BARS, W31 OR D31 WIRE, AND SMALLER 1 1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:
 - SLABS, WALLS, OR JOISTS 1 1/2"
 - #14 OR #18 BARS 3/4"
 - #11 BARS AND SMALLER BEAMS AND COLUMNS 1 1/2"
 - PRIMARY REIN, STIRRUPS, HOOPS, TIES, SPIRALS 1 1/2"
 - SHELLS AND FOLDED PLATE MEMBERS 3/4"
 - #6 AND LARGER BARS 1/2"
 - #5 BARS, W31 OR D31 WIRE, AND SMALLER 1/2"
 - FORMS SHALL BE PROPERLY CONSTRUCTED, CONFORM TO CONCRETE SURFACE AS SHOWN, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE.
 - FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING WITH ALL TRADES THE LOCATION OF ALL ITEMS EMBEDDED IN OR PENETRATING CONCRETE ELEMENTS INCLUDING, BUT NOT LIMITED TO, PIPES, SLEEVES, DUCTS, MOLDS, GROOVES, EMBEDS, ORNAMENTS, GROUNDS, ETC.
 - NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE ELEMENTS UNLESS SPECIFICALLY DETAILED.
 - ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.
 - ALL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN OR AS APPROVED CONSTRUCTED IN ACCORDANCE WITH CBC SECTION 1906.4A AND THE TYPICAL CONSTRUCTION JOINT DETAIL SHOWN.
 - ALL HARDENED SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED BY SANDBLASTING OR OTHER MEANS TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATTER EXPOSING FIRMLY EMBEDDED AGGREGATE PRIOR TO PLACING THE ADJACENT CONCRETE.
 - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AT LEAST 48 HOURS PRIOR TO THE PLACEMENT OF ANY STRUCTURAL CONCRETE TO ALLOW FOR STRUCTURAL OBSERVATION.
 - ALL CONCRETE IS TO BE VIBRATED.
 - ALL CONCRETE IS TO BE CURED PER THE SPECIFICATIONS.

CONCRETE CONSTRUCTION

- CONCRETE SHALL BE HARD ROCK CONCRETE AND MEET THE FOLLOWING REQUIREMENTS:

LOCATION	MIN 28-DAY STRENGTH (PSI)	AGGREGATE SIZE	MAX WATER TO CEMENT RATIO	MIN SACKS CEMENTITIOUS MATERIAL PER CUBIC YARD
FOUNDATIONS/SLAB RETAINING WALLS	3,000	1"x#4	0.53	5.0
LEAF CONC FOR FTG BACKFILL	-	-	-	3.0
EXTERIOR SLAB ON GRADE (WALKS AND PATIOS)	2,500	1"x#4	0.55	4.5

- ### STRUCTURAL
- #### NON-STRUCTURAL
- CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF CBC SECTIONS 1705 AND 1903, ACI 318 CHAPTER 5, AND THESE SPECIFICATIONS. CEMENT TO BE IN ACCORDANCE WITH ASTM C150 TYPE II. AGGREGATE TO MEET ASTM C33. FLY ASH TO MEET ASTM C618 CLASS F.
 - CONCRETE MIX DESIGN FOR INTERIOR SLABS ON GRADE TO HAVE 25% TO 35% CLASS F FLY ASH SUBSTITUTED FOR CEMENT AT A POUND-FOR-POUND RATE. REPLACE 200 POUNDS OF SAND WITH 200 POUNDS (-) AGGREGATE TO REDUCE TOTAL SAND.
 - CLASS F FLY ASH MAY BE SUBSTITUTED UP TO 25% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE FLY ASH IN HIGH EARLY STRENGTH CONCRETE.
 - SEE ARCHITECTURAL DRAWINGS FOR VAPOR BARRIER/RETARDER SPECIFICATIONS.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 OR A706 GRADE 60. BARS #3 AND SMALLER MAY BE ASTM A615 GRADE 40. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. SECURELY TIE REBAR IN PLACE PRIOR TO CONCRETE PLACEMENT. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION. WELDED REINFORCING STEEL SHALL BE ASTM A706 OR A615 MEETING CARBON REQUIREMENTS OF AWS D1.4. WELDING SHALL CONFORM WITH AWS D1.4. WELDED WIRE REINFORCEMENT SHALL CONFORM WITH ASTM A185 AND SHALL BE LAPPED 12" MINIMUM.
 - ANCHOR BOLTS - ASTM F1554 GRADE 36 THREADED ROD WITH DOUBLE NUTS OR ASTM A307 HEADED BOLTS. (NO "J" OR "L" BOLTS EXCEPT AT WOOD SILL PLATES). SECURELY TIE ANCHOR BOLTS IN PLACE PRIOR TO CONCRETE POUR.
 - MECHANICAL COUPLERS FOR REINFORCING STEEL TO BE "L-SERIES BAR LOCK" BY DAYTON SUPERIOR (ESR-2495) OR EQUAL COUPLER WITH ICC REPORT, UNO.
 - CONCRETE EXPANSION ANCHORS ARE SIMPSON STRONG BOLT 2 (ESR-3037) OR HILTI KWIK BOLT 1Z (ESR-1917). CONCRETE SCREW ANCHORS ARE SIMPSON TITEN HD (ESR-2713) OR HILTI KH-EZ (ESR-3027). CONCRETE EPOXY DOWEL ADHESIVE IS SIMPSON SET-XP (ESR-2508) OR HILTI HIT-RE 500-SD (ESR-2322). CONCRETE INSERTS AND FERRULE LOOP INSERTS ARE BY BURKE CONCRETE COMPANY.

- ### WOOD CONSTRUCTION (CARPENTRY)
- EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLBI) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED EQUAL. BEAMS AND POSTS TO BE FREE OF HEART CENTER (FOHC). OTHER MATERIALS SHALL BE AS SHOWN BELOW:

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	Fb (PSI)	Fv (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	1.6x10 ⁶
6x BEAMS	DOUGLAS FIR - #1	1350	170	1.6x10 ⁶
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	1.7x10 ⁶
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	1.6x10 ⁶
PL MATERIAL	DOUGLAS FIR - #2	900	180	1.6x10 ⁶
2x STUDS < 10' HEIGHT	DOUGLAS FIR - STUD	700	180	1.4x10 ⁶
2x STUDS > 10' HEIGHT	DOUGLAS FIR - #2	900	180	1.6x10 ⁶
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE MAXIMUM MOISTURE CONTENT OF WOOD AT THE TIME OF INSTALLATION SHALL BE NOT MORE THAN 19%.
 - NAILS TO BE OF COMMON WIRE WHERE NAILING IS SPECIFIED ON THE DRAWINGS. 16d SINKER NAILS 0.148 x 3 1/2" MAY BE SUBSTITUTED FOR 16d COMMON NAILS UNO. PRE-DRILL NAIL HOLES WHERE WOOD TENDS TO SPLIT. NAILS AS SPECIFIED ON PLANS AND INCLUDING IN PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. NAILS USED IN EXTERIOR APPLICATIONS OR IN INTERIOR PTDF SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.
 - METAL FRAMING CLIPS, HANGERS, ETC. ARE BY SIMPSON STRONG-TIE. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH FUNCTIONAL USE UNO. CONNECTORS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTDF MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER CONNECTORS USED IN EXTERIOR APPLICATIONS OR INTERIOR PTDF SHALL BE HDG (MINIMUM 2.0 oz/SQ FT) OR ZMAX (MINIMUM 1.85 oz/SQ FT PER ASTM A653). IN APPLICATIONS WHERE NON-AMMONIA TREATED WOOD IS DRY WHEN INSTALLED AND WILL REMAIN DRY IN-SERVICE A COATING THICKNESS OF 0.9 oz/SQ FT MAY BE USED.
 - WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1. PROVIDE PILOT HOLE 70% OF DIAMETER OF SCREW SHANK

**POST-INSTALLED EXPANSION BOLTS & ADHESIVE ANCHORS
IN CONCRETE**

1. ALL DRILLED-IN EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ (ESR-1917) OR EQUAL.
2. ALL ADHESIVE ANCHORS SPECIFIED SHALL BE SIMPSON SET-XP (ICC-ESR-2508) OR EQUAL.
3. ANCHOR MATERIAL SHALL BE CARBON STEEL FOR INTERIOR USE AND STAINLESS STEEL FOR EXTERIOR USE, UON.
4. THE TENSION TESTING OF THE POST-INSTALLED ANCHORS SHALL BE DONE IN THE PRESENCE OF THE INSPECTOR AND SHALL MEET THE REQUIREMENTS OF THE MANUFACTURER

SIMPSON SET-XP (ICC-ESR 2508) - INSTALLED INTO NORMAL WT CONCRETE (f _c = 3000 PSI) WITH SPECIAL INSPECTION				
	3/8" ^ø	1/2" ^ø	5/8" ^ø	3/4" ^ø
MINIMUM EMBEDMENT	3"	4"	5"	6"
MINIMUM SPACING BETWEEN BOLTS	3"	3"	3"	3"
LOCATIONS NEAR SLAB EDGE				
MINIMUM EDGE DISTANCE	1 3/4"	1 3/4"	1 3/4"	1 3/4"
LOCATIONS NOT NEAR SLAB EDGE				
MINIMUM EDGE DISTANCE	9"	12"	15"	18"

	HILTI KWIK BOLT-TZ (ICC-ESR 1917)			
	DIAMETER & TEST LOAD (LBS)			
	3/8"	1/2"	5/8"	3/4"
MINIMUM EMBEDMENT	2 1/2"	3 1/2"	4"	--
MINIMUM SPACING BETWEEN BOLTS	8"	8"	8"	--
INSTALLED INTO FACE SHELL OF GROUT-FILLED MASONRY WITH SPECIAL INSPECTION				
MINIMUM EDGE DISTANCE	4"	4"	4"	--
INSTALLED INTO TOP OF GROUT-FILLED MASONRY WALL WITH SPECIAL INSPECTION				

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

1. **CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, 1705.12.1, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
2. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5 AND 1705.11.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
3. **SOILS** PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
4. **SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.

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650-269-8864

Additions and Alterations:
1214 30th St RENOVATION
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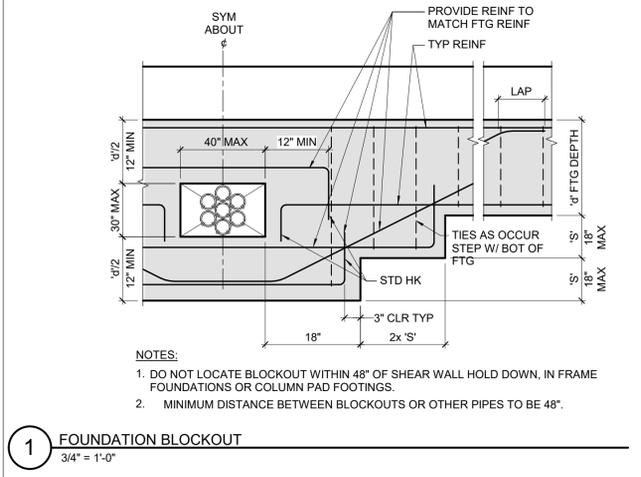
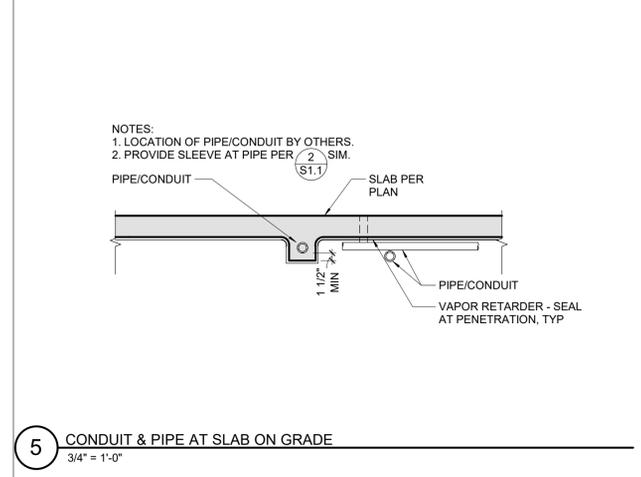
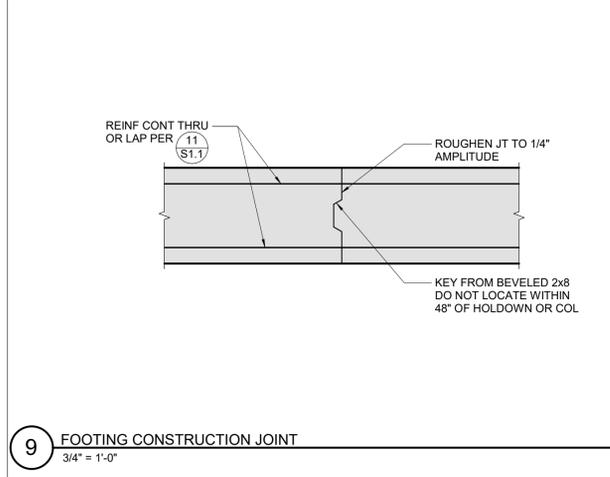
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GENERAL
NOTES

S0.1

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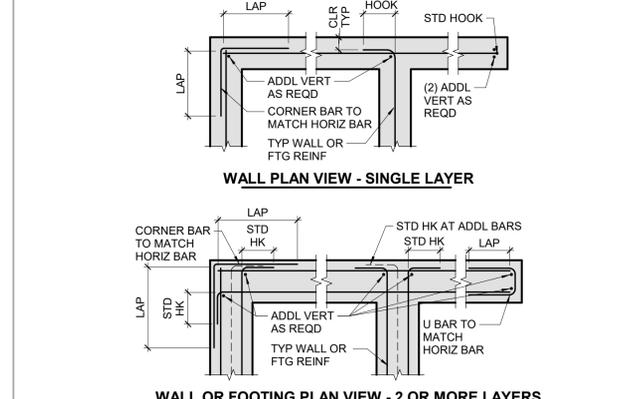
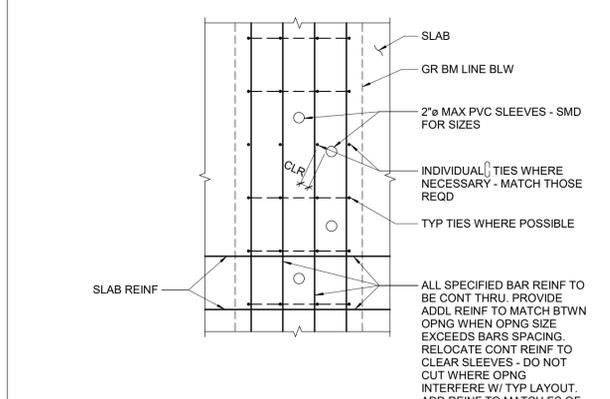
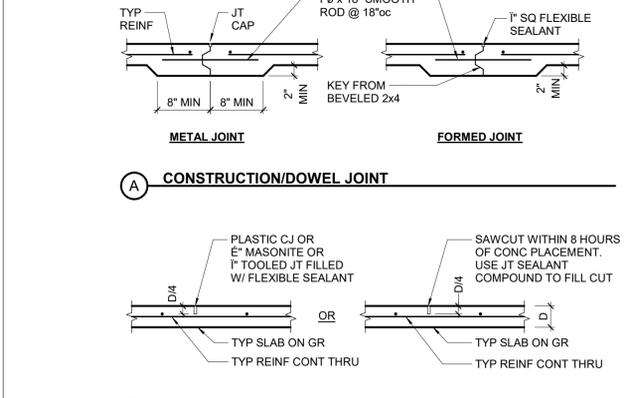
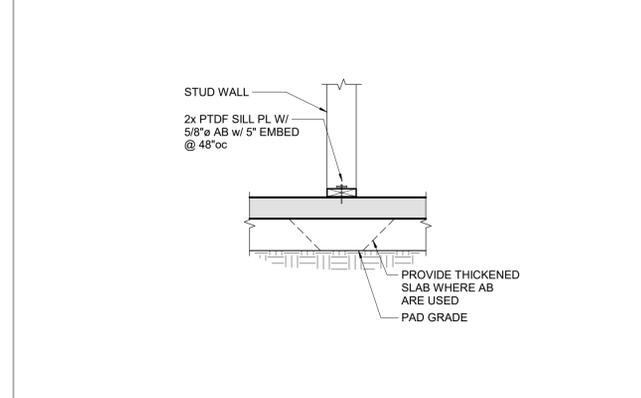
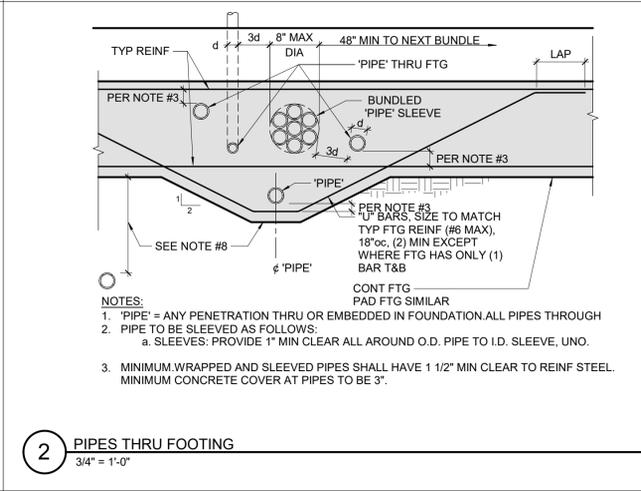
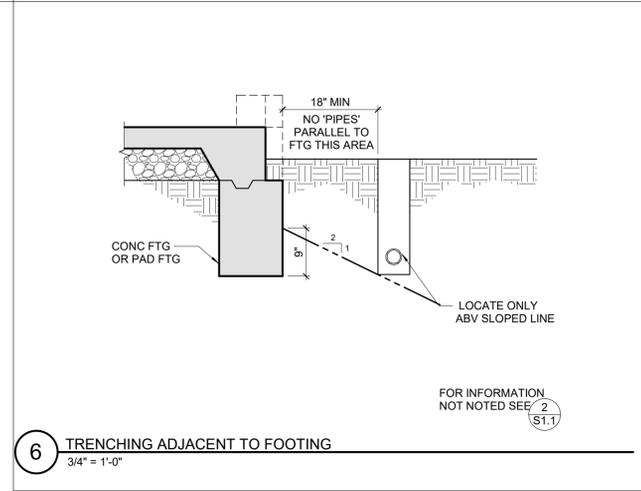
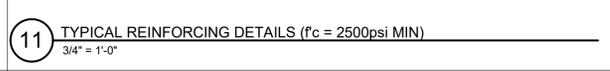
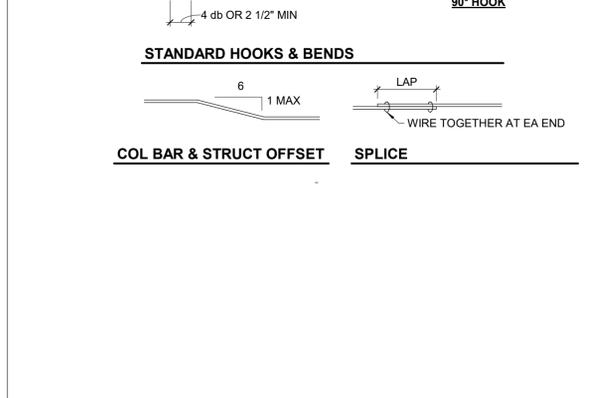


MINIMUM BAR LAPS FOR REINFORCING STEEL
CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)

SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	14"	#6	38"	#9	94"
#4	24"	#7	60"	#10	112"
#5	36"	#8	76"	#11	132"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
WHERE COVER NOT LESS THAN 1 1/2", #5 LAP LENGTH = 30"

ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE & END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE



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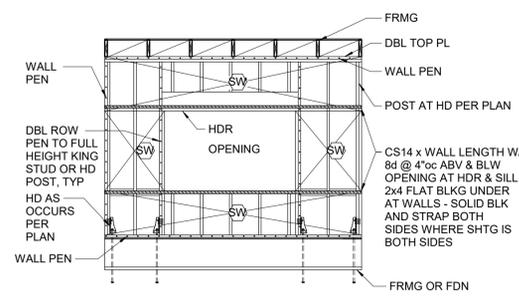
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TYPICAL CONCRETE DETAILS
S1.1

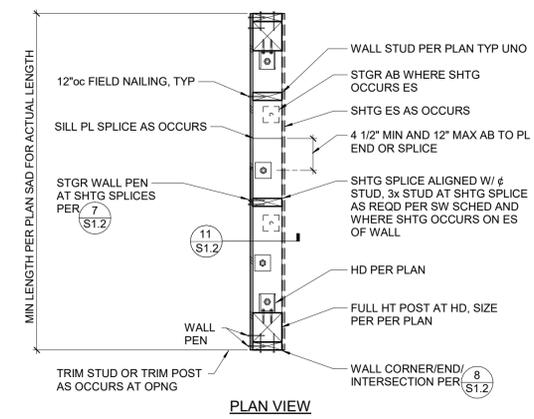
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- PEN = PLYWOOD/OSB SHEATHING EDGE NAILING. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 7/S1.2 FOR NAIL STAGGER AT ALL 3x.
- FIELD NAILING TO BE 12"oc UNO.
- ALL SHEATHING NAILS TO BE COMMON WIRE. SEE S0.1 GENERAL NOTES FOR OTHER NAIL REQUIREMENTS.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE 'A'.
- SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLD-DOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS.
- HOLD-DOWN REFERS TO SIMPSON STRONG TIE CO. HOLD-DOWNS. INSTALL HOLD-DOWNS AND REQUIRED POSTS PER PLAN AND 8/S1.2. SEE PLANS FOR OTHER REQUIREMENTS.
- EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLD-DOWNS.
- PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL UNINTERRUPTED LENGTH PER NOTE #4 OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.
- SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 1/2" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 10". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN 1" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
- NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 6/S1.2. COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

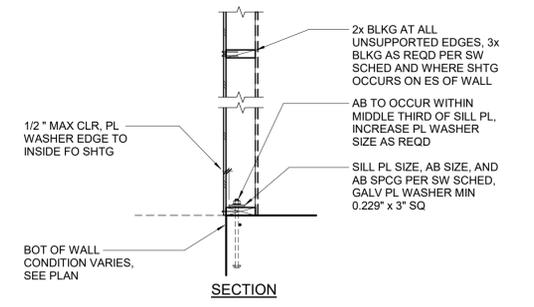
14 SHEAR WALL NOTES
1:1



9 SCHEMATIC SHEAR WALL ELEVATION
1/4" = 1'-0"

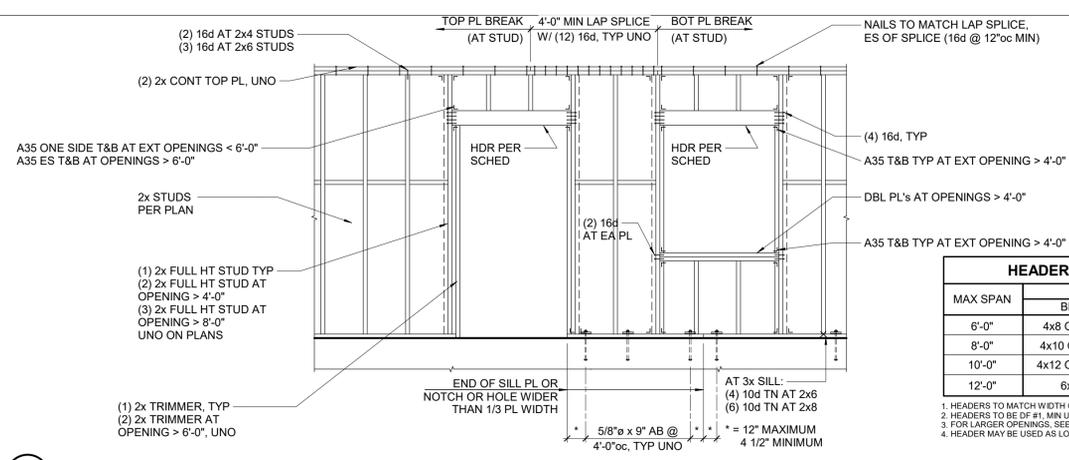


10 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"



11 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"

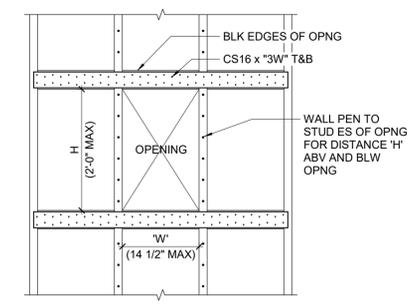
- NOTES:
- PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
 - SILL PL AB WASHER HOLE MAY BE OVERSIZED UP TO 3/16". WASHER MAY BE DIAG SLOTTED UP TO 1 3/4" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.



5 TYPICAL STUD WALL AND OPENING FRAMING
3/8" = 1'-0"

MAX SPAN	NOMINAL HEADER	
	BRG	NON-BRG
6'-0"	4x8 OR 6x6	4x6 OR 6x6
8'-0"	4x10 OR 6x8	4x8 OR 6x6
10'-0"	4x12 OR 6x10	4x10 OR 6x8
12'-0"	6x12	4x10 OR 6x8

1. HEADERS TO MATCH WIDTH OF WALL STUDS.
2. HEADERS TO BE #1 MIN UNO.
3. FOR LARGER OPENINGS, SEE PLANS.
4. HEADER MAY BE USED AS LOWER TOP PL AS REQ'D BY OPENING HEIGHT.



6 SMALL OPENINGS IN SHEARWALLS
3/4" = 1'-0"

- NOTES:
- OPENINGS < 6" SQ DO NOT REQUIRE BLOCKING AND STRAPPING.

RIM JOIST TO TOP PL, TOE NAIL 10d @ 6"oc

TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS TOE NAILS EACH SIDE (2) 10d

TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS EIGHT (8) INCH JOISTS OR LESS (3) 16d

FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST BLOCKING BETWEEN JOISTS OR RAFTERS: TO JOIST OR RAFTERS - TOE NAILS EA SIDE (2) 10d

TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE (2) 10d

BLOCKING BETWEEN STUDS, EACH END TOE NAILS (2) 10d OR (2) 16d

BRIDGING TO JOIST, TOE NAIL EACH END (2) 8d

2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 16d @ 16"oc

SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS (3) 16d @ 16"oc

TOP PLATE TO STUD, END NAIL (2) 16d

STUD TO SOLE PLATE, TOE NAIL (4) 8d

DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL 16d @ 12"oc

DOUBLE STUDS, FACE NAIL 16d @ 24"oc

DOUBLE TOP PLATES, FACE NAIL 16d @ 12"oc

TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL (3) 16d

CONTINUOUS HEADER, TWO PIECES 16d @ 16"oc ALONG EACH EDGE (3) 16d

DOUBLE TOP PLATE LAP AT CORNER (3) 16d

CONTINUOUS HEADER TO STUD, TOE NAIL (4) 8d

CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL (3) 16d

CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL (3) 16d

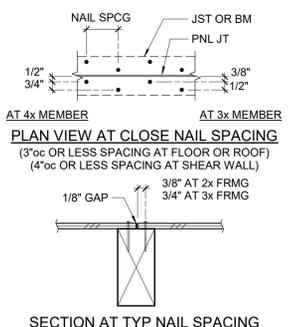
BUILT-UP CORNER STUDS 16d @ 12"oc (3) 16d

RIBBONS TO STUDS: ONE (1) INCH RIBBONS (3) 8d

TWO (2) INCH RIBBONS (3) 16d

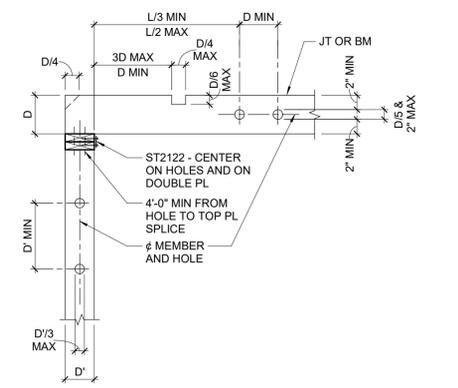
CEILING STRIPPING (2x MIN) 16d AT 45 SLANT, 16d AT 90° TO SUPPORTS

2 NAILING SCHEDULE
3/4" = 1'-0"

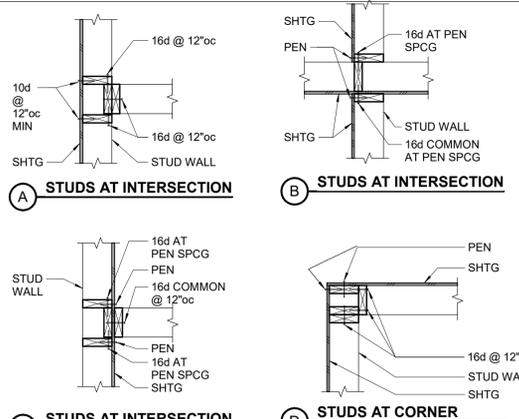


7 SHEATHING NAILING
1 1/2" = 1'-0"

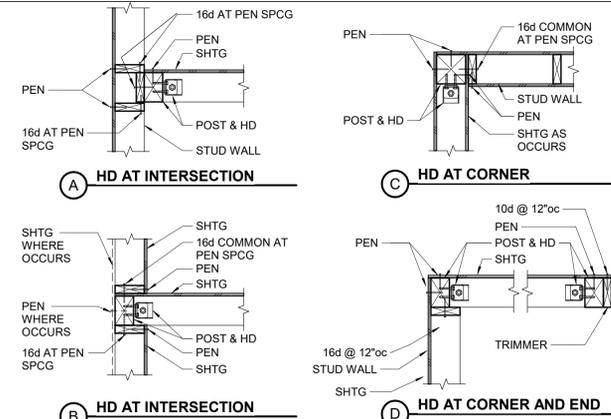
- NOTE:
- MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.
 - 1 1/2" MIN PENETRATION AT 8d
 - 1 5/8" MIN PENETRATION AT 10d INTO JST, STUD OR BLKG



3 HOLES AND NOTCHES IN WOOD STUDS AND JOISTS
3/4" = 1'-0"



8 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS
3/4" = 1'-0"



4 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS AT HOLD DOWNS
3/4" = 1'-0"

Additions and Alterations:

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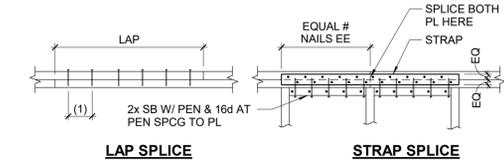
TYPICAL DETAILS

S1.2

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TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE	STRAP SPLICE
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40

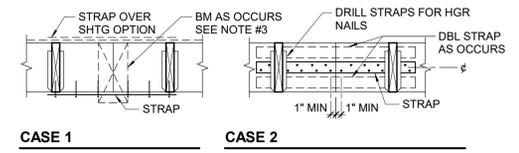
- NOTES:**
- AT LAP SPLICES, SPACE NAILS @ 3"oc MIN (MAX 12"oc). STAGGER AT 2 1/2" GAGE.
 - USE STRAP SPLICE WHERE BM INTERSECTS TOP PL.
 - NAILS TO MATCH LAP SPLICE ES OF SPLICE (16d @ 12"oc MIN)
 - USE SPLICE TYPE A UNO.



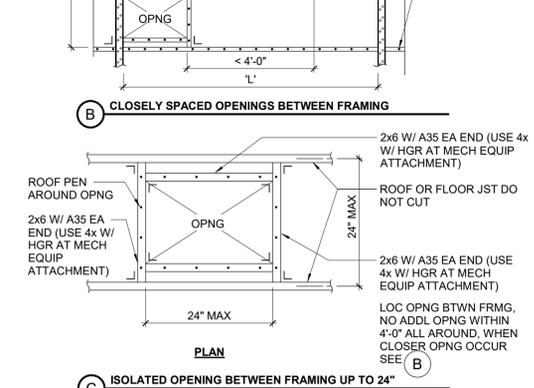
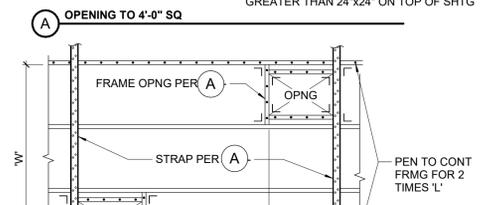
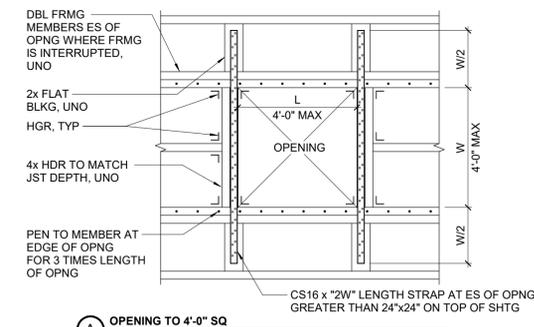
1 TOP PLATE SPLICE SCHEDULE AND DETAILS
3/4" = 1'-0"

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	1	
B	1	MSTA30	1	

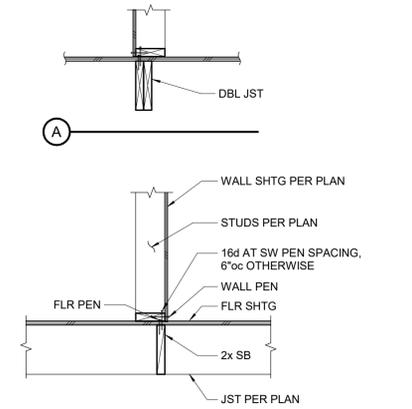
- SPLICE NOTES:**
- PROVIDE 3X OR (2) 2X STUDS AT SPLICE
 - ALL NAILS TO BE 10d NAIL ALL HOLES
 - FOR CASE 1, SPLICE W/ MSTA36 AT BM
 - USE SPLICE TYPE 'A' UNO



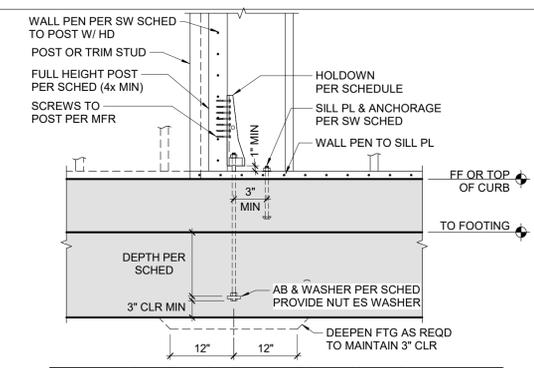
2 LEDGER OR RIM SPLICE SCHEDULE
3/4" = 1'-0"



8 OPENING IN DIAPHRAGM
3/4" = 1'-0"



3 INTERIOR WALL AT FLOOR FRAMING
3/4" = 1'-0"



HOLDOWN	MB OR THRD ROD	WASHER AT AB	DEPTH	MIN FTG WIDTH	MIN POST SIZE UNO ON PLANS
HDU2	5/8"ø	3/8"x2" SQ	12"	12"	4x
HDU4	5/8"ø	3/8"x2" SQ	12"	12"	4x
HDU5	5/8"ø	3/8"x2" SQ	12"	12"	4x

4 TYPICAL HOLDOWN
3/4" = 1'-0"

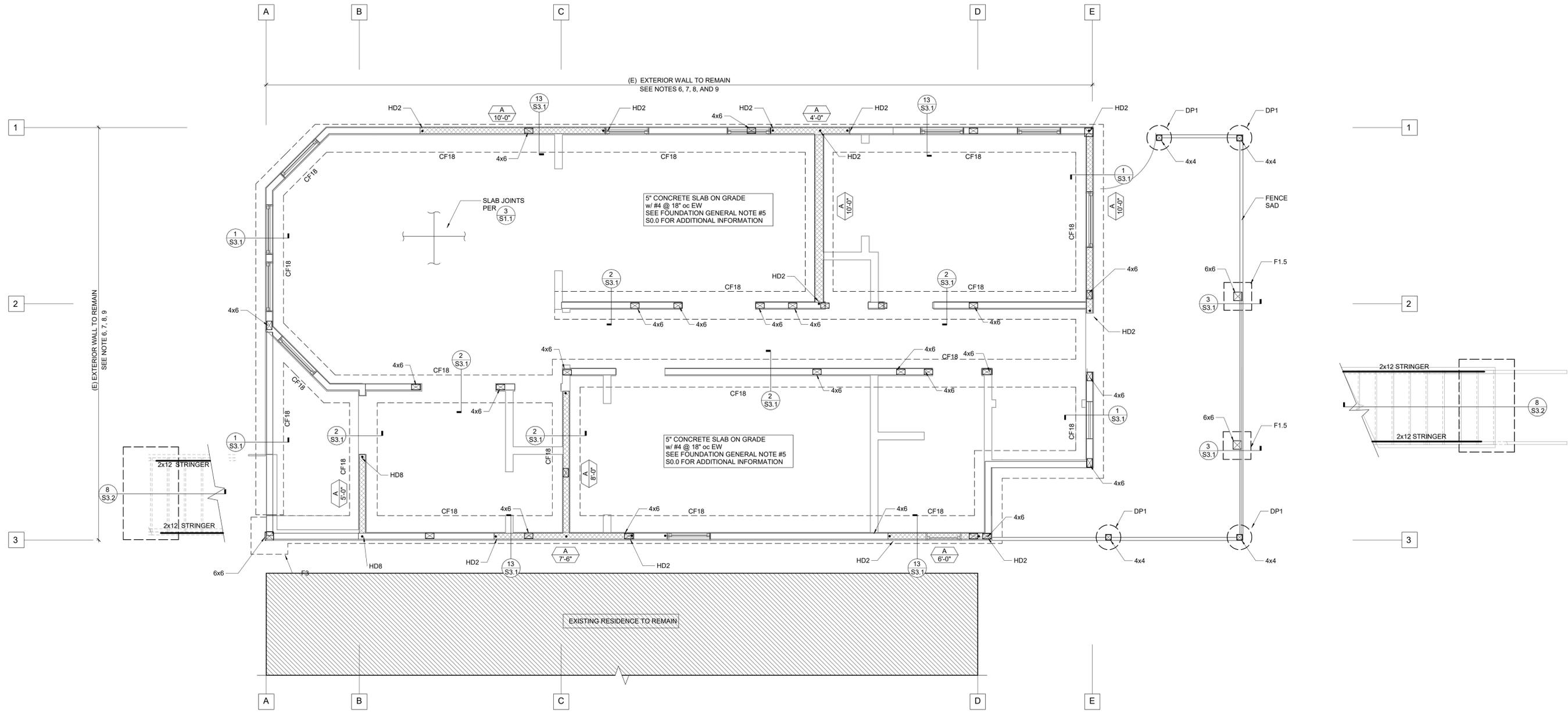
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TYPICAL DETAILS
S1.3



FOUNDATION PLAN NOTES:

- REFER TO SHEETS **S0.1**, **S1.1**, **S1.2**, AND **S1.3** FOR GENERAL NOTES AND TYPICAL DETAILS. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
- PLUMBING OR ELECTRICAL CONDUITS SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR DRILLED PIERS. NOTIFY STRUCTURAL ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
 PIPES THROUGH FOOTINGS SHALL BE PER **2/S1.1** AND **6/S1.1**.
 PIPES PARALLEL TO FOOTINGS SHALL BE PER **6/S1.1**.
 PIPES THROUGH WOOD FRAMING SHALL BE PER **6/S1.2** AND **8/S1.3**.
- SEE WOOD FRAMING GENERAL NOTE #7 FOR TYPICAL WALL STUD SIZE
- REMOVE EXISTING FOUNDATION AS REQUIRED.
- CONTRACTOR SHALL REMOVE ALL EXTERIOR WALL FINISHES AND COORDINATE SITE VISITS WITH ENGINEER PRIOR TO ORDERING MATERIAL. ENGINEER SHALL REVIEW EXISTING STUD CONDITIONS TO DETERMINE ADEQUACY. IF NEEDED, ALL WALL STUDS TO BE REMOVED AND REPLACED.
- IF EXISTING WALL STUDS TO BE USED, CONTRACTOR SHALL SHORE THE EXISTING WALL AS REQUIRED. ALL SHORING TO REMAIN UNTIL FOUNDATION IS POURED.
- CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS TO THE SITE CONDITIONS AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

PLAN LEGEND

- INDICATES STRUCTURAL WALL. SEE **4/S1.2**
- INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. SEE **9/S1.2** AND **14/S1.2**
- INDICATES WOOD POST. COORDINATE LOCATION w/ OPENINGS PER ARCH DWGS OR GIRDER LOCATIONS PER PLAN. SEE WOOD GENERAL NOTE #8 ON S0.0 FOR ADDITIONAL INFORMATION.
- INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE. SEE **4/S1.3**
- INDICATES FOUNDATION.
- CF18** — INDICATES CONCRETE GRADE BEAM. SIZE AND REINFORCING PER SCHEDULE.
- F2** — INDICATES CONCRETE FOOTING. SIZE AND REINFORCING PER SCHEDULE.
- DP-1** — INDICATES DRILLED PIER. SIZE AND REINFORCING PER SCHEDULE.
- 88** — INDICATES GRIDLINE AT FACE OF STUD.
- TOP OF FOOTING RELATIVE TO 0'-0". TOP OF FOOTING SHALL BE -10" UNLESS NOTED OTHERWISE. TOP OF FOOTING ELEVATIONS ARE TO BE COORDINATED BY THE CONTRACTOR UTILIZING THE STRUCTURAL, CIVIL, AND GEOTECHNICAL. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO CONSTRUCTION.

CONTINUOUS FOOTING SCHEDULE				
MARK	WIDTH	DEPTH	REINF	REMARKS
CF12	12"	18"	(2) #5 BOT	SEE 2/S3.1 FOR ADDITIONAL INFORMATION
CF18	18"	18"	(3) #5 BOT	

DRILLED PIER SCHEDULE				
PIER	ø MIN	VERT REINF	SPIRAL	REMARKS
DP1	18"	(5) #5	#3 @ 6"	SEE 14/S3.2

PAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F2	2'-0" SQ x 18" DEEP	(3) #5 T&B

SHEAR WALL SCHEDULE							
SW	APA RATED SHEATHING	NAILING (PEN)	ANCHORAGE				REMARKS
			5/8" BOLT PER 2x SILL	3x SILL	16d	ASS	
(A)	15/32" (32/16) EXP 1	10d @ 6"oc	32"oc	48"oc	6"oc	24"oc	
(B)	15/32" (32/16) EXP 1	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	SEE NOTE 1

- PROVIDE 3x MIN AT ALL ADJOINING PANEL EDGES
- PROVIDE EPOXY ANCHORS (EMBED = 6") AT EXISTING WALLS

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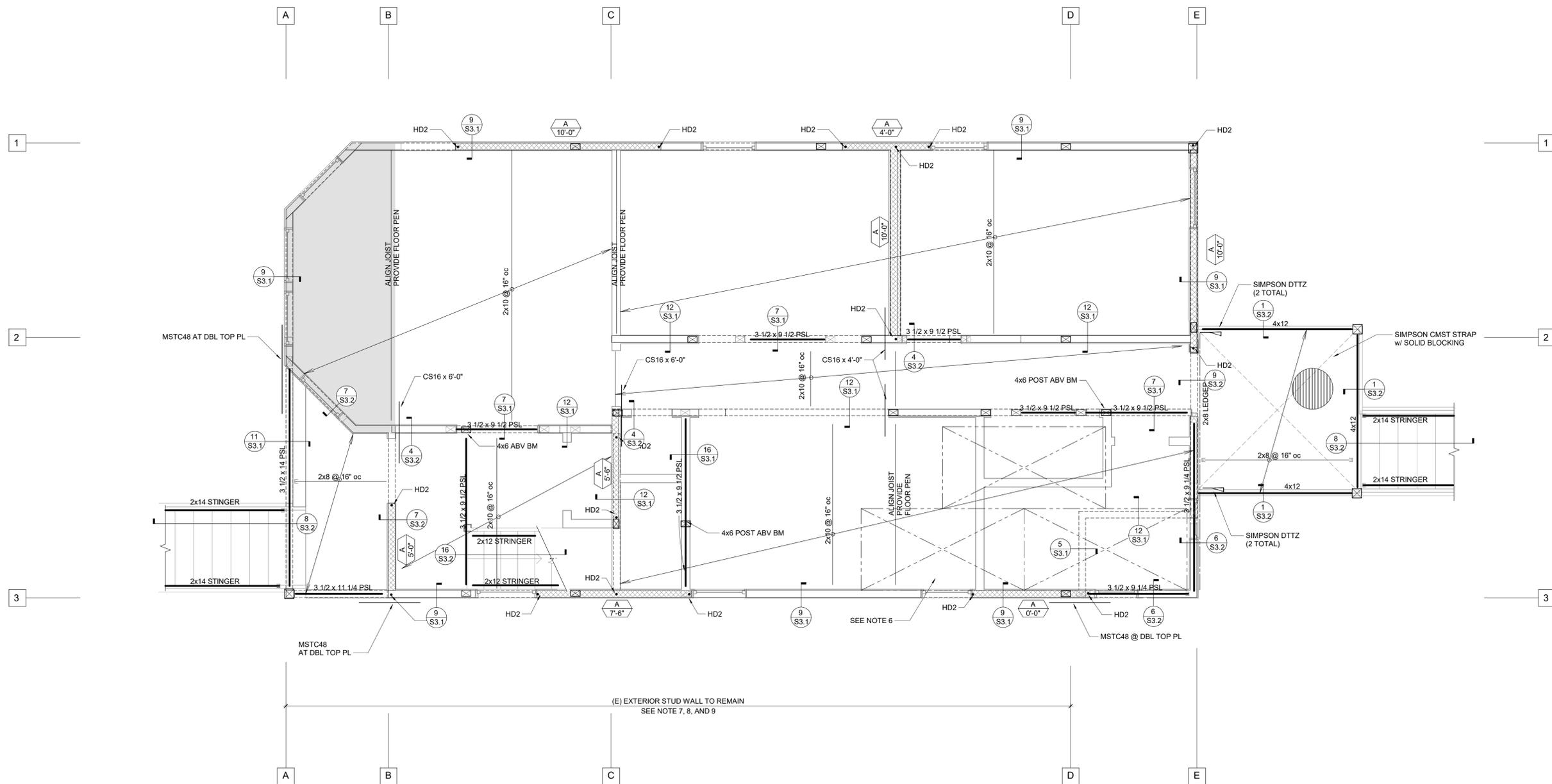
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FRAMING PLAN NOTES:

- REFER TO SHEETS **S0.0**, **S1.1**, **S1.2**, AND **S1.3** FOR GENERAL NOTES AND TYPICAL DETAILS. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER **6/S1.2**.
PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER **8/S1.3**.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE TOP OF FRAMING, TOP OF STEEL, AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- SEE WOOD FRAMING GENERAL NOTES #3 ON S0.0 FOR SHEATHING INFORMATION.
- CONTRACTOR SHALL REMOVE ALL EXTERIOR WALL FINISHES AND COORDINATE SITE VISITS WITH ENGINEER PRIOR TO ORDERING MATERIAL. ENGINEER SHALL REVIEW EXISTING STUD CONDITIONS TO DETERMINE ADEQUACY. IF NEEDED, ALL WALL STUDS TO BE REMOVED AND REPLACED.
- IF EXISTING WALL STUDS TO BE USED, CONTRACTOR SHALL SHORE THE EXISTING WALL AS REQUIRED. ALL SHORING TO REMAIN UNTIL FOUNDATION IS POURED.
- CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS TO THE SITE CONDITIONS AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

PLAN LEGEND

- INDICATES STRUCTURAL WALL BELOW. SEE **9/S1.2**
- ==== INDICATES STRUCTURAL WALL ABOVE. SEE **9/S1.2**
- ☒ INDICATES WOOD POST. COORDINATE LOCATION w/ OPENINGS PER ARCH DWGS OR GIRDER LOCATIONS PER PLAN. SEE WOOD GENERAL NOTE #8 ON S0.0 FOR ADDITIONAL INFORMATION.
- INDICATES HANGER. SEE GENERAL WOOD FRAMING NOTE #10 ON S0.0 FOR ADDITIONAL INFORMATION
- 88 — INDICATES GRIDLINE AT FACE OF STUD.
- ▨ INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. SEE **9/S1.2** AND **14/S1.2**
- ☒ HD# — INDICATES POST WITH HOLDDOWN. POSTS WITH HOLDDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE. SEE **14/S3.1**

SHEAR WALL SCHEDULE

SW	APA RATED SHEATHING	NAILING (PEN)	ANCHORAGE		REMARKS
			SIB® BOLT/FEN	AT FRAMING	
			2x SILL	3x SILL	
(A)	15/32" (32/16) EXP 1	10d @ 6"oc	32"oc	48"oc	6"oc 24"oc
(B)	15/32" (32/16) EXP 1	10d @ 4"oc	24"oc	32"oc	4"oc 16"oc

- PROVIDE 3x MIN AT ALL ADJOINING PANEL EDGES
- PROVIDE EPOXY ANCHORS (EMBED = 6") AT EXISTING WALLS

Additions and Alterations:

1214 30th St RENOVATION
1214 30th ST OAKLAND CA



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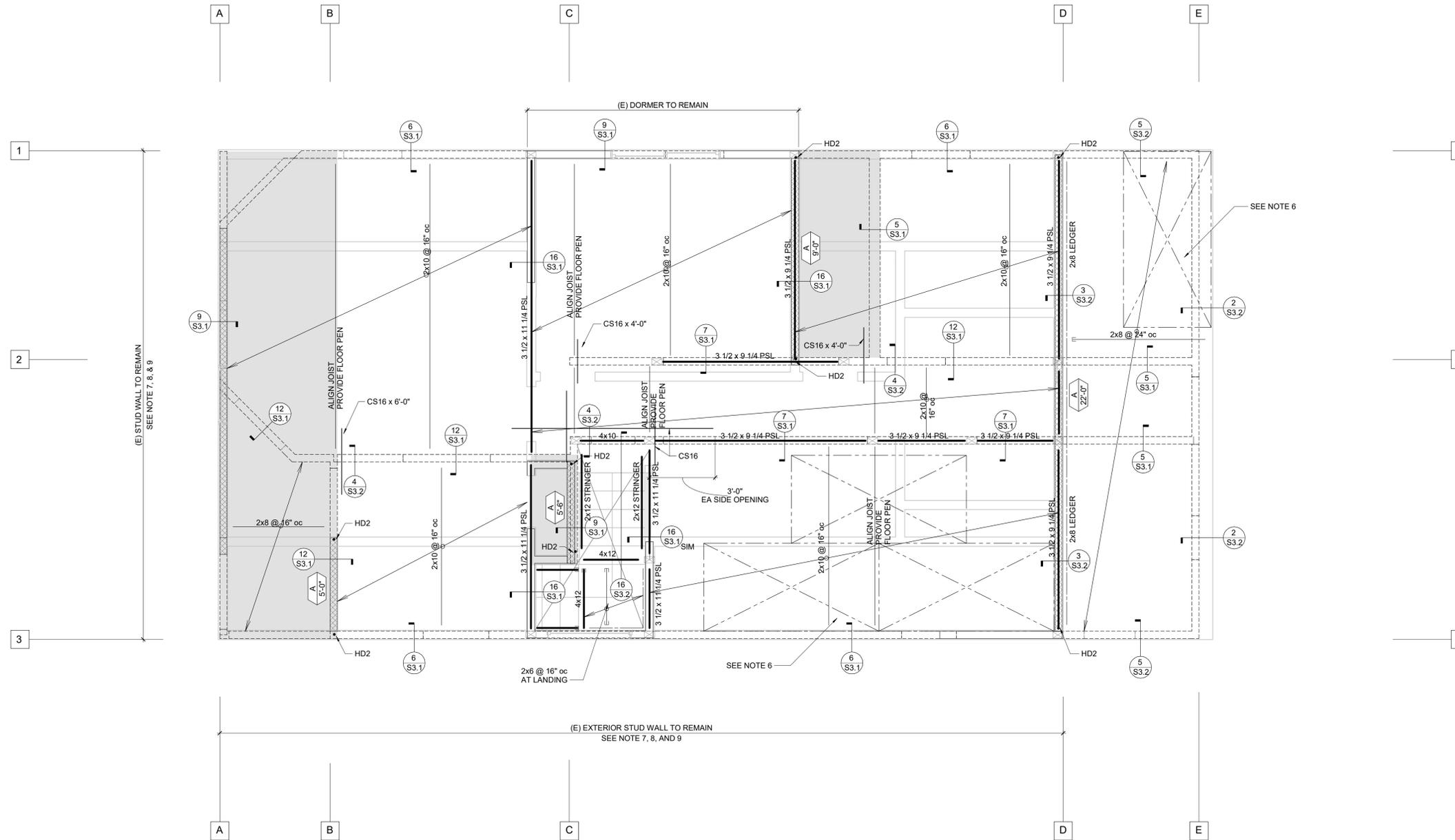
2ND FLOOR
FRAMING
PLAN

S2.2

DRE STRUCTURAL DESIGN
160 BIRCH ST, STE B
REDWOOD CITY, CA 94062
650-269-8864

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FRAMING PLAN NOTES:

- REFER TO SHEETS **S0.0, S1.1, S1.2, AND S1.3** FOR GENERAL NOTES AND TYPICAL DETAILS. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
 PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER **6/S1.2**.
 PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER **8/S1.3**.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE TOP OF FRAMING, TOP OF STEEL, AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- SEE WOOD FRAMING GENERAL NOTES #3 ON S0.0 FOR SHEATHING INFORMATION.
- CONTRACTOR SHALL REMOVE ALL EXTERIOR WALL FINISHES AND COORDINATE SITE VISITS WITH ENGINEER PRIOR TO ORDERING MATERIAL. ENGINEER SHALL REVIEW EXISTING STUD CONDITIONS TO DETERMINE ADEQUACY. IF NEEDED, ALL WALL STUDS TO BE REMOVED AND REPLACED.
- IF EXISTING WALL STUDS TO BE USED, CONTRACTOR SHALL SHORE THE EXISTING WALL AS REQUIRED. ALL SHORING TO REMAIN UNTIL FOUNDATION IS POURED.
- CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS TO THE SITE CONDITIONS AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

PLAN LEGEND

- INDICATES STRUCTURAL WALL BELOW. SEE **9/S1.2**
- INDICATES STRUCTURAL WALL ABOVE. SEE **9/S1.2**
- INDICATES WOOD POST. COORDINATE LOCATION w/ OPENINGS PER ARCH DWGS OR GIRDER LOCATIONS PER PLAN. SEE WOOD GENERAL NOTE #9 ON S0.0 FOR ADDITIONAL INFORMATION.
- INDICATES HANGER. SEE GENERAL WOOD FRAMING NOTE #10 ON S0.0 FOR ADDITIONAL INFORMATION
- INDICATES GRIDLINE AT FACE OF STUD.
- INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. SEE **9/S1.2** AND **14/S1.2**
- INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE. SEE **14/S3.1**
- PROVIDE 10d @ 4\"/>

SW	APA RATED SHEATHING	NAILING (PEN)	ANCHORAGE				REMARKS
			SIPR BOLT ROW		AT FRAMING		
			2x SILL	3x SILL	16d	A35	
(A)	15/32" (32/16) EXP 1	10d @ 6"oc	32"oc	48"oc	6"oc	24"oc	
(B)	15/32" (32/16) EXP 1	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	SEE NOTE 1

- PROVIDE 3x MIN AT ALL ADJOINING PANEL EDGES
- PROVIDE EPOXY ANCHORS (EMBED = 6") AT EXISTING WALLS

1 ATTIC FLOOR FRAMING PLAN
3/8" = 1'-0"

Additions and Alterations:

1214 30th St RENOVATION
1214 30th ST OAKLAND CA



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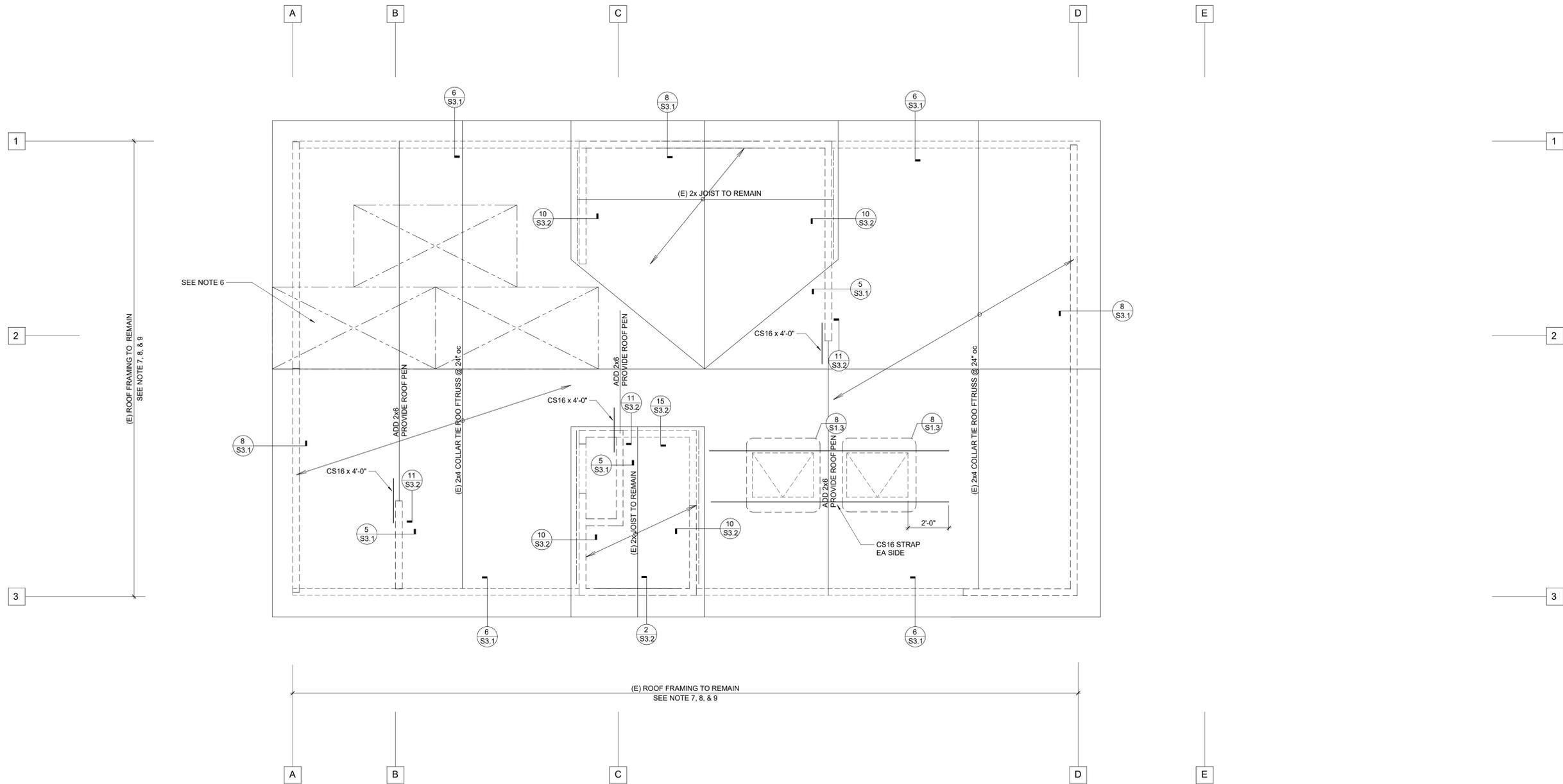
ATTIC FLOOR FRAMING

S2.3

DRE STRUCTURAL DESIGN
160 BIRCH ST, STE B
REDWOOD CITY, CA 94062
650-269-8864

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FRAMING PLAN NOTES:

- REFER TO SHEETS **S0.1, S1.1, S1.2, AND S1.3** FOR GENERAL NOTES AND TYPICAL DETAILS. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
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- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER **S1.3**.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE TOP OF FRAMING, TOP OF STEEL AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- SEE WOOD FRAMING GENERAL NOTES #3 ON S0.0 FOR SHEATHING INFORMATION.
- CONTRACTOR SHALL REMOVE ALL EXTERIOR WALL FINISHES AND COORDINATE SITE VISITS WITH ENGINEER PRIOR TO ORDERING MATERIAL. ENGINEER SHALL REVIEW EXISTING STUD CONDITIONS TO DETERMINE ADEQUACY. IF NEEDED, ALL WALL STUDS TO BE REMOVED AND REPLACED.
- IF EXISTING WALL STUDS TO BE USED, CONTRACTOR SHALL SHORE THE EXISTING WALL AND ROOF AS REQUIRED. ALL SHORING TO REMAIN UNTIL FOUNDATION IS POURED.
- CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS TO THE SITE CONDITIONS AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

PLAN LEGEND

- --- INDICATES STRUCTURAL WALL BELOW. SEE **S1.2**
- XXXXXX INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. SEE **S1.2** AND **S1.2**
- INDICATES WOOD POST.
- INDICATES GRIDLINE AT FACE OF STUD.
- INDICATES EXISTING FRAMING.

1 ROOF FRAMING PLAN
3/8" = 1'-0"

Additions and Alterations:

1214 30th St RENOVATION
1214 30th ST OAKLAND CA

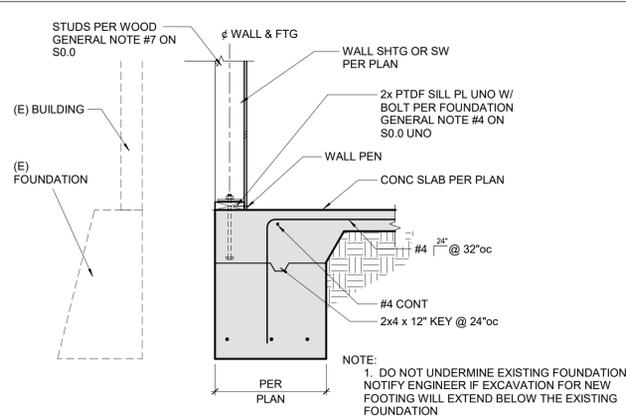


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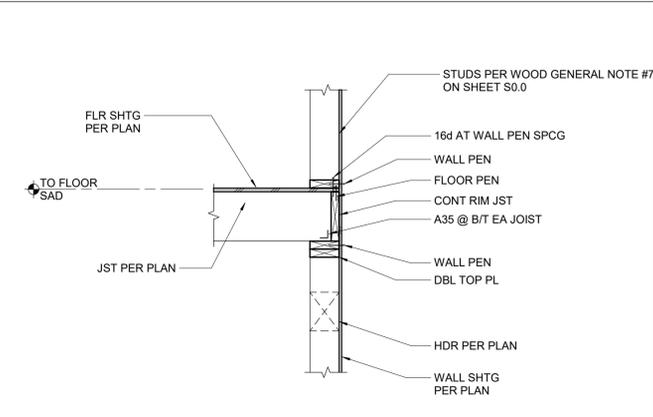
ROOF FRAMING PLAN

S2.4

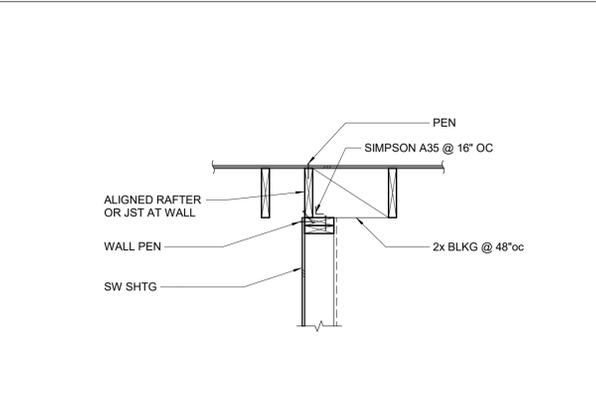
DRE STRUCTURAL DESIGN
160 BIRCH ST, STE B
REDWOOD CITY, CA 94062
650-269-8864



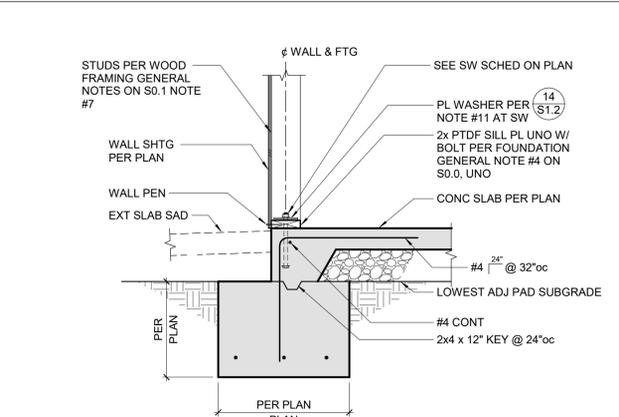
13 TYPICAL EXTERIOR FOOTING
3/4" = 1'-0"



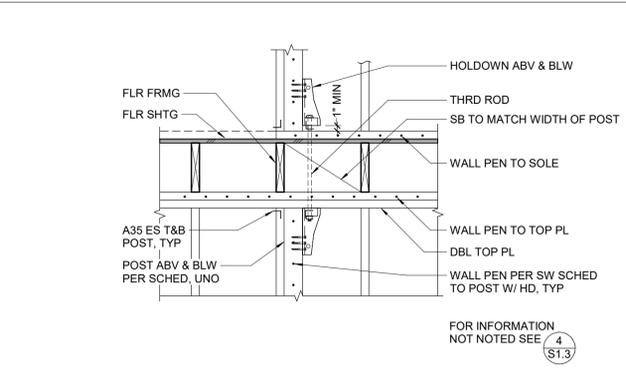
9 FLOOR FRAMING AT EXTERIOR WALL
3/4" = 1'-0"



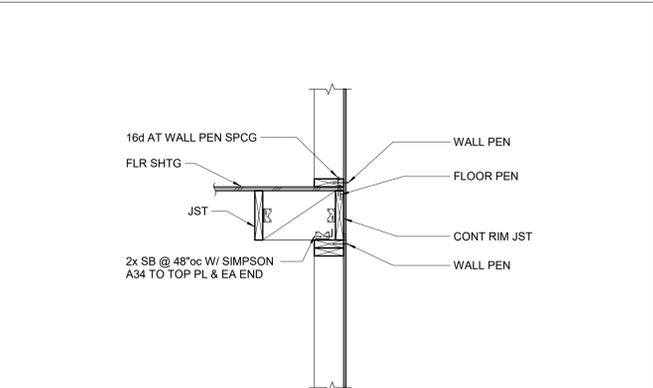
5 INTERIOR SHEAR WALL
3/4" = 1'-0"



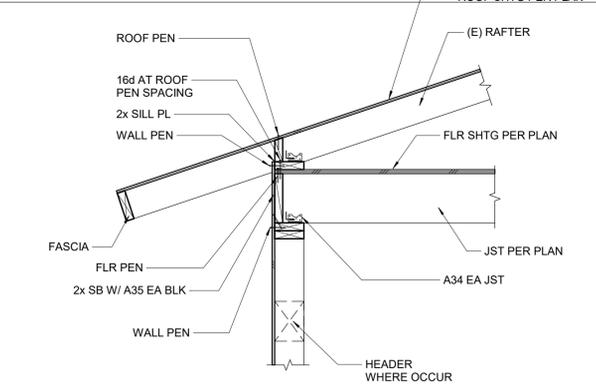
1 TYPICAL EXTERIOR FOOTING
3/4" = 1'-0"



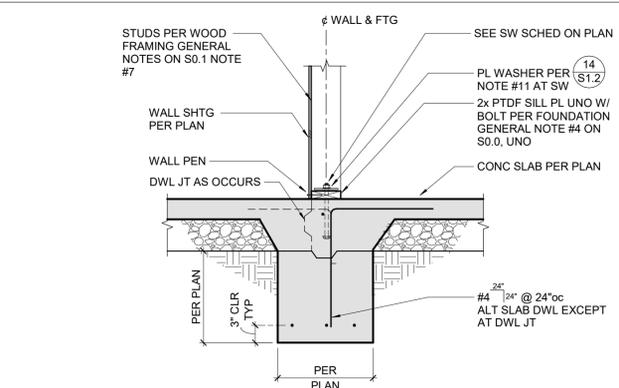
14 TYPICAL HOLDOWN
3/4" = 1'-0"



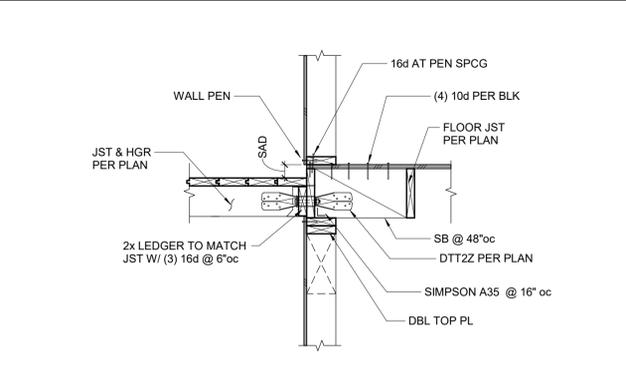
10 PARALLEL MEZZANINE FLOOR FRAMING
3/4" = 1'-0"



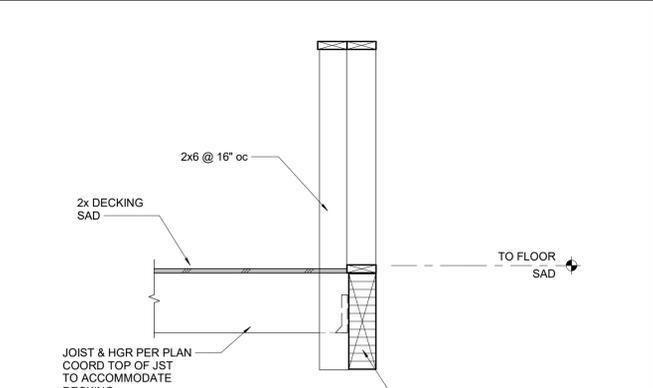
6 LOW ROOF AT EXTERIOR WALL
3/4" = 1'-0"



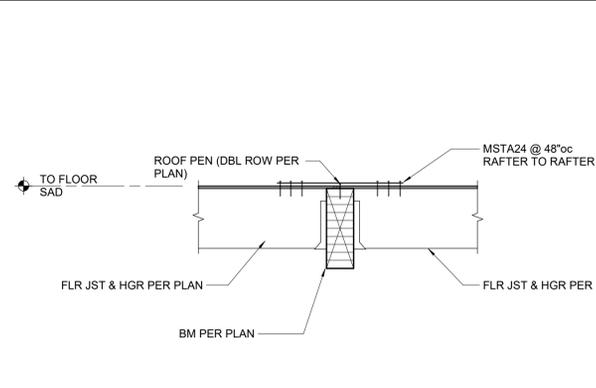
2 INTERIOR FOOTING AT SHEAR WALL
3/4" = 1'-0"



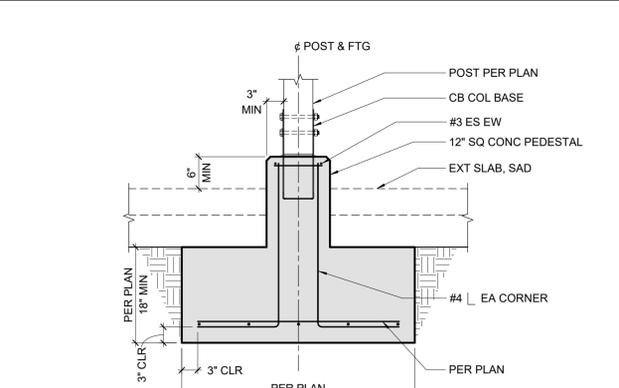
15 DECK FRAMING AT EXTERIOR WALL
3/4" = 1'-0"



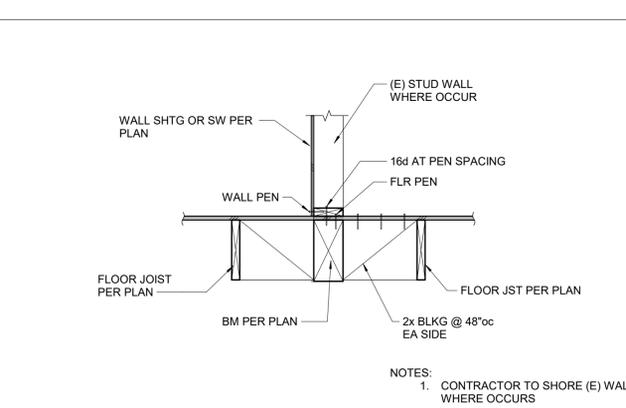
11 BEAM AT DECK
3/4" = 1'-0"



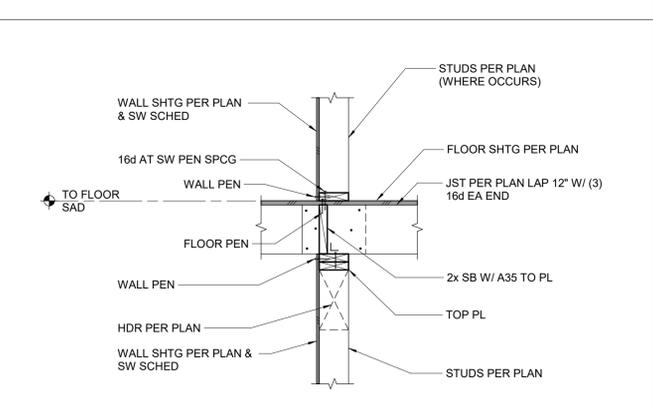
7 FRAMING AT BEAM
3/4" = 1'-0"



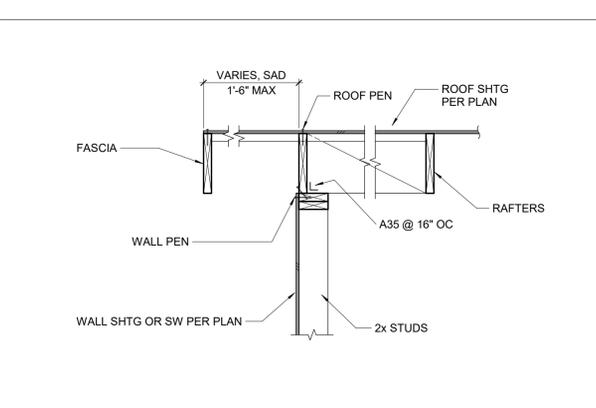
3 PAD FOOTING AT POST
3/4" = 1'-0"



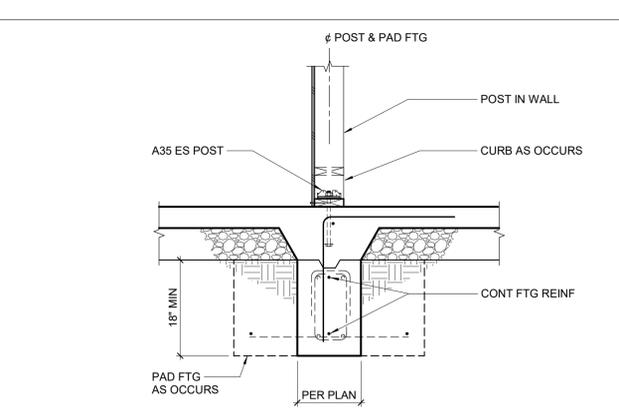
16 INTERIOR WALL AT FLOOR FRAMING
3/4" = 1'-0"



12 INTERIOR BEARING WALL
3/4" = 1'-0"



8 OUTRIGGER AT EXTERIOR WALL
3/4" = 1'-0"



4 INTERIOR FOOTING AT POST
3/4" = 1'-0"

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160 BIRCH ST, STE B
REDWOOD CITY, CA 94062
650-269-8864

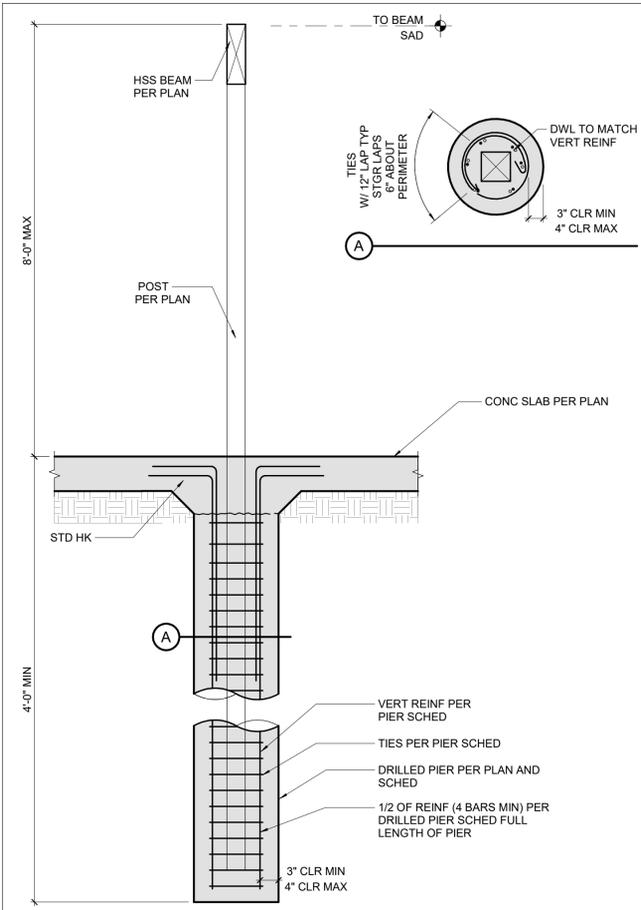
Additions and Alterations:
1214 30th St RENOVATION
1214 30th ST OAKLAND CA



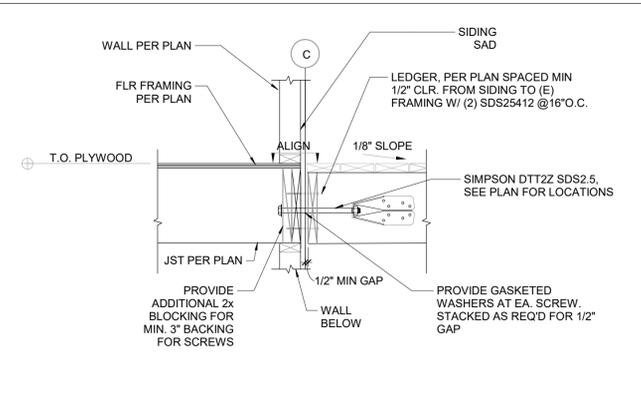
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June 3, 2020
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DETAILS

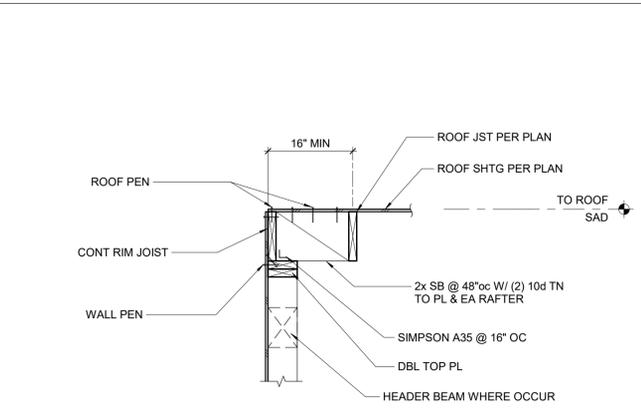
S3.1



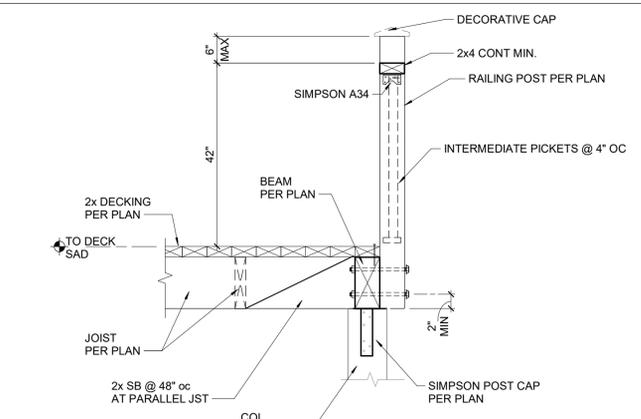
14 STD DRILLED PIER
3/4" = 1'-0"



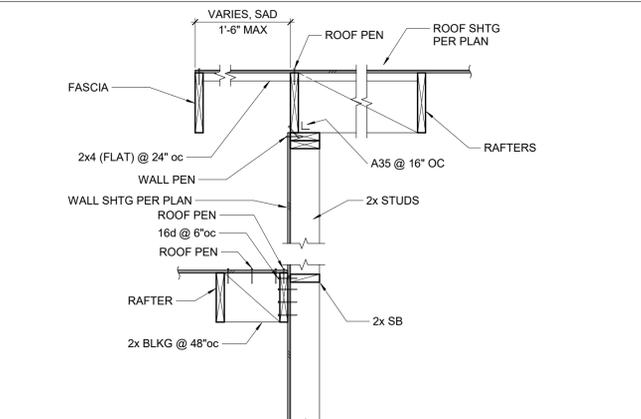
9 JOIST @ LEDGER
1" = 1'-0"



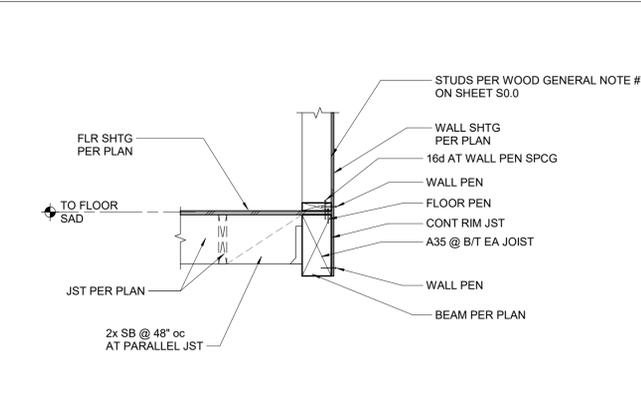
5 PARALLEL FRAMING AT EXTERIOR WALL
3/4" = 1'-0"



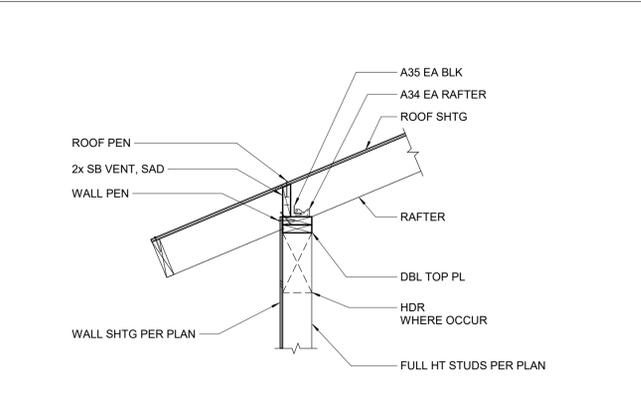
1 DECK SECTION
1" = 1'-0"



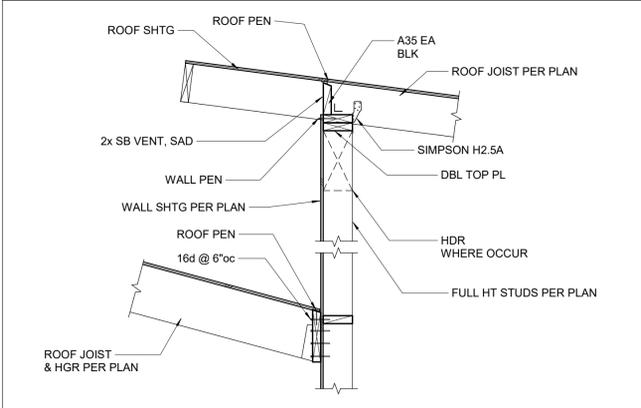
10 LEDGER AT EXTERIOR WALL
3/4" = 1'-0"



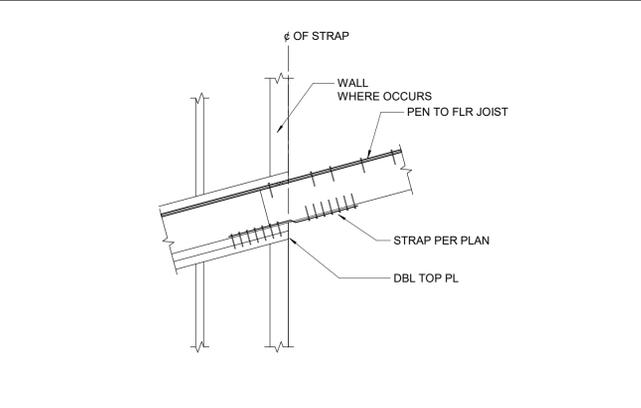
6 FLOOR FRAMING AT EXTERIOR WALL
3/4" = 1'-0"



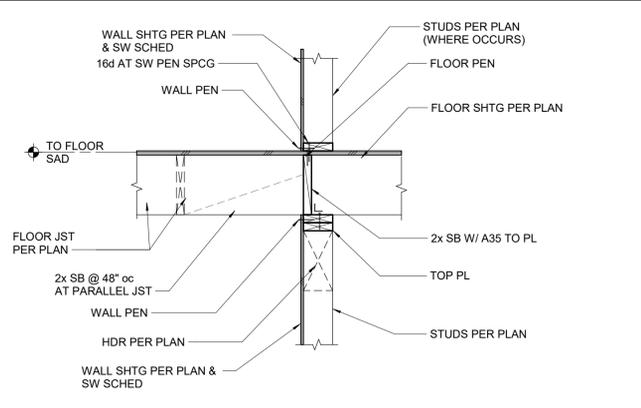
2 TYPICAL EXTERIOR WALL
3/4" = 1'-0"



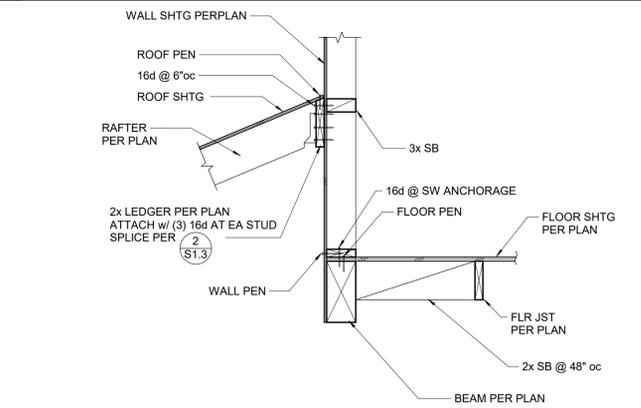
15 DORMER WALL
3/4" = 1'-0"



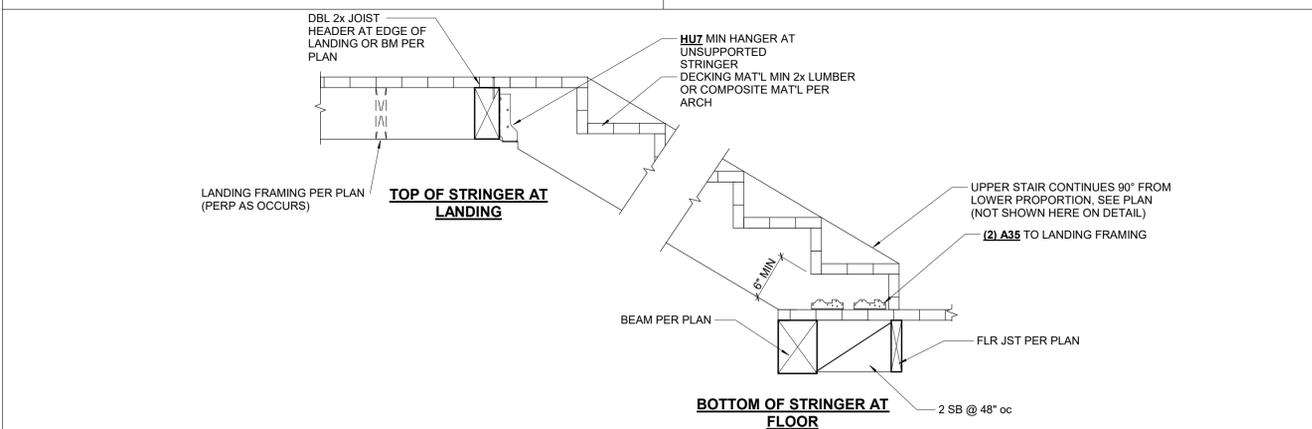
11 STRAP TOP PLATE TO BEAM
3/4" = 1'-0"



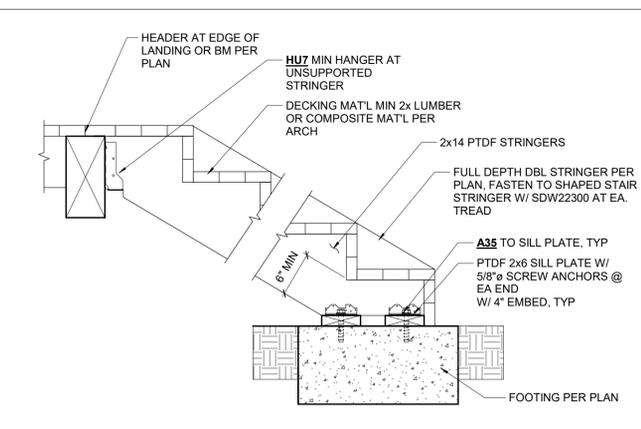
7 INTERIOR BEARING WALL
3/4" = 1'-0"



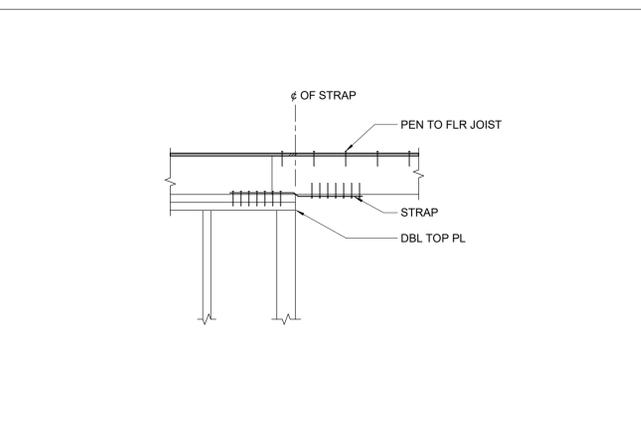
3 LEDGER AT EXTERIOR WALL
3/4" = 1'-0"



16 TYPICAL WOOD STAIR DETAIL
1" = 1'-0"



8 TYPICAL WOOD STAIR DETAIL
1" = 1'-0"



4 STRAP TOP PLATE TO BEAM
3/4" = 1'-0"

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DRE STRUCTURAL DESIGN
160 BIRCH ST, STE B
REDWOOD CITY, CA 94062
650-269-8864

Additions and Alterations:
1214 30th St RENOVATION
1214 30th ST OAKLAND CA



Issued For Permit
June 3, 2020
As Shown

DETAILS

S3.2