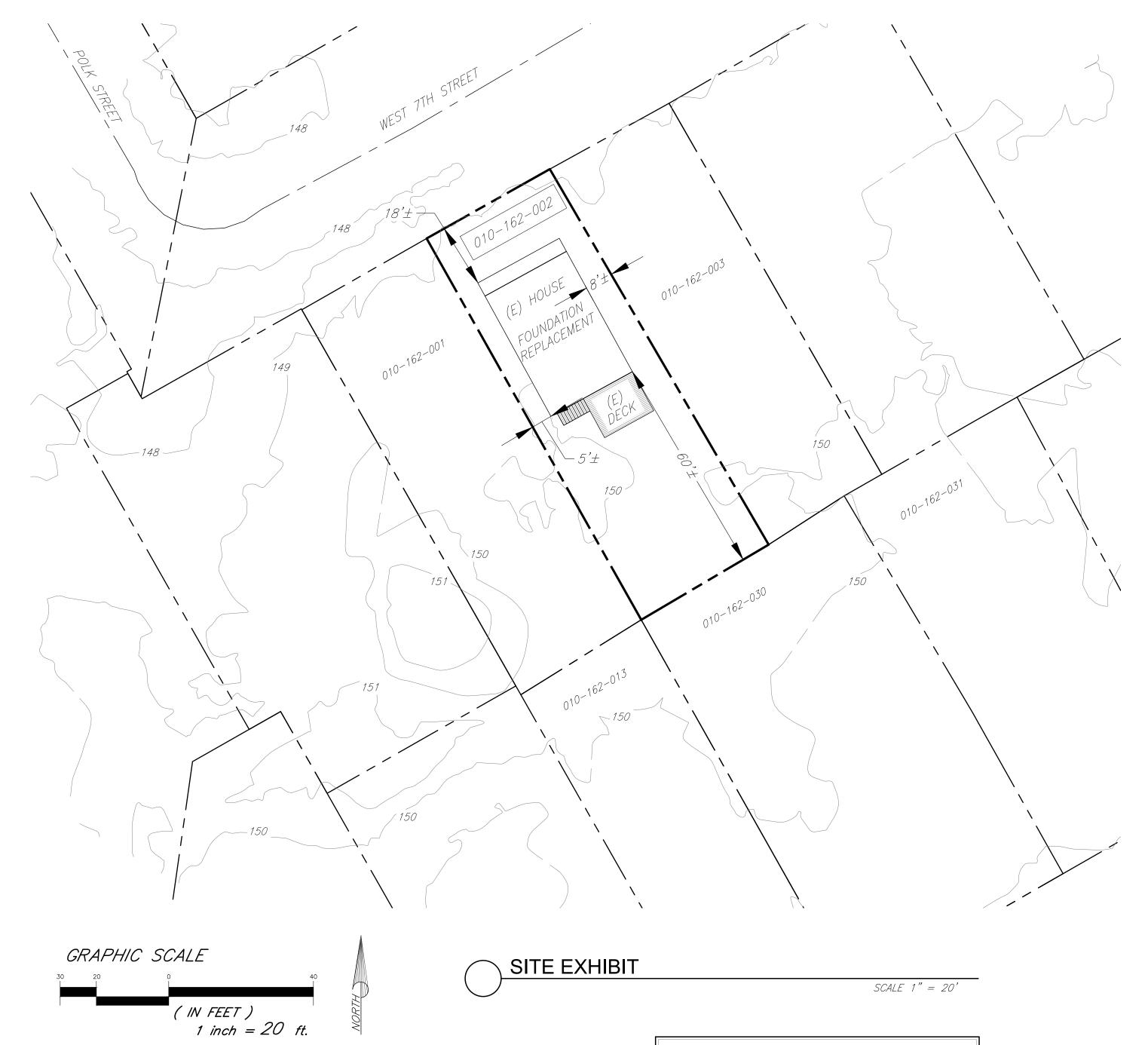
THE CALDERON RESIDENCE

FOUNDATION REPLACEMENT & DECK 224 WEST 7TH STREET, SANTA ROSA, CA 95401 APN: 010-162-002



SHEET INDEX

SP COVER SHEET AND SITE EXHIBIT

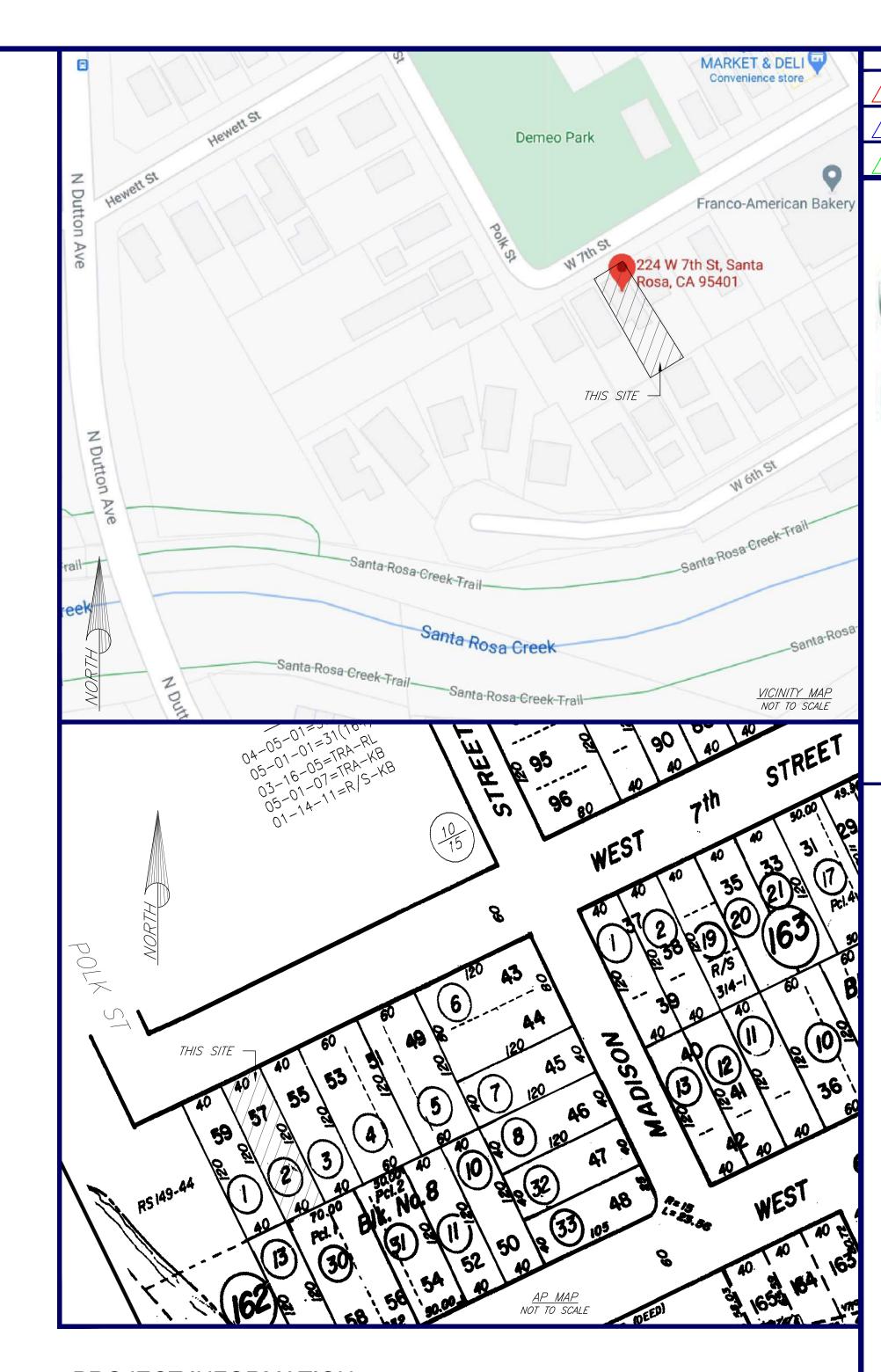
A1.0 ARCHITECTURAL FLOOR PLAN

SO.O GENERAL NOTES

SO.1 STANDARD FOUNDATION DETAILS

S1.0 STRUCTURAL PLANS

SD1 STRUCTURAL DETAILS



PROJECT INFORMATION

<u>PROJECT DESCRIPTION:</u>

THIS PLAN WAS CREATED TO:

1. REPLACE EXISTING PERIMETER FOUNDATION W/ CONVENTIONAL FOOTING, 2. RETROACTIVELY GET A PERMIT FOR REAR DECK > 30" TALL.

PROPERTY OWNERS:

DEAN CALDERON 227 WEST 7TH STREET,

SANTA ROSA, CA 95401

DESIGNER INFORMATION:

HOGAN LAND SERVICES 1702 4TH STREET SANTA ROSA, CA 95404 (707) 544–2104

<u>PROJECT DATA:</u>

PERMITTING JURISDICTION: CITY OF SANTA ROSA

APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC)

LOT SIZE: 0.11 ACRES / 4791 SF

GROSS BUILDING AREA: 884 SF



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

City of Santa Rosa

Planning & Economic

Development Department Jun 4, 2021

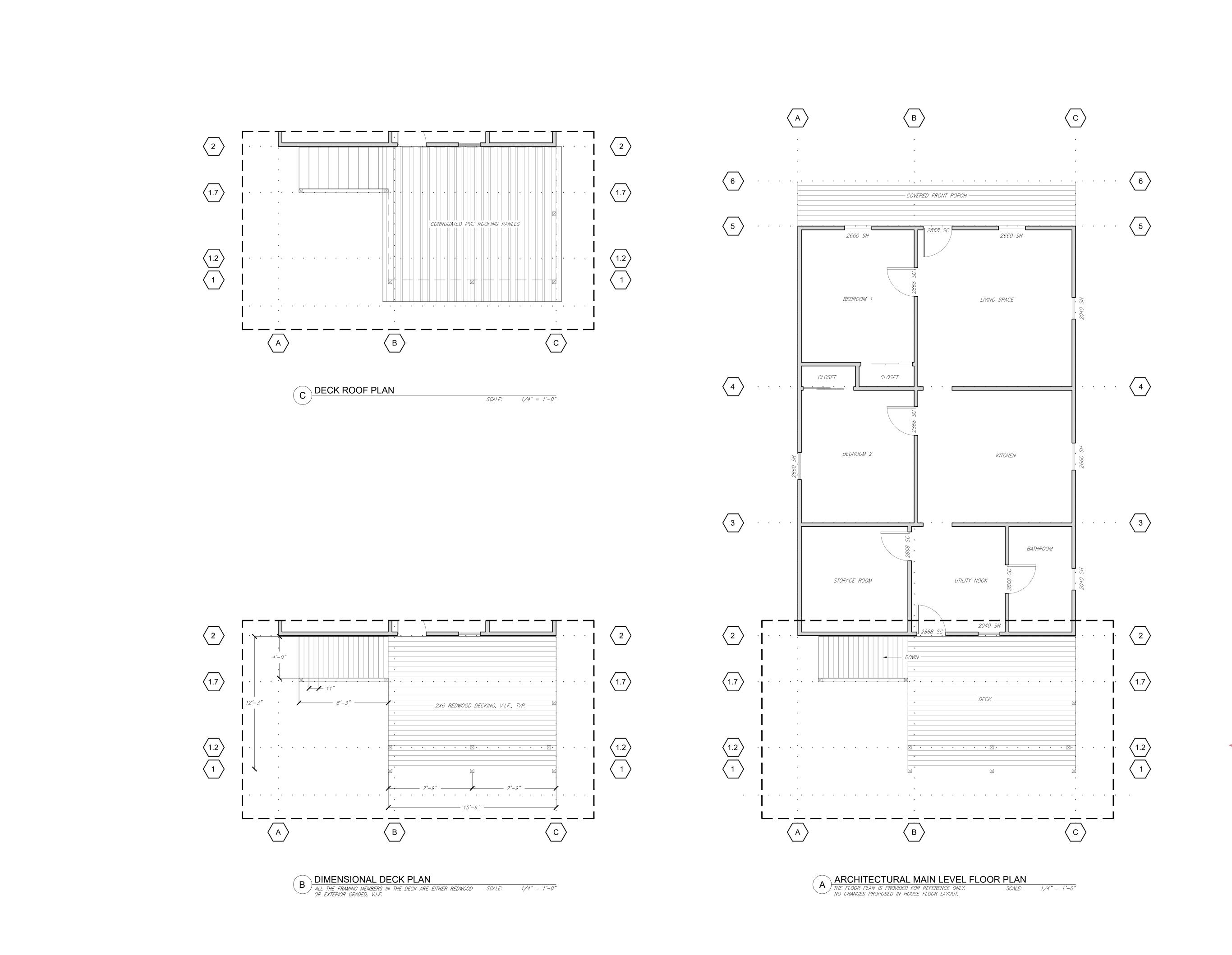
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SITE EXHIBIT NOTES

THIS EXHIBIT DOES NOT REPRESENT A TOPOGRAPHIC SURVEY OR BOUNDARY DETERMINATION. THE USE OF THIS EXHIBIT IS INTENDED FOR GENERAL REFERENCE ONLY AND SHOULD NOT BE USED IN ANY OTHER MANNER. DISTANCES MEASURED ARE APPROXIMATE AND FROM PHYSICAL LINES OF POSSESSION, i.e. FENCES. SITE EXHIBIT DATA PROVIDED VIA THE GIS PARCEL DATA AND LIDAR CONTOUR DATA PROVIDED BY COUNTY OF SONOMA.



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

CALDERON RESIDENCE
DATION REPLACEMENT & DEC

DRAWINGS ARE NOT TO BE SCALED. BUILDING/STRUCTURAL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY U.O.N. SEE THE ARCHITECTURAL DRAWINGS FOR ALL ACTUAL BUILDING DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE STRUCTURAL ENGINEER/ARCHITECT OF ANY DISCREPANCIES ON THE DRAWINGS. CLARIFICATION OF ALL DISCREPANCIES IS REQUIRED PRIOR TO COMMENCING WITH THE WORK.

STANDARD DETAILS AND NOTES ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITIONS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED OR SPECIFIED.

4. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY.

THE CONTRACTOR IS AT ALL TIMES SOLELY AND COMPLETELY RESPONSIBLE FOR DESIGN, ADEQUACY AND SAFETY OF TEMPORARY SHORING, BRACING, FORM WORK, SCAFFOLDING, ERECTION METHODS, ETC. ANY JOB SITE VISIT BY THE ENGINEER IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. ANY AND ALL CHANGES MUST HAVE THE ENGINEER'S APPROVAL.

DESIGN CRITERIA

FOUNDATION CRITERIA: SOILS REPORT: NONE THIS PROJECT

<u>GLUED LAMINATED MEMBERS</u>

ALLOWABLE BEARING 1500 PSF (C.B.C./C.R.C. MINIMUM)

FOUNDATION DESIGN TO BE REVIEWED BY PROJECT GEOTECHNICAL ENGINEER. IF THERE IS NO GEOTECHNICAL REPORT, SUBSURFACE CONDITIONS UNKNOWN TO THE DESIGN PROFESSIONALS MAY RESULT IN CRACKING FOUNDATION, AND/OR OTHER UNDESIRABLE CONSEQUENCES.

MANUFACTURED WOOD PRODUCTS

1. GLUED LAMINATED TIMBER, BEAMS AND GIRDERS SHALL CONFORM TO ANSI/AITC 190.1 AND ASTM D3737.

2. GLUED LAMINATED MEMBERS SHALL BE COMBINATION 24F-V4 FOR SIMPLE SPAN CONDITIONS AND 24F-V8 FOR CONTINUOUS AND CANTILEVER CONDITIONS U.O.N., AND SHALL MEET THE FOLLOWING DESIGN PROPERTIES: 2.1. F = 1.800.000 psi.

2.2. Fb = 2,400 psi; 2.3. Fv = 265 psi.

3. GLUED LAMINATED MEMBERS SHALL HAVE A STANDARD CAMBER (1600'+/-) U.O.N. AND BE INDUSTRIAL APPEARANCE GRADE

4. MANUFACTURER INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO COMPLETION OF FRAME INSPECTION.

MANUFACTURED I-JOISTS

1. MANUFACTURED I-JOISTS SHALL BE TJI'S AS MANUFACTURED BY TRUS JOIST MACMILLAN OR AN APPROVED EQUAL. APPROVED EQUIVALENT I—JOISTS SHALL BE ICBO APPROVED HAVE THE SAME MINIMUM DEPTH AND SPACING, AND MEET OR EXCEED THE DESIGN PROPERTIES (E, M & V) OF THE I-JOISTS SPECIFIED ON THESE PLANS.

2. JOIST INSTALLATION DETAILS SHALL BE PER MANUFACTURER'S SPECIFICATIONS U.O.N. HOLES IN I-JOIST WEBS SHALL BE LOCATED PER MANUFACTURER'S SPECIFICATIONS.

3. DO NOT CUT OR NOTCH TOP OR BOTTOM FLANGES OF I-JOISTS.

4. PROTECT MANUFACTURED JOISTS AND BEAMS FROM MOISTURE PER MANUFACTURER'S SPECIFICATIONS.

5. TIMBERSTRAND LSL RIM BOARD AS MANUFACTURED BY TRUS JOIST MACMILLAN MAY BE USED AS RIM BOARD MATERIAL U.O.N. ON PLANS. (TJI LVL RIM BEAM WHERE NOTED ON PLANS)

MANUFACTURED LAMINATED VENEER LUMBER (LVL)

1. LVL LUMBER SHALL BE MICROLAM LUMBER BEAMS AS MANUFACTURED BY TRUS JOIST MACMILLAN OR AN APPROVED EQUAL. APPROVED EQUIVALENT LVL MEMBERS SHALL BE ICBO APPROVED, HAVE THE SAME MINIMUM DIMENSIONS AND MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES:

1.2. Fb = 2,600 psi.1.3. Fv = 285 psi.

2. NAIL MULTIPLE LVL BEAMS (GANG NAIL) WITH 3 ROWS OF 16D NAILS AT 12 INCHES O/C STAGGERED U.O.N.

MANUFACTURED PARALLED STRAND LUMBER (PSL)

1. PSL SHALL BE PARALLAM LUMBER BEAMS AS MANUFACTURED BY TRUS JOIST MACMILLAN OR AN APPROVED EQUAL. APPROVED PSL SHALL BE ICBO APPROVED, HAVE THE SAME MINIMUM DIMENSIONS AND MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES:

1.1. E = 2,000,000 psi.1.2. Fb = 2,900 psi. 1.3. Fv = 290 psi.

MANUFACTURED LAMINATED STRAND LUMBER (LSL)

1. LSL SHALL BE TIMBERSTRAND LUMBER BEAMS AS MANUFACTURED BY TRUS JOIST MACMILLAN. LSL LUMBER SHALL MEET THE FOLLOWING DESIGN PROPERTIES:

1.1. FOR DEPTHS OF 11-1/4" AND SMALLER: 1.1.1. E = 1.300,000 psi.

1.1.2. Fb = 1,700 psi; 1.1.3. Fv = 400 psi.

1.2. FOR DEPTHS OF 11-7/8" AND LARGER: 1.2.1. E = 1,700,000 psi.

1.2.2. Fb = 2,600 psi. 1.2.3. Fv = 400 psi.

EXT. EXTERIOR

2. NAIL MULTIPLE LSL BEAMS (GANG NAIL) WITH 3 ROWS OF 16D NAILS AT 12INCHES O/C STAGGERED U.O.N.

ABV.	ABOVE	F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED
A.B.	ANCHOR BOLT	F.O.C.	FACE OF CONCRETE	RWD.	REDWOOD
APPROX.	APPROXIMATE	F.O.M.	FACE OF MASONRY	REQ'D.	REQUIRED
AFF	ABOVE FINISHED FLOOR	F.O.S.	FACE OF STUD	REINF.	REINFORCING
AFS	ABOVE FINISHED SLAB	FLR.	FLOOR	SCHED.	SCHEDULE
BLKG.	BLOCKING	FTG.	FOOTING	S.A.D.	SEE ARCHITECTURAL DRAWINGS
BLDG.	BUILDING	FT.	FEET, FOOT	S.C.D.	SEE CIVIL DRAWINGS
ВМ	BEAM	GDR.	GIRDER	SHT.	SHEET
CLG.	CEILING	GRD.	GRADE	SIM.	SIMILAR
\mathcal{Q}	CENTERLINE	GYP BD.	GYPSUM WALL BOARD	SPEC.	SPECIFICATION
CLR.	CLEAR	HDR.	HEADER	SQ.	SQUARE
COL.	COLUMN	НТ.	HEIGHT	<i>S.S.</i>	STAINLESS STEEL
CONT.	CONTINUOUS	HD.	HOLDOWN	STD.	STANDARD
C.J.	CEILING JOIST	HOR.	HORIZONTAL	SW.	SHEAR WALL
CONC.	CONCRETE	/NT.	INTERIOR	S.W.S.	SHEAR WALL SCHEDULE
CMU	CONCRETE MASONRY UNIT	K.S.	KING STUD	T&G	TONGUE AND GROOVE
DIA. (Ø)	DIAMETER	LVL.	LAMINATED VENEER LUMBER	T&B	TOP AND BOTTOM
DBL.	DOUBLE	М.В.	MACHINE BOLT	T.N.	TOE NAIL
D.F.	DOUGLAS FIR	MAX.	MAXIMUM	Т.О.	TOP OF
DWG.	DRAWING	M/N.	MINIMUM	T.S.	TRIMMER STUD
EA.	EACH	(N)	NEW	TYP.	TYPICAL
E.N.	EDGE NAIL, U.O.N.	N.T.S.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE NOTEL
ELEV.	ELEVATION	O.C.	ON-CENTER	V./.F.	VERIFY IN FIELD
ENGR.	ENGINEER	О.Н.	OVERHANG	VERT.	VERTICAL
EQ.	EQUAL	P.E.N.	PLYWOOD EDGE NAIL	WP.	WATERPROOF
(E)	EXISTING	PL.	PLATE	W/	WITH
				,	

PLY. PLYWOOD

W/O WITHOUT

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST INTERNATIONAL BUILDING CODE, THE 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA RESIDENTIAL CODE, AS IT APPLIES TO THIS GOVERNING JURISDICTION AND THE AISC "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

2. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO THE FOLLOWING GRADES U.O.N.: 2.1. SHAPES & PLATES ASTM A - 36

2.2. TUBES ASTM A - 500, GRADE B 2.3. PIPE ASTM A - 53, GRADE B

3. ALL BOLTS SHALL CONFORM TO THE FOLLOWING GRADES U.O.N.: 3.1. MACHINE BOLTS (M.B.) ASTM A - 307 3.2. ANCHOR BOLTS (A.B.) ASTM A - 307

3.3. HIGH STRENGTH BOLTS (H.S.B.) ASTM A — 325 4. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS AND ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARE, F7XX — EXXX FOR SUBMERGED ARE ARC E70 — X FOR GAS METAL ARC U.O.N. PROVIDE SPECIAL INSPECTION FOR STRUCTURAL WELDING AND HIGH STRENGTH BOLTING AS REQUIRED BY THE 2019 CBC SECTION 1701.

5. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING DEPARTMENT AND TO THE ENGINEER OR ARCHITECT OF RECORD.

6. BOLT HOLES SHALL BE 1/16—INCH LARGER THAN THE BOLT DIAMETER. PAINT STEEL WITH ONE COAT OF SHOP PRIMER OR EQUAL, EXCEPT SURFACES TO RECEIVE WELDS, SHEAR BOLTS, OR PORTIONS TO BE ENCASED IN CONCRETE OR SPRAY

7. GROUT UNDER COLUMN BASE PLATES SHALL BE MASTER BUILDERS EMBECO # 713 NON-SHRINK GROUT.

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM WITH ASTM A 706, GRADE 60.

2. REINFORCING STEEL SHALL BE KEPT CLEAN AND FREE OF MUD, OIL OR OTHER NON-METALLIC COATINGS. ALL REINFORCING BARS SHALL BE AS LONG AS IS PRACTICAL AND ALL BENDS SHALL BE COLD BENT. SECURELY TIE ALL REINFORCING BARS AT EACH END OR AS NEAR THERETO AS POSSIBLE AND AT A MAXIMUM OF 48" ON CENTER PRIOR TO PLACEMENT OF GROUT.

3. AT CORNERS AND INTERSECTIONS, BARS SHALL RETURN A MINIMUM OF 24-INCHES. ALL REINFORCING BAR SPLICES SHALL BE

4. WELDED WIRE MESH SHALL CONFORM WITH ASTM A-185 AND SHALL BE LAPPED 12-INCHES MINIMUM AND BE PLACED AT THE CENTER DEPTH OF SLAB.

CONCRETE NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT (150-PCF) HARD ROCK CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND BE 5-SACK MIX, U.O.N. DWELLINGS IN SEISMIC DESIGN CATAGORY D, D₁OR D₂ SHALL USE CONCRETE WHICH DEVELOPS A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND BE 6-SACK MIX. DESIGN IS BASED ON COMPRESSIVE STRENGTH OF 2500 PSI U.O.N. SEE DESIGN CRITERIA. CONCRETE QUALITY, MIXING AND PLACING SHALL CONFORM WITH CBC SECTION 1905. GARAGE FLOOR SLAB AND STRUCTURAL FLOOR SLAB SHALL BE 3000 PSI @ 28 DAYS CONCRETE.

2. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION. TWO MECHANICAL VIBRATORS ARE TO BE ON SITE DURING PLACING OF CONCRETE.

3. CONCRETE SHALL BE KEPT THOROUGHLY DAMP FOR 7 DAYS MINIMUM AFTER PLACEMENT BY COVERING WITH BURLAP OR CARPET KEPT CONTINUOUSLY WET, LEAVING FORMS TIGHTLY IN PLACE. OR, AT SLABS WHERE FINISHES WILL NOT BE AFFECTED BY APPLYING CURE COMPOUND, APPLY COMPOUND AT TWICE THE MANUFACTURERS' RECOMMENDED RATE OF APPLICATION WITH A MINIMUM OF 2 COATS APPLIED AT 90° TO EACH OTHER. CURE COMPOUND SHALL BE APPROVED BY THE PROJECT ARCHITECT OR OWNER'S REPRESENTATIVE. DIESEL FUEL IS NOT TO BE USED AS A SUBSTITUTE FOR A CURING COMPOUND COATING.

4. ALL ANCHORS, BOLTS, INSERTS, AND ANY OTHER HARDWARE TO BE SET IN CONCRETE SHALL BE FIRMLY SET IN POSITION BEFORE CONCRETE IS PLACED.

5. CONSTRUCTION JOINTS SHALL BE SANDBLASTED, OR OTHERWISE ROUGHENED, REMOVING ALL UNSOUND CONCRETE AND LAITANCE EXPOSING SOUND AGGREGATE TO 1/4" MINIMUM AMPLITUDE. DAMPEN PRIOR TO PLACING NEW CONCRETE.

6. CONCRETE AGGREGATES SHALL CONFORM TO ONE OF THE FOLLOWING SPECIFICATIONS: 6.1. NORMAL WEIGHT CONCRETE ASTM C33

6.2. LIGHTWEIGHT CONCRETE ASTM C330 7. NOMINAL MAXIMUM SIZE OF COURSE AGGREGATE SHALL BE NOT LARGER THAN:

7.1. ½ THE NARROWEST DIMENSION BETWEEN FORMS, NOR 7.2. $\frac{1}{3}$ THE DEPTH OF SLABS, NOR

7.3. $\frac{3}{4}$ THE MINIMUM CLEAR SPACING BETWEEN INDIVIDUAL REINFORCING BARS.

CONCRETE FLATWORK NOTES

1. PROVIDE CONTROL JOINTS (C.J.) AND /OR DOWEL JOINTS PER DETAILS PROVIDED AND WHERE SHOWN ON FOUNDATION DRAWINGS. (TO MINIMIZE RANDOM CONCRETE SHRINKAGE CRACKS).

2. ALL SLABS SHALL BE COMPLETELY SEPARATED FROM FOUNDATION STEM WALLS WITH FELT OR MASTIC AND SLABS SHALL HAVE 1/8" X 1" DEEP CONTROL JOINTS AT 12 FEET ON CENTER MAXIMUM IN EACH DIRECTION, U.O.N.

3. THF CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CURING OF ALL CONCRETE. SLABS SHALL HAVE THEIR SURFACE COATED WITH AN APPROVED CURING COMPOUND IMMEDIATELY FOLLOWING FINAL TOWELING.

4. CURING SLABS SHALL REMAIN UNDISTURBED A MINIMUM OF 3 FULL DAYS AFTER CURING COMPOUND HAS BEEN APPLIED, NOT ALLOWING PEDESTRIAN OR VEHICLE TRAFFIC. WHERE PEDESTRIAN TRAFFIC IS NECESSARY, SLAB SURFACES SHALL BE PROTECTED USING PLYWOOD SHEETS. CURING COMPOUND SHALL BE COMPATIBLE WITH FINISH AS SPECIFIED BY THE PROJECT ARCHITECT.

FOUNDATION NOTES

1. ALL SITE WORK, DRAINAGE SYSTEMS, GRADING AND FOUNDATION EXCAVATIONS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SOIL REPORT, AND CHAPTERS 4, CHAPTER 6, CHAPTER 10 AND APPENDIX G OF THE 2019 CALIFORNIA RESIDENTIAL CODE . FOOTING EXCAVATION SHALL BE OBSERVED & APPROVED BY PROJECT GEO-TECH PRIOR TO

2. CONTRACTOR SHALL HAVE THE GEOTECHNICAL ENGINEER (IF ANY) REVIEW AND APPROVE THE SITE PLANS, FOUNDATION PLANS AND DETAILS FOR CONFORMANCE WITH THE DESIGN INTENT OF THE SOIL REPORT PRIOR TO ISSUANCE OF BUILDING AND/OR GRADING PERMIT

3. GEOTECHNICAL ENGINEER (IF ANY) SHALL REVIEW AND APPROVE ALL FOUNDATION EXCAVATIONS, INCLUDING PIER HOLES, PRIOR

TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. 4. GEOTECHNICAL ENGINEER (IF ANY) SHALL VERIFY PLACEMENT OF ALL FILLS ON PROJECT SITE. PAD FOUNDATIONS SHALL BEAR

ON FIRM UNDISTURBED NATIVE SOILS OR ENGINEERED FILLS AT OR EXCEEDING DEPTHS SHOWN ON THE PLANS. 5. ALL FOOTING EXCAVATIONS SHALL BE DUG AS NEAT AND AS CLOSE TO FOOTING DIMENSIONS AS PRACTICAL. OVER EXCAVATIONS IN DEPTH AND WIDTH SHALL BE FILLED WITH CONCRETE U.O.N.

6. ALL DRILLED PIER AND GRADE BEAM FOUNDATIONS SHALL HAVE SPECIAL INSPECTION PER C.B.C. SECTION 1701, UNLESS PRIOR APPROVAL TO WAIVE THIS REQUIREMENT IS OBTAINED FROM THE BUILDING OFFICIAL. 7. THE FOLLOWING INSPECTIONS ARE REQUIRED FOR PIER AND GRADE BEAM CONSTRUCTION PER THE 2019 C.R.C., SECTION R109:

7.1. PIER HOLES — DEPTH, DIAMETER AND CLEANLINESS. 7.2. REINFORCING STEEL - PLACEMENT OF ALL REINFORCING STEEL IN CONCRETE PIER HOLES AND GRADE BEAM EXCAVATIONS.

7.3. CONCRETE — DURING THE PLACING OF CONCRETE, TAKING OF TEST SPECIMENS. 8. GRADE BEAM WIDTHS SHALL BE STRICTLY MAINTAINED FROM TOP OF FORM TO PAD GRADE. ALL SLOUGH SHALL BE REMOVED

BEFORE CONCRETE SETS. 9. TOP OF GRADE BEAMS SHALL BE LEVEL AND STEPPED WHERE SLOPE EXCEEDS 1 : 10, SEE DETAIL PROVIDED, U.O.N. OR

10. ANCHOR BOLT SIZE AND SPACING SHALL BE PER PLAN. ANCHOR BOLTS SHALL HAVE 7-INCH MINIMUM EMBEDMENT INTO CONCRETE. BOLTS SHALL BE LOCATED 6-INCH MINIMUM AND 12-INCH MAXIMUM FROM END OF SILL PLATE. ALL SILL PLATES TO HAVE A MINIMUM OF 2 ANCHOR BOLTS. ANCHOR BOLTS AND INSERTS SHALL BE RIGIDLY HELD IN PLACE PRIOR TO

11. WHERE HOLDOWN OR TIE DOWN ANCHORS ARE SPECIFIED ON THE FOUNDATION PLAN. THE BOLTED OR SCREWED TIE DOWN SHALL BE LOCATED JUST ABOVE THE FIRST FLOOR FRAMING. IF CRIPPLE WALLS OCCUR BELOW THE FIRST FLOOR FRAMING. THEN EXTEND THE THREADED ROD USING APPROPRIATE COUPLERS AS NEEDED, FROM THE FOUNDATION ANCHOR UP THROUGH THE CRIPPLE WALL FRAMING TO THE BOLTED OR SCREWED TIE DOWN. SEE APPROPRIATE DETAILS PROVIDED HEREIN.

12. NOTCHES OR HOLES ARE ALLOWED PER DETAILS PROVIDED AND/OR REQUESTED. ALL PENETRATIONS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF CONCRETE OF DRILLÍNG THROUGH SET CONCRETE.

13. CEMENT USE IN FOUNDATION MIX DESIGN IS REDUCED BY NOT LESS THAN 20 PERCENT (20%) BY INCORPORATING ADMIXTURE PRODUCTS COMMONLY USED TO REPLACE CEMENT SUCH AS; FLY ASH, SLAG, SILICA FUME, OR RICE HULL ASH.

CARPENTRY NOTES

4.6. PLATES & BLOCKING

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, 2019 CALIFORNIA BUILDING CODE. 2019 CALIFORNIA RESIDENTIAL CODE. ADOPTED BY THE LOCAL GOVERNING AGENCY AND IN CONFORMANCE WITH ANY APPLICABLE LOCAL ORDINANCES.

2. ALL WORK SHALL CONFORM TO THE CONVENTIONAL CONSTRUCTION PROVISIONS OF THE APPLICABLE CODE.

D.F. STD OR BETTER.

3. LUMBER SHALL BE GRADE MARKED IN ACCORDANCE WITH "STANDARD GRADING AND DRESSING RULES" OF THE WEST COAST LUMBER INSPECTION BUREAU, W.C.L.I.B.

4. ALL LUMBER FRAMING MEMBERS SHALL BE DOUGLAS FIR (D.F.) OF THE FOLLOWING MINIMUM GRADES U.O.N. ON THE PLANS:

4.1. JOISTS & RAFTERS 4.2. 4 X BEAMS & POSTS D.F. NO. 2, 4.3. 6 X BEAMS & POSTS D.F. NO. 1, 4.4. STUDS > 10 FEET 4.5. STUDS < 10 FEET D.F. STD OR BETTER

5. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%. GREEN LUMBER SHOULD BE BRACED AT MID-SPAN UNTIL DRIED TO HELP PREVENT SAGGING.

6. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.) CONFORMING TO 2019 C.B.C. SECTION 2303.1.9 & AWPA STANDARD U1 AND M4.

7. LUMBER EMBEDDED IN CONCRETE OR EARTH SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.) CONFORMING TO AWPA STANDARD U1 AND M4.

8. FASTENERS SPECIFIED ON THE DRAWINGS ARE TO BE COLORED USING THE MANUFACTURER'S BRANDS THAT UTILIZE THE TRACKERS COLOR CODED SYSTEM. FOLLOW ALL MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS FOR INSTALLATION

9. STRUCTURAL PLYWOOD SHEATHING SHALL BE C-D GRADE, EXPOSURE 1, CONFORMING TO PS - 1 - 95 OF THE AMERICAN PLYWOOD ASSOCIATION U.O.N. SUPPORTED EDGES OF PLYWOOD SHALL BUTT ALONG THE CENTER OF FRAMING MEMBERS.

10. NAILS USED IN EXTERIOR APPLICATIONS OR IN PRESSURE TREATED WOOD SHALL BE HOT — DIPPED ZINC COATED GALVANIZED BOX NAILS, U.O.N. WHERE NAILING CAUSES WOOD TO SPLIT, REPLACE SPLIT MEMBER AND PRE-DRILL HOLES FOR NAILING.

11. ALL NAILING NOT SPECIFICALLY CALLED OUT ON THESE PLANS SHALL BE PER TABLE 2304.10.1 OF THE 2019 C.B.C. AND DETAILED HEREIN. NAIL TYPES SHALL BE AS LISTED BELOW: (SEE ALSO "NAIL SCHEDULE" PROVIDED HEREIN)

11.2. SHEARWALL SHEATHING **ACCEPTABLE** 11.3. FRAMING 11.4. METAL CONNECTORS

11.1. ROOF AND FLOOR SHEATHING

COMMON OR HOT DIPPED GALVANIZED BOX. ELECTROPLATED BOX NAILS ARE NOT COMMON, BOX OR COATED SINKER NAILS U.O.N. NAILS PER MANUFACTURER'S SPECIFICATION, U.O.N.

WIRE DIAMETER (INCHES)

NAIL SIZE	LENGTH	СОММОЛ	TRACKERS COLOR CODE	
6d	2"	.113	_	
8d	2-1/2"	.131	BLUE	
10d	3"	.148	PURPLE	
12d	3-1/4"	.148	GREEN	
16d	3-1/4" 3-1/2"	.162	ORANGE	
20d	4"	.192	_	

REF: 2019 C.R.C. TABLE R602.3(1) AND R602.3(2)

CONTINUOUS HEADER, TWO PIECES 16d at 16" o.c. along each edge 2-20d at ends and at each splice.

19/32" to 3/4" 8d 7/8" to 1" 8d

1-1/8" to 1-1/4" 10d



* ADDED NAILING STD07 C.R.C. TABLE R602.3(1)

12. ALL METAL FRAMING HOLDOWNS, CONNECTORS, CLIPS, JOIST HANGERS, STRAPS, ETC. SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY, INCLUDING THE FOLLOWING:

12.1. FILL ALL NAIL HOLES IN CONNECTORS PER MANUFACTURER'S SPECIFICATIONS, 12.2. USE ONLY SIMPSON "N" TYPE NAILS PER MANUFACTURER'S SPECIFICATION, 12.3. INSTALL AND TIGHTEN CONNECTORS, HOLDOWNS, ETC JUST PRIOR TO COVERING.

13. BOLTS FOR CONNECTORS AND HOLDOWNS SHALL BE STANDARD MACHINE BOLTS (M.B.) CONFORMING TO ASTM 307 WITH SIZES AS SHOWN ON THE PLANS, DETAILS AND MANUFACTURER'S SPECIFICATIONS.

14. USE MALLEABLE IRON WASHERS UNDER HEAD AND NUT WHERE BEARING AGAINST WOOD. BOLT HOLES IN WOOD SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER.

15. BOLTS, NUTS AND WASHERS EXPOSED TO WEATHER AND/OR PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED. ELECTROPLATED HARDWARE IS NOT ACCEPTABLE. 16. STRUCTURAL MEMBERS SHALL NOT BE NOTCHED, CUT OR OTHERWISE ALTERED FOR DUCTS, PIPES, ETC., U.O.N. OR APPROVED

BY THE ENGINEER. 17. ALL GABLE END WALLS SHALL BE BALLOON FRAMED WITH CONTINUOUS STUDS.

SPECIAL INSPECTIONS & REQUIRED TESTING

THE FOLLOWING SPECIAL INSPECTIONS AND TESTS MAY BE REQUIRED AS DETAILED IN THESE PROJECT PLANS SPECIFICATIONS, AND THE CALIFORNIA BUILDING CODE. THESE INSPECTIONS ARE IN ADDITION TO INSPECTIONS PERFORMED BY THE BUILDING INSPECTION DEPARTMENT (THE PERMITTING JURISDICTION), THE DESIGNER, OR THE ENGINEER. THE BUILDING OFFICIAL MAY WAIVE THE REQUIREMENTS FOR THE EMPLOYMENT OF A SPECIAL INSPECTOR IF HE FINDS THAT THE CONSTRUCTION IS OF A MINOR NATURE.

1704.2.5 & 1705.10	FABRICATED ITEMS (1704.2.5 & 1705.10)		
1704.6	STRUCTURAL OBSERVATIONS		NOT REQUIRI
1705.1.1	SPECIAL CASES		TIL QUITE
1705.2	STEEL CONSTRUCTION, QUALITY ASSURANCE PER AISC 360	\boxtimes	REQUIRI
1705.3	CONCRETE CONSTRUCTION		
1705.6	VERIFICATION AND INSPECTION OF SOILS		
1705.8	VERIFICATION AND INSPECTION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS		
1705.9	HELICAL PILE FOUNDATIONS		
1705.12	VERIFICATION AND INSPECTIONS FOR SEISMIC RESISTANCE		
1705.13	TESTING AND QUALIFICATIONS FOR SEISMIC RESISTANCE		
		-	

INDIVIDUALS PERFORMING INSPECTIONS MUST BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PERFORMING THESE INSPECTIONS.

THE STATEMENT OF SPECIAL INSPECTIONS SHALL BE SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF CRC SECTIONS R109.1. SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT, AND CRC R109.1.

THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED FOR

THIS PROJECT. SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL

ALSO BE PERFORMED.

THE CONTRACTOR SHALL SUBMIT INTERIM REPORTS TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE TO PROVIDE ADEQUATE VERIFICATION OF COMPLETED, QUALIFIED WORK. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF USE AND OCCUPANCY.

THE OWNER RECOGNIZES HIS OR HER OBLIGATIONS TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH TH APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN CRC SECTION 109.1.

GENERAL CONSTRUCTION INSPECTIONS

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY A REPRESENTATIVE OF THE BUILDING OFFICIAL, AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. THE INSPECTION PROCESS SHALL BE AT THE DISCRETION OF THE BUILDING OFFICIAL IN CONFORMANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE JURISDICTION, AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

IT SHALL BE THE DUTY OF THE OWNER [HOLDER OF THE BUILDING PERMIT]. OR THEIR DULY AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE OWNER OR AGENT TO PROVIDE ACCESS TO AND MEANS FOR INSPECTIONS

APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE APPLICABLE CODES OR ANY OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE APPLICABLE CODES OR ANY OTHER ORDINANCE OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSE. NEITHER THE BUILDING OFFICIAL, THE JURISDICTION, NOR THE PROJECT DESIGN PROFESSIONALS SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION. WORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL. THE BUILDING OFFICIAL, UPON NOTIFICATION, SHALL MAKE THE REQUESTED INSPECTIONS AND SHALL EITHER INDICATE THE PORTION OF THE CONSTRUCTION THAT IS SATISFACTORY AS COMPLETED, OR NOTIFY THE OWNER OR AGENT WHEREIN THE SAME FAILS TO COMPLY WITH THE APPLICABLE CODES, ORDINANCES OF THE JURISDICTION, OR THE APPROVED CONSTRUCTION DOCUMENTS. ANY PORTIONS THAT DO NOT COMPLY SHALL BE CORRECTED AND SUCH PORTION SHALL NOT BE COVERED OR CONCEALED UNTIL AUTHORIZED BY THE BUILDING OFFICIAL.

THE FINAL INSPECTION SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS COMPLETED. A FINAL LETTER MAY BE PREPARED BY THE ENGINEER OF RECORD, AND ANY DOCUMENTATION OF THE INSPECTIONS PERFORMED BY OTHERS MAY BE COMPILED AS PART OF A FINAL PACKAGE, AS FORMALLY REQUESTED BY THE BUILDING OFFICIAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER TO CONFIRM AND ADEQUATELY VERIFY TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE PROJECT DESIGN PROFESSIONALS, THAT ALL WORK WAS COMPLETED IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES OF THE JURISDICTION, AND THE APPROVED CONSTRUCTION DOCUMENTS.

CONSTRUCTION OBSERVATIONS

HOGAN LAND SERVICES, INC. HIGHLY RECOMMENDS THAT CONSTRUCTION OBSERVATIONS BE PERFORMED IN ORDER TO CHECK FOR GENERAL PLAN CONFORMANCE AND MITIGATE THE RISK OF PROBLEMS THROUGHOUT THE COURSE OF CONSTRUCTION. IN THE EVENT THAT OUR FIRM IS NOT RETAINED TO PROVIDE CONSTRUCTION OBSERVATIONS. IT IS UNDERSTOOD AND AGREED THAT THE WORK PERFORMED BY HOGAN LAND SERVICES, INC. IS LIMITED TO THE PREPARATION OF BASIC DESIGN CONCEPTS AND THAT HOGAN LAND SERVICES, INC. HAS NO CONTROL WHATSOEVER WITH REGARD TO PROPER AND COMPLETE CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE APPROVED DRAWINGS. THE OWNER AND CONTRACTOR, THEIR HEIRS AND ASSIGNS, SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND HOGAN LAND SERVICES, INC. FROM ANY AND ALL CLAIMS OF ANY PERSON OR ENTITY ARISING OUT OF THE WORK PERFORMED WITHOUT OBSERVATION UNLESS ANY SUCH CLAIM WAS CAUSED BY THE SOLE NEGLIGENCE OF HOGAN LAND SERVICES, INC. PLEASE CONTACT OUR OFFICE IN WRITING IF CONSTRUCTION OBSERVATIONS ARE DESIRED, AND CONFIRM WITH LOCAL BUILDING INSPECTION AGENCY THAT SUCH CONSTRUCTION OBSERVATIONS ARE NOT REQUIRED FOR THE PROJECT.

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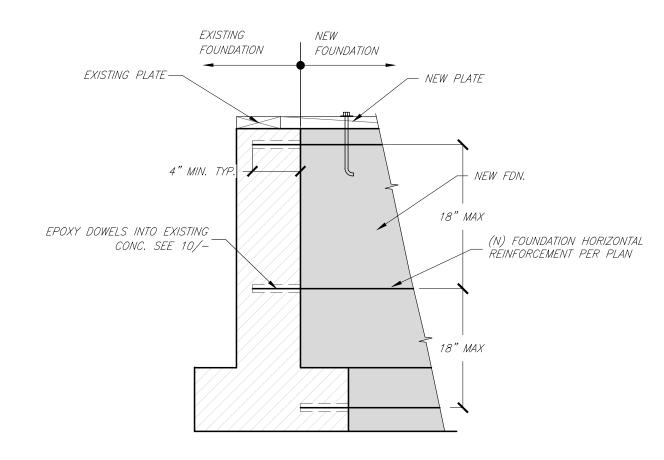
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- 1. EPOXY GROUT SYSTEM SHALL BE COMPLETED WITH SIMPSON "SET—XP" ADHESIVES OR EQUIVALENT ADHESIVE ANCHOR SYSTEM.
- 2. DRILLED HOLES SHALL BE 1/8" LARGER IN DIAMETER THAN THE DIAMETER OF THE ANCHOR TO BE INSTALLED.
- 3. THOROUGHLY CLEAN HOLES TO RECEIVE EPOXY GROUT USING THE FOLLOWING PROCEDURE: (SEE DETAIL ABOVE)
- 3.1. BLOW OUT ALL DUST AND LOOSE MATERIAL WITH OIL-FREE COMPRESSED AIR. SEE MANUFACTURERS RECOMMENDATIONS FOR AIR HOSE NOZZLE.
- 3.2. CLEAN HOLE SURFACES WITH A CLEAN, STIFF NYLON BRUSH. NOTE: DUST LEFT IN THE HOLE WILL REDUCE THE HOLDING CAPACITY OF THE EPOXY ADHESIVE.
- 3.3. SWAB HOLE SIDES USING A DOWEL WRAPPED IN SLIGHTLY MOIST CLOTH TO REMOVE REMAINING DUST.
- 3.4. BLOW COMPRESSED AIR INTO THE HOLE WITH THE EXTENDED NOZZLE TO REMOVE ALL REMAINING DUST.
- 3.5. REPEAT PROCEDURE UNTIL NO DUST REMAINS IN THE HOLE OR ON THE DRILLED SURFACES.

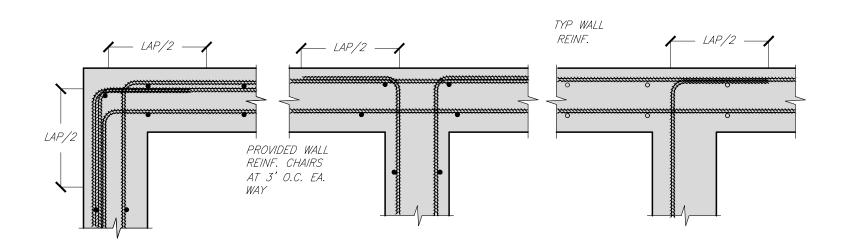
 4. INSTALL EPOXY ADHESIVE INTO THE BOTTOM OF THE HOLE WITH THE NOZZLE EQUIPPED GUN AS SPECIFIED BY THE
- MANUFACTURER SELECTED. FILL HOLE HALFWAY, WITHDRAWING THE NOZZLE AS HOLE FILLS.
- 5. ANCHORS MUST BE CLEAN AND OIL FREE. INSERT ANCHOR, TURNING SLOWLY UNTIL THE 5. ANCHORS HITS THE BOTTOM OF THE HOLE. DO NOT DISTURB DURING SET TIME.
- 6. EXERCISE EXTREME CARE TO AVOID DAMAGE TO EXISTING REINFORCING STEEL.
- 7. SPECIAL INSPECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF C.B.C. CHAPTER 17 AND 18
- 8. THE SPECIAL INSPECTOR SHALL VERIFY THAT:
- 8.1. A. HOLES ARE CORRECT DIAMETER AND DEPTH
- 8.2. HOLES ARE CLEAN
- 8.3. PROPER EPOXY ADHESIVE IS USED.
- 8.4. EPOXY ADHESIVE IS MIXED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 8.5. ANCHORS ARE CORRECT DIAMETER AND LENGTH.

EPOXY GROUTED ANCHOR INSTALLATION SCALE 1" = 1'-0"



SCALE 1"=1'-0"

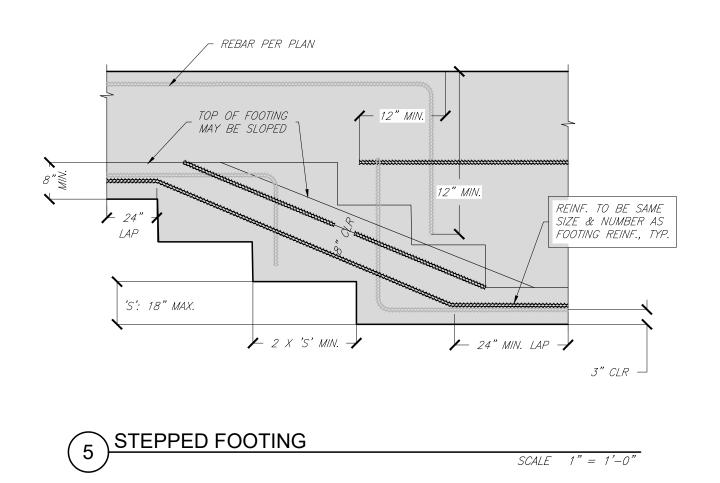
9 FOUNDATION DOWEL CONNECTION

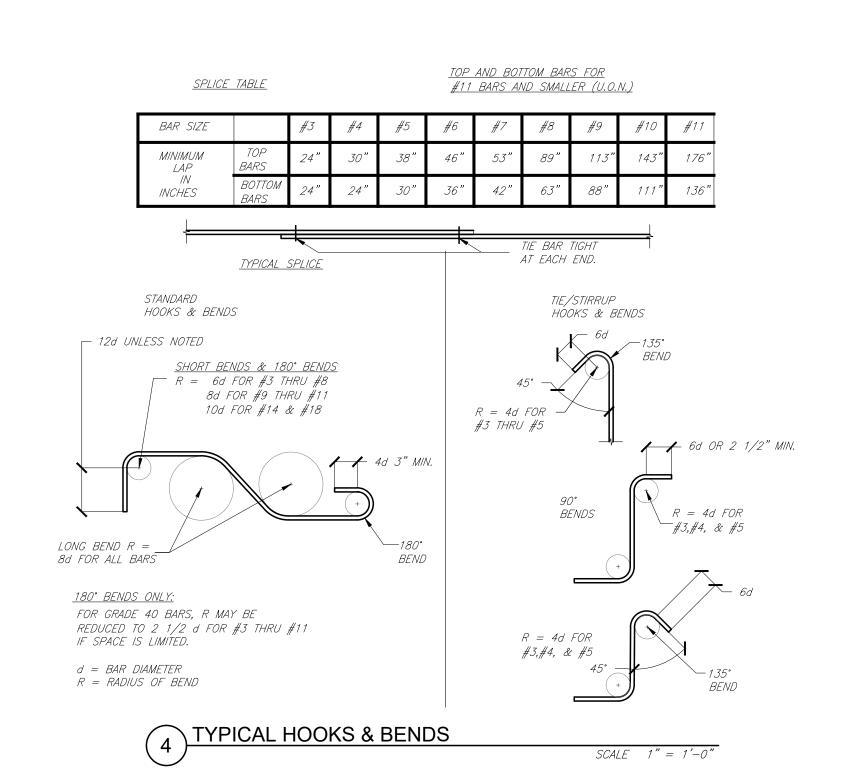


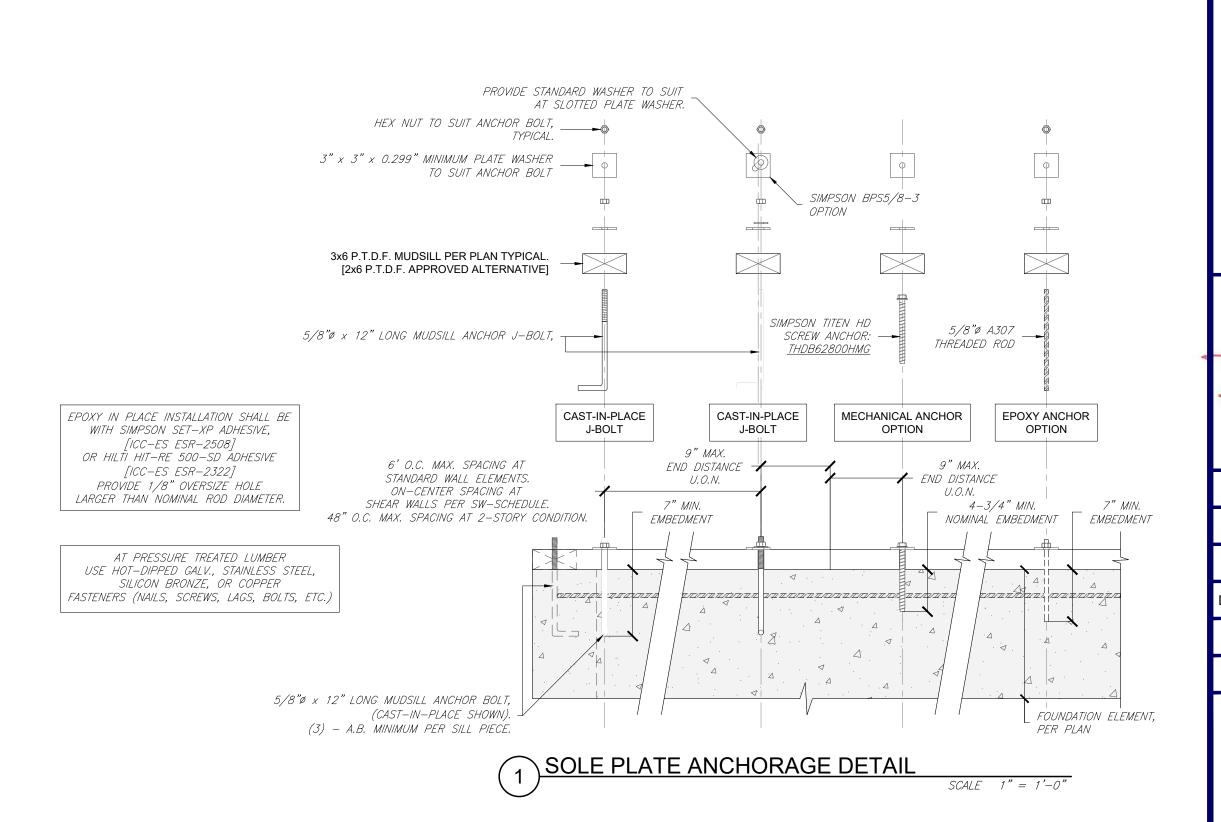
6 PLAN VIEW FOOTINGS

SCALE 1" = 1'-0"

REFER TO PLANS AND DETAILS FOR MORE SPECIFIC INFORMATION.









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THE CALDERON RESIDENCE OUNDATION REPLACEMENT & DECK STANDARD FOUNDATION DETAILS

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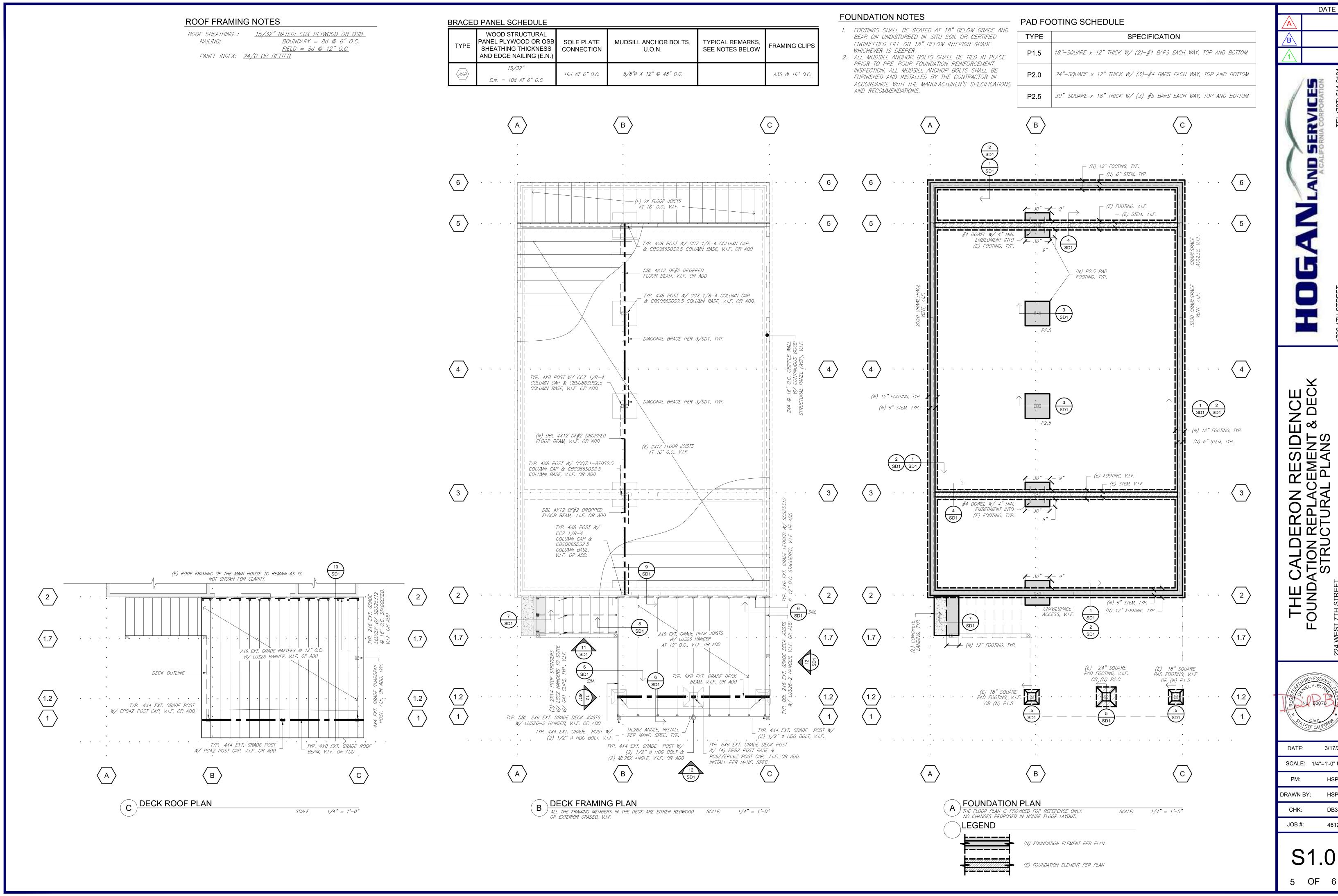
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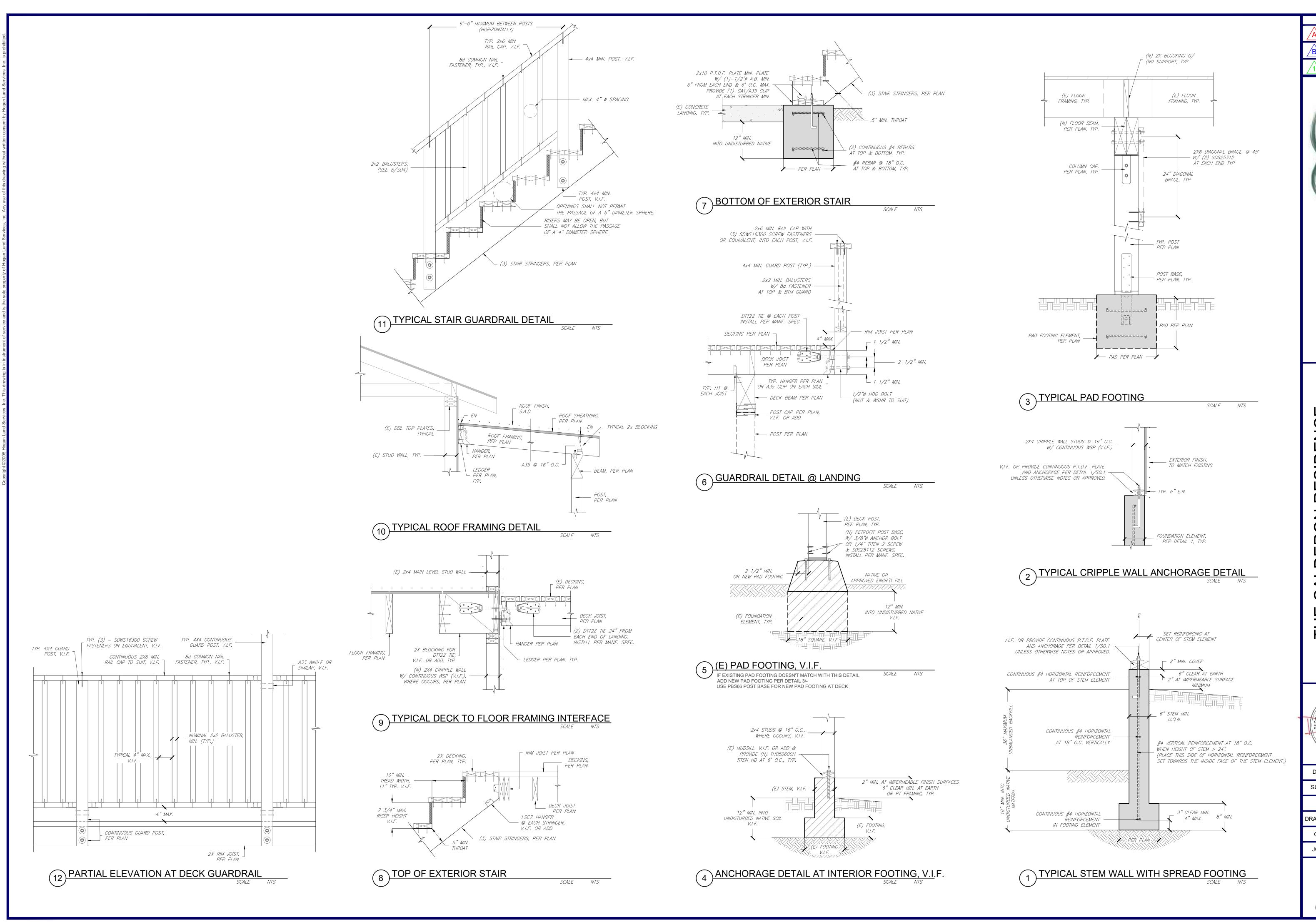
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AENT & DECH CALDERON RES DATION REPLACEME STRUCTURAL DE

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