GENERAL BUILDING NOTES

SCOPE:

- 1.01 THE CONSTRUCTION CONTRACT RELATED TO THE WORK OF THIS PROJECT IS HEREBY MADE A PART OF THESE DRAWINGS AS THOUGH FULLY CONTAINED
- 1.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETE ALL WORK REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL HAVING JURISDICTION OVER THIS PROJECT. THE SCOPE OF PERMIT COMPLIANCE WORK IS INCLUDED IN THE GENERAL CONTRACT FOR CONSTRUCTION OF THIS PROJECT. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR AND GOVERNED BY ALL OF THE REQUIREMENTS THEREUNDER.
- 1.03 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE, AND BY THEIR OWN INVESTIGATION, DETERMINE EXISTING SITE CONDITIONS AS TO THE QUANTITIES OF MATERIALS, LABOR HOURS, AND ANY OTHER COST ASSOCIATED WITH WORK THAT IS TO BE DONE UNDER THEIR CONTRACT AND AS REQUIRED TO PASS ALL BUILDING PERMIT INSPECTIONS. ALL MODIFICATIONS REQUIRED BY THE INSPECTION AUTHORITY SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.
- 1.04 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND CONFIRM THE DESIGN REQUIREMENTS OF ALL NEW AND EXISTING ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND REPORT ANY AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO COMPLETE THE CONTRACT RESULTING FROM AMBIGUITIES OR DISCREPANCIES NOT REPORTED PRIOR TO CONTRACT APPROVAL SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.
- APPLICABLE LAWS, ORDINANCES, REGULATIONS AND STANDARDS:
- 2.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE LATEST APPLICABLE. ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE-24, CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, AND ALL LOCAL CODES AND ORDINANCES REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL HAVING JURISDICTION OVER
- 2.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM ALL WORK REQUIRED BY APPLICABLE BUILDING CODES AND REGULATIONS TO PASS ALL REQUIRED BUILDING INSPECTIONS.

PERMITS, LICENSES, INSPECTIONS AND FEES:

3.01 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN REVIEW, PERMIT, LICENSE, AND INSPECTION APPROVALS. ALL FEES REQUIRED FOR APPROVAL SHALL BE PAID BY THE OWNER.

GUARANTEE:

4.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL GUARANTEE THAT ALL WORK REQUIRED TO CONSTRUCT THE PROJECT BE A COMPLETE WORKING SYSTEM AND SHALL OPERATE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PROJECT COMPONENTS WHICH THE OWNER DETERMINES TO BE DEFECTIVE WITHIN ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL CONTRACT ACCEPTANCE.

DATA AND MEASUREMENTS:

- 5.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 5.02 <u>DO NOT SCALE THE DRAWINGS.</u> WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.
- 5.03 <u>DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS.</u> REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.
- 5.04 ALL WALL DIMENSIONS ARE ACTUAL, FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

SUBSTITUTIONS FOR SPECIFIED MATERIALS:

6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT

CLEAN UP AND START UP RESPONSIBILITIES

- 7.01 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY CLEAN ALL EXPOSED SURFACES OF THEIR RESPECTIVE WORK
- 7.02 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO PROJECT ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY TEST AND PROPERLY START UP ALL PROJECT EQUIPMENT AS REQUIRED TO SECURE AND MAINTAIN SPECIFIED EQUIPMENT WARRANTIES. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL MANUFACTURER'S RECOMMENDED OPERATIONS PROCEDURE WITH THE OWNER PRIOR TO PROJECT ACCEPTANCE.
- 7.03 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL TAKE REASONABLE MEASURES TO ENSURE THAT SITE IS PREPPED AND MAINTAINED SO THAT NO EROSION TO STREET, NEIGHBORS, AND REAR LOT DRAIN OCCURS.

AREA OF WORK

10.01 THE GENERAL ENGINEERING CONTRACTOR SHALL REMOVE ALL EXISTING LANDSCAPE MATERIAL NOT PROTECTED, CONCRETE PATIOS/WALKWAYS, YARD FENCING AND POST FOOTINGS, GARAGE STRUCTURE AND FOUNDATION, AND ALL ABANDONED UTILITIES. THE CONTRACTOR SHALL REMOVE EXISTING SITE LIGHTING AND IRRIGATION SYSTEM WITHIN THE AREA OF WORK, TERMINATE/CAP-OFF DISCONNECTION POINTS, AND TURN OVER ALL EXISTING SYSTEM COMPONENTS TO THE OWNER FOR FUTURE USE. ALL TOP SOIL SHALL BE REMOVED AND STORED FOR USE IN FINISH

HOURS OF CONSTRUCTION

11.01 NORMAL AND CUSTOMARY CONSTRUCTION ACTIVITY SHALL INCLUDE ANY CONSTRUCTION ACTIVITY CONDUCTED MONDAY THROUGH FRIDAY, 6:00 A.M. TO 8:00 P.M., AND SATURDAYS 8:00 A.M. TO 6:00 P.M., EXCLUDING FEDERAL HOLIDAYS PER CCR 6.14B.

RAISED FLOOR REPAIR FOR: 590 WASHINGTON AVENUE YUBA CITY, CA 95991 APN: 005-1435-033





SHEET INDEX			
SHEET NUMBER	SHEET TITLE		
T1.0	TITLE SHEET		
A1.0	SITE PLAN		
S0.0	STRUCTURAL NOTES		
S1.0	FOUNDATION PLAN, FLOOR LEVEL SURVEY, SECTION AND DETAILS		

ABBREVIATIONS

MACHINE BOLT

MAXIMUM

MINIMUM

NUMBER

OPFNING

MECHANICAL

MANUFACTURE-D-R

NUMBER-POUNDS

PERPENDICULAR

PIPE XX-STRONG

REINFORCE-ING-MENT-D

ROUND HEAD WOOD SCREW RAIN WATER LEADER

ROUGH OPFNING

SLAB JOINT

STANDARD

STRUCTURE-AL

FIELD NAILING

EDGE NAILING

SYMMETRICAL

TOP OF FRAMING

TONGUE AND GROOVE

UNIFORM BUILDING CODE UNLESS NOTED OTHERWISE

WELDED WIRE FABRIC

TOP OF STEEL

TUBE STEE

TYPICAL

WITH

T & B TOP AND BOTTOM

TITCH NAIL-F

HEET METAL SCREWS

STRUCTURAL PLYWOOD

STRUCTURAL PLYWOOD

P; PX; PXX PIPE; PIPE X-STRONG:

PLYWOOD

PLUMBING

JTSIDE DIAMETER

ADDITIONAL

ANCHOR BOL

ALTERNATE

ARCH ARCHITECT-URAL

TWN BETWEEN

CAMBER

CAST IN PLACE

CENTER LINE

MU IO:

CONNECTION

CONTINUOUS

ONTR CONTRACTOR

TSK COUNTERSINK

DIAGONAL

DIMENSION

LEACH WAY

EXPANSION JOINT

FACE OF PLYWOOD

THWS FLAT HEAD WOOD SCREW

HIGH STRENGTH BOLT

HOLLOW STRUCT SECTION

FACE OF PANEL

FACE OF STUD

FINISHED FLOC

FOUNDATION

FINISH

FOOT-FEE

FRAMING

HANGER

HORIZONTAL

INFORMATION

JOINT

INSIDE DIAMETER INTERIOR

HEADER

FACE OF BLOCK-BRICK-BEAM

FACE OF CONCRETE-CURB

MBED EMBEDMENT

DRAWINGS

CENTER TO CENTER

CALIFORNIA BUILDING CO

CONCRETE MASONRY UNIT

CONSTRUCTION JOINT

PROJECT INFORMATION:

RAISED FLOOR REPAIR

590 WASHINGTON AVENUE YUBA CITY, CA. 95991

CURRENT ISSUE DATE:

02/17/2017

FISSUED FOR:

CONSTRUCTION	

REV.:=DATE:----DESCRIPTION:-----B` 02/17/2017 | SUBMITTAL

-PROJECT ENGINEER:-

P.O. Box 279 Fairfield, CA 94533 T: 916-412-7896

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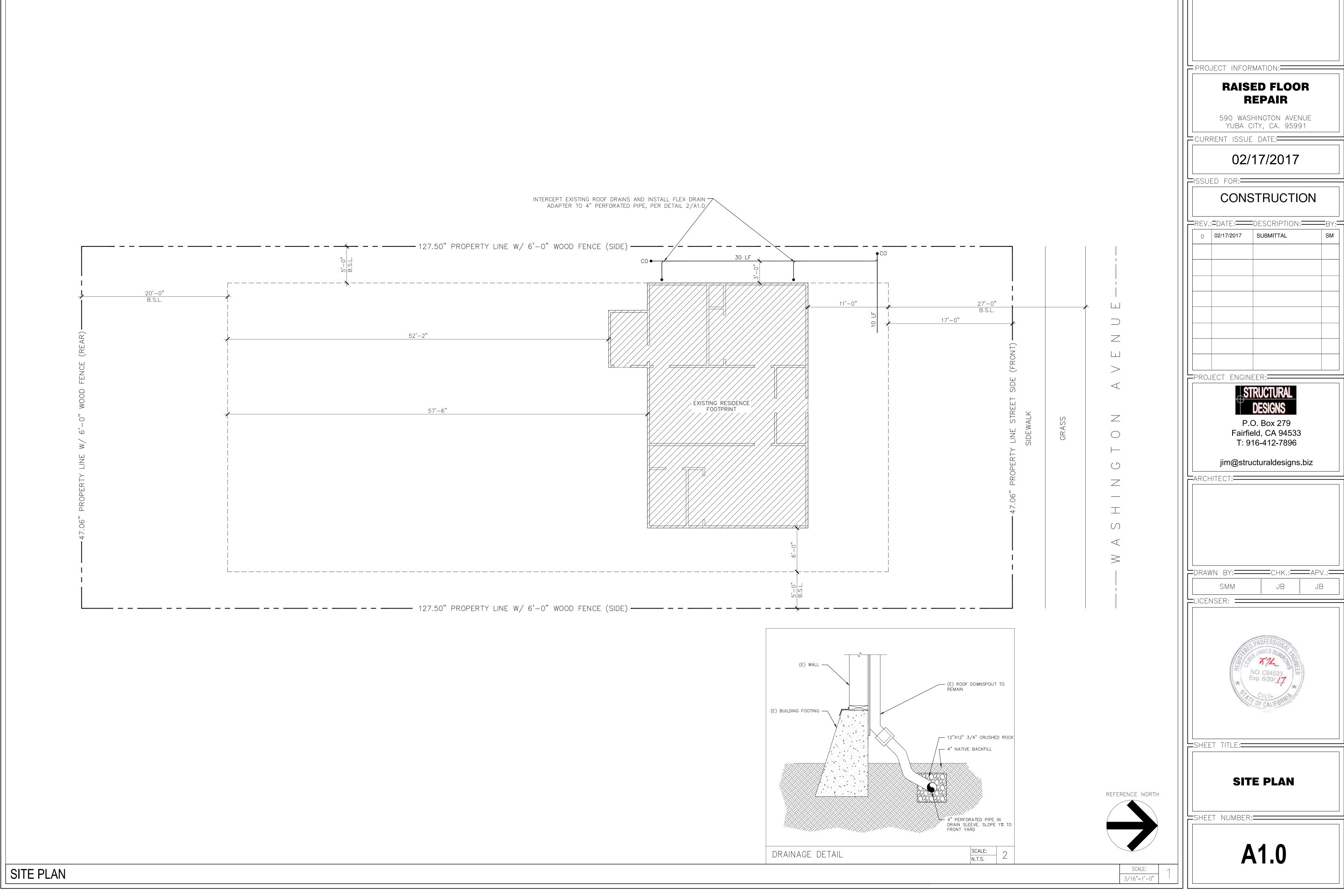
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TITLE SHEET

SHEET NUMBER:



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GENERAL

- 1) ALL CONSTRUCTION SHALL CONFORM TO:
- **2016** CALIFORNIA BUILDING CODE (**C.B.C.**) - 2012 NATIONAL DESIGN SPECIFICATIONS (NDS)
- ASCE/SEI **7.10** - ACI **318-11** AND REVISIONS
- AISC **360-10, 341-10, 358-10** - APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS
- 2) THE WORDS "THE ENGINEER" AS USED IN THESE NOTES, REFER TO A REPRESENTATIVE OF THE ENGINEERING FIRM OF RECORD.
-) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS. DEWATERING OF EXCAVATION FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE. TEMPORARY AND EXISTING STRUCTURES. AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO
- 4) ALL A.S.T.M. SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE AS AMENDED TO DATE.

ASSURE THE SAFETY OF ANY PERSON COMING IN CONTACT WITH THE WORK.

- 5) IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING, BRACING AND OTHER WORKING PROVISIONS AS REQUIRED TO SAFELY COMPLETE THE STRUCTURE, PROTECT EXISTING STRUCTURES AND PROTECT AGAINST BODILY INJURY AND PROPERTY DAMAGE. SAFETY MEASURES SHALL MEET THE REQUIREMENTS OF O.S.H.A., ALL LOCAL, STATE AND FEDERAL GUIDELINES.
- 6) STANDARD DETAILS AND GENERAL NOTES ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
- 7) THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- 8) NO STRUCTURAL MEMBERS SHALL BE CUT. NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
- 9) TYPICAL DETAILS SHALL APPLY IN ADDITION TO ANY OTHER SPECIFIC DETAIL.
- 10) WHERE THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH ANY SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- 11) THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER DO NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OF THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE PERFORMED AFTER COMPLETION OF CONSTRUCTION, ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECS: THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISIONS OF CONSTRUCTION.
- 12) ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISH GROUND FLOOR ELEV. = 0'-0", U.O.N.
- 13) ANY TESTING OR INSPECTIONS REQUIRED BY BUILDING OFFICIALS OR THE PROJECT DRAWINGS OR SPECIFICATIONS SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY.
- 14) OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- 15) CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR THE INSTALLATION, AND SHALL PROVIDE PROPER FUNCTION OF ALL COSMETIC TREATMENTS AND FINISHES — INCLUDING, BUT NOT LIMITED TO: TILE, STUCCO, GYPSUM BOARD, PAINT, ETC. WHERE STANDARD SPECIFICATIONS CALL FOR CONSTRUCTION MORE STRINGENT THAN SHOWN ON THESE PLANS, THE CONTRACTOR OR OWNER SHALL ADJUST THE CONSTRUCTION ACCORDINGLY.
- 16) CONTRACTOR SHALL READ AND BE FAMILIAR WITH ALL FACETS OF THE PLANS AND SPECIFICATIONS AND SHALL REQUEST CLARIFICATION AS REQUIRED BEFORE COMMENCING CONSTRUCTION.
- OCONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONSTRUCTION WHICH IS IN DEVIATION FROM THESE
- 18) CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS AND SHALL OBTAIN APPROVAL BEFORE CONTINUING CONSTRUCTION.
- 19) CONTRACTOR IS RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL MANUFACTURED PRODUCTS, INCLUDING BUT NOT LIMITED TO OSB, T1-11, PARALLAMS AND MICROLLAMS. ALL INSTALLATIONS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 20) UNLESS CALLED OUT AS EXISTING OR NOT-IN-CONTRACT, EVERYTHING SHOWN ON THESE DRAWINGS
- 21) ALL ASTM SPECIFICATIONS NOTED HEREIN SHALL BE AS AMMENDED BY THE ASTM STANDARDS AS REFERENCED IN THE **2016 CBC**.

SHALL BE PROVIDED AND INSTALLED AS PART OF THE WORK OF THE PROJECT.

FOUNDATION

- 1) FOUNDATION SOIL STRATA IS NATIVE SOIL OR ENGINEERED FILL AS PER THE PROJECT SOILS REPORT WHEN APPLICABLE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE SOILS REPORT & THESE PLANS, THE SOILS REPORT SHALL GOVERN.
- SOILS REPORT: **NONE**

MINIMUM FOUNDATION DEPTHS.

2) FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED FOUNDATION SOIL STRATA, OR ENGINEERED FILL.

3) THE DEPTHS OF BOTTOMS OF FOOTINGS AS SHOWN ON THESE DRAWINGS INDICATE THE ESTIMATED

- 4) FOUNDATIONS ARE DESIGNED FOR A MAXIMUM DEAD PLUS LIVE LOAD ALLOWABLE SOIL BEARING PRESSURE OF **1500 PSF**. U.O.N. IN SOILS REPORT
- 5) BOTTOMS OF FOOTINGS SHALL EXTEND A MINIMUM OF 12" BELOW LOWEST ADJACENT GRADE OR AS NOTED IN THE FOOTING SCHEDULE.
- 6) THE BOTTOM OF ALL FOOTINGS SHALL BE LEVEL. CHANGES IN FOOTING ELEVATIONS SHALL BE MADE USING THE STEP FOOTING DETAIL ON THESE DRAWINGS.
- 7) CENTER FOOTINGS UNDER WALLS OR COLUMNS UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.
- 8) ALL WATER SHALL BE REMOVED FROM FOOTING EXCAVATION BEFORE PLACING CONCRETE.
- 9) OWNER/DEVELOPER AND APPROPRIATE SUBCONTRACTOR(S) ARE RESPONSIBLE FOR REVIEWING THE SOILS REPORT (IF APPLICABLE) PRIOR TO COMMENCING CONSTRUCTION.
- 10) IF APPLICABLE, A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING & FOUNDATION PHASE OF CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS. INSPECTION & TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. SEE TESTING & SPECIAL INSPECTION SCHEDULE FOR ADDITIONAL INFORMATION.

NORMAL WEIGHT CONCRETE

1) CONCRETE SHALL CONFORM TO THE FOLLOWING:

	SLAB ON	TYPICAL
CONCRETE CLASS	GRADE	FOOTINGS
MAXIMUM AGGREGATE SIZE	1"	1.5"
MINIMUM SACKS PER YARD	5	4.5
MAXIMUM WATER/CEMENT RATIO	0.54	0.60
SLUMP ,	3.5" - 4.5"	2.5" - 3.5"
28 DAY COMPRESSIVE STRENGTH	2.500 PSI	2,500 PSI

- ALL OTHER CONCRETE SHALL BE SIMILAR TO THE FOOTING SPECIFICATIONS EXCEPT THAT THE 28 DAY COMPRESSIVE STRENGTH CAN BE **2,500 PSI**.
- 2) ALL CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATORS.

APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE.

- 3) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE C.B.C. AND ACI STANDARD 318, LATEST EDITION, OF THE AMERICAN CONCRETE INSTITUTE UNLESS SHOWN OR NOTED OTHERWISE ON THESE DRAWINGS.
- 4) CONCRETE AGGREGATE SHALL CONFORM TO ASTM C-33 AND SHALL BE WELL GRADED. SHRINKAGE CHARACTERISTICS SHALL BE LESS THAN -0.04%.
- 5) PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II U.O.N IN GEOTECHNICAL REPORT.
- 6) CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ASTM C-94 AND ACI STANDARD 318. 7) ALL EMBEDDED ITEMS SHALL BE PLACED ACCURATELY AND SECURELY PRIOR TO BEGINNING
- CONCRETE PLACEMENT. 8) CONSTRUCTION JOINTS SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE

STRUCTURE. JOINTS SHALL BE ROUGHENED AND CLEANED PRIOR TO SUCCEEDING POUR. FOR JOINTS

- IN ELEVATED SLABS, CONCRETE BEAMS, OR SHEARWALL FOOTINGS, CONTACT ENGINEER. 9) CONTRACTOR IS RESPONSIBLE FOR SUBMITTING CONCRETE MIX DESIGNS TO THE ENGINEER FOR
- 10) ALL GROUT SHALL BE NON-METALLIC, NON-SHRINK, HIGH STRENGTH GROUT AS APPROVED BY THE ENGINEER. NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF **7,000** PSI U.O.N.
- 11) REINFORCING AND EMBEDMENT ITEMS SHALL BE FREE OF EXCESSIVE SCALE OR RUST, DIRT, GREASE, OIL OR ANY OTHER SUBSTANCE THAT WILL IMPAIR BOND WITH CONCRETE.
- 12) ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING
- 13) HOLDOWN LOCATIONS SHOWN ON THE FOUNDATION PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATIONS BASED ON THE LENGTH OF SHEAR WALLS, THE TYPE OF HOLDOWNS & THE MANUFACTURER'S SPECIFICATIONS.
- 14) SPECIAL INSPECTION IS REQUIRED ON THE TAKING OF CYLINDERS AND PLACEMENT OF ALL REINFORCED CONCRETE WHICH EXCEEDS A **2500 PSI** DESIGN STRENGTH. IN ACCORDANCE WITH **C.B.C**. SECTION 1905.6.
- 15) REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PIPES, CONDUITS, AND OTHER INSERTS EMBEDDED OR CAST WITH CONCRETE. CORING SHALL NOT BE ALLOWED WITHOUT THE ENGINEERS APPROVAL.
- 16) ADMIXTURES TO BE USED SHALL BE SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.
- 17) CONCRETE SHALL BE CURED WHILE IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN (7) DAYS AFTER PLACEMENT. METHODS FOR ACCELERATED CURING SHALL HAVE PRIOR APPROVAL OF THE ENGINEER, AND SHALL MEET CONDITIONS OF ASTM C308.
- 18) REMOVE ALL DEBRIS FROM FORMS BEFORE POURING CONCRETE.
- 19) NO WOOD SPREADERS OR WOOD STAKES ALLOWED IN CONCRETE.
- 20) MAXIMUM FREE FALL OF CONCRETE SHALL BE 8'-0".
- 21) CONCRETE SHALL BE READY-MIXED PER ASTM **C-94.**
- 22) WHEN COLD WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH C.B.C. 1905.12
- 23) WHEN HOT WEATHER CONDITIONS EXIST, PLACE CONCRETE IN COMPLIANCE WITH C.B.C. 1905.13. REINFORCING SHALL BE KEPT COOL DURING PLACEMENT OF CONCRETE.
- 24) REFER TO DRAWINGS BY OTHERS FOR ADDITIONAL ITEMS REQUIRED TO BE CAST INTO CONCRETE OR REQUIRED FLOOR DEPRESSIONS.

REINFORCING STEEL

- 1) REINFORCING STEEL SHALL BE DEFORMED CONFORMING TO ASTM A615.
- 2) WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH AWS D1.4 AND ASTM A615. PROVIDE WELDING PROCEDURE AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED. ENGINEER SHALL APPROVE WELDING PROCEDURE AND MILL TEST REPORTS PRIOR TO EXECUTION OF WELDING.
- 3) LAP SPLICES FOR REINFORCING SHALL BE 48 BAR DIAMETERS OR 24" MINIMUM UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WIRE BARS TOGETHER AT LAPS OR SPLICES. HOOKS SHALL BE C.B.C. STANDARD HOOKS UNLESS SHOWN OTHERWISE.
- 4) REINFORCING SHALL BE FABRICATED AND PLACED ACCORDING TO CRSI, "MANUAL OF STANDARD PRACTICE".
- 5) ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE WELL SECURED IN PLACE PRIOR TO CONCRETE OR GROUT POUR. ADEQUATE SUPPORTS SHALL BE PROVIDED FOR ALL
- 6) THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:
- SLABS ON GRADE CENTER OF SLAB CONCRETE BELOW GRADE, FORMED CONCRETE BELOW GRADE, UNFORMED (POURED AGAINST EARTH) CONCRETE EXPOSED TO WEATHER EXCEPT IN PRECAST CONCRETE USED IN PRE-CAST PANELS BEAMS AND COLUMNS PRIMARY REINFORCING BEAMS AND COLUMNS STIRRUPS AND TIES 1 1/2"
- 7) ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER.
- 8) ALL REINFORCING SHALL BE A615, GRADE 60 FOR #5 BARS AND LARGER.
- 9) ALL BARS SHALL BE CLEANED OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS THAT MAY IMPAIR BOND.
- 10) WELDED WIRE FABRIC TO BE ASTM A185. LAP 1 1/2 SPACES, 9" MINIMUM FOR STRUCTUAL SLABS.
- 11) WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185 STANDARDS FOR COLD DRAWN STEEL WIRE. SPLICES SHALL BE MADE SO THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRES PLUS TWO (2) INCHES. YIELD STRENGTH TO BE **60 KSI**.
- 12) PLACE 20'-0" LENGTH OF REBAR AT ELECTRICAL SERVICE LOCATIONS, AND STUB UP REBAR ABOVE THE CONCRETE NEAR SERVICE METER.
- 13) ALL BENDS SHALL BE MADE COLD.
- 14) SPACING OF REINFORCING SHALL BE CONSIDERED A MAXIMUM.

AND SHEAR WALLS.

EXTERIOR GLUE.)

1) STRUCTURAL FRAMING SHALL BE DOUGLAS FIR - LARCH GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. GRADES SHALL BE AS CONSTRUCTION, ARE PRESENT. CONSTRUCTION SHALL NOT CONTINUE WITHOUT APPROVAL BY THE FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4x MEMBERS NO. **1** (MIN.) 6x & LARGER MEMBERS EXTERIOR WALL STUDS NO. 2 (MIN.) INTERIOR BEARING WALL STUDS NO. **2** (MIN.) INTERIOR NON-BEARING WALL STUDS STUD GRADE GLU-LAM BEAMS 24F-V4 DF/DF, U.O.N. PARALLAMS E= 2.000.000 PSI MICROLLAMS E= 1.900,000 PSI E= 1,700,000 PSI BLOCKING STUD GRADE

- 3) ALL BEAMS INTENDED FOR EXTERIOR USE SHALL BE TREATED OR PROTECTED FROM THE ELEMENTS.
- 4) AITC CERTIFICATES FOR GLULAM BEAMS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT AND ENGINEER PRIOR TO FABRICATION.
- 5) WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON THESE DRAWINGS.
- TREATED DOUGLAS FIR. FASTENERS AND BOLTS SHALL BE HOT DIPPED GALVANIZED. 7) SOLID BLOCKING SHALL BE INSTALLED BETWEEN JOISTS OR RAFTERS AT THE TOP OF ALL BEARING

6) SILL PLATES OR WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE

- 9) ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE C-D WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD **PS1-95**. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX ROOF PLY SHALL BE PANEL INDEX 24/0 U.O.N., FLOOR PLY SHALL BE PANEL INDEX 48/24 U.O.N. (PLYWOOD AT EXPOSED ROOF OVERHANGS MAY BE C-C WITH
- 10) SHEATHING NAILING AT EDGE OF ANY FLOOR OR ROOF OPENING SHALL BE THE SAME AS BOUNDARY NAILING.
- 11) PARTIAL SHEETS OF SHEATHING CALLED OUT ON STRUCTURAL DRAWINGS SHALL HAVE A MINIMUM AREA OF 8 SQ. FT. WITH A MINIMUM DIMENSION OF 2 FEET.
- 12) EXCEPT WHERE MORE STRINGENT CONDITIONS ARE SHOWN ON THE DRAWINGS. WOOD CONSTRUCTION SHALL COMPLY WITH **2016 CBC**, SECTION **2301**, CONVENTIONAL CONSTRUCTION PROVISIONS, AS A
- 13) ENDS OF WOOD MEMBERS ENTERING MASONRY OR CONCRETE WALLS SHALL HAVE A 1/2" AIR SPACE AROUND TOP, END, AND SIDES, UNLESS WOOD IS TREATED WITH APPROVED PRESERVATIVE.
- 14) MAXIMUM MOISTURE CONTENT FOR GLU-LAM BEAMS SHALL NOT EXCEED 16%.
- 15) GLU-LAM BEAMS SHALL HAVE A.I.T.C. INSPECTION AND BEAR AN A.I.T.C. STAMP. A COPY OF THE A.I.T.C. INSPECTION CERTIFICATE SHALL BE SENT TO THE BUILDING DEPARTMENT.
- 16) MANUFACTURED LUMBER SHALL NOT BE NOTCHED, CUT OR DRILLED, EXCEPT AS SHOWN ON DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER AND THE BUILDING DEPARTMENT.
- 17) MANUFACTURED LUMBER SHALL NOT BE EXPOSED TO THE WEATHER UNLESS PRESSURE TREATED OR USE 2x6 D.F. LARCH #2 OR BETTER AT 16" O.C. OF A DURABLE SPECIES.
- 18) SUBMIT COMPLETE GLU-LAM BEAM SHOP DRAWINGS TO THE ENGINEER AND TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
- 19) SIMPLE SPAN GLU-LAM BEAMS SHALL BE COMBINATION 24F-V4 D.F/D.F. CANTILEVERED GLU-LAM BEAMS SHALL BE COMBINATION 24F-V8 D.F./D.F.
- 20) CANTILEVERED ENDS OF GLU-LAM BEAMS SHALL HAVE NO CAMBER.

FASTENERS

- 1) BOLTS FOR TIMBER CONNECTIONS SHALL BE ASTM A307 MACHINE BOLTS UNLESS OTHERWISE NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF * FOR EXTERIOR WALLS, BEARING WALLS AND SHEAR WALLS, STUDS THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN BOLT DIAMETER.
- 2) ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.
- 3) PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS UNDER NUTS AND BOLT OR LAG SCREW HEADS WHICH BEAR ON WOOD.
- 4) WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 75% OF THE NAIL DIAMETER.
- 5) NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH TABLE 2304.9.1 IN THE 2013 CBC.
- 6) ALL NAILS SHALL BE COMMON NAILS UNLESS NOTED OTHERWISE. NAILING SHALL BE PER CHAPTER 23 OF THE C.B.C. UNLESS NOTED OTHERWISE ON THE PLANS AND DETAILS.
- 8d COMMON = 0.131" x 2 1/2" $10d COMMON = 0.148" \times 3"$ $12d COMMON = 0.148" \times 3 1/4"$

 $16d COMMON = 0.162" \times 3 1/2"$

- 7) ALL PREFABRICATED CONNECTING HARDWARE SPECIFIED IS MANUFACTURED BY SIMPSON COMPANY UNLESS OTHERWISE NOTED. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR MAXIMUM RATED VALUES.
- 8) HOLES FOR LAG SCREW SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE
- 9) ALL LAG SCREWS SHALL HAVE WASHERS WHICH HAVE FULL BEARING ON FLATTENED SURFACE OF
- 10) LAG SCREWS SHALL BE TURNED INTO HOLES WITH A WRENCH NOT DRIVEN IN WITH A HAMMER.
- 11) THE CLEARANCE HOLE FOR THE UNTHREADED PORTION OF THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK.
- 12) ALL COUNTER SUNK HOLES SHALL BE 1/8" DIA. GREATER THAN THE DIAMATER OF THE WASHER. COUNTER SINK HOLES SHALL NOT BE OVERDRILLED.
- 13) ALL NAILS AND BOLTS AT PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.

1) CONTRACTOR SHALL RECOGNIZE AND NOTIFY ENGINEER IF CLAYS OR SOILS, NOT SUITABLE FOR

2) THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL PROPERTY LINES AND CORNERS AND SHALL ENSURE THAT CONSTRUCTION IS WITHIN ALL APPLICABLE SETBACKS AND EASEMENTS.

3) THE ENTIRE AREA TO BE COVERED BY STRUCTURES SHALL BE CLEARED AND GRUBBED TO REMOVE SURFACE VEGETATION AS REQUIRED.

4) ALL GRADING SHALL CONFORM TO LOCAL GRADING ORDINANCES. GRADE SURROUNDING ANY BUILDING STRUCTURES SHALL BE SLOPED A MINIMUM OF 5% AWAY FROM THE BUILDING PAD FOR A MINIMUM 10' IN ALL DIRECTIONS TO MAINTAIN SUFFICIENT DRAINAGE. WHERE PHYSICAL OBSTRUCTIONS OR LOT LINES PREVENT THIS, AN ALTERNATE METHOD SHALL BE USED TO DIVERT WATER IN 2) MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% AT TIME OF INSTALLATION FOR SAWN LUMBER. ACCORDANCE WITH SECTION 1803.3 OF THE 2010 C.B.C. REFER TO SITE PLAN FOR POSSIBLE GOVERNING

> 5) THERE SHALL BE NO UTILITY TRENCHES WITHIN THE INFLUENCE ZONE OF THE FOUNDATION (A 45 DEGREE ANGLE PROJECTING FROM THE BOTTOM OF THE OUTER EDGE OF ANY FOOTING.)

PROPRIETARY COMPONENTS

WHERE ELEMENTS OF CONSTRUCTION ARE CALLED OUT BY BRAND NAME IN THESE DRAWINGS THE DESIGN IS BASED UPON STRUCTURAL VALUES PROVIDED BY THE MANUFACTURER. EQUIVALENT PRODUCTS OF OTHER MANUFACTURERS MAY BE SUBMITTED TO THE ENGINEER FOR SUBSTITUTION APPROVAL. SUBMITTALS MUST CONTAIN I.C.B.O. REPORT OR OTHER PROOF OF EQUIVALENT STRUCTURAL VALUES.

2) SHEET METAL HANGERS, STRAPS, HOLD-DOWNS, ANCHORS, ETC CALLED OUT AS "SIMPSON" REFER TO PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. ALL SUCH PRODUCTS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS CALLED IN THE CURRENT SIMPSON CATALOG UNLESS CALLED OUT DIFFERENTLY IN THESE DRAWINGS.

3) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, CONCRETE EXPANSION ANCHORS SHALL BE "KWIK-BOLT 3. BY HILTI FASTENING SYSTEMS. (ICC ESR 1385) OR ITW RED HEAD (ICC ESR 1137)

4) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, MASONRY EXPANSION ANCHORS SHALL BE ITW RED HEADS (ICC ESR 1137) OR HILTI KWIK-BOLT 3 (ICC ESR 1385).

5) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, SHOT PINS (LOW VELOCITY POWDER ACTUATED SHALL BE TYPE X-U BY HILTI (ICC ESR #2269). PINS SHALL BE MINIMUM 0.145" DIAMETER AND PENETRATE AT

6) UNLESS CALLED OUT OTHERWISE ON DRAWINGS, EPOXY ANCHORS SHALL BE ALL THREAD RODS IN SIMPSON SET XP HIGH STRENGTH EPOXY (ICC ESR 2508).

WALL STUD NOTES

LEAST 1-1/4" INTO CONCRETE.

- A) EXTERIOR WALLS AND INTERIOR BEARING/SHEAR WALLS
- * WHEN SUPPORTING TWO STORIES ABOVE, REGARDLESS THE HEIGHT,
- * UP TO 10'-0" TALL: 2x6 STUDS AT 16" O.C. MAY BE D.F. LARCH OF
- STANDARD GRADE OR BETTER * MORE THAN 10'-0" TALL: DBL 2x6 STUDS SHALL BE D.F. LARCH #2 OR BETTER @ 16" O.C. UNLESS CALLED OUT DIFFERENTLY ON PLANS
- B) INTERIOR NON-BEARING WALLS
- * UP TO 14'-0" TALL: 2x6 STUDS MAY BE D.F. LARCH OF STANDARD GRADE OR BETTER SPACED AT 16" O.C. OR U.O.N.
- C) PLUMBING WALL: * STUDS WITH HOLES GREATER THAN 21/2" DIAMETER SHALL BE 2x6.
- WITH HOLES GREATER THAN 11/2" DIAMETER SHALL BE 2x6

DESIGN CRITERIA

BASIC WIND SPEED (3 SEC.): 110 MPH WIND EXPOSURE CATEGORY: C

SEISMIC

SEISMIC IMPORTANCE FACTOR: 1.0

RISK CATEGORY: **II** Ss (0.2 SECONDS): **1.945q**

S1 (1 SECOND): **0.686g**

SEISMIC SITE CLASS: **D**

SPECTRAL RESPONSE SDS: 1.297g SPECTRAL RESPONSE SD1: 0.686g

SEISMIC DESIGN CATEGORY: **D**

DESIGN BASE SHEAR: **0.200W**

RESPONSE MODIF. FACTOR: 6.5 SEISMIC FORCE RESISTING SYSTEM:

LIGHT FRAMED WOOD SHEARWALLS

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

LOADING

ROOF DEAD LOAD: 18 PSF

ROOF LIVE LOAD: 18 PSF

=PROJECT INFORMATION:===

RAISED FLOOR REPAIR

590 WASHINGTON AVENUE YUBA CITY, CA. 95991

CURRENT ISSUE DATE:

02/17/2017

FISSUED FOR:—

CONSTRUCTION

=REV.:=DATE:====DESCRIPTION:====B 02/17/2017 SUBMITTAL

PROJECT ENGINEER:



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SMM



STRUCTURAL NOTES

HEET NUMBER:

SHEET TITLE:_____

