ABBREVIATIONS

&	AND	LAV.	LAVATORY
∠	ANGLE	LB.	POUND
@	AT		
A.B.	ANCHOR BOLT		
A.C.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
ADD'L.	ADDITIONAL	MECH.	MECHANICAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
APPROX.	APPROXIMATE	MIN.	MINIMUM
		MTL.	METAL
BLDG.	BUILDING		
BLK'G.	BLOCKING	(N)	NEW
BTTM.	BOTTOM	N.I.C.	NOT IN CONTRACT
		NO., #	NUMBER
		N.T.S.	NOT TO SCALE
CLR.	CLEAR		
C.J.	CONTROL JOINT		
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	O/	OVER
CONT.	CONTINUOUS		
C.W.	COLD WATER		
		℄	PLATE
		±	PLUS OR MINUS
DEMO.	DEMOLITION	P.H.	PANIC HARDWARE
DEPT.	DEPARTMENT	P.LAM.	PLASTIC LAMINATE
DTL.	DETAIL	PLYWD.	PLYWOOD
D.F.	DOUGLAS FIR	PSI	POUNDS PER SQUARE INCH
D.I.	DROP INLET	P.M.	PRESS METAL
DIA., Ø	DIAMETER	P.T.R.	PENETRATION THRU ROOF
DIM.	DIMENSION	P.T.	PRESSURE TREATED
DIST.	DISTRICT		
DWGS.	DRAWINGS		
DS.	DOWNSPOUT	R.D.	ROOF DRAIN
		REINF.	REINFORCED
		REQ'D.	REQUIRED
(E)	EXISTING	REV.	REVISIONS
EA.	EACH	RWD.	REDWOOD
ELECT.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATION		
EQUIP.	EQUIPMENT		
ETC.	ET CETERA	SQ. FT.	SQUARE FEET
EXP.	EXPANSION	SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.M.	SHEET METAL
		SPEC'S.	SPECIFICATIONS
		S.STL.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STD.	STANDARD
FDTN.	FOUNDATION	STL.	STEEL
F.F.	FINISHED FLOOR	STRUCT.	STRUCTURAL
FLR.	FLOOR	S.T.S.M.S.	SELF TAPPING SHEET METAL SCREW
F.O.B.	FACE OF BLOCK		
F.O.S.	FACE OF STUD	S.S.	SANITARY SEWER
FT.	FOOT		
F.V.	FIELD VERIFY		
		T.O.C.	TOP OF CONCRETE/CURB
		T.O.F.	TOP OF FRAMING
GA.	GAUGE	T.O.P.	TOP OF PLATE/PARAPET
GALV.	GALVANIZED	TS	STRUCTURAL TUBE
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
G.I.	GALVANIZED IRON		
GYP. BD.	GYPSUM BOARD		
		U.O.N.	UNLESS OTHERWISE NOTED
H.B.	HOSE BIB		
HORIZ.	HORIZONTAL	VCT	VINYL COMPOSITE TILE
HVAC	HEATING VENTILATION AIR CONDITIONING	V.T.R.	VENT THRU ROOF
		W/	WITH
INFO.	INFORMATION	WD.	WOOD
		WH.	WHERE
		W.H.	WATER HEATER
J-BOX	JUNCTION BOX	WT.	WEIGHT
JT.	JOINT	W.W.F.	WELDED WIRE FABRIC

SYMBOLS LEGEND

- 1A / A7 — SECTION NUMBER; SHEET WHERE SECTION IS DRAWN
- 5A / A6 — DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN
- 3B / A4 — ELEVATION NUMBER; SHEET WHERE ELEVATION IS DRAWN
- DATUM, WORK OR CONTROL NUMBER
- 5B — GRID LINE NUMBER
- * — ROOM NUMBER
- A — WINDOW TYPE
- DOOR NUMBER; HARDWARE GROUP
- F1 — KEYNOTE
- X — EQUIPMENT NUMBER
- 1 — REVISION NUMBER

MENDOCINO COUNTY
AGRICULTURE - FARM ADVISOR

ENTRY FACADE REPAIR

890 N. BUSH STREET
UKIAH, CA 95482

GENERAL NOTES

1. ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT LOCATION.
2. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING "NOT IN CONTRACT" (N.I.C.) OR AS EXISTING TO REMAIN, ALL OTHER ITEMS/ MATERIALS/ INSTALLATION ARE PART OF THE CONTRACT WORK AS DEFINED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS/ ASSEMBLIES/ ACCESSORIES AS WELL AS SUPPLY TOOLS/EQUIPMENT FOR THE COMPLETED WORK DEPICTED OR SPECIFIED.
3. THE GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR FIELD VERIFICATIONS OF EXISTING CONDITIONS AND ANY APPLICABLE LOCATIONS/ QUANTITIES/ CLEARANCES/ DIMENSIONS OF ITEMS TO REMAIN, TO BE REMOVED AND/OR TO BE REPLACED/ RE-INSTALLED PRIOR TO SUBMITTAL OF BID..
4. G.C. SHALL REPORT IN WRITING ANY DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS WITH THE FIELD CONDITIONS TO THE PROJECT MANAGER PRIOR TO THE BID DUE DATE FOR FURTHER CLARIFICATIONS - AS DEFINED IN BID INSTRUCTIONS
   - G.C. WILL BE HELD RESPONSIBLE FOR COMPLETION OF ENTIRE WORK IN A MANNER INTENT FOR THIS TYPE OF PROJECT REGARDLESS OF QUANTITIES SHOWN IN PLANS
5. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT (UNLESS SPECIFICALLY OTHERWISE STATED IN WRITING FROM THE PROJECT REPRESENTATIVES) PRIOR TO COMMENCEMENT OF WORK.
6. G.C. IS SOLELY RESPONSIBLE FOR COORDINATION AMONG ALL THE VARIOUS SUBCONTRACTOR'S WORK REGARDLESS OF THE LOCATION OF THE INFORMATION WITHIN THE CONTRACT DOCUMENTS.
7. G.C. SHALL BE RESPONSIBLE FOR SCHEDULING AND NOTIFICATIONS TO HOUSING AUTHORITY REPRESENTATIVE & APPLICABLE GOVERNING AUTHORITIES (UTILITY PROVIDER'S, ETC.) PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION(S).
8. G.C. SHALL PROVIDE AND IS SOLELY RESPONSIBLE FOR MAINTAINING PROTECTION OF PUBLIC/ HABITANTS/ AGENCY EMPLOYEES/ WORKERS A NECESSARY FROM HAZARDOUS WORK AREAS THROUGHOUT PROJECT DURATION AND A PER THE REGULATIONS OF GOVERNING AGENCIES.
9. G.C. TO PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER AT COMPLETION OF PROJECT. SEE ALSO SPECS.
10. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCITON.
11. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS AND OTHER TOXIC COMPOUND LIMITS.
12. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
13. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
14. G.C. TO PROVIDE DOCUMENTATION TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
15. SPECIAL INSPECTORS EMPLOYED BY ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
16. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

DEFERRED APPROVALS

1. NONE

OWNER/ DEVELOPER

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851 LOW GAP ROAD
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STRUCTURAL ENGINEER

ZFA STRUCTURAL ENGINEERS
1212 FOURTH STREET, SUITE 2
SANTA ROSA CA 95404
(916) 452-8200
CONTACT: BRETT SHEILDS
Email: bretts@zfa.com

BUILDING DIVISION

CITY OF UKIAH
BUILDING SERVICES
300 SEMINAR AVENUE
UKIAH CA 95481
(570) 463-5786
CONTACT: DEPT. OFFICIAL

FIRE PREVENTION

UKIAH VALLEY FIRE AUTHORITY (UVFA)
1500 S. STATE STREET
UKIAH CA 95482
(707) 462-7921
CONTACT: FIRE OFFICIAL

SCOPE OF WORK

1. SHORE UP THE ROOF/CEILING FRAMING TO ALLOW REMOVAL OF THE FRONT LINE OF FRAMING TO INSTALL NEW COLUMNS AND HEADERS THEN RE-FINISH TO MATCH THE EXISTING.
2. REPLACED CEMENT PLASTER ON THE ENTRY FACADE. SEE ELEVATIONS.
3. REPLACED RAILING AT PATIO.

PROJECT CODE DATA

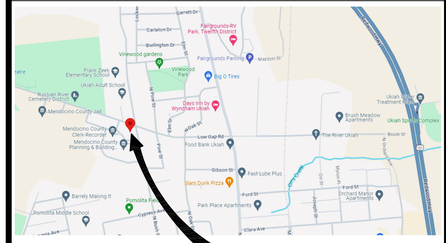
CODES USED:

2022 CALIFORNIA ADMINISTRATIVE CODE, CCR, TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2, CCR, TITLE 24, PART 2
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, CCR, TITLE 24, PART 11
2022 CALIFORNIA EXISTING BUILDING CODE, CCR, TITLE 24, PART 10

APN:	001-050-14
OCCUPANCY GROUP:	B-OCCUPANCY
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLED:	YES
NUMBER OF BUILDINGS:	ONE
NUMBER OF STORIES:	ONE
BUILDING AREA:	7,856 SF
AREA OF WORK:	368 SF

INDEX TO DRAWINGS

VICINITY MAP



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LICENSED ARCHITECT — SCOTT CAMERON PUILLEN — No. 24706 — REN. 12/31/25 — STATE OF CALIFORNIA

GENERAL SERVICES AGENCY
FACILITIES & FLEET DIVISION
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UKIAH, CA 95482

ENTRY FACADE REPAIR
MENDOCINO COUNTY
AGRICULTURE-FARM ADVISOR

890 N BUSH ST.
UKIAH, CA 95482

SUBMITTAL SET
09/30/2024

REVISIONS

NO.	DESCRIPTION	DATE

COVER SHEET

AUGUST 19, 2024

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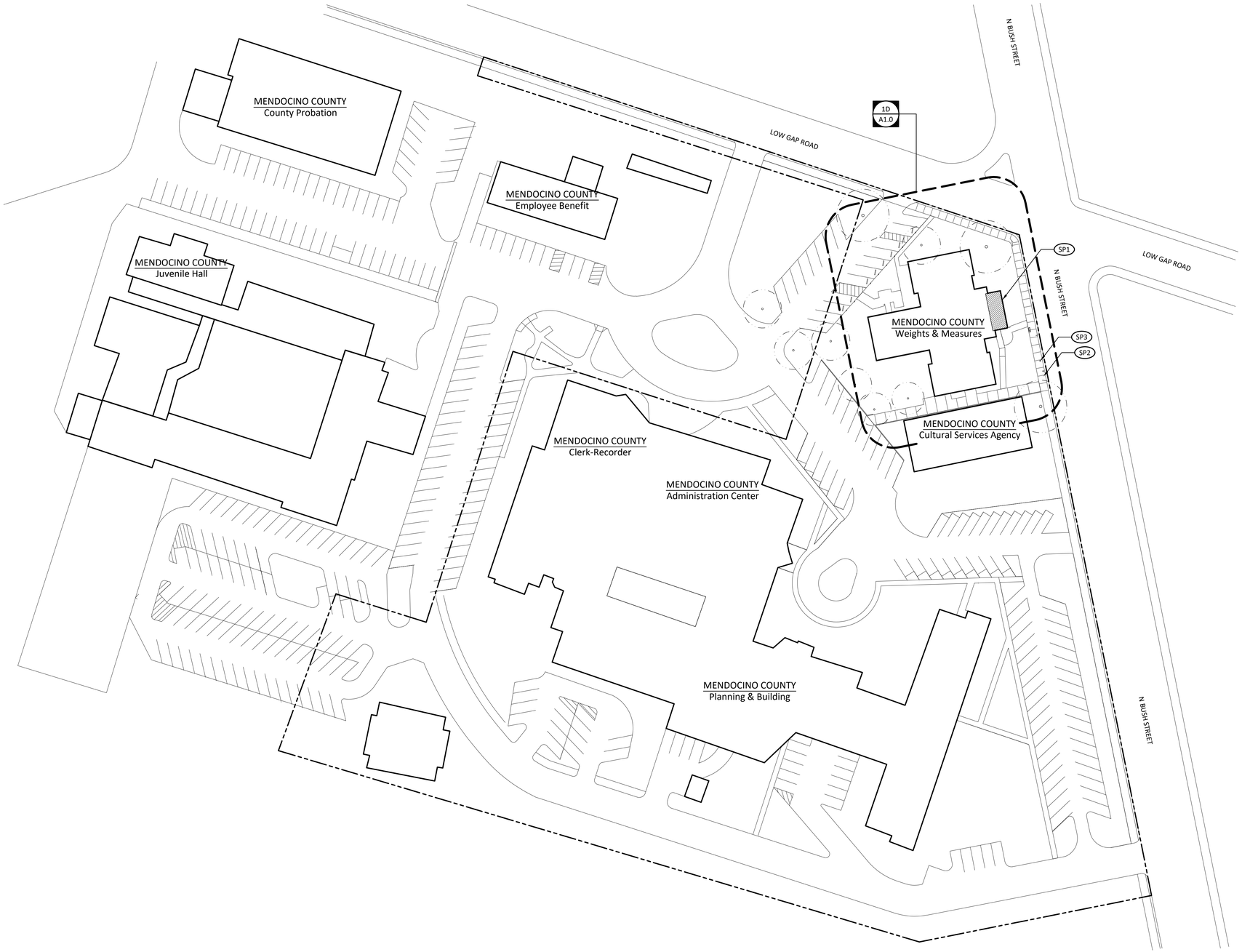

1D / AS1 REFERENCE OVERALL SITE PLAN

FILE:

NORTH

SCALE: 1"=40'

SP1 AREA OF WORK.

SP2 (E) PUBLIC SIDE WALK.

SP3 (E) FIRE HYDRANT LOCATION.

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OVERALL SITE PLAN

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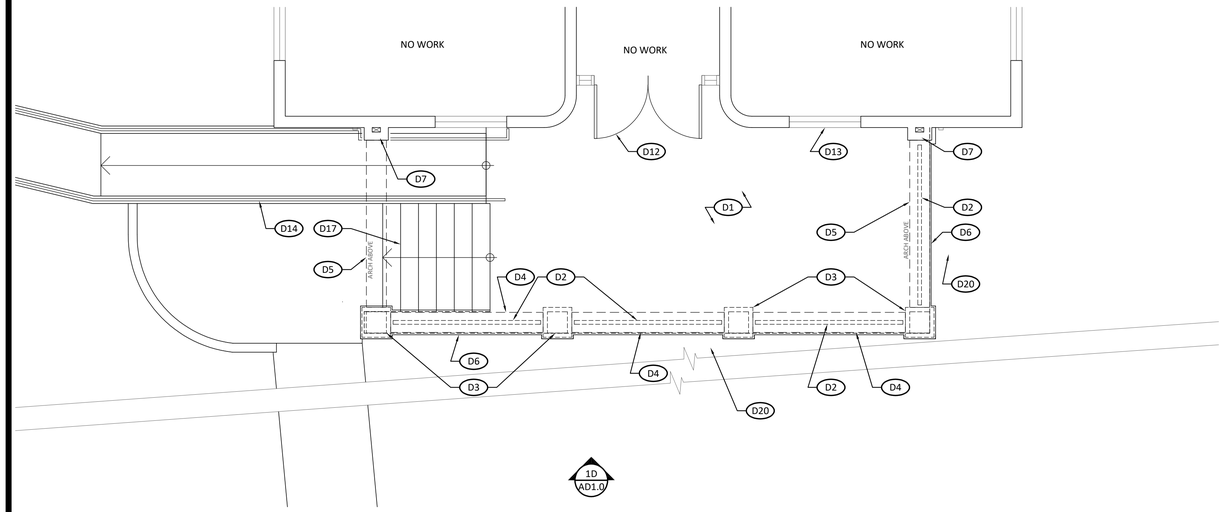


1B AD1.0 DEMO PLAN - ENLARGED ENTRY FACADE

NORTH

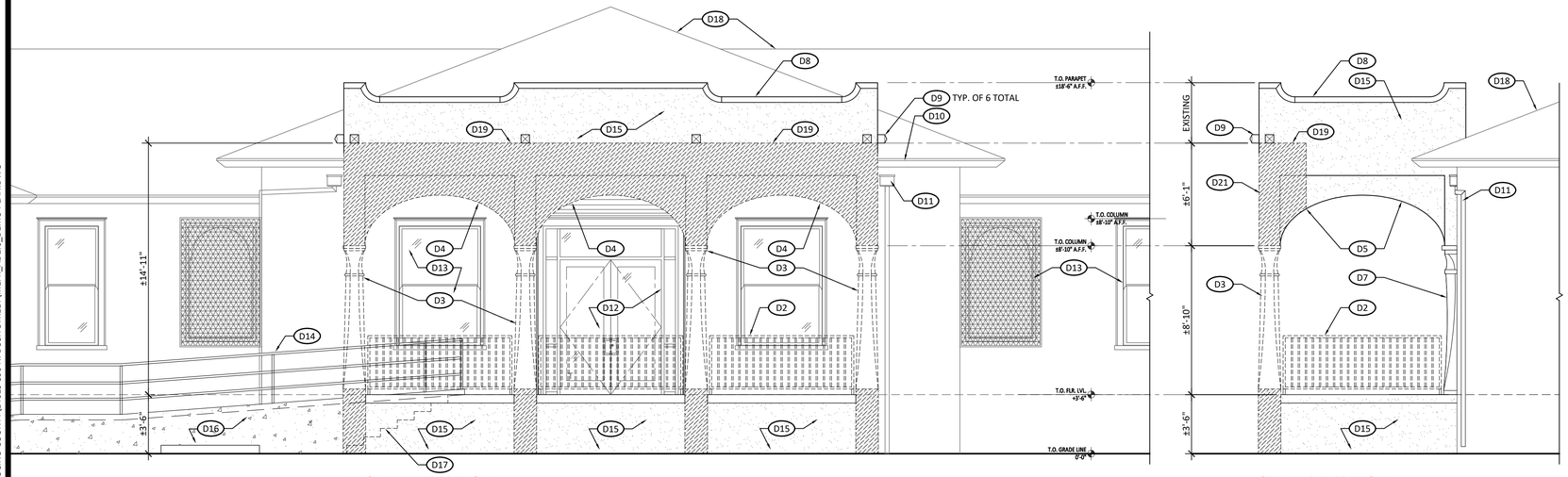
SCALE: 1/4"=1'-0"

DEMO KEYNOTES (APPLY ONLY TO THIS SHEET)

- D1 (E) PATIO CONCRETE SLAB. CLEAN AS REQUIRED.
- D2 (E) GUARD RAIL TO BE DEMO'ED, TYP.
- D3 (E) COLUMN TO BE DEMO'ED, TYPICAL OF 4.
- D4 (E) ARCHES TO BE DEMO'ED, TYP.
- D5 (E) ARCH TO REMAIN BOTH ENDS. PATCH AS REQUIRED, TYP.
- D6 (E) EDGE OF CONCRETE SLAB. PATCH AND REPAIR AS REQUIRED.
- D7 (E) HALF ARCHITECTURAL COLUMN TO REMAIN.
- D8 (E) PARAPET COPING TO REMAIN.
- D9 (E) DECORATIVE ROSETTE MOULDING TO REMAIN.
- D10 (E) WOOD FASCIA & GUTTER TO REMAIN.
- D11 (E) LEADER/DOWNSPOUT TO REMAIN. PROTECT IN PLACE.
- D12 (E) EXTERIOR DOOR & FRAMES TO REMAIN. PROTECT IN PLACE.
- D13 (E) WINDOW TO REMAIN. PROTECT IN PLACE.
- D14 (E) GUARDRAIL TO REMAIN.
- D15 (E) CEMENT PLASTER.
- D16 (E) EXPOSED CONCRETE FACE. NO WORK.
- D17 (E) CONCRETE STEPS TO REMAIN.
- D18 (E) ROOF TO REMAIN.
- D19 DEMO CEMENT PLASTER FINISH, PLYWOOD SHEATHING TO FRAMING AS REQ'D. SAW CUT LINE DOWN TO FACE OF ARCH, TYP.
- D20 CONTRACTOR TO PROTECT (E) LANDSCAPING IN PLACE. HOLD CLEAR OF AREA. MAINTAIN WATERING DURING WORK.

GENERAL NOTES

1. CONTRACTOR TO PROVIDE ACCESS ABOVE CEILING AREA OF ENTRY FOR OWNER & ENGINEER TO REVIEW FRAMING FOR POSSIBLE ADDITIONAL DRY ROT OR MOLD DAMAGE. SHOULD ADDITIONAL DAMAGE BE DISCOVERED, CONTRACTOR SHALL SUBMIT A CHANGE ORDER FOR CORRECTIVE SCOPE DEFINED BY OWNER. CHANGE ORDER TO BILLED AGAINST ALLOWANCE DEFINED IN THE BID FORMS.



FRONT ELEVATION

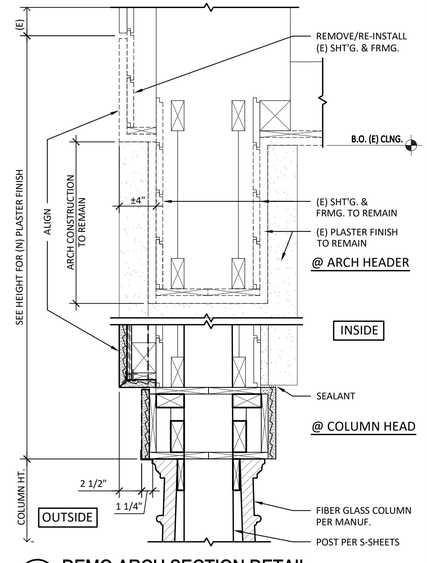
SIDE ELEVATION (SIMILAR TO OPPOSITE SIDE)

1D AD1.0 DEMO ELEVATION

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

LEGEND

- (E) WALL TO REMAIN
- INDICATES TO BE DEMO'ED, TYP.
- INDICATES CEMENT PLASTER FINISH, PLYWOOD SHEATHING TO FRAMING TO BE DEMO'ED, TYP. U.O.N.



DEMO ARCH SECTION DETAIL

FILE:

SCALE: 1 1/2"=1'-0"

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UKIAH, CA 95482

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REVISIONS

NO.	DESCRIPTION	DATE

DEMO FLOOR PLAN
EXTERIOR ELEVATION

AUGUST 19, 2024

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JOB NO: 24019

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1D / A1.0 SITE PLAN / OVERALL FLOOR PLAN (FOR REFERENCE)

FILE:

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

SITE PLAN KEYNOTES

- SP1 (E) PUBLIC SIDEWALK. "NO WORK".
- SP2 (E) ACCESSIBLE PARKING AND PARKING SPACES, NO WORK.
- SP3 (E) ACCESSIBLE CONCRETE RAMP TO REMAIN.
- SP4 (E) CONCRETE STEPS TO REMAIN.
- SP5 (E) CONCRETE WALK/CURB. "NO WORK".
- SP6 (E) CONCRETE LEVEL LANDING TO REMAIN.
- SP7 (E) LANDSCAPE
- SP8 (E) BUS STOP BENCH
- SP9 (E) BUS STOP SIGN
- SP10 (E) RED CURBING INDICATES FOR FIRE LANE, BUS STOP AND CITY ACCESS USE.
- SP11 (E) FIRE HYDRANT
- SP12 (E) UTILITY POLE
- SP13 CONTRACTOR TO PROTECT (E) LANDSCAPING IN PLACE. HOLD CLEAR OF WORK. MAINTAIN WATERING DURING WORK.

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- AREA OF WORK
- NO WORK

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OVERALL FLOOR PLAN

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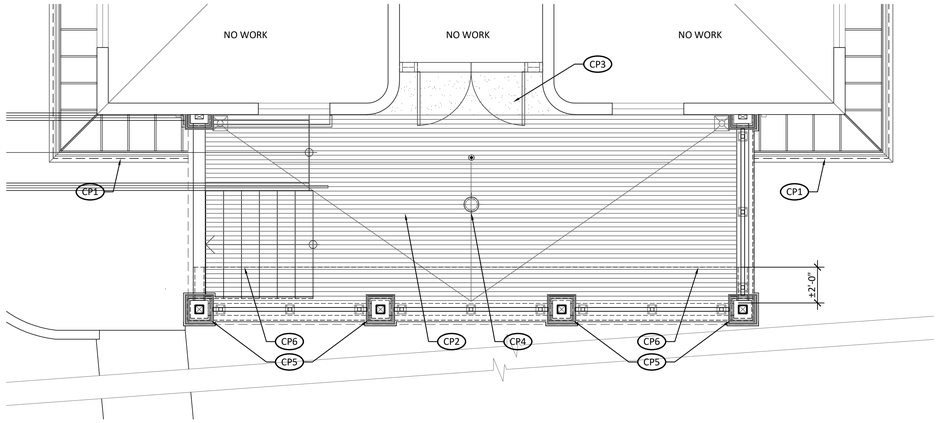


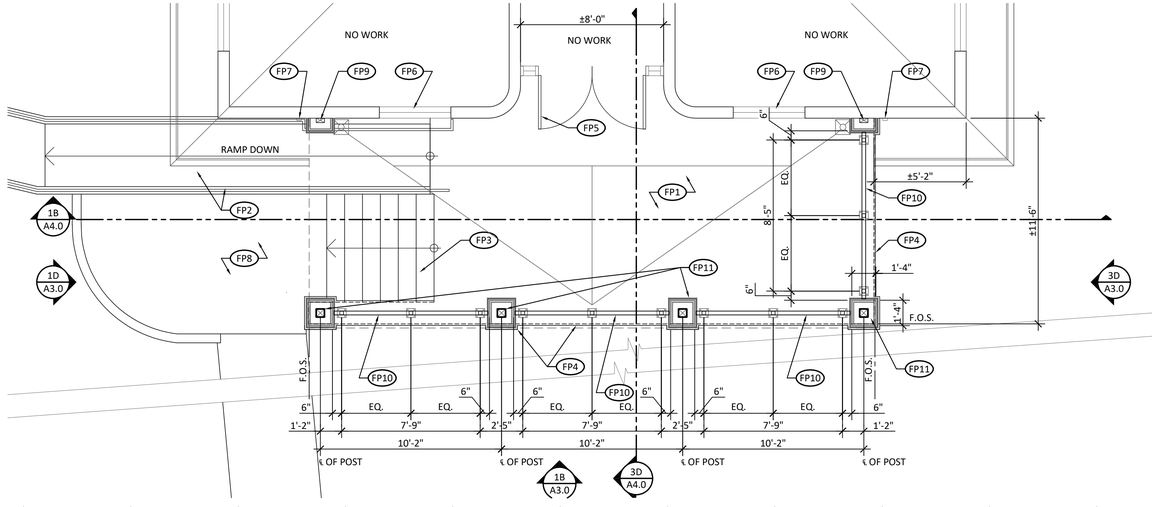
1B / A2.0 DEMO. CEILING PLAN

NORTH

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

CEILING PLAN KEYNOTES

- CP1 (E) ROOF LINE ABOVE.
- CP2 (E) CEILING TO REMAIN.
- CP3 (E) CURB PLASTER CEILING TO REMAIN.
- CP4 (E) CEILING MOUNT LIGHT FIXTURES TO REMAIN.
- CP5 COLUMN TO BE DEMO'ED. SEE SHEE AD1.0 FOR MORE INFO.
- CP6 PORTION OF CEILING TO BE DEMO'ED. PATCH BACK TO MATCH (E) AND REPAINT THE ENTIRE CEILING FOR OWNER/ENGINEER OBSERVATIONS.



1D / A2.0 FLOOR PLAN - ENLARGED ENTRY FACADE

NORTH

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

LEGEND

- (E) WALL TO REMAIN
- INDICATES TO BE DEMO'ED, TYP.
- F.O.S. FACE OF SLAB

FLOOR PLAN KEYNOTES (APPLY ONLY TO THIS SHEET)

- FP1 (E) CONCRETE FLOOR LEVEL TO REMAIN.
- FP2 (E) ACCESSIBLE RAMP AND GUARDRAIL TO REMAIN. "CLOSE PUBLIC ACCESS DURING WORK."
- FP3 (E) CONCRETE STEPS TO REMAIN. "CLOSE PUBLIC ACCESS DURING WORK."
- FP4 (E) EDGE OF CONCRETE SLAB.
- FP5 (E) EXTERIOR DOOR TO REMAIN. "CLOSE PUBLIC ACCESS DURING WORK."
- FP6 (E) WINDOW TO REMAIN. "PROTECT IN PLACE"
- FP7 (E) DOWNSPOUT TO REMAIN.
- FP8 (E) CONCRETE WALK TO REMAIN.
- FP9 (E) HALF COLUMN TO REMAIN.
- FP10 STEEL RAILING SYSTEM PER MANUFACTURER, TYP. SEE DTL.
- FP11 WD. POST WITH FIBERGLASS SQUARE TAPARED COLUMN. TYP. OF 4. SEE DTL. 5B / A5.0 & 5C / A5.0 AND SEE S-SHEETS.

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ENLARGED FLOOR PLAN
EXTERIOR ELEVATION

AUGUST 19, 2024

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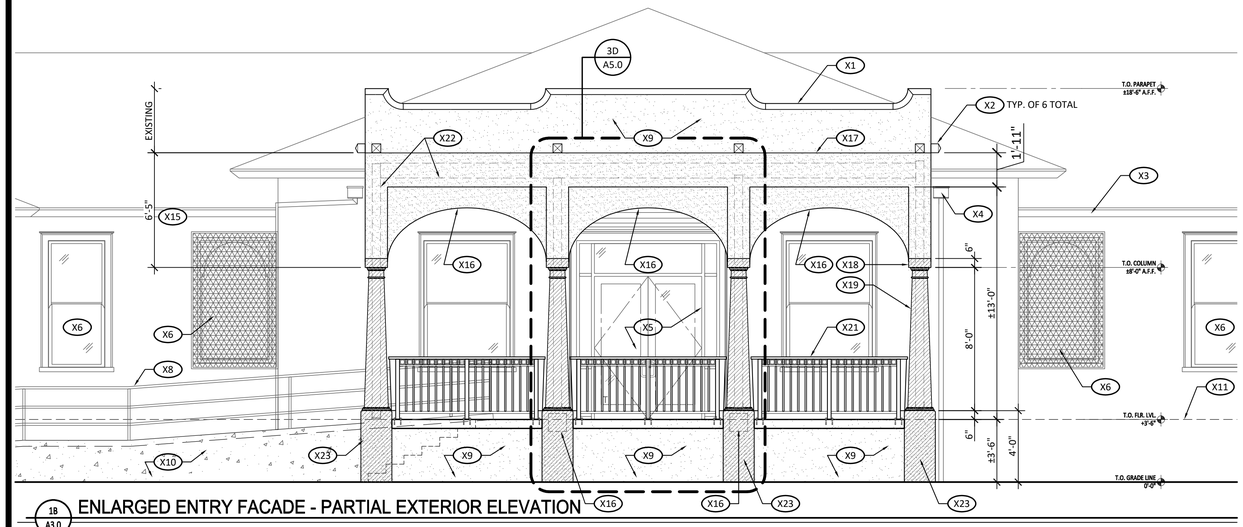
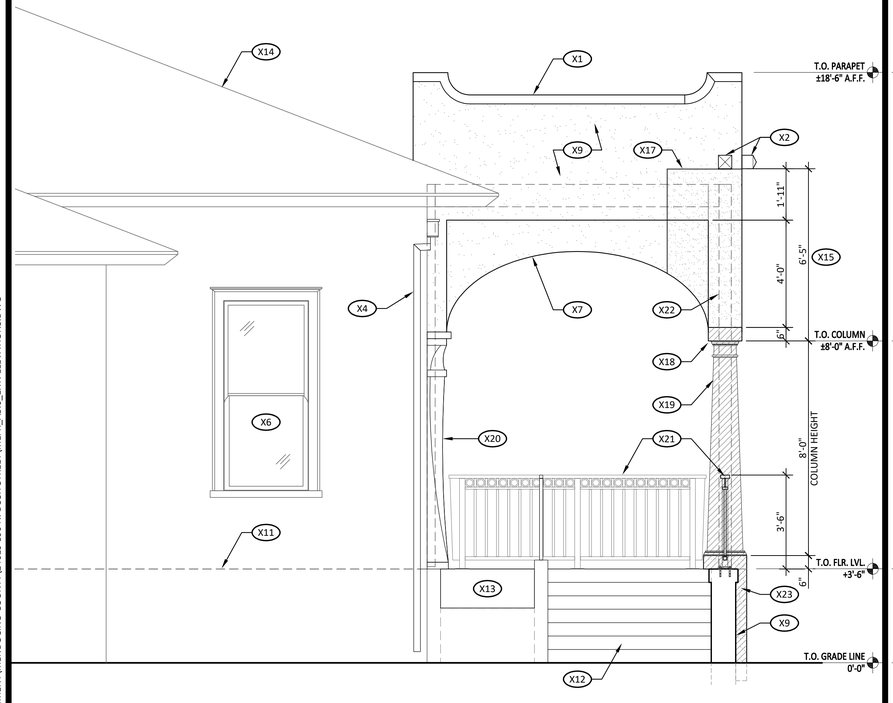


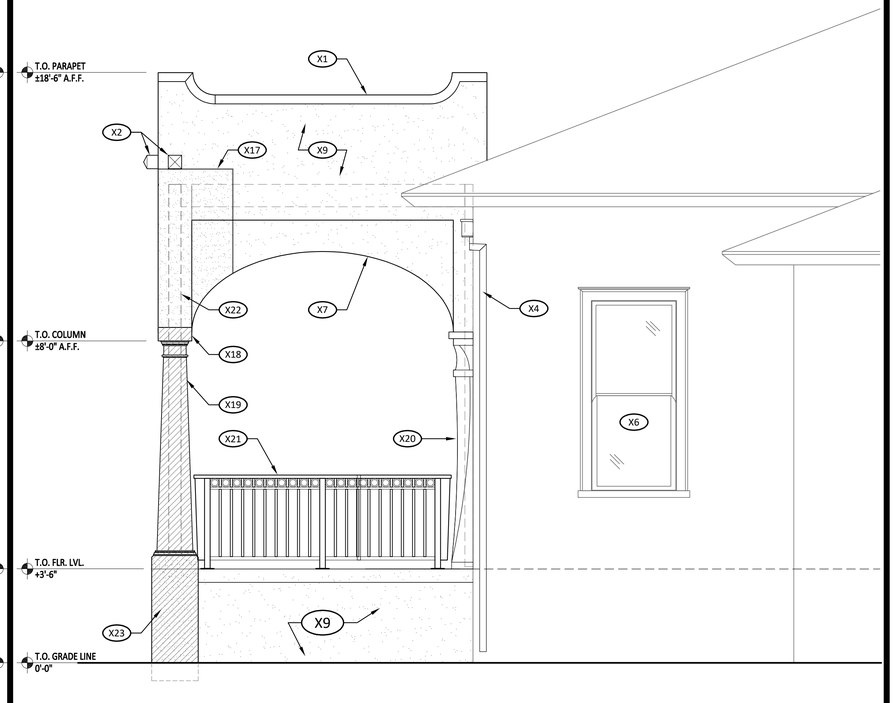
1B A3.0 ENLARGED ENTRY FACADE - PARTIAL EXTERIOR ELEVATION



1D A3.0 PARTIAL SIDE ELEVATION

FILE:

SCALE: 3/8"=1'-0"



3D A3.0 PARTIAL SIDE ELEVATION

FILE:

SCALE: 3/8"=1'-0"

EXTERIOR ELEVATION KEYNOTES (APPLY ONLY TO THIS SHEET)

- X1 (E) PARAPET COPING. PAINT
- X2 (E) DECORATIVE ROSETTE MOULDING TO REMAIN. PAINT
- X3 (E) WOOD FASCIA & GUTTER TO REMAIN.
- X4 (E) LEADER/DOWNSPOUT TO REMAIN.
- X5 (E) EXTERIOR DOOR & FRAMES TO REMAIN.
- X6 (E) WINDOW TO REMAIN.
- X7 (E) ARCH TO REMAIN.
- X8 (E) RAMP GUARDRAIL TO REMAIN.
- X9 (E) CEMENT PLASTER - PAINT
- X10 (E) EXPOSED CONCRETE FACE. NO WORK.
- X11 (E) FLOOR LINE
- X12 (E) CONCRETE STEPS TO REMAIN.
- X13 (E) CONCRETE ACCESSIBLE RAMP TO REMAIN.
- X14 (E) ROOF TO REMAIN.
- X15 DEMO CEMENT PLASTER FINISH, PLYWOOD SHEATHING TO FRAMING AS REQ'D. RE-INSTALL NEW CONSTRUCTION. SEE DTL. 2C A5.0 1D A5.0
- X16 NEW RE-FRAMED ARCHES BACK TO ORIGINAL PARABOLIC ARCH, TYP.
- X17 INSTALL (N) 1" REVEAL. PAINT TO MATCH ADJACENT SURFACE, TYP. SEE DTL. 1D A5.0
- X18 NEW SOFFIT OR FRAMING TOP END FINISH, TYP. SEE DTL. 2C A5.0
- X19 (N) FIBERGLASS SQUARE TAPARED COLUMN. TYP. OF 4. SEE S-SHEETS. SEE DTL. 3D A5.0
- X20 (E) HALF ARCHITECTURAL COLUMN TO REMAIN.
- X21 (N) STEEL RAILING SYSTEM PER MANUFACTURER, TYP. SEE DTL. 2B A5.0 5D A5.0
- X22 (N) STRUCTURAL BEAM AND POST AS SHOWN IN DASHED, TYP. SEE S-SHEETS.
- X23 FORMED CONCRETE BASE, TYP. SEE DTL. 5C A5.0

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ENTRY FACADE REPAIR
MENDOCINO COUNTY
AGRICULTURE-FARM ADVISOR

890 N BUSH ST.
UKIAH, CA 95482

SUBMITTAL SET
09/30/2024

REVISIONS

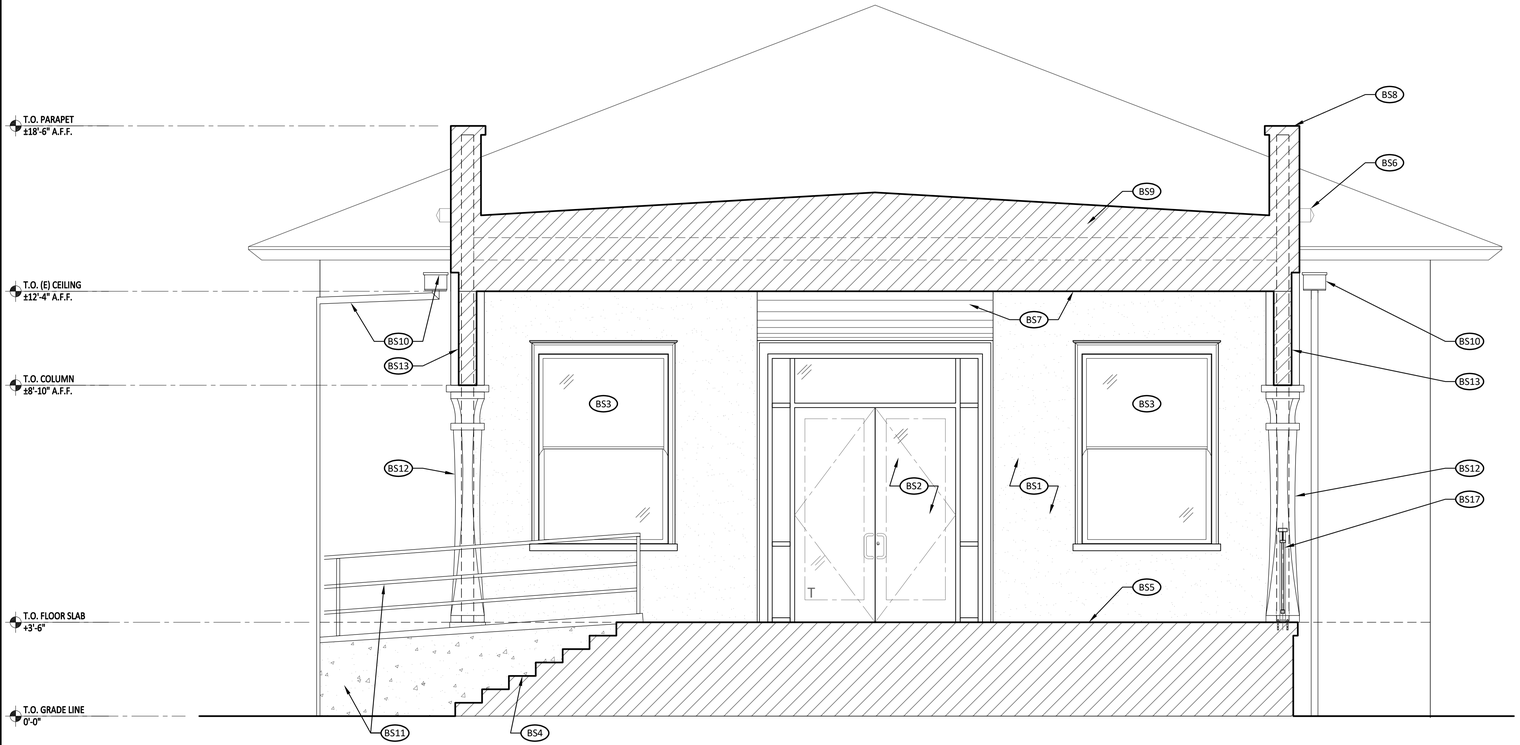
NO.	DESCRIPTION	DATE

PARTIAL
ENTRY FACADE & SIDE ELEVATION

AUGUST 19, 2024

DRAWN BY: LR
CHECKED BY: SP
JOB NO: 24019

A3.0



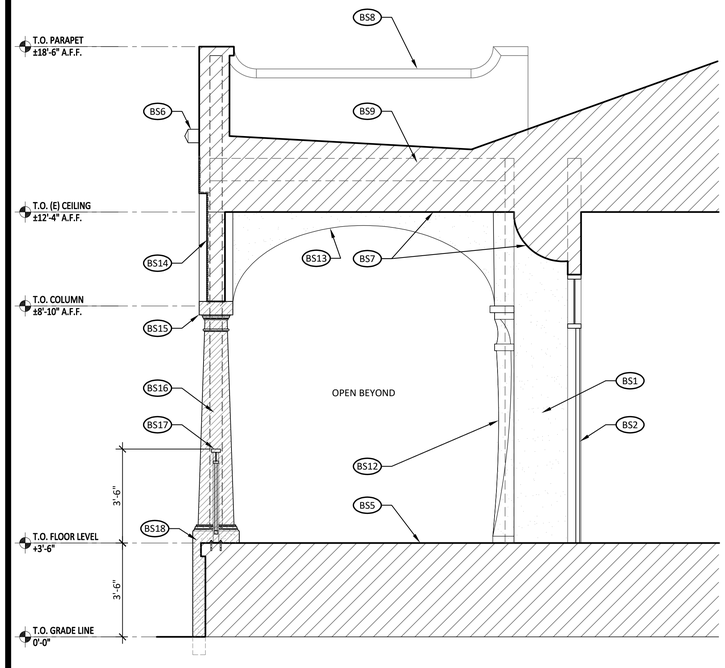
1B / A4.0 PARTIAL BUILDING SECTION

FILE:

SCALE: 3/8"=1'-0"

BUILDING SECTION KEYNOTES (APPLY ONLY TO THIS SHEET)

- BS1 (E) CEMENT PLASTER - PAINT
- BS2 (E) EXTERIOR DOOR & FRAMES TO REMAIN. "NO WORK."
- BS3 (E) WINDOW TO REMAIN. "PROTECT IN PLACE."
- BS4 (E) CONCRETE STEPS.
- BS5 (E) PATIO CONCRETE SLAB
- BS6 (E) DECORATIVE ROSETTE MOULDING TO REMAIN. PAINT
- BS7 (E) CEILING TO REMAIN. PATCH & REPAIR WORK NEEDED. PAINT
- BS8 (E) PARAPET COPING. PAINT
- BS9 (E) ROOF TRUSS. "NO WORK". G.C. TO PROVIDE SUPPORT DURING WORK.
- BS10 (E) LEADER/DOWNSPOUT TO REMAIN
- BS11 (E) EXPOSED CONCRETE RAMP & RAILING TO REMAIN. "NO WORK."
- BS12 (E) HALF ARCHITECTURAL COLUMN, TYP.
- BS13 (E) ARCH TO REMAIN. PATCH/REPAIR IF DAMAGED, TYP.
- BS14 RE-PLASTER AND RE-INSTALL NEW CONSTRUCTION. SEE ELEVATION 2C/A5.0 1D/A5.0
- BS15 NEW SOFFIT OR FRAMING TOP END FINISH, TYP. SEE DTL 2C/A5.0
- BS16 (N) FIBERGLASS SQUARE TAPARED COLUMN. TYP. OF 4. SEE S-SHEETS. SEE DTL. 3D/A5.0
- BS17 (N) STEEL RAILING SYSTEM PER MANUFACTURER, TYP. SEE DTL. 2B/A5.0 5D/A5.0
- BS18 FORMED CONCRETE BASE, TYP. SEE DTL. 5C/A5.0



3D / A4.0 PARTIAL BUILDING SECTION

FILE:

SCALE: 3/8"=1'-0"

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BUILDING SECTION

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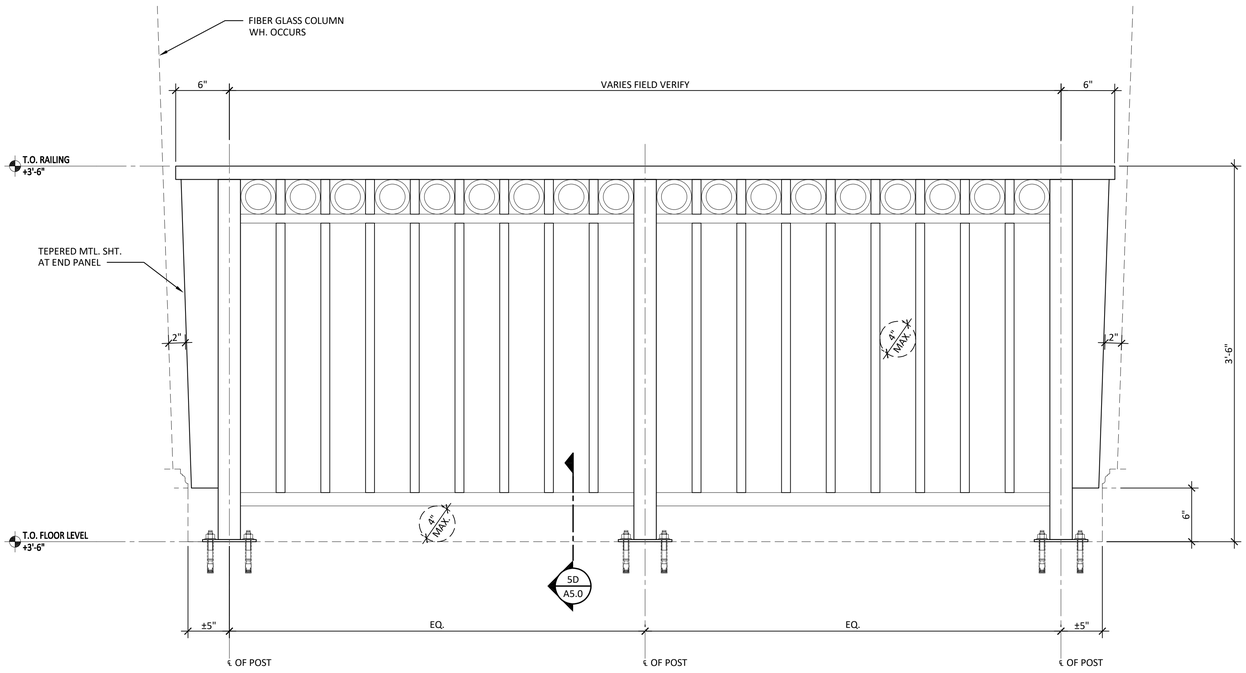
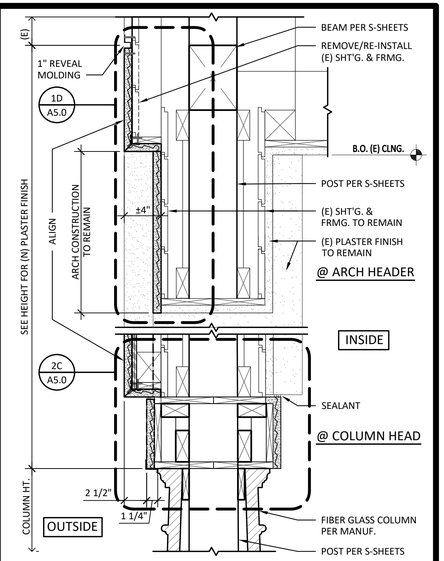


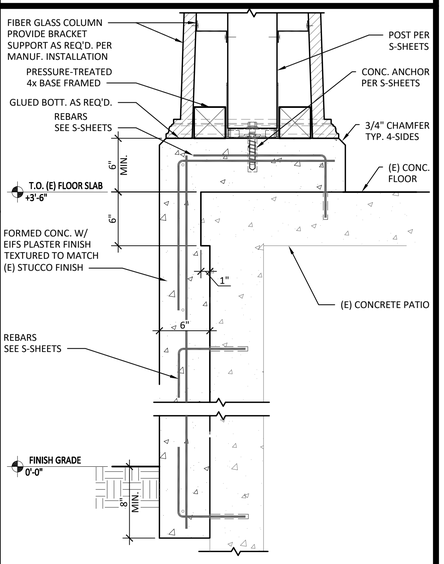
2B A5.0 TYPICAL RAILING - ELEVATION

FILE: SCALE: 1 1/2"=1'-0"



5B A5.0 COLUMN SECTION DETAIL

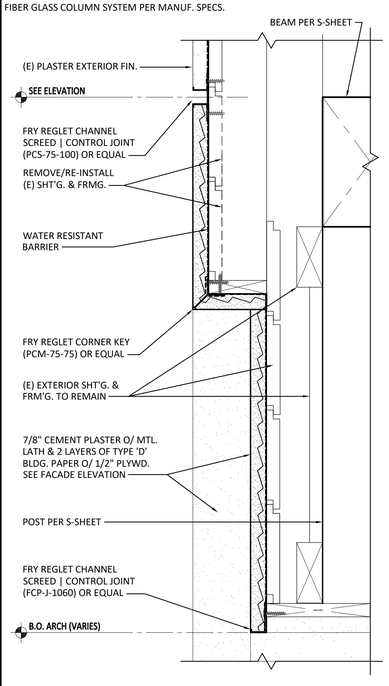
FILE: SCALE: 1 1/2"=1'-0"



5C A5.0 COLUMN SECTION DETAIL

FILE: SCALE: 1 1/2"=1'-0"

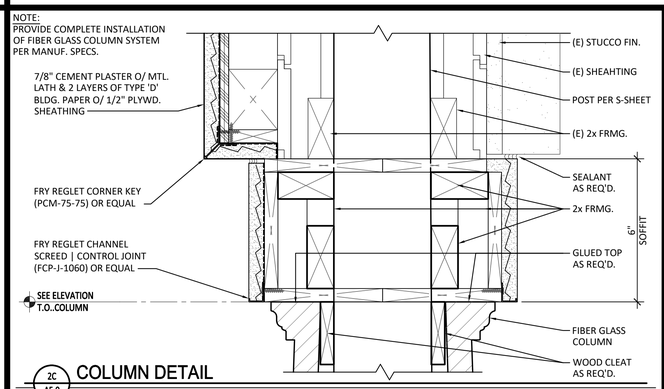
NOTE:
PROVIDE COMPLETE INSTALLATION OF FIBER GLASS COLUMN SYSTEM PER MANUF. SPECS.



1D A5.0 COLUMN DETAIL

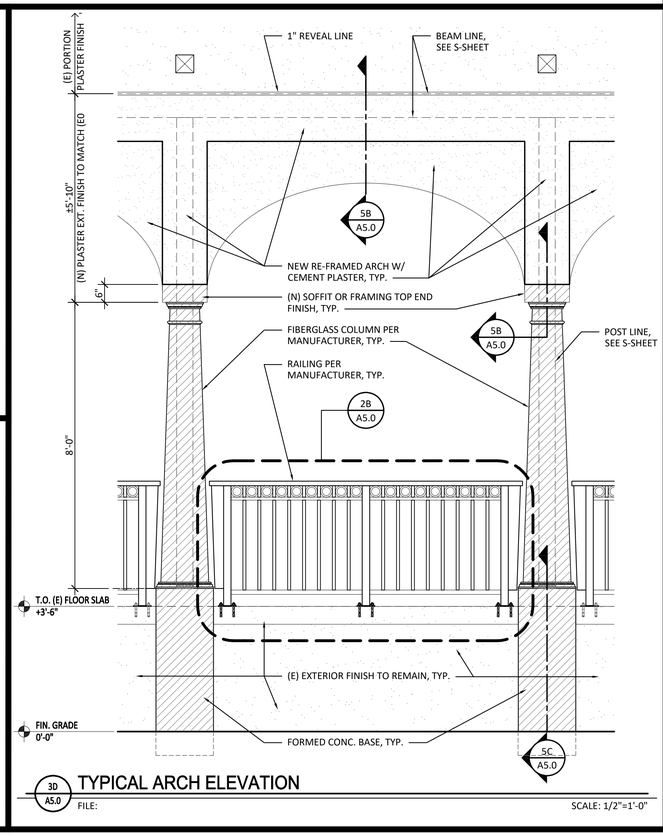
FILE: SCALE: 3"=1'-0"

NOTE:
PROVIDE COMPLETE INSTALLATION OF FIBER GLASS COLUMN SYSTEM PER MANUF. SPECS.



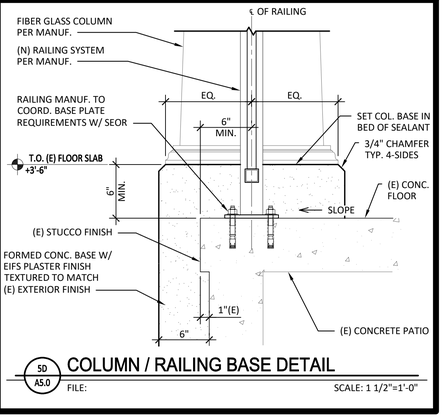
2C A5.0 COLUMN DETAIL

FILE: SCALE: 3"=1'-0"



3D A5.0 TYPICAL ARCH ELEVATION

FILE: SCALE: 1/2"=1'-0"



5D A5.0 COLUMN / RAILING BASE DETAIL

FILE: SCALE: 1 1/2"=1'-0"

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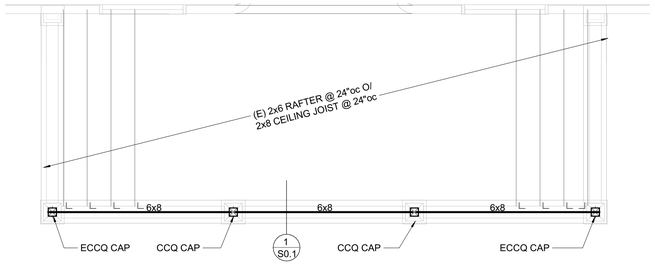
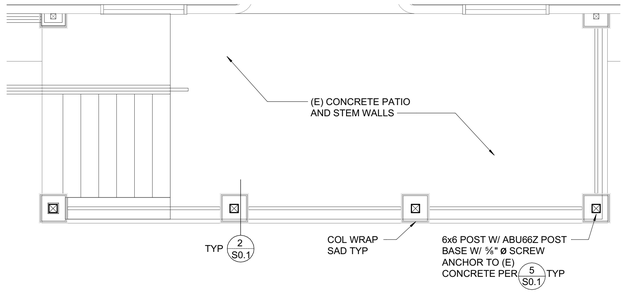


ROOF FRAMING PLAN

1/4" = 1'-0"



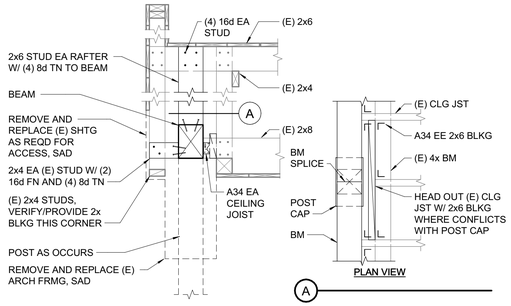
FOUNDATION PLAN

1/4" = 1'-0"

RIM JOIST/BLKG TO TOP ℄, 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	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS: TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(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	(2) 16d
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
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
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

4 NAILING SCHEDULE

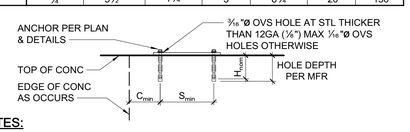
3/4" = 1'-0"



1 HEADER JOIST CONNECTION

3/4" = 1'-0"

CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{nom}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	½"	1⅝"	1½"	1½"	3¼"	10	24
	⅝"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¾"	20	150
HILTI KH-EZ (ICC-ESR 3027)	½"	1⅝"	1½"	3"	3¼"	10	18
	⅝"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	⅜"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	⅝"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150

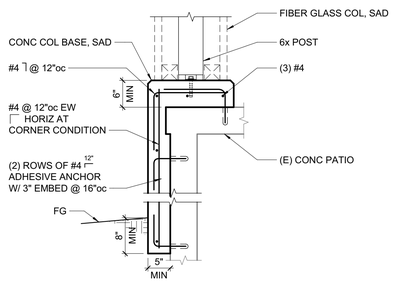


NOTES:

1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

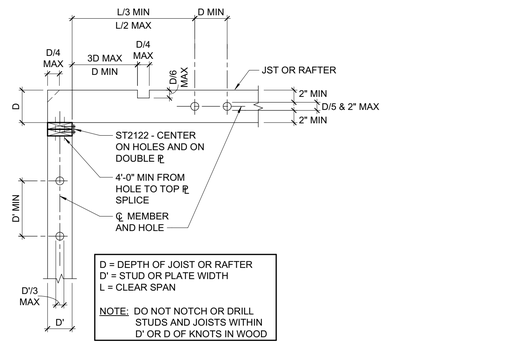
5 SCREW ANCHOR IN CONCRETE

3/4" = 1'-0"



2 WOOD POST TO CONCRETE AT PATIO

3/4" = 1'-0"



D = DEPTH OF JOIST OR RAFTER
D' = STUD OR PLATE WIDTH
L = CLEAR SPAN

NOTE: DO NOT NOTCH OR DRILL STUDS AND JOISTS WITHIN D' OR D OF KNOTS IN WOOD

3 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES

3/4" = 1'-0"

F STRUCTURAL SPECIFICATIONS

WOOD CONSTRUCTION (CARPENTRY)

1. EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) 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	F_b (PSI)	F_v (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	$1.6x10^6$
℄ 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	$1.6x10^6$

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MAXIMUM MOISTURE CONTENT OF WOOD AT THE TIME OF INSTALLATION SHALL BE NOT MORE THAN 19%.
3. NAILS TO BE ASTM F1667 (INCLUDING SUPPLEMENT S1) OF COMMON WIRE AND OF CENTERED FULL-ROUND HEADS WHERE NAILING IS SPECIFIED ON THE DRAWINGS. MACHINE-DRIVEN NAILS MEETING SIZE REQUIREMENTS ARE ACCEPTABLE. NAILS MUST NOT BE OVER-DRIVEN. 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.

WIRE NAIL	MINIMUM SHANK DIAMETER	MINIMUM NAIL LENGTH UNO	MINIMUM HEAD DIAMETER	TYPICAL NAIL APPLICATION, UNO
16d COMMON	0.162"	3½"	0.344"	FRAMING
10d COMMON	0.148"	3"	0.312"	FRAMING

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE 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 PUNCHED HOLE 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.
5. WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1. PROVIDE PILOT HOLE 70% OF DIAMETER OF SCREW SHANK WHERE FASTENING HARDWOOD TIMBER SPECIES OR WHERE WOOD TENDS TO SPLIT. MINIMUM PENETRATION IS (10) DIAMETERS, UNO.
6. BOLTS SHALL BE UNFINISHED MACHINE BOLTS PER ASTM A307. NUTS SHALL BE PER ASTM A563 AND OF STANDARD SIZE UNLESS NOTED OTHERWISE. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN $\frac{1}{16}$" NOR MORE THAN ½" PAST END OF NUT. BOLT HOLES IN WOOD SHALL BE $\frac{1}{32}$" LARGER THAN BOLT SIZES (UNO). PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. USE MALLEABLE IRON WASHERS WHERE EXPOSED TO VIEW OR NOTED. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING IN OF WALLS OR OTHER CONSTRUCTION. DO NOT CRUSH WOOD WHEN TIGHTENING. BOLTS 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 BOLTS USED IN EXTERIOR APPLICATIONS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.
7. WOOD AGAINST CMU OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR (PTDF) PER AWPA STANDARD U1. "USE CATEGORY" UC2 AT INTERIOR. "USE CATEGORY" UC3B AT EXTERIOR (NO GROUND CONTACT). CUT FACES SHALL BE BRUSH TREATED WITH EQUIVALENT PRESERVATIVE PRIOR TO INSTALLATION.

ABBREVIATIONS

AB	ANCHOR BOLT	FTG	FOOTING	PNL	PANEL
ABV	ABOVE	GA	GAGE or GAUGE	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
ADJ	ADJACENT	GB	GRADE BEAM	PSL	PARALLEL STRAND LUMBER
ADDL	ADDITIONAL	GL	GRDLINE	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	GLB	GLUE LAMINATED BEAM		
ALUM	ALUMINUM	GR	GRADE	PT	POINT
ARCH	ARCHITECT	HD	HOLD-DOWN	R	RADIUS
AYC	ALASKAN YELLOW CEDAR	HDG	HOT-DIP GALVANIZED	RBS	REDUCED BEAM SECTION
@	AT	HDR	HEADER	RFTR	RAFTER
BF	BRACED FRAME	HGR	HANGER	REF	REFERENCE
BLDG	BUILDING	HK	HOOK	REINF	REINFORCING
BLK/BLKG	BLOCK/BLOCKING	HORIZ	HORIZONTAL	REQD	REQUIRED
BLW	BELOW	HSB	HIGH STRENGTH BOLT	RET	RETAINING
BM	BEAM	HSG	HIGH STRENGTH GROUT	REV	REVISION
BN	BOUNDARY NAIL	HSH	HORIZONTAL SLOTTED HOLE	RF	ROOF
BOT	BOTTOM			RWD	REDWOOD
BRG	BEARING	HSS	HOLLOW STRUCTURAL SECTION	S	AMERICAN STANDARD BEAM
BTWN	BETWEEN			SAD	SEE ARCHITECTURAL DRAWINGS
BU	BUILT-UP	HT	HEIGHT		
BYND	BEYOND	ID	INSIDE DIAMETER	SB	SOLID BLOCK
C	AMERICAN STANDARD CHANNEL	IU	I SHAPED WOOD BUILT UP TRUSS	SC	SLIP CRITICAL
				SCD	SEE CIVIL DRAWINGS
CA	CALIFORNIA	INT	INTERIOR	SCHED	SCHEDULE
CANT	CANTILEVER	JST	JOIST	SED	SEE ELECTRICAL DRAWINGS
CB	CARRIAGE BOLT	JT	JOINT	SEOR	STRUCTURAL ENGINEER OF RECORD
CFS	COLD FORMED STEEL	KP	KING POST		
CIP	CAST IN PLACE	L	STEEL ANGLE	SFRS	SEISMIC FORCE RESISTING SYSTEM
CGL	CERTIFIED GLUED LUMBER	Lb or #	POUND(s)		
CJ	CONTROL JOINT	LGMF	LIGHT GAGE METAL FRAMING	SHTG	SHEATHING
℄	CENTERLINE			SIM	SIMILAR
CJP	COMPLETE JOINT PENETRATION	LGMFC	LIGHT GAGE METAL FRAMING CONTRACTOR	SKYLT	SKYLIGHT
				SLD	SEE LANDSCAPE DRAWINGS
CLG	CEILING	LL	LIVE LOAD	SMS	SHEET METAL SCREW
CLR	CLEAR	LLH	LONG LEG HORIZONTAL	SMD	SEE MECHANICAL DRAWINGS
COL	COLUMN	LLV	LONG LEG VERTICAL	SOG	SLAB ON GROUND
CONC	CONCRETE	LOC	LOCATION	SPCG	SPACING
CONN	CONNECTION	LS	LAG SCREW	SPD	SEE PLUMBING DRAWINGS
CONT	CONTINUOUS	LSL	LAMINATED STRAND LUMBER	SPEC	SPECIFICATION
COORD	COORDINATE; COORDINATION	LVL	LAMINATED VENEER LUMBER	SQ	SQUARE
		LWC	LIGHTWEIGHT CONCRETE	SS	SELECT STRUCTURAL or STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM		
CSK	COUNTERSINK	MB	MACHINE BOLT	STGR	STAGGERED
CW	CUT WASHER	MBM	METAL BUILDING MANUFACTURER	STD	STANDARD
DBA	DEFORMED BAR ANCHOR			STIFF	STIFFENER
DBL	DOUBLE	MC	MISCELLANEOUS CHANNEL	STL	STEEL
DCW	DEMAND CRITICAL WELD	MECH	MECHANICAL	STRUCT	STRUCTURAL
DF	DOUGLAS FIR	MEZZ	MEZZANINE	SW	SHEAR WALL
DIA or ø	DIAMETER	MF	MOMENT FRAME	SYM	SYMMETRICAL
DIAG	DIAGONAL	MFR	MANUFACTURER	T&B	TOP AND BOTTOM
DIM	DIMENSION	MIN	MINIMUM	T&G	TONGUE AND GROOVE
DIST	DISTANCE	MISC	MISCELLANEOUS	THK	THICK
DJ	DOWEL JOINT	MW	MALLEABLE IRON WASHER	THRD	THREADED
DL	DEAD LOAD	MTL	METAL	THRU	THROUGH
DN	DOWN	MU	MECH UNIT	TL	TOTAL LOAD
DO	DITTO	(N)	NEW	TN	TITE NAIL
DWG	DRAWING	N/A	NOT APPLICABLE	TOC	TOP OF CONCRETE
DWL	DOWEL	NO or #	NUMBER	TOF	TOP OF FRAMING
EA	EACH	NS	NEAR SIDE	TOM	TOP OF MASONRY
EE	EACH END	NSG	NON-SHRINK GROUT	TOP	TOP OF PLYWOOD
EF	EACH FACE	NTS	NOT TO SCALE	TOS	TOP OF STEEL
ELEC	ELECTRICAL	NWC	NORMAL-WEIGHT CONCRETE	TOT	TOTAL
ELEV	ELEVATOR/ELEVATION	O/	OVER	TU	TILT UP
EMBED	EMBEDMENT	oc	ON CENTER	TYP	TYPICAL
EQ	EQUAL	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	OH	OPPOSITE HAND	VERT	VERTICAL
ES	EACH SIDE	OPNG	OPENING	VIF	VERIFY IN FIELD
EW	EACH WAY	OPP	OPPOSITE	VSH	VERTICAL SLOTTED HOLE
(E)	EXISTING	OVS	OVERSIZED	W	WIDE FLANGE STEEL BEAM
EXP	EXPANSION	OW	OTHERWISE	W/	WITH
EXT	EXTERIOR	OWT	OPEN WEB TRUSS	W/O	WITHOUT
FDN	FOUNDATION	℄	PLATE or PROPERTY LINE	WD	WOOD
FIN	FINISH	PA	POST ABOVE	WHS	WELDED HEADED STUD
FG	FINISH GRADE	PAF	POWER ACTUATED	WLD	WELDED
FLR	FLOOR		FASTENERS	WP	WORK POINT/WATERPROOF
FN	FACE NAIL	PEN	PANEL EDGE NAIL	WS	WOOD SCREW
FOC	FACE OF CONCRETE	PERP	PERPENDICULAR	WT	WEIGHT
FOM	FACE OF MASONRY	PES	PANEL EDGE SCREWS	WTS	WELDED THREADED STUD
FOS	FACE OF STUD	PJP	PARTIAL JOINT PENETRATION	WWR	WELDED WIRE REINFORCEMENT
FRMG	FRAMING	PLF	POUNDS PER LINEAR FOOT		
FS	FAR SIDE				

A DESIGN CRITERIA

DESIGN CRITERIA:	2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
ROOF LIVE LOAD:	20 PSF (REDUCIBLE)
FUTURE SOLAR:	3 PSF
RISK CATEGORY:	II
WIND DATA:	ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 92 WIND EXPOSURE: C INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
EARTHQUAKE DATA:	SEISMIC IMPORTANCE FACTOR, I_E: 1.0 MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_S = 1.95; S_1 = 0.75 SITE CLASS: D SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.56; S_{D1} = 0.84 SEISMIC DESIGN CATEGORY: D
SCOPE:	REPLACING IN KIND ROT DAMAGED EXTERIOR BEARING LINE ON PORCH

B GENERAL NOTES

1. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.
2. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
3. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
4. SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED.
5. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS NOT REQUIRED.

SPECIAL INSPECTION BY OWNERS TESTING AGENCY

C

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. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 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.
2. **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.**

D WOOD FRAMING NOTES

1. ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
2. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 4/S0.1 . NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDTIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
3. WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO.
4. ROUND HOLES IN STEEL PLATES TO BE $\frac{1}{16}$" OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE $\frac{1}{16}$" 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 $\frac{1}{16}$" 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.
5. 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.
6. VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.

E EXISTING CONSTRUCTION NOTES

1. ORIGINAL CONSTRUCTION DRAWINGS WERE NOT AVAILABLE FOR REVIEW AT THE TIME THESE DOCUMENTS WERE PREPARED. EXISTING BUILDING CONDITIONS SHOWN ARE ASSUMED BASED ON INFORMATION PROVIDED BY OTHERS AND ASSUMPTIONS BASED ON PROBABLE CONSTRUCTION METHODS. ACTUAL FIELD CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING JOB CONDITIONS, REVIEW THE PLANS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH ANY WORK.
2. ALL WORK NOT INDICATED AS EXISTING (E) SHALL BE ASSUMED TO BE NEW (N).
3. ANY REMOVAL, CUTTING, DRILLING, ETC OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE. SMALL TOOLS SHALL BE USED IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. IF STRUCTURAL MEMBERS OR MECHANICAL, ELECTRICAL, OR ARCHITECTURAL ELEMENTS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL SHALL BE OBTAINED BEFORE REMOVAL OF THE MEMBERS.
4. DO NOT OVER CUT EXISTING WOOD, CONCRETE, MASONRY OR OTHER WORK TO REMAIN. CUTS SHALL BE MADE NEATLY TO A CORNER, THEN ALTERNATE MEANS SHALL BE USED TO REMOVE REMAINING MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT OF OVER CUT MATERIAL AS DIRECTED BY THE ARCHITECT AND/OR ENGINEER.
5. EXISTING DAMAGED STRUCTURAL MEMBERS WHICH ARE UNCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND REPAIR.
6. REMODELING REQUIRES ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE STRUCTURE. THIS ANALYSIS DOES NOT MAKE ANY GUARANTEE TO THE ADEQUACY OF THE STRUCTURAL DESIGN OF THE EXISTING BUILDING NOT SPECIFICALLY ADDRESSED IN THE STRUCTURAL CALCULATIONS. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE OF EXISTING PORTIONS OF THE STRUCTURE NOT SPECIFICALLY ADDRESSED IN THE CONSTRUCTION DOCUMENTS.
7. DIFFERENTIAL SETTLEMENT BETWEEN NEW AND EXISTING CONSTRUCTION AT REMODEL OR ADDITION FOUNDATION INTERFACES CAN BE EXPECTED. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS.

Revision Schedule

#	Revision Description	Date

ZFA STRUCTURAL ENGINEERS
1212 fourth street | suite z
santa rosa ca 95404
zfa job no.24153
zfa.com
707.526.0992

09/18/2024

PROJECT

MENDOCINO COUNTY - ROT REPAIR
890 N BUSH ST., UKIAH, CA

SHEET DESCRIPTION

GENERAL NOTES AND PLANS

ENGR: ML	DATE: SEPT 18, 2024
PM: BMS	

SHEET

S0.1

PERMIT SET