

10/01/01

GENERAL NOTES

- (E) BUILDING IS A 1 STORY
- SCOPE OF WORK:
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL THE UBC CODES AS DISPLAYED ON PLANS
- PROTECT (E) BUILDING FROM ANY POSSIBLE DAMAGE, REPAIR ALL DAMAGED AREAS TO MATCH ORIGINAL
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD, CONTRACTOR SHALL NOT SCALE THE DRAWINGS
- ALL WOOD FRAMING SHALL BE STANDARD GRADE OR BETTER, U.O.N.
- ALL NAILING PER UBC, TABLE 23-1181 & GALVANIZED
- ALL GYPSUM APPLICATIONS PER UBC, TABLE 25G
- MECHANICAL AND ELECTRICAL WORKS ARE NOT PART OF THIS DOCUMENT, CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMANCE OF ALL NECESSARY REQUIRED WORK AND PERMIT
- PAINTE ALL EXISTING AND NEW WITHIN LIMIT OF WORK TO MATCH EXISTING COLOR SCHEME OF HOUSE
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CLEAN UP AND AT THE END OF CONSTRUCTION
- ALL RECEPTACLES TO BE @ 12 FEET ON CENTER MAX. AND 6 FEET FROM END OF WALLS
- ALL PRODUCTS AND MATERIALS TO BE VERIFIED AND APPROVED BY OWNER
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SUB CONTRACTORS
- ALL MATERIALS AND EQUIPMENT SHALL MEET THE APPLICABLE STANDARDS AS PUBLISHED BY ANSI AND NEMA AND SHALL BE LISTED BY UL WHERE REQUIRED MEA NUMBER MUST BE APPROVED
- WHEN REMOVING AN EXISTING OUTLET, CABLES ARE TO BE REMOVED FROM ORIGINATING POINT AND A COVER PLATE TO BE INSTALLED AT THE WALL IN CASE OF ELECTRIC OUTLETS, WIRES ARE TO BE REMOVED TO THE JUNCTION BOX CAPPED COVER PLATE TO BE INSTALLED AT WALL REMOVE ALL ABANDONED CONDUIT
- ALL NEW, MODIFIED OR EXISTING OUTLETS ARE TO BE CIRCUITED TO CONFORM TO ALL APPLICABLE BUILDING CODES
- THE CONTRACTOR SHALL GUARANTEE THAT ALL WORK OF THIS CONTRACT IS FREE FROM DEFECTS AND IS AS SPECIFIED, SHOULD ANY DEFECTS, WHICH CANNOT BE PROVEN TO HAVE CAUSED BY IMPROPER USE DEVELOP WITHIN THE PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK, SUCH DEFECTS SHALL BE MADE GOOD BY THE CONTRACTOR, WITHOUT COST TO OWNER
- ALL EQUIPMENT PROVIDED SHALL HAVE A MINIMUM OF ONE YEAR WARRANTY FROM DATE OF ACCEPTANCE OF WORK
- THE AIA DOCUMENT, A 201 LATEST EDITION "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL PREVAIL
- DEMOUSH EXISTING STRUCTURES AS SHOWN OR NOTED, ALL ALTERNATION TO ELECTRICAL, MECHANICAL, AND PLUMBING WORKS: PATCH TO MATCH EXISTING FINISHES AFFECTED BY THE NEW CONSTRUCTION
- CONTRACTOR SHALL VISIT THE SITE CAREFULLY EXAMINE THE AREAS AFFECTED BY THE WORK AND FAMILIARIZE THEMSELVES OF THE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK PRIOR TO START
- THE CONTRACTOR SHALL OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION
- THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.

Sheet Index

- A1: Cover sheet
- A2: General Notes
- A3: Floor plan, roof plan and elevations
- A4: Foundation plans, framing plans, roof framing plans & cross sections
- A5: details

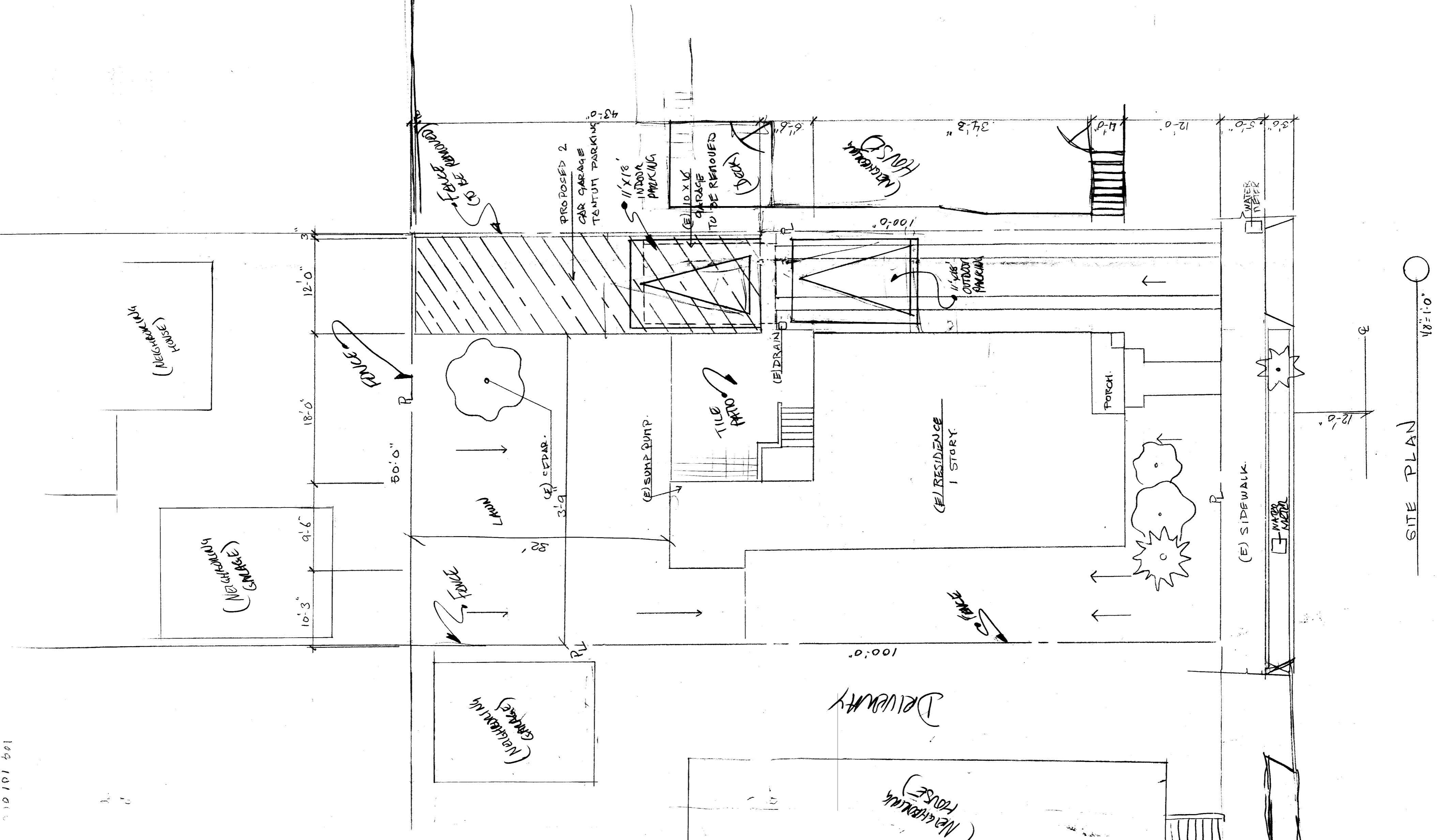
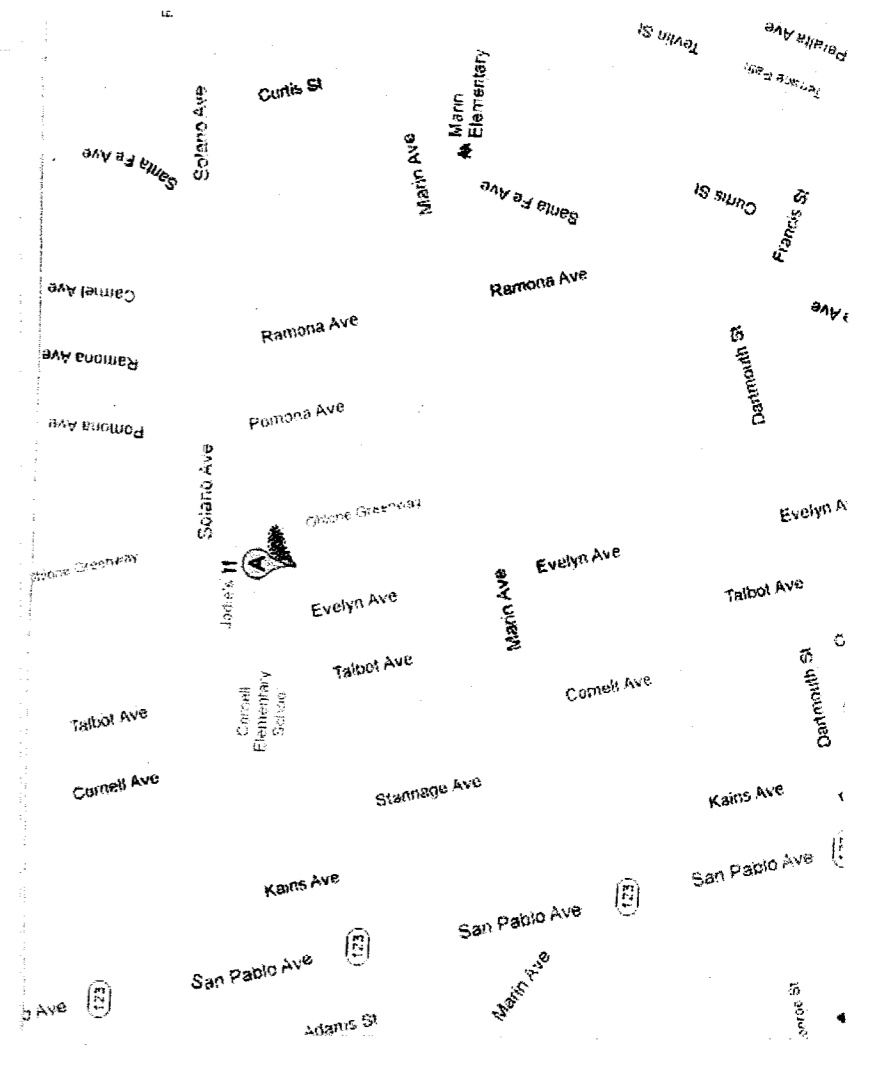
(E)	Existing	P.S.I.	Pounds per square inch
(N)	New	P.T.	Pressure Treated
Pl	Property Line	Phwd.	Physwood
Ab	Anchor Bolt	R	Riser
A.B.	Above Finish Floor	R.O.	Rough Opening
A.F.F.	Below Finish Floor	R.W.L.	Rain Water Leader
Bd	Board	R.W.D.	Reinforced
Bldg.	Building	R.W.	Reinforced
BM	Beam	R.C.	Reinforced Concrete
CBC	California Building Code	R.C.	Reinforced Concrete
CDX	CD exterior grade plywd.	R.C.	Reinforced Concrete
Cer.	Ceramic	R.C.	Reinforced Concrete
CL	Center Line	R.C.	Reinforced Concrete
Conc.	Concrete	R.C.	Reinforced Concrete
Cont.	Continuous	R.C.	Reinforced Concrete
Dbl.	Double	R.C.	Reinforced Concrete
Dia.	Diameter	R.C.	Reinforced Concrete
DN	Down	R.C.	Reinforced Concrete
Dr.	Door	R.C.	Reinforced Concrete
DWG.	Drawing	R.C.	Reinforced Concrete
EA	Each	R.C.	Reinforced Concrete
Elect.	Electrical	R.C.	Reinforced Concrete
Eng.	Engineering	R.C.	Reinforced Concrete
Eq.	Equipment	R.C.	Reinforced Concrete
Exp.	Expansion	R.C.	Reinforced Concrete
EXT.	Exterior	R.C.	Reinforced Concrete
F.D.	Floor Drain	R.C.	Reinforced Concrete
F.F.	Finish Floor	R.C.	Reinforced Concrete
GLBM	Glue lam beam	R.C.	Reinforced Concrete
Gyp Bd.	Gypsum Board	R.C.	Reinforced Concrete
H.C.	Not In Contact	R.C.	Reinforced Concrete
N.T.C.	Not To Scale	R.C.	Reinforced Concrete
O.C.	On Center	R.C.	Reinforced Concrete

Legal Address:

920 Masonic Ave.
Albany, CA
APN:
Owner: Mr. John Doty
Scope: New garage structure 12x43
Zoning: R-1
Lot Area: 5000 s/f
Building Area: 1110 s/f
Existing Garage: Demo
Proposed new garage: 516 s/f
Total building: 1626 s/f
Landscaping: 3374 s/f
Lot coverage: 32%
R-1 LOT COVERAGE (93 x 50 = 2150) 516 / 2150 = 24%
R-1 LOT COVERAGE TO NEAREST MINOR OF 100000: (30 x 50 = 1500) 516 / 1500 = 34%
FLOOR AREA RATIO (FAR) = HOUSE # 1110 / 5000 = 22%
GARAGE DEPTH = 161'

- California building code; 2010 edition (cbc)
- California fire code; 2010 edition (nec)
- California mechanical code; 2010 edition (upc)
- California plumbing code; 2010 edition (upc)
- California electrical code; 2010 edition (cec)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the county or city of Albany Ca.
These drawings are the property of John Rivelli design & planning and shall not be used on any other work except by agreement of John Rivelli. Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the attention of John Rivelli prior to the commencement of work.

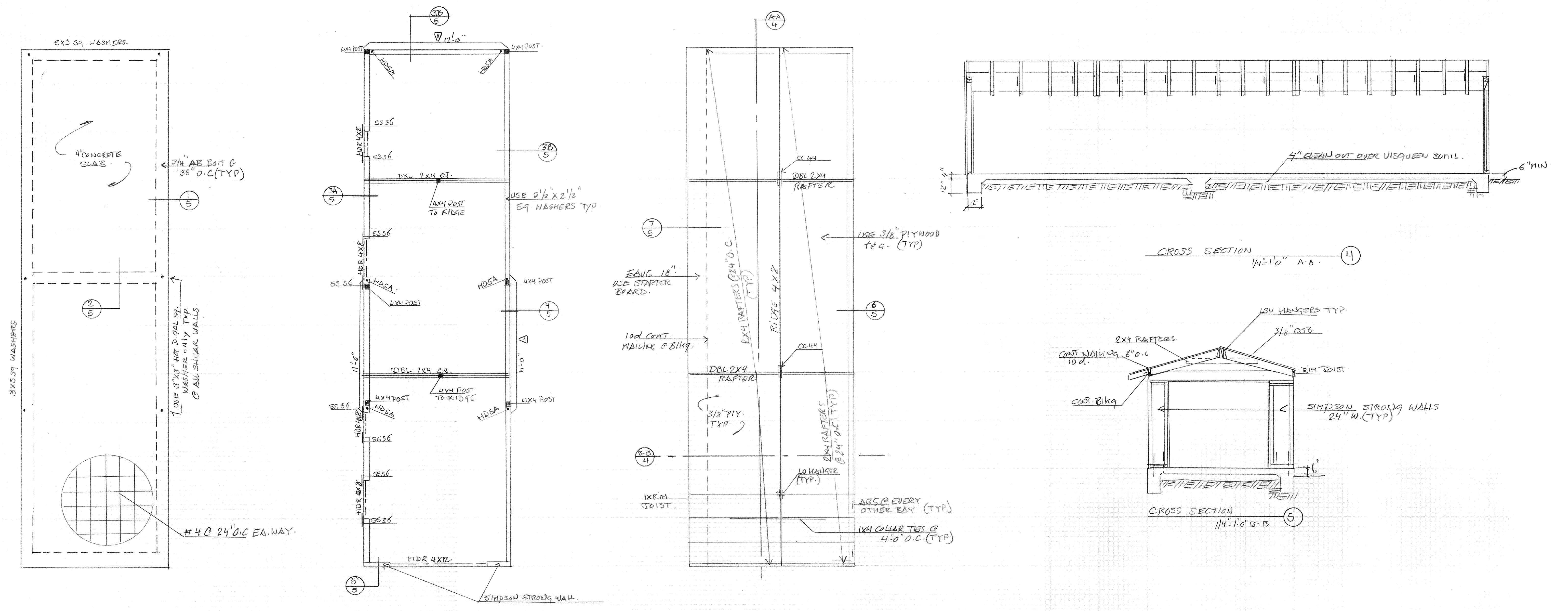


SITE PLAN 18'-10"

△ SHEAR WALL 4" PERIMETER NAILING 8d
6" FIELD (TYP)
ON 1/2" PLYWOOD STRUCT I

TYP NON SHEAR WALLS
4" PERIMETER NAILING 8d
12" FIELD TYP
1/2" PLYWOOD

Roofing 3/8" OSB PIY 8d
4" PERIMETER 8d
6" FIELDS



FOUNDATION PLANS ①
1/4" = 1'-0"

FRAMING PLANS ②
1/4" = 1'-0"

ROOF FRAMING PLANS ③
1/4" = 1'-0"

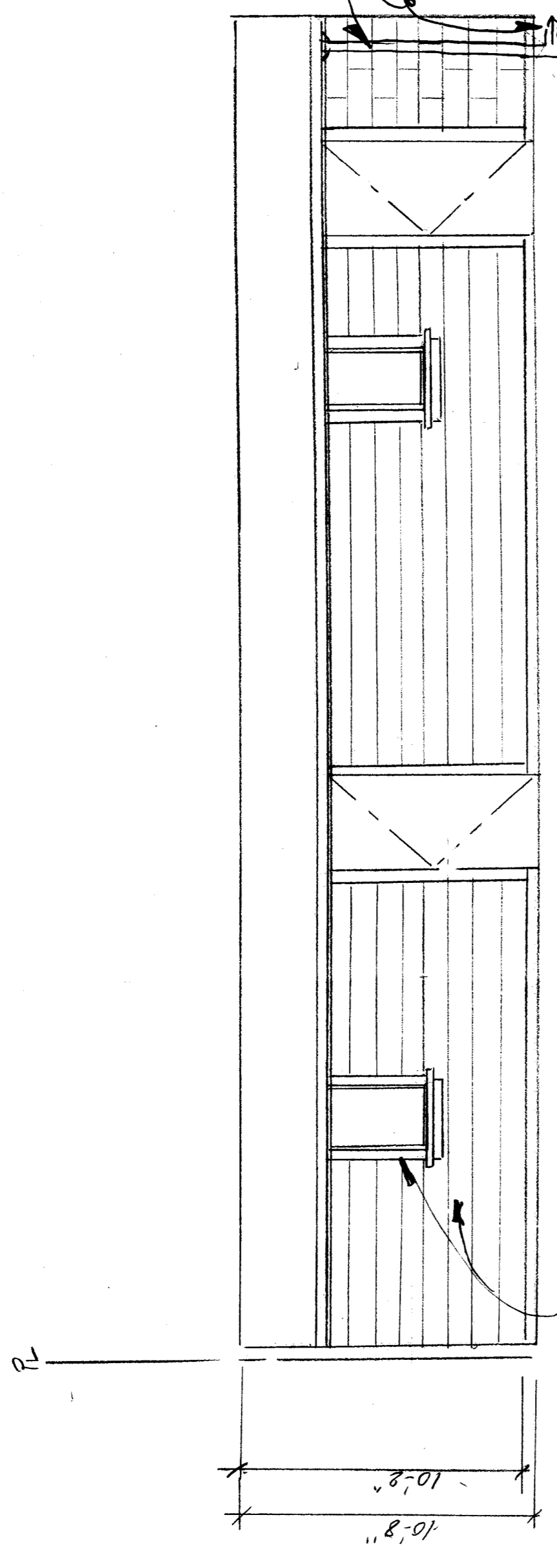
John Rivelli design & Planning
9537 Durango way Elk Grove CA 95624
Tel: (916) 896-1955

Description: FRAMING, ROOF FRAMING, FOUNDATION
CROSS SECTION PLANS

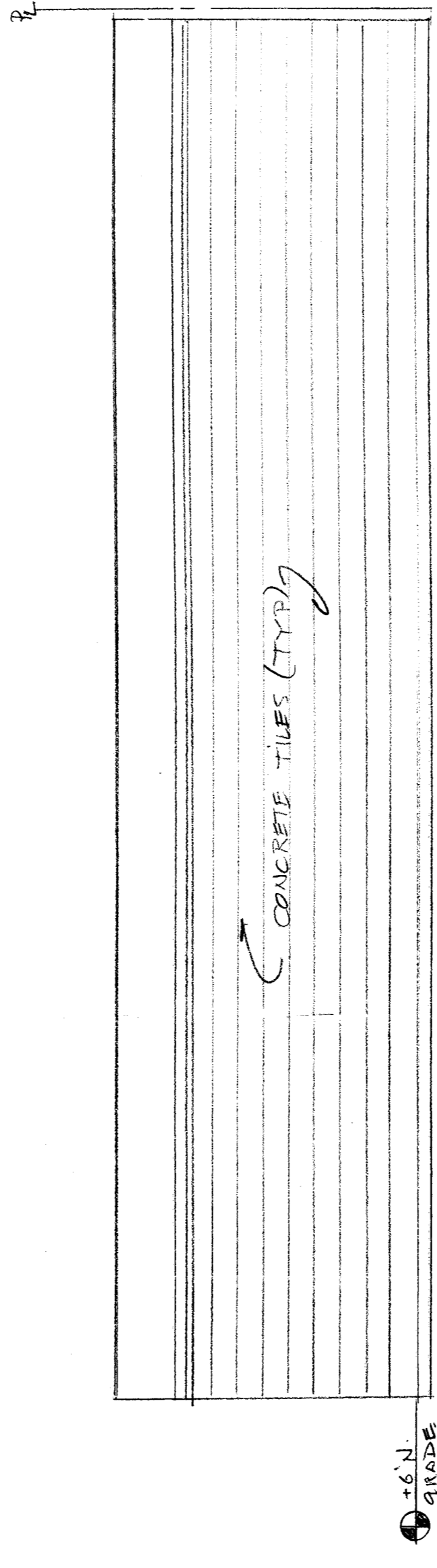
Date: 4/28/12 Scale: AS SHOWN Drawn: [Signature]

Job: JOHN DOTY

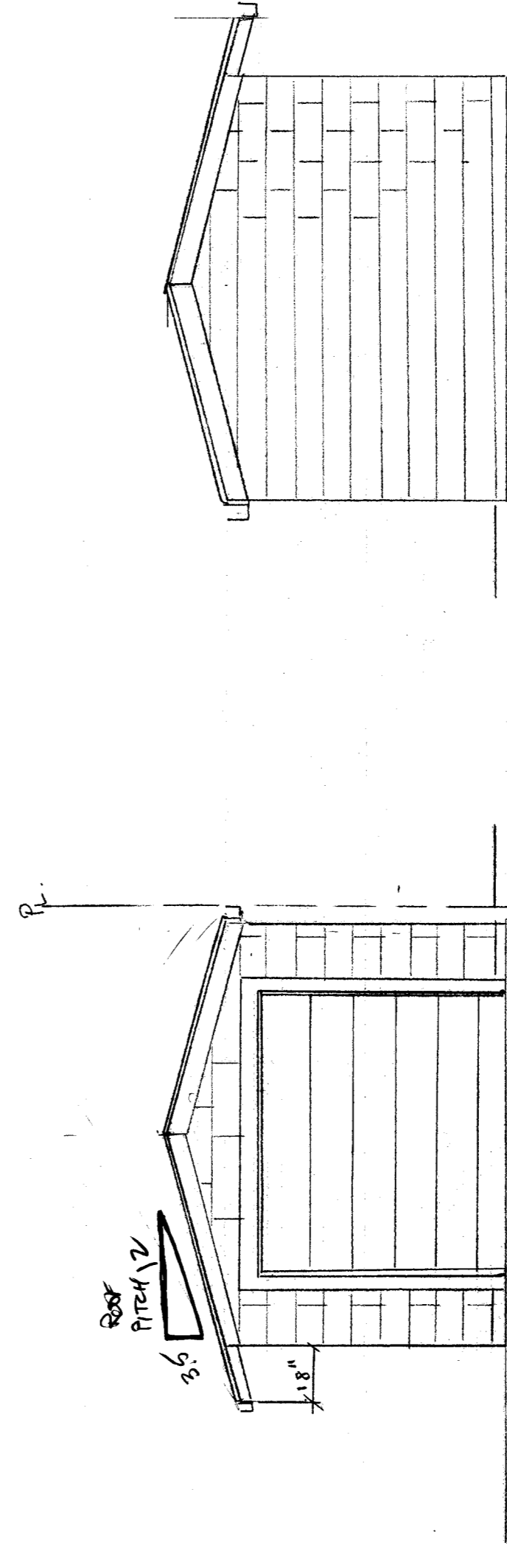
Revisions:



NORTH ELEV. 1/4" = 1'-0" (A)

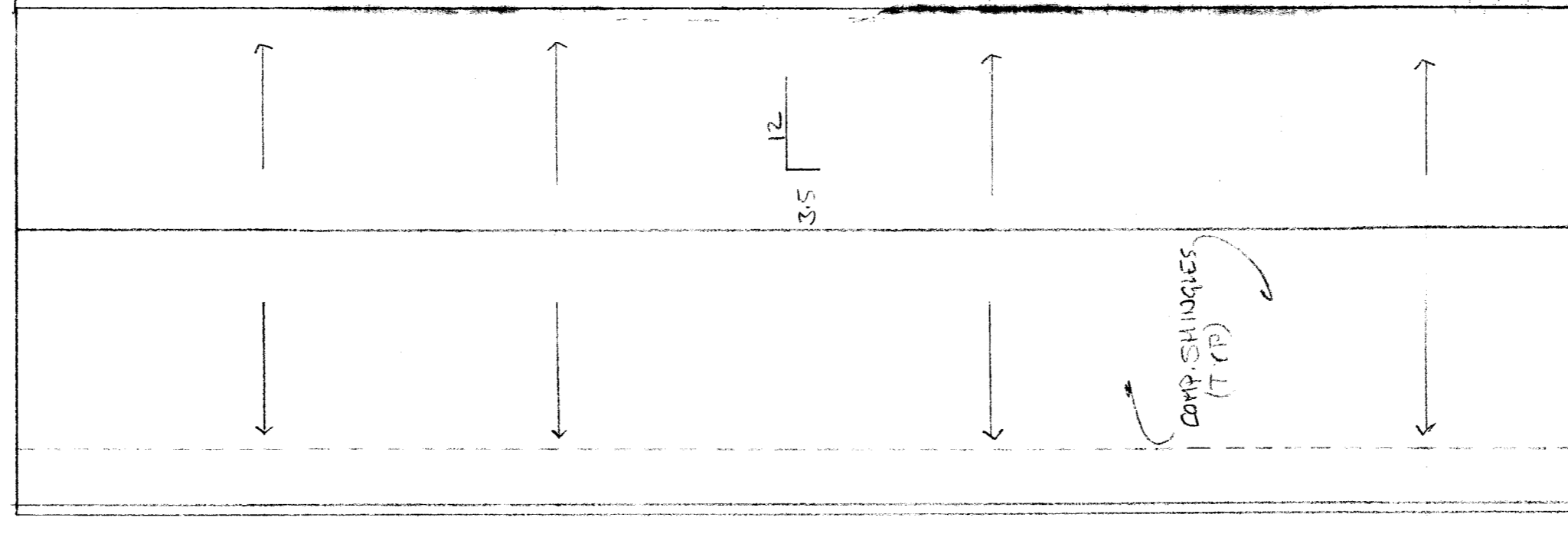


SOUTH ELEV. 1/4" = 1'-0" (B)

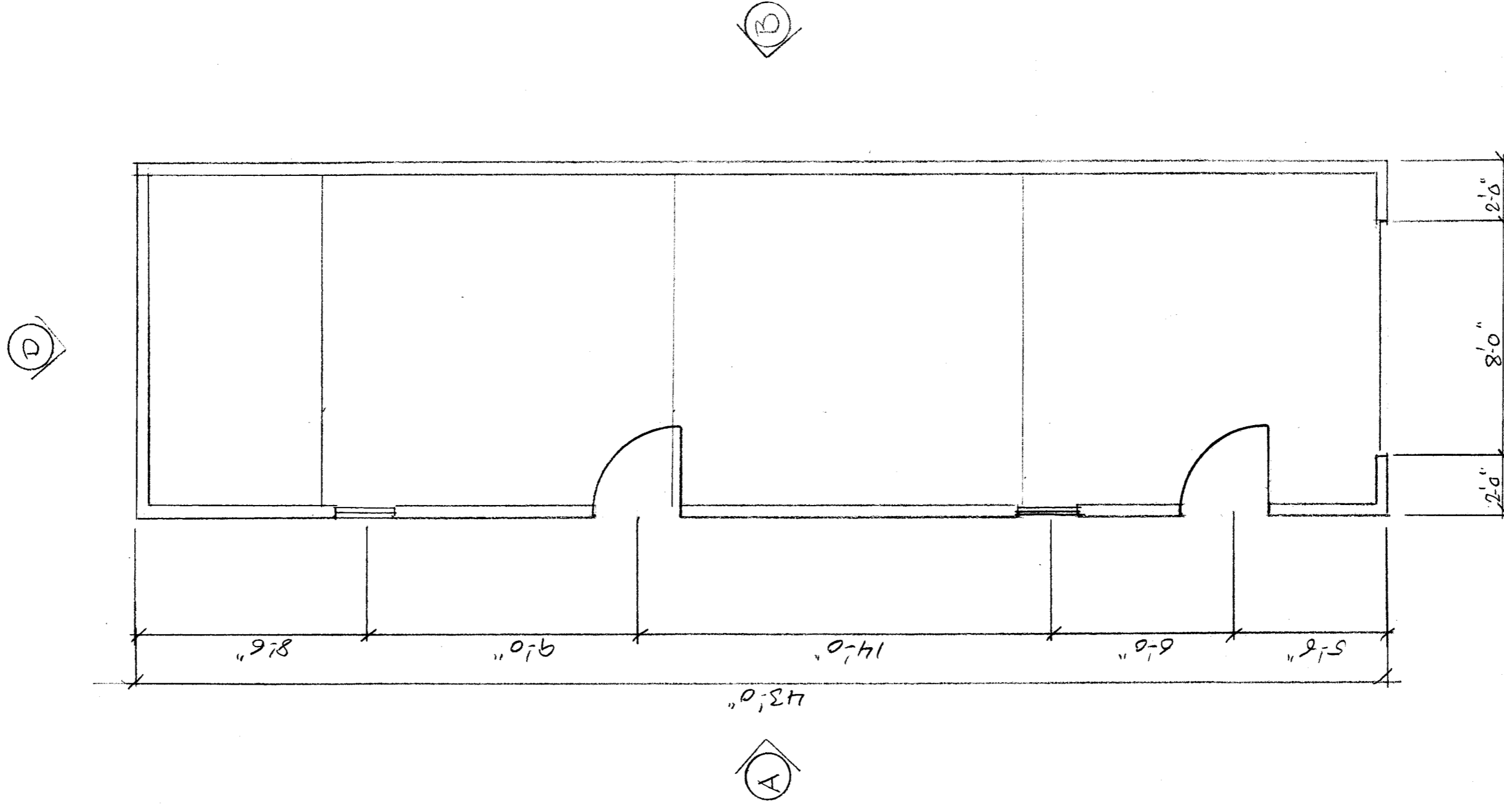


EAST ELEV. 1/4" = 1'-0" (C)

WEST ELEV. 1/4" = 1'-0" (D)



ROOF PLAN 1/4" = 1'-0" (2)



FLOOR PLAN 1/4" = 1'-0" (1)

John Rivelli Design & Planning
 9537 Durango Way Elk Grove CA 95624
 Tel: (916) 896-1955

Description: FLOOR, ROOF PLAN ELEVATIONS

Date: 4/19/12
 Scale: AS SHOWN
 Drawn: ASHWIN
 Job: JOHN DOTY
 Revisions:

Sheet 3 of 5

GENERAL

- CONTRACTOR TO COORDINATE ALL STRUCTURAL DOCUMENTS WITH ALL OTHER DISCIPLINES AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER PRIOR TO THE START OF FABRICATION OR CONSTRUCTION.
- REFER TO DRAWINGS OTHER THAN STRUCTURAL FOR FINISHES, SLOPES, DEPRESSIONS, OPENINGS, CURBS, STAIRS, RAMP, TRENCHES, EQUIPMENT AND LOCATIONS AND EXTENT OF SUCH CONDITIONS.
- CONTRACTOR TO COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO PROJECT MANAGER PRIOR TO START OF CONSTRUCTION.
- DETAILS OR CONDITIONS NOT FULLY DEVELOPED ON STRUCTURAL DOCUMENTS ARE SIMILAR TO DEVELOPED DETAILS.
- SEE DRAWINGS OTHER THAN STRUCTURAL FOR ALL EMBEDDED ITEMS, SLEEVES, EQUIPMENT PAD AND ATTACHMENTS.
- CONTRACTOR TO PROVIDE ALL NECESSARY SHORING, TEMPORARY BRACING AND SUPPORTS INCLUDING WALL AND SLAB SUPPORT.
- CONTRACTOR TO RETAIN A CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA TO DESIGN AND DETAIL ALL SHORING, UNDERPINNING, TEMPORARY BRACING AND FORMWORK.
- SEE ARCHITECTURAL DRAWINGS FOR WATER PROOFING, DAMPROOFING, AND DRAINAGE REQUIREMENTS.
- ALL BUILDING FOUNDATIONS PLANS, FLOOR PLANS, AND ROOF PLANS TO BE COORDINATED WITH GENERAL NOTES AND TYPICAL DETAILS AS APPLICABLE.

DESIGN CRITERIA:

- DESIGN CODE: CALIFORNIA BUILDING CODE, 1998 EDITION, TITLE 24, PART 2, CCR (UNIFORM BUILDING CODE 1997 WITH STATE OF CALIFORNIA 1998 AMENDMENTS). ALL REFERENCES TO "UBC STANDARDS" ARE TO 1997 UNIFORM BUILDING CODES STANDARDS.
- LIVE LOADS:
 - ROOF 20 P.S.F
 - TYPICAL FLOOR 40 P.S.F
 - LIVE LOADS REDUCED BY CODES
 - PARTITIONS- INCLUDED DEAD LOADS WHERE APPLICABLE
- WIND LOADS: STATIC
 - CODE UBC 1997
 - BASIC WIND SPEED 70 MPH
 - EXPOSURE C
 - IMPORTANCE 1=1.0
- SEISMIC LOAD: STATIC
 - Z= 0.40 ZONE 4
 - I= 1.00 RESIDENTIAL
 - R= 5.5 BEARING WALL WITH PLYWOOD SHEAR WALLS
 - NEAR SOURCE FAULT LINE TYPE A
 - SOIL PROFILE SD
 - NO= 1.2
 - NY= 1.6
 - CA= 0.53
 - CV= 1.0
 - DESIGN BASE SHEAR= 0.288W

SMOKE DETECTOR:

- SMOKE DETECTORS SHALL BE INSTALLED IN COMPLIANCE WITH UBC 310.9

DESIGN CRITERIA:

- REINFORCING STEEL: ASTM A615, GRADE 40 OR 60
- CONCRETE: NORMAL WEIGHT WITH COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS
- WELDED WIRE FABRIC: ASTM A185
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
 - SURFACES POURED AGAINST EARTH 3"
 - FORMED SURFACES BELOW GRADE 2"
 - SURFACES EXPOSED TO WEATHER 2"
 - EXTERIOR WALLS 1"
 - ALL OTHER WALLS 1"

FOUNDATIONS:

- ALLOWABLE FOOTING FOUNDATION (NET VALUE)
 - DL 2500PSF
 - DL+L+ WIND OR SEISMIC 4,000 PSI
 - MINIMUM WIDTH 14 INCHES
 - FRICTION COEFFICIENT 0.25
 - PAASSIVE PRESSURE 300 P.C.F.

STEEL:

- SHAPES AND PLATES: ASTM A 36
- BOLTS AND LAG SCREWS: ASTM A307

NAILING SCHEDULE:

- MINIMUM REQUIREMENTS, NAILS SHALL BE COMMON WIRE U.O.N.
- JOIST TO:
 - DOUBLE JOIST.....16@12" O.C. STAGGERED
 - LAPPED JOISTS.....4-16D
 - BEARING.....2-10D TOES EA. SIDE (H=16" OR LESS)
- STUDS TO:
 - MULTIPLE STUDS.....16D @ 12" O.C. STAGGERED
 - BLOCKING.....2-10D TOES OR 2-16D END NAILS
 - BEARING.....2-10D TOES EA. SIDE (H=16" OR LESS)
- TOP PLATES:
 - LOWER PLATE TO STUDS.....2-20 END NAILS (H=11" OR LESS)
 - UPPER PLATE TO LOWER.....2-20 END NAILS (H= 11" TO 17" 6")
 - @ INTERSECTION.....5-16D
- SOLID BLOCKING TO:
 - JOIST.....2-16D AND NAILS OR 4-10D TOES
 - BEARING JOIST.....2-10D TOES EA. SIDE

WOOD:

- FRAMING LUMBER: DOUGLAS FIR LARCH NO. 1
- PLYWOOD SHEATHING: ROOF SHEATHING: CD EXTERIOR APA RATED.
- GULIE LAM BEAMS: NA
- FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL. FILL ALL HOLES WITH NAILS OR BOLT AS RECOMMENDED BY MANUFACTURE.
- COMMON NAILS, SHORT NAILS MAY BE USED PROVIDED THEY HAV COMMON CODE SPECIFIED MINIMUM EMBEDMENT. NAILING TO BE PER UBC 23-1.1-1.1 H U.O.N
- LAG BOLTS SHALL BE SCREWED NOT DRIVEN. PROVIDE WASHER UNDER HEAD AS FOR BOLT SAME DIAMETER.
- BOLT HOLES IN WOOD SHALL BE 1/16" LARGER THEN BOLT DIAMETER. PROVIDE WAHER UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD.

CONCRETE

- ALL CONCRETE SHALL BE REINFORCED WITH REINFORCING BARS IN TWO DIRECTIONS, EXCEPT WHERE NOTED "UNREINFORCED" ON THE STRUCTURAL DRAWINGS. MINIMUM REINFORCING SHALL BE #4 @ 12" EACH WAY OR AN AREA OF UNFORMLY DISPERSED REBAR EQUAL TO 0.002 TIMES THE AREA OF THE GROSS CONCRETE SECTION, WHICHEVER IS GREATER EXCEPT WHERE SHOWN OTHERWISE.
- ALL CONCRETE MIXES SHALL BE DESIGNED BY AN INDEPENDENT TESTING LABORATORY RETAINED BY THE OWNER. TEST CYLINDERS SHALL BE PREPARED AND TESTED AT 7 DAYS AND 28 DAYS PRIOR TO SUBMITTALS OF DESIGN MIXES.
 - 28 DAYS CONCRETE STRENGTH, FC MINIMUMS ARE:
 - FOUNDATIONS 2500 PSI NORMAL WEIGHT
- CONCRETE REINFORCEMENT COVER AS FOLLOWS:
 - FOOTINGS AND SLAB AGAINST EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER 1 1/2" FOR #5 & LESS 2" FOR #6 & MORE
 - WALLS AND INTERIOR FACE 1"
 - SLABS AND INTERIOR FACE 1"
 - BEAM STRIRUPS 1 1/2"
 - COLUMN TIES 1 1/2"
- LIMIT POURS OF SLAB ON GRADE AND SUPPORTED SLABS TO 5000 S/F AREAS AND FOUR IN ALTERNATE STRIPS FOR ALL SLABS. LIMIT WALL POURS TO 60 LF FOR ANY WALL. SEE TYPICAL DETAILS FOR JOINT AND SPLICE LENGTH. MAXIMUM DISTANCE BETWEEN CONSTRUCTION JOINTS IS 25'.
- ROUGHEN SURFACES AT ALL JOINTS. PROVIDE SHEAR KEYS AND PREPARE JOINTS AS PER DRAWINGS AND SPECIFICATIONS.
- LOCATE JOINTS AND SPLICES AS SHOWN ON DRAWINGS. SUBMIT FOR REVIEW ALL OTHER JOINT LOCATION AND SPLICE DETAILS.
- ALL CONCRETE DIMENSIONS ARE MINIMUM DIMENSIONS. CONTRACTOR TO REVIEW FORMING AND PLACEMENT REQUIREMENTS, REINFORCING DETAILS AND ANY EMBEDDED ITEMS AND DETERMINE PRIOR TO FABRICATION OR REINFORCEMENT. PLACEMENT REQUIREMENTS AND CLEARANCE. CONTRACTOR MAY SUBMIT FOR OWNERS REVIEW LARGER DIMENSION FOR PARTICULAR CONDITIONS TO FACILITATE CONTRACTOR'S WORK AT NO ADDITIONAL COST TO OWNER.
- ALL SLABS, U.O.N. TO BE FURRED LEVEL WITHIN TOLERANCES SPECIFIED IN ACI 301 BUT NOT MORE THAN PLUS OR MINUS 1/8" IN 10 FEET. CONTRACTOR TO PROVIDE ADDITIONAL CONCRETE AS REQUIRED TO COMPENSATE FOR FORMWORK, METAL DECK AND FRAMING DEFLECTION FROM THE WEIGHT OF THE CONCRETE.
- CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL, AS IN WALLS, SO AS TO CAUSE SEGREGATION OF AGGREGATE. IN SUCH CASES, HOPPERS AND VERTICAL SHUTES OR TRUNGS SHALL BE USED. SHUTE AND TRUNGS SHALL BE OF VARIABLE SO THAT FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET AND A SUFFICIENT NUMBER BE USED TO INSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.
- HORIZONTAL CONSTRUCTION JOINTS SHALL HAVE ENTIRE SURFACE REMOVED TO EXPOSE CLEAN AGGREGATE FREE OF LATCH. THE SURFACE SHALL BE INTENTIONALLY ROUGHENED EITHER BY WATER JETTING PRIOR TO FINAL SET OR BY SAND BLASTING TO A FULL AMPLITUDE APPROXIMATELY 1/8".
- SPLICES IN CONTIGUOUS REINFORCEMENT AS USED IN WALLS, WALL FOOTINGS, ETC. SHALL HAVE A MIN. LAP OF 24 DIAMETERS AND THE SPLICES IN ADJACENT BARS SHALL BE STAGGERED NOT LESS THAN 2' 0" APART. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. BARS MAY BE WIRE TIED TOGETHER AT SPLICES OR LAPS EXCEPT FOR TOP REINFORCING OF BEAMS AND SLABS OR WHERE DEFINITELY DETAILED TO BE SEPARATED. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS, WALL OFFSETS, ARCHITECTURAL DETAILS, SPECIAL REINFORCEMENT AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER SIMILAR OPENINGS.
- ALL ANCHORS, BOLTS INSERTS AND ANY OTHER HARDWARE TO BE SET IN CONCRETE SHALL BE FIRMLY SET IN POSITION BEFORE CONCRETE IS PLACED.
- CONCRETE SHALL BE KEPT THOROUGHLY DAMP FOR TEN CONSECUTIVE DAYS MIN. BY COVERING WITH BURLAP OR CARPET AND KEEPING CONTINUOUSLY MOIST OR BY APPLICATION OF SEALING COMPOUND. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLACING CONCRETE AND SHALL PROVIDE BATCH DESIGN.
- EXPANSION ANCHORS SHALL NOT BE USED IN LIEU OF ANCHORS BOLTS UNLESS PREVIOUSLY APPROVED.

REINFORCING:

- ALL CONCRETE REINFORCEMENT IS ASTM A615, EY-60 KSI FOR # 4 BARS AND LARGER AND EY-40 KSI FOR # 3 BARS AND SMALLER U.O.N
- ANY REINFORCING THAT IS SHOWN WELDED ON THE STRUCTURAL DRAWINGS MUST COMPLY WITH AN A706 AND ALL WELDS SHALL BE PER AWS D1.1 SUBJECT TO CERTIFICATION INSPECT BY
- REINFORCEMENT SHALL BE EXTERIOR CONTOURIOUS FOR THE DIMENSIONS SHOWN. THERE BE ALL SECTIONS WHERE POSSIBLE.
- SPLICES IN REINFORCING AND SPLICE LENGTHS TO BE AS SHOWN ON TYPICAL DETAILS AND OTHER PLANS AND SECTIONS.
- LOCATE ALL REINFORCING AS SHOWN ON DRAWINGS AND FASTEN SECURELY.

LUMBER AND PLYWOOD

- ALL FRAMING TO BE DOUGLAS FIR NO. 1
- SILLS AND PLATES ON CONCRETE SHALL BE FOUNDATION GRADE PLYWOOD OR PRESURE TREATED DOUGLAS FIR NO. 1
- ALL PLYWOOD SHALL BE APA GRADE MARKED "STRUCTURAL 1" WITH THE EXTERIOR GRADE.
- ALL FRAMING NAILS TO BE COMMON WIRE NAILS. FRAMING CONNECTOR BOLTS AND ANCHOR (SILL) BOLTS TO BE ASTM A307. BOLT SPACING, LENG. AND END DISTANCES INWOOD MEMBERS TO CONFORM WITH CBC REQUIREMENTS. ALL BOLTS AND LAG SCREWS TO BE PROVIDED WITH STANDARD METAL WASHERS UNDER HEADS AND NUTS BEARING ON WOOD. ALL FRAMING CONNECTORS NUMBERS REFER TO SHALL BE GALVANIZED.
- MINIMUM NAILING TO CONFORM TO CBC TABLE 23-A-11-1-1 U.O.N.
- ENDS OF SLOPING BEAMS AND JOISTS TO BE BEVELED OR DAPED THE MINIMUM AMOUNT REQUIRED FOR FULL BEARING ON HANGERS.

GENERAL NOTES FOR TIMBER CONSTRUCTION:

- ALL SILL PLATES SHALL BE EMBEDDED ON CEMENT GROUT 1/2" THICK AND SHALL BE TIGHT AGAINST MAIN W/ STUD WITH
- SILL PLATES OF INTERIOR WALLS THAT ARE COVERED WITH DIAPHRAGM SHEATHING OR STUD. (I.E. PLYWOOD AND OF EXTERIOR WALLS SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED 1/4" 2" THICK AND OF SAME WIDTH OF STUD.
- SILL PLATES SHALL BE BOLTED TO CONCRETE WITH 5/8" X 7" EMBEDMENT MIN. BOLTS AT 4' 0" ON CEN. OF TWO BOLTS EACH PIECE AND THE FIRST BOLT IS TO BE PLACED WITHIN 12" AT EACH END OF EACH SILL PLATE.
- PLYWOOD SHEATHING (WALLS) SHALL BE 1/2" STR. 1 EXTERIOR GRADE (I.E. PLYWOOD)
- JOIST, RAFTERS, PURLINS AND DUILT UP BEAMS SHALL BE NO. 1
- TRUSS MEMBERS, ARCH. MEMBERS, BEAMS AND GRYS GREATER THAN 5" NOMINAL THICKNESS SHALL BE NO. 1
- BEARING WALLS AND PARTITIONS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL PARTITION INTERSECTIONS. JOINTS AND LOWER MEMBER DOUBLE TOP PLATES SHALL BE STAGGERED 4'-0" MIN.
- ANGLES AT CORNERS AND WHERE STUD WALL OR PARTITIONS MEET SHALL BE FRAMED AS PER DETAILS.
- WOOD GIRDERS, BEAMS, JOIST OR RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE FIFTH OF THE BEAM DEPTH FROM THE TOP LOCATED NOT FARTHER FROM THE BEAM END THAN THREE TIMES THE BEAM DEPTH.
- PIPES EXCEEDING ONE THIRD OF THE PLATE WIDTH SHALL NOT BE PALCED IN PARTITION USED AS BEARING OR LATERAL FORCE RESISTING WALLS, UNLESS FURRED ENTIRELY CLEAR OF STUDS, WHERE ALLOWED. 2" DIAMETER HOLES ALLOWED IN CENTER OF THE PLATES, USING A NOTCH W/ THE NO NOTCHING HOLES IN WOOD FOR BOLTS SHALL BE NOMINAL ROOT DIAMETER. +1/16"

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 9537 Durango way Elk Grove CA 95624
 Tel: (916) 896-1955

Description: *GENERAL NOTES*

Date: *4/29/12* Scale: *NTS* Drawn:
 Job: *JOHN DOTY*

Revisions:

Sheet *2* of *5*

G-WALL® SHEARWALLS

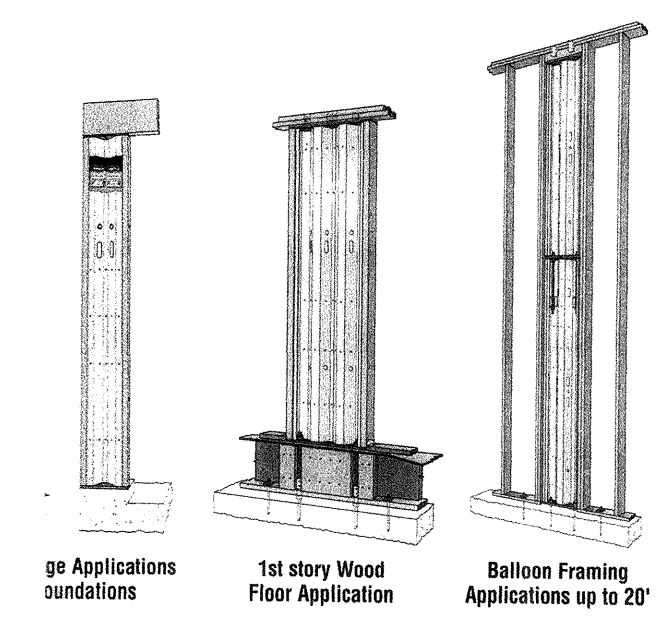


Lateral Sy
ATS

The Strong-Wall Shearwalls Catalog
The Simpson Strong-Tie® Strong-Wall Shearwalls catalog (C-SW) is the tool you need when specifying, installing or inspecting prefabricated shearwalls. This guide contains complete technical and installation information for our extensive line of steel and wood walls as well prescriptive wall bracing requirements. Complete installation details are also included to aid in correct specification and installation. Visit www.strongtie.com to download or request a copy or call (800) 999-5099.

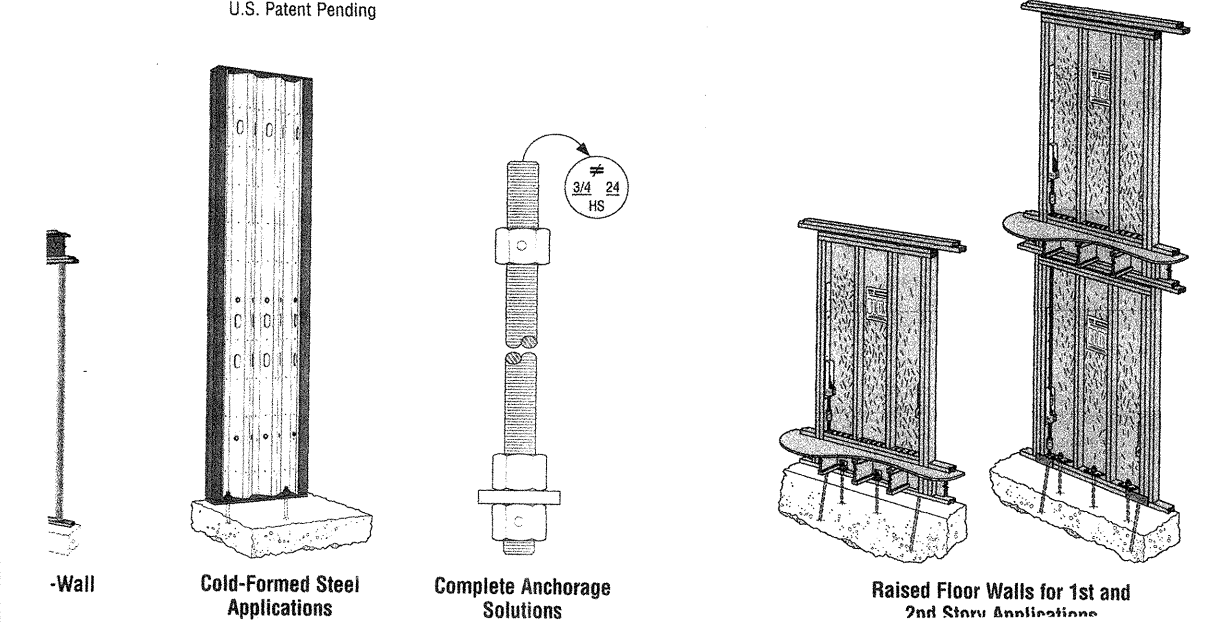
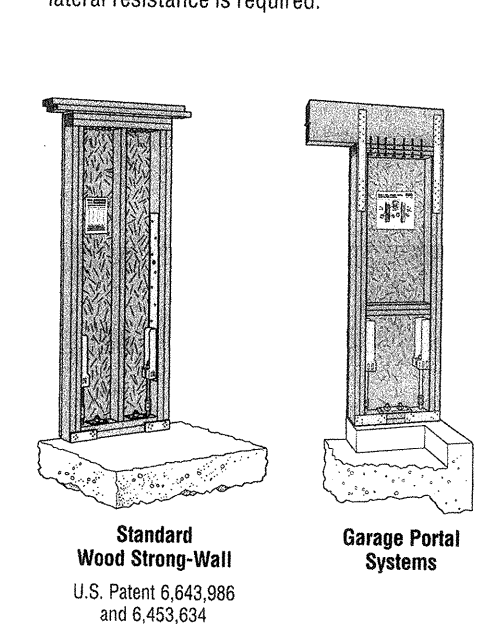
IG-WALL® PANEL

1st combines superior performance with the easiest installation now offers new applications with simpler and for maximum design flexibility.



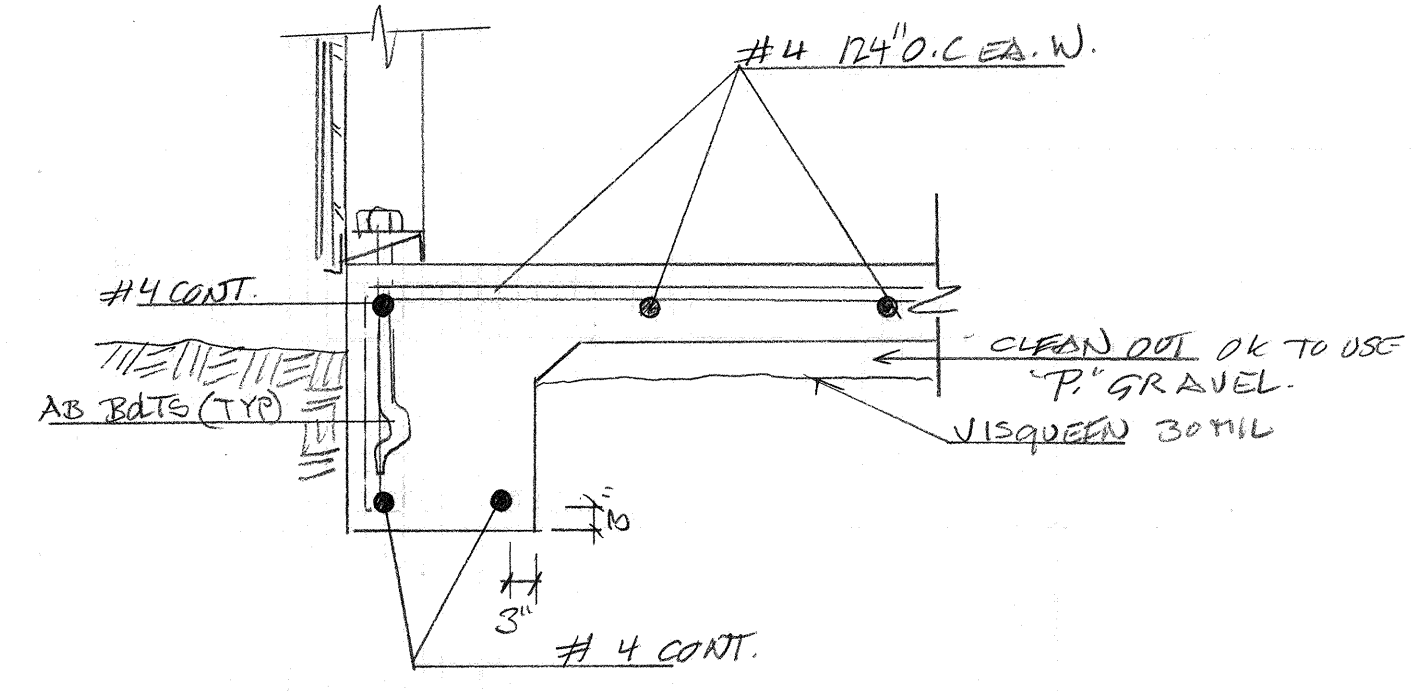
WOOD STRONG-WALL® PANEL

Ideal for applications around window and door openings, garage wing walls, interior walls or any other locations where additional lateral resistance is required.

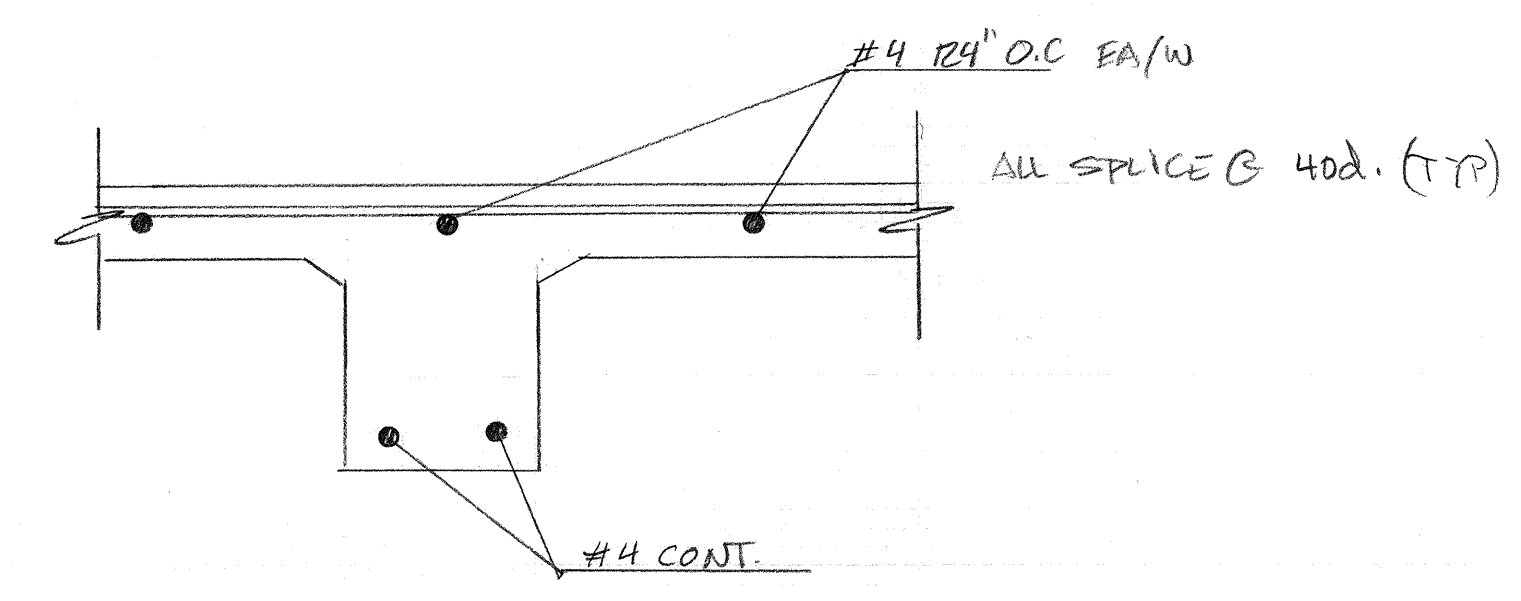


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Once result to generate a configuration.
Visit www.strongtie.com

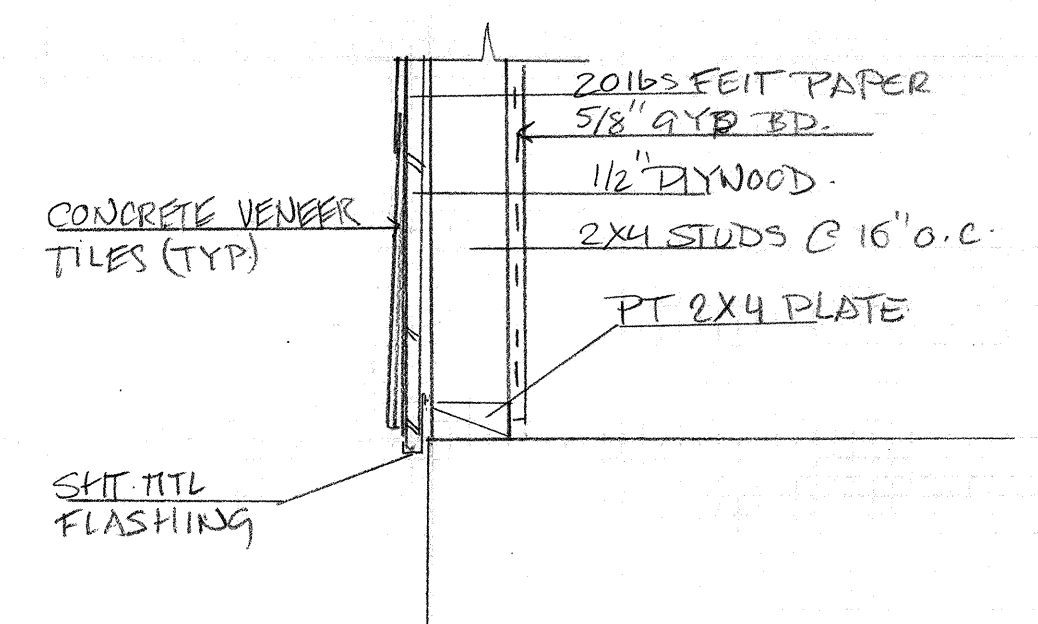


FOUNDATION DET. 1
1" = 1'-0"

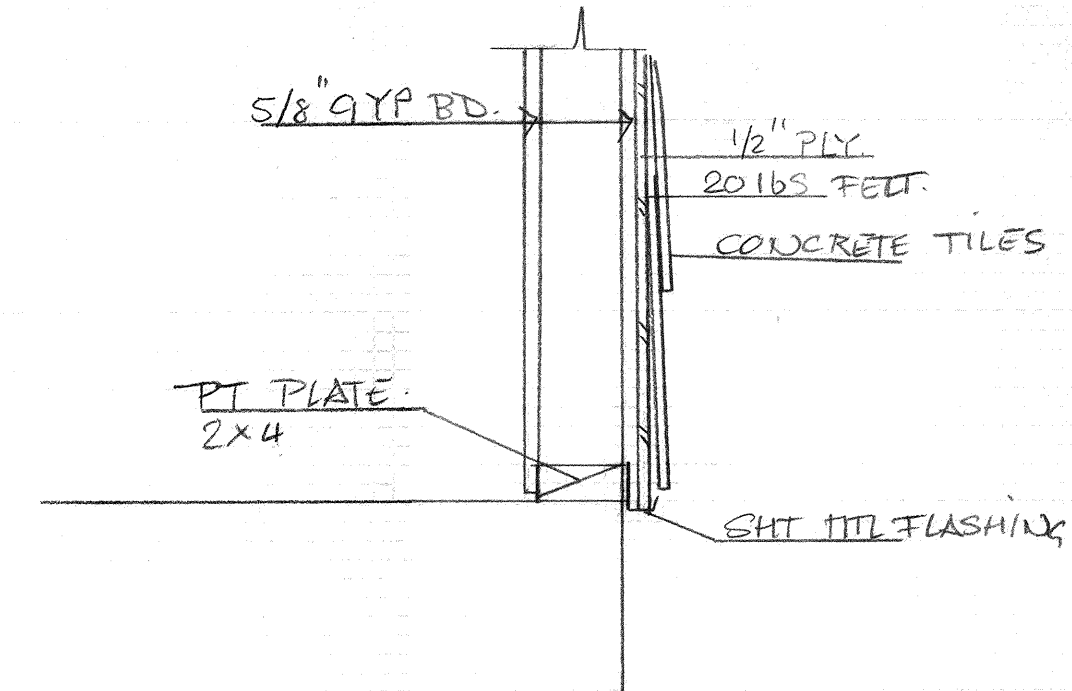


FOUNDATION DET. 2
1" = 1'-0"

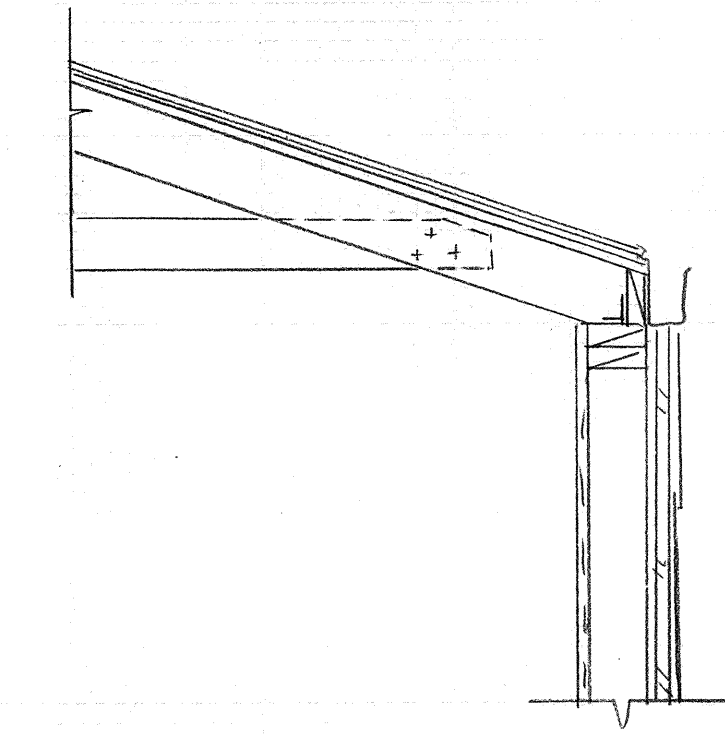
STRONG WALL DET. 5
N.T.S.



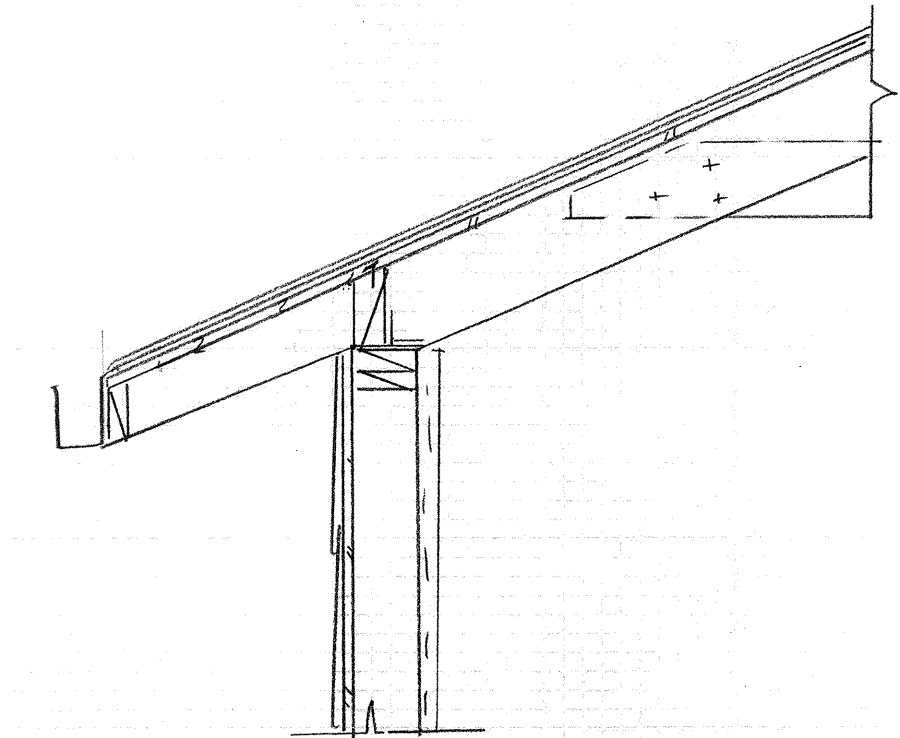
WALL DET. SILL 3A
1" = 1'-0"



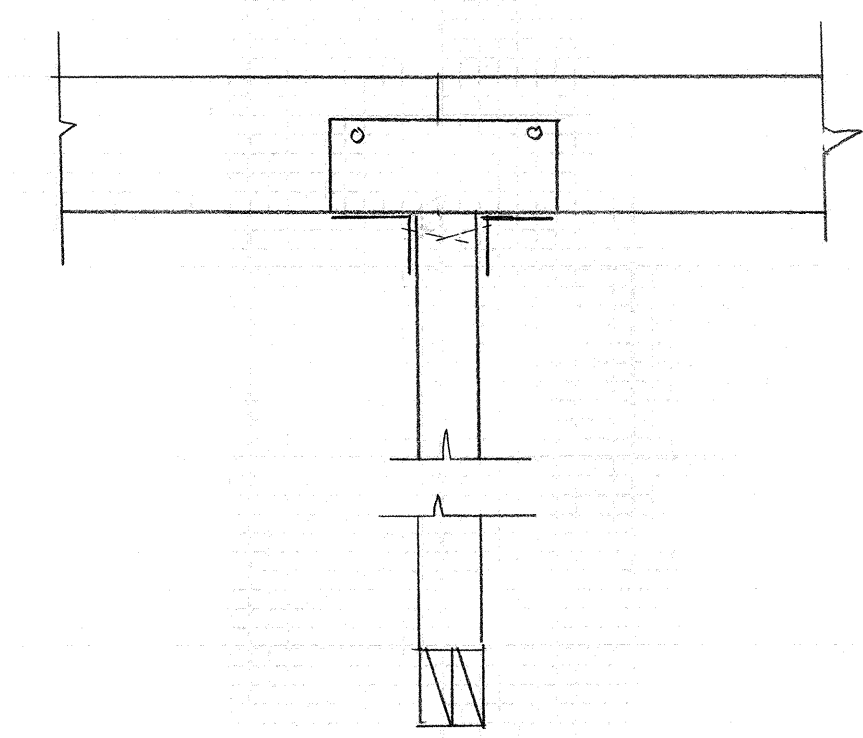
WALL DET. SILL 3B 4
1" = 1'-0"



EAVE DET. 6
1" = 1'-0"



EAVE OVERHUNG DET. 7
1" = 1'-0"



RIDGE CAP DET. 8
1" = 1'-0"

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Description: DETAILS
Date: 4/19/12 Scale: AS SHOWN Drawn: [Signature]
Job: JOHN DRY
Revisions:

Sheet 5 of 5