



CITY OF CAMPBELL
Community Development Department

January 14, 2021

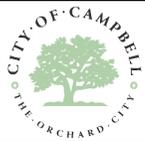
NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.:	PLN-2020-77
Applicant:	Kristy Xie
Project Address:	900 Silacci Dr.
Property Owner:	Tianming Ma
Zoning District:	R-1-6 (Single Family Residential)
General Plan:	Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s):	San Tomas Area Community Coalition
Project Description:	Approximately 295 sq. ft. single-story addition to an existing single-family home

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on January 14, 2021 and ends on January 25, 2021. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 25, 2021**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.



900 Silacci Dr.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



(E) FRONT YARD PHOTO



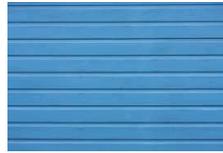
(E) RIGHT SIDE PHOTO



(E) LEFT SIDE PHOTO



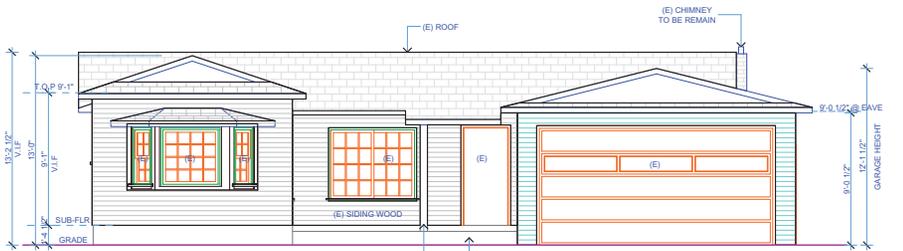
(E) REAR YARD PHOTO



(E) BLUE EXTERIOR SIDING WOOD

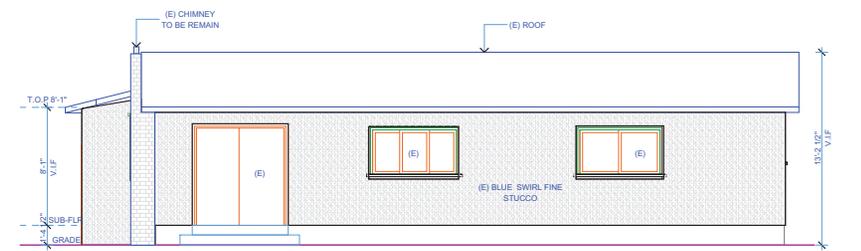


(E) BLUE EXTERIOR STUCCO



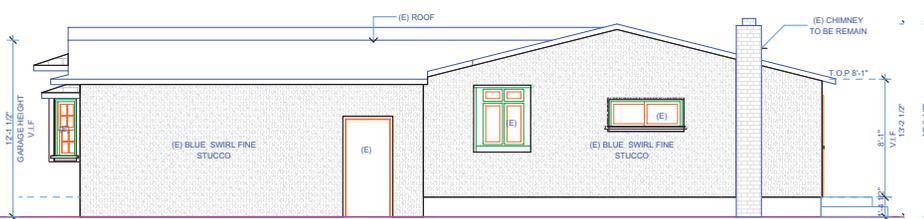
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1



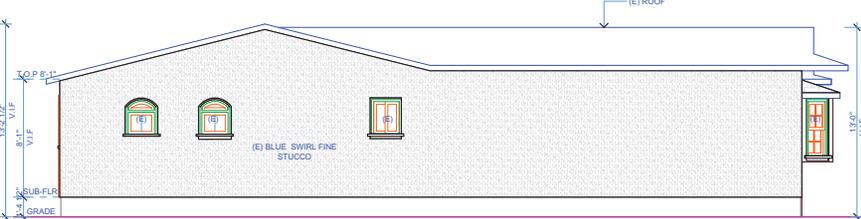
REAR ELEVATION
SCALE: 1/4" = 1'-0"

3



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

4



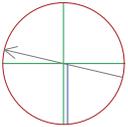
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

MA
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95008

PLAN
NORTH



APN NUMBER 048-123-250

DATE 2020/12/28/2018

PLAN CHECK

BD DATE

FINAL PERMIT

REVISIONS

EXISTING
ELEVATIONS

A-2

PAGE: 3 OF 8

PROPOSED DOOR SCHEDULES										
ID	PD1	PD2	PD3	PD4	PD5	PD6	PD7	PD8	PD10	
3D Front View										
Nominal W x H Size	2'-0" x 6'-8"	2'-6" x 6'-8"	2'-6" x 6'-8"	7'-0" x 6'-8"	5'-0" x 6'-8"	2'-0" x 6'-8"	5'-0" x 6'-8"	2'-4" x 6'-8"	2'-6" x 6'-8"	
Type	DOOR	DOOR								
Quantity	1	1	7	2	1	1	1	1	1	1
Location										

PROPOSED WINDOW SCHEDULE				
ID	PW1	PW2	PW3	PW4
3D Front View				
Nominal W x H Size	6'-0" x 6'-0"	5'-0" x 2'-0"	3'-0" x 2'-0"	6'-0" x 4'-0"
Type	WINDOW	WINDOW	WINDOW	WINDOW
Quantity	1	1	1	2
Location			TEMP GLS	

PROPOSED WINDOW SCHEDULE		
ID	PW5	PW6
3D Front View		
Nominal W x H Size	2'-0" x 3'-4"	6'-0" x 3'-4"
Type	WINDOW	WINDOW
Quantity	1	1
Location		

KEY NOTE LEGEND.
 1. NEW FRONT ENTRANCE CONCRETE STEP MIN 4" TREAD, MAX RISE 7 3/4"
 2. 12" X 12" COLUMN

WALL LEGEND
 (N) WALL

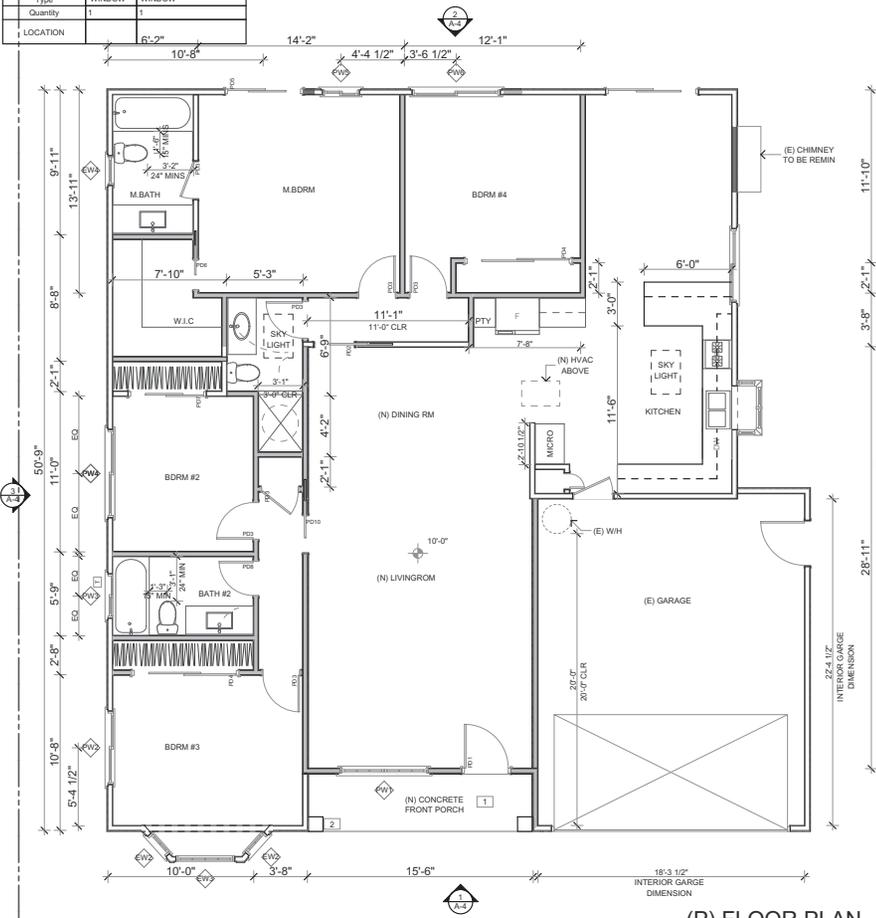
GENERAL NOTES:

- TOILETS MUST BE 1.28 GPM OR BE A QUALIFIED DUAL FLUSH SYSTEM. SHOWERS MUST BE <= 2.0 GPM AND LAVATORY FAUCETS MUST BE 1.2 GPM OR LESS. IF THERE IS MORE THAN ONE SHOWER HEAD IN A SINGLE SHOWER, IT MUST HAVE A CONTROL THAT PROHIBITS THEM FROM OPERATING SIMULTANEOUSLY.
- EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY NEW/REMODELED BATHROOM.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS WILL BE RODENT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE WILL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY. CGC 4.408
- AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. 2013 CGC 4.410.1
- AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS WILL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM.
- ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS. CGC 4.504.2.1
- PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2
- AEROSOL PAINTS AND COATINGS WILL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS CGC 4.504.2.3
- CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS FOUND IN THE 2013 CALIFORNIA GREEN BUILDING CODE.
- HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS (SUCH AS BATHROOM CABINETS, BASEBOARD, DOOR AND WINDOW TRIM, ETC) WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS.
- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED.
- ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES. 2013 R408.4
- OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES. 2013 R408.4
- WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. 2013 R408.4
- THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING.
- THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE.

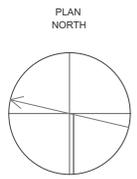
RESIDENTIAL BATHROOM REMODEL NOTES:

- MINIMUM CEILING HEIGHT IN A BATHROOM IS 7'-0" CLEAR, FROM THE FINISHED FLOOR TO THE FINISHED CEILING.
- INSULATION SHALL BE INSTALLED IN ALL WALLS, FLOORS AND CEILINGS OPEN FOR CONSTRUCTION BETWEEN CONDITIONED SPACE AND UNCONDITIONED SPACE SUCH AS EXTERIOR WALLS, GARAGES, CRAWL SPACES, AND ATTICS. WALLS: R-13, CEILINGS: R-30, FLOORS: R-19
- PER 2016 CALIFORNIA RESIDENTIAL CODE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS ARE ALLOWED TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- TILE SHALL NOT BE INSTALLED DIRECTLY ON GREEN BOARD OR PLAIN GYPSUM BOARD IN SHOWER AND TUB AREAS.
- WINDOWS LESS THAN 60° OF THE STANDING SURFACE OF THE TUB OR SHOWER SHALL BE TEMPERED GLAZING.
- ALL SHOWER, TUB DOOR ASSEMBLIES & GLASS SPLASHGUARDS SHALL BE SAFETY GLAZING.
- THE 20-AMP BATHROOM CIRCUIT SHALL ONLY SERVE RECEPTACLES WITHIN THE BATHROOM. THE CIRCUIT MAY SERVE THE RECEPTACLES AND LIGHTS IN STANDALONE BATHROOMS. THE CIRCUIT MAY SERVE MULTIPLE BATHROOMS FOR RECEPTACLES ONLY.
- A GFCI PROTECTED RECEPTACLE SHALL BE LOCATED WITHIN 36" FROM THE EDGE OF THE SINK.
- LIGHT FIXTURES LOCATED IN WET LOCATION SHALL BE LISTED FOR WET LOCATION AND REQUIRE WATER RESISTANT TRIMS.
- ELECTRICAL PANELS SHALL NOT BE INSTALLED IN BATHROOMS.
- TOILETS SHALL HAVE A MINIMUM NET CLEARANCE OF 15" MEASURED FROM THE CENTER OF THE TOILET TO WALL OR OBSTRUCTION.
- TOILETS SHALL HAVE A MINIMUM NET CLEAR SPACE IN FRONT OF TOILET OF 24".
- SHOWER & TUB-SHOWER COMBINATIONS IN BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE, THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
- SHOWERS SHALL HAVE AT LEAST 32"x23" OR 1024 SQUARE INCHES WITH NOT LESS THAN 30" WIDTH. THE MEASUREMENT IS TAKEN FROM THE TOP OF THE CURB AT THE CURB CENTERLINE TO OPPOSITE WALL. THE CLEAR AREA SHALL BE MAINTAINED TO MINIMUM 70" ABOVE THE DRAIN.
- NON ABSORBENT WALL SURFACES FOR SHOWERS OR TUB / SHOWERS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE FLOOR.
- PLASTIC LINERS AND UNDERLAYMENT SHALL BE SLOPED A MINIMUM OF 1/4" TO THE DRAIN AND BE WRAPPED UP THE WALL A MINIMUM OF 3 INCHES ABOVE THE TOP OF FINISHED DAM.
- A WATER TEST IS REQUIRED TO VERIFY THE PAN DOES NOT LEAK AND TO VERIFY THE WEEP HOLES ARE DRAINING CORRECTLY (SEE BACK FOR SHOWER PAN TEST).
- EACH BATHROOM CONTAINING A BATHTUB, A SHOWER, A SPA OR SIMILAR SOURCE OF MOISTURE IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MIN. VENTILATION RATE OF 50 CFM. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
- SHOWERS MUST NOT EXCEED THE 1.8 GPM FLOW RATE. IF THERE ARE MORE THAN ONE SHOWER HEAD IN A SINGLE SHOWER, IT MUST HAVE A CONTROL THAT PROHIBITS THEM FROM OPERATING SIMULTANEOUSLY.

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APN NUMBER 048-123-250
 DATE 2020F-12-01-018
 PLAN CHECK
 BD DATE
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PROPOSED FLOOR PLAN

A-3

(P) FLOOR PLAN
 SCALE: 1/4" = 1'-0" 2

GreenPoint Rated Existing Home Checklist
 A home is only GreenPoint Rated if all features are verified as Certified GreenPoint-Rated through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.



This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each table are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of measures in the home. The measure or practice must be found at least 10% of the home to earn points.

Column A is a dropdown menu with the option of "Yes," "No," or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the yellow "Points Achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpoint/

GreenPoint Rated Existing Home Checklist - version 2.1

ADDITION 900 SILACCI DRIVE CAMPBELL CA

Section	Measure	Points Available	Points Achieved	Comments	Energy	Water	Indoor Air Quality	Materials	Resource	Other
1. IAQ-COMFORT	1.1. Home Located within 1/2 Mile of Major Transit Stop	2	2							
	1.2. Compact Development & House Size	1	1							
	1.3. Fresh Air Intake	1	1							
	1.4. Ventilation and Fresh Air Intake	1	1							
	1.5. Radon Protection	1	1							
	1.6. Radon Protection	1	1							
	1.7. Radon Protection	1	1							
	1.8. Radon Protection	1	1							
	1.9. Radon Protection	1	1							
	1.10. Radon Protection	1	1							
2. ENERGY EFFICIENCY	2.1. Energy Star Rating	1	1							
	2.2. Energy Star Rating	1	1							
	2.3. Energy Star Rating	1	1							
	2.4. Energy Star Rating	1	1							
	2.5. Energy Star Rating	1	1							
	2.6. Energy Star Rating	1	1							
	2.7. Energy Star Rating	1	1							
	2.8. Energy Star Rating	1	1							
	2.9. Energy Star Rating	1	1							
	2.10. Energy Star Rating	1	1							

ADDITION 900 SILACCI DRIVE CAMPBELL CA

Section	Measure	Points Available	Points Achieved	Comments	Energy	Water	Indoor Air Quality	Materials	Resource	Other
3. FOUNDATION	3.1. Foundation	1	1							
	3.2. Foundation	1	1							
	3.3. Foundation	1	1							
	3.4. Foundation	1	1							
	3.5. Foundation	1	1							
	3.6. Foundation	1	1							
	3.7. Foundation	1	1							
	3.8. Foundation	1	1							
	3.9. Foundation	1	1							
	3.10. Foundation	1	1							
4. LANDSCAPE	4.1. Landscape	1	1							
	4.2. Landscape	1	1							
	4.3. Landscape	1	1							
	4.4. Landscape	1	1							
	4.5. Landscape	1	1							
	4.6. Landscape	1	1							
	4.7. Landscape	1	1							
	4.8. Landscape	1	1							
	4.9. Landscape	1	1							
	4.10. Landscape	1	1							

ADDITION 900 SILACCI DRIVE CAMPBELL CA

Section	Measure	Points Available	Points Achieved	Comments	Energy	Water	Indoor Air Quality	Materials	Resource	Other
5. EXTERIOR FINISH	5.1. Exterior Finish	1	1							
	5.2. Exterior Finish	1	1							
	5.3. Exterior Finish	1	1							
	5.4. Exterior Finish	1	1							
	5.5. Exterior Finish	1	1							
	5.6. Exterior Finish	1	1							
	5.7. Exterior Finish	1	1							
	5.8. Exterior Finish	1	1							
	5.9. Exterior Finish	1	1							
	5.10. Exterior Finish	1	1							
6. INSULATION	6.1. Insulation	1	1							
	6.2. Insulation	1	1							
	6.3. Insulation	1	1							
	6.4. Insulation	1	1							
	6.5. Insulation	1	1							
	6.6. Insulation	1	1							
	6.7. Insulation	1	1							
	6.8. Insulation	1	1							
	6.9. Insulation	1	1							
	6.10. Insulation	1	1							

ADDITION 900 SILACCI DRIVE CAMPBELL CA

Section	Measure	Points Available	Points Achieved	Comments	Energy	Water	Indoor Air Quality	Materials	Resource	Other
7. MECHANICAL VENTILATION SYSTEM FOR COOKING	7.1. Mechanical Ventilation System for Cooking	1	1							
	7.2. Mechanical Ventilation System for Cooking	1	1							
	7.3. Mechanical Ventilation System for Cooking	1	1							
	7.4. Mechanical Ventilation System for Cooking	1	1							
	7.5. Mechanical Ventilation System for Cooking	1	1							
	7.6. Mechanical Ventilation System for Cooking	1	1							
	7.7. Mechanical Ventilation System for Cooking	1	1							
	7.8. Mechanical Ventilation System for Cooking	1	1							
	7.9. Mechanical Ventilation System for Cooking	1	1							
	7.10. Mechanical Ventilation System for Cooking	1	1							
8. RENEWABLE ENERGY	8.1. Renewable Energy	1	1							
	8.2. Renewable Energy	1	1							
	8.3. Renewable Energy	1	1							
	8.4. Renewable Energy	1	1							
	8.5. Renewable Energy	1	1							
	8.6. Renewable Energy	1	1							
	8.7. Renewable Energy	1	1							
	8.8. Renewable Energy	1	1							
	8.9. Renewable Energy	1	1							
	8.10. Renewable Energy	1	1							

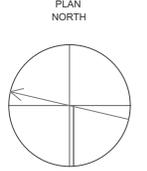
ADDITION 900 SILACCI DRIVE CAMPBELL CA

Section	Measure	Points Available	Points Achieved	Comments	Energy	Water	Indoor Air Quality	Materials	Resource	Other
9. APPLIANCES AND LIGHTING	9.1. Appliances and Lighting	1	1							
	9.2. Appliances and Lighting	1	1							
	9.3. Appliances and Lighting	1	1							
	9.4. Appliances and Lighting	1	1							
	9.5. Appliances and Lighting	1	1							
	9.6. Appliances and Lighting	1	1							
	9.7. Appliances and Lighting	1	1							
	9.8. Appliances and Lighting	1	1							
	9.9. Appliances and Lighting	1	1							
	9.10. Appliances and Lighting	1	1							

ADDITION 900 SILACCI DRIVE CAMPBELL CA

Section	Measure	Points Available	Points Achieved	Comments	Energy	Water	Indoor Air Quality	Materials	Resource	Other
10. WATER EFFICIENCY	10.1. Water Efficiency	1	1							
	10.2. Water Efficiency	1	1							
	10.3. Water Efficiency	1	1							
	10.4. Water Efficiency	1	1							
	10.5. Water Efficiency	1	1							
	10.6. Water Efficiency	1	1							
	10.7. Water Efficiency	1	1							
	10.8. Water Efficiency	1	1							
	10.9. Water Efficiency	1	1							
	10.10. Water Efficiency	1	1							

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APN NUMBER 046-123-250

DATE 2020R12R10R

PLAN CHECK

BD DATE

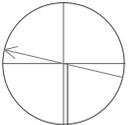
FINAL PERMIT

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CAL-GREEN

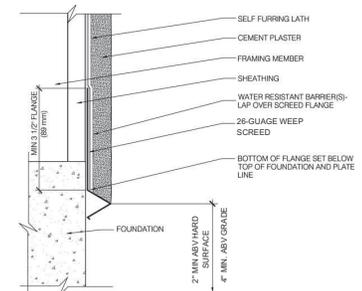
G-1



APP NUMBER
DATE 2020/12/31/20
PLAN CHECK
BID DATE
FINAL PERMIT
REVISIONS

PLANS PREPARED BY:

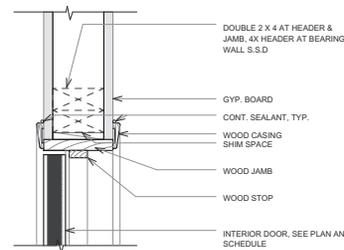
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WEEP Screenshot DETAIL

NOT TO SCALE

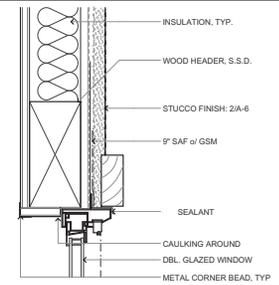
3



TYP. INT. DOOR JAMB

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

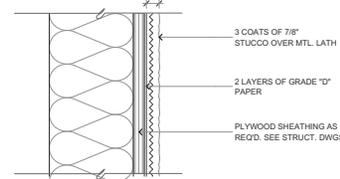
6



WINDOW HEADER DETAIL

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

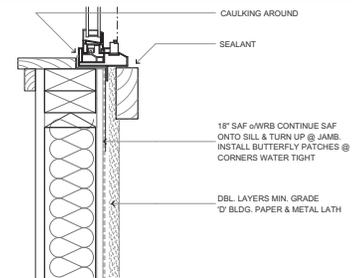
2



STUCCO ASSEMBLY

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

5

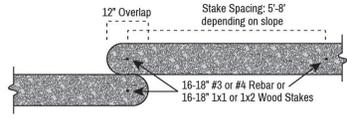


WINDOW SILL DETAIL

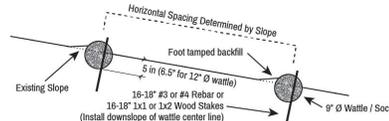
SCALE: 1/4" = 1'-0"

1

STRAW WATTLE INSTALLATION - PLAN VIEW



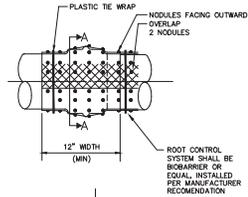
STRAW WATTLE (9" DIA.) INSTALLATION - ELEVATION VIEW



STRAW WATTLE DETAIL

NOT TO SCALE

11

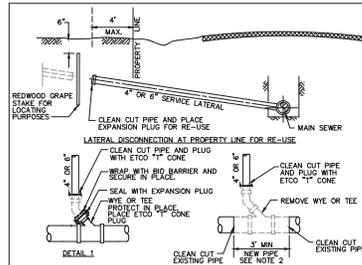


SECTION A-A

APPLICATION (ALL JOINTS):

- 1) ALL NEW MAIN SEWER PROJECTS.
- 2) ALL NEW OR REPLACEMENT SANITARY SEWER LATERAL CONNECTIONS.
- 3) SANITARY SEWER LATERAL REPAIRS.

WEST BAY SANITARY DISTRICT	
ROOT CONTROL SYSTEM	
APPROVED BY: /s/ - PHIL SCOTT DISTRICT MANAGER	DATE: 06-24-15 13



NOTES:

- 1) THE CONTRACTOR SHALL EXCAVATE BY HAND EXPOSING THE WYE/TEE AT THE MAIN SEWER LINE FOR INSPECTION BY A WEST BAY REPRESENTATIVE. IF THE MAIN AND WYE/TEE ARE OPENED IN GOOD CONDITION, PLUG WYE/TEE AS SHOWN IN DETAIL 1. IF THE MAIN IS IN GOOD CONDITION AND THE WYE/TEE IS IN POOR CONDITION, REMOVE TEE AND SECTION OF PIPE AS SHOWN IN DETAIL 2. IF BOTH MAIN AND WYE/TEE ARE IN POOR CONDITION, NOTIFY WEST.
- 2) REPLACEMENT PIPE SHALL MATCH EXISTING SEWER MAIN PIPE. COUPLING SHALL BE SMITH-BLAIR 226 FULL CIRCLE STAINLESS STEEL CLAMP OR EQUAL FOR MAIN DIAMETER LESS THAN 15" AND RODWELL 228 FULL CIRCLE CLAMP OR EQUAL FOR MAIN 15" OR GREATER.
- 3) IF SEWER MAIN IS CONCRETE ENCASED OR CRACKLED, ANY PORTION REMOVED BY CONTRACTOR SHALL BE REPLACED ENTIRELY TO THE SATISFACTION OF THE DISTRICT'S FIELD REPRESENTATIVE.
- 4) CONTRACTOR SHALL SUPPLY ADDRESS OF ABANDONED LATERAL AND DISTANCE AS MEASURED FROM THE DOWNSTREAM SANITARY SEWER LATERAL DISSECTIONS MANHOLE.

WEST BAY SANITARY DISTRICT	
LATERAL DISSECTIONS	
APPROVED BY: /s/ - PHIL SCOTT DISTRICT MANAGER	DATE: 06-24-15 24

GENERAL

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER AND THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST EDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.

THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTUALLY SOUND ONLY UNLESS THE COMPLETED FORM, GENERAL CONTRACTOR, PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.

IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS, OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND/OR HVAC REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.

FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DERESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS, AND ALL OTHER RELATED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUBTRADES.

IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT, OWNER AND STRUCTURAL ENGINEER OF RECORD.

1. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE REFERRED TO MEAN GENERAL REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.

2. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.

3. CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECT'S PROJECT SPECIFICATION AS APPLICABLE.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

5. VIBRATIONAL EFFECTS OF MECHANICAL AND/OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.

6. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP FLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP FLATE, UNLESS NOTED.

1. EARTHWORK FOR FOUNDATION WORK, INCLUDING EXCAVATION, FILLING AND COMPACTION, SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND/OR THE CITY OF OAKLAND, AS APPLICABLE. THE PROJECT GEOTECHNICAL REPORT PREPARED BY LANGRISH GEOTECHNICAL GROUP, DATED MARCH 4, 2016, IS AVAILABLE FOR REVIEW. SUBGRADE FOR THE GARAGE SLAB SHALL BE PREPARED AS OUTLINED IN THE REPORT.

CONCRETE

ALL CONCRETE MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE ACI CODE AND SPECIFICATION (ACI-309) AND APPLICABLE CALIFORNIA BUILDING CODES.

CONCRETE MIXES SHALL BE DESIGNED BY A RECOGNIZED TESTING LABORATORY AND SHALL BE STAMPED AND SIGNED BY A LICENSED CIVIL OR STRUCTURAL ENGINEER.

THE CONCRETE SUPPLIER SHALL BEAR THE RESPONSIBILITY THAT THE MIX DESIGN WILL ATTAIN REQUIRED SPECIFIED STRENGTH AND SHRINKAGE CHARACTERISTICS.

UNLESS NOTED OTHERWISE, CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE II, WHERE SULFATE EXPOSURE EXISTS.

CONCRETE MIX SHALL CONFORM TO REQUIREMENTS OF CBC 2007 SECTION 1905.8.

AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.3, THE NOMINAL MAXIMUM SIZE OF THE AGGREGATES SHALL NOT EXCEED 1/3 SLAB THICKNESS, NOR 3/4 OF THE MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C-330.

THE MAXIMUM SLUMP AT PLACEMENT SHALL NOT EXCEED 4 INCHES FOR ALL CONCRETE, UNLESS OTHERWISE NOTED.

CONCRETE CURING SHALL COMPLY WITH ACI 308. FORMS AND SHORING SHALL REMAIN UNCLIMBED FOR 24 HOURS FOR VERTICAL SURFACES AND 10 DAYS FOR STRUCTURAL SLABS.

MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI (4,000 PSF FOR DRYPACK/GROUT FOR BASE PLATES).

ALL REINFORCING BARS, WIRE MESH, ANCHOR BOLTS, HOLD DOWN ANCHORS, DOWELS, EMBEDDED HARDWARE, STRAPS, POST BASES, AND OTHER CONCRETE INSERTS MUST BE WELL SECURED IN THE PROPER LOCATION, AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.

PIPES, DVCTS, CONDUITS, ETC. SHALL NOT BE PLACED IN SLABS UNLESS APPROVED BY THE ENGINEER.

REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ACCESSORIES, LOCATION OF SLAB DEPRESSIONS, SIDEWALKS AND EXTERIOR SLABS.

CONCRETE COVERAGE OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:

UNFORMED SURFACES CAST DIRECTLY AGAINST THE EARTH:
SLAB ON EARTH: AT CENTER OF SLAB
ALL OTHER CONCRETE: 3 INCHES

FORMED AND/OR FINISHED SURFACES EXPOSED TO EARTH OR WEATHER:
#5 BAR AND SMALLER: 1-1/2 INCHES
#6 BAR AND LARGER: 2 INCHES

A QUALIFIED GEOTECHNICAL ENGINEER SHALL CERTIFY THE PAD PRIOR TO SLAB POUR.

REINFORCING STEEL

1. ALL REINFORCING STEEL #4 OR LARGER SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. NO. 3 REBAR MAY BE GRADE 40. ALL REINFORCING SHALL BEAR MILL STOCK IDENTIFICATION BARS SHALL BE CLEAN OF RUST, MOIL, GREASE OR OTHER COATING MATERIALS LIKELY TO IMPAIR BONDING.

2. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185 GRADE 65 FOR PLAIN WIRE AND ASTM A-997 GRADE 75 FOR DEFORMED BAR.

3. GRADE 60 REINFORCING BARS SHALL NOT BE RECENT WITHOUT THE APPROVAL OF THE ENGINEER. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

4. ALL REINFORCING MUST BE CONTINUOUS TYPICALLY EXCEPT AS DETAILLED.

5. ALL WELDING REINFORCING STEEL SHALL CONFORM TO ASTM A-706, GRADE 60. REINFORCING STEEL WELDING SHALL CONFORM TO AWS D1.4. WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER USING LOW HYDROGEN E70XX ELECTRODES. ALL FIELD WELDING SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR. NO WELDING SHALL BE DONE AT THE SEND IN A BAR.

WOOD FRAMING

1. ALL FRAMING SHALL CONFORM TO THE GRADES AS SET BY THE W.C.L.I.B. OR W.V.P.A. AND THE CBC2016 AND NATIONAL DESIGN SPECIFICATION (N.D.S.), ALL LUMBER SHALL BEAR THE GRADE STAMP OF AN APPROVED TESTING AGENCY, EXCEPT EXPOSED LUMBER AT VISIBLE AREAS.

2. ALL LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE DOUGLAS FIR, COAST GRADE, GRADED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU. ALL LUMBER SHALL HAVE LESS THAN 19% MOISTURE CONTENT.

3. UNLESS NOTED OTHERWISE, THE MINIMUM GRADE SHALL BE AS FOLLOWS:

HORIZONTAL FRAMING MEMBERS (JOISTS AND BEAMS)	
2X	D.F. #2
4X OR SMALLER	D.F. #2
4X12 OR LARGER	D.F. #1
6X	D.F. #1
8X	D.F. #1

VERTICAL FRAMING MEMBERS (STUDS AND POSTS)	
2X4	STANDARD OR STUD GRADE
4X4, 4X6	D.F. #2
6X6 OR LARGER	D.F. #2

MISCELLANEOUS	
SILL PLATE	P.T.D.F. STANDARD GRADE
2X TOP PLATE/SOLE PLATE	D.F. STANDARD GRADE
SHIELD BLOC/NONE	D.F. STANDARD GRADE
NON-STRUCTURAL BLOCKING AND BRIDGING	UTILITY

4. ALL SILL PLATES BEARING ON MASONRY OR CONCRETE FOUNDATION WALL OR SLAB ON GRADE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH CBC2016 2303.1.8.

MINIMUM TWO BOLTS PER PLATE WITH AT LEAST ONE BOLT BETWEEN 4 INCHES OF PLATE ENDS.

5. BOLTS SHALL CONFORM TO ASTM A-307. ALL BOLTS THROUGH WOOD SHALL HAVE SQUARE PLATE PER WASHER SCHEDULE BETWEEN BOLT HEADS / NUTS AND WOOD BEARING SURFACE. BOLT HEADS SHALL BE BORED 1/32" TO 1/16" LARGER THAN THE BOLT DIAMETER.

ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO BUILDING WRAP AND DRYWALL INSTALLATION.

6. LAG SCREWS SHALL CONFORM TO AN S.I. B.18

7. PROVIDE 0.258" X 1-1/2" WIDE STEEL TIE STRAPS WITH 6-18# NAILS AT EACH SIDE WHERE PENE-TRATION ARE INTERRUPTED BY UTILITY PENETRATIONS AT NON-SHEAR WALLS. IF VENTILATION OCCURS AT SHEAR WALLS, NOTIFY THE ENGINEER PRIOR TO STARTING WORK.

8. WALL FRAMING TO BE 2X STUDS AT 16" O.C. ON EXTERIOR WALLS AND 2X STUDS AT 16" O.C. ON INTERIOR WALLS. PROVIDE DOUBLE TOP PLATE ON ALL WALLS.

THE MAXIMUM STUD HEIGHT FOR 2X4 EXTERIOR WALL IS 10'. THE MAXIMUM 2X4 INTERIOR WALL HEIGHT IS 14'. THE MAXIMUM NON-BEARING STUD HEIGHT FOR 2X6 STUDS IS 20' UNLESS NOTED.

9. FOR PORTIONS OF BUILDING FRAMED PER CONVENTIONAL FRAMING PROVISIONS IN THE U.B.C. SECTION 2303, PROVIDE 1X6 LETHAN DIAGONAL BRACES AT EACH 25 LINEAR FEET OF WALL, EACH CORNER AND ALL MAIN CROSS STUD PARTITIONS. LETH-N TO CROSS 4 STUD SPACES AT 45 DEGREES WHERE POSSIBLE.

10. PROVIDE SINGLE JOIST UNDER NON-BEARING PARTITION PARALLEL TO JOIST. PROVIDE MINIMUM OF TWO FLOOR JOISTS BELOW BEARING WALLS UNLESS NOTED.

11. ROOF SHEATHING SHALL BE INSPECTED PRIOR TO PLACING INSULATION AND ROOFING.

12. ALL STRUCTURAL SHEATHING SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE APA- THE ENGINEERED WOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF PRODUCTS STANDARD PS 198, PS224, OR PRP-108. ALL SHEATHING WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE. SHEATHING LESS THAN 2 INCHES IN ANY DIMENSION SHALL NOT BE USED IN SHEAR WALLS, FLOOR, OR ROOF DIAPHRAGM.

ROOF SHEATHING:
2X12 INCH APA RATED SHEATHING (EXP. 1, 2/ 16) WITH #6 COMMON AT 16" O.C. AT SHEATHING EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT. LAY SHEATHING WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS.

FLOOR SHEATHING:
2X12 INCH APA RATED STURD-I-FLOOR, EXP. 1, T & G, 24" O.C. SPAN RATING WITH 16# COMMON OR 10#19R SHANKS-REDWOOD SHANK AT 16" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT. PR 4020X. LAY SHEATHING WITH FACE GRAIN OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH SHEATHING CONTINUOUS OVER TWO OR MORE SUPPORTS.

19X12 INCH APA RATED STURD-I-FLOOR, EXP. 1, T & G, 20" O.C. SPAN RATING MAY BE USED IF ALL FLOOR JOISTS ARE SPACED AT 16" O.C. OR LESS.



1. ROOF AND FLOOR SHEATHING, AND SHEAR WALL PANELS, NAILING AND INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO COVERING.

2. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, CONDUITS, ETC. UNLESS SPECIFICALLY DETAILED ON DRAWINGS.

3. UNLESS NOTED OTHERWISE ON THE PLANS, COMPLY WITH CBC2016 TABLE 2304.1.1 FOR NAILING SCHEDULE.

4. ALL NAILS SHALL BE COMMON NAILS IN COMPLIANCE WITH FEDERAL SPECIFICATIONS FF-41-109S. SINKERS SHALL NOT BE ALLOWED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER. ALL WALLS EXPOSED TO CONTACT, HEAT AND/OR MOISTURE SHALL BE GALVANIZED.

5. ALL WOOD IN CONTACT WITH THE GROUND, MASONRY, OR CONCRETE WITHIN 18" OF THE GROUND SHALL BE PRESURE TREATED, OR HEART REDWOOD/CEEDAR WITH APPROVED RESISTANCE TO DECAY AND ATTACK FROM INSECTS.

TABLE 23-II-B-1 - NAILING SCHEDULE

CONNECTION	NAILING
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joist, toenail each end	2-8d
3. 1" x 6" (25 mm x 152 mm) subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" (25 mm x 152 mm) subfloor to each joist, face nail	3-8d
5. 2" (51 mm) subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical face nail	16d at 16" (406 mm) o.c.
6. Sole plate to joist or blocking, at braced wall panels	3-16d per 16" (406 mm)
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" (610 mm) o.c.
10. Doubled top plates, typical face nail	16d at 24" (610 mm) o.c.
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" (152 mm) o.c.
13. Top plates, lags and interpieces, face nail	2-16d
14. Continuous header, two sections	16d at 16" (406 mm) o.c. along each edge
15. Ceiling joists to top plate, toenail	3-8d
16. Continuous header to stud, toenail	3-8d
17. Ceiling joists, top over partitions, face nail	3-16d
18. Ceiling joists to partition rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1" (25 mm) brace to each stud and plate, face nail	2-8d
21. 1" x 8" (25 mm x 203 mm) sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d at 24" (610 mm) o.c.
24. Built-up girder and beams	24d at 32" (813 mm) o.c. at top and bottom and staggered 2:20d at ends and at each splice
25. 2" (51 mm) plates	2-16d at each bearing
26. Wood structural panels and particleboard: Subfloor and wall sheathing (to framing): 1/2" (12.7 mm) and less 19/32" - 3/4" (15 mm - 19 mm) 7/8" - 1" (20 mm - 25 mm) 1 1/8" - 1 1/4" (29 mm - 32 mm) Combination subfloor-underlayment (to framing): 1/2" (12.7 mm) or less 5/8" (16 mm) 7/8" - 1" (22 mm - 25 mm) 1 1/8" - 1 1/4" (29 mm - 32 mm)	6d ^a 8d ^a or 8d ^b 10d ^a or 8d ^b 6d ^a 8d ^a 10d ^a or 8d ^b
27. Panel siding (to framing): 1/2" (12.7 mm) or less 5/8" (16 mm)	6d ^a 8d ^a
28. Fiberboard sheathing: 1/2" (12.7 mm)	No. 11 ga. ^a No. 16 ga. ^a No. 11 ga. ^a 8d ^a No. 16 ga. ^a
29. Interior paneling: 1/4" (6.4 mm) 3/8" (9.5 mm)	4d ^a 6d ^a

1. Common or box nails may be used except where otherwise stated.

2. Nails spaced at 6 inches (152 mm) on center at edges, 12 inches (305 mm) at intermediate supports except 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, all supports refer to Sections 2315.3.3 and 2315.4. Nails for wall sheathing may be common, box or casing.

3. Common or deformed shank.

4. Corrosion-resistant siding or casing nails conforming to the requirements of Section 2304.3.

5. Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports.

6. Corrosion-resistant roof nails with 7/16-inch diameter (11 mm) head and 1 1/2-inch (38 mm) length for 1/2-inch (12.7 mm) sheathing and 1 3/4-inch (44 mm) length for 25/32-inch (20 mm) sheathing conforming to the requirements of Section 2304.3.

7. Corrosion-resistant staples with nominal 7/16-inch (11 mm) crown and 1 1/8-inch (29 mm) length for 1/2-inch (12.7 mm) sheathing and 1 1/2-inch (38 mm) length for 25/32-inch (20 mm) sheathing conforming to the requirements of Section 2304.3.

8. Panel supports at 16 inches (406 mm) (20 inches (508 mm) if strength axis in the long direction of the panel, unless otherwise marked).

9. Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.

10. Panel supports at 24 inches (610 mm). Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.

SPECIAL INSPECTION

1. ALL INSPECTION AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY RETAINED BY THE OWNER. THE SPECIAL DEPUTY INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT.

2. COPIES OF ALL TEST RESULTS SHALL BE FURNISHED TO THE ENGINEER, ARCHITECT, BUILDING DEPARTMENT, AND BE AVAILABLE AT THE JOB SITE.

3. FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTIONS AND ACCEPTABLE TO THE ARCHITECT.

4. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF CBC 2016.

5. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.

6. SPECIAL INSPECTION IS REQUIRED FOR: CONCRETE OVER 2500 PSI AT 28 DAYS; SAMPLING AND TESTING OF STEEL. VERIFICATION OF MILL REPORT AND IDENTIFICATION OF STEEL AT JOB SITE. ALL FIELD WELDING HIGH STRENGTH BOLTING EPOXY BOLTS IN CONCRETE OR MASONRY.

7. FIELD SITE VISITS BY THE ENGINEER MAY BE REQUIRED BY THE BUILDING OFFICIAL. THESE OBSERVATIONS DO NOT CONSTITUTE AN INSPECTION.

8. SPECIAL INSPECTION IS REQUIRED FOR FOOTING EXCAVATION.

HARDWARE

1. ALL WOOD FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH SIMPSON'S PRODUCT AND INSTRUCTION MANUAL/CATALOG - LATEST EDITION. SUBSTITUTIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.

2. FOR BEAM TO BEAM CONNECTIONS, USE HU (MAX) HANGERS UNLESS ALL HOLES INCLUDING TRIANGLE HOLES.

3. THE FOLLOWING ARE SPECIFIC REQUIREMENTS AND/OR CLARIFICATIONS TO THE SIMPSON MANUAL:

HOLD DOWNS	(FOR DBL. POUR)	ANCHOR BOLT (FOR MONO POUR)
H2A	S2B120	S2B116
H2A/PH05	S2B124	S2B120
H2A/PH08	S2B134	S2B128
H2A/PH8	S2B134	S2B128
H2B	S2B124	S2B120
H2C	S2B124	S2B120
H2D	S2B124	S2B120

DESIGN CRITERIA

DESIGN LOADS:
ROOF DEAD LOAD: 15 PSF (ROOFING MAX. WEIGHT: 9.5 PSF)
ROOF LIVE LOAD: 20 PSF 4:12 SLOPE AND STEEPER
20 PSF LESS THAN 4:12 SLOPE

FLOOR DEAD LOAD: 15 PSF (NO FLOOR TYPING)
FLOOR LIVE LOAD: 40 PSF

WIND PARAMETERS:
BASIC WIND SPEED: Vw = 110 MPH
WIND IMPORTANCE FACTOR, Iw: 1.0
EXPOSURE: 1, 0

SEISMIC PARAMETERS:
SEISMIC IMPORTANCE FACTOR: 1.0
RISK CATEGORY: II
SITE LOCATION, LATITUDE: 37.272240
SITE LOCATION, LONGITUDE: -121.969950

SPECTRAL ACCEL. SHORT PERIOD, Ss: 2.609 g
SPECTRAL ACCEL. LONG PERIOD, S1: 1.077 g
SITE CLASSIFICATION: D
DESIGN RESPONSE, SHORT PERIOD, Sds: 1.239 g
DESIGN RESPONSE, LONG PERIOD, Sd1: 1.027 g
SEISMIC DESIGN CATEGORY: E

LATERAL SYSTEM:
RESPONSE MODIFICATION FACTOR, R: R = 6.5
SYSTEM OVERSTRENGTH FACTOR: OMEGA = 2.5
DEFLECTION AMPLIFICATION FACTOR:

SHT. NO.	SHEET TITLE
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION, FIRST FLOOR FRAMING PLAN & DETAILS
S1.1	ROOF FRAMING PLAN & DETAILS
S2.0	STRUCTURAL DETAILS

DRAWING INDEX

SHT. NO. SHEET TITLE

S0.0 STRUCTURAL NOTES

S1.0 FOUNDATION, FIRST FLOOR FRAMING PLAN & DETAILS

S1.1 ROOF FRAMING PLAN & DETAILS

S2.0 STRUCTURAL DETAILS

REVISION

NO.	DESCRIPTION
1	REVISION

STRUCTURAL NOTES

PROJECT NO. S19018

DRAWN BY: MB

CHECKED BY: ES

SCALE: AS SHOWN

DATE: 11/20/2019

SHEET NO. S0.0

ACKLAND INTERNATIONAL, INC.
333 W. WASHINGTON STREET, SUITE 206
OAKLAND, CA 94612
510.433.2424 (ext. 510)
510.433.2421 (fax)

ai

BUILDING ADDITION
900 SILACCI DRIVE
CAMPBELL, CA 95008

CLIENT NAME & ADDRESS:
TIANMING MA
900 SILACCI DRIVE, CAMPBELL, CA 95008

PROFESSIONAL SEAL
No. 22373
Exp. 10-31-21
STATE OF CALIFORNIA

SPECIAL INSPECTION

1. ALL INSPECTION AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY RETAINED BY THE OWNER. THE SPECIAL DEPUTY INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT.

2. COPIES OF ALL TEST RESULTS SHALL BE FURNISHED TO THE ENGINEER, ARCHITECT, BUILDING DEPARTMENT, AND BE AVAILABLE AT THE JOB SITE.

3. FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTIONS AND ACCEPTABLE TO THE ARCHITECT.

4. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF CBC 2016.

5. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.

6. SPECIAL INSPECTION IS REQUIRED FOR: CONCRETE OVER 2500 PSI AT 28 DAYS; SAMPLING AND TESTING OF STEEL. VERIFICATION OF MILL REPORT AND IDENTIFICATION OF STEEL AT JOB SITE. ALL FIELD WELDING HIGH STRENGTH BOLTING EPOXY BOLTS IN CONCRETE OR MASONRY.

7. FIELD SITE VISITS BY THE ENGINEER MAY BE REQUIRED BY THE BUILDING OFFICIAL. THESE OBSERVATIONS DO NOT CONSTITUTE AN INSPECTION.

8. SPECIAL INSPECTION IS REQUIRED FOR FOOTING EXCAVATION.

HARDWARE

1. ALL WOOD FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH SIMPSON'S PRODUCT AND INSTRUCTION MANUAL/CATALOG - LATEST EDITION. SUBSTITUTIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.

2. FOR BEAM TO BEAM CONNECTIONS, USE HU (MAX) HANGERS UNLESS ALL HOLES INCLUDING TRIANGLE HOLES.

3. THE FOLLOWING ARE SPECIFIC REQUIREMENTS AND/OR CLARIFICATIONS TO THE SIMPSON MANUAL:

HOLD DOWNS	(FOR DBL. POUR)	ANCHOR BOLT (FOR MONO POUR)
H2A	S2B120	S2B116
H2A/PH05	S2B124	S2B120
H2A/PH08	S2B134	S2B128
H2A/PH8	S2B134	S2B128
H2B	S2B124	S2B120
H2C	S2B124	S2B120
H2D	S2B124	S2B120

DESIGN CRITERIA

DESIGN LOADS:
ROOF DEAD LOAD: 15 PSF (ROOFING MAX. WEIGHT: 9.5 PSF)
ROOF LIVE LOAD: 20 PSF 4:12 SLOPE AND STEEPER
20 PSF LESS THAN 4:12 SLOPE

FLOOR DEAD LOAD: 15 PSF (NO FLOOR TYPING)
FLOOR LIVE LOAD: 40 PSF

WIND PARAMETERS:
BASIC WIND SPEED: Vw = 110 MPH
WIND IMPORTANCE FACTOR, Iw: 1.0
EXPOSURE: 1, 0

SEISMIC PARAMETERS:
SEISMIC IMPORTANCE FACTOR: 1.0
RISK CATEGORY: II
SITE LOCATION, LATITUDE: 37.272240
SITE LOCATION, LONGITUDE: -121.969950

SPECTRAL ACCEL. SHORT PERIOD, Ss: 2.609 g
SPECTRAL ACCEL. LONG PERIOD, S1: 1.077 g
SITE CLASSIFICATION: D
DESIGN RESPONSE, SHORT PERIOD, Sds: 1.239 g
DESIGN RESPONSE, LONG PERIOD, Sd1: 1.027 g
SEISMIC DESIGN CATEGORY: E

LATERAL SYSTEM:
RESPONSE MODIFICATION FACTOR, R: R = 6.5
SYSTEM OVERSTRENGTH FACTOR: OMEGA = 2.5
DEFLECTION AMPLIFICATION FACTOR:

SHT. NO.	SHEET TITLE
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION, FIRST FLOOR FRAMING PLAN & DETAILS
S1.1	ROOF FRAMING PLAN & DETAILS
S2.0	STRUCTURAL DETAILS

DRAWING INDEX

SHT. NO. SHEET TITLE

S0.0 STRUCTURAL NOTES

S1.0 FOUNDATION, FIRST FLOOR FRAMING PLAN & DETAILS

S1.1 ROOF FRAMING PLAN & DETAILS

S2.0 STRUCTURAL DETAILS

REVISION

NO.	DESCRIPTION
1	REVISION

STRUCTURAL NOTES

PROJECT NO. S19018

DRAWN BY: MB

CHECKED BY: ES

SCALE: AS SHOWN

DATE: 11/20/2019

SHEET NO. S0.0

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333 W. WASHINGTON STREET, SUITE 206
OAKLAND, CA 94612
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ai

BUILDING ADDITION
900 SILACCI DRIVE
CAMPBELL, CA 95008

CLIENT NAME & ADDRESS:
TIANMING MA
900 SILACCI DRIVE, CAMPBELL, CA 95008

PROFESSIONAL SEAL
No. 22373
Exp. 10-31-21
STATE OF CALIFORNIA

SPECIAL INSPECTION

1. ALL INSPECTION AND TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY RETAINED BY THE OWNER. THE SPECIAL DEPUTY INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT.

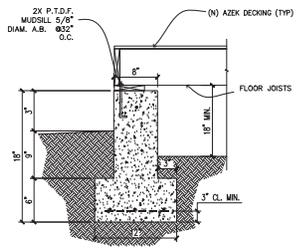
2. COPIES OF ALL TEST RESULTS SHALL BE FURNISHED TO THE ENGINEER, ARCHITECT, BUILDING DEPARTMENT, AND BE AVAILABLE AT THE JOB SITE.

3. FINAL REPORTS FOR ALL INSPECTIONS AND TESTING MUST BE PROVIDED. FINAL REPORTS SHALL DOCUMENT COMPLETION OF ALL INSPECTIONS AND ACCEPTABLE TO THE ARCHITECT.

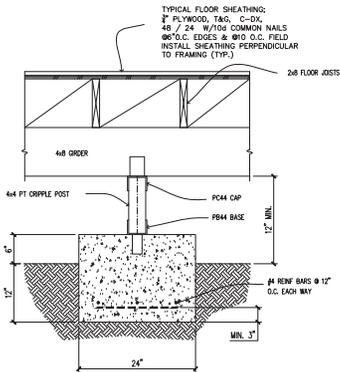
4. THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF CBC 2016.

5. FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.

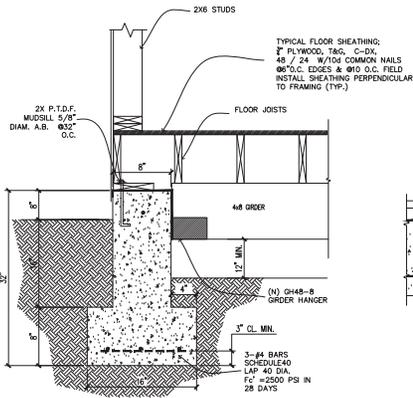
6. SPECIAL INSPECTION IS REQUIRED FOR: CONCRETE OVER 2500 PSI AT 28 DAYS; SAMPLING AND TESTING OF STEEL. VER



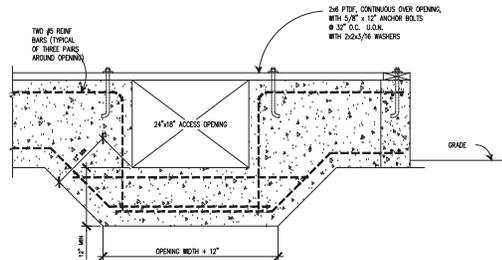
DECK FOUNDATION DETAIL-5



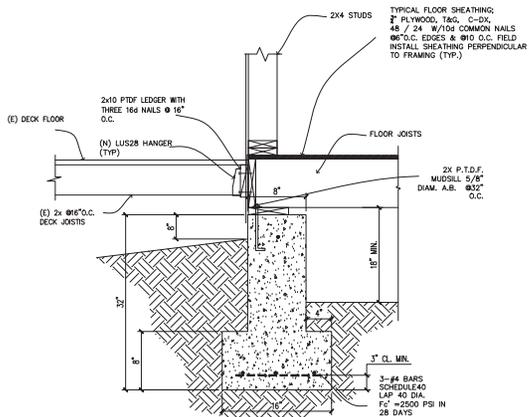
ISOLATED FOOTING DETAIL-3
SCALE: NTS



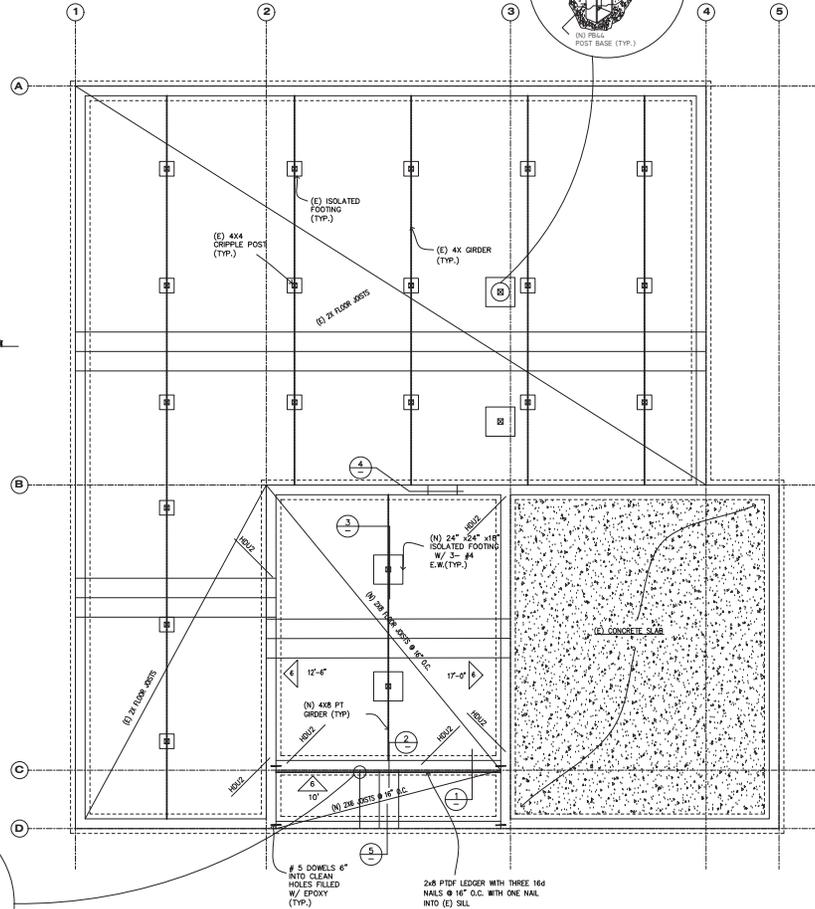
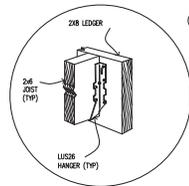
GIRDER DETAIL-2
SCALE: NTS



ACCESS OPENING DETAIL-4
SCALE: NTS



FOUNDATION DETAIL-1
SCALE: NTS



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



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PROJECT NAME: BUILDING ADDITION
900 SILACCI DR
CAMPBELL, CA 95008
CLIENT NAME & ADDRESS: TIANMING MA
990 SILACCI DRIVE, CAMPBELL, CA 95008

NO.	REVISION
1	ES

SHEET TITLE
FOUNDATION,
FIRST FLOOR
FRAMING PLAN
& DETAILS

PROJECT NO. S19018
DRAWN BY: MB
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 11/20/2019

SHEET NO.
S1.0

PRINT #81000045

SEAL



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PROJECT NAME:
BUILDING ADDITION
 900 SILACCI DR
 CAMPBELL, CA 95008

CLIENT NAME & ADDRESS:
 TIANMING MA
 900 SILACCI DRIVE, CAMPBELL, CA 95008

NO.	REVISION
1	ES

SHEET TITLE

ROOF FRAMING PLAN & DETAILS

PROJECT NO. S19018

DRAWN BY: MB

CHECKED BY: ES

SCALE: AS SHOWN

DATE: 11/20/2019

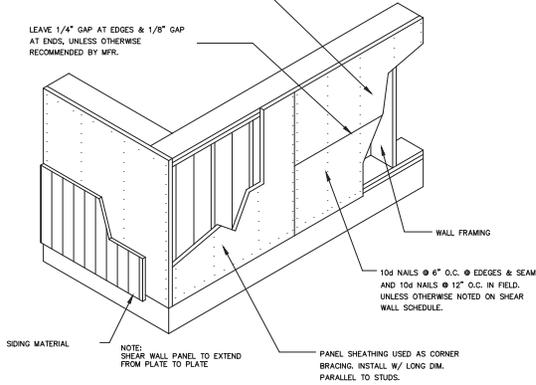
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S1.1

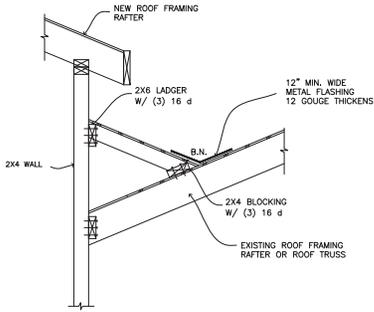
PRINT #81000045

CDX PLYWD. OR I.C.B.O. APPROVED OSB -
 NEW 108 SHEARWALL INSTALLED W/ LONG
 DIM. ACROSS STUDS. STAGGER VERT. JOINTS.

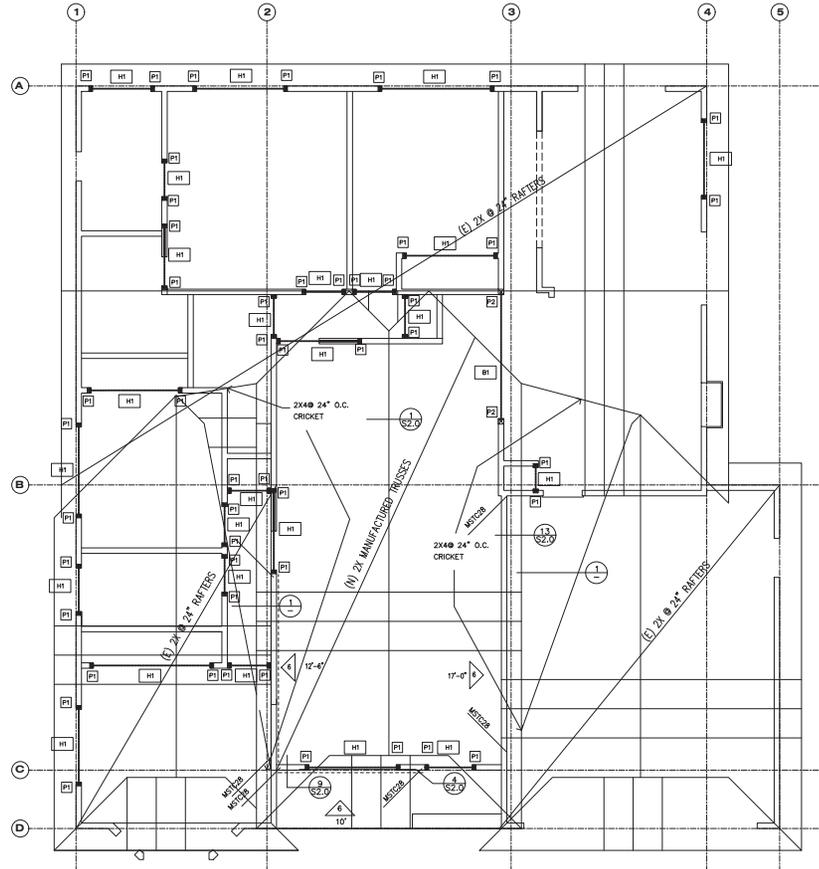
LEAVE 1/4" GAP AT EDGES & 1/8" GAP
 AT ENDS, UNLESS OTHERWISE
 RECOMMENDED BY MFR.



TYPICAL SHEAR WALL DETAIL
 SCALE: NTS



ROOF CRICKET DETAIL-1
 SCALE: NTS



ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

SHEAR WALL SCHEDULE						
SYMBOL	SHEAR DIAPHRAM/ EDGES NAILING	BASE PLATE NAILING	SILL BOLTS SPACING	RIM JST/BLK'G TO TOP PLATE/SILL CONNECTION	ALLOW/SHEAR CAPACITY	HOLDOWN STRAP
6	1/2" C-DX PLYWD 8d @ 6" O.C.	6" O.C.	4'-0" O.C. ON 2X PLATE	16d TOENAILS @ 6" O.C. OR SIMP. A35 @ 12" O.C.	260 LB/FT	AT FOUNDATION HDU2 AT ROOF MSTC28
4	1/2" C-DX PLYWD 8d @ 4" O.C.	4" O.C.	2'-6" O.C. ON 2X PLATE	SIMPSON A35 @ 12" O.C.	350 LB/FT	AT FOUNDATION HDU2 AT ROOF MSTC28
2	1/2" C-DX PLYWD 8d @ 2" O.C. 3X STUDS AT PLYWD. EDGES	2 1/2" O.C. STAGGERED	1'-6" O.C. ON 3X PLATE	SIMPSON A35 @ 8" O.C.	636 LB/FT	AT FOUNDATION HDU4 AT ROOF MSTC40
SW						

POST SCHEDULE

SYMBOL	SIZE
P1	2-2X4
P2	4X4 PTFD
P3	
P4	

HEADER SCHEDULE

SYMBOL	SIZE
H1	4 X 12 D.F.

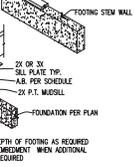
BEAM SCHEDULE

SYMBOL	SIZE
B1	3 1/2 X 11 7/8 PSL
B2	

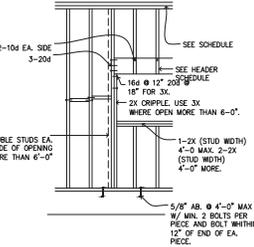
SYMBOL	DESCRIPTION	END STUD	END STUD NAILING REQ'D	MINIMUM FOOTING REQUIRED
H02	SIMPSON® HDU2 HOLDOWN w/ 20-SDS 1/2" x 3" SCREWS THRU END STUD & SSTR16 AB w/ 24" EMBED	4x4	2 ROWS OF B4 @ 4" BOTH SIDES	15" WIDE x 30" DEEP w/ 2-#6 CONTINUOUS TOP AND BOTTOM
H04	SIMPSON® HDU4 HOLDOWN w/ 20-SDS 1/2" x 3" SCREWS THRU END STUD & SSTR16 AB w/ 24" EMBED	4x4	2 ROWS OF B4 @ 4" BOTH SIDES	15" WIDE x 30" DEEP w/ 2-#6 CONTINUOUS TOP AND BOTTOM



- HOLDOWN INSTALLATION:**
- USE ALL SPECIFIED FASTENERS. SEE GENERAL NOTES.
 - FOR AN IMPROVED CONNECTION, USE A STEEL NYLON LOCKING NUT OR A THREAD ADHESIVE ON THE ANCHOR BOLT.
 - BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
 - STANDARD WASHERS ARE REQUIRED BETWEEN THE BASE PLATE AND ANCHOR NUT, AND ON STUD BOLT NUTS AGAINST THE WOOD. THE LOAD TRANSFER PLATE IS AN INTEGRAL PART OF THE HDA HOLDOWN AND NO WASHERS IS REQUIRED.
 - LOCATE ON WOOD MEMBER TO MAINTAIN A MINIMUM DISTANCE OF SEVEN (7) DIAMETERS, DISTANCE IS AUTOMATICALLY MAINTAINED WHEN END OF WOOD MEMBER IS FLUSH WITH THE BOTTOM OF THE HOLDOWN.
 - TO THE DOUBLE 2x MEMBERS TOGETHER, TO BIND MEMBERS TO ACT AS ONE UNIT, USE 16d @ 6" STAGGERED.
 - FOR HOLDOWNS INSTALLED ON THE MID SILL, ANCHOR BOLT NUTS SHOULD ATON GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE, CARE SHOULD BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A WRENCH WITH CONSIDER-TORQUE TO NOT OVER-TORQUE THE NUT, WHICH MAY LEAD TO PREMATURE ANCHOR BOLT FAILURE.
 - STUD BOLTS SHOULD BE SNUGLY TIGHTENED.



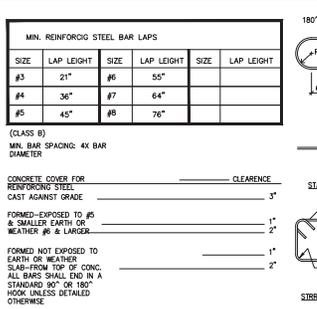
15 HOLDOWN SCHEDULE



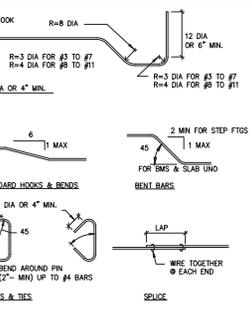
MAX. SPAN	BEARING WALL		NONBEARING WALL		SIZE & NUMBER OF TRIM STUDS NUMBER OF FLOORS ABOVE HEADER		
	ROOF	1 FLR.	2 FLR.	ROOF	1 FLR.	2 FLR.	
3'-0"	4X6	6X6	4X4	6X4	1-2X	1-2X	2-2X
5'-0"	4X8	6X6	4X6	6X4	1-2X	1-2X	1-4X
8'-0"	4X10	6X8	4X8	6X6	1-2X	2-2X	1-4X4
10'-0"	4X12	6X10	4X10	6X8	2-2X	1-4X4	1-4X6
12'-0"	4X14	6X12	4X12	6X10	2-2X	1-4X6	1-4X8

NOTES:
1. BEARING WALLS ARE THOSE WALLS SUPPORTING ROOF AND OR FLOOR MEMBERS SPANNING MORE THAN 6'-0".
2. TRIMMER STUDS ONLY NEED TO BE INCREASED (IN SIZE & NUMBER) IF THE TRIMMER STUD SAT THE FLOOR IN QUESTION IS DIRECTLY BELOW.
3. USE 4X OR 2-2X B4/G MEMBERS UNDER A 4X OR DOUBLE TRIMMER STUDS.

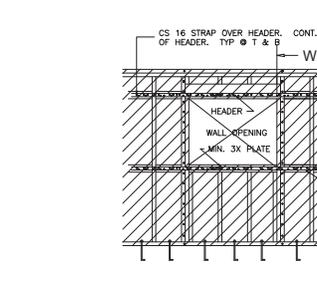
12 TYPICAL WALL FRAMING DETAIL



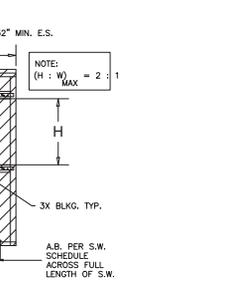
11 NOTE:



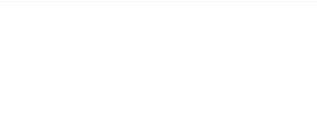
8 TYPICAL REINFORCING DETAIL



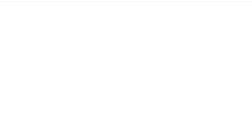
7 FRAMING & DOORS - WINDOWS



4 TYPICAL OPENING IN SHEAR WALL

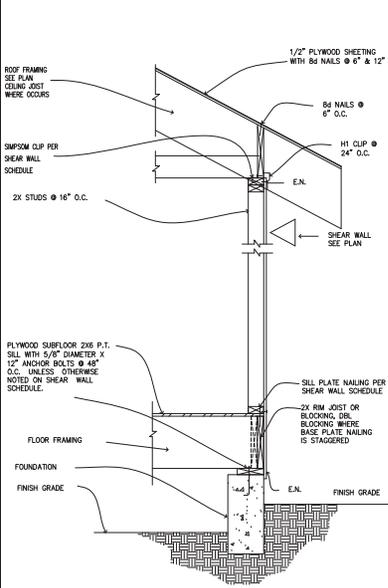


3 SHEAR WALL DETAIL

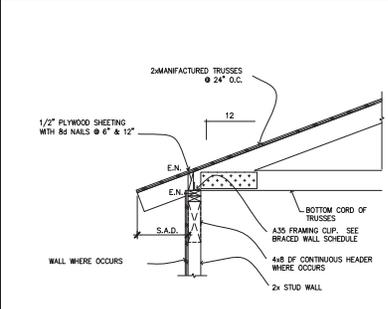


14 TIE DOWN DETAIL

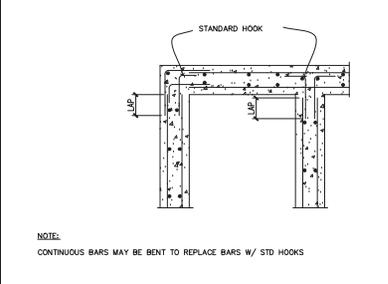
- SCALE: NTS
- ALL NAILS SHALL BE COMMON NAILS. ALL SILL BOLTS ARE 5/8" DIAMETER X 12" LONG WITH 2"x2"x 3/16" PLATE WASHERS NON-SEAR WALLS.
 - PLYWOOD FIELD NAILING ARE 12" O.C.
 - PRE-DRILLED NAIL HOLES TO AVOID SPLITTING, IN THE CASE OF NAILING IS 8d NAILS @ 2" O.C., 10d NAILS @ 3" O.C. OR LESS, AND 16d NAILS @ 4" O.C. OR LESS. ALL NAILS SHALL HAVE A MINIMUM PENETRATION AS SET FORTH ON THE 2016 UBC, TABLE 23-II-B-1
 - WHEN NO TIE-DOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 6" O.C.
 - WHERE PLYWOOD IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
 - UPGRADE ANCHOR BOLTS SPACING WITH 5/8" DIAMETER HILTI KWIK BOLTS AT THE EXISTING FOUNDATION. TO BE WITH ICC CERTIFICATION FOR SEISMIC RESISTANCE ANCHOR BOLTS MUST HAVE A MINIMUM OF 5" EMBEDMENT INTO CONCRETE.
 - SHEARWALL TYPE OTHER THAN A AND B, THE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL NOT BE LESS THAN 3 INCH NOMINAL AND SHALL BE STAGGERED.
 - ANCHOR BOLTS FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHER, A MINIMUM OF 0.229" X 3" X 3"



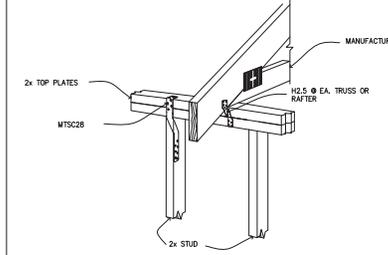
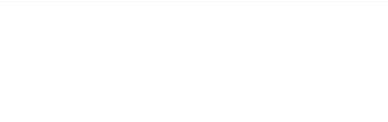
10 TYP. SHEAR WALL FRAMING



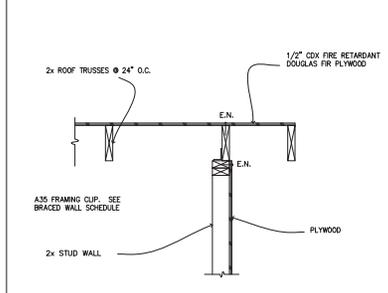
6 ROOF DETAIL



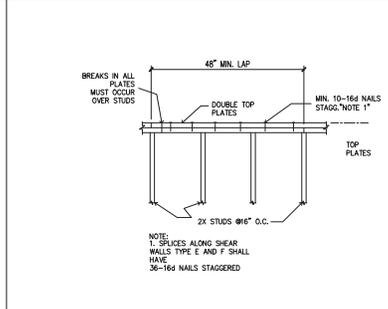
2 CONCRETE RNFT.-PLAN VIEW



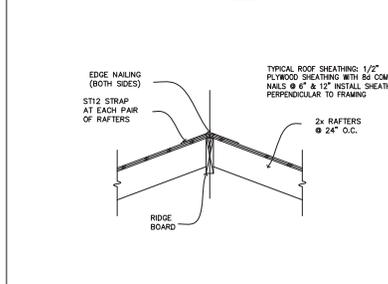
13 MSTC STAP FOR SHEAR WALL DETAIL



9 ROOF DETAIL



5 TOP PLATES SPLICE DETAIL



1 RIDGE DETAIL



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900 SILACCI DR
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CLIENT NAME & ADDRESS:
TIANMING MA
900 SILACCI DRIVE, CAMPBELL, CA 95008

NO.	REVISION
1	ES

SHEET TITLE: **STRUCTURAL DETAILS**

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S2.0